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**GRAND JUNCTION CITY COUNCIL  
MONDAY, NOVEMBER 4, 2024  
WORKSHOP, 5:30 PM  
FIRE DEPARTMENT TRAINING ROOM  
625 UTE AVENUE**

**1. Discussion Topics**

- a. Resource Center Discussion (continued)
- b. Request for City Contribution to Liberty Apartments Project by Aspire Residential, LLC (continued)
- c. Update of Long-Term Water Supply Strategies/Gunnison River Reservoirs
- d. Council Legislative Agenda/Policy

**2. City Council Communication**

An unstructured time for Councilmembers to discuss current matters, share ideas for possible future consideration by Council, and provide information from board & commission participation.

**3. Next Workshop Topics**

**4. Other Business**

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*What is the purpose of a Workshop?*

The purpose of the Workshop is to facilitate City Council discussion through analyzing information, studying issues, and clarifying problems. The less formal setting of the Workshop promotes conversation regarding items and topics that may be considered at a future City Council meeting.

*How can I provide my input about a topic on tonight's Workshop agenda?*

Individuals wishing to provide input about Workshop topics can:

1. Send input by emailing a City Council member ([Council email addresses](#)) or call one or more members of City Council (970-244-1504)
  2. Provide information to the City Manager ([citymanager@gjcity.org](mailto:citymanager@gjcity.org)) for dissemination to the City Council. If your information is submitted prior to 3 p.m. on the date of the Workshop, copies will be provided to Council that evening. Information provided after 3 p.m. will be disseminated the next business day.
  3. Attend a Regular Council Meeting (generally held the 1<sup>st</sup> and 3<sup>rd</sup> Wednesdays of each month at 5:30 p.m. at City Hall) and provide comments during "Public Comments."
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## Grand Junction City Council

### Workshop Session

Item #1.a.

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**Meeting Date:** November 4, 2024  
**Presented By:** Andrea Phillips, Interim City Manager  
**Department:** Community Development  
**Submitted By:** Andrea Phillips, Interim City Manager

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#### Information

##### **SUBJECT:**

Resource Center Discussion (continued)

##### **EXECUTIVE SUMMARY:**

Continued Discussion about the Resource Center.

##### **BACKGROUND OR DETAILED INFORMATION:**

At the Council Workshop on October 21st, Council discussed the Resource Center. Council provided direction to staff as follows:

- Engage with partners and businesses/property owners to develop a Security Plan to bring back;
- Staff should look for alternate sites for both mid- and long-term solutions for the resource center services; and
- The Partners (Homeward Bound and United Way) should work together with City staff to develop a proposal on staffing and site management to bring back to Council on Nov. 4.

Staff held a meeting with business and property owners (including some downtown residents) on Oct. 30. Roughly 40-45 people attended in person and online (including staff from the Police Department, Housing Division and Administration), representing multiple businesses and organizations. There were several concerns voiced regarding the impact of the unhoused generally on their business/property and the Resource Center specifically. Most acknowledged that there have been issues with the unhoused in the downtown area for many years, but voiced serious concerns about the increase in the number of individuals and the escalation of behaviors, waste/trash, and security concerns. Security concerns include fear of attacks or altercations on businesses' staff (many of whom are vulnerable working alone) and customers. The group nearly

unanimously called for immediate closure of the facility.

Staff held a meeting with representatives of Homeward Bound and United Way on November 1 to review this feedback and to discuss the proposed solutions in the attached Memo from Homeward Bound. The group discussed and recommends the following:

- **Continue/accelerate efforts to find a new location for the services provided at the Resource Center.** Options include leased or for sale properties, as well as smaller satellite facilities vs. one larger facility. With the current model, the facility will need to be able to accommodate the traffic on the busiest day, which is distribution day (food and necessities, which occurs on Tuesdays). Other considerations must include: the impacts on surrounding businesses; less visual impact on surrounding areas; sites near few, if any, tourism-related or customer foot traffic-dependent businesses in the vicinity; ability to move in quickly; and location near transit and other services. Moving the tent structure may not be feasible, and therefore, a brick and mortar leased facility is preferred. All parties agree the current location can not remain open through the full initial lease period of April 2026, and should be relocated by spring of 2025. There are concerns about closing the center without an alternate location now that cold temperatures have arrived. Guests have been arriving recently at the Resource Center with frostbite and other exposure issues. Staff is working with a Realtor to find options to bring to Council.
- **Immediately tighten up management/operational procedures.** This includes, but is not limited to: keeping the gate at the exterior fence closed and checking guests in and out; ensuring clear expectations are communicated to guests while utilizing the center; create a pet area outside the tent within the fenced area with kennels/fencing to ensure better health and safety while allowing guests to use the Center; tighter disciplinary measures and enforcement thereof; and staffing.
- **Staffing bifurcation and augmentation.** Under the proposal, United Way will manage/coordinate service delivery (30 different services are currently offered) with the various organizations so that Homeward Bound can concentrate on managing the center. This will be an additional staff hire that will move with the facility when it relocates. Homeward Bound will add staff to help manage the center to ensure better staff to guest ratios. Both have requests for additional funds to the City.
- **Security Items:**



- Consider the efficacy of additional security patrols through private security companies (quotes range widely depending on frequency, number of hours, geography, etc.).
  - Utilize CPTEDn (Crime Prevention through Environmental Design) consultant through Police Department to offer services for individual businesses
  - Evaluate opportunities to place additional cameras in the vicinity
  - Review the tree canopy and vegetation in this area for opportunities to cut back, remove, prune, etc.
  - From the business community-establish a neighborhood watch for the area
  - Ensure street lighting is working and consider additional lighting
  - Explore downtown walking ambassador program
  - City police department staffing-especially for the downtown area and the Community Resource Unit
- **Other:**
    - Explore reclassification of planting strips next to high speed roads as areas prohibited from gathering/no loitering
    - Additional patrols for trash/hazardous waste cleanup on a regular basis
    - Find better solutions for downtown restrooms to alleviate the usage by non-patrons at businesses

**At this time, staff is seeking direction from Council on the items above. It is important to note that getting people off the streets and into shelter (emergency supportive housing, overnight shelter, and long term housing) is a critical need, and a tandem and ongoing focus for this community.**

### **History**

During the October 30, 2023 workshop, City Council was presented with a comprehensive proposal by the Executive Directors of United Way of Mesa County and Homeward Bound of the Grand Valley, along with the Chair of the Homeward Bound board. The proposal outlined planned for the acquisition, construction, and staffing of a temporary resource center aimed at serving individuals experiencing houselessness and other vulnerabilities. Once operational, the Center would function as a low barrier facility, offering vital services and support. The Resource Center would be managed and staffed by Homeward Bound, with contributions from faith-based and other service providers to ensure comprehensive assistance with basic needs.

In December 2023, the City, United Way and Homeward Bound entered into formal written agreement(s) (attached) for both the lease of the property at 261 Ute Ave and the operational terms for the Resource Center.

The Resource Center officially commenced operations on January 30, 2024. Currently, the Resource Center operates seven days a week from 7:30 a.m. to 5:30 p.m. The facility provides a range of services, including showers, restrooms, and healthcare. It is

intended to serve as a centralized hub for community partners to deliver resources and support to individuals experiencing homelessness.

To maintain transparency and collaboration and to ensure compliance with the Operational and Lease Agreement, Homeward Bound has agreed to a Quarterly Report of the Resource Center that should include:

1. **Financial Report** including a comparison budget and expenditure report for operational, capital, and other financial commitments.
2. **Facilities Report** (as needed), including any maintenance/building concerns, code compliance, or fire concerns.
3. **Health and Safety Metrics** (as needed), including any serious incidents and remedies, number of calls from emergency services, health and safety concerns, any guests removed, and any follow-up actions.
4. **Operations & Service Council Metrics**, including participant attendance, navigation/service engagement, volunteers served, staffing training, calendar of meals and services, any significant changes to policies/procedures, volunteer or service provider orientations, and service council meetings held.
5. **Community Concerns**, including any concerns raised, and address how they were remedied.
6. **Success Stories** (as needed) that showcase positive outcomes or significant progress.
7. **Outstanding Issues or Concerns** (as needed) and provide any recommendations or needs for the upcoming quarter.

In addition to the quarterly report, City Staff meet monthly or on an as-needed basis to discuss ongoing concerns. They have met several times to address ongoing operational challenges and recommend improvements within the goals and outcomes of the operational agreement.

**Financial Background**

In 2023, City Council, through Resolution 95-23 on November 1, 2023, supported funding for the Resource Center. A total of \$912,400 was allocated from ARPA funds in 2023 to cover capital expenses, startup costs, and one month of operating expenses. This resolution authorized the City Manager to disburse the designated funds in support of the Center's establishment. The estimated annual operating costs for the subsequent two years, totaling \$356,600 per year, were approved during the 2024 budget process from the housing and unhoused project and services budget. Due to an unexpected increase in utility fees, the City allocated an additional \$12,000 per year, totaling \$368,600 in January 2024. An additional \$68,507 in two requests for additional capital expenses have been approved and spent from the City's budget for housing. In July, exploration was completed to increase security on site for \$10,757.83; however, it was determined to be too expensive and it was recommended by Homeward Bound to provide funding for additional staff on-site instead. On October 4, 2024, City Council received a request for an additional \$135,000 in additional operational funding to support two additional FTEs as Guest Relations Coordinators and one additional FTE

as a Community Navigator.

Homeward Bound has submitted a 2025 operational budget request totaling \$415,800 for continued facility operations. This includes an operational expense increase of \$47,200 from the \$368,600 requested in 2024. The increase accounts for higher staff wages and the addition of a new staff member, costing \$28,000 (with the City covering 70 percent), a \$7,200 annual utility increase (\$600 per month), and an increase in management supervision costs of \$12,000 annually (\$1,000 per month).

The most recent quarterly report, the Operational Agreement and Lease Agreement and any other corresponding documentation is attached.

**FISCAL IMPACT:**

Additional funding requests for the Resource Center operation include funds for additional staffing for both Homeward Bound and United Way, private security (amount varies depending on frequency/hours), and fencing for animal enclosure. Use of General Fund reserves may be required. Funding for a new location is TBD based on lease vs. purchase options, upfitting the space, etc. Currently, \$415,800 is included in the 2025 budget for Resource Center operations.

**SUGGESTED ACTION:**

For Discussion Purposes Only.

**Attachments**

1. HBGV-UWMC updated resource center recommendations - 10-25-2025
2. QUOTE - STATIC AND PATROL SERVICE UNITED WAY OF MESA COUNTY 2
3. GJC REQUEST
4. Resource Center Operation Signed agreement
5. Resource Center Lease Signed Agreement
6. Resource Center Guidelines & Expectations
7. Homeward Bound Outside of the Fence Initiative (1) (003) (002)
8. RC Service Council Guiding Principles
9. \_HBGV- Letter 101624
10. United Way - Resource Center Letter for October Workshop
11. Letter\_Resource Center
12. Unhoused Concerns at area hotels
13. MAP Email and Photos
14. Memo - midyear report on houselessness 09.27.24
15. 2nd Quarter Report for Resource Center

# Memo

**To:** Rick Smith

**From:** Bill Wade

**cc:** Chris Masters, Philip Masters, Kyle Adams, Faith Rodriguez

**Date:** October 29, 2024

**Re:** Resource Center – changes and recommendations

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Based on input from the city, our partners and the neighborhood, we need to make some operational and management adjustments immediately to defuse tensions and maximize efficiencies over the last year of operations at the site. At the city council workshop held on the 21<sup>st</sup>, there was detailed discussion amongst council members and city staff about neighborhood safety and security, safety and control within the facility and yard and delivery of and reporting on services delivered within the center.

We were directed by the council to develop a plan to address those needs with specific recommendations and costs in each area and to present those to a workshop scheduled for 11/4/2024. The following draft encapsulates the changes we have agreed to make and the applicable costs for those changes.

OBJECTIVES:

**1. Take immediate steps to create a visible security presence in the neighborhood to increase safety for businesses and residents and to decrease loitering and law enforcement issues in the surrounding area.**

- a. Solicit bids for additional day and night security patrols in the area from South Avenue to Main Street and from 1<sup>st</sup> street to 4<sup>th</sup> street.
  - i. Bids to be solicited by HBGV/UWMC and the city – defined area to be discussed at the meeting with business owners on 10/30
- b. The city council should direct the city attorney to draft an area specific ordinance that prohibits loitering on public property within the area to be defined in item A.
- c. The city will investigate installing more traffic and public cameras in the defined area.
- d. HBGV and the city will continue to work with CDOT and its contractor to have the trees removed on Ute avenue and on the corner of 3<sup>rd</sup> and Ute prior to the end of November.

**2. Take immediate steps to increase security and supervision within the resource Center and within the fenced yard.**

- a. HomewardBound will work with United Way and the resource council to redefine our definition of “Low Barrier” to increase security and safety within the Resource Center.
  - i. Such changes may include – restrictions of hours and facility capacity – More stringent penalties for breaking rules – specific penalties for drug use or any illegal activity.
- b. Assign the Resource Center Manager to spend the majority of his time on site at the RC.
- c. Hire 2 new full-time Guest Relations Coordinators to work at the RC in combination with the two full-time positions already in place.
  - i. The addition of the 2 new positions will allow us a rotation of 6 GRCs (not including the supervisor) covering the RC hours of operation. We will develop and publish a staffing plan that always has two GRC’S inside, 1 GRC patrolling the yard and the supervisor managing this process.

- ii. Create and publish a schedule to the city, UWMC and partners of operational staff on site each week.
- d. Develop and augment, in cooperation with UWMC a volunteer staffing schedule including HBGV residents and other volunteers to provide support for showers, coffee and other services during peak times of operation.
- e. Develop and publish a monthly schedule for the HBGV senior management group – 7 individuals – showing that one member will be on site for 1.5 hours each day that the RC is open.
- f. Look at the need for additional cameras and lighting within the fenced area of the center.

**3. Given the complexity of the total operation, implement a split between operational responsibility for the facility and its security and management of partners resources. Transfer the responsibility for managing resources and partners and directing the service council to United Way of Mesa County.**

- a. UWMC will hire and manage a resource coordinator for the RC who will work full-time with people in the facility to coordinate access to resources and services available from HBGV and other partners.
- b. Using its expertise in managing agency relationships, UWMC will seek new service partners and coordinate the services of all partners involved at the resource center.
- c. UWMC will chair, manage and define the appropriate role for the service council. HBGV will sit on that council to represent the services it provides at RC and to ensure that services and operations work together.

**FINANCIAL IMPLICATIONS AND CONSIDERATIONS**

- 2024 Approved operations budget - \$368,600
- 2025 recommended operating budget - \$415,000
  - Includes one additional GRC. @45K
- **Revised 2025 request - \$95,000**
  - **Adds 1 additional GRC and the Resource Coordinator**

- **Funding for the resource coordinator will flow through HBGV to UWMC**
- **Supplemental request for 2024 – 3 new staff members totaling \$140,000 – for the last two months of 2024 - \$23,334**





**MEMORANDUM**

October 4, 2024

**TO:** Members of the Grand Junction City Council  
Andrea Phillips, Interim City Manager  
Abe Herman, Mayor, Grand Junction  
John Shaver, Grand Junction City Attorney

**FROM:** Rick Smith, Chief Executive Officer, HomewardBound of the Grand Valley

**SUBJECT:** Request for additional funding for the Resource Center

On or about October 17, 2023, the City asked HomewardBound of the Grand Valley (HBGV) and United Way of Mesa County (UW) to quickly construct a Resource Center that would accommodate those houseless individuals displaced as the result of the mid-September closing of Whitman Park and to meet other service/program needs.

Between December 5 and January 15 HBGV and UW managed the construction of the Resource Center. Once constructed, HBGV agreed to operate the Center until April 30, 2026 while the City and other constituents and collaborators investigated a longer-term strategy that would provide structured services and housing options for the houseless.

On December 15, 2023, HBGV signed an operating agreement with the City. The City approved an annual operating budget of \$368,600 on or about January 15. On January 29 HBGV subsequently requested an additional \$47,200 in operating expenses for the 2025 budget.

We originally anticipated the Resource Center would accommodate 70 - 80 guests daily. We included the number of staff necessary to support that number of guests in the operating budget. We are currently averaging 110 – 120 guests daily and do not have adequate staff to manage the Resource Center at that increased capacity. Additionally, we expect those numbers will increase significantly as the weather gets colder, magnifying the current challenges.

As a result, we have encountered the following challenges:

1. We do not have enough staff to effectively manage activities within the Resource Center and concurrently engage in the communications necessary to modify behavior of folks outside of the fence. The result has been dissatisfaction among businesses and residents because of people congregating and leaving trash and belongings outside the fence.
2. We do not have enough staff to consistently manage the relationships necessary inside the Resource Center to serve as the portal we intended – to move people from the Resource Center to North to Pathways.
3. We do not have enough staff to manage conflict as it occurs and deescalate situations efficiently inside the Resource Center and outside of the fence.

We can resolve these challenges with more staff, and we believe that it will result in more acceptance of the Resource Center by the businesses and residents in the area. We can also move more guests to the programs and services they need. We want to see more guests accessing existing services inside of the Resource Center and fewer loitering outside of the fence.

We request \$135,000 in additional operational funding to be invested the following ways:

1. Hire two additional Guest Relations Coordinators so that we will have the necessary presence inside the Resource Center and, just as importantly, outside the fence. Our increased presence outside the fence will mitigate the current challenge of people congregating and should decrease the occurrence of unruly behavior. Cost: \$90,000
2. Hire a Community Navigator to get our guests more effectively to the programs and services they need to change/improve their circumstances. In addition, more effective relationships inside the Resource Center will de-escalate conflicts that otherwise go unmanaged. Cost: \$45,000

Without the requested increase in staff for the Resource Center we will need to cap the number of guests admitted to a level well below 70 – 80. That would result in less people receiving access to services and programs inside the Resource Center and a material increase in the numbers of people congregating outside.

HBGV will cover the cost of the additional staff for the next 6 weeks but does not have the resources to incur that additional cost beyond the 6-week period. We ask the City to approve our request for an additional \$135,000 through an Emergency Funding Resolution.

1 AMERICAN RESCUE PLAN ACT BENEFICIARY AGREEMENT by and between  
2 CITY OF GRAND JUNCTION, COLORADO

3  
4 and

5 HOMEWARD BOUND OF THE GRAND VALLEY FOR AMERICAN RESCUE PLAN ACT (ARPA)  
6 FUNDS FOR THE PURCHASE, CONSTRUCTION AND OPERATION OF A RESOURCE CENTER  
7 FOR SERVICES FOR HOMELESS AND OTHER VULNERABLE PERSONS

8 THIS AGREEMENT (AGREEMENT) is made between the City of Grand Junction, a  
9 Colorado Home Rule Municipality (CITY), and HOMEWARD BOUND OF THE GRAND  
10 VALLEY INC., a 501(c)(3) nonprofit organization (BENEFICIARY).

11 Collectively the CITY and the BENEFICIARY may be referred to as the PARTIES.

12 RECITALS:

13 On March 11, 2021, President Joseph R. Biden signed into law the American Rescue  
14 Plan Act of 2021 (ARPA.)

15 On May 10, 2021, the United States Department of the Treasury published guidance  
16 that allowed the CITY to accept Coronavirus State and Local Fiscal Recovery Funds  
17 (FUNDS) distributed to the City as eligible local government revenue replace in  
18 accordance with the ARPA guidance.

19 The CITY was allocated FUNDS in the amount of \$10.4 million and although the CITY  
20 received its FUNDS as revenue replacement, it chose to allocate \$9 million of the  
21 FUNDS, and generally to use that sum of money for purposes that would positively  
22 impact homelessness, mental health, and affordable housing.

23 The City has expended the majority of the FUNDS; however, due to an urgent need and  
24 an innovative proposal from the BENEFICIARY, in collaboration with United Way of Mesa  
25 County, for the purchase, construction and operation of a resource center to offer  
26 services for homeless and other vulnerable persons ("RESOURCE CENTER" OR "CENTER")  
27 on property owned by the CITY, on November 1 and November 15, 2023, the City  
28 Council approved Resolutions 95-23 and 103-23, ("RESOLUTIONS") and on November 15,  
29 the City by and with Ordinance 5182 appropriated FUNDS in the amount of \$912,400.00  
30 (AWARD) to be used by the BENEFICIARY in support of the CENTER.

31 When constructed the Center will operate as a low barrier to entry facility and will  
32 provide access to supportive services; the Center will be staffed and operated by the  
33 BENEFICIARY, with faith-based and other service providers contributing to the delivery of  
34 services, food, and basic needs.

35 The CENTER, and the services it will provide, are consistent with the Council's direction  
36 for use of the ARPA funds. The AWARD will be used for capital acquisition, including the  
37 structure that will be purchased, constructed, and used for the CENTER, a restroom and  
38 shower trailer to be placed on the site designated for the CENTER, and for related start-  
39 up and one month of operational costs.



40 By and with this AGREEMENT the BENEFICIARY has committed to use the AWARD for the  
41 purposes stated herein and in the RESOLUTIONS.

42 NOW, THEREFORE, in consideration of the foregoing RECITALS, the RESOLUTIONS which  
43 are incorporated herein by reference, and the terms and conditions set forth below,  
44 and other good and valuable consideration the sufficiency of which is acknowledged,  
45 the BENEFICIARY and the CITY do agree to the terms of this AGREEMENT for the use of  
46 the AWARD for the stated purposes as follows:

47 1. EFFECTIVE DATE AND TERM

48 This Agreement shall commence when executed by all the BENEFICIARY and the CITY  
49 and remain in effect to no later than April 30, 2026, unless sooner terminated by the  
50 CITY in writing as provided in the separate Lease/License Agreement by and between  
51 the BENEFICIARY and the CITY. The Lease/License Agreement ("Lease") is incorporated  
52 by this reference as if fully set forth.

53 2. AWARD TO BE PAID TO BENEFICIARY

54 The CITY will pay the BENEFICIARY in accordance with this AGREEMENT the sum of  
55 \$912,400.00 (AWARD). The BENEFICIARY acknowledges receipt of \$600,000.00 paid to it  
56 by the CITY on November 16, 2023 and \$312,400 on November 21, 2023.

57 3. USE OF THE AWARD

58 The BENEFICIARY shall ensure that all expenditure(s) of the AWARD received in  
59 accordance with this AGREEMENT shall be limited to only the work and services  
60 described in this AGREEMENT and/or as applicable the Lease.

61 a) The CENTER is intended to help people experiencing houselessness and other  
62 vulnerable persons, that may be in a sheltered or an unsheltered setting, access  
63 services, resources and have a place to gather.

64  
65 b) The BENEFICIARY has demonstrated experience in its provision of shelter/shelter  
66 services. Because of its experience, together with the support of United Way of  
67 Mesa County, the CITY and the BENEFICIARY have entered into this AGREEMENT.  
68 By and with its signature hereon the BENEFICIARY represents and agrees that it is  
69 capable of performing and that it is ready, willing, and able to do so. That  
70 experience and those representations and the commitment of the AWARD in  
71 support of the CENTER serve as good and sufficient consideration for the making  
72 and enforcement of this AGREEMENT.

73 c) The Center should maintain on their website and have available at the Center:  
74 the address, phone number for location, person to contact with concerns or  
75 questions, outcomes/metrics for success, hours of operation, and a policy  
76 handbook and plan available to guests and community that includes: 1) safety  
77 plan to ensure day to day staff, guest, and volunteer safety; 2) standards for  
78 protecting guest privacy and personal information; 3) emergency procedures  
79 and evacuation plan; 4) staff roles and responsibilities and organizational

80 contact information, 5) procedures for guest use of facilities 6) volunteer and  
81 service provider use procedures and protocols 7) grievance procedures and  
82 guidellnes for staff, volunteers and service providers for solving problems,  
83 conflicts, de-escalation, and appropriate steps that would be utilized for  
84 disciplinary issues.

85

86 d) The BENEFICIARY will be responsible for operations of the CENTER for a minimum  
87 of eight hours per day and be adjusted according to the needs of the guests  
88 and service providers, for approximately seven days a week, 365 days per year.  
89 Closures related to staffing concerns, public health or safety, severe inclement  
90 weather or other emergencies will be made by the BENEFICIARY's Executive  
91 Director in conjunction with the appropriate government agency when  
92 applicable. Notifications of closure must be made in a reasonable time frame  
93 and made public through the BENEFICIARY'S communication structures and with  
94 a physical sign to be located at the Center's physical location.

95

96 e) The BENEFICIARY will ensure that communal and individual spaces are kept,  
97 clean, safe and that it will provide and maintain a high standard of quality of  
98 and service and that the Center will maintain a drug, alcohol and weapon free  
99 environment.

100

101 f) The BENEFICIARY will serve any person at the CENTER, subject to certain basic  
102 rules of conduct, so that those persons ("Guests") have access to warmth,  
103 cooling, restrooms, showers, food, person centered resources and supportive  
104 services including on-site medical triage, referrals to physical, behavioral, and  
105 mental health services; benefit, employment, and resource navigation; housing  
106 navigation etc. ("Guest Services").<sup>1</sup>

107

108 g) The Center will ensure that a Homeward Bound staff is on-site and available  
109 during all business operating hours. Additionally, a member of the management  
110 team will be available on-site a minimum of 10 hours a week. The Center will  
111 ensure that there is at least one staff and/or trained lead volunteer for every 40  
112 guests at the Resource Center. The Staff and Lead Volunteers shall be  
113 considered trained when they have completed the same training and  
114 experience that the BENEFICIARY requires at its other facilities in conflict de-  
115 escalation and trauma informed care, including but not limited to current  
116 training in the administration of cardiopulmonary resuscitation (CPR), first aid,  
117 automated external defibrillator (AED), mental health first aid, and naloxone  
118 (NARCAN) within 30 days of start date. CENTER Staff and trained lead volunteers  
119 will provide hospitality/orientation, referrals to support, facilitate on-site food

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<sup>1</sup> a) The site plan attached to the Lease provides for certain common areas and certain private offices for the provision of services. The BENEFICIARY shall have exclusive use and control thereof to conduct Guest Services, operations, programming, whether conducted by community partners, outside agencies including advocacy groups, organizers, and care providers.

120 service, enforce program expectations, and help to ensure a safe environment.  
121 Staff will provide orientation to the Center and check in process for each new  
122 Guest including provision of a Guest handbook/expectations document.  
123

124 h) Guest Services will be offered to all Guests through collaborative partnerships  
125 with other local service providers and resources, for direct, on-site provision of  
126 referrals/pathways to housing-focused supportive services, which may include:

- 127 1. Mental and/or Behavioral health and or certified peer support,
- 128 2. Substance use treatment,
- 129 3. Workforce training/employment counseling,
- 130 4. Benefit/financial counseling,
- 131 5. Medical/dental services,
- 132 6. Provide resources and connections in the community for Guests  
133 needing assistance with Activities of Daily Living (ADL).
- 134 7. Staff will endeavor to provide Guest Services for Limited English  
135 Proficiency (LEP) Guests to try to ensure Guests have access to services in  
136 their language of choice.
- 137 8. And, seek to provide Housing Navigation and referral services to many  
138 agencies based on identified guest needs.

139 h) In support of the proper expenditure of the AWARD for the purposes of the  
140 AGREEMENT the BENEFICIARY will:

- 141 1. provide management to oversee the day-to-day operations  
142 and maintenance of the CENTER and to endeavor to ensure  
143 compliance with building and fire codes, health and applicable  
144 food service regulations, and general safety; and,
- 145 2. convene a minimum of a quarterly service council comprised of  
146 at least one local community partner, one employee of the City of  
147 Grand Junction, one unhoused individual and one member of the  
148 local business community to assist in the development of The  
149 Centers goals, outcomes, and metrics for success, provide  
150 feedback on daily procedures and operations, recruit and support  
151 volunteers, review guest behavioral concerns and plans, provide  
152 feedback on calendar of events and scheduling of partner  
153 agencies, and overall site management, and seek additional  
154 community input, ideas and concerns.
- 155 3., maintain the CENTER's infrastructure and amenities, pay for  
156 utilities, and provide regularly scheduled and general repairs and



157 maintenance services such as trash, exterior litter removal, pest  
158 control, snow removal from sidewalks, roof, and entries; repairs to  
159 plumbing and HVAC; and provide necessary emergency  
160 maintenance service/repair; and,

161 4. as reasonably available coordinate periodic meal service and  
162 provide meal consumption area(s); provide handwashing area(s),  
163 tables, utensils and serving supplies; and,

164 5. provide secure, short-term storage for Guests' personal property;  
165 and,

166 6. as reasonably available, schedule transportation for Guests to  
167 Homeward Bound or other shelter(s) and supportive services; and

168 7. manage safety and security to establish and enforce security  
169 protocols to ensure the safety of Guests and Staff. Security  
170 measures on-site will include an appropriate number of trained  
171 Staff and gates/fencings, and a log documenting incidents  
172 regarding safety, emergency, law enforcement or emergency  
173 service involvement, etc. Additional security measures may be  
174 required if deemed necessary in consultation with the Grand  
175 Junction Police Department

176 8. Allow fully vaccinated or are working towards full vaccination  
177 and non-aggressive behaviorally appropriate pets to accompany  
178 guests in approved pet areas

179 9. meet legal requirements relating to nondiscrimination and  
180 nondiscriminatory use of Federal funds. Those requirements include  
181 ensuring that the BENEFICIARY does not deny benefits or services, or  
182 otherwise discriminate on the basis of race, color, national origin  
183 (including limited English proficiency), disability, age, or sex  
184 (including sexual orientation and gender identity), in accordance  
185 with the following authorities: Title VI of the Civil Rights Act of 1964  
186 (Title VI) Public Law 88-352, 42 U.S.C. 2000d-1 et seq., and the  
187 Department's implementing regulations, 31 CFR part 22; Section 504  
188 of the Rehabilitation Act of 1973 (Section 504), Public Law 93-112,  
189 as amended by Public Law 93-516, 29 U.S.C. 794; Title IX of the  
190 Education Amendments of 1972 (Title IX), 20 U.S.C. 1681 et seq.,  
191 and the Department's implementing regulations, 31 CFR part 28;  
192 Age Discrimination Act of 1975, Public Law 94-135, 42 U.S.C. 6101 et  
193 seq., and the Department implementing regulations at 31 CFR part  
194 23,

195 4. REPORTING REQUIREMENTS

196 To ensure compliance with this AGREEMENT/the purposes of the AWARD, the  
197 BENEFICIARY shall provide to the CITY a comprehensive and detailed report of  
198 expenditures on an itemized statement and shall also provide any backup  
199 documentation as may reasonably be required by the CITY to support such  
200 expenditure(s) (REPORT). The REPORT must include a written statement, signed by the  
201 BENEFICIARY, indicating that all expenditure(s) of the AWARD made by the BENEFICIARY  
202 comport with this AGREEMENT.

#### 203 5. SUPPLEMENTAL ARPA DIRECTION FROM THE U.S. TREASURY

204 The CITY may request supplemental information, different from and/or supplementary  
205 to the REPORT from the BENEFICIARY to meet any different standard(s), guideline(s), or  
206 requirement(s) of the United States Treasury, if any, regarding the use of the AWARD  
207 and/or additional reporting requirement(s) that may be established by the U.S.  
208 TREASURY during the term of this AGREEMENT and made applicable to the CITY and/or  
209 the BENEFICIARY.

#### 210 6. TERMINATION

211 This AGREEMENT will terminate after BENEFICIARY's full and complete performance of  
212 the work/services contemplated by this AGREEMENT and/or as provided in the Lease.

#### 213 7. INDEPENDENT CONTRACTOR

214 Neither the CITY nor the BENEFICIARY shall be deemed by virtue of this AGREEMENT to  
215 be engaged in an association, partnership, joint venture, or a relationship of principal  
216 and agent, or employer and employee. The BENEFICIARY shall not be, or be deemed  
217 to be, or act or purport to act, as an employee, agent, or representative of the CITY for  
218 any purpose.

#### 219 8. HOLD HARMLESS AND INDEMNIFICATION

220 The BENEFICIARY agrees to defend, indemnify, and hold the CITY, its officers, officials,  
221 employees, and agents harmless from and against any and all claims, injuries,  
222 damages, losses or expenses, whether in contract or tort, including without limitation  
223 personal injury, bodily injury, sickness, disease, or death, or damage to or destruction of  
224 property, which are alleged or proven to be caused in whole or in part by an act or  
225 omission of the BENEFICIARY, its officers, directors, employees, and/or agents relating to  
226 the BENEFICIARY'S performance, or failure to perform, under this Agreement. The  
227 BENEFICIARY'S obligation to indemnify and hold the CITY its officers, officials,  
228 employees, and agents harmless shall survive the expiration or termination of this  
229 AGREEMENT.

#### 230 9. COMPLIANCE WITH LAWS AND GUIDELINES

231 The BENEFICIARY shall comply with all federal, state, and local laws and all requirements  
232 regarding the expenditure(s) of the AWARD and its performance under this  
233 AGREEMENT.



234 10. MAINTENANCE AND AUDIT OF RECORDS

235 The BENEFICIARY shall maintain records, books, documents, and other materials  
236 relevant to its performance, or non-performance, under this AGREEMENT. Records,  
237 including but not limited to those informing the REPORT, shall be subject to inspection,  
238 review, and audit by the CITY or its designee(s) for five (5) years following termination of  
239 this AGREEMENT. If it is determined during the course of an audit that the BENEFICIARY  
240 failed to expend any or all of the AWARD for any purpose other than performing the  
241 work/services as provided in this AGREEMENT, or if the BENEFICIARY fails to substantially  
242 perform the work/services as provided in this AGREEMENT, the BENEFICIARY shall  
243 reimburse the CITY for each, every, and all improper and/or unmade expenditure(s).  
244 The BENEFICIARY agrees to make such reimbursement(s) to the CITY within 30 days of a  
245 written request(s) made to the BENEFICIARY by the CITY.

246 11. NOTICES

247 Any notices desired or required to be given hereunder shall be in writing, and shall be  
248 deemed received three (3) days after deposit with the United States Postal Service  
249 postage fully prepaid, return receipt requested, and addressed to the party to which it  
250 is intended at its last known address, or to such person or address as either party shall  
251 designate to the other from time to time in writing forwarded in like manner;

252 BENEFICIARY

253           HOMEWARD BOUND OF THE GRAND VALLEY  
254           562 29 Rd  
255           Attn: Rick Smith, Executive Director  
256           Grand Junction, CO 81501

257 CITY

258           CITY OF GRAND JUNCTION  
259           250 N. 5<sup>th</sup> Street  
260           Attn: City Manager  
261           Grand Junction, CO 81501

262

263 12. IMPROPER INFLUENCE

264 The BENEFICIARY warrants that it did not employ, retain, or contract with any person or  
265 entity on a contingent compensation basis for the purpose of seeking or obtaining this  
266 AGREEMENT.

267 13. CONFLICT OF INTEREST

268 The elected and appointed officials and employees of the CITY warrant that they  
269 individually and collectively have, and shall not have, any personal interest, direct or  
270 indirect, which gives rise to a conflict of interest.

271 14. TIME

272 Time is of the essence in this Agreement. The BENEFICIARY has represented that it  
273 intends to perform the work/services as expeditiously as possible.

274 15. SURVIVAL

275 The provisions of this AGREEMENT that by their purpose should survive expiration or  
276 termination of the AGREEMENT shall so survive. Those provisions include without  
277 limitation Hold Harmless and Indemnification and Maintenance and Audit of Records.

278 16. AMENDMENT

279 No amendment or modification to the AGREEMENT shall be effective without prior  
280 written consent of the authorized representatives of the Parties.

281 17. GOVERNING LAW; VENUE

282 This AGREEMENT shall be governed in all respects by the laws of the State of Colorado,  
283 both as to interpretation and performance, without regard to conflicts of law or choice  
284 of law provisions. Any action arising out of or in conjunction with the AGREEMENT may  
285 be instituted and maintained only in a court of competent jurisdiction in Mesa County,  
286 Colorado.

287 18. NON-WAIVER

288 No failure on the part of the CITY to exercise, and no delay in exercising, any right  
289 hereunder shall operate as a waiver thereof, nor shall any single or partial exercise by  
290 the CITY of any right hereunder preclude any other or further exercise thereof or the  
291 exercise of any other right. The remedies provided herein and at law or in equity are  
292 cumulative and not exclusive.

293 19. BINDING EFFECT

294 This AGREEMENT shall be binding upon and inure to the benefit of the Parties.

295 20. ASSIGNMENT

296 The BENEFICIARY shall not assign or transfer any of its interests in or obligations under this  
297 AGREEMENT without the prior written consent of the CITY.

298 21. ENTIRE AGREEMENT

299 This AGREEMENT together with the attachments constitutes the entire agreement  
300 between the CITY and the BENEFICIARY for the use of the AWARD paid/received under  
301 this AGREEMENT.

302 22. NO THIRD-PARTY BENEFICIARIES

303 Nothing herein shall or be deemed to create or confer any right, action, or benefit in,  
304 to, or on the part of any person or entity that is not a party to this AGREEMENT. This  
305 provision shall not limit any obligation that either the CITY or the BENEFICIARY has (or  
306 may have) to the United States Treasury in connection with the use of ARPA funds,

307 including the obligations to provide access to records and cooperate with audits as  
308 provided in this AGREEMENT.

309 23. SEVERABILITY

310 If one or more provisions of this AGREEMENT shall be determined to be invalid by any  
311 court of competent jurisdiction or agency having jurisdiction thereof, the remainder of  
312 the AGREEMENT shall remain in full force and effect and the invalid provisions shall be  
313 deemed severed.

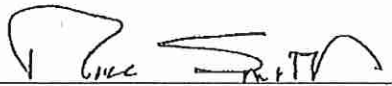
314 24. AUTHORIZATION

315 By signing the BENEFICIARY and the CITY represent and warrant to the other that the  
316 signer has the full power and authority to execute this AGREEMENT on behalf of the  
317 entity for whom he/she signs and to bind that entity to the terms hereof.

318

319 HOMEWARD BOUND OF THE GRAND VALLEY INC. - BENEFICIARY

320

321 By:  \_\_\_\_\_

Date: Dec. 15, 2023

322

323 Executive Director

324

325 By:  \_\_\_\_\_

Date: Dec. 18, 2023

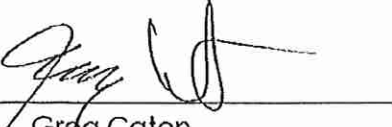
326

327 CHAIR OF the Board

328

329 City of Grand Junction Colorado - CITY

330

331 By:  \_\_\_\_\_

Date: 12/15/2023

332

333 Greg Caton  
City Manager



## LEASE/LICENSE AGREEMENT

This Lease/License Agreement ("Lease" or "License") is made and entered into as of the 18<sup>th</sup> Day of December 2023, by and between the City of Grand Junction, a Colorado home rule municipality, hereinafter referred to as "the City", and Homeward Bound of the Grand Valley, hereinafter referred to as "Lessee". The City and the Lessee may be referred to collectively as the Parties.

### Recitals.

A. The City is the owner of certain real property in the Grand Junction, Mesa County, Colorado, commonly known as 261 Ute Avenue and legally described on **Exhibit A** and as depicted on Exhibit B (Site Plan) attached hereto and incorporated herein by reference as if fully set forth, hereinafter referred to as "the Property".

B. Lessee desires to lease from the City the Property under the terms and conditions of this Lease Agreement for the construction and operation of an 8400 square foot non-permanent structure, together with the placement and use of a restroom/shower trailer, all as shown and described on the Site Plan.

C. The City has agreed to lease the Property to Lessee and license it to use the same under the terms and conditions of this Lease and the Beneficiary Agreement (Agreement) by and between the Parties. The Agreement is attached hereto and incorporated herein by reference as if fully set forth.

NOW, THEREFORE, in consideration of the Recitals above and the terms, covenants and conditions contained herein, the Parties hereto agree as follows:

1. Grant and Acceptance of Lease. The City hereby leases the Property to Lessee, and Lessee hereby accepts and leases the Property from the City, for the term stated in paragraph 2 below and for the specific purposes and uses of the Property in accordance with the terms and conditions of this Lease and the Agreement.

2. Term. The term of this Lease shall commence on December 18, 2023, and shall continue through April 15, 2026 at which time this Lease shall expire.

3. Reservations from Lease. The City reserves from this Lease and retains unto itself:

a. all oil, gas coal and other minerals and mineral rights underlying and/or appurtenant to the Property;

b. all rights to grant, sell, bargain, convey and dedicate any ownership interest(s) in and to the Property, or any division thereof, to any other party, including the conveyance of easement(s) for the City's planned reuse of the Property, so long as such action will not interfere with Lessee's use and enjoyment of the Property for the purposes set forth in this Lease and the Agreement;

c. the proceeds of any award or claim for damages, direct or consequential, in connection with any condemnation or other taking of any part of the Property, in

whole or in part, even if such taking is made by and/or for the purposes of the City, or for the conveyance in lieu of condemnation. Lessee hereby assigns and transfers to the City any claim Lessee may have to compensation, including claims for damages, as a result of any condemnation.

4. No Rent.

4.1 The Parties agree that the Lessee is not required to pay the City rent; however, it is required to provide and perform certain services in support of the Award and the purposes for which the award has been given all as more particularly described in the Beneficiary Agreement (Agreement) by and between the Parties. Lessee's full and faithful performance of the Agreement shall constitute due and adequate consideration for the Lessee's use of the Property.

4.2 In the event the Lessee substantially fails to perform, subject to the provisions of paragraph 9, this Lease may terminate without notice and the City may immediately retake possession of the Property.

5. Lessee's Use and Occupancy of the Property. Lessee's use and occupancy of the Property shall be in accordance with the Site Plan and the Agreement.

6. Specific Duties and Obligations of Lessee. As consideration for the Lease and to occupy and use the Property, Lessee shall, at no cost or expense to the City:

6.1 Install gates and fencing as shown on the Site Plan,

6.2 Construct the pavilion facility,

6.3 Maintain all aspects of the Property and keep the Property in a clean, safe, and healthy condition and in compliance with all applicable codes, ordinances, regulations, rules, and orders,

6.4 Timely pay any and all real estate, use and possessory taxes which may be levied upon and against the Property and any taxes or assessments levied against the livestock and other personal property of Lessee or any other leasehold interest acquired by Lessee under this Lease,

6.5 Forever waive and forego any claim, cause of action or demand Lessee may have against the City, its officers, employees, agents and assets for injury to or destruction of any property of Lessee or any other party that may be lost, injured, destroyed or devalued as a result of the act, or failure to act, of Lessee or any other person; and to indemnify, defend and hold the City and the City's officers, employees, agents and assets harmless from any and all fines, suits, procedures, claims, damages, actions, costs and expenses of every kind, and all costs associated therewith (including the costs and fees of attorneys, consultants and experts) in any manner arising out of or resulting from Lessee's use, occupancy, maintenance and improvement of the Property.

6.6 Not violate nor permit to be violated any code, rule, regulation or order pertaining to the use, application, transportation, and storage of any hazardous, toxic, or regulated substance or material, including, but not limited to, herbicides, pesticides, and



petroleum products. Lessee agrees that any spill, excessive accumulation or violation of any code, rule, regulation or order pertaining to the use, application, transportation and storage of any such material or substance shall be reported immediately to the City. Lessee further agrees that all costs and responsibilities for cleaning, removing and abating any violation pursuant to this paragraph shall be borne solely by Lessee.

6.7 Purchase and at all times during the term of this Lease maintain in effect suitable comprehensive general liability and hazard insurance which will protect the City and the City's officers, employees, agents, and assets from liability in the event of loss of life, personal injury or property damage suffered by any person or persons on, about or using the Property, including Lessee. Such insurance policy(ies) shall have terms and amounts approved by the City's Risk Manager. Such insurance shall not be cancelable without thirty (30) days prior written notice to the City and shall be written for at least a minimum of One Million Dollars (\$1,000,000.00), combined single limit. The certificate of insurance must be deposited with the City and must designate "The City of Grand Junction, its officers, employees, agents and assets" as additional insureds. If a policy approved by the City's Risk Manager is not at all times in full force and effect during the term of this Lease, this Lease shall automatically terminate.

## 7. Hazardous Substances.

7.1 The term "Hazardous Substances", as used in this Lease, shall mean any substance which is: defined as a hazardous substance, hazardous material, hazardous waste, pollutant or contaminant under any Environmental Law enacted by any federal, state and local governmental agency or other governmental authority; a petroleum hydrocarbon, including, but not limited to, crude oil or any fraction thereof; hazardous, toxic or reproductive toxicant; regulated pursuant to any law; any pesticide or herbicide regulated under state or federal law. The term "Environmental Law", as used in this Lease, shall mean each and every federal, state, and local law, statute, ordinance, regulation, rule, judicial or administrative order or decree, permit, license, approval, authorization or similar requirement of each and every federal state and local governmental agency or other governmental authority, pertaining to the protection of human health and safety of the environment, either now in force or hereafter enacted.

7.2 Lessee shall not cause or permit to occur by Lessee and/or Lessee's agents, guests, invitees, contractors, licensees, or employees:

- a. any violation of any Environmental Law on, under or about the Property or arising from Lessee's use and occupancy of the Property, including, but not limited to, air, soil and groundwater conditions; or
- b. the use, generation, accidental or uncontrolled release, manufacture, refining, production, processing, storage, or disposal of any Hazardous Substance on, under or about the Property, or the transportation to or from the Property of any Hazardous Substance in violation of any federal state or local law, ordinance, or regulation either now in force or hereafter enacted.



8. Condition of the Property.

8.1 Lessee affirms that Lessee has inspected the Property and has received the Property in good order and condition. Lessee further affirms that the condition of the Property is sufficient for the purposes of Lessee. The City makes no warranties nor promises, either express or implied, that the Property is sufficient for the purposes of Lessee.

8.2 In the event the Property is damaged due fire, flood or any other act of nature or casualty, or if the Property is damaged to the extent that it is no longer functional for the purposes of Lessee, the City shall have no obligation to repair the Property nor to otherwise make the Property usable or occupiable; damages shall be at Lessee's sole and absolute risk.

9. Default, Sublet, Termination.

9.1 Should Lessee: (a) default in the performance of Lessee's agreements, duties or obligations set forth under this Lease and any such default continue for a period of thirty (30) days after written notice thereof is given by the City to Lessee, or (b) abandon or vacate the Property, or (c) suffer death, or (d) be declared bankrupt, insolvent, make an assignment for the benefit of creditors, or if a receiver is appointed, the City may, at the City's option, cancel and annul this Lease at once and enter and take possession of the Property immediately without any previous notice of intention to reenter, and such reentry shall not operate as a waiver or satisfaction, in whole or in part, of any claim or demand arising out of or connected with any breach or violation by Lessee of any covenant or agreement to be performed by Lessee. Upon reentry, the City may remove the property and personnel of Lessee and store Lessee's property in a warehouse or at a place selected by the City, at the expense of Lessee and without liability to the City. Any such reentry shall not work a forfeiture of nor shall it terminate the rent(s), fees, assessments or the covenants and agreements to be performed by Lessee for the full term of this Lease; and upon such reentry, the City may thereafter lease or sublease the Property for such rent as the City may reasonably obtain, crediting Lessee with the rent so obtained after deducting the cost reasonably incurred in such reentry, leasing or subleasing, including the costs of necessary repairs, alterations and modifications to the Property. Nothing herein shall prejudice or be to the exclusion of any other rights of the City to obtain injunctive relief based on the irreparable harm caused to the City's reversionary rights.

9.2 Except as otherwise provided for (automatic and immediate termination), if Lessee is in default in the performance of any term, condition, duty or obligation of this Lease, the City may, at its option, terminate this Lease upon giving thirty (30) days written notice. If Lessee fails within any such thirty (30) day period to remedy each and every default specified in the City's notice, this Lease shall terminate. If Lessee remedies such default, Lessee shall not thereafter have the right of thirty (30) days to remedy with respect to a subsequent similar default, but rather, Lessee's rights shall, with respect to a subsequent similar default terminate upon the giving of notice by the City.

9.3 Lessee shall not assign or sublease this Lease or any right or privilege connected therewith, or allow any other person, except as provided herein and except

the employees of Lessee, to occupy the Property or any part thereof. Any attempted assignment, sublease or permission to occupy the Property conveyed by Lessee shall be void and shall, at the option of the City, provide reasonable cause for the City to terminate this Lease. The interest of Lessee in this Lease is not to be assignable by operation of law without the formal approval of the City.

10. Miscellaneous Provisions.

10.1 The City, by entering into this Lease, does not part with its entire possession of the Property, but only so far as is necessary to enable Lessee to use and occupy the Property and to carry out the duties, obligations, terms, and provisions of this Lease. The City reserves the right to at reasonable times have its officers, employees and agents enter into and upon the Property and every part thereof and to do such acts and things as may be deemed necessary for the protection of the City's interests therein.

10.2 It is expressly agreed that this Lease is one of lease and not of partnership. The City shall not be or become responsible for lost profits, lost opportunities or any debts contracted by Lessee. Lessee shall keep the Property free from any and all liens whatsoever, including, but not limited to, liens arising out of any work performed, materials furnished or obligations incurred by Lessee. Lessee shall save, indemnify and hold the City and the City's officers, employees, agents and assets harmless against all liability and loss, and against all claims or actions based upon or arising out of any claim, lien, damage or injury (including death), to persons or property caused by Lessee or sustained in connection with Lessee's performance of the duties, obligations, terms and conditions of this Lease or the conditions created thereby, or based upon any violation of any statute, ordinance, code, rule or regulation, either now in force or hereinafter enacted, and the defense of any such claims or actions, including the costs and fees of attorneys, consultants and experts. Lessee shall also save, indemnify and hold the City and the City's officers, employees, agents and assets harmless from and against all liability and loss in connection with, and shall assume full responsibility for the payment of, all federal, state and local taxes, fees or contributions imposed or required under unemployment insurance, social security and income tax laws with respect to employees engaged by Lessee.

10.3 Lessee shall not pledge or attempt to pledge or grant or attempt to grant as collateral or security any of Lessee's interest in any portion of the Property.

10.4 As agreed to by the Parties the improvements placed upon, under or about the Property or attached to the Property by Lessee shall not be or become part of the Property and shall be the sole and separate property of the Lessee, subject to conveyance by the Lessee to City upon the expiration or termination of this Lease.

11. Surrender, Holding Over. Lessee shall, upon the expiration or termination of this Lease, peaceably surrender the Property to City in good order, condition and state of repair. In the event Lessee fails, for whatever reason, to vacate and peaceably surrender the Property upon the expiration or termination of this Lease, Lessee agrees that Lessee shall pay to the City the sum of \$100.00 per day for each and every day thereafter until Lessee has effectively vacated and surrendered the Property. The parties agree that it would be difficult to establish the actual damages to the City in the



event Lessee fails to vacate and surrender the Property upon the expiration or termination of this Lease, and that said \$100.00 daily fee is an appropriate penalty amount.

12. Enforcement, Partial Invalidity, Governing Law.

12.1 In the event the City uses its Attorney or engages an attorney to enforce the City's rights hereunder, Lessee agrees to pay any and all attorney fees, plus costs, including the costs of any experts.

12.2 The invalidity of any portion of this Lease shall not affect the validity of any other provision contained herein. In the event any provision of this Lease is held to be invalid, the remaining provisions shall be deemed to be in full force and effect as if they had been executed by both parties subsequent to the expungement of the invalid provision(s).

12.3 This Lease shall be governed by and construed in accordance with the laws of the State of Colorado. Venue for any action to enforce any covenant or agreement contained herein shall be in Mesa County, Colorado.

13. Notices. All notices to be given with respect to this Lease shall be in writing delivered either by United States mail or personally by hand or by courier service, as follows:

To the City:

City of Grand Junction  
Attn: City Manager  
250 North 5<sup>th</sup> Street  
Grand Junction, CO 81501-2668

With Copy to:

City of Grand Junction  
Attn: City Attorney  
250 North 5<sup>th</sup> Street  
Grand Junction, CO 81501-2668

To Lessee:

HOMEWARD BOUND OF THE GRAND VALLEY  
562 29 RD  
Attn: Rick Smith, Executive Director  
Grand Junction, CO 81501

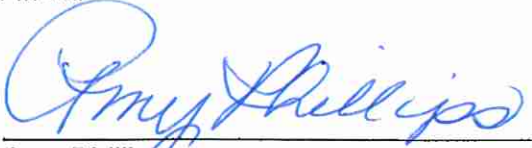
All notices shall be deemed given: (a) if sent by mail, when deposited in the mail, or (b) if delivered by hand or courier service, when delivered. The Parties may, by notice as provided above, designate a different address to which notice shall be given.

14. Legal Counsel/Ambiguities. The City and Lessee have each obtained the advice of its/their own legal and tax counsel regarding this Lease or has knowingly declined to do so. Therefore, the Parties agree that the rule of construing ambiguities against the drafter shall have no application to this Lease.

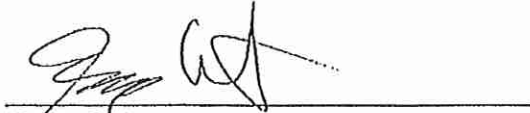
The Parties hereto have each executed and entered into this Lease as of the day and year first above written.

Attest:

The City of Grand Junction,  
a Colorado home rule municipality

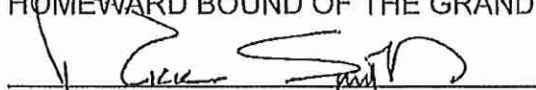


Amy Phillips  
City Clerk



Greg Caton  
City Manager

HOMEWARD BOUND OF THE GRAND VALLEY



Executive Director or \_\_\_? \_

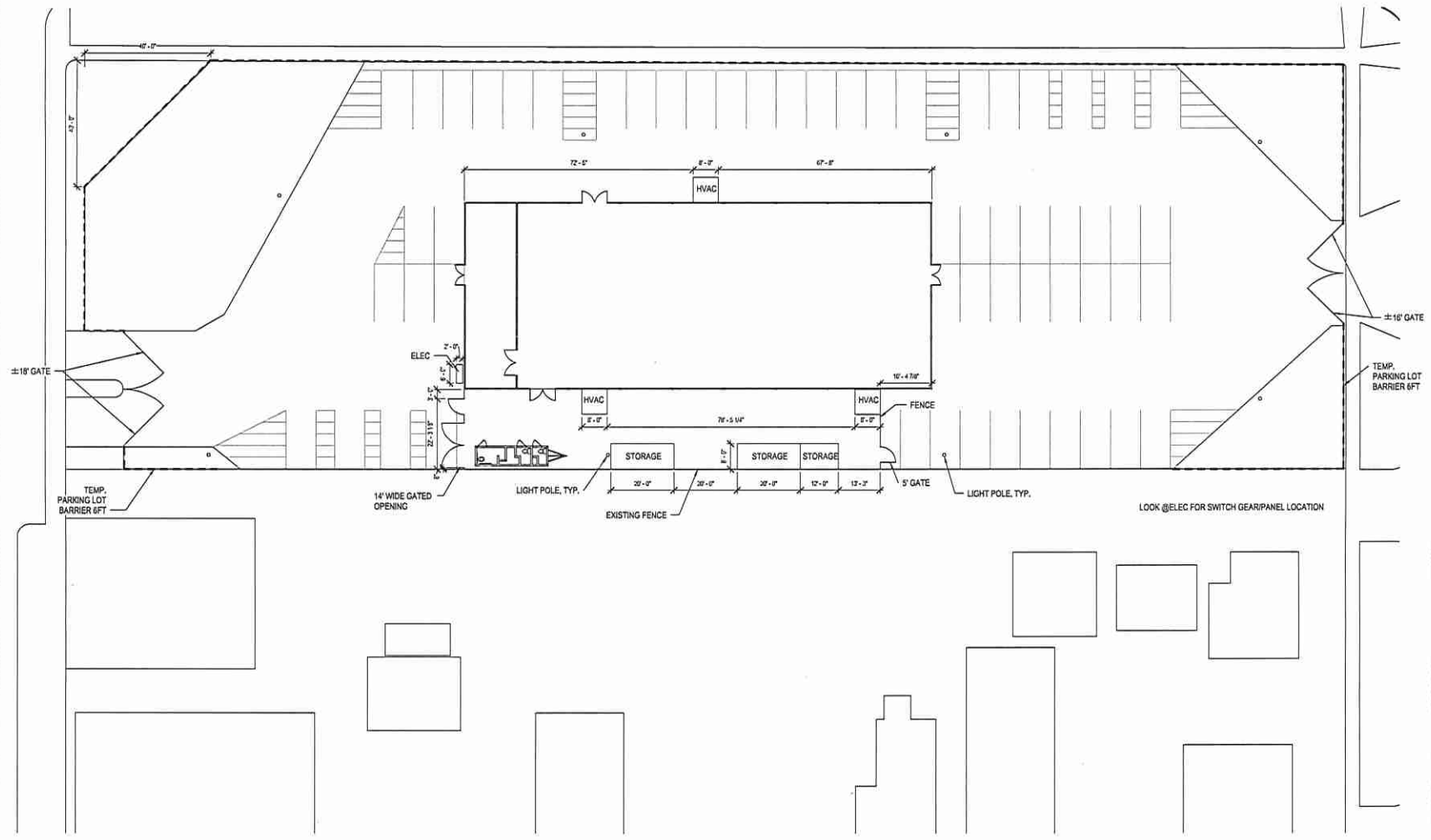
EXHIBIT "A"

DESCRIPTION OF THE PROPERTY

*Lots 1-16, inclusive of Block 142 City of Grand Junction.*

NOT FOR CONSTRUCTION

Exhibit B Site Plan



1 MAIN FLOOR - CONSTRUCTION PLAN  
 A011

**TEMP UNHOUSED SERVICE FACILITY**

261 LITE AVENUE  
 GRAND JUNCTION, COLORADO  
 81501

**ARCHITECTURAL SITE PLAN**

NO. ISSUED FOR: DATE:  
 PROJECT STATUS: PERMITTING

**SNOW REMOVAL PROTOCOL:**  
 AT ANY POINT IN TIME, DURING THE FACILITY BEING USED IN A 24HR PERIOD, WHERE SNOW ACCUMULATION IS 2 INCHES OR GREATER ON THE FABRIC ROOF THEN THE STAFF WILL HAVE HILLTOP PROPERTY SERVICES STAFF PERFORM SNOW REMOVAL. SNOW REMOVAL WILL ENTAIL THE HILLTOP STAFF DISLODGING THE SNOW FROM THE FABRIC SO THAT IT SLIDES DOWN THE ROOF SLOPE TO EDGE OF THE BUILDING. HILLTOP STAFF WILL THEN REMOVE THE SNOW FROM THE PERIMETER OF THE BUILDING SO THAT ALL ENTRIES REMAIN CLEAR AND SNOW IS NOT ALLOWED TO GATHER AT THE BASE OF THE STRUCTURE.

DATE: 12/08/2023 SHEET NO:  
 PROJECT NO: 2337 **A011**

## Resource Center Community

### Guidelines & Expectations

The purpose of the Resource Center is to provide low-barrier shelter during the day to men, women, couples, families, and their pets, as well as showers, restrooms, handwashing stations, and storage of belongings in a safe and welcoming environment. Meals will be scheduled upon the availability of service providers. Organizations will be onsite to facilitate referrals and connect Community Members to resources.

#### SECTION A Admission

---

Our goal is to provide day shelter to the most vulnerable people in our community.

1. To enter the shelter, Community Members are not required to be sober, compliant with mental health or addiction treatment plans, or to engage in services.
2. Gender is self-identified; Community Members will be treated as the gender they identify as.

Admission will be denied for the following reasons:

3. Community Member is displaying violent or threatening behavior.
4. Community Member has an infectious disease or appears to otherwise be ill and poses a threat to themselves and other Community Members.

#### Entrance Criteria

5. During the initial entrance, Community Members will be asked if they have any weapons, drugs, or alcohol to dispose of.
6. Community Members will sign the resource center expectations form acknowledging they understand expectations of behavior, criteria for being asked to leave, and grievance procedures. Expectations will be read aloud to the Community Member.
7. Community Members denied access to the Resource Center will be referred to other community services.

## SECTION B

---

### Community Members Expectations

---

Community Members are expected to:

1. Demonstrate responsibility for themselves and their actions.
2. Abstain from behavior that is disruptive and unacceptable to others. Examples include verbal, physical, or sexual harassment, threats and/or violent behavior, nudity, lewd or inappropriate sexual contact, possessing weapons, drug dealing and/or consumption, etc.
3. Keep common areas clean. Excessive damage to the building may result in being asked to leave the Resource Center.
4. Smoke only in designated areas.
5. Engage in occasional community meetings.
6. Be responsible for your belongings and abstain from buying, trading, and/or selling your belongings to others.
7. Not enter with weapons. Weapons are not allowed at the Resource Center, and nothing may be used as a weapon.
8. Possession, use, or distribution of alcohol, illegal drugs, or selling/bartering prescription drugs is not allowed within the Resource Center.
9. Dispose of sharps in the sharp containers provided.
10. Acknowledge that staff will call 911 immediately if a Community Member requests emergency medical assistance, is struggling to breathe, has stopped breathing, or does not respond to stimuli such as shouting or touch.
11. Community Members with pets are expected to clean up after their pets and keep pets on a leash at all times.
12. Have pets fully vaccinated or working towards vaccination and assure their pets are not aggressive towards other dogs or other community members.
13. Be respectful towards Resource Center community members and our neighbors.
14. Community Member's belongings can be requested to be stored when a Community Member has a doctor's appointment, job interview, is incarcerated, or other circumstances when prearranged with staff. Please be aware that Resource Center staff, HomewardBound of the Grand Valley, and service partners are not responsible for any unattended, lost, or stolen belongings.

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Printed Name

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Signature of Community Member

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Date

## SECTION C

### Requests to Leave the Resource Center

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1. Community Members who are asked to leave will be asked to do so for no longer than one day unless deemed necessary for the health and safety of Community Members or staff.
2. Community Members will be asked to leave only as a last resort and in the most serious cases.
3. Unless the Community Member poses an immediate threat to the health and safety of other residents and/or staff members, asking the Community Member to leave must be approved by 2 Guest Relations staff.
4. Community Members will not be asked to leave for not participating in services or if they are under the influence of alcohol or drugs.

#### Community Members will be asked to leave for the following reasons:

5. Violence or threatening behavior
6. Behavior that endangers the health or safety of the Community Members or staff
7. Consumption of illegal substances on premises
8. Theft
9. Destruction of property
10. Community Member has an infectious disease or appears to otherwise be ill and poses a threat to themselves and other Community Members
11. If pets are aggressive to other pets, community members, or staff and cannot be controlled

#### Community Members will **not** be asked to leave for the following reasons:

12. Not participating in services
13. Being under the influence of alcohol and drugs

## SECTION D

### Addressing Conflict

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1. Staff will call Community Resource Officers/ GJPD in case of an immediate threat to the health and safety of other residents and/or staff members.
2. Staff will attempt to verbally de-escalate conflicts and will speak with Community Members with dignity and non-judgment.
3. Community Members will be provided with opportunities for cooling off such as going for a walk, or to separate themselves if a conflict arises. Staff will be available to provide mediation between 2 Community Members if the conflict cannot be resolved with the involved Community Member alone.

4. Community Members not meeting the Community Member Expectations will be asked to meet with a staff person. The staff will outline which of the expectations is not being met in writing. The staff will ask the Community Member what may be needed to help the Community Member achieve the expectation on an ongoing basis. Whenever possible, staff will coach Community Members on how to meet the expectations rather than reprimanding the Community Member (asking them to leave involuntarily) for not meeting the expectations.
5. If a Community Member must be asked to leave, Community Members will be given the opportunity to file a grievance.
6. All individuals asked to leave will be documented in HomewardBound's One Note system.

## SECTION E

### Grievances

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1. All Community Members will be informed of the grievance process during intake. See the attached HomewardBound Grievance Form.
2. All Community Members may file a grievance without any fear of reprisal.
3. Grievances can be provided in writing using the form provided or may schedule a meeting with the Senior Guest Relations Coordinator to discuss the grievance.
4. In the event the grievance is against the Senior Guest Relations Coordinator, the grievance will be considered by the Senior Guest Relations Manager and the Director of Administration and Operations or his designate, if necessary.
5. The outcome of the grievance shall be provided to the Community Member(s) that lodged the grievance within 5 days.



## SECTION F

### Alcohol or Drugs

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1. People who experience homelessness, like other members of our community, may be using substances to varying degrees. Everyone is entitled to Resource Center services whether or not they use substances. As a result, admission, being asked to leave, and service restriction will not be based on substance use alone.
2. Community Members who use alcohol or any other substances are welcome to use the Resource Center so long as the Community Member is independently mobile and can meet the Community Member Expectations described above.

#### Guidelines for Alcohol or Drug Misuse

3. Staff will call 911 immediately if a Community Member requests emergency medical assistance, is struggling to breathe, has stopped breathing, or does not respond to stimuli such as shouting or touch.
4. Community Members causing a significant disturbance to other Community Members while under the influence of alcohol or any other substance will be asked to refrain from doing so and given the opportunity to correct the behavior.
5. Community Members who become violent while under the influence of alcohol or any other substance will be treated the same as any other Community Members who engage in violent behavior.
6. If alcohol or drugs are found at the Resource Center, Community Members will be given the opportunity to dispose of them or leave the Resource Center for that day. Possession of alcohol or drugs alone is not a reason for a Community Member to be asked to leave.

## Homeward Bound Outside of the Fence Initiative

HBGV is committed to ensuring the areas outside of the Resource Center fence are clean and will support the City of Grand Junction in Its efforts to create a safe and clean environment for all members of our community. This area covers the Resource Center, 3<sup>rd</sup> Street, 2<sup>nd</sup> Street, Ute Ave and the alley parallel to the Resource Center. This will be done between 7:30 am and 5:30 pm. During regular business hours.

1. Individuals outside of the Resource Center Fence:
  - a. HB is committed to engaging daily with any community member that is loitering outside of the fence.
  - b. HB will approach individuals and engage in a conversation. We will not use our authority, rather we will have real conversations and provide them with real, accurate information as to why the loitering is an issue.
  - c. HB staff will solicit feedback from those outside the fence as to why the loitering occurs and what would encourage engagement within the fence. Recommendations will be incorporated whenever feasible.
  - d. HB will lead with the spirit of compassion and convince individuals to move along instead of forcefully telling them to move.
  - e. HB Management will walk the *perimeter* daily and do our best to ensure a safe and clean environment.
  
2. Trash clean-up for the areas directly surrounding the Resource Center:
  - a. When available HB will utilize our Purposeful Work program participants in picking up trash along the RC perimeter. Additionally, a volunteer crew of guests will be organized to help address trash cleanup along the perimeter.
  - b. If a member of our PW crew notices an issue that requires staff attention, they will notify staff via radio and a management team member will assist with the issue.
  
3. Resource Center Community Member Engagement:
  - a. HB along with members of the Service Council and community partners will hold monthly community meetings with community members. These meetings will include:
    - i. RC expectations, guidelines, services, service providers and will include feedback from the unhoused community.

- b. A “Good Neighbor Agreement” will be created to encourage guests to help keep the community clean and safe.

## **Resource Center Council Guiding Principles & Standing Rules**

### **Role of the Service Council per the contract with the City of GJ:**

Convene a minimum of a quarterly service council comprised of at least one local community partner/ one employee of the City of Grand Junction, one unhoused individual and one member of the local business community to assist in the development of The Centers goals, outcomes, and metrics for success, provide feedback on daily procedures and operations, recruit and support volunteers, review guest behavioral concerns and plans, provide feedback on calendar of events and scheduling of partner agencies, and overall site management and seek additional community input, ideas and concerns.

### **Current Service Council members:**

DJ (SNC), Jeremy (Mountain Moon Gems), Stephania & Kristen (MAP), Sherry (City of GJ), Philip & Chris (HBGV), Kelsie (VA), Camille (WCHN), Faith (UWMC)

### **As a service council, we will need to be on the same page, while fostering an environment for open and honest discourse.**

How we arrive there will mean clear communication with each other during council meetings. It will also mean disagreements and compromise, but if we listen to each other's perspectives to gain insight, then we agree we can get there.

- Transparency is important in our community, so we should be communicating updates, decisions, and outcomes in alignment with what we've agreed upon at council meetings. How we arrive at decisions should be kept amongst council members as misinformation often stems from a lack of context.
- It is our responsibility as members of the council to communicate to our colleagues, staff, and volunteers the correct information regarding the resource center, and to mitigate misinformation that ultimately hurts already vulnerable members of our community.
- Please encourage folx to reach out to the council directly to address concerns and answer questions before posting disparaging comments on social media. Everyone is entitled to their opinion but

what we often see posted negatively has been shown to be untrue and has caused mistrust with people and organizations working tirelessly to make this project successful.

**General decision making is based on consensus; with the exception of the items listed below.**

Consensus allows for everyone to have the space to voice their opinion and compromise; therefore it's inherent in consensus decision-making that you reach an agreement that everyone feels comfortable with, and that should translate to the council as a whole supporting it positively in the community.

- Requirements for taking formal vote:
  - Meeting must be attended by one of the two Co-chairs and be a scheduled meeting with at least 48 hrs notice. Quorum is  $\frac{2}{3}$  of the council present (if 9 members– 6, if 11 members – 7 are needed to vote)
  - Remote vote is possible via email if necessary, co-chairs can call for vote in emergency situations
- Removal from the council:
  - Adversarial removal:  $\frac{2}{3}$  majority vote as long as quorum is present
  - Leaving at will: we ask that you help us look for your replacement
- Inviting new members:  $\frac{2}{3}$  majority vote instead of consensus
- Co-chairs elected vs appointed: HBGV co-chair appointed by HBGV and the other co-chair (from another organization) elected by consensus of the group for a term of 2 years
- Max number of representatives per organization- no more than 2 people per org; however, depending on agenda items, guests will be allowed to attend, share their opinion but not vote.
  - Max number of service council members, no more than 15
- Cancellation of meetings- if there is an agenda and someone to fill the role of leading the meeting, meeting may take place even if the 2 co-chairs are not able to be present; however, council will need to hold off on voting and consensus issues, until both co-chairs are able to weigh in.

## How do we define SUCCESS?

- People showing up at the Resource Center -this will only work if community members know about and utilize the center.
- People feeling a sense of safety and belonging.
- Providing resources that will lead to housing pathways (resources leading to results!)
- Justice, Equity, Diversity, Inclusion
- Staying positive- let's focus on what the RC IS and CAN BE :)
- Data collection -- we must explain and clarify with stakeholders that primarily, this is the need to gather a basic amount of information that helps us to get to know the people we serve, in order to tailor the services and resources we provide. Secondly, this information- aka data- is also needed to fulfill funding requirements; as well as to secure continued funding to operate the Resource Center. People are not a "database;" however, the basic data they provide will become part of a network of necessary information that will be combined to show the needs in our community. Individual data is not shared with anyone without their consent.
- Being able to prove outcomes (ex. to the City, to funders, to the community) that will help us find a permanent solution.
- Constructive and positive public perception/ media.
- Effective collaboration among partners, staff, volunteers, etc. This includes having disagreements and engaging in dialogues that lead to constructive criticism respectfully and productively.
- Setting baseline metrics and meeting or exceeding them. For example, how many times are emergency services called. How is this affecting the community, including the business community, in a negative and positive way?

**Organization**

**Representative**

**Title**

**Signature**

**Date**



HomewardBound of the Grand Valley  
562 29 Road  
Grand Junction, CO 81504

October 16, 2024

City of Grand Junction  
Andrea Philips, Interim City Manager

The purpose of this letter is to provide an update the current status of the Resource Center.

The Resource Center was originally a solution to the closure of Whitman Park. Originally, it was conceived as a place for the unhoused community to congregate, however, it expanded beyond the purpose of just daytime shelter to providing essential services and resources to help individuals find a path home. Since opening thousands of services have been taken advantage of by the community members that visit the Center, and in that time, some have even found a path home.

While the Center is serving its purpose, there have been challenges along the way. With increased guest utilization additional staff is needed to manage the facility. Visits at the Center were originally anticipated to be 70 – 80 daily. We are now seeing visits in the range of 110 – 120 daily. This makes management of the facility and the monitoring of guest behavior more challenging.

HBGV previously requested 3 additional staff to assist in managing volunteers and guests at the Resource Center ensuring the facility is clean and safe for the community, while also, acting as a deterrent to illegal activity inside and outside of the Resource Center.

We know that 2 additional GRCs to manage the parking lot of the Resource Center is the solution to modifying guest behavior and preventing illegal activity at and around the Resource Center. This Guest Relations staff member will assist in enforcing the community guidelines of the Resource Center and engage with community members in order to de-escalate situations and prevent issues.

A Community Navigator is also needed to connect guests with vital services like Case Management. This will allow the Case Manager at the Resource Center to offer more intensive case management, such as providing referrals and rides to medical appointments, court, DHS, and many other service providers in Grand Junction.

The effect of the Whitman Park closing has also impacted shelter operations due to the increased number of guests utilizing the shelter. This increase is in direct relation to the work being done at the Resource Center. This shows we are moving people off the streets, through the Resource Center, and into the shelter system where we are making a more direct impact on the individual's life. The FYTD bed nights for 2023 were 58,132, the numbers this year are 81,602.

This is proof that the Resource Center is making a difference.

Thank you,



Chris Masters  
Chief of Staff  
HomewardBound of the Grand Valley





Mayor Herman  
City of Grand Junction City Council Members  
Andrea Philips, Interim City Manager

Thank You for the opportunity to share my thoughts on the status of the Resource Center. United Way of Mesa County is proud to partner in the Resource Center and see the benefit it offers our community.

It was apparent to me from the beginning of my involvement with the Resource Center there was a difference in opinion on a few things- particularly what "low barrier" meant. Partners were asking for data and were being told by the staff at HBGV that it was a low barrier facility and data was not collected. At the time, participants entering the facility were monitored by a "clicker" as they walked in. After many discussions it was agreed a process would be put in place to gather a small amount of data from the participants. I would be interested to see if this is now consistently being done.

There is now a difference of opinion on "services". The services semi-consistently offered are showers. Meals are being offered by various organizations from around the community. I am not sure if there are other services currently offered by HBGV or the qualifications of the staff. I do very consistently see Sherry Price at the Resource Center completing vi-spdat form. MAP does outreach and offers an incredible amount of services on Tuesday. From emails I have been included on, several service providers are frustrated with the current state of the Resource Center.

Philip Masters from HBGV is very well respected by participants at the Resource Center, he is trusted, and the participants listen to him. I am confident the incident on September 25<sup>th</sup> with the drug use wouldn't have happened if Philip had been at the Resource Center. I have said multiple times Philip needs to be at the Resource Center more consistently. Sherry Price is equally respected and adored by the population at the Resource Center. She is very involved in the lives of this population and goes above and beyond to communicate well with partners, interacts well with surrounding businesses and develops opportunities for participants to be involved in the Resource Center.

I cannot speak about the request for more funding for additional staff due to the fact I do not have access to staff information such as pay, hours, etc. My opinion on staffing is having a member of the leadership team from HBGV at the Resource Center more often.

My suggestion in moving forward would be to have Homeward Bound of the Grand Valley focus on running the facility side with the staff they have and give funding to the City of Grand Junction Housing Division and/or to United Way of Mesa County to manage and operate the services and outreach side of the Resource Center. I believe this collaboration would create a more efficient and comprehensive system for addressing the issues and achieving the goals of the Resource Center.

The City of Grand Junction housing division and United Way of Mesa County have many partners in our community with expertise in various services and outreach efforts. Together, we can create a network of services tailored to everyone's situation leading to more sustainable outcomes. This division of responsibilities can also reduce redundancies, optimize funding, and enhance the quality of care by allowing experts in each field to do what they do best. I believe this approach will strengthen the Resource Center model and allow those of us in this partnership to have more opportunity to be involved as partners.

As a partner of the Resource Center, United Way of Mesa County supports any changes and decisions you make moving forward. We are happy to collaborate and are willing to contribute in any way needed to continue to help the unhoused population and our community.

Kind Regards,

A handwritten signature in cursive script that reads "Faith Rodriguez".

Faith Rodriguez  
Executive Director  
United Way of Mesa County

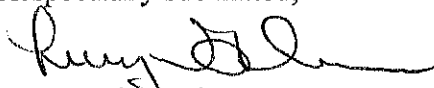
October 17, 2024

To Whom It May Concern,

Thank you for the opportunity to share my experiences taking nursing students to the Resource Center for a clinical experience. Starting in August, I have brought 3-4 nursing students to the Resource Center for a 4-hour experience once a week that includes a tour of the facility and resources, time with the staff RN, Kelsey Bell, and the direct care of guests of the facility through a non-medicalized foot soak clinic. People experiencing Homelessness (PEH) use feet as their main mode of transportation. Compromised foot health results in decreased functional mobility, increased falls, and acute and chronic pain (Swoboda, 2024). The foot soak is completely optional and voluntary. All supplies have been donated. Guests relax while their feet soak and get clean in soapy water. Feet are then examined for wounds and general condition. Foot health education is provided. Feet are dried and new socks are provided. Referrals are made to the monthly podiatry clinic at Catholic Outreach or to Dr. Ridgway at the Pathways Family Wellness Center at the Pathways shelter as needed.

During this experience, students have the opportunity to engage in conversation with PEH. PEH have a chance to interact with “healthcare” in a non-emergent, non-threatening way. Students admit being nervous before attending the clinical at the Resource Center. Some believe rumors that the center is “filled with drugs” and “there is a lot of violence”. No evidence of that has been seen in our time spent at the center. To date, 18 nursing students have provided 42 foot soaks throughout five mornings at the center. Students report increased empathy toward PEH as a result of their clinical. They report realizing that many of the “patients” they see have fallen on hard times. They do see symptoms of mental health disorders and hear about struggles with substance abuse, and we debrief those observations at the end of each morning. We have not observed any episodes of disrespect, violence, or drug use. While we do not survey recipients of the foot soak clinic, a goal of our presence there, apart from promoting foot health, is advocacy for the healthcare profession. PEH generally distrust healthcare and many report negative experiences when they have accessed healthcare in the past. As nurses, we want to show a very vulnerable population that healthcare professionals care and are able to help them when a need arises. The opportunity to provide a valuable clinical experience for an underserved group is critical to any nurse’s education. We are grateful to the center’s staff for welcoming us and mostly to the PEH who have experienced the foot soak clinic for providing the best education of all.

Respectfully submitted,



Lucy Graham PhD, MPH, RN

Director, Department of Health Sciences/ Associate Professor of Nursing

Reference: Swoboda, L. (2024). Foot assessment and care. *American Nurse Journal*, 19(9), 22-26. doi: 10/51256/ANJ092422

<b>Hotel</b>	<b>Date</b>	<b>Time</b>
TRU	2/6/2024	12:30:00 PM
TRU	2/13/2024	11:15:00 AM
HAMP	2/15/2024	10:30:00 AM
HAMP	2/16/2024	1:50:00 AM
FFIS	2/20/2024	10:48:00 AM
SHS	2/28/2024	3:50:00 PM
SHS	3/4/2024	6:15:00 PM
HAMP	3/23/2024	5:40:00 AM
HAMP	4/16/2024	4:30:00 AM
SHS	4/25/2024	8:30:00 PM
TRU	4/28/2024	11:00:00 PM
HAMP	4/28/2024	8:00:00 AM
SHS	5/5/2024	8:30:00 AM
SHS	5/7/2024	7:35:00 PM
SHS	5/8/2024	7:25:00 PM
FFIS	5/11/2024	6:30:00 PM
SHS	5/12/2024	6:00:00 AM
SHS	5/12/2024	6:20:00 AM
SHS	5/12/2024	6:35:00 AM
FFIS	5/17/2024	10:40:00 PM
SHS	5/20/2024	7:30:00 PM
FFIS	5/21/2024	2:00:00 AM
SHS	5/26/2024	6:00:00 AM
SHS	5/27/2024	6:40:00 PM
SHS	5/31/2024	12:45:00 AM
TRU	6/4/2024	11:00:00 PM
FFIS	6/5/2024	5:20:00 AM
FFIS	6/5/2024	5:30:00 AM
FFIS	6/9/2024	10:00:00 AM
FFIS	6/11/2024	7:00:00 AM
SHS	6/14/2024	5:00:00 PM
TRU	6/18/2024	1:00:00 PM
TRU	6/18/2024	2:00:00 PM
HAMP	6/18/2024	11:00:00 AM
TRU	6/18/2024	1:00:00 PM
SHS	6/19/2024	10:00:00 AM
SHS	6/24/2024	Night Audit
TRU	6/25/2024	4:25:00 AM
SHS	6/27/2024	6:30:00 PM
FFIS	6/27/2024	6:45:00 PM
FFIS	6/28/2024	1:00:00 AM
FFIS	6/28/2024	1:20:00 AM
SHS	6/29/2024	Night Audit
HAMP	6/30/2024	8:30:00 AM
HAMP	7/1/2024	7:30:00 AM
TRU	7/1/2024	9:00:00 PM
FFIS	7/2/2024	2:00:00 AM
TRU	7/2/2024	9:47:00 AM

HAMP	7/6/2024	10:15:00 PM
FFIS	7/7/2024	12:25:00 PM
TRU	7/7/2024	10:23:00 PM
FFIS	7/8/2024	1:40:00 AM
FFIS	7/8/2024	3:30:00 AM
HAMP	7/8/2024	6:30:00 AM
TRU	7/12/2024	8:54:00 AM
TRU	7/12/2024	11:43:00 AM
SHS	7/12/2024	10:40:00 PM
HAMP	7/23/2024	8:45:00 PM
TRU	7/24/2024	12:59:00 PM
SHS	7/25/2024	9:40:00 PM
HAMP	7/27/2024	9:00:00 PM
SHS	7/27/2024	Night Audit
TRU	7/27/2024	11:00:00 PM
FFIS	7/28/2024	11:00:00 PM
FFIS	7/28/2024	11:00:00 PM
SHS	7/29/2024	Night Audit
SHS	7/29/2024	Night Audit
SHS	7/31/2024	4:30:00 PM
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TRU	8/1/2024	7:40:00 PM
TRU	8/2/2024	6:22:00 AM
SHS	8/3/2024	9:00:00 AM
SHS	8/5/2024	6:50:00 PM
SHS	8/5/2024	8:30:00 PM
TRU	8/6/2024	9:18:00 PM
TRU	8/7/2024	3:30:00 AM
SHS	8/7/2024	4:40:00 AM
TRU	8/7/2024	6:22:00 AM
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FFIS	8/8/2024	12:00:00 AM
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SHS	8/25/2024	10:15:00 PM
SHS	8/27/2024	11:00:00 PM
TRU	8/28/2024	3:16:00 AM
TRU	8/28/2024	5:47:00 AM
SHS	8/31/2024	7:00:00 PM
TRU	9/5/2024	1:31:00 PM
SHS	9/6/2024	Night Audit
SHS	9/7/2024	7:20:00 PM
TRU	9/15/2024	10:32:00 PM
TRU	10/2/2024	10:51:00 AM
SHS	10/5/2024	4:00:00 PM
SHS	10/5/2024	6:20:00 PM
SHS	10/5/2024	10:00:00 PM
SHS	10/5/2024	Night Audit
TRU	10/8/2024	1:27:00 PM



FFIS	10/8/2024	11:00:00 PM
FFIS	10/9/2024	2:00:00 AM
SHS	10/10/2024	10:55:00 PM
SHS	10/11/2024	Night Audit
FFIS	10/14/2024	1:30:00 PM

## Discription of incident

Two young men came in and when I asked how I could help them they said they were going to play a game of pool. Man and woman wanting to use the restroom I directed them to the building across the street. Extremely disheveled man came in the front door yelling nonsense. He left right away.

Asked for a cup of coffee.

Asked to use the phone. Non-Emergency was called.

Was in the bathroom for over an hour.

There was a man on the sidewalk in front of the FFIS that was acting very strange. Went out and asked him if he was

Very intoxicated man came in and was mumbling. I asked if he had a room, he grunted and I asked him to leave. He

There was an unhoused woman who managed to come in twice this morning while the delivery guy was bringing in

Houseless male attempted to come in and use the restroom and said that I let him in earlier and I told him I been in

There was a gentleman that was charging his phone and talking with guests at the pool table. He fell asleep on the

Women came in and was talking to herself. I kindly asked her to leave, and she was very polite and left without incident

Two reports of a couple on fifth floor pushing doors open. Getting into one room that had guests in it.

There was a gentleman hanging out near the doors to the building next to us, Consign Design. Citadel gave him a view

There was a gentleman came in I asked if he was a guest here he said he was. I kept my eye on him as he walked to

Lady sitting in the door of Consign Design. Asked to leave did not until I was on the phone with cops yelled and screamed

Homeless lady was camping out in front of our side property she left after some choice words.

A homeless man was looking for cigarettes around our property.

Homeless man try to come in through the back door.

Homeless man in the fairfield dumpster. Cleared the dumpster, he left with no issues.

Unhoused individual started to scream and yell about inappropriate things saying he will kill me.

Unhoused individual lingering in the parking lot and near the doors, didn't seem hostile and left when told to.

Homeless lingering in lobby had to ask to leave several times.

Homeless female asking to borrow phone. I advised her I am unable to let her use our phone. She stated she was trying

Homeless guy jumped our little sidewalk seating area and came in right after Citadel left. I was already in the process

Two small areas in the dirt lot Southeast of our parking lot where unhoused had set up camp.

Lady was in the door of Consign Design. Argued with me until I called the cops.

Guy was waiting for someone to open the side door so he could come in. Made him leave the lot.

Staff let me know that there is large amounts of human feces on the outside of the dumpster area.

There was an incident mentioned in the passdown that led to the trespassing of an unhoused woman. Authority

There was a homeless male that was on his bike and had his things standing near on the sidewalk near the window

Homeless man in possible early 30s came in and wanted to get some water. I suggested he go across the street with

Young man came in and started picking items from the side of the desk. He gave them back when asked to return

I noticed a pile of belongings on the sidewalk next to the pool wall. There was a young man swimming that was not

There was an unhoused man sleeping in the TRU drive thru with all his belongings. He was asked to leave, and left

Unhoused individual punching vehicles and windows in the overflow parking lot. Non-emergency was called and told

Unhoused individual came in asking the FD to call an ambulance due to being hit by a lead pipe. Said the attacker

Unhoused individual sleeping beside the front door of the Tru. Was asked 3 times to leave. Police were called and

Homeless male by the name of Brendon Clark. He stated that he was from the Navy and waiting for his card to go

Same man as above Brendon Clark came here and then went towards Hampton.

Found man in hot tub. Admitted he was not a guest.

Caught a guy trying to get in the pool told him to leave. Then found him on the bench by the wall.

Unhoused individual walked in with an arrival. Was bugging the guest and not listening when he was told to leave.

Homeless man came in and sat down in lobby. I asked if I could help him with anything, and he asked for a cup of coffee

2 men snuck in to eat breakfast. I asked them to leave and they left without incident.

2 MEN CAME IN TRYING TO SNEAK PAST ME..SAID THEY WERE GOING TO SIT IN THE LOBBY AND WAIT FOR THEIR

Found a man had entered the back patio. Likely the same as 6/28. Left after he saw me headed his way. He rounded

Found a Cart with some items in it at SoCo, which we suspected it was a Homeless person, so I called Citadel on the

Came in and grabbed coffee as I asked him to leave, He was talking to the wall and told me he was homeland secu  
Was found by Josh in the patio area of FFIS. He had let himself in from the gate on the sidewalk. Citadel chased hir  
She came in and was asking for ice and to use the restroom. Was not forming complete sentences. I asked her to l  
Forced the front doors open, claimed to be a C/I. Refused to leave and walked down the hall and went up the wes  
The balding man that carries bags repeatedly peeks into the lobby to see if I am around or at the FD

The balding man that carries bags came in to get coffee and was asked to leave and was told to leave by the local j  
Women came in and asked if she could have breakfast or coffee and I told her it was for guests only and she left. S  
Guy walked in and I asked what I could help him with and he ignored me and ran and grabbed a banana then walk  
Called Citadel.

Homeless woman walked past me in the lobby, ignored me the first time I asked her if I could help her..so I aske  
When asked to leave was told she owns this GD hotel. Threatened us twice. Non emergency has been called but w  
Two younger females came in to the lobby to try and charge their phones. They sat down in the lobby grabbed wa  
Lots of homeless people roaming around between Hampton and convention center. A few tried hanging out there  
Unhoused lady camped out in the Consign Design entry way. Left when asked.

Unhoused woman came into lobby. Called police due to the previous incident that transpired on 07/24/24 in the r  
Unhoused woman hiding in the downstairs bathroom. A guest came up to the front desk to tell me that a woman i  
Called Citadel 3 times to get unhoused people off property.

Unhoused couple in the parking lot. Left without incident.

Unhoused man on bike cut through parking lot. Police officer was driving by.

There was a unhoused male that walked through our lobby, assumed he tried to use the restroom and then walke  
Homeless man came in and was attempting to get food. He was asked to leave or the police would be called. He st  
A homeless guy parked his bike on the east side of the hotel by the exit. I called security and she talked to him and  
A homeless guy came in and attempted to steal market items I asked him if he was a guest and he needed to pay f  
Josh found a pile of cigarette butts in the stairwell next to the pool and the door was propped open.

Homeless male came in and bought a beer from the bar and stated that he forgot where the restrooms where. I a:

Homeless male came in and was yelling that I needed to call the cops and that someone stole his truck and that he

A homeless girl came in and asked for a cup of water, i told her we dont have a cup of water, i felt bad for her, so i

A guest came down to notify me that there was a homeless woman trying to sleep right in front of the building fac

There was an unhoused lady who tried to get into the front doors, I told her that she wasn't allowed inside unless

The lady that is trespassed came in and sergio and I caught her as soon as she came through the doors and she ha

Lady in red pants came in screaming banging on the front door

Unhoused individual broke into the hot tub area just after Citadel left. He was jamming a metal tool in the lock of t

Lady came in front doors asked her to leave as soon as she came in and she said abunch of gibbersih about how I a

Unhoused male came in and sat on on of the chairs near the couch in the lobby. Brenda walked over to him and as

Male walked through the bay and Robert saw him out back. He asked him what he was doing and he stated he wa

Had to ask unhoused individual to leave. Unhoused individual was able to get to the bathroom. I followed her back

Women tried to come in and was asking me to call someone for her I told her we were closed and she left.

The lady who is trespassed came in and ran right past me and into the bathrooms and refused to leave. I called no

Citadel called Sean to the back parking lot of the hotel. There was a unhoused lady who had a big green table umb

Unhoused man came in the hotel carrying what looked like small pizza boxes and a beverage. He went as if to get

Unhoused person in the parking lot but left when asked.

I noticed a male walk through the bay and to the back lot. I went to look at the cameras and he went out of view t

She came in and went straight to the lobby restrooms. She left about 10 mins later.

Same unhouse lady that always comes in to the hotel. Headed towards the bathrooms. I told her to leave at which

I received a call from 212 close to 4:00pm about a lady on the second floor that smelled like urine and alcohol and

There was a gentleman that walked through the bay with a dog and a fabric cart thing. He walked through the par

There was a gentleman that came in asking if we had any straws. I let him know we did not. Citadel watched him v

Barefoot homeless man came running past me as I was vacuuming the entrance. I followed him through the lobby

Same unhoused lady that always tries to come in the hotel. Yelled obscentiies at me again. Screamed that she owr

Homeless lady came in tonight and clogged one of our toilets. She came in and told me she was staying here, and ;  
Houseless gentleman thought our dumpster rod that locks the door down was his to own. I tried finding a replacer  
A homeless lady came in asking to use the bathroom I told her that it was only for guests. She walked out and beh  
Busy night the cops were called due to a homeless lady was peaking into cars and trying to open doors. Security as  
Unhoused individual was removed from the property by EMS. She then came back. Gave her the items that were l

---

l as they had been allowed to do it before. I explained that it is only for guests and they left peacefully.  
led

was okay and the man was trying to take off and put back on his clothes all at the same time. He was asked  
le yelled obscenities and as he left he pushed over the planters and garbage can. I called the GJPD and t  
in our delivery, (which is when I was making coffee) I had the doors locked before that and she never eve  
here all night and never seen him and that he needed to leave.  
a couch and asked him to go up to his room to sleep and he refused. We contacted the non emergency a  
cident.

verbal warning and let me know. He left with no issues.  
oward the elevators he was looking at every door.  
ream and left.

trying to call her dad to book her a room. She was upset but she did leave lobby but then proceeded to l  
ess of calling the cops so he left.

es were called.  
ws, kind of near the skeech table and shuffleboard table. After about 5 minutes of standing there he mov  
here they would be able to assist him.  
them, he then asked for a job application.  
ot a guest. He left without incident.  
: without an issue.  
hey contacted him. No apparent damage to any vehicles.  
was wearing blue jean shorts and a tank top. Individual disappeared after the call was placed.  
they removed him from the property.  
through. He tried to come in yesterday to mutiple hotels and tried to get a room without having his car

. Had to get help from FFIS to get him out of the hotel.  
coffee. He made a big mess of the coffee area and left.

FRIENDS TO GET BACK THAT WERE STAYING HERE. I ASKED WHAT THE NAME OF THEIR FRIENDS WAS AI  
ed the corner then peeked to see if i was still there.  
ie Radio and he came and took care of it.



ality. Called Citadel.

me out. Same guy that was at Hampton.

leave and she yelled some profanities at me and then ran out when I said I would call security if she did not leave the stairs. Police could not find him inside, slipped out while they were upstairs looking. He was found near the stairs.

police staying here. Has been disrupting all 4 properties for months now.

She was super kind just seemed lost.

ran out.

She ran again and she turned around and started shouting at me.

They won't show up for a long time as they are "busy with other calls." Had two soft side bags with her. She was with another lady. I asked them if they were a guest here one of them said yes and to ask the other lady that was with her. She said she was a guest but left as soon as they saw me walking out or when they saw Citadel doing rounds.

Next morning. The police gave us a copy of the trespass notice and said if we see her again, we should call the police. She was in the bathroom was in distress. Called Citadel right away and he came over. She left after awhile when she saw me.

She ran back out. I let the houseman know and that was all that I saw of him, but had heard that he had later on started yelling and making a scene and then spit on the houseman.

She told me she was going to north avenue. Later on around 10:45pm the guy came back again and he was talking to her for those he then made threats and made insults then stole a few pens and ran out the door.

I asked him if he was staying here and he said no. I apologized but let him know that restrooms are for our guests. She needed to call the cops. I told him I did not have a phone that he could use and called Citadel as he could use mine. I gave her one of the complimentary bottle waters, and told her to leave she refused so I had to call Citadel at 3AM. I asked her nicely to move somewhere else twice. The third time I went out she was a guest. She proceeded to curse at me and tell me she was going to report our property. I asked her to leave and she said some choice words for me but did walk right out. called non-emergency just to notify them she came back.

She came back to the gates. He went running when I confronted him. Continued to monitor the pool. Around 2:00am - 2:30am trespassing because she owns the hotel and then left.

I asked him to leave. He did. I called Citadel to let him know and then he had proceeded to walk behind Fairway looking for cigarettes. Robert told him to leave. Sean then called Robert at about 10:25pm as he was a guest asking if she was a guest. She started to become verbally rude. I called for Citadel to help as he was staying.

It was an emergency and they said they were too busy to come because she started to leave as we were on the patio. She was near the umbrella that appears from a business near us or restaurant and was changing behind it and a van. Citadel was on the elevators. Next I saw him coming out of one of the restrooms. He was pacing and acting strange.

He went towards the back door. I looked through the windows and he was digging through the black trash cans. I called the police.

Next time she started yelling obscenities at me. Told me I couldn't make her leave as she was the owner. When she wasn't okay. I immediately called for houseman and she had made her way to the lobby. I asked her to leave. She was talking a lot, stopped by the front door and kept lingering. Sean went back there and he kept hiding behind the door. I called for Citadel to help and he walked up 3rd.

She came back and he darted into the mens room as he was telling me he had permission to be here. I told him he had no permission to be in this hotel and can do whatever she wants.

asked if she could use the bathroom before she checked in. Then after she finished her "business", she i  
ment so the door wasn't just hanging in the street.  
iind the bay. I called Citadel. Authorities were called.  
sked her to leave multiple times. She kept coming back and made her way over to the Fairfield and the F  
left. Since then she has been standing out front of the fairfield screaming and yelling at guests and the p

---

ed to leave and Hampton was notified that he went in there direction.  
hey were here in 5 minutes! They arrested him and tresspassed him. His name is Bobby Mc Cafley. The c  
en tried to come in then.

and they are on the way. He is still just sitting on the couch trying to sleep. (we do not think he is staying

hang out in the bay of Springhill near the motorcycle parking. I let Citadel know and he escorted her off t

ved to the bay and was hanging out in the bay near the door to the stairs. I let Citadel know about him a

rd go through. He tried again today and asked for water and tried to buy things out of the market but his

ND THEY GAVE ME A FAKE NAME. THEY WANTED TO SIT IN THE LOBBY AND ASKED IF THEY COULD GET C

not leave.  
rby, trespass notice added to the folder.

as here earlier today in a pink tank top and shorts but left quickly.  
her for all the info and she just came with, that they were going to go to the store soon. I had let her kn

em and they will charge her.  
Citadel asked her to leave.

made his way to Hampton's parking garage.

was sleeping at same place where he parked his bike and all his belongings.

guests only. He stated he just needed to use the restroom and said he would just go do it outside. Then  
ntinued and said he would just sit here and wait. Citadel came and he told Citadel that he was drugged.  
del to come and walk her out. Before Citadel got here she was touching the Telephone, i told her to stop  
ut there she told me to just call the cops on her. When I did call non-emergency they said there was not  
d her to leave, she called me a bunch of names and then went to go dig in the two trash cans by the poo  
ack. they said they will swing by later today and she if she is still in the area.

30am he must have tried again because the gate was perched open and footprints were leading out of th  
irfield.

at Hampton looking for cigarettes.  
inding near. Sean assisted as well.

phone. She screamed at me and tried stealing from the market before leaving. Non emergency said the  
rd Sean told her that she needed to leave. She took off past Big O and they could not see her. She was cl  
When he noticed me looking at him he went back in to one of the restrooms. I called for maintenance.

called Alexis at Citadel and she came to the lot, he was no loner going through the trash cans when she

anted to know who hired me and why I broke in and stole her hotel.  
er if she was a guest here she said yes, I asked what the room number was she said 213 and Foster. I look  
different cars and he eventually walked up 3rd towards the church.

d to leave or I will be calling the police. He left without further incident.

informed me that she had clogged the toilet and that she wasn't staying here. Then she thanked me for I

Hampton garage. Police came an hour and a half later. Officer stated that if any guests report anything st  
police are aware of the situation. At 730pm Dispatch was called again because she started playing music



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Case number is 24-13865

here.) The police have come and are speaking to him now. The cops are going to trespass him since it is

the property with a cup of water at about 7:00pm. It appeared that she had been making her way to Har

at 5:10 and he left within 10 minutes of them talking to him.

his card was still not going through. I let him know we would not be able to help him. He left and I let the c

COFFEE. I MADE THEM LEAVE. Called Citadel.

low that if they were not guests here they could not stay in the lobby and would need to leave. She imm

he walked outside to the bay and I told Citadel. Citadel stopped him and told him he could finish his be  
Citadel took him outside where he proceeded to curse at Citadel. Citadel told him he needed to go and  
and tried stopping her by taking the telephone a little farther from her reach, but she kept on trying, as  
thing they could do to make her move. At 4 AM she started banging on the back door saying I needed to  
l doors. I again told her she needed to leave, she left while yelling at me to just call the cops.

he area. The windows to the pool looked tampered with as well.

ey would try and call back later today to see if she is still in the area. I also explained to the operator that  
losed when she left. She left the umbrella and Sean put it in the office.

They came over and along with Jacob waited for him to exit the bathroom. He grabbed his things and e

made it here. She did follow him around the property but he went left down main street.

ked in the system and let her know it did not match and I needed her to leave the property as she was n

letting her use the bathroom, told me that she even washed her hands, and then left, talking to herself a

tolen please call the number on his card at the front desk. Two different guests had expressed concerns very loudly.

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; not the first time he has been around here.

mpton after leaving the bay. Hampton told her to leave and that was the last we saw her.

other properties know to keep an eye out for him.

mediately got up and went to find the other girl and they did leave. At 10:00 Citadel told me they were ha

er and then he has to leave. He asked bartender if he could have a togo cup because they do that every  
he did.

; Citadel was entering the Lobby, She walked out and tried to take one of the Luggage Carts out with her  
let her in to get water and use the restroom I said no though the closed door many times and she called

: she has come many many times and is now getting comfortable just walking right by when I ask her to l  
xited the property.

ot a guest here. She came up to the desk and I told her again she needed to leave and I already received

as she did. Went to check the bathroom and it looks like she just decided to stuff tp in bowl till it overflo

about their vehicles after witnessing her peering into vehicles.





standing in the doorway of the consign design and told them to leave.

where. She said no. Citadel waited at the bar with him until he left. Took him about 10 minutes to leave.

: Citadel came to me, I briefed him about what was going on, and he went to get back the Luggage Cart  
I told me many names and then left. Did not call non-emergency again since she left.

leave. She said they are just way to busy with other calls to come out.

I had a complaint about her. She was very unhappy, cursing, saying I was so messed up and more. She did wa

wed. Was able to unclog it and had the houseman mop up the water, but I feel bamboozled.



from her, and walked her off the Property.

alk out the doors around the building and then down Main St past the credit union. Jay and Josh were he







are to help.

**From:** Stephania Vasconez <[stephania@mutualaidpartners.org](mailto:stephania@mutualaidpartners.org)>

**Sent:** Wednesday, October 16, 2024 10:17 PM

**To:** Randall Reitz <[randallr@gjcity.org](mailto:randallr@gjcity.org)>

**Subject:** MAP as a service provider at the RC

⚠ EXTERNAL SENDER ⚠

Only open links and attachments from known senders. DO NOT provide sensitive information.

Hi Randall,

Thank you for giving us the opportunity to share our perspective as a service provider at the Resource Center.

One year ago, when Mutual Aid Partners (MAP), was asked to be a part of the new Resource Center by Homeward Bound and United Way, we knew this vital project and the collaborations it would foster, would ultimately change this community for the better. After all, we had just reviewed data that showed the increase of houselessness in our community was around 40%, which closely correlated with a 40% increase in evictions. The challenges were not unique to our city; however, this proposed solution was. The fact that our City Council had invested in the creation of a housing division, which spearheaded, resourced and partnered on the mobilization of the unhoused needs survey, centering the voices of people experiencing houselessness asking where they should go, showed we were headed in the right direction. The need for stability was, and always has been palpable.

When Whitman Park suddenly closed in September of 2023, it happened to be a Tuesday; the MAP Food Distribution and Resource Day had been taking place **every** Tuesday since 2020; however, **this** Tuesday was different. Hopelessness filled the air and people felt lost. When the media showed up, they asked us how we felt about this decision and how this was impacting us. We quickly shifted the focus to those directly affected, engaging in conversations, gathering statements, listening in solidarity. Those statements were shared widely with grassroots groups who moved to advocate alongside their neighbors, with the GJ Sentinel printing the quotes that were later included in the presentation to City Council when the Resource Center was introduced as a direct response.

Since then, MAP, as an anchor partner at the resource center, and with the increased outreach capacity, has supported over 9,000 families through the weekly distribution of essential resources including food, seasonal gear, hygiene & period products, as well as advocacy and facilitated access to housing resources, education, sanitation, health care, and shelter.

Our founder and executive director, Stephania Vasconez, also committed to being the co-chair of the service council, with the goal of ensuring we work collaboratively, addressing challenges as they're brought to light, but also keeping things in perspective, fully knowing we would have bumps in the road that we'd need to adjust for.

With gratitude,

**Stephania Vasconez**

[Pronouns: She/Her/Hers](#)



Founder, Executive Director

P: (970) 316-2019

[Stephania@mutualaidpartners.org](mailto:Stephania@mutualaidpartners.org)

[MutualAidPartners.org](http://MutualAidPartners.org)





Mutual  
Aid   
Partners

JANUARY - SEPTEMBER 2024  
IMPACT AT-A-GLANCE

**9,233**  
households  
served



**2,314**  
sack lunches  
provided



**93,138**  
lbs of food  
distributed

**358**  
haircuts given



**211**  
pets vaccinated



[MutualAidPartners.org](https://MutualAidPartners.org)



## *Memorandum*

**TO:** Members of City Council  
**FROM:** Andrea Phillips, Interim City Manager  
**DATE:** September 27, 2024  
**SUBJECT:** 2024 Mid-Year Report on Houselessness

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The City of Grand Junction has seen a significant rise in houselessness over the past several years, presenting complex challenges for the community. The City continues to provide a variety of services directly and indirectly to people experiencing houselessness. This mid-year report offers a snapshot of recent initiatives and general trends as well as the estimated costs related to these services and the City's work as it relates to the unhoused population.

While the report provides insights, it is important to interpret the figures with caution, as the methodologies used involve complex interactions and assumptions, which are outlined for transparency.

*Attachment*

- 2024 Mid-Year Report on Houselessness

C: John Shaver, City Attorney  
Department Directors



# 2024 City of Grand Junction Mid-Year Report on Houselessness

## Houselessness as a City Priority

The Grand Junction Comprehensive Plan and the City Council Strategic Plan collectively articulate the City's commitment to addressing houselessness as a priority. The Comprehensive Plan Principle 5: Strong Neighborhoods and Housing Choice outlines a vision for inclusive development to meet the needs of all residents, ages, and abilities, partnership within the community to develop housing strategies, support investment in infrastructure, and the promotion of integrated transportation and community amenities. This vision is supported by the City Council's Strategic Outcome: Welcoming, Livable, Engaging, which identifies key priorities by the City Council to foster a sense of belonging and provide the amenities needed to thrive. Additionally, the City has formally adopted a Housing Strategy and an Unhoused Strategy and Implementation Plan; further details are provided below. These plans ensure a coordinated approach to tackling houselessness and enhancing housing solutions across the city.

## Local Data on Houselessness

In the Fall of 2022, the City launched a survey to engage individuals experiencing houselessness (PEH) directly. An Unhoused Needs Report was completed in 2023. Utilizing data from the 2023 survey, the City of Grand Junction conducted an Unhoused Needs Assessment in January 2024. The assessment findings were then moved into actionable strategies in the Unhoused Strategy adopted by City Council by Resolution 49-24. The City is currently conducting an updated survey from information provided by PEH.

## Funding

The City of Grand Junction remains committed to serving the entire community, including the unhoused population. Over the past year, in response to the growing needs of this demographic, the City has significantly increased both resources and financial investments dedicated to supporting the unhoused. This expanded effort reflects the City's broader goal of ensuring all residents have access to essential services.

	2023	2024
<b>Total Spent On Unhoused</b>	<b>\$8,662,108</b>	<b>\$2,752,789</b>

Included in this document is a comprehensive financial report detailing the contributions by City through various departments specific to the services and resources provided for unhoused individuals. It is important to note that the City does not always itemize specific expenses related to the unhoused population and, in some cases, may not have started collecting data. Some departments may include additional years, and financial reporting may not include all City departments, resources, or expenditures. Many costs are estimates based on averages, while others reflect actual dollar amounts. For example, the approximate cost of an EMT call is calculated by averaging the wages of the four to six first responders typically involved in each call. Conversely, actual funding totals are provided for specific housing units or initiatives targeted to serve the unhoused. These estimates aim to provide a clearer understanding of the City's ongoing commitment to addressing the complex needs of the unhoused community.



## City Council

In addition to the General Fund, the City has utilized one-time American Rescue Plan Act (ARPA) funding, and non-profit funding from the General Fund to support homelessness-specific initiatives. Below is a detailed list of funding sources and homelessness projects supported by these funds.

	2023	2024
ARPA Funding	\$3,360,147	N/A
Non-profit Funding	\$212,944	\$330,700
<b>Total</b>	<b>\$3,573,091</b>	<b>\$330,700</b>

### American Rescue Plan Act (ARPA) Funding

Due to the COVID-19 pandemic, the City received \$10.4 million in ARPA dollars from the federal government to facilitate economic recovery. In 2022, City Council allocated \$1.4 million to address lodging revenue loss, leaving approximately \$9 million for distribution. In 2023, City Council allocated the remaining \$9 million to support behavioral health, housing, and homelessness initiatives. Listed below are the funding initiatives specific to serving the unhoused population. During the 2024 budget cycle, the remaining \$645,146 ARPA dollars were utilized to assist in funding housing projects through the 2024 Housing Strategy Implementation budget. For a full list of ARPA-funded projects for all housing initiatives in 2023, please see the 2023 Housing Annual Report.

Mother Teresa Place, Grand Valley Catholic Outreach - \$1,500,000

The project is underway and anticipated to open in quarter one of 2025. The project will include 40 one-bedroom units of permanent supportive housing for the most at-risk individuals experiencing homelessness and facing physical or behavioral health challenges. Wrap-around services will be provided to ensure housing stability for these individuals.

Joseph Center Expansion, The Joseph Center - \$947,747

The project expanded the Joseph Center by acquiring two adjacent buildings. The buildings provided the temporary WEShelter site for women/children/families during the 2023/2024 Winter Season. After the WEShelter concluded, the site began construction to transition to a permanent shelter opportunity to provide up to 15 more beds for the "Golden Girls" program, dedicated to serving women over the age of 55 experiencing homelessness, and add an additional 20 emergency shelter beds for women and children experiencing homelessness. The project will also add showers and laundry facilities for their day center, providing resources to families unhoused in need.

The Resource Center, Homeward Bound of the Grand Valley & United Way of Mesa County - \$912,400

The ARPA funds were used to acquire the temporary structure, infrastructure, bathroom, and shelters needed to provide a day resource center for the unhoused individuals. The Center, which opened in January 2024, serves the community as a low-barrier warming/cooling facility that provides access to meals, support services, housing navigation, medical, and sanitation services.

### Non-Profit Funding

The City Council has a longstanding tradition of supporting non-profit organizations within the community. Annually, these organizations can submit requests for consideration in the budget allocation process. In 2023, \$878,221 was allocated to the non-profit funding cycle; in 2024, \$984,083 was allocated to local non-profits.

Listed below are the funded initiatives specific to serving the unhoused population. Please see the 2023 & 2024 Non-Profit Funding Budget for a full list of funded programs.

Projects related specifically to houselessness services and housing included:

<b>2023 Non-Profit Funding Allocations to Unhoused Services &amp; Housing</b>	
First Aid Kits, Supplies and Transportation Passes for Mobile Clinics, Marillac Clinics	\$21,444
Operational Funding to Support Houseless Outreach, Mutual Aid Partners	\$35,000
Operational Funding for Emergency Shelter, Homeward Bound of the Grand Valley	\$100,000
Operational Funding for Houseless Youth, Karis Inc.	\$44,000
Operational Support for Website Upgrades and Outreach, Solidarity not Charity	\$12,500
<b>Total</b>	<b>\$212,944</b>

<b>2024 Non-Profit Funding Allocations to Unhoused Services &amp; Housing</b>	
Plumbing Updates for Pathways Family Shelter, Homeward Bound of the Grand Valley	\$42,500
Zoe House (transitional housing) Security and Landscaping, Karis, Inc.	\$13,200
Funding to Support Houseless Outreach & Services, Mutual Aid Partners	\$50,000
Operational Funding – Homeward Bound of the Grand Valley	\$225,000
<b>Total</b>	<b>\$330,700</b>

## Community Development Department

Launched in 2022 following the adoption of the City of Grand Junction Housing Strategy, the City’s Housing Division within the Community Development Department. The division supports and implements housing initiatives along the housing continuum, including those specifically targeting the unhoused population.

### Housing Division Budget

City Council has consistently supported housing initiatives, including efforts to address homelessness, through General Fund allocations in the annual budget process. The housing budget consists of two primary components: an operations budget, which covers personnel and programming, and a capital budget, which is focused on implementing the Housing Strategies. Capital expenses have been previously included in the City Manager’s budget (2024).

The following sections outline funding details for initiatives and projects specific to the unhoused, with Figure 1.1 providing an overview. For a complete list of housing-related projects funded in 2023, please refer to the 2023 Housing Annual Report.

<b>Figure 1.1 Housing Division Summary Operational, Programming &amp; Capital Related to Unhoused Individuals</b>		
<b>EXPENSE</b>	<b>2023</b>	<b>2024 (Budgeted)</b>
<b>Housing Division</b> (includes salary, benefits, and operations)	\$285,463.30	\$272,234.80
<b>CAPITAL – UNHOUSED PROJECTS</b>		
Housing Strategy Implementation		\$632,869
CDBG Funding	\$90,017	\$96,748
<b>Total</b>	<b>\$375,480.30</b>	<b>\$1,001,851.80</b>

Housing Division Operations & Programming

The Division is staffed by three full-time employees and, in 2024, received additional support from a Colorado Mesa University Social Work Intern. Personnel dedicated to unhoused initiatives and services include one Housing Specialist (1 FTE), a Housing Manager (.5 FTE), another Housing Specialist (.25 FTE), and the Intern/Americorp (.5 FTE). The Unhoused Needs Assessment (more information provided below) was also funded through the operational budget.

Housing Strategy Implementation Funding

Currently, the City of Grand Junction does not have a dedicated funding source for implementing its housing strategies. In 2023, City Council allocated \$1,502,500 from the General Fund. However, due to other one-time funding sources being available (outlined below), no housing implementation funding was specifically allocated for unhoused services. In the 2024 Budget, City Council allocated \$6,491,758. However, due to a delay in the sale of the Dos Rios property, which was identified as a funding source, \$1,600,000 was reduced, bringing the total housing strategy implementation funding to \$4,891,758.

Projects related specifically to houselessness services and housing included:

<b>2024 Housing Strategy Implementation Funding to Unhoused Services and Housing</b>	
Grand Valley Catholic Outreach – Mother Teresa Place	\$200,000
Homeward Bound The Resource Center – Annual Operational Budget	\$356,600
Homeward Bound The Resource Center-Capital Overages	\$76,269
<b>Total</b>	<b>\$632,869</b>

CDBG

The Community Development Block Grant (CDBG) is a federal program administered by the U.S. Department of Housing and Urban Development (HUD) aimed at supporting local community development efforts. CDBG funds are allocated to eligible cities and counties to address a range of community needs. In the 2022-2023 program year, the City of Grand Junction received an allocation of \$469,314, which included carry-over balances from previous years. In the 2023-2024 program year, the City received \$388,985. Listed below are the funded initiatives specific to serving the unhoused population.

<b>2023</b>	
Grand Valley Catholic Outreach, Predevelopment for Mother Teresa Place	\$50,017
Karis, Inc. The House Remodel	\$40,000
<b>Total</b>	<b>\$90,017</b>

<b>2024</b>	
GVCO, Water & Sewer Tap Fees for Mother Teresa Place	\$96,748
<b>Total</b>	<b>\$96,748</b>

Grand Junction Housing Strategy

The Grand Junction Housing Strategy was formally adopted by the City Council in 2021, which included twelve housing strategies for implementation to increase housing options, affordability, and access to services. In 2022, the City adopted a thirteenth housing strategy focused on community engagement and education. Currently, the City is working on a Housing Strategy Update. While the housing strategy addresses housing all

along the housing continuum. Two specific housing strategies identify and support the work addressing community homelessness. These strategies led to the development of the Unhoused Strategies and Implementation Plan, and further information is provided below about specific methods

**Housing Strategy 1: Participate in Regional Collaboration Regarding Housing/Houselessness Needs and Services.**

Grand Valley Coalition for the Homeless

Staff continue to meet with the homeless coalition, which was established to inform service providers about housing issues, coordinate collaborative efforts, and enhance awareness of available services.

Mesa County Collaboration for the Unhoused (MCCUH)

Staff actively participated in the formation of this action-oriented group that meets monthly. The MCCUH is structured to unit service providers and public agencies to establish a comprehensive system of care for the unhoused in Mesa County. Launched in 2022, this collaboration has played a crucial role in facilitating the implementation of assessment tools, referral mechanisms, and grant applications dedicated to enhancing services for the unhoused population.

The Resource Center

In the fall of 2023, the City decided to close Whitman Park. It was an underutilized park that needed activation and had been used as a gathering spot for community groups and churches, providing meals several times a week. Some unhoused individuals utilized it during the day as there were few places where they were allowed to be during daytime hours. However, increased crime, maintenance challenges, and decreased public safety, including the unhoused and City staff, led to the park's closure. This closure acted as a catalyst for further discussions about formalizing a resource center, leading to several planning meetings with local organizations.

In November 2023, Homeward Bound and United Way presented a formal proposal for the Resource Center, requesting the City to partner as a funder and provide a temporary location for the Resource Center. The center officially opened in January 2024, approximately six weeks after funding approval. As of June 2024, the Resource Center has provided approximately 15,894 daily check-ins, 5,315 meals, 4,040 showers, 5,336 instances of mutual aid distribution, 2,773 transportation trips to and from the overnight shelter, and 303 additional services such as haircuts and pet vaccinations. The use of the Resource Center has also contributed to increased overnight shelter utilization, especially during the spring and summer months. Since its opening, the Resource Center has continued to foster community collaboration through its Service Council, which includes representatives from various organizations and community groups that provide ongoing feedback. Approximately 15 organizations currently participate in offering services or supplies at the Center.

**Housing Strategy 8: Provide Financial Support to Existing Housing and Houseless Services and Promote Resident Access to Services.**

Neighbor to Neighbor Referral Team

The Neighbor to Neighbor Referral Team (N2N) was launched in 2023 in response to the needs observed during outreach to unhoused camps along the river. In collaboration with local service providers, City staff began by distributing supplies and quickly identified a critical gap in real-time referral services in these areas. Recognizing this need, the N2N team expanded in 2023 to include volunteer professionals from eight local service providers, including mental and behavioral health providers, case managers, medical staff, and housing navigators. Homeward Bound also secured a state grant to fund additional outreach and medical services, further enhancing the N2N team's capabilities.

In 2024, the N2N team has grown and is now comprised of 18 trained referral team members. This expansion has led to significant success in building rapport with the unhoused and actively facilitating referrals to necessary services. As shown in Figure 1.2, the team has dramatically increased its capacity and effectiveness in providing resources and referrals.

<b>Figure 1.2 - Neighbor 2 Neighbor Outreach &amp; Referrals</b>			
<b>Metric</b>	<b>2023</b>	<b>2024 (thru Aug 2024)</b>	<b>% Increase</b>
<i>Visits to Encampments/Parks, etc.</i>	40	121	<b>203%</b>
<i>Referrals Made</i>	145	527	<b>263%</b>
<i>Resource Brochures/Maps</i>	150	1381	<b>821%</b>
<i>Individuals Engaged</i>	110	625	<b>468%</b>
<i>Housing Assessments/By Name List</i>	30	87	<b>190%</b>

Specifically, the N2N team conducted 121 visits directly to unhoused individuals in encampments, parks, deserts, and other areas, and facilitated over 527 referrals to local agencies and services. Additionally, City staff collaborated with the GIS team to create a more user-friendly map highlighting emergency services for unhoused individuals. Over 1,381 brochures have been distributed directly to people experiencing houselessness, as well as to local service providers, parks staff, and other first responders for further distribution.

The N2N team engaged with 625 individuals and successfully completed 87 Vulnerability Index Service Prioritization Decision Assistance Tool (VISPDAT) assessments. These assessments are essential for placing individuals or households on the By-Name List, which prioritizes people based on their vulnerability score to allocate vouchers and other housing opportunities as they become available through local providers. Since January 2024, approximately 297 individuals have been added to the By-Name List, with around 30 percent of those added by the N2N team.

While the N2N team primarily focuses on providing resources and referrals, they do not always receive follow-up information on the outcomes of these efforts. However, known outcomes for 2024 include:

- 12 individuals securing employment
- Three individuals obtaining housing
- Multiple individuals receiving necessary medical interventions and services
- Seven individuals entering sober living programs and several engaging in Peer Support services
- Five individuals or families utilizing the City’s Travelers Aid Program to reunite with families, receive behavioral/mental/medical services, or secure employment in other communities

The N2N team's efforts are funded through the Housing Division's general operational budget. Supplies purchased for the team members' use in the field included backpacks and emergency supplies, clipboards, printing related to emergency brochures and resource maps, 2 tablets, and internet service to complete assessments in real-time in the field.

### Unhoused Needs Assessment

In collaboration with various partners, the City initiated an Unhoused Needs Assessment (UHNA) to understand the current and anticipated needs of people experiencing houselessness (PEH) and the housing and supportive service agencies dedicated to assisting them. The assessment aimed to evaluate and identify crucial housing and service gaps, uncover barriers, gauge the present system's capacity to address existing and future needs and guide strategies. The final report was presented to City Council in January 2024. The City contracted JG Research for \$100,000 to complete the UHNA. The UHNA was funded by \$15,000 through the Housing Division's operational budget and with further financial contributions of \$15,000 from Mesa County Behavioral Health, \$10,000 from Western Colorado Community Foundation, \$10,000 from Rocky Mountain Health Plans and \$25,000 with a grant from the Colorado Department of Local Affairs to offset the project cost.

### Unhoused Strategies & Implementation

On July 3, 2024, the City of Grand Junction formally adopted the Unhoused Strategy and Implementation Plan, a community-wide initiative building on the research conducted by JG Research in the 2023 Unhoused Needs Assessment. The plan outlines seven key strategies to address critical gaps and meet the immediate needs of individuals experiencing houselessness. A more comprehensive report detailing the City's implementation actions and progress will be provided in early 2025.

<b>STRATEGY 1</b>	<b>ESTABLISH A COMMUNITY-WIDE FRAMEWORK FOR ENHANCING THE COORDINATED ENTRY SYSTEM OF CARE PROCESSES</b>
<b>STRATEGY 2</b>	<b>ESTABLISH A FLEXIBLE CITY-COUNTY HOUSING FUND TO SUPPORT HOUSING SECURITY AND INCREASE COLLABORATION BETWEEN SERVICES</b>
<b>STRATEGY 3</b>	<b>INCREASE ACCESS TO PREVENTION, DIVERSION, AND HOUSING NAVIGATION</b>
<b>STRATEGY 4</b>	<b>EXPAND ACCESSIBILITY TO BASIC NEEDS AND HYGIENE</b>
<b>STRATEGY 5</b>	<b>EXPAND MENTAL HEALTH CARE, HEALTHCARE AND SUBSTANCE USE TREATMENT SERVICE OPTIONS</b>
<b>STRATEGY 6</b>	<b>INCREASE ACCESSIBILITY AND EXPAND TRANSPORTATION SERVICES TO PEH</b>
<b>STRATEGY 7</b>	<b>INCREASE NON-MARKET HOUSING OPTIONS INCLUDING INTERIM HOUSING &amp; SHELTER UNITS</b>

### Workgroup Implementation

On July 12, 2024, nine implementation workgroups were launched to begin implementing these strategies. Approximately 85 individuals from various disciplines, including community leaders, business leaders, service providers, and government agencies, participate in these workgroups. They will continue to meet regularly to implement the actions outlined in the plan. A community-wide comprehensive report of efforts is anticipated to be provided in early 2025.

### Interim Housing Land Use Regulations

City staff have facilitated extensive work since January 2024 to develop land use regulations enabling interim housing sites within the city. Since the effort was not complete by mid-year, staff time dedicated to this effort has not yet been estimated. The city contracted with Clarion Associates for \$27,407 to assist in the research, code drafting, and public outreach.



## Parks and Recreation Department

The Parks and Recreation Department is responsible for maintaining public parks and recreational facilities and organizing programs to promote recreation, health, and wellness among community residents. The Department provides services and access to parks and recreation for all community members, including the unhoused population, whose presence in public spaces, including parks, has increased. This includes maintaining park restrooms, both portable and permanent facilities, and the city's 35 developed parks.

### Funding

In 2023, \$538,105 and 2024 \$447,718 of the total Parks and Recreation budget from the General Fund were allocated to services and initiatives specifically for the unhoused. Figure 2.1 provides an overview of expenses, with further details outlined in the corresponding sections below.

<b>Figure 2.1 Parks Department Summary of Costs Related to Unhoused Individuals and Services</b>		
<b>EXPENSE</b>	<b>2023</b>	<b>2024 (Budgeted)</b>
Security Contract Services	\$137,128	\$182,158
Vandalism & Restrooms	\$400,977	\$265,560
<b>Total</b>	<b>\$538,105</b>	<b>\$447,718</b>

### Park Activation

The services provided to the unhoused must be carefully balanced with the broader community's needs, as many residents express discomfort visiting parks, trails, and open spaces with a high concentration of unhoused individuals. A key strategy of the Parks and Recreation Department is to enhance park amenities, making them more attractive to the public and increasing visitation to parks for recreational purposes. Improvements such as renovations and destination playgrounds create more desirable spaces, as outlined in the Parks, Recreation, and Open Space Master Plan, with several projects actively underway.

Additional strategies include rotating sports fields and utilizing shelters and parks for summer camp activities. Several near-term projects have been pursued to activate parks where the presence of the unhoused has increased, such as the renovation of Emerson Park, the installation of a new self-cleaning, vandal-resistant restroom at 5th Street, a new playground at Sherwood Park, and potential renovations at Whitman Park. With significant investments in housing efforts and expanded services for the unhoused, the opportunity to revitalize downtown spaces is becoming more achievable.

### Park Security

In 2023, the City contracted Citadel Security to provide nightly patrols for many parks as part of their evening restroom facility lock-up services and for security during major events. These patrol and restroom services accounted for approximately 61 percent of the total contracted park services, costing \$137,128. For 2024, it is budgeted at \$182,158 and has, to date, utilized 71 percent of the budget, \$105,986.

<b>Figure 2.2 Costs Associated with Contract Services for Nightly Patrols and Restroom Facility Lock up</b>		
	<b>2023</b>	<b>2024 (Budgeted)</b>
<b>Total</b>	<b>\$137,128</b>	<b>\$182,158</b>

Vandalism and Restroom Facilities

Vandalism to public facilities is a significant issue the Parks and Recreation Department continually grapples with, particularly in areas where there is a noticeable presence of unhoused community members. While vandalism cannot be solely attributed to the unhoused population, it is an ongoing challenge that affects access to critical hygiene and public health resources. Public restrooms are critical for the unhoused community, as they provide access to basic hygiene, water, and sanitation. However, recurring vandalism to these facilities impacts their availability, creating barriers for both the public and unhoused individuals who rely on them. Figure 2.3 provides a summary of all expenses related to vandalism and restroom facilities.

**Figure 2.3 Costs Associated With Vandalism & Maintenance Of Public Restrooms City Parks**

<b>Vandalism</b>	<b>2023</b>	<b>2024</b>
Supplies, Materials, Etc	\$30,000	\$30,000
Personnel 2,000 hrs @ 31/HR	\$62,000	\$62,000
<b>Restroom Facilities</b>		---
Custodial Support	\$128,860	\$128,860
Portable Toilets for General Community Use		\$79,300
Environmental Design	\$152,717	---
Karis, Inc. Portable Toilets	\$25,250	\$25,250
Desert Vista Park Portable Toilet		\$2150
<b>Total</b>	<b>\$398,827</b>	<b>\$327,560</b>

Vandalism costs the department approximately \$30,000 per year, with common damages including destroyed toilets, urinals, and sinks. The department has implemented stainless steel fixtures in some facilities to mitigate damage. Additionally, public restrooms often face destruction of drinking fountains, trash cans GFIs and outlets, painting over and removing graffiti, destruction of automatic flush sensors, broken irrigation heads (common in parks with issues of repeated after-hours trespassing) and other amenities. The vandalism impacting accessibility for the unhoused population also incurs significant labor costs, with staff dedicating an estimated 2,000 hours annually to repairs. These hours include both full- and part-time staff, with an average wage of approximately \$31 per hour (including benefits), resulting in an estimated total labor cost of \$62,000 for parks staff.

In 2023, \$152,717 was allocated to crime prevention through environmental design (CPTED) projects to reduce vandalism, further emphasizing the city's efforts to maintain safe, welcoming, and functional facilities for all community members, including the unhoused.

In 2024, \$79,300 will be spent on portable toilets serving the broader community, including the unhoused. In addition to portable toilets, there are 16 restrooms throughout the system, frequently targeted by vandalism. To address these issues and ensure restrooms remain accessible, the department has increased cleaning schedules and reduced operating hours in high-risk areas to monitor activity.

Starting in the spring of 2024, staff will rotate through cleaning and monitoring these 16 city park restrooms, ensuring they remain available for drop-in use at parks such as Las Colonias, Dos Rios, Sherwood, and

Hawthorne. However, due to frequent vandalism, restrooms at parks like Duckpond, Rocket, Columbine, and Westlake will remain available only through reservation to ensure their accessibility for scheduled events and programs. Limiting open hours for some restrooms helps preserve their use while balancing the need to provide essential restroom facilities for the public, especially those without access to other resources.

In response to increased cleaning and trash pick-up needs, the Department established a parks custodial team. The team consists of two full-time employees and a group of seasonal staff. Approximately half of the team's time is dedicated to additional cleaning, restroom monitoring, and other tasks that support the unhoused community and the broader public. For 2023 and 2024, the estimated cost attributable to maintaining these for the use of the unhoused is equivalent to half of the wages and benefits for this team, at \$128,860.

#### Other Restroom Facilities

To address the immediate hygiene needs of unhoused individuals, the Department has provided additional funding to Karis, Inc. to support the placement of six additional portable restrooms in areas where access to public facilities is limited to assist in preventing the likelihood of the spread of infectious disease or fecal-oral diseases and contamination of the river. To increase overall sanitation, protect public health, and support the community's environmental quality. In 2023, the City allocated \$25,250 to this initiative and budgeted another \$25,250 in funding for 2024.

Additionally, in 2024, the City provided an additional restroom at Desert Vista Park, costing \$2,150, as it experienced increased utilization by unhoused individuals.

#### Winter Hours and Park Rules

In response to increasing concerns over park safety and illegal activity, the City of Grand Junction has made proactive changes to park rules aimed at supporting the community while balancing the needs of unhoused individuals. On January 18, 2023, the City Council approved new winter park hours, reducing the time parks are open during the evenings when usage plummets and illegal activities rise. Collaborating with the Police Department and Citadel Security, the Parks and Recreation Department aims to prevent overnight camping in parks. During the summer, all parks close at 10 p.m., with sports facilities like Lincoln and Canyon View closing at 11 p.m. In winter, parks close at 8 p.m. and sports parks at 10 p.m. Access is restricted after these hours and Citadel Security encourages individuals to leave the parks after closing time. If individuals refuse or repeatedly violate park hours, Citadel contacts the GJPD, leading to those individuals being trespassed from the park system.

Figure 2.4, titled "Citadel Asked to Leave by Park Report," presents data on the parks where individuals were asked to leave by Citadel Security. In 2024, patrols expanded to include the Resource Center. Across both years, Emerson Park, Las Colonias Park, and Columbine Park, along with the addition of Desert Vista Park in 2024, accounted for a significant portion of these requests, indicating higher occurrences at these locations. Monthly projections show notable increases at Rocket Park and Dos Rios Park, while significant decreases occurred at Whitman Park (due to its closure) and West Lake Park. Overall, Citadel reports a 12 percent projected increase between 2023 to 2024.

<b>Figure 2.4 Citadel Asked to Leave Report By Park</b>				
<b>Park</b>	<b>2023</b>	<b>2024 (thru August 2024)</b>	<b>2024 (projected)</b>	<b>% Of Change (projected)</b>
<i>Emerson Park</i>	564	452	452	↑7%
<i>Las Colonias Park</i>	290	301	401	↑38%
<i>Columbine Park</i>	224	120	160	↓29%
<i>Lincoln Park</i>	115	90	120	↑4%
<i>Hawthorne Park</i>	114	85	113	↓1%
<i>Whitman Park</i>	108	11	15	↓86%
<i>Sherwood Park</i>	81	44	59	↓28%
<i>Canyon View Park</i>	76	28	37	↓51%
<i>Eagle Rim Park</i>	64	43	57	↓10%
<i>Duck Pond Park</i>	62	41	55	↓12%
<i>Riverside Park</i>	58	51	68	↑17%
<i>Dos Rios Park</i>	38	62	83	↑118%
<i>Rocket Park</i>	31	55	73	↑137%
<i>West Lake Park</i>	25	7	9	↓63%
<i>Junior Service League Park</i>	17	15	20	↑18%
<i>Williams Park</i>	7	10	13	↑90%
<i>Pomona Park</i>	3	3	4	↑33%
<i>Tennis Courts</i>	1	0	0	↓100%
<i>Desert Vista</i>	0	153	204	↑100%
<i>Resource Center</i>		12	16	↑100%
<b>Total</b>	<b>1878</b>	<b>1583</b>	<b>2111</b>	<b>↑12%</b>

In 2024, City Council adopted Resolution 37-24, which updated the current park rules. After consultation with other communities across Colorado for best practices, the update included changes to park hours and clearer communication regarding the use of reservations for structures and prohibited the use of enclosed structures like tents and booths unless permitted. It also banned attaching lines, straps, or cords to park structures or trees, prohibited glass containers and open cooking fires outside designated grills, and designated all parks as smoke-free zones, including tobacco, marijuana, and vaping. Furthermore, any items left unattended after hours would be considered abandoned property. Public feedback was solicited throughout this process, and careful consideration was given to balancing public safety and maintaining the parks as vital community spaces for recreation and gathering. These rules were designed to ensure the safety of all park visitors, protect public infrastructure, and clarify expectations for all community members. Recognizing the potential impact on the unhoused population, the City took additional measures to reduce adverse effects by ensuring that the Neighbor 2 Neighbor team is actively involved. They work closely with individuals day camping in parks to provide resources, referrals to local services, and alternative shelter options. Before these park rules and hours changed, the Neighbor 2 Neighbor Team and the Community Resource Officers worked to notify local service providers and unhoused individuals of changes and to encourage the use of resources available.

## Desert Vista Park

In 2024, Desert Vista Park experienced an increase in unhoused individuals, accumulating trash, furniture, tents, clothing, and human waste. In response, the Department coordinated several cleanup efforts in collaboration with the Neighbor 2 Neighbor team, the Community Resource Unit, local service providers, and volunteers—including Mutual Aid Partners. Before these cleanups, teams visited the park daily, offering resources such as trash bags, sunscreen, gloves, water, storage bins, and wagons to encourage individuals to pack up important belongings and reduce their belongings, making transporting them easier. After initial cleanups, it became clear that a more consistent approach was needed, leading to the establishment of a weekly cleanup schedule, which included essential tasks such as irrigation, mowing, tree trimming, and other maintenance activities necessary for the health of this green space.

## Police Department

The primary goal of the Grand Junction Police Department (GJPD) is to ensure the safety and security of all community members, including unhoused individuals, fostering a sense of trust and collaboration. This involves not only enforcing laws and responding to criminal activity but also engaging with residents through proactive initiatives that build relationships, prevent crime, and promote overall well-being.

In 2002, the GJPD established the Community Advocacy Program to strengthen relationships with service providers assisting the unhoused population. However, due to staffing shortages and budget cuts, the program was disbanded in 2009. In 2010, a smaller Homeless Outreach Team (HOT) was created to work directly with the unhoused. Over time, as the department faced staffing challenges, the HOT team merged with the Community Resource Unit (CRU) in 2022. The CRU, authorized for six officers and a supervisor, has averaged only two officers over the past three years and currently operates with just one due to vacancies related to ongoing staffing challenges. Additionally, the CRU collaborates closely with the Housing Division and Parks and Recreation staff to support their efforts with the unhoused population.

### Park Ranger Program

A recent addition to the Grand Junction Police Department is the municipal park ranger team, developed from the former park patrol program that utilized civilian bike patrols. The park patrol was inactive in 2022 and 2023, resulting in a gap in the enforcement of park regulations and the deterrence of illegal activities. In response, the park patrol has transitioned to a municipal park ranger force consisting of 10 full-time positions. Equipped with e-bikes, these rangers can cover larger areas, increasing monitoring to ensure compliance with regulations. This initiative aligns with the introduction of overnight patrols with Citadel, which enforce park hours and prevent overnight camping. As this program is new, budget implications for the unhoused report are not included.

### GJPD and GJRCC Funding

In 2024, the City budget allocated \$45.6 million for the GJPD through the General Fund, First Responder tax Fund, Parking Authority and the Communication Center Fund for the entire community. It is estimated that approximately \$316,500 in 2023 and \$318,490 budgeted in 2024 provided services and resources to individuals experiencing houselessness. Figure 3.1 provides an overview of total expenditures, with additional details provided below.

<b>Figure 3.1 GJPD Summary of Costs Related to Unhoused Individuals and Services</b>			
<b>EXPENSE</b>	<b>2022</b>	<b>2023</b>	<b>2024 (Budgeted/Actual To Date)</b>
GJPD Personnel	\$163,500	\$163,500	\$163,500
Communications Center	\$84,200	\$75,000	\$47,640 YTD
Clean Up and RV	\$148,890.50	\$146,182	\$150,000
Traveler's Aid	\$3,800	\$12,200	\$15,000
<b>Total</b>	<b>\$400,390.50</b>	<b>\$396,882</b>	<b>\$376,140</b>

Given recent changes in policing, law, and technology, along with the increased workload for officers handling various cases—including follow-up, court appearances, and civilian staff involvement—it is impossible to accurately analyze or make assumptions about the general GJPD staff salaries and costs associated with the general call response to the unhoused population. However, for the CRU team, the average salaries of two Community Resource Officers (CROs) can be considered each year. Approximately 80 percent of their time is dedicated to assisting unhoused individuals, addressing related crimes, and engaging with service providers. Additionally, the CRU's supervisor contributes approximately 25 percent of their time to supporting both the officers and the unhoused. Expenses for these positions are detailed in Figure 3.2.

<b>Figure 3.2 Estimated Costs For Providing GJPD Personnel for Unhoused Individuals</b>			
<b>GJPD Personnel</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>
CRU Unit (two staff @ .75)	\$135,000	\$135,000	\$135,000
Supervisor .25	\$28,500	\$28,500	\$28,500
<b>Total</b>	<b>\$163,500</b>	<b>\$163,500</b>	<b>\$163,500</b>

#### GJPD Calls for Service (CFS) and Case Reports

The GJPD does not specifically track or collect data related to individuals' economic condition or housing status, making it challenging to determine the portion of calls for service or budget expenditures specifically associated with the unhoused population. However, the GJPD provides individuals an opportunity to provide an address and a word search of all reports that include the word "homeless". However, these entries may be inaccurate or incomplete due to factors such as individuals providing false or temporary addresses or stating they were homeless to avoid giving an address altogether or the caller inaccurately identifying someone as homeless. For example, a reporting party may state that a "homeless person" stole their bicycle. During the GJPD investigation, it might be determined that the description/assumption was inaccurate. However, the original call for service data remains unchanged, as the GJPD does not alter details provided by reporting parties.

<b>Figure 3.2 – GJPD Calls for Service and Case Reports with "Homeless" in the Narrative</b>				
	<b>2022 (baseline)</b>	<b>2023</b>	<b>% Change</b>	<b>2024 (thru Aug 2024)</b>
Calls for Service	2105	1875	↓10.93%	1191
Case Reports	2310	2629	↑13.81%	1899

In 2022, the GJPD implemented a call reduction strategy due to low staffing levels, directly affecting officer responses to certain calls for service, including those related to individuals experiencing homelessness. This reduction has had a noticeable impact on Calls for Service (CFS) and Case Reports referencing homeless in the narrative. For example, some individuals may have stopped calling on some call types because the GJPD had limited manpower to respond and may have called for it in 2022, called less in 2023, were informed of changes and did not call for those same reasons in 2024. The GJPD believes this is occurring, however, there is not a method to collect quantifiable data to support this supposition.

Figure 3.2 shows the GJPD's total CFS and Case Reports with "Homeless" in the narrative. 2022 is designated as the baseline to track call volume and measure impact over time. In 2022, there were approximately 2,105 CFS with "Homeless" mentioned. In 2023, that number declined to 1,875, a reduction of approximately 10.93 percent. As of the end of August 2024, 1,191 CFS have been recorded.

For Case Reports, the baseline year of 2022 saw 2,310 reports referencing homelessness. In 2023, this number increased by 13.61 percent to 2,629. As of the end of August 2024, 1,899 case reports had been recorded. More specific information about the types of calls and the case reports is provided below.

Figure 3.3 provides the types of incidents and the specific calls for service. The most common types of calls are for trespassing, loitering, and suspicious activity. However, calls only indicate a reference to "homeless" and may not be indicative of reliable data.

<b>Figure 3.3 – GJPD Calls for Service Types</b>				
<b>Types of Calls</b>	<b>2022 (baseline)</b>	<b>2023</b>	<b>% Change</b>	<b>2024 (thru Aug 2024)</b>
<i>Trespassing in Progress</i>	287	343	↑20%	244
<i>Loitering</i>	251	275	↑10%	155
<i>Suspicious</i>	164	149	↓9%	115
<i>Welfare</i>	155	96	↓38%	85
<i>Code 5 (Mental Health)</i>	107	130	↑21%	56
<i>Assist other officer, entity, fire, etc</i>	114	98	↓14%	96
<i>Verbal Confrontation</i>	66	60	↓9%	35
<i>Harassment in Progress</i>	48	42	↓13%	29
<i>Follow up to a prior call or case</i>	49	32	↓35%	24
<i>Code 6 (wanted subject)</i>	41	38	↓7%	25
<i>Suicide</i>	41	37	↓10%	20
<i>Missing person</i>	42	34	↓19%	19
<i>Assault in Progress</i>	33	36	↑9%	23
<i>Traffic</i>	34	31	↓9%	18
<i>Flashing (Indecent Exposure)</i>	35	27	↓23%	12
<i>Property (lost, found, or missing)</i>	37	21	↓43%	15
<i>Trespass</i>	24	28	↑17%	16
<i>Civil</i>	28	20	↓29%	20
<i>Theft</i>	31	30	↓3%	7

Case reports document incidents through written reports, most of which stem from calls for service involving criminal activity. However, some reports arise from suspicious situations requiring further investigation, while

others involve complex civil matters. After investigation, certain cases initially thought to be criminal may be deemed unfounded or non-criminal. Case reports can provide more accurate data but can still be challenging due to data being pulled from the search for “homeless.” Figure 3.4 provides the case reports investigated by the GJPD with connection to an individual reporting as homeless (victim, suspect, or witness).

**Figure 3.4 – GJPD Case Reports by Types of Incidents**

Types of Incidents	2022 (baseline)	2023	% Change	2024 (thru Aug 2024)
<i>Trespass</i>	754	810	↑7%	616
<i>Warrant Arrest</i>	343	385	↑12%	282
<i>Drug Violation</i>	166	242	↑46%	157
<i>Assault</i>	191	185	↓3%	171
<i>Theft</i>	96	152	↑58%	72
<i>Restraining Ord Viol</i>	81	116	↑43%	99
<i>Harassment</i>	49	76	↑55%	47
<i>Shoplift</i>	48	81	↓69%	41
<i>Burglary</i>	70	50	↓29%	41
<i>Disorderly Conduct</i>	62	58	↓6%	34
<i>Mental Health / Alcohol</i>	42	48	↑14%	49
<i>Other Offense</i>	45	37	↓18%	52
<i>Weapons Violation</i>	42	50	↑19%	33
<i>Criminal Mischief</i>	45	42	↓7%	34
<i>Sex Offense</i>	25	42	↑68%	28
<i>Auto Theft</i>	32	34	↓6%	21
<i>Fraud / Forgery</i>	23	17	↓26%	18
<i>Robbery</i>	28	28	0%	2
<i>Traffic</i>	25	15	↓40%	15
<i>Runaway / Missing Person</i>	9	19	↑111%	15

Communication Center

The Grand Junction Regional Communication Center (GJRCC) is utilized for dispatch services. Dispatch charges member agencies a cost-per-call fee. For dispatch calls related to “homeless,” the city paid approximately \$84,200 in 2022 and \$75,000 in 2023, utilizing \$40 for the average per-call amount. For 2024, GJPD estimates that \$47,640 was spent up until August 2024. These costs are represented in Figure 3.5.

**Figure 3.5 - Dispatch Service Costs for GJPD**

<i>Calls for Service (# of calls x \$40/call)</i>	2022	2023	2024 (through Aug 2024)
<b>Total</b>	<b>\$84,200</b>	<b>\$75,000</b>	<b>\$47,640</b>



Clean Up and Abandoned RV Services

Each year, GJPD-addresses abandoned property and refuse left in encampments and on public property. As represented in Figure 3.6, for 2022, the GJPD removed over 22.38 tons of trash, which went to the landfill, costing \$116,225.98. In 2023, that number increased to 32.66 tons, costing \$116,225.98. And, through August 2024, the GJPD has removed approximately 21.93 tons, costing \$61,690. Figures do not include cleanup of abandoned property in parks or from streets.

It is unlawful for any vehicle to be left on a public roadway for a period of longer than 72 hours. These vehicles include RVs, travel trailers, and cars, some of which are unsafe, leaking waste, or inoperable. These vehicles are towed and stored. If the vehicle is unclaimed, the City becomes responsible for the tow and dismantling costs of destruction. For 2023, \$29,956.02 was spent on removing and dismantling abandoned RVs. In 2024, the cost-to-date is \$40,602.30 out of a total budget of \$150,000 for both line items. Figure 3.6 details the costs associated with these services.

**Figure 3.6– GJPD Costs Associated with Abandoned Property and RVs**

	<b>Total Weight of Trash to Landfill</b>	<b>2022</b>	<b>2023</b>	<b>2024 Actual (through August 2024)</b>	<b>2024 Budgeted</b>
Trash to Landfill	76.97 tons		\$116,225.98	\$61,690	
RV Removal	n/a	n/a	\$29,956.02	\$40,602.30	\$150,000
<b>Total</b>		<b>\$148,890</b>	<b>\$146,182</b>	<b>\$102,292.30</b>	

Travelers Aid Fund

The GJPD's Travelers Aid Fund is designed to assist individuals stranded in Grand Junction, a regional center along a major interstate. While Grand Junction does not bus or send people out of the community as a standard practice, the fund can assist when a verified support mechanism—such as housing, a job, family, or a program like drug treatment or mental health inpatient care—exists in another community within the state or country. Assistance is typically offered by purchasing bus or train tickets to facilitate the individual or household’s travel. As represented in Figure 3.7 GJPD Costs for Traveler’s Aid, in 2022, approximately 34 individuals or families were assisted through the Travelers Aid Fund, totaling \$3,800 in costs. In 2023, the fund supported approximately 45 individuals or families, totaling \$12,200. As of August 2024, 25 individuals or households have been funded, amounting to \$4,990 in costs, representing 33 percent of the 2024 budgeted allocation of \$15,000.

**Figure 3.7– GJPD Costs for Traveler’s Aid**

	<b>2022</b>	<b>2023</b>	<b>2024 (through August)</b>	<b>2024 Budgeted</b>
Number of Individuals/Households	34	45	25	
Bus, Train or other ticket(s)	\$3,800	\$12,200	\$4,990	\$15,000

## Municipal Courts

Municipal courts often offer a variety of community service opportunities as part of their restorative justice programs, benefiting both the community and the individuals involved. These opportunities may include volunteer or community service opportunities through the local community. City staff have collaborated with the City of Grand Junction Municipal Courts and Community Resource Officers (CROs) to provide referrals to housing and supportive services as an alternative to fees associated with trespassing tickets.

For each arrest and summons generated by the Police Department, there are significant associated municipal court costs. Municipal court data is unavailable in a format that allows for a per-case cost analysis. The time spent on each case by judges, attorneys, and court clerks is not tracked. Similar to law enforcement, some cases are routine, while others require a significant time commitment. Additionally, cases are not tracked based on whether the individuals involved are housed or unhoused. The court's best information is based on violation codes (e.g., theft, indecent exposure/urinating in public), but these offenses are committed by both housed and unhoused individuals.

## Fire Department

The Grand Junction Fire Department (GJFD) plays a critical role in ensuring the safety and well-being of our community, particularly for unhoused individuals who are more vulnerable to health emergencies and safety risks. Unhoused individuals often face increased medical needs due to factors like limited access to healthcare and inadequate shelter, leading to frequent emergency calls for complications from chronic illnesses, substance abuse, mental health crises, and exposure-related conditions. By providing timely and effective emergency response, the fire department helps mitigate the impact of emergencies on these vulnerable populations, ensuring everyone in the community receives the support they need in times of crisis.

### EMS/Fire Service Funding

The GJFD budget is primarily funded through the General Fund, the 0.75 percent Sales Tax CIP Fund, and the 0.5 percent First Responder Tax Fund. Of those funds, it is estimated that approximately \$205,458.88 in 2023 and \$204,596.68 in 2024 provided services and resources to individuals experiencing houselessness. Figure 4.1 provides an overview of the entire GJFD dedicated to these expenses, with more detailed information on specific costs provided below.

<b>Figure 4.1 GJFD Summary of Costs Related to Unhoused Individuals and Services</b>		
<b>EXPENSE</b>	<b>2023</b>	<b>2024 (Projected)</b>
EMS Personnel & Dispatch	\$190,875.45	\$187,248.86
Fire Personnel & Dispatch	\$14,583.43	\$17,347.82
<b>Total</b>	<b>\$205,458.88</b>	<b>\$204,596.68</b>

Figure 4.2 provides personnel cost estimates for both EMS that attribute seven percent of their time to serving the unhoused and Fire Crews that attribute an average of six full time equivalent (FTEs) to support unhoused individuals. These estimates are based on the average number of crew members and dispatch support typically responding to calls, using the average time spent on a call to determine the total average cost per call. Data for 2024 currently covers only January through June. A projection for the remaining six months is included based on these figures; however, it should not be assumed that the call volume will remain consistent.

**Figure 4.2 Estimated Cost For Providing Both Ems & Fire Support To Unhoused Individuals**

Year	Total Call for Service	EMS Calls for PEH (7% of Total)	Average Time on Call	Firefighter Costs (6 average total)	Dispatch Costs per Call	Total Cost per Call
<b>Ems Personnel Costs</b>						
2023	17,025	1192	0.68	\$157,053.58	\$33,821.87	\$190,875.45
2024 (Jan-June)	8636	605	.063	\$73,808.26	\$19,816.17	\$93.624.43
2024 – Projection (July-December)				\$73,808.26	\$19,816.17	\$93.624.43
<b>TOTAL</b>				<b>\$304,670.11</b>	<b>\$73,454.20</b>	<b>\$378,124.31</b>
<b>Fire Personnel Costs</b>						
2023	624	130	0.65	\$10,899.93	\$3,683.50	\$14,583.43
2024 (Jan-June)	317	67	0.75	\$6481.35	\$2192.56	\$8673.91
2024 – Projection (July-Dec)				\$6481.35	\$2192.56	\$8673.91
<b>TOTAL</b>				<b>\$23,862.63</b>	<b>\$8068.61</b>	<b>\$31,931.25</b>

EMS/Fire Services

The Grand Junction Fire Department can track incidents, including EMS Call types for service, Fire Call Types for service, and the average time spent on calls involving individuals who self-identify as houseless. Overall, the demand for EMS and Fire services in this population addresses health and safety, ensuring timely and effective emergency response and connecting them to supportive services to help mitigate future emergencies.

Figure 4.3 demonstrates the time commitment of EMS and Fire department services to the population of people experiencing homelessness (PEH). For EMS services, while there was a slight increase in the length of the average time per call, there was a total decrease of time spent on calls by approximately 4.19 percent, indicating fewer calls, less complicated calls, or more efficiency in care. For Fire services, there was a slight increase in average time per call and the monthly average increased by 22 percent, which may indicate that more services are provided to individuals and/or that the situations require more time.

**Figure 4.3-Time Commitment of EMS & Fire Services for Unhoused Individuals**

EMS Services	2023	2024 (thru June)
Average Time Per Call	41 min 14 sec	39 min 10 sec
Total Time Spent on Calls	824 hrs, 33 min, 41 sec	395 hrs, 0 min, 9 sec
Average Monthly Time Per Call	68 hrs, 42 min, 48 sec	65 hrs 50 min
<b>Fire Services</b>		
Average time per call	38 min 32 sec	45 min 33 sec
Total time spent on calls	83 hrs, 29 min, 37 sec	50 hrs, 51 min, 54 sec
Average monthly time per call	6 hrs 57 min	8 hrs 29 min

The data could vary due to several factors, including changes in call volume, efficiency improvements, or variations in the nature of the incidents. Addressing the needs of unhoused individuals continues to place a demand on emergency services, highlighting the importance of targeted interventions and support systems.

As shown in Figure 4.4, which outlines the complete list of EMS call types for unhoused individuals, the most common reasons for EMS service calls in 2023 and 2024 were related to sick persons, followed by breathing problems, unconsciousness or fainting, and unknown problems/persons down. While there is some variation in the types of calls each year, the EMS data shows an average of approximately 100 calls per service per month, accounting for about 7 percent of all calls in 2023. In 2024, the average monthly calls per service is around 101, also making up approximately 7 percent of total call volume, indicating that the call volume has remained steady between the two years. 2024 EMS: 8,636 (Unhoused caused 7 percent of EMS call volume),

**Figure 4.4 –EMS Call Types For Unhoused Complaints**

<b>Complaint</b>	<b>2023</b>	<b>2024 (THRU JUNE)</b>
Sick Person	322	163
Breathing Problem	114	48
Unconscious/Fainting/Near-Fainting	80	36
Unknown Problem/Person Down	78	31
Chest Pain (Non-Traumatic)	63	29
Convulsions/Seizure	61	36
Psychiatric Problem/Abnormal Behavior/Suicide Attempt	51	31
Falls	51	25
Assault	43	25
No Other Appropriate Choice	37	29
Hemorrhage/Laceration	36	13
Overdose/Poisoning/Ingestion	34	24
Traumatic Injury	33	18
Back Pain (Non-Traumatic)	27	12
Abdominal Pain/Problems	27	19
Heat/Cold Exposure	27	12
Traffic/Transportation Incident	24	4
Stroke/CVA	13	7
Transfer/Interfacility/Palliative Care	13	6
Well Person Check	9	5
Cardiac Arrest/Death	9	5
Headache	9	5
Heart Problems/AICD	9	4
Diabetic Problem	8	9
Allergic Reaction/Stings	7	4
Burns/Explosion	4	1
Eye Problem/Injury	2	1
Stab/Gunshot Wound/Penetrating Trauma	2	1
Automated Crash Notification	0	1

Animal Bite	2	1
Carbon Monoxide/Hazmat/Inhalation/CBRN	2	0
Pregnancy/Childbirth/Miscarriage	1	2
Standby	1	0
Drowning/Diving/Scuba Accident	1	0
<b>Total</b>	<b>1200</b>	<b>607</b>

Fire Support

The City of Grand Junction Fire Department plays a crucial role in public safety by responding to a wide range of fire incidents, including those involving the unhoused population. In 2024, the department responded to 317 total fires, with 21.1 percent related to unhoused individuals, spending an average of 45 minutes and 33 seconds per call. Despite a decrease in the overall number of fires from 624 in 2023 to 317 in 2024, the proportion of fires involving the unhoused population slightly increased from 20.8 percent to 21.1 percent. Figure 4.5 provides an overview of the most common types of fire-related calls involving the unhoused and indicates that the most frequent reasons for Fire Service intervention fires related to brush or brush mixture fires, outside rubbish fires, trash or waste fires, unauthorized fires, and smoke scares.

Fire Classification	2023	2024 (THRU JUNE)
Attempted Burning, Illegal Action, Other	3	1
Gas Leak (Natural Gas or LPG)	1	0
Brush or Brush-And-Grass Mixture Fire	18	15
Dispatched And Cancelled En Route	0	2
Dumpster Or Other Outside Trash Receptacle Fire	1	0
False Alarm or False Call, Other	1	0
Hazmat Release Investigation W/No Hazmat	1	0
Fire In Motor Home, Camper, Recreational Vehicle	1	0
Forest, Woods or Wildland Fire	3	1
Camper or Recreational Vehicle (RV) Fire	3	0
Gasoline or Other Flammable Liquid Spill	1	0
Grass Fire	5	2
Fire In Portable Building, Fixed Location	1	0
Cooking Fire, Confined To Container	9	5
Building Fire	3	2
Outside Equipment Fire	0	1
Outside Rubbish Fire, Other	3	0
Outside Rubbish, Trash or Waste Fire	23	11
Outside Storage Fire	1	1
Passenger Vehicle Fire	3	1
Prescribed Fire	1	0
Road Freight or Transport Vehicle Fire	1	0
Smoke From Barbecue, Tar Kettle	3	1
Smoke Scare, Odor Of Smoke	12	10

Special Outside Fire, Other	1	0
Steam, Vapor, Fog or Dust Thought To Be Smoke	1	0
Trash Or Rubbish Fire, Contained	3	0
Unauthorized Burning	27	14
<b>Total</b>	<b>130</b>	<b>67</b>

#### Fire Mitigation Efforts

Fire mitigation along the river is critical to reduce wildfire risk. In 2023 and 2024 fire mitigation was completed across 133 acres of the river corridor. This effort involved analyzing vegetation and fire history data and coordinating with the Parks and Recreation Department to design prescriptive vegetation removal and treatment. Fire mitigation typically displaces unhoused individuals in encampments along the river; however, GJFD worked closely with GJPD’s Community Resource Unit, the Housing Division, Neighbor 2 Neighbor team, and Parks and Recreation to provide extended notice, outreach, and connections to local housing opportunities and services for those affected. In 2024, three treated areas, funded by state and federal grants, experienced positive outcomes and reduced potential fire behavior due to the mitigation.

### General Services

General Services provides a supporting role in many city projects, including special project and construction assistance and also manages many of the City’s enterprises including solid waste.

While the department does not directly provide services specific to the unhoused population, the General Services department contributed significantly to Homeward Bound during the rapid construction of the Resource Center. The project was completed in approximately six weeks, from the initial funding request to opening. Due to the expedited timeline and the need for City staff involvement in construction and plan reviews, the General Services team provided essential support, including the general contractor's assistance with city property and site finalization. The estimated cost for the construction team's time, vehicle use, and materials is \$8,973.66. Figure 5.1 below summarizes the total expenses from General Services.

<b>EXPENSE</b>	<b>2023</b>	<b>2024</b>
<b>General Services Personnel</b>		\$1,978.36
Construction Team 47.25 HOURS @ \$41.87/HR		
Project Team 6.5 STAFF AT 10 HRS.		\$2,295.65
<b>General Services Vehicle Use</b>		\$1,029.25
44.75 Hours @ \$23.00/Hr		
<b>Materials Costs</b>		\$3670.40
Dumpsters		\$20,382
Vehicle Donation (In-Kind)		\$4,500
<b>Total</b>		<b>\$32,826.41</b>

#### Dumpsters

Providing dumpsters and sanitation services is essential for maintaining public health and cleanliness, particularly for unhoused individuals who often lack access to adequate waste disposal options. Proper

sanitation reduces health risks associated with improper waste management, such as the spread of diseases and contamination of the environment. It also mitigates the accumulation of garbage and litter from encampments, which can be costly to manage and clean up. By offering dumpsters at key locations throughout the City supports personal responsibility among unhoused individuals, many of whom engage with community groups that provide education and incentives for responsible waste disposal in exchange for basic needs like meals and blankets. These efforts help reduce the environmental and economic impact of encampments and extended stays in public spaces. A combined total of \$28,326.41 has been spent on these services for 2023 and 2024, and this figure is reflected solely in the 2024 column in Figure 5.1.

#### Vehicle Donation

The City can donate older vehicles and other supplies to non-profits and other community organizations, particularly as these items reach the end of their useful life within the City's fleet. In 2024, in response to a request from Homeward Bound, an older model minivan from the City's fleet was donated to support their transportation needs. This donation has enabled Homeward Bound to provide daily transportation between their North Avenue shelter, other local housing providers, and the Resource Center. Over the first six months of operation, Homeward Bound's transportation service logged a total of 2,773 trips. The minivan is estimated to be worth approximately \$4,500, which is included in Figure 5.1 as an in-kind donation.

<b>Grand Junction Total Estimated Costs Associated with the Unhoused</b>		
<b>EXPENSE</b>	<b>2023</b>	<b>2024 (Budgeted)</b>
<b>CITY COUNCIL</b>		
ARPA & Non-Profit Funding	\$3,573,091	\$330,700
<b>HOUSING</b>		
Housing Personnel & Operations	\$285,463.30	\$272,234.80
Capital – Unhoused Projects	\$3,663,108	\$1,060,317
Interim Housing Code		\$27,407
<b>PARKS &amp; RECREATION</b>		
Contract Services	\$137,128	\$182,158
Vandalism & Restrooms	\$400,977	\$265,560
<b>GJPD</b>		
GJPD Personnel	\$163,500	\$163,500
Dispatch	\$75,000	\$47,460
Clean Up & RV	\$146,182	\$150,000
Traveler’s Aid	\$12,200	\$15,000
<b>GJFD</b>		
EMS Personnel & Dispatch	\$190,875.45	\$187,248.86
Fire Personnel Dispatch	\$14,583.43	\$17,347.82
<b>GENERAL SERVICES</b>		
General Services Personnel		\$4274.01
General Services Vehicle Use		\$1,029.25
Materials Costs		\$3670.40
Dumpsters		\$20,382
Vehicle Donation (In-Kind)		\$4500
<b>TOTAL</b>	<b>\$ 8,662,108</b>	<b>\$2,752,789</b>



# Quarter 2 Report for the Resource Center

## Resource Center Overview and Vision

Recognizing this growing need, community leaders in Grand Junction have been dedicated to making an immediate and meaningful impact. Their vision was to create a space where individuals could find not only a safe place during the day but also access to the services and resources that could lead them toward permanent supportive services and housing.

This vision materialized through a collaborative effort between the City of Grand Junction, United Way of Mesa County, and HomewardBound of the Grand Valley. Together, they developed the Resource Center—a true community hub where local nonprofits, service providers, and faith-based organizations come together to reach those who need help the most. The success of this partnership is evident in the overwhelming positive response from both the guests and the broader community, showcasing the power of collaboration in addressing critical community needs.

The Resource Center was brought to life in just five weeks and has now been open for six months, during which time it has seen a significant increase in usage and made a meaningful impact on local individuals. More people are accessing vital community resources, and the facility has become an essential part of the support network for those in need. This second quarterly report will highlight both the successes, and the ongoing challenges faced by the Resource Center and how they are being actively addressed by the dedicated teams at HomewardBound and United Way of Mesa County, who are committed to ensuring the center's continued success by adapting and refining their approaches to meet the evolving needs of the community.

## Financial Reports

The Annual Budget overview is provided below in Figure 1.1. In the initial request to the City of Grand Junction, HomewardBound of the Grand Valley estimated the project cost at

approximately \$773,176. However, due to the compressed timeline, supply shortages, and increased costs for the rapid deployment of construction and utility workers, additional capital expenses were required, bringing the total cost to approximately \$794,676. Toward the end of quarter one, HomewardBound

made an additional capital request of \$40,787 to fund essential health and safety measures for

**Figure 1.1 - Resource Center Annual Budget 2024**

Annual Budget	Requested	Spent to Date
Capital Budget	\$835,463*	\$830,463
Start Up Costs	\$109,490	\$109,490
Operational Costs	\$368,600	\$184,300
<b>TOTAL</b>	<b>\$1,313,553</b>	<b>\$1,124,253</b>

*\*includes additional funding request in April 2024*

staff and guests. This included the installation of additional security cameras, phone lines, privacy curtains, a handwashing station for the nurse, and window tinting to reduce sun and heat exposure within the building. Further requests were made for coverage of the sewer tap fee, computer supplies, and professional training on managing and maintaining the building's canvas structure in the event of high winds or heavy snow.

As temperatures rose during the second quarter, it became clear that the three air-handling units purchased would not adequately cool the building when at capacity. To address this issue, HomewardBound approached the Western Colorado Community Foundation and received a \$9,000 grant to purchase additional cooling units for the facility which will be included in the 3<sup>rd</sup> Quarter Financial Reporting. As we continue through the peak summer heat, additional units may still be necessary.

**Operational Budget.** Figure 1.2 below outlines the operational budget to date. In the second quarter, the largest budget item remains salaries, particularly due to overtime and the increased administrative demands of the Resource Center. While utilities are currently under budget, they are expected to rise in the third quarter due to increased cooling costs. Although supplies have consistently been under budget, this is likely due in part to programmatic needs and is expected to increase as the center's utilization grows. At present, the overages in staffing costs are being offset by the lower expenses in supplies, services, and training line items.

**Figure 1.2 - Resource Center Operational Budget - 2024**

<u>Category</u>	<u>Annual</u>	<u>Q1 – Actual</u>	<u>Q-2 Actual</u>	<u>Total to Date</u>	<u>Difference</u>
Staff & Admin	\$201,600	\$53,650	\$57,156	\$110,806	(\$90,764)
Utilities – G/E	\$68,000	\$11,712	\$15,432	\$27,054	\$40,946
Trash Removal	\$4,000	\$813	\$847	\$1,660	\$2,340
Telephone/Internet	\$4,000	\$514	\$805	\$1,319	\$2,681
IT Supplies/Service	\$5,000	\$2,588	\$1,012	\$3,600	\$1,400
Facility Supplies	\$18,000	\$945	\$5,173	\$6,118	\$11,882
Facility Maintenance	\$10,000	\$2,820	\$2,597	\$5,417	\$4,583
HBGV Supplies/Misc	\$18,000	\$0	\$1,400	\$1,400	\$16,600
UWMC	\$40,000	\$10,000	\$10,000	\$20,000	\$20,000
Supplies/Admin					
<b>TOTAL</b>	<b>\$368,600</b>	<b>\$80,442</b>	<b>\$94,332</b>	<b>\$174,774</b>	<b>\$137,974 (37.8%)</b>
Quarterly Budget		\$92,150	\$92,150		
Quarterly Difference		\$11,708	(\$2,182)		\$9,526

## Staffing Update

At the inception of the operating agreement, the facility was staffed with four full-time employees – a Guest Relations Manager as well as three Guest Relations Coordinators (GRC). That staffing level remains in place today. Due to the high volume of guest interactions and services provided, additional GSC staff from the other HWB facilities rotate to the Resource Center to ensure complete coverage.

During the second quarter, the site manager was promoted to Operations Manager to overview all GRC staff at all three HWB facilities. While their principal location remains at the Resource Center, the Operations Manager, effective July 30<sup>th</sup> has promoted a GRC to Senior GRS to act as 2<sup>nd</sup> level management in his absence.

On May 6<sup>th</sup>, HBGV added a Registered Nurse (RN) to the Resource Center staff. This position was funded by the State of Colorado Transformational Grant to provide on-site services up to 25 hours per week. In the first six weeks, the RN has treated 144 patients for wound care, health questions, and other basic services. The grant also requires the RN to conduct outreach alongside the Neighbor 2 Neighbor team to parks, encampments, and other community locations. Logistics are still being discussed.

As we plan for staffing in 2025, we have identified the need for at least one additional GSC to ensure proactive service and maintain adequate support for our guests.

**Staff and Volunteer Training.** All staff training is managed off a central calendar, current training includes First Aid/CPR, de-escalation training. Due to recent staff turnover, we expect to have all current staff fully trained by September 15, 2024.

**Staffing Challenges.** Staff turnover continues to be a significant challenge for HBGV. Like other nonprofits in the community, there is a struggle to retain staff due to limited financial resources, which results in lower salaries and fewer benefits compared to the private sector. Additionally, the demanding nature of the work, leads to burnout, and makes it difficult to maintain a stable workforce over time. Overall, HBGV and United Way staff work effectively with clients and partner agencies; however, the challenging nature of the work, coupled with rising negativity from the community and the Resource Center surrounding the unhoused population, has impacted staff morale. HBGV believes that by adding the SER volunteers and the new nursing staff that some of these concerns may be relieved. Additionally, HBGV has worked to address this by increasing staff wages from \$15.00 per hour to \$17.50 per hour and have added additional benefits to the employee benefits package to increase retention. Based on occupancy and the high needs of the guests served, HBGV will be making a request for additional funding to support additional staffing needs to operate the resource center more efficiently and alleviate pressures of current staff to client ratios.

## Operations and Service Metrics

HomewardBound of the Grand Valley continues to be responsible for the project's design, implementation, and ongoing operations. It's goals for the Resource Center remain rooted in providing a safe, enclosed, and supportive environment in central Grand Junction where individuals, can access essential services, counseling, and community support. The primary objectives include addressing immediate needs and facilitating a pathway toward permanent housing through service provision and collaboration with other partners, community engagement and trust building, service council support, and a bridge to comprehensive solutions. The second quarter metrics as outlined helps to evaluate these efforts, providing insights into the ongoing challenges and successes as the Resource Center works toward its mission of creating a safe, community-based solution for those in need.

**Daily Utilization.** The Resource Center continues to operate 7 days a week between the hours of 7:30 am and 5:30 pm and maintains its status as a “low barrier” shelter meaning that no identification is required for entry. Figure 2.1 outlines the average number of individuals accessing the facilities daily, the total number of intakes or check-ins to the facility, and the

### 2.1 Average Daily Guest Attendance & Check Ins

Month	Average Daily Guest Attendance	Monthly Total Daily Site Check-Ins	Monthly Unduplicated Individuals* T
April	116	3480	331
May	90	2790	265
June	100	3000	285

estimated unduplicated individuals served. Each guest is “checked in” once per day

even if they leave and re-enter the facility. However, based on industry standards, between 8-12% are utilized for unduplicated calculations. For our calculations, we are utilizing 9.5% rate to calculate unduplicated individuals.

**Policies and Procedures.** Overall, the Resource Center has maintained the same policies and procedures that were including in the quarter one report. Guests, volunteers, and service providers are provided guidelines to ensure that communication and expectations are clearly defined. As of August 20, 2024, 144 individuals have received and signed participant agreements.

Currently, the pet policy includes that pet be leashed and in the process of being vaccinated. However, due to the increase of dogs present in the facility, the Resource Center is working to acquire several kennels and intends to change the policy to require all dogs to be kenneled while their human friends access the Resource Center.

**Service Provision and Collaboration.** As the operational entity, HBGV is committed to providing ongoing referrals and resources to services. GSCs provide basic referrals and resources and

provide transportation at the close of each day to local overnight shelters. In addition to GSC's, Homeward Bound provides fully trained Family Navigators and Case Managers that aid guests in more specific resources and referrals and help guests with transportation to/from doctor appointments, other service agencies, employment opportunities, etc.

The Resource Center aims to offer a wide range of services through a collaborative effort led by HomewardBound of the Grand Valley (HBGV) and United Way of Mesa County. These two entities continue to recruit and encourage participation of the Resource Center facility to other local service providers, community groups, and faith organizations that work to provide access to meals, services, and support. A calendar of these resources and times of participation is attached.

Current partnership with other agencies include Mutual Aid Partners (MAP), Barkley's Hope and Royce Hurst Humane Society (Pet services), Rocky Mountain Health Plans (medical/Medicaid/Medicare case managers), D51 Reach Program (homeless youth), Loving Beyond Understanding (support for LGBTQIA+ individuals), LEAP (energy assistance program), 211 (call in resource and referral), Grand Valley Connects (Mesa County public health case manager/navigation services), Veteran Affairs, People Ready (employment organization), Colorado Health Network (health supplies and education), Foster Alumni Mentors (foster child support), Solidarity Not Charity (SNC) (community meals, haircuts, supplies, etc), Life Recovery Programs (drug/alcohol support groups, peer services), Neighbor 2 Neighbor (City outreach and referral team), and Karis (youth homeless support and housing). Currently, meals are being provided by SNC, Connections Church, Pastor Pinky, First United Methodist Church, Light in the Darkness (church), St. Joseph's Church, and Puerta de Esperanza.

During the second quarter, the HBGV Family Navigator worked directly with 74 unduplicated individuals, transported 39 individuals to referral appointments with other agencies, and provided case management or referral services to 109 unduplicated individuals.

HomewardBound provides data in the aggregate and cannot provide detailed information about specific referrals and services rendered through the case managers, nurses, or individual interactions. Since no names are collected, services are calculated on a by service basis and are not considered unduplicated. Figure 2.2 provides details on the total of different services and check-ins provided for those services. Figures are calculated for the quarter and in the aggregate for the full six months (January – June) the Resource Center has been in operation. Each service provider, case manager or service received through the Resource Center may check in someone at that time, for that reason – guests may receive multiple “services” at one visit and services are not necessarily one person = one service.

**Figure 2.2 Resource Center Services & Check In**

<i>Services</i>	<b>2<sup>nd</sup> Quarter Services/Check-Ins</b>	<b>TOTAL Services/Check-Ins Jan – June 2024</b>
<i>Family Navigation – HBGV</i>	74	99
<i>Transportation to Appt – HBGV</i>	39	Services added March 2024
<i>Nursing Services - HBGV</i>	144 patients	Service added May of 2024
<i>Case Management/Referrals-HBGV</i>	109	143
<i>Health Services/Referrals-Rocky Mountain Health Plans</i>	34	Services added 2 <sup>nd</sup> Qtr
<i>REACH Program – D51</i>	1 Family	Services added 2 <sup>nd</sup> Qtr
<i>Meals Provided</i>	3100	5,315
<i>Showers</i>	2820	4,040
<i>Food &amp; Supplies – Mutual Aid</i>	2163 individuals	5,336
<i>Partners</i>	738 Sack lunches	1038
<i>Transportation To/From Overnight Shelters</i>	2450	2,773
<i>Other Referrals &amp; Resources</i>	495 individuals	
<i>Additional Services: Health Care Referrals, Hair Cuts, Pet Vaccinations, etc.</i>	375	505
<i>Total Service Check-In</i>	12,762	15,894
<i>Total Services to Date</i>		33,661

**Service Council.** The Service Council consisting of business representatives, service providers, and partner organizations meet bi-monthly to help with creating policy, identifying community providers, and allowing a space to work through future needs or issues that may arise. Currently, meetings are held on the 1<sup>st</sup> & 3<sup>rd</sup> Fridays of the month. In the second quarter, meetings were held on April 5<sup>th</sup> and 19<sup>th</sup>, May 3, 17<sup>th</sup>, and 31<sup>st</sup> and June 21<sup>st</sup>. Participating organizations included staff from HBGV, City of Grand Junction, Moon Mountain Gems, MAP, United Way of Mesa County, Veteran’s Affairs, and SNC. This quarter the Colorado Health Network was added as a participating agency.

While the Service Council has operated with an ad-hoc approach to membership, United Way staff will be working in the coming months to formalize policies and procedures. This will

include defining the role and purpose of the council, as well as establishing guidelines for participation, removal, and further defining expectations.

Topics that the Service Council regularly discusses community concerns, recruitment of service providers, guest concerns including conduct and/or behavior, community presentations on services, educational sessions on topics such as harm reduction, facility issues, operational suggestions, success story share out, and overall updates.

### Facilities Reporting

The Resource Center is currently located at 261 Ute Ave and has a lease agreement through April 2026. The Resource Center is currently hosted in a temporary event structure pavilion. As a temporary structure, the pavilion, itself is in good condition. However, it continues to see some challenges with the extensive daily use of the site. In the second quarter, due to the lot's slope and drop in elevation, it was necessary to tighten and repair the flooring. The same firm that installed the floors performed the repairs at no additional cost to the project. However, ongoing floor maintenance will be required over the next 18 months to ensure that guest safety, compliance with ADA standards and that the floor is able to maintain its integrity. Other maintenance this quarter included releveling and raising the shower trailer.

Additionally, concerns remain about the facility's doors due to heavy and rough use. Negotiations are currently underway with the vendor, Liri Tents, regarding possible replacements or repairs.

The building continues to experience cooling issues during periods of high heat. Funding was obtained from WCCF to purchase additional portable cooling units for the site. However, it has been identified that fans would greatly improve circulation of the cooling units. HBGV is preparing to make a funding request to the City and other sources for fans and installation in the third quarter.

Another concern that will need to be addressed in the future is installation of a larger sink in the employee area. While the current handwashing sink meets health department requirements, it is not adequate for the facility's needs.

### Health and Safety Metrics

During the first quarter, the Mesa County Health Department raised concerns with Homeward Bound regarding the types and frequency of food served at the Resource Center, especially concerning the prepared food from Mutual Aid Partner's Tuesday Distribution events. Following discussions, it was concluded that no significant issues existed. Nevertheless, the department recommended obtaining a retail food license to preempt any potential issues. In response,



Homeward Bound staff opted to apply for the license to ensure adherence to food and sanitation practices by volunteer groups providing meals.

**Emergency Calls.** Any organization serving the unhoused population are likely to experience a higher than average rate of emergency and public safety calls due to the increased medical, health, and other concerns associated with this demographic. Studies indicate that individuals experiencing homelessness are at a significantly higher risk for acute health issues and emergencies, with estimates suggesting up to 40% of this population faces chronic health conditions compared to 17% in the general population. Limited access to preventive medicine and regular healthcare appointments exacerbates these issues.

The recent addition of a registered nurse at the Resource Center, who assists with medication management, scheduling doctor appointments, and providing real-time health assessments, is expected to address and potentially reduce some of the minor health concerns, leading to fewer emergency calls and improved overall well-being for the center's guests.

During the second quarter, there were 13 emergency calls for service, including incidents involving guests experiencing seizures, breathing complications, body pains, and withdrawal symptoms. One client was transported by ambulance; however, due to HIPAA regulations, HBGV staff do not receive notifications regarding the outcomes or results of these calls.

During the quarter, the Resource Center received 35 public safety calls requesting service or support from the Grand Junction Police Department. Many of these calls were made by community members or business owners rather than Resource Center staff. The validity of these calls varies, and some requests for police intervention may stem from misunderstandings or mis-assessments by the caller. When police arrive, the situation may either resolve on its own or require no further action. Figure 3.1 provides the list of calls and follow-up provided.

After further research of these calls, of the 35 calls during the quarter, only 6 were generated by Resource Center staff. All concerns were addressed and the individuals were revoked privileges or trespassed for some time. All other calls were guest generated, some from within the Resource Center, some from other nearby locations and outcomes are unknown.

**Figure 3.1 Resource Center Calls for Service or Support from GJPD**

<b>Category of Call</b>	<b>No. of Calls</b>	<b>Disposition or Follow Up</b>
<i>Follow-UP</i>	9	Information on previous incidents
<i>Trespassing</i>	6	Loss of privilege
<i>Code 5 (Mental Health)</i>	2	
<i>Assault in Progress</i>	4	Guests were removed from facility
<i>Verbal Assault</i>	2	De-escalation and/or Removal from Facility
<i>Code 6 (Warrant)</i>	3	
<i>Drugs</i>	3	If concerns were valid, guests were removed from facility
<i>Traffic Assist</i>	2	Issue Resolved
<i>Motorist Assist</i>	2	Issue Resolved
<i>Suspicious Activity</i>	2	Unknown
<i>Auto Theft in Progress</i>	1	
<i>Threat in Progress</i>	2	Removal from Facility
<i>Threat of Suicide</i>	1	
<i>Theft</i>	1	
<i>Welfare Theft</i>	2	
<i>Theft in Progress</i>	1	
<i>Burglary in Progress</i>	2	
<i>Harassment</i>	1	
<i>Animal Issue</i>	1	
<i>Fight</i>	1	
<b>Total</b>	<b>35</b>	

The Resource Center is committed to addressing all concerns with diligence, ensuring that issues are managed effectively and fostering a safe, supportive environment. To enhance proactive measures, the Resource Center Operations Manager and HBGV leadership have started meeting monthly with Community Resource Officers (CROs) to resolve issues, explore solutions, and ensure effective collaboration. To build goodwill, CROs are now visiting the Resource Center more frequently to establish non-emergency relationships with the unhoused population, positioning themselves as resources rather than enforcers.

### Community Concerns

Community concerns regarding issues outside the Resource Center perimeter have risen, with approximately 25 calls per week about alleged drug dealing, loitering, and individuals obstructing sidewalks or occupying public right-of-ways. While these concerns are valid, Homeward Bound staff have limited ability to address off-site issues. Additionally, the Grand

Junction Police Department (GJPD) faces constraints under state laws, particularly in addressing loitering in public spaces, and can only take action if crimes are observed in progress.

Homeward Bound is actively collaborating with local business owners and Grand Valley Coalition for the Homeless (GVCO) day center staff to address these issues. United Way of Mesa County is facilitating a working session to develop collaborative solutions that satisfy all parties involved.

To further address these challenges, the Resource Center is exploring a security program with Hydra Security, which would provide patrols around the center and its immediate neighborhood. The estimated cost for this service ranges from \$9,700 to \$10,700 per month, with ongoing discussions with the city and Downtown Development Authority (DDA). The Resource Center remains dedicated to implementing solutions that enhance community safety and well-being.

### Success Stories

When recent park rule changes at Desert Vista Park, which now prohibit tents, impacted unhoused individuals, a notable success story emerged thanks to collaborative efforts from various teams. The Resource Center, including HBGV Outreach, MAP, and the City of Grand Junction's Neighbor to Neighbor program, stepped in to assist the affected community members.

The team effectively supported the transition by distributing essential supplies such as water, sunscreen, totes, and carts within the park. They arranged for two individuals to receive medical assessments from the HomewardBound Nurse and completed twelve VISPDATS assessments, placing these individuals on the "By-Name" list for housing. Many of those relocated from the park to the North Ave or Family Shelter have since begun utilizing services at the Resource Center. This success story highlights the positive outcomes achieved through community collaboration and dedicated support.



**Grand Junction City Council**

**Workshop Session**

**Item #1.b.**

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**Meeting Date:** November 4, 2024

**Presented By:** John Gargas, Founder and Managing Partner of Aspire Residential, LLC

**Department:** Community Development

**Submitted By:** Tamra Allen, Community Development Director

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**Information**

**SUBJECT:**

Request for City Contribution to Liberty Apartments Project by Aspire Residential, LLC (continued)

**EXECUTIVE SUMMARY:**

Aspire Residential LLC (“Developer”), represented by John Gargas, has requested the City assist in funding a 192-unit apartment complex called Liberty Apartments located at 2651 Stacy Drive. The Developer is requesting a total contribution from the City of \$1,723,186, of which \$715,000 would purchase the land, \$625,248 would pay the project’s impact fees, and \$382,938 would go toward relocating a drainage ditch on the property.

The Council discussed this request at the August 19 workshop and requested additional information. Supplemental information was provided in two memos dated September 30, 2024 and October 17, 2024, both attached for review.

**BACKGROUND OR DETAILED INFORMATION:**

Aspire Residential LLC (“Developer”), represented by John Gargas, has requested that the City assist in funding a 192-unit apartment complex called Liberty Apartments located at 2651 Stacy Drive. The letter requesting contribution to the funding of the project is attached. The Developer is proposing to construct the units in two phases with 72 units to be completed by June 2026 and 120 units to be completed by April 2028. The Developer was originally seeking to develop the project as a Low-Income Housing Tax Credit (LIHTC) project. However, the more favorable Qualified Census Tract (QCT) designation expired (see Memo: Aspire Residential Update and Private Activity Bond Assignment of Allocation dated April 24, 2024). The Developer is now proposing the project be rent-restricted with 20 percent of the units (38) to 80 percent AMI for a period of 30 years. For comparison, recently completed projects in the City’s

rental rates and approximate AMIs are provided in the attached graphic (as of May 1, 2024).

The Developer is requesting a total contribution from the City of \$1,723,186 of which \$715,000 would purchase the land, \$625,248 would pay the project's impact fees, and \$382,938 would go toward relocating a drainage ditch on the property. The property lies within the City's Redevelopment Boundary, which, consistent with current policy, will provide a Transportation Impact Fee reduction of 50 percent per building. This will reduce the project's Transportation Impact Fee from \$590,400 to \$295,200.

The City does not have a policy to provide incentives for housing that does not meet its adopted definition of Affordable (60 percent AMI or less).

City staff has reviewed the time and materials needed to relocate the ditch as a self-performance item and does not recommend that the City take this on.

**FISCAL IMPACT:**

The developer has requested the City contribute \$1,723,186 to the project. The City has included a portion of the request in the 2025 budget for the 201 Sales Tax Fund in the amount of \$344,637. If authorized by Council, additional funding for this project would come from General Fund reserves.

**SUGGESTED ACTION:**

Discussion and direction

**Attachments**

- 1. Liberty Apartments - Aspire Letter to City\_20240715
- 2. Memo - Liberty Apartments Additional Information 10.17.2024
- 3. Aspire Funding Request Follow Up Memo 09.30.2024



John Gargasz  
Founder & Managing Partner  
Aspire Residential LLC  
21 Continental Blvd  
Merrimack, NH 03054

July 15, 2024

Andrea Phillips  
Interim City Manager  
City of Grand Junction  
250 N. 5th Street  
Grand Junction, CO 81501

Memo: Request for City of Grand Junction's contribution to Liberty Apartments project

Dear Andrea,

This memo addresses revision to our proposal for the Liberty Apartments development project at 2651 Stacy Drive. Given the time frame constraints and the complexity of a LIHTC project, we have shifted our focus to a middle-income housing project. With at least twenty percent of the total 192 units rent-restricted at 80% AMI, we are providing residents about \$300 per unit per month lower rent compared to market, and a 30-year long-term affordability.

### **Project Background**

The project contains three-story net-zero garden apartments at a premium location in Grand Junction. The 7.11-acre site is on the south side of Stacy Drive and Tracy Ann Road where they intersect with Palmer Street in the Orchard Mesa section of the City of Grand Junction, Colorado. The site has easy access to neighborhood schools, a City Market grocery store and pharmacy, and downtown Grand Junction and a local bus route that connects to other bus system routes throughout the Grand Valley.

The first 72-unit phase will have 54 one-bedroom/one-bath units and 18 two-bedroom/two-bath units as well as an exterior playground and BBQ/picnic area. The complex will eventually consist of 8 three-story buildings of 24 units each.

In terms of the building specs, each floor of each building will have 6 one-bedroom units and 2 two-bedroom units, with the two-bedroom units being the end units on each floor. The first floor is ADA compliant, ensuring accessibility for all residents. Constructed to meet ASHRAE 90.1 standards, it aligns with Passive House principles for energy efficiency. The roof is equipped with solar panels to achieve Net Zero energy status.

## **Proposal History Recap**

The rezoning to R24 got approved by the City of Grand Junction in March 2024. The initial proposal suggested utilizing 4% LIHTC with QCT incentives, with all units at or below 60% AMI. However, this faced challenges due to a tight timeframe and the expiration of QCT status, which is necessary for 4% LIHTC underwriting. Consequently, we have shifted our focus to a middle-income project serving 80% to 120% AMI tenants. If the current multi-family rental project proves infeasible then the property will likely need to be rezoned for a commercial project or a residential For Sale project as market rate rental projects have been infeasible to develop since Q1 of 2023 due to increased interest and construction costs. With commercial development or residential development at reduced density the impact fee receipts will be substantially lower.

## **Aspire Residential's Middle-Income Commitment**

Aspire proposes twenty percent (38 units) of the 192 units will be rent restricted at 80% AMI with recorded covenants, providing tenants with a substantial rent reduction of approximately \$300 per unit per month compared to current market rental rates. Moreover, all units are bound by rent restrictions set at or below 120% of the AMI, ensuring accessibility to a wider range of residents. We pledge to maintain this affordability for the long term, with a 30-year commitment.

## **Ask for City's Contribution**

Despite fully utilizing all available capital sources, we still require the city's contribution to make the project financially viable for equity investors while maintaining debt covenants. We kindly ask the following support to close the financing gap:

- \$715,000 Land Contribution
- \$625,248 Impact Fee Waiver (\$234,468 for phase I and \$390,780 for phase II, spreadsheet attached)
- \$382,938 towards piping and relocation of the Drainage Ditch that is owned by the City of Grand Junction

The total contribution is \$1,723,186 or \$45,347 per 80% AMI unit. It consists of about 3% of the overall development budget. Aside from the request above, there is a very substantial \$947,200 Ute Water tap fee that has NOT been included in the request.

## **Proposed Timeline**

August 2024 – City's intention of support  
December 2024 – Site review and approval  
March 2025 – Phase I gap financing and grants secured  
April 2025 – Phase I all financing source secured  
May 2025 – Final permit received, phase I construction starts  
June 2026 – Phase I all 72 units put in service  
January 2027 – Phase II construction starts  
April 2028 – Phase II all 120 units put in service

## **Notional Capital Partners**

In response to the current market conditions, the project intends to leverage statewide concessionary debt to address the funding gap. Prospective subordinate debt sources include the Transformational Housing Loan Fund (THLF) from Colorado Department of Local Affairs (DOLA), and the Colorado Clean Energy Fund (CCEF). Regarding the equity investors, MSquared, a New York-based female-led real estate impact fund focusing on middle-income housing, has expressed strong interest in Aspire's net-zero, workforce housing projects. Additionally,

the founder and managing partner of Aspire Residential, John Gargas, plans to participate in a portion of the equity stack to demonstrate our commitment.

We are confident that with the city's support, we can pioneer an exemplary net-zero project for Grand Junction. This endeavor will play a vital role in mitigating the prevailing housing shortage, offering residents with high-quality, affordable, and energy-efficient housing. Thank you!

Regards,

John Gargas  
Founder & Managing Partner  
Aspire Residential





## John Gargasz Background

John Gargasz, age 55, is a serial tech entrepreneur and real estate professional. In the tech realm, John has served as engineer, general manager, managing director, investor and board member across a variety of business verticals including defense technology, Internet of Things (IOT) wireless networks, advanced materials, clean energy and robotics automation. He also cofounded 10X Ventures, a seed stage tech angel fund.

Mr. Gargasz's real estate experience includes development, infrastructure and construction of single-family homes, as well as multifamily and SFH distressed asset acquisition and as a limited partner in various multifamily projects. Since 2022, Mr Gargasz has researched cost effective, net zero, sustainable building design and operations to develop the Aspire Residential business model. Mr. Gargasz holds a B.S. in Mechanical Engineering from the University of Colorado Boulder (CU), completed 1 year of Environmental Engineering graduate studies at CU and completed the MIT Sloan School Greater Boston Executive Program. He resides in the Boston area with his wife Laura. They are the parents of two grown children. Mr Gargasz supports various charitable causes and served as a past chair of the Entrepreneurs Foundation of New Hampshire (non-profit) and currently serves on the STEM Advisory Committee at The Derryfield School.

## Real Estate Track Record

- Marion Creek Partners. Mr Gargasz led a small fund to acquire 50 homes in the Kissimmee, Florida area in 2009-2010. The homes were managed as rentals for a number of years and then sold off.
- Winter Garden Realty. In 2010, Mr Gargasz led the acquisition of a 64-unit apartment complex in Winter Garden Florida as managing member. He managed the stabilization, renovation and rebranding of the property as Garden City Apartments. He continues to manage the property via Gargasz Property Management (GPM).
- Lilac Garden (Dover, NH), Oakgate (Gainesville, FL), The Henry (Lakeland, FL). Mr Gargasz has been/continues to be a limited partner in these value-add multifamily projects.
- Since 2013, Mr Gargasz had developed and built semi-custom homes in Southern NH including Skyview Estates (63 homes) and Eagles Nest Estates (75 units). He is currently permitting a 26 unit duplex project in Hudson NH with that is intended to be Net Zero Ready and full Net Zero homes.
- Mr Gargasz led the repositioning and lease up of 21 Continental Boulevard a 110k sq ft commercial office/R&D space in Merrimack NH.

## About Aspire

Aspire Residential is a real estate investment company committed to sustainability and affordability while ensuring profitability for our investors. Through a vertical integration approach, we develop, build, own, and operate attainable, net-zero, sustainable, healthy, and resilient multifamily communities in suburban United States. At Aspire Residential, we firmly believe that real estate investment is a long-term endeavor, and it creates enduring value for both our investors and community residents.

## Aspire Strategy

Aspire believes it can address this challenge with the following approach:

- Long term ownership to justify longer duration ROI which in turn allows for more aligned tenant/owner incentives
- Building a 'Model T but in any color' multifamily product to minimize project to project incremental expenses (engineering, architecture, construction management, property management)
- To a reasonable extent, purchase materials direct including HVAC, appliance, flooring, cabinets and fixtures to eliminate distribution channel and subcontractor mark up.
- In certain geographies, partner with general contractors to defer the fee into the limited partner ownership structure
- Intelligently integrating business systems end to end to optimize design, construction and cost of ownership
- Include utilities in the rent to generate incremental margin
- Use proven materials and software in our buildings - fast follower approach

- Leveraging federal, state and local incentives and grants to offset the higher CAPEX associated with net-zero construction
- Replicating this model across geographies to achieve benefits of scale through local partnerships

## Memorandum

**TO:** Mayor and Members of City Council

**FROM:** Andrea Phillips, Interim City Manager  
Tamra Allen, Community Development Director

**DATE:** October 17, 2024

**SUBJECT:** Aspire Residential LLC - Liberty Apartments Funding Request Follow-Up Information

---

The City received in July 2024 a request from Aspire Residential LLC (“Aspire”) represented by John Gargasz to assist in funding a 192-unit apartment complex called Liberty Apartments located at 2651 Stacy Drive. Aspire is proposing to construct the units in two phases including 72 units to be completed by June 2026 and the subsequent 120 units to be completed by April 2028. Aspire was originally seeking to develop this project as a Low-Income Housing Tax Credit (LIHTC) project, but the more favorable Qualified Census Tract designation expired (see Memo: Aspire Residential Update and Private Activity Bond Assignment of Allocation dated April 24, 2024). Aspire is now proposing the project be a housing project that would rent-restrict 20% of the units (38) to 80% AMI for a period of 30 years.

Aspire is requesting a total contribution from the City of \$1,723,186 of which \$715,000 would purchase the land, \$625,248 would pay the project’s impact fees and plant investment fees, and \$382,938 would go towards relocating a drainage ditch on the property.

The City Council discussed the request at a workshop on August 19. Council asked for supplemental information about the project financials, timeline, project feasibility if the “gap” is not funded by City, and whether the project qualifies towards the city’s Proposition 123 goal. In addition, the city was asked to consider self-performing the relocation and burying of a drainage facility on the property. Follow up information was provided in a memorandum dated September 20, 2024 (attached).

Subsequently, Staff has received a request to provide additional information on the following questions and Staff has provided responses below:

1. The relationship of the request to the existing 2024 and 2025 proposed budget.

The City Manager’s 2025 recommended budget included \$344,637 of funding for this project. This figure was derived by calculating the funding request on a per-unit basis and then providing funding for those units to be rented at 80% Area Median Income – a total of 38 units. This will leave \$1,378,549 of the request unfunded. Any additional commitment to fund this request would need to be drawn from existing general fund reserves. Staff estimates there is approximately \$12 million available in unrestricted reserves. Council could determine that it would like to fund some or all of this unfunded amount from reserves through a supplemental appropriation at a regular Council meeting.

2. Does the city have a recommendation on the request to explore self-performing the moving and piping of the drainage facility?

Aspire provided the civil engineering design for the relocation of the ditch. Per Aspire's request for the city to consider self-performing the relocation and burying, staff evaluated the request. The City's cost to perform this work is \$560,507, of which \$464,807 includes purchasing materials and renting equipment. The remaining \$95,700 is for City labor costs of the Project Team, comprised of staff in the General Services Department. Though the city may be able to accommodate this request, due to the extensive amount of work involved in this project, the city believes that Aspire may actually be able to get better pricing bidding this work in the open market. Performing this action on private property is not preferred. At this time, staff does not recommend performing this work.

3. Clarification if the project could be counted towards the city's Proposition 123 commitment.

Staff has confirmed with Department of Local Affairs that *if* the project utilizes the Proposition 123 Equity Affordable Housing Financing Fund, whereby the project provides income-qualified units averaging 90% AMI with a 30-year commitment to affordability, these units will count toward the City's Prop. 123 goal (see attached email from the DOLA). The Proposition 123 Equity Affordable Housing Finance funding is highly competitive. Should Aspire choose to utilize a different funding/equity source, the units would *not* be counted against the city's commitment. Should a decision to fund this project be contingent upon utilization of this funding, Staff recommends that the this be included in a written agreement.

**Please contact Interim City Manager Andrea Phillips should you wish to schedule a workshop item or a regular agenda item to discuss this request.** For any project funding, staff recommends entering an agreement with Aspire that makes funding be contingent upon the completion (Certificate of Occupancy) of the units within each phase on a per unit basis.

*Attachments:           Memo Aspire Residential Funding Request Memo 07.19.2024*  
*Memo Aspire Funding Request Follow Up Memo 09.30.2024*  
*Email from Department of Local Affairs dated August 23, 2024*

*cc: John Shaver, City Attorney*  
*Department Directors*



CITY MANAGER'S OFFICE

## Memorandum

**TO:** Members of City Council  
**FROM:** Andrea Phillips, Interim City Manager  
Tamra Allen, Community Development Director  
**DATE:** July 19, 2024  
**SUBJECT:** Aspire Residential LLC - Liberty Apartments Funding Request

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This memo is intended to update City Council on a funding request received by Aspire Residential to assist in building a 192-unit apartment complex. The developer is requesting \$1,723,186 toward land purchase, impact fee waivers, and a drainage ditch relocation.

The City has received a request from Aspire Residential LLC ("Developer") represented by John Gargasz to assist in funding a 192-unit apartment complex called Liberty Apartments located at 2651 Stacy Drive. The Developer is proposing to construct the units in two phases including 72 units to be completed by June 2026 and the subsequent 120 units to be completed by April 2028. The Developer was originally seeking to develop this project as a Low-Income Housing Tax Credit (LIHTC) project, but the more favorable Qualified Census Tract designation expired (see Memo: Aspire Residential Update and Private Activity Bond Assignment of Allocation dated April 24, 2024). The Developer is now proposing the project be a housing project that would rent-restrict 20 percent of the units (38) to 80 percent AMI for a period of 30 years. For comparison, recently completed projects in the City's rental rates and approximate AMIs are provided in the attached graphic (as of May 1, 2024).

The Developer is requesting a total contribution from the City of \$1,723,186 of which \$715,000 would purchase the land, \$625,248 would pay the project's impact fees, and \$382,938 would go towards relocating a drainage ditch on the property. The property lies within the City's Redevelopment Boundary which, consistent with current policy, will provide a Transportation Impact Fee reduction of 50 percent per building. This will reduce the project's Transportation Impact Fee from \$590,400 to \$295,200.

The City does not have a current policy to provide incentives for housing that does not meet its adopted definition of Affordable (60 percent AMI or less). The City has not budgeted for this type of project contribution.

Please contact Interim City Manager Andrea Phillips should you wish to schedule a workshop agenda item to discuss this request.

*Attachment:*

- Aspire Residential Request Letter

C: John Shaver, City Attorney  
Department Directors

**Affordable Rent\* at Different AMI Percentages in Mesa County**

\*All Costs Include Rent + Estimated Utilities

	0-2 person		2-4 person		4-6 person	
	0 bed	1 bed	2 bed	3 bed	4 bed	
<b>30% AMI</b>	\$456	\$489	\$587	\$678	\$757	
<b>50% AMI</b>	\$761	\$815	\$978	\$1131	\$1262	
<b>60% AMI</b>	\$913	\$978	\$1174	\$1357	\$1515	
<b>70% AMI</b>	\$1065	\$1141	\$1370	\$1583	\$1766	
<b>80% AMI</b>	\$1218	\$1305	\$1566	\$1810	\$2020	
<b>100% AMI</b>	\$1522	\$1631	\$1957	\$2262	2525	
<b>120% AMI</b>	\$1827	\$1957	\$2349	\$2715	\$3030	
<b>April 24 Market Rate (Existing Develop.) Zillow</b>	\$695-1400 (50-100% AMI)	\$495-1800 (30-120% AMI)	\$995-\$2500 (50-120% AMI)	\$1250-2700 (55%-120% AMI)	\$1975-\$3800 (75%-150% AMI)	
<b>The Rallyard</b>	\$1180 (77% AMI)	\$1310 (85% AMI)	\$1610-1635 (86-103% AMI)	\$1975 (92% AMI)	N/A	
<b>The Copper Village</b>	N/A	\$1595 (80-100% AMI)	\$1695-1745 (86-110% AMI)	N/A	N/A	
<b>The Eddy</b>	N/A	\$1580 (94%-95% AMI)	\$1770 (96% - 99% AMI)	N/A	N/A	
<b>The Lofts</b>	N/A	N/A	\$1600 (82-120+% AMI)	N/A	N/A	
<b>The Junction</b>	\$1365 (89% AMI)	\$1390 (85-71% AMI)	\$1728 (76-88% AMI)	N/A	N/A	



John Gargasz  
Founder & Managing Partner  
Aspire Residential LLC  
21 Continental Blvd  
Merrimack, NH 03054

July 15, 2024

Andrea Phillips  
Interim City Manager  
City of Grand Junction  
250 N. 5th Street  
Grand Junction, CO 81501

Memo: Request for City of Grand Junction's contribution to Liberty Apartments project

Dear Andrea,

This memo addresses revision to our proposal for the Liberty Apartments development project at 2651 Stacy Drive. Given the time frame constraints and the complexity of a LIHTC project, we have shifted our focus to a middle-income housing project. With at least twenty percent of the total 192 units rent-restricted at 80% AMI, we are providing residents about \$300 per unit per month lower rent compared to market, and a 30-year long-term affordability.

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The project contains three-story net-zero garden apartments at a premium location in Grand Junction. The 7.11-acre site is on the south side of Stacy Drive and Tracy Ann Road where they intersect with Palmer Street in the Orchard Mesa section of the City of Grand Junction, Colorado. The site has easy access to neighborhood schools, a City Market grocery store and pharmacy, and downtown Grand Junction and a local bus route that connects to other bus system routes throughout the Grand Valley.

The first 72-unit phase will have 54 one-bedroom/one-bath units and 18 two-bedroom/two-bath units as well as an exterior playground and BBQ/picnic area. The complex will eventually consist of 8 three-story buildings of 24 units each.

In terms of the building specs, each floor of each building will have 6 one-bedroom units and 2 two-bedroom units, with the two-bedroom units being the end units on each floor. The first floor is ADA compliant, ensuring accessibility for all residents. Constructed to meet ASHRAE 90.1 standards, it aligns with Passive House principles for energy efficiency. The roof is equipped with solar panels to achieve Net Zero energy status.



## **Proposal History Recap**

The rezoning to R24 got approved by the City of Grand Junction in March 2024. The initial proposal suggested utilizing 4% LIHTC with QCT incentives, with all units at or below 60% AMI. However, this faced challenges due to a tight timeframe and the expiration of QCT status, which is necessary for 4% LIHTC underwriting. Consequently, we have shifted our focus to a middle-income project serving 80% to 120% AMI tenants. If the current multi-family rental project proves infeasible then the property will likely need to be rezoned for a commercial project or a residential For Sale project as market rate rental projects have been infeasible to develop since Q1 of 2023 due to increased interest and construction costs. With commercial development or residential development at reduced density the impact fee receipts will be substantially lower.

## **Aspire Residential's Middle-Income Commitment**

Aspire proposes twenty percent (38 units) of the 192 units will be rent restricted at 80% AMI with recorded covenants, providing tenants with a substantial rent reduction of approximately \$300 per unit per month compared to current market rental rates. Moreover, all units are bound by rent restrictions set at or below 120% of the AMI, ensuring accessibility to a wider range of residents. We pledge to maintain this affordability for the long term, with a 30-year commitment.

## **Ask for City's Contribution**

Despite fully utilizing all available capital sources, we still require the city's contribution to make the project financially viable for equity investors while maintaining debt covenants. We kindly ask the following support to close the financing gap:

- \$715,000 Land Contribution
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The total contribution is \$1,723,186 or \$45,347 per 80% AMI unit. It consists of about 3% of the overall development budget. Aside from the request above, there is a very substantial \$947,200 Ute Water tap fee that has NOT been included in the request.

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## Memorandum

**TO:** Members of City Council

**FROM:** Andrea Phillips, Interim City Manager  
Tamra Allen, Community Development Director

**DATE:** September 30, 2024

**SUBJECT:** Aspire Residential LLC - Liberty Apartments Funding Request Follow-Up Information

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The City has received a request from Aspire Residential LLC ("Aspire"), represented by John Gargas, to assist in funding a 192-unit apartment complex called Liberty Apartments located at 2651 Stacy Drive. Aspire proposes constructing the units in two phases, including 72 units to be completed by June 2026 and 120 units to be completed by April 2028. Aspire initially sought to develop this project as a Low-Income Housing Tax Credit (LIHTC) project but the more favorable Qualified Census Tract designation expired (see Memo: Aspire Residential Update and Private Activity Bond Assignment of Allocation dated April 24, 2024). Aspire is now proposing the project be a housing project that would rent-restrict 20 percent of the units (38) to 80 percent AML for 30 years.

Aspire is requesting a total contribution from the City of \$1,723,186 of which \$715,000 would purchase the land, \$625,248 would pay the project's impact fees, and \$382,938 would go towards relocating a drainage ditch on the property.

The City Council discussed the request at the August 19 workshop. The Council asked for supplemental information, including:

1. Financials for the project.
2. Project timeline per phase.
3. Information about the project's feasibility if the City does not contribute or is only able to contribute in part

Aspire has provided information in a presentation, linked [here](#), to address the issues above. Note that if the project utilizes funding through CHFA, they will conduct a full financial review at that time. The Council also requested the following information:

4. Civil engineering draws of the ditch so that the City may evaluate it for the possibility of assisting in moving and piping the ditch. The staff has reviewed the civil plans and has evaluated the cost of constructing this ditch relocation internally. The City's cost to perform this work is \$560,507, of which \$464,807 includes purchasing materials and rental equipment. The remaining are for City labor costs. The City could accommodate this work in the limited months of January and February only and with adequate notice.
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Financing Fund, whereby the project provides income-qualified units averaging 90 percent AMI with a 30-year commitment to affordability, these units will count toward the City's Prop. 123 goal. Utilization of other funding sources will not be applied to the City's Prop. 123 unit count.

Currently, the City does not have a policy in place to offer incentives for housing that exceeds its adopted definition of affordable rental housing (60 percent AMI or less). The City has not budgeted for this type of project contribution; however, the Recommended City Manager's budget will contain \$344,637 in incentives for this project, which equates to 20 percent of the requested contribution. Please contact Interim City Manager Andrea Phillips if you wish to schedule a workshop item or a regular agenda item to discuss this request.

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*C: John Shaver, City Attorney  
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**From:** Weesner - DOLA, Ashley <[ashley.weesner@state.co.us](mailto:ashley.weesner@state.co.us)>  
**Sent:** Friday, August 23, 2024 2:01 PM  
**To:** Ashley Chambers <[ashleyc@gjcity.org](mailto:ashleyc@gjcity.org)>  
**Cc:** DiFalco - DOLA, Robyn <[robyn.difalco@state.co.us](mailto:robyn.difalco@state.co.us)>; [connor.everson@state.co.us](mailto:connor.everson@state.co.us); Terry Barnard <[tbarnard@chfainfo.com](mailto:tbarnard@chfainfo.com)>  
**Subject:** Re: Couple of Questions

**⚠ EXTERNAL SENDER ⚠**

**Only open links and attachments from known senders. DO NOT provide sensitive information.**

Good afternoon Ashley!

Nice to hear from you and Robyn is correct in that the Prop123 funds for Equity can be counted toward your commitment per statute stating the following:

FOR THE PURPOSE OF CALCULATING WHETHER A LOCAL GOVERNMENT OR
TRIBAL GOVERNMENT HAS MET THE REQUIREMENTS OF SUBSECTION (1) OF
THIS SECTION, ALL UNITS FUNDED THROUGH THE PROGRAMS CREATED IN
SECTION 29-32-104 (1)(b), (1)(c)(I), (1)(c)(II), AND ( 1 )(C)(III) ARE COUNTED
TOWARDS THE LOCAL GOVERNMENT'S OR TRIBAL GOVERNMENT'S GROWTH
REQUIREMENT.

Then here it is further referenced:

**(b)** An affordable housing equity program to be administered by the administrator. The program shall make equity investments in low- and middle-income multi-family rental developments. The program shall also make equity investments in existing projects which include multi-family rental units for the purpose of ensuring that said projects remain affordable. The average designated imputed income by household size for projects funded by the program must not exceed 90% of the area median income as established by the United States Department of Housing and Urban Development and published by the department or a statewide political subdivision or authority on housing, and regulated units in the project must have a gross rent limit that does not exceed thirty percent of the imputed income limitation applicable to the units.

Colo. Rev. Stat. § 29-32-104

Hope this is helpful and please let me know if you have any other questions I can help clarify.

Thanks,

**Ashley Weesner**  
**Proposition 123 Program Manager**

C 303.549.9382

1313 Sherman St. Room 500, Denver, CO 80203

[ashley.weesner@state.co.us](mailto:ashley.weesner@state.co.us) | [www.colorado.gov/dola](http://www.colorado.gov/dola)

*Under the Colorado Open Records Act (CORA), all messages sent by or to me on this state-owned e-mail account may be subject to public disclosure.*

On Fri, Aug 23, 2024 at 1:25 PM Ashley Chambers <[ashleyc@gjcity.org](mailto:ashleyc@gjcity.org)> wrote:

Thank you, Robyn—I appreciate the quick response.

Ashley or Terry, please confirm if the unit consideration is accurate, I'm working on a draft response for my City Council. I want to ensure the information is correct, as it may influence City funding and participation in the project.

**Thanks again,**

**Ashley Chambers, MPA**

Housing Manager

City of Grand Junction

250 N. 5<sup>th</sup> Street

O: 970-256-4081

[gjcity.org](http://gjcity.org) | [EngageGJ](#)



**From:** DiFalco - DOLA, Robyn <[robyn.difalco@state.co.us](mailto:robyn.difalco@state.co.us)>  
**Sent:** Friday, August 23, 2024 1:06 PM  
**To:** Ashley Chambers <[ashleyc@gjcity.org](mailto:ashleyc@gjcity.org)>  
**Cc:** [connor.everson@state.co.us](mailto:connor.everson@state.co.us); Ashley Weesner - DOLA <[ashley.weesner@state.co.us](mailto:ashley.weesner@state.co.us)>; Terry Barnard <[tbarnard@chfainfo.com](mailto:tbarnard@chfainfo.com)>  
**Subject:** Re: Couple of Questions

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Hi Ashley,

I've included a couple folks on this response who can help answer your questions:

- Terry Barnard with CHFA is a good contact on the Equity Program
- Ashley Weesner is DOLA's new Prop 123 Program Manager and a good contact on Prop 123 compliance-type questions.

And I believe the answer to your first question is that **if rental units are funded through Prop 123 Equity funding, yes, they will count towards your local government commitment, even if they are above 60% AMI.** **Terry or Ashley**, feel free to amend my answer or provide better explanation.

**Robyn DiFalco**

Local Planning Capacity Grant Program Manager (Prop 123)

Community Development Office

Division of Local Government, DOLA

[She/Her/Ella\\*](#)



**COLORADO**  
Department of Local Affairs  
Division of Local Government

P 720.682.5202

1313 Sherman Street, Room 521, Denver, CO 80203

[robyn.difalco@state.co.us](mailto:robyn.difalco@state.co.us) | [www.dola.colorado.gov](http://www.dola.colorado.gov)



## Memorandum

**TO:** Members of City Council

**FROM:** Andrea Phillips, Interim City Manager  
Tamra Allen, Community Development Director

**DATE:** September 30, 2024

**SUBJECT:** Aspire Residential LLC - Liberty Apartments Funding Request Follow-Up Information

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Memo: Request for City of Grand Junction's contribution to Liberty Apartments project

Dear Andrea,

This memo addresses revision to our proposal for the Liberty Apartments development project at 2651 Stacy Drive. Given the time frame constraints and the complexity of a LIHTC project, we have shifted our focus to a middle-income housing project. With at least twenty percent of the total 192 units rent-restricted at 80% AMI, we are providing residents about \$300 per unit per month lower rent compared to market, and a 30-year long-term affordability.

### **Project Background**

The project contains three-story net-zero garden apartments at a premium location in Grand Junction. The 7.11-acre site is on the south side of Stacy Drive and Tracy Ann Road where they intersect with Palmer Street in the Orchard Mesa section of the City of Grand Junction, Colorado. The site has easy access to neighborhood schools, a City Market grocery store and pharmacy, and downtown Grand Junction and a local bus route that connects to other bus system routes throughout the Grand Valley.

The first 72-unit phase will have 54 one-bedroom/one-bath units and 18 two-bedroom/two-bath units as well as an exterior playground and BBQ/picnic area. The complex will eventually consist of 8 three-story buildings of 24 units each.

In terms of the building specs, each floor of each building will have 6 one-bedroom units and 2 two-bedroom units, with the two-bedroom units being the end units on each floor. The first floor is ADA compliant, ensuring accessibility for all residents. Constructed to meet ASHRAE 90.1 standards, it aligns with Passive House principles for energy efficiency. The roof is equipped with solar panels to achieve Net Zero energy status.

## **Proposal History Recap**

The rezoning to R24 got approved by the City of Grand Junction in March 2024. The initial proposal suggested utilizing 4% LIHTC with QCT incentives, with all units at or below 60% AMI. However, this faced challenges due to a tight timeframe and the expiration of QCT status, which is necessary for 4% LIHTC underwriting. Consequently, we have shifted our focus to a middle-income project serving 80% to 120% AMI tenants. If the current multi-family rental project proves infeasible then the property will likely need to be rezoned for a commercial project or a residential For Sale project as market rate rental projects have been infeasible to develop since Q1 of 2023 due to increased interest and construction costs. With commercial development or residential development at reduced density the impact fee receipts will be substantially lower.

## **Aspire Residential's Middle-Income Commitment**

Aspire proposes twenty percent (38 units) of the 192 units will be rent restricted at 80% AMI with recorded covenants, providing tenants with a substantial rent reduction of approximately \$300 per unit per month compared to current market rental rates. Moreover, all units are bound by rent restrictions set at or below 120% of the AMI, ensuring accessibility to a wider range of residents. We pledge to maintain this affordability for the long term, with a 30-year commitment.

## **Ask for City's Contribution**

Despite fully utilizing all available capital sources, we still require the city's contribution to make the project financially viable for equity investors while maintaining debt covenants. We kindly ask the following support to close the financing gap:

- \$715,000 Land Contribution
- \$625,248 Impact Fee Waiver (\$234,468 for phase I and \$390,780 for phase II, spreadsheet attached)
- \$382,938 towards piping and relocation of the Drainage Ditch that is owned by the City of Grand Junction

The total contribution is \$1,723,186 or \$45,347 per 80% AMI unit. It consists of about 3% of the overall development budget. Aside from the request above, there is a very substantial \$947,200 Ute Water tap fee that has NOT been included in the request.

## **Proposed Timeline**

August 2024 – City's intention of support  
December 2024 – Site review and approval  
March 2025 – Phase I gap financing and grants secured  
April 2025 – Phase I all financing source secured  
May 2025 – Final permit received, phase I construction starts  
June 2026 – Phase I all 72 units put in service  
January 2027 – Phase II construction starts  
April 2028 – Phase II all 120 units put in service

## **Notional Capital Partners**

In response to the current market conditions, the project intends to leverage statewide concessionary debt to address the funding gap. Prospective subordinate debt sources include the Transformational Housing Loan Fund (THLF) from Colorado Department of Local Affairs (DOLA), and the Colorado Clean Energy Fund (CCEF). Regarding the equity investors, MSquared, a New York-based female-led real estate impact fund focusing on middle-income housing, has expressed strong interest in Aspire's net-zero, workforce housing projects. Additionally,

the founder and managing partner of Aspire Residential, John Gargasz, plans to participate in a portion of the equity stack to demonstrate our commitment.

We are confident that with the city's support, we can pioneer an exemplary net-zero project for Grand Junction. This endeavor will play a vital role in mitigating the prevailing housing shortage, offering residents with high-quality, affordable, and energy-efficient housing. Thank you!

Regards,

John Gargasz  
Founder & Managing Partner  
Aspire Residential



## John Gargasz Background

John Gargasz, age 55, is a serial tech entrepreneur and real estate professional. In the tech realm, John has served as engineer, general manager, managing director, investor and board member across a variety of business verticals including defense technology, Internet of Things (IOT) wireless networks, advanced materials, clean energy and robotics automation. He also cofounded 10X Ventures, a seed stage tech angel fund.

Mr. Gargasz's real estate experience includes development, infrastructure and construction of single-family homes, as well as multifamily and SFH distressed asset acquisition and as a limited partner in various multifamily projects. Since 2022, Mr Gargasz has researched cost effective, net zero, sustainable building design and operations to develop the Aspire Residential business model. Mr. Gargasz holds a B.S. in Mechanical Engineering from the University of Colorado Boulder (CU), completed 1 year of Environmental Engineering graduate studies at CU and completed the MIT Sloan School Greater Boston Executive Program. He resides in the Boston area with his wife Laura. They are the parents of two grown children. Mr Gargasz supports various charitable causes and served as a past chair of the Entrepreneurs Foundation of New Hampshire (non-profit) and currently serves on the STEM Advisory Committee at The Derryfield School.

## Real Estate Track Record

- Marion Creek Partners. Mr Gargasz led a small fund to acquire 50 homes in the Kissimmee, Florida area in 2009-2010. The homes were managed as rentals for a number of years and then sold off.
- Winter Garden Realty. In 2010, Mr Gargasz led the acquisition of a 64-unit apartment complex in Winter Garden Florida as managing member. He managed the stabilization, renovation and rebranding of the property as Garden City Apartments. He continues to manage the property via Gargasz Property Management (GPM).
- Lilac Garden (Dover, NH), Oakgate (Gainesville, FL), The Henry (Lakeland, FL). Mr Gargasz has been/continues to be a limited partner in these value-add multifamily projects.
- Since 2013, Mr Gargasz had developed and built semi-custom homes in Southern NH including Skyview Estates (63 homes) and Eagles Nest Estates (75 units). He is currently permitting a 26 unit duplex project in Hudson NH with that is intended to be Net Zero Ready and full Net Zero homes.
- Mr Gargasz led the repositioning and lease up of 21 Continental Boulevard a 110k sq ft commercial office/R&D space in Merrimack NH.

## About Aspire

Aspire Residential is a real estate investment company committed to sustainability and affordability while ensuring profitability for our investors. Through a vertical integration approach, we develop, build, own, and operate attainable, net-zero, sustainable, healthy, and resilient multifamily communities in suburban United States. At Aspire Residential, we firmly believe that real estate investment is a long-term endeavor, and it creates enduring value for both our investors and community residents.

## Aspire Strategy

Aspire believes it can address this challenge with the following approach:

- Long term ownership to justify longer duration ROI which in turn allows for more aligned tenant/owner incentives
- Building a 'Model T but in any color' multifamily product to minimize project to project incremental expenses (engineering, architecture, construction management, property management)
- To a reasonable extent, purchase materials direct including HVAC, appliance, flooring, cabinets and fixtures to eliminate distribution channel and subcontractor mark up.
- In certain geographies, partner with general contractors to defer the fee into the limited partner ownership structure
- Intelligently integrating business systems end to end to optimize design, construction and cost of ownership
- Include utilities in the rent to generate incremental margin
- Use proven materials and software in our buildings - fast follower approach

- Leveraging federal, state and local incentives and grants to offset the higher CAPEX associated with net-zero construction
- Replicating this model across geographies to achieve benefits of scale through local partnerships





**Grand Junction City Council**

**Workshop Session**

**Item #1.c.**

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**Meeting Date:** November 4, 2024  
**Presented By:** Randi Kim, Utilities Director  
**Department:** Utilities  
**Submitted By:** Randi Kim

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**Information**

**SUBJECT:**

Update of Long-Term Water Supply Strategies/Gunnison River Reservoirs

**EXECUTIVE SUMMARY:**

Staff will present an update of long-term water supply and infrastructure planning to address operational reliability, risk resiliency, and long-term water supply needs to meet projected demands. This will include how water conservation efforts are projected to reduce water demand and how water efficiency projects will increase available supply. In addition, Staff will provide the results of the recently completed feasibility study to evaluate the conversion of two gravel pits to water storage reservoirs.

**BACKGROUND OR DETAILED INFORMATION:**

Staff completed studies to develop a long-term water supply and infrastructure plan in 2021. The studies indicated that the projected water demands would exceed the firm yield of the City's primary water supply, the Kannah Creek watershed, by 2039 and supplemental sources of water would be needed to meet demands. The plan identified options for further consideration including:

- Use of Gunnison River water rights,
- Partnering with Clifton Water to expand the Clifton Water Treatment Plant to provide back-up capacity, and
- Converting gravel pits to water storage reservoirs to utilize the City's Colorado River and Gunnison River water rights.

Since these studies were complete, Staff have initiated further work to evaluate the options that were identified in the plan. These additional studies include updating projected water demands, evaluating potential water savings resulting from the proposed Juniata Enlarged Ditch Piping/Lining project, and a feasibility study for

conversion of the two gravel pits to water supply reservoirs along the Gunnison River.

Staff will present an update of long-term water supply and infrastructure planning to address operational reliability, risk resiliency, and long-term water supply needs to meet projected demands. This will include how water conservation efforts are projected to reduce water demand and how water efficiency projects will increase available supply. In addition, Staff will provide the results of the recently completed feasibility study to evaluate the conversion of two gravel pits to water storage reservoirs.

**FISCAL IMPACT:**

N/A

**SUGGESTED ACTION:**

For informational purposes

**Attachments**

- 1. Gunnison Reservoirs Feasibility Study Final Report (final 8-2-24)
- 2. Demand and Firm Yield update (8-19-24)

# Gunnison Reservoirs

## Feasibility Study August 2024



*Whitewater Gravel Pit (upper photo)  
Mule Farm Gravel Pit. (lower photo)  
Photos April 2023*

Prepared by:



In coordination with:



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Figure ES-2. Schematic diagram showing multiple benefits of the Gunnison Reservoirs project.

Figure 1. Map of key infrastructure components of the Gunnison Reservoirs project

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Table 8. Number of days when 60 cfs was available in the Gunnison River at the proposed diversion points.

Table 9. Summary of stakeholders and next steps

Table 10. Conceptual Engineer's Opinion of Probable Construction Cost summary.

Table 11. Funding opportunities summary.

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## APPENDICES

Appendix A – Basis of Design Report

Appendix B – Conceptual Drawings

Appendix C – Geotechnical Recommendations and Borehole Data

Appendix D – Stakeholder engagement meeting notes.

Appendix E – Biological Resources Survey

Appendix F – Cultural Resources Survey

Appendix G – Engineer's Opinion of Probable Construction Cost

Appendix H – Grant Matrices

## ACRONYMS AND ABBREVIATIONS

AF	acre-feet or acre-foot (one acre-foot is 325,851 gallons)
cfs	cubic feet per second
City or GJ	City of Grand Junction Utilities Department
KCFL	Kannah Creek Flowline
OMID	Orchard Mesa Irrigation District
PMFL	Purdy Mesa Flowline
WTP	water treatment plant



## 1. INTRODUCTION AND EXECUTIVE SUMMARY

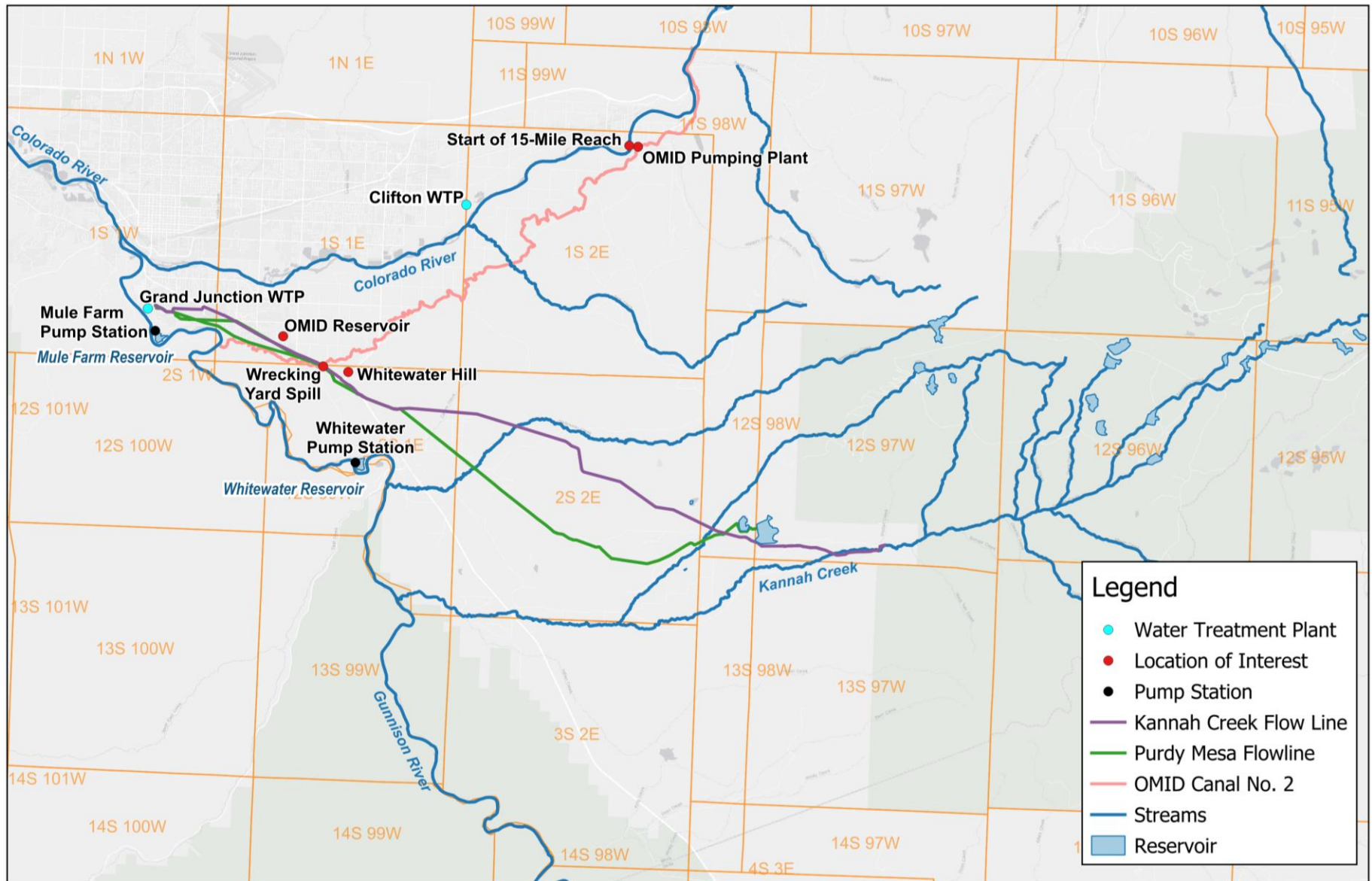
The City of Grand Junction, through its utilities department (City) obtained a grant through the Colorado Water Plan to investigate the feasibility of developing two water storage reservoirs by reclaiming two gravel mines near the Gunnison River. The reservoirs would serve several water supply purposes for the City, for a neighboring water provider (Clifton Water District; Clifton), a neighboring irrigation district (Orchard Mesa Irrigation District; OMID), and can also serve to enhance environmental flows in an environmentally sensitive reach of the Colorado River known as the 15-Mile Reach.

The Gunnison Reservoirs Feasibility Study project involved collaboration of multiple entities, including City staff, water resources engineering (DiNatale Water Consultants), reservoir and pump station design (Burns and McDonnell), and preliminary cultural (Grand River Institute) and biological resources surveys (WestWater Engineering). The collective deliverables associated with this feasibility study have concluded that the project is feasible and brought the project to a point where conceptual design is complete and the City has the necessary information to make decisions on next phases, including land acquisition, water court filings, cooperative agreements, final design, and funding. This report documents the activities each of the entities undertook to move the project forward to its current state and the supporting data and analysis to arrive at the conclusion that the project is feasible.

The City identified two gravel mining sites along the Gunnison River that have the potential to be converted into water storage reservoirs, referred to in this report as the Mule Farm Reservoir and Whitewater Reservoir. Preliminary geotechnical investigation indicates constructing reservoirs with slurry lining and related pump stations is feasible at the sites. The Gunnison Reservoirs project is a multiple-benefit project comprised of these two new proposed water storage reservoirs converted from gravel mines and preliminary design of associated pump stations, pipelines, and river intakes. The reservoirs will have a variety of uses, including direct municipal, irrigation, augmentation, and environmental benefits.

The City’s existing Gunnison Pipeline water right and new water rights will be sought to authorize the uses associated with the project. Both reservoirs will be constructed using a slurry wall liner to isolate the gravel pits from the surrounding hydrologic system. Combined, the two reservoirs will have a storage capacity of approximately 2,055 acre-feet (AF). The location of the proposed reservoirs and other key aspects of the project are shown on **Figure ES-1**.





**Figure ES-1.**  
 Map of key infrastructure components  
 of the Gunnison Reservoirs project.

Using gravel pits as water storage reservoirs is becoming a more common method of developing water storage facilities in Colorado because of the limited impact on the environment, proximity to rivers, and relative ease of permitting as compared to other water supply projects that may involve large dams that inundate new areas, or on-channel dams that can be environmentally damaging.

The Gunnison Reservoirs project will provide supplemental water supply to the City by direct delivery through an existing pipeline to the City's water treatment plant, and by providing a supply of augmentation water. Augmentation water will allow the City to divert high quality water at its existing reservoirs on Grand Mesa even if out-of-priority by delivering a like amount of augmentation water to downstream water rights. The City has a need for both the direct and augmentation uses of the water, especially during dry periods and as the City's water demand increases in the future. Similarly, this project can supply the Clifton Water District through an existing treated water interconnect, or directly through a potential future water treatment plant that may be constructed by Clifton or as a joint project with the City. When the infrastructure associated with the Gunnison Reservoirs project is not needed for delivery to the City, it would be available to supplement irrigation needs of OMID and enhance environmental flows in the Colorado River's 15-Mile Reach. The potential future Clifton water treatment plant was not designed as part of the Colorado Water Plan grant, but flexibility in the designs and operations were included to account for this potential future configuration.

The project is designed to provide these multiple-benefits to the West Slope's largest municipal region, support high-value irrigated orchards, vineyards and other crops grown under the OMID system, and enhance streamflow in one of the key environmentally sensitive reaches in Colorado. **Figure ES-2** is a schematic diagram that shows how each of these different uses would be operated with the proposed project infrastructure.

Initial cost estimates for the major infrastructure components of Gunnison Reservoirs project were developed by Burns and McDonnell and are shown in **Table ES-1**. The cost estimate is a Class IV estimate which can vary in accuracy from approximately 30% below to 50% above. Costs for water court associated with acquiring new water rights for the project and land acquisition are in addition to the amounts shown in Table ES-1. For construction of both reservoirs and both pump stations, the cost per AF of storage is estimated at approximately \$35,000 per AF. This amount is higher than typically seen on Colorado's Front Range for gravel pit storage with inlet and outlet facilities. Final design, project phasing, and competitive bidding may change the final construction costs.

There are several potential funding opportunities for the Gunnison Reservoirs Project through various grants, matching funds or state-sponsored loans. The State of Colorado provides funding through the Colorado Water Plan, through the Department of Local Affairs (DOLA) Local Match Program. The United States Bureau of Reclamation (USBR) has a small storage program, a drought response program and a WaterSMART planning program. The City has obtained funds from the State of Colorado for this phase of the

project and has obtained funds from the USBR WaterSMART program for prior water planning studies. In addition, the State of Colorado has various loan programs for water supply and water treatment that may be available for the project that provide lower-interest loan options.

**Table ES-1. Summary of infrastructure costs.**

Infrastructure Component	Cost Estimate
Mule Farm Reservoir and Pump Station	\$ 18,841,000
Whiewater Reservoir and Pump Station	\$ 20,047,000
Engineering, Design, Contingency, Misc.	\$ 33,041,000
<b>Total</b>	<b>\$ 71,929,000</b>

*\*excludes land acquisition and water court costs  
 see additional cost detail in Section 9 and Appendix G*

This report is organized as follows:

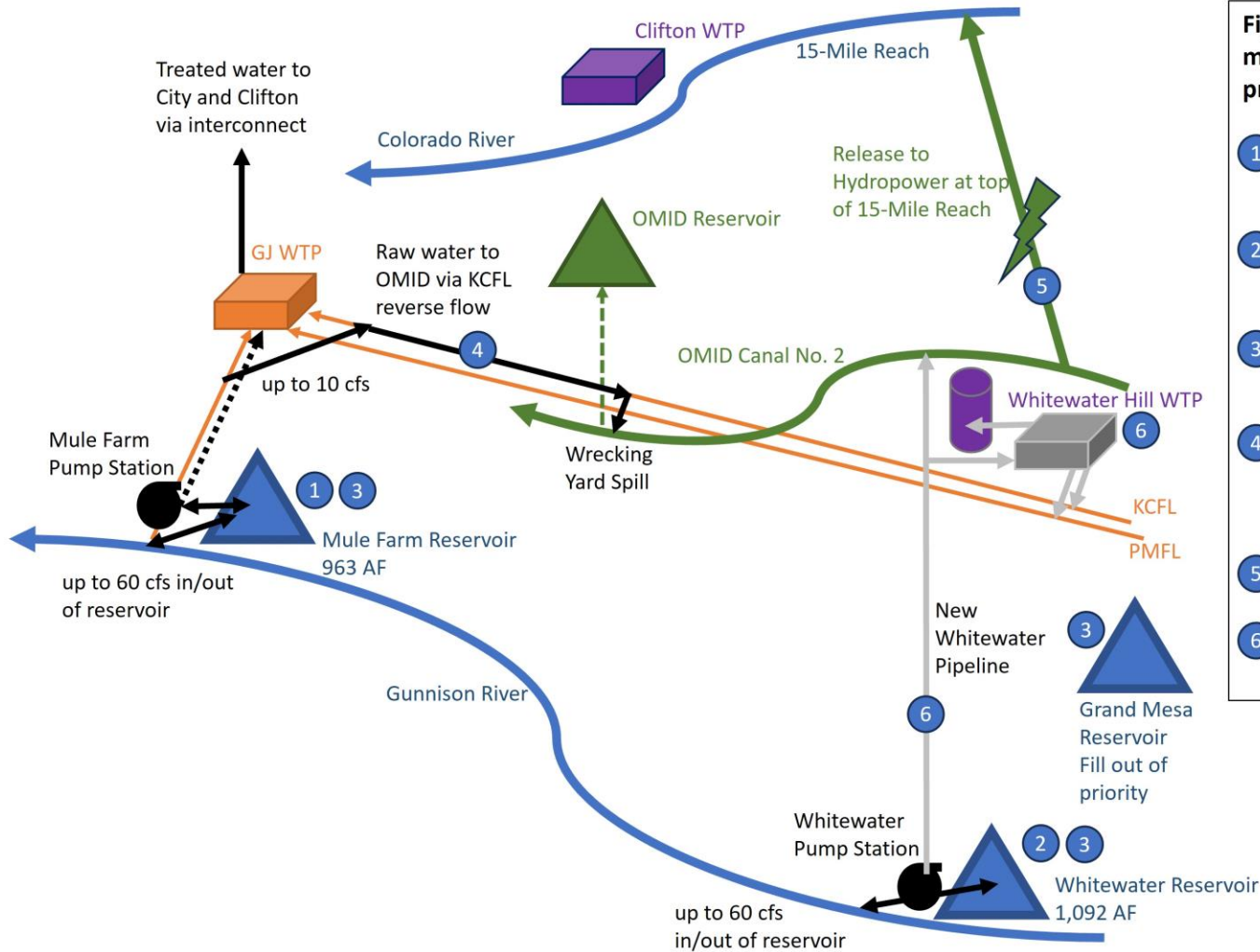
- Section 1: Introduction and Executive Summary
- Section 2: Water Resources Engineering Report
- Section 3: Evaluation of multiple-benefit aspects of the project
- Section 4: Description of stakeholder involvement
- Section 5: Land easement and acquisition
- Section 6: Reservoir Feasibility and Design by Burns and McDonnell
- Section 7: Pump Station and Pipeline Design by Burns and McDonnell
- Section 8: Environmental and Cultural Survey
- Section 9: Funding Opportunities

In addition to the body of the report, several supporting reports are included as appendices:

- Appendix A: Basis of Design Report for the reservoirs and pump stations including evaluation of necessary permits by Burns and McDonnell
- Appendix B: Preliminary drawings of the reservoirs and pump stations by Burns and McDonnell
- Appendix C: Geotechnical recommendations and exploratory borehole data by Terracon
- Appendix D: Notes and presentations from stakeholder engagement meetings.
- Appendix E: Biological resources survey by WestWater Consultants
- Appendix F: Cultural resources survey by Grand River Consultants
- Appendix G: Engineer’s opinion of probable construction cost by Burns and McDonnell
- Appendix H: Detailed information related to potential grants for funding construction

The Gunnison Reservoirs project is one of several projects that City is pursuing as a result of several years of water supply planning activities. The City commissioned a water resources inventory in 2018 that provides a summary of the City's water rights, infrastructure, and operations (Spronk 2018). In 2019 the City developed a RiverWare model to simulate the firm yield of its Kannah Creek system (DiNatale Water 2019a). Also, in 2019, the City undertook a future demand study as part of a water rights case to demonstrate diligence on one of its water rights (DiNatale Water 2019b). In 2021, the City conducted a water marketing study that evaluated water rights that could be available for other uses until needed to meet future demands (DiNatale Water 2021). Also in 2021, the City evaluated several infrastructure options to provide for future demands and offer resiliency and redundancy to its system (Burns and McDonnell 2021). Several of the concepts developed through these planning activities led to the development of the Gunnison Reservoirs project. In 2022, the City applied for and received the Colorado Water Plan grant for this project. In April 2023, discussions with Clifton revealed the potential new growth in its system near Whitewater and opened discussions on a potential future water treatment plant at Whitewater Hill. That development in turn changed the configuration assumed at the time of the grant application to the current configuration of the project described in this report.





**Figure ES-2. Schematic diagram showing multiple benefits of the Gunnison Reservoirs project.**

- 1 New Mule Farm Reservoir and Pump Station.
- 2 New Whitewater Reservoir and Pump Station.
- 3 Augmentation Plan for Grand Mesa diversions.
- 4 Reverse Flow in existing Kannah Creek Flowline to OMID Canal No. 2 at the Wrecking Yard Spill.
- 5 Hydropower tailrace to 15-Mile Reach.
- 6 Potential future Whitewater Pipeline and water treatment plant at Whitewater Hill.

**Acronyms:**

AF (acre-feet), cfs (cubic feet per second), GJ (Grand Junction), KCFL (Kannah Creek Flowline), OMID (Orchard Mesa Irrigation District), PMFL (Purdy Mesa Flowline), WTP (water treatment plant)

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## 2. WATER RESOURCES ENGINEERING

The City of Grand Junction, through its utilities department (City) obtained a grant through the Colorado Water Plan to investigate the feasibility of developing two water storage reservoirs by reclaiming two gravel mines near the Gunnison River. This report is intended to serve both as the final deliverable under the grant and as the basis for a preliminary water resources engineering report that can be provided to the water court in support of the water rights applications necessary for the project.

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### 2.1 Project Overview

The Gunnison Reservoirs project will provide supplemental water supply to the City by direct delivery through an existing pipeline to the City’s water treatment plant, and by providing a supply of augmentation water. Augmentation water will allow the City to divert high quality water at its existing reservoirs on Grand Mesa even if out-of-priority by delivering a like amount of augmentation water to water rights downstream of the Gunnison Reservoirs. The City has a need for both the direct and augmentation uses of the water during dry periods and as the City’s water demand increases. Similarly, this project can supply the Clifton Water District (Clifton) through an existing treated water interconnect, or directly through a potential future pipeline and water treatment plant.

When the infrastructure associated with the Gunnison Reservoirs project is not needed for delivery to the City, it would be available to supplement irrigation supply to the Orchard Mesa Irrigation District (OMID). Water delivered into the OMID canal system can also be used for hydropower production through an intra-system exchange within the OMID system to the OMID hydropower station. The tailrace of the OMID hydropower station delivers water to the upper end of the Colorado River 15-Mile Reach which will provide incidental environmental benefits.

The Gunnison Reservoirs project is being designed to accommodate potential future infrastructure configurations needed as growth in the region occurs. Clifton’s service area extends several miles south of the Grand Valley and includes land in Mesa County east of the town of Whitewater. Mesa County believes growth in this area will occur in the future and will reduce the impact of new growth on existing irrigated lands as compared to other irrigated areas in the Grand Valley. Clifton is evaluating options for serving this area through an update to its water master plan and is considering a site for a new water treatment plant at its existing treated water tanks near the intersection of US Highway 50 and Colorado State Highway 141, locally known as Whitewater Hill. The City may also participate in a portion of a new water treatment plant at this location to meet its future

demands. Grand Junction's flowlines from its Kannah Creek water sources to its water treatment plant parallel US Highway 50 in this area, and OMID Canal No. 2 crosses US Highway 50 in this area. The proposed Whitewater Reservoir is located about three miles from this location and a new pipeline from Whitewater Reservoir could serve the project in the future.

**Figure 1** is a map of the key infrastructure components of the project. **Figure 2** is a schematic diagram that shows the key infrastructure components of the project and shows the municipal uses. **Figure 3** is the same schematic diagram showing the irrigation and hydropower uses. **Figure 4** is the same schematic diagram showing the potential future configuration if a new water treatment plant is constructed at Whitewater Hill. **Figure 5** is the same schematic showing how water from Kannah Creek or Whitewater Creek could be stored in the proposed Mule Farm Reservoir. The Mule Farm Pump Station and Whitewater Pump Station are designed to direct flow in several directions. Water can be pumped into the reservoirs, out of the reservoirs, or directly into the pipelines to the water treatment plants (note the Whitewater Pipeline is a future configuration only). Both pump stations will also allow water to flow into the reservoir by gravity when the reservoir stage is lower than the river stage and simultaneously pump water into the pipelines.

The Colorado Water Plan grant provided funds to develop this engineering report, including technical information needed for filing new water rights associated with the project, evaluation of the project's multiple benefits, preliminary 30% design for the reservoirs and pump stations, and identifying permitting requirements for the project.

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## 2.2 Water Rights Sought

The Gunnison Reservoirs project will require several new water rights to operate as envisioned:

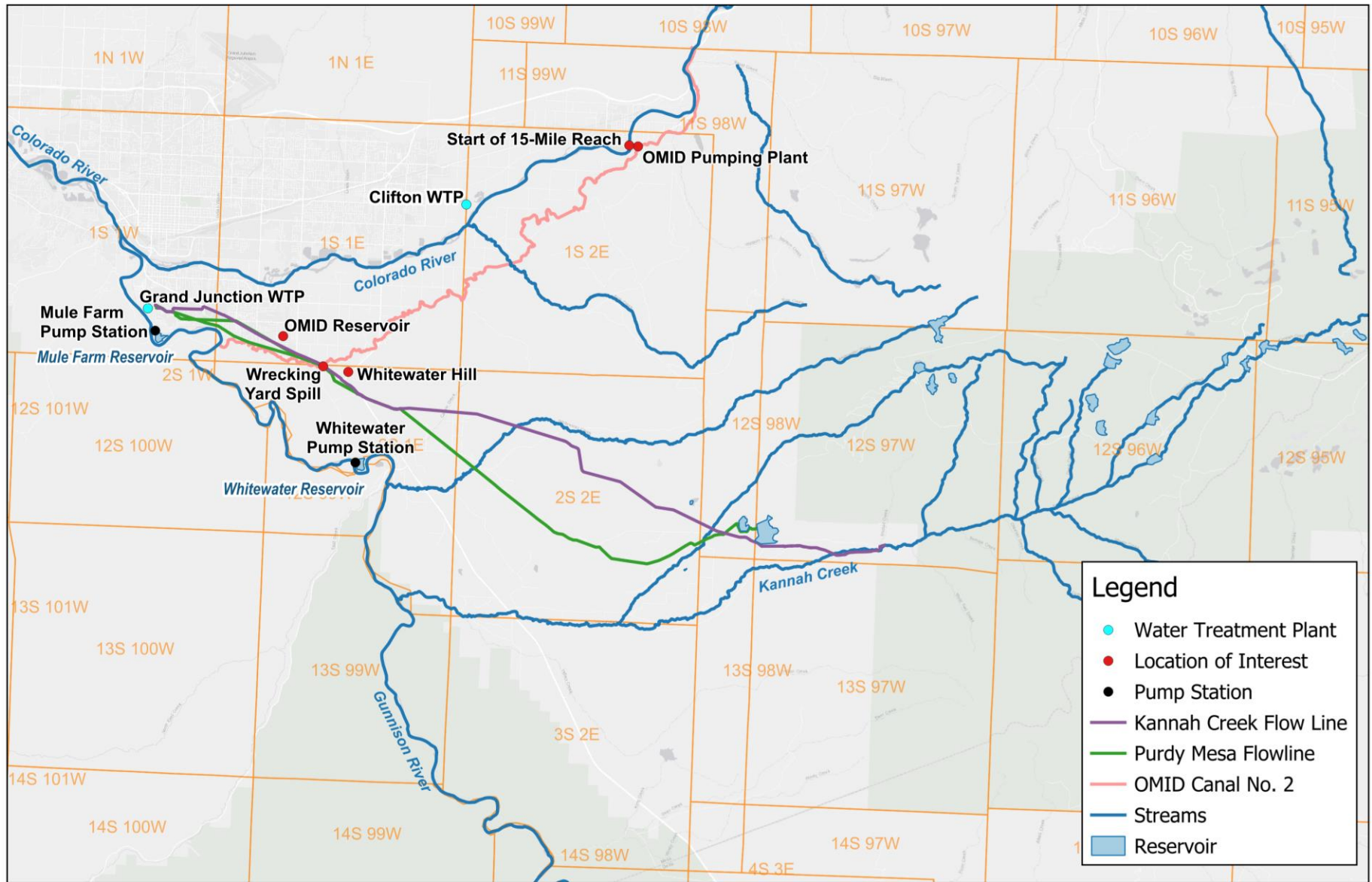
- Mule Farm Reservoir Storage Right (60 cfs, 963 AF with right to refill continuously)
- Whitewater Reservoir Storage Right (60 cfs, 1,092 AF with right to refill continuously)
- Alternate Point of Diversion for Gunnison River Pipeline at Whitewater Pump Station (January 22, 1957 priority; 120 cfs combined diversion rate at existing intake and Whitewater Pump Station intake)
- Direct Flow Water Right for Irrigation and Hydropower Production (60 cfs; hydropower by in-ditch exchange within the OMID system)
- Plan for Augmentation
- Appropriative Rights of Exchange from Persigo wastewater treatment plant outfall to Gunnison Reservoirs, from the confluence of the Colorado River and the Gunnison River to the Gunnison Reservoirs, and from Mule Farm Reservoir to Whitewater

Reservoir (30 cfs from reusable water as wastewater effluent; 60 cfs between reservoirs and from hydropower production)

The concepts for the Gunnison Reservoirs project evolved from the City's efforts to more fully use its existing Gunnison River Pipeline water right in the near-term while the full amount was not needed for the City's current demands (Water Marketing Strategy Study, DiNatale Water 2021). The Gunnison River Pipeline water right that has a 1957 priority date and is a direct flow water right that can be used for some aspects of the Gunnison Reservoirs Project, but cannot be used for storage purposes or for irrigation use outside the City's planning boundary. The water rights that will be sought for this project are for uses of water that are not part of the City's existing water rights portfolio.

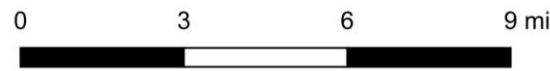
These additional water rights will be sought in Water Division 4 (Gunnison River) because all diversions occur from the Gunnison River even though use of the water will occur in both the Gunnison River basin and the Colorado River basin (Water Division 5). The appropriative right of exchange will also be filed in Water Division 5 because the lower terminus of the exchange is on the Colorado River (Water Division 5). Note the volumes for Mule Farm Reservoir and Whitewater Reservoir are based on preliminary geotechnical work and thus could result in higher or lower volumes after further geotechnical investigations are complete.



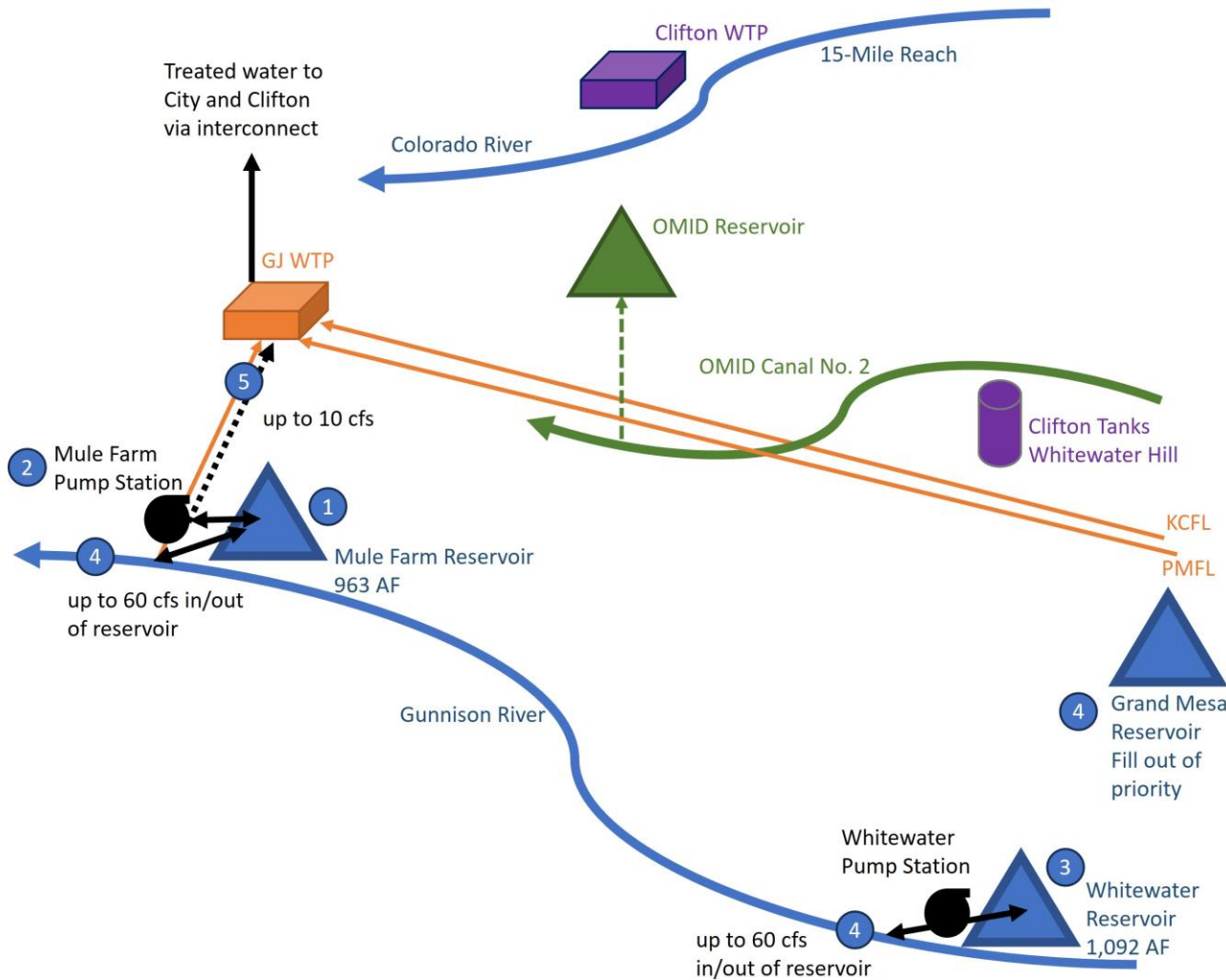


**Legend**

- Water Treatment Plant
- Location of Interest
- Pump Station
- Kannah Creek Flow Line
- Purdy Mesa Flowline
- OMID Canal No. 2
- Streams
- Reservoir



**Figure 1.**  
 Map of key infrastructure components  
 of the Gunnison Reservoirs project.

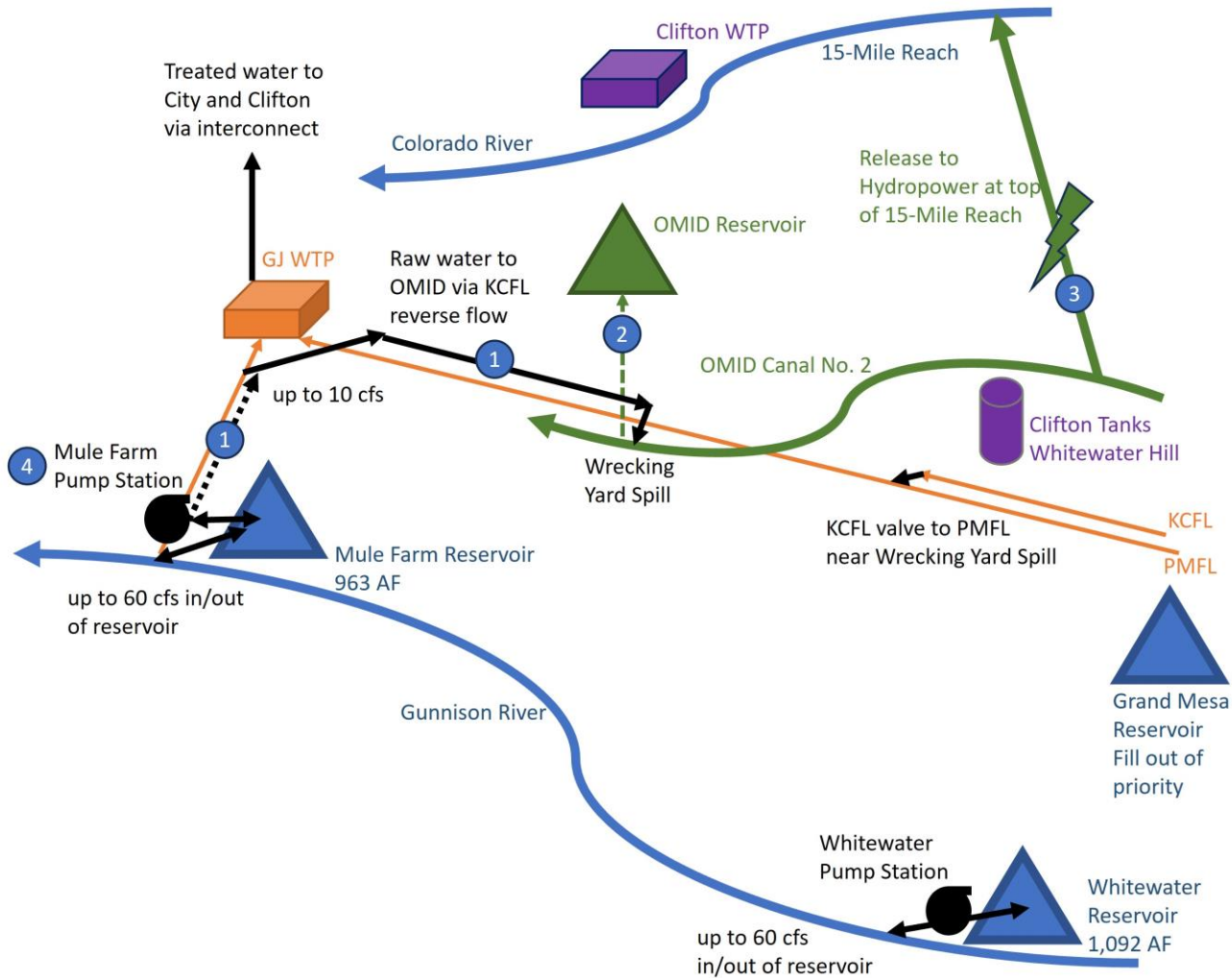


**Figure 2. Schematic diagram showing municipal uses.**

- 1 Mule Farm Reservoir. 963 AF new lined storage. Allows settling of Gunnison River water prior to delivery to treatment plant and source for augmentation plan.
- 2 New Mule Farm Pump Station provides pumping capacity for augmentation (60 cfs) and pumping from reservoir or river direct to water treatment plant via existing 18-inch pipeline.
- 3 New Whitwater Reservoir and Pump Station. 1,092 AF of new lined storage. Provides source for augmentation plan.
- 4 Augmentation Plan allows out-of-priority diversions at Grand Mesa reservoirs and structures with replacement to the Gunnison River from the new reservoirs.
- 5 Use of existing Gunnison Pipeline right (1957 priority) for municipal use in City and with Clifton interconnect. Water settled in Mule Farm Reservoir is less turbid and can be treated easier than direct river water.

**Acronyms:**

AF (acre-feet), cfs (cubic feet per second), GJ (Grand Junction), KCFL (Kannah Creek Flowline), OMID (Orchard Mesa Irrigation District), PMFL (Purdy Mesa Flowline), WTP (water treatment plant)

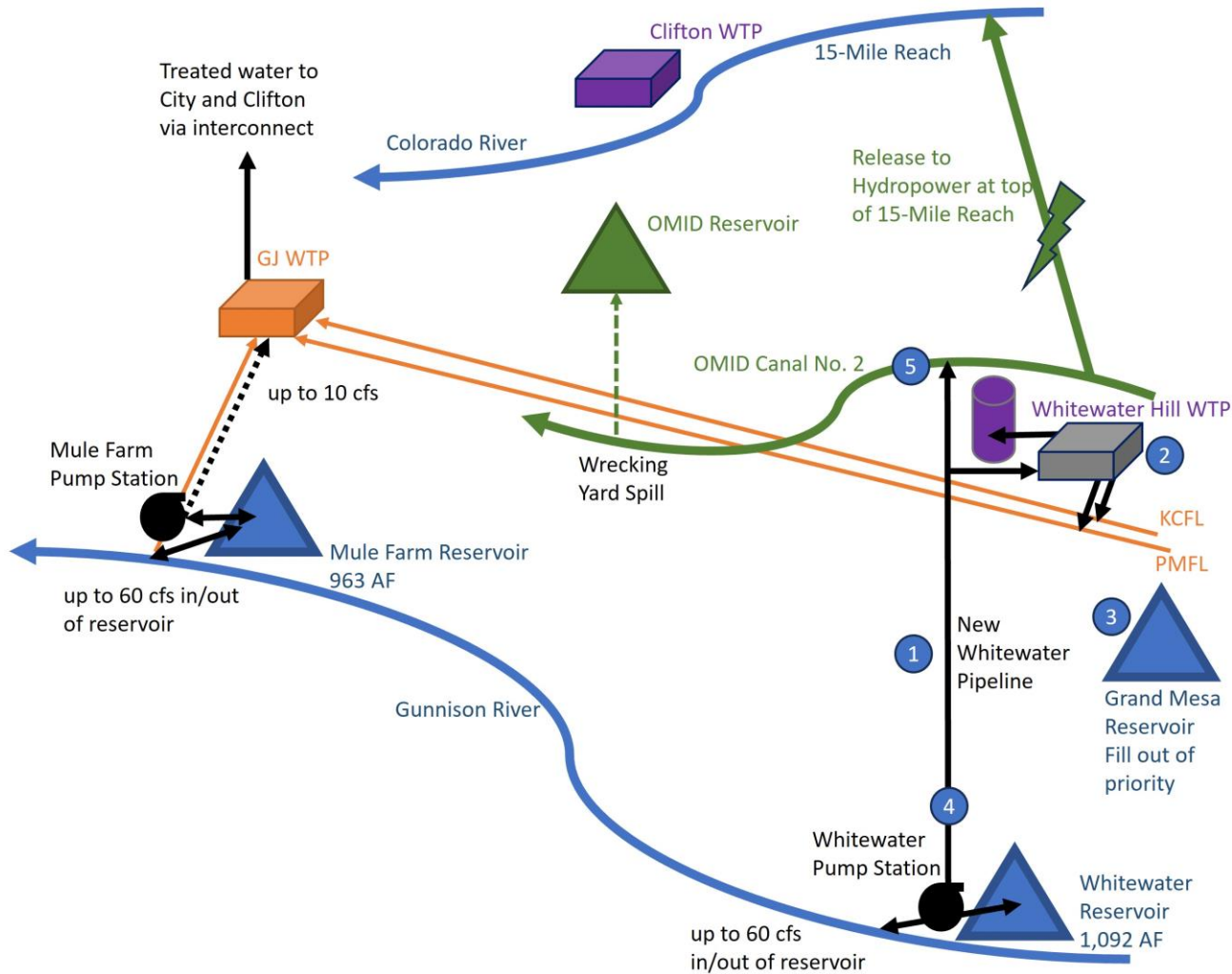


**Figure 3. Schematic diagram showing irrigation and hydropower uses.**

- 1 Water is pumped to OMIID from the Mule Farm Pump Station and flow is reversed in the Kannah Creek Flow Line and delivered into the OMID Wrecking Yard Spill.
- 2 OMID delivers irrigation water via its regulating reservoir to Mutual Mesa and can deliver additional water higher in its system. Net increase to irrigation supply within the OMID system. No in-ditch exchange or additional flow to hydropower.
- 3 OMID operates in-ditch exchange, receiving water at the Wrecking Yard Spill and delivering a like amount of water through the hydropower plant. This delivers water to the top of the 15-Miles Reach. No net increase to irrigation supply within the OMID system.
- 4 Water to OMID under a combination of City’s existing direct flow right (irrigation within City’s 201 boundary, hydropower by in-ditch exchange), new irrigation and hydropower right, new storage right.

**Acronyms:**  
 AF (acre-feet), cfs (cubic feet per second), GJ (Grand Junction), KCFL (Kannah Creek Flowline),  
 OMID (Orchard Mesa Irrigation District), PMFL (Purdy Mesa Flowline), WTP (water treatment plant)



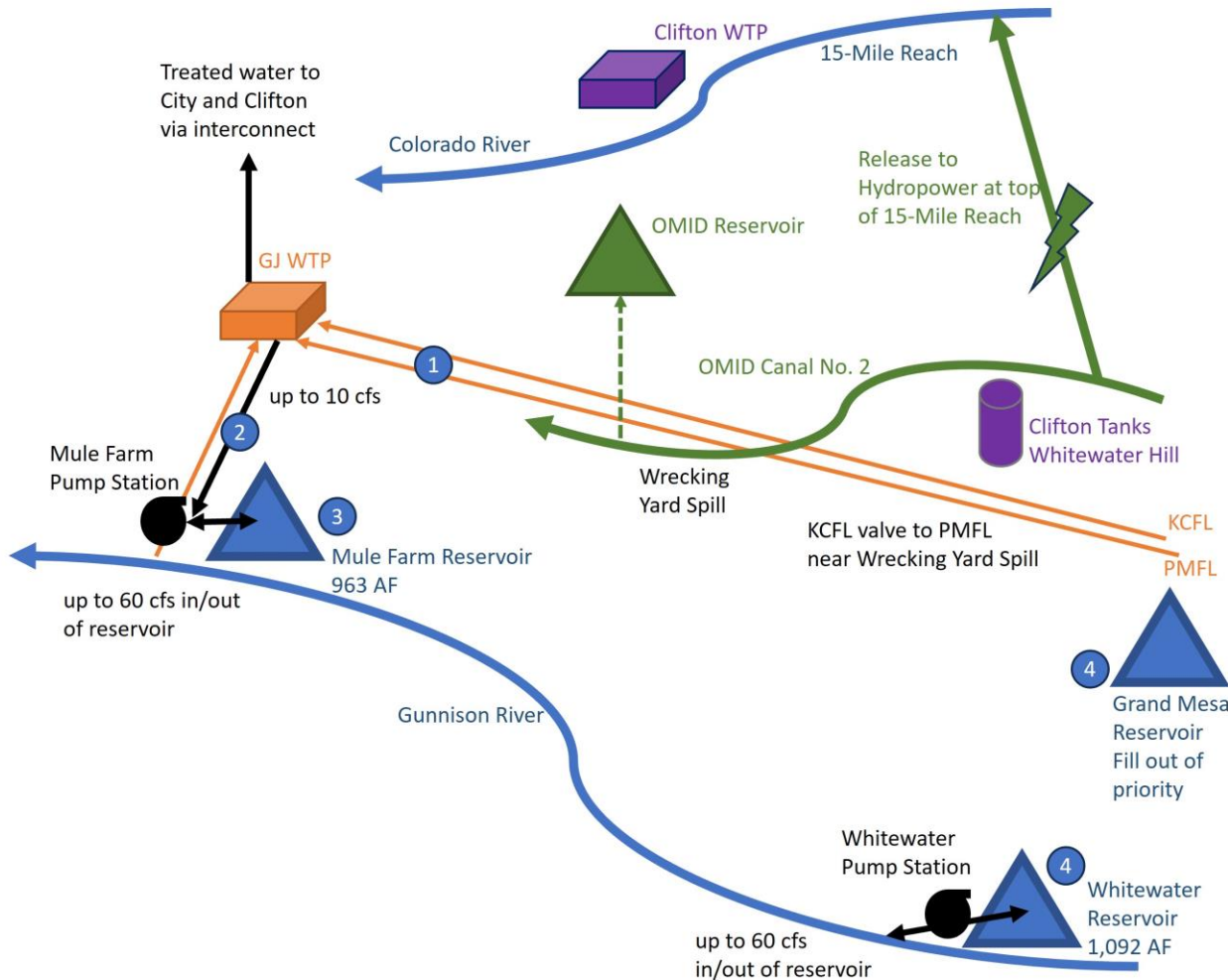


**Figure 4. Schematic diagram showing potential future configuration.**

- 1 New Whitewater Pipeline from Whitewater Reservoir to Whitewater Hill.
- 2 New Whitewater Hill water treatment plant connects to Clifton's existing tanks and connects to the City's Kannah Creek Flowline and Purdy Mesa Flowline.
- 3 No change to augmentation plan or reservoir storage amounts.
- 4 Direct flow diversions under the existing City Gunnison Pipeline right at the Whitewater Reservoir alternate point of diversion.
- 5 OMID deliveries just up-ditch from the Wrecking Yard Spill. No other change to OMID operations shown in Figure 3.

**Acronyms:**

AF (acre-feet), cfs (cubic feet per second), GJ (Grand Junction), KCFL (Kannah Creek Flowline), OMID (Orchard Mesa Irrigation District), PMFL (Purdy Mesa Flowline), WTP (water treatment plant)



**Figure 5. Schematic diagram showing use of Mule Farm Reservoir for storage of Kannah Creek sourced water.**

- 1 Water is delivered to the City's water treatment plant via the Kannah Creek Flow Line or Purdy Mesa Flowline.
- 2 Raw water is delivered into the existing pipeline and the normal flow direction is reversed from the water treatment plant to the Mule Farm Pump Station and into the Mule Farm Reservoir.
- 3 Mule Farm Reservoir's liner isolates water originating in Kannah Creek from Gunnison River flows, providing storage capacity for high quality Kannah Creek sourced water.
- 4 Augmentation plan still operates from Whitewater Reservoir.

**Acronyms:**

AF (acre-feet), cfs (cubic feet per second), GJ (Grand Junction), KCFL (Kannah Creek Flowline), OMID (Orchard Mesa Irrigation District), PMFL (Purdy Mesa Flowline), WTP (water treatment plant)

**2.2.1 Storage Rights**

**Table 1. Gunnison Reservoirs storage rights key information.**

	Mule Farm Reservoir	Whitewater Reservoir
Diversion Location	SE 1/4, NW 1/4, Section 35, T1S, R1W Ute P.M	SE 1/4, NW 1/4, Section 15, T2S, R1E Ute P.M.
Storage Location	E 1/2 Section 35, T 1 S, R1W Ute P.M.	NW 1/4 Section 15, T12S, R 99 W 6th P.M.; and SE portion of Section 15, T2S, R1E Ute P.M.
Diversion Rate	60 cfs	60 cfs
Storage Volume	963 AF and continuous refill	1,092 AF and continuous refill
Appropriation Date	12/31/2021	12/31/2021
Uses	domestic, municipal, industrial (including hydropower), augmentation, exchange, and irrigation	domestic, municipal, industrial (including hydropower), augmentation, exchange, and irrigation

**Table 1** shows key information for the two storage rights. Mule Farm Reservoir will be filled through the existing diversion for the City’s Gunnison Pipeline water right. The current intake will be modified to include a screened cone to limit fish and debris inflow to the reservoir. Water will flow from the diversion into the wet well of the Mule Farm Pump Station and then be pumped into the reservoir at a rate of up to 60 cfs. When the stage in Mule Farm Reservoir is lower than the river stage, water can flow by gravity into the reservoir without pumping at a rate of up to 60 cfs. The pumped discharge into the reservoir is located approximately 1,000 feet from the inlet pipe from the reservoir to the pump station. This will allow turbid river water pumped into the reservoir to settle distant from the pump station’s intake from the reservoir, providing less turbid water near the pump station intake.

Whitewater Reservoir will be filled through a new diversion that will have a screened cone to limit fish and debris inflow to the reservoir. Water will flow from the diversion into the wet well of the Whitewater Pump Station and then be pumped into the reservoir at a rate of up to 60 cfs. When the stage in Whitewater Reservoir is lower than the river stage, water can flow by gravity into the reservoir without pumping at a rate of up to 60 cfs. Unlike the Mule Farm diversion structure configuration, the discharge into Whitewater Reservoir is located adjacent to the pump station and inlet. There is no direct use from Whitewater Reservoir to a municipal system, so settling out turbid water is not necessary. Under the future configuration, a new pipeline would connect Whitewater Reservoir to a municipal system and at that time the discharge pipe into the reservoir should be extended to the far end of the reservoir to induce settling between discharge into the reservoir and the pumping intake. Both reservoirs are seeking the right to continuously refill when in

priority to offset evaporative losses and to refill the reservoirs as stored water is put to beneficial use.

The Mule Farm Reservoir Storage Right and the Whitewater Reservoir Storage Right will both share the same appropriation date of December 31, 2021. This date is when the City's water marketing report was finalized that first publicly identified reclaiming gravel mining pits as potential storage facilities for the City. The adjudication date will be based on the year the application is filed for the water rights and will ultimately control the priority of the rights pursuant to the postponement doctrine. The 2021 appropriation date would control the seniority among other rights filed in the same year as these rights are filed.

The storage water rights will be used for domestic, municipal, industrial (including hydropower), augmentation, exchange, and irrigation purposes with the right to reuse and successively use the water. The domestic and municipal uses will include use within Grand Junction city limits (including the area served by Ute Water Conservancy District, hereafter Ute Water), Clifton and other municipal systems that can take water via interconnect, such as Ute Water and other water providers in the region that have an interconnect with Ute Water. Industrial uses include water service to industrial users and generation of hydropower. Water stored in the reservoirs will be used for augmentation of the City's water rights in Kannah Creek (see Sections 2.2.4 and 2.3.2 for additional discussion about the plan for augmentation sought in this case). The exchange use sought with the storage rights is for operating an in-ditch exchange in the OMID system, exchanging water from Mule Farm Reservoir to Whitewater Reservoir, and as a means of recapturing return flows associated with the storage water rights and re-diverting such water by exchange into the reservoirs (see Section 2.2.5 for additional detail about the exchanges). Water delivered to OMID will be used for irrigation if not exchanged for hydropower production.

Both reservoirs will have the ability to store water from other sources not associated with the storage water rights sought for this project. For example, the City owns the Paramount Right in the Kannah Creek basin which allows the City to store water associated with that water right in any of its facilities (Colorado Supreme Court Case No. 27046, "Furthermore, condemned water [Paramount Right] stored in any of the City's facilities may properly be transferred to any other facility the City owns and controls or in which it has storage rights"). The hydrology of the Kannah Creek basin varies from year to year and in above-average years, there is water available that exceeds the City's Kannah Creek basin reservoir capacity. Water diverted under the Paramount Right (whether directly or after storage in Juniata Reservoir) can be delivered via the flowlines to Mule Farm Reservoir or in the future configuration to Whitewater Reservoir after completion of the pipeline from Whitewater Reservoir to Whitewater Hill. This operation is shown in Figure 5, above. This operation does not require a new water right, but any water stored under this operation would be included in the accounting forms associated with the reservoir to indicate that water was not stored under the new storage water rights.



**2.2.2 Alternate Point of Diversion**

The City currently has a direct flow water right called the Gunnison Pipeline with a priority date of January 22, 1957 decreed in Case No. CA-8303. This water right was decreed for domestic, municipal, and industrial uses. Its decreed point of diversion is at the City’s existing Gunnison River intake and pump station. For this project, the City seeks to add an alternate point of diversion for the water right to include the intake at Whitewater Reservoir. The location of the alternate point is the same as shown in Table 1 for the Whitewater Reservoir diversion location.

The alternate point of diversion will be used when a new pipeline is constructed from Whitewater Reservoir to the potential future Clifton water treatment plant site at Whitewater Hill (see Figure 4). If Clifton does not construct a new water treatment plant at that site, this pipeline may be constructed to provide water to the City or to OMID at higher rates than are possible through the existing pipeline from the existing Gunnison River intake to the City’s water treatment plant via the Mule Farm Pump Station.

There are several smaller intervening water rights between the original point of diversion and the proposed alternate point of diversion (**Table 2**). Table 2 was derived by searching the CDSS water rights database for water rights in Water District 42 with the Gunnison River as the source of water, and then sorting by stream mile. The rights shown in Table 2 are located between the City’s current Gunnison River point of diversion at stream mile 3.32 and the proposed point of diversion at Whitewater Reservoir, which is approximately stream mile 13.0 (measured as distance above the confluence with the Colorado River). Water rights that have been cancelled or abandoned are not shown in Table 2. The water rights include a mix of rights senior and junior to Grand Junction’s Gunnison Pipeline water right. There are no perennial stream inflows between the decreed and proposed alternate points of diversion, so the amount of legally available water will be the same throughout the reach between the current and proposed alternate point.

The Redlands Canal and the City’s Gunnison River Pipeline are located at the same point on the Gunnison River but divert from opposite banks. The Redlands Canal has two water rights senior to City’s Gunnison River Pipeline water right (January 4, 1911 for 670 cfs and March 27, 1944 for 80 cfs), and one right junior to the City’s right (October 1, 1994, 100 cfs) for a total of 850 cfs. In comparison, the sum of diversions from all other water rights listed in Table 2 is 14.89 cfs, of which 2.19 cfs is senior to the City’s right, and 12.70 cfs is junior to the City’s right. The seniority and magnitude of the Redlands Canal water rights ensure water will flow past the proposed alternate point of diversion to the Redlands Canal. If either of these rights is not satisfied, Redlands could place a call and the City’s Gunnison Pipeline water right would be curtailed. Diversions at the alternate point would similarly be curtailed if Redlands placed a call on either of its senior water rights. Therefore, there is no potential for injury to the Redlands Canal’s senior water rights by diverting water at the alternate point.



The Gunnison Pipeline water right is decreed for 120 cfs. When operating the alternate point of diversion, the aggregate rate of diversion at both points of diversion under this water right will be no more than 120 cfs.

**Table 2. Intervening water rights between the existing point of diversion and the proposed alternate point of diversion for the Gunnison Pipeline water right.**

WDID	Name	Stream Mile	Diversion Rate (cfs)	Admin No.*	Priority Date**	Priority Relative to Gunnison Pipeline
4200831	WEBB PUMP	3.38	0.05	54943.00000	6/5/2000	Junior
4200550	WATSON PUMPING PLANT	3.97	1.07	34419.24138	3/27/1944	Senior
4200525	JOHN KRIGBAUM DITCH	4.28	0.8	22848.12510	7/22/1912	Senior
4200525	JOHN KRIGBAUM DITCH	4.28	1.7	44773.35549	8/1/1972	Junior
4200608	INGRAM DITCH	4.84	0.32	22848.15502	7/22/1912	Senior
4200772	FRANKLIN-GILLESPIE P-L	5.26	1	51134.37346	12/31/1989	Junior
4200684	GOBBO GRAVEL PIT PUMP	5.3	3.5	47603.00000	5/1/1980	Junior
4200694	WRIGHT DITCH	5.31	1	46020.34850	12/31/1975	Junior
4200872	MESA CO SOLID WASTE PUMP DIV	9.9	0.45	56978.56673	12/31/2005	Junior
4200636	WHITewater PUMP PLANT #1	12.9	5	46491.00000	4/15/1977	Junior
<b>Total Water Rights Senior to Gunnison Pipeline:</b>			<b>2.19</b>			
<b>Total Water Rights Junior to Gunnison Pipeline:</b>			<b>12.70</b>			

\*Smaller admin number is more senior. The City's Gunnison Pipeline priority is January 22, 1957 (Admin No. 39103.00000)

\*\*Priority date is junior to the appropriation date if the water right was adjudicated after a prior adjudication in the basin

### 2.2.3 Direct Flow Water Right

The City seeks a direct flow water right to deliver irrigation water to OMID and for hydropower production. Irrigation in the OMID system will occur down-ditch of the point where water from the Gunnison Reservoirs project is delivered into the OMID system. Under the initial configuration, the point of introduction into the OMID system is where OMID Canal No. 2 crosses US Highway 50 near Mesa County 31 Road, known as the Wrecking Yard Spill. If the Whitewater Reservoir pipeline is constructed in the future (see Figure 4), the point of introduction will shift eastward to the OMID Canal No. 2 between Colorado Highway 141 and US Highway 50. For hydropower use, this direct flow right can be delivered into to the OMID system and then, by an in-ditch exchange, delivered to the OMID hydropower plant. See additional discussion about proposed operations for the irrigation and hydropower uses in Section 2.3.3.

Grand Junction's legal counsel has advised us that irrigation use within the City's 201 Boundary and hydropower use are allowed under the City's existing Gunnison Pipeline water right. Irrigation use delivered into the OMID Canal No. 2 would occur primarily within the City's 201 Boundary. The 201 Boundary identifies areas where sanitary sewer service can be provided and also aligns with the City Urban Development Boundary. Hydropower is considered an industrial use which is a decreed use for the Gunnison Pipeline. The City may withdraw or reduce the amount of water sought for this direct flow

water right if 1) the proposed operation of delivering water for irrigation within the City's 201 Boundary and hydropower production by exchange through the OMID system is confirmed as part of the existing Gunnison Pipeline water right and 2) the alternate point of diversion described in Section 2.2.2 is also confirmed so that the existing water right can be diverted at the Whitewater Reservoir Pump Station and similarly delivered into the OMID system for irrigation and hydropower generation by in-ditch exchange under a future infrastructure configuration.

Water diverted under this direct flow water right may physically pass through Mule Farm Reservoir or Whitewater Reservoir before being pumped to OMID. Under Colorado State Engineer reservoir administration guidelines, water may be temporarily detained for up to 72 hours to aid in the efficiency of irrigation deliveries. Temporary detainment in the reservoir may enhance the water quality by allowing water to settle before delivery to OMID. Lower turbidity will also prolong the pump life.

#### 2.2.4 Plan for Augmentation

The City is seeking a plan for augmentation that will allow out-of-priority diversions at its existing decreed reservoirs and diversion structures by replacing to downstream rights. The structures to be augmented include all of the City's reservoirs in the Kannah Creek, Whitewater Creek basins and on the Grand Mesa as well as its diversion structures that fill Juniata Reservoir and deliver water to the Grand Junction flowlines. A list of structures to be augmented is provided in **Table 3** and a map of these structures is provided in **Figure 6**.

When there is a call for water downstream of the Gunnison Reservoirs that is senior to any of the augmented structures, the City will continue to divert water at the out-of-priority structure and release a like amount of water from the Gunnison Reservoirs. This operation will allow the City to continue to divert high quality water from its Kannah Creek, Whitewater Creek, and Grand Mesa sources while preventing injury to the downstream rights. Water will be released from Mule Farm Reservoir, Whitewater Reservoir, or a combination of both at rates that match the amount of out-of-priority diversion or that is sufficient to satisfy the downstream right, whichever is less. The plan for augmentation will not be operated when there is a calling right located between the out-of-priority diversion and the Gunnison Reservoirs.

Operation of the plan for augmentation is shown schematically in **Figure 7**. The upper pane of Figure 7 shows the Colorado River, the Gunnison River, Kannah Creek and the Grand Mesa Reservoirs. When there is no call downstream of Kannah Creek, the Grand Mesa Reservoirs can fill under their own water rights. The middle pane of Figure 7 shows that without a plan for augmentation, when there is a calling right below Kannah Creek that is senior to the Grand Mesa Reservoirs, those reservoirs could no longer fill. The third pane

**Table 3. List of augmented structures.**

WDID	Structures to be Augmented	PLSS Diversion Point from River	PLSS Inlet Point
<b>North Fork Kannah Creek</b>			
4203630	Anderson Reservoir No. 6	NE 1/4, NW 1/4, Section 11, T 12 S, R 97 W, 6th P.M.	SW 1/4, NE 1/4, Section 11, T 12 S, R 97 W
4203603	Bolen Reservoir	NW 1/4, NW 1/4, Section 11, T 12 S, R 97 W, 6th P.M.	
4203602	Bolen A&J Reservoir No. 2	NE 1/4, NW 1/4, Section 11, T 12 S, R 97 W, 6th P.M.	
4203618	Hallenbeck No. 1 Reservoir (aka Purdy Mesa Reservoir)	Lot 13, Section 30, T 12 S, R 97 W, 6th P.M.	NE 1/4, NE 1/4, Section 36, T 12 S, R 98 W, 6th P.M.
4203620	Juniata Reservoir	Lot 13, Section 30, T 12 S, R 97 W, 6th P.M.	
4203661	Reeder Reservoir	NE 1/4, NE 1/4, Section 24, T 2 S, R 2 E, 6th P.M.	
4200504	Bauer Ditch and Enlargement	Lot 8, Section 19, T 12 S, R 97 W, 6th P.M.	
4200554	Laurent Ditch	SE 1/4, NW 1/4, Section 19, T 12 S, R 97 W, 6th P.M.	
4200512	City Ditch	SE 1/4, NE 1/4, Section 25, T 12 S, R 98 W	
4200554	Anderson No. 4 Ditch	SE 1/4, NE 1/4, Section 25, T 12 S, R 98 W	
4200732	Purdy Mesa Spring	NW 1/4, SE 1/4, Section 25, T 2 S, R 2 E, 6th P.M.	
<b>Kannah Creek</b>			
4203600	Anderson Reservoir No. 1	NW 1/4, NE 1/4, Section 9, T 12 S, R 96 W, 6th P.M.	
4203601	Anderson Reservoir No. 2	NE 1/4, SE 1/4, Section 4, T 12 S, R 96 W, 6th P.M.	
4203619	Hallenbeck No. 2 Reservoir (aka Raber Click Reservoir)	NW 1/4, NE 1/4, Section 9, T 12 S, R 96 W, 6th P.M.	SW 1/4, SW 1/4, Section 9, T 12 S, R 96 W, 6th P.M.
4203606	Deep Creek Reservoir No. 2	SE 1/4, SW 1/4, Section 16, T 12 S, R 96 W, 6th P.M.	
4203604	Carson Lake	SE 1/4, NE 1/4, Section 22, T 12 S, R 96 W, 6th P.M.	
4203607	Dry Creek Reservoir (aka Chambers Reservoir)	SE 1/4, NW 1/4, Section 9, T 13 S, R 96 W, 6th P.M.	
4203608	Flowing Park Reservoir	SE 1/4, SW 1/4, Section 34, T 12 S, R 96 W, 6th P.M.	
4203692	Purdy Mesa Reservoir No. 2	NW 1/4, SE 1/4, Section 25, T 2 S, R 2 E, 6th P.M.	
4203614	Grand Mesa Reservoir No. 1	NW 1/4, NE 1/4, Section 15, T 12 S, R 96 W, 6th P.M.	
4203615	Grand Mesa Reservoir No. 6	SE 1/4, SW 1/4, Section 1, T 12 S, R 96 W, 6th P.M.	
4203616	Grand Mesa Reservoir No. 8	NW 1/4, SE 1/4, Section 6, T 12 S, R 95 W, 6th P.M.	
4203617	Grand Mesa Reservoir No. 9	SE 1/4, SE 1/4, Section 1, T 12 S, R 96 W, 6th P.M.	
4203623	Scales Lake No. 1	NW 1/4, SE 1/4, Section 6, T 12 S, R 95 W, 6th P.M.	SW 1/4, SE 1/4, Section 32, T 11 S, R 95 W, 6th P.M.
4203624	Scales Lake No. 3	Lot 8, Section 33, T 11 S, R 95 W, 6th P.M.	Lot 1, Section 33, T 11 S, R 95 W, 6th P.M.
4200506	BA&J Ditch and Enlargement	SW 1/4, NW 1/4, Section 9, T 12 S, R 96 W, 6th P.M.	
4200573	Deep Creek Reservoir No. 2 Supply Ditch	NE 1/4, SE 1/4, Section 16, T 12 S, R 96 W, 6th P.M.	
4200513	KC Flowline - Paramount & 2nd Right	NW 1/4, SW 1/4, Section 34, T 12 S, R 97 W, 6th P.M.	
4200529	Kannah Creek Highline Ditch	Lot 9, Section 33, T 12 S, R 97 W, 6th P.M.	
4200748	Juniata Ditch	NW 1/4, SE 1/4, Section 33, T 12 S, R 97 W, 6th P.M.	
4200528	Juniata Ditch Enlargement	NW 1/4, SE 1/4, Section 33, T 12 S, R 97 W, 6th P.M.	
4205035	Anderson Well	NE 1/4, SW 1/4, Section 33, T 12 S, R 97 W, 6th P.M.	
4205034	Berry Well	SW 1/4, SW 1/4, Section 33, T 12 S, R 97 W, 6th P.M.	
<b>Whitewater Creek</b>			
4203625	Somerville Reservoir No. 1	SW 1/4, SE 1/4, Section 35, T 11 S, R 97 W, 6th P.M.	
4203692	Guild Reservoir	SW 1/4, SW 1/4, Section 36, T 1 S, R 2 E, U P.M.	
4200509	Brandon Ditch	NW 1/4, NE 1/4, Section 8, T 12 S, R 97 W, 6th P.M.	
4200622	Somerville Ranch Irrigation System	SE 1/4, SE 1/4, Section 1, T 2 S, R 2 E, U P.M.	
4205010	Somerville Well No. 1	SW 1/4, NE 1/4, Section 1, T 2 S, R 2 E, U P.M.	
4205011	Somerville Well No. 2	SE 1/4, SE 1/4, Section 1, T 2 S, R 2 E, U P.M.	

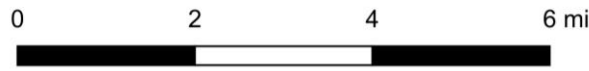
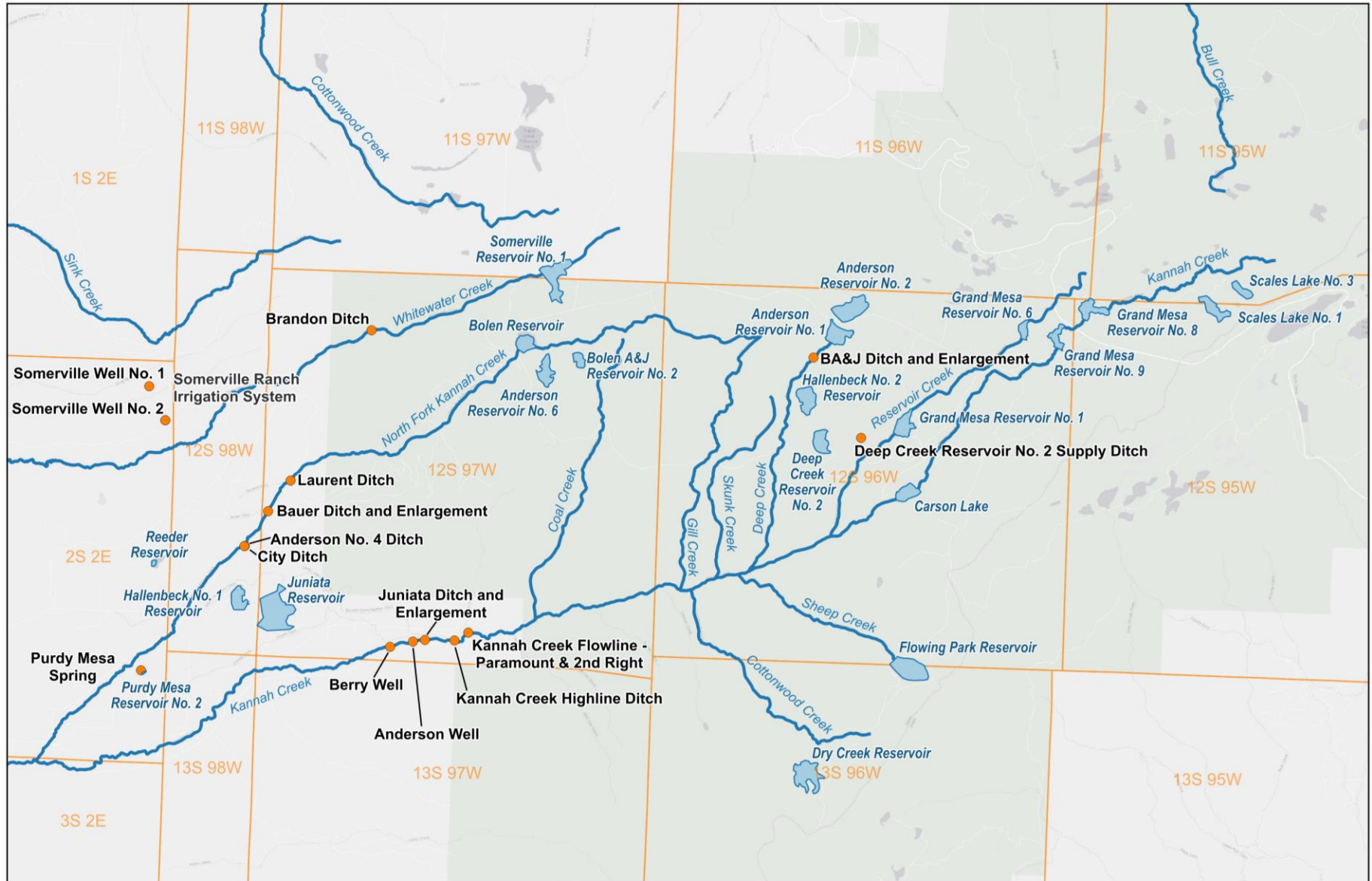


Figure 6.  
 Map of augmented structures.

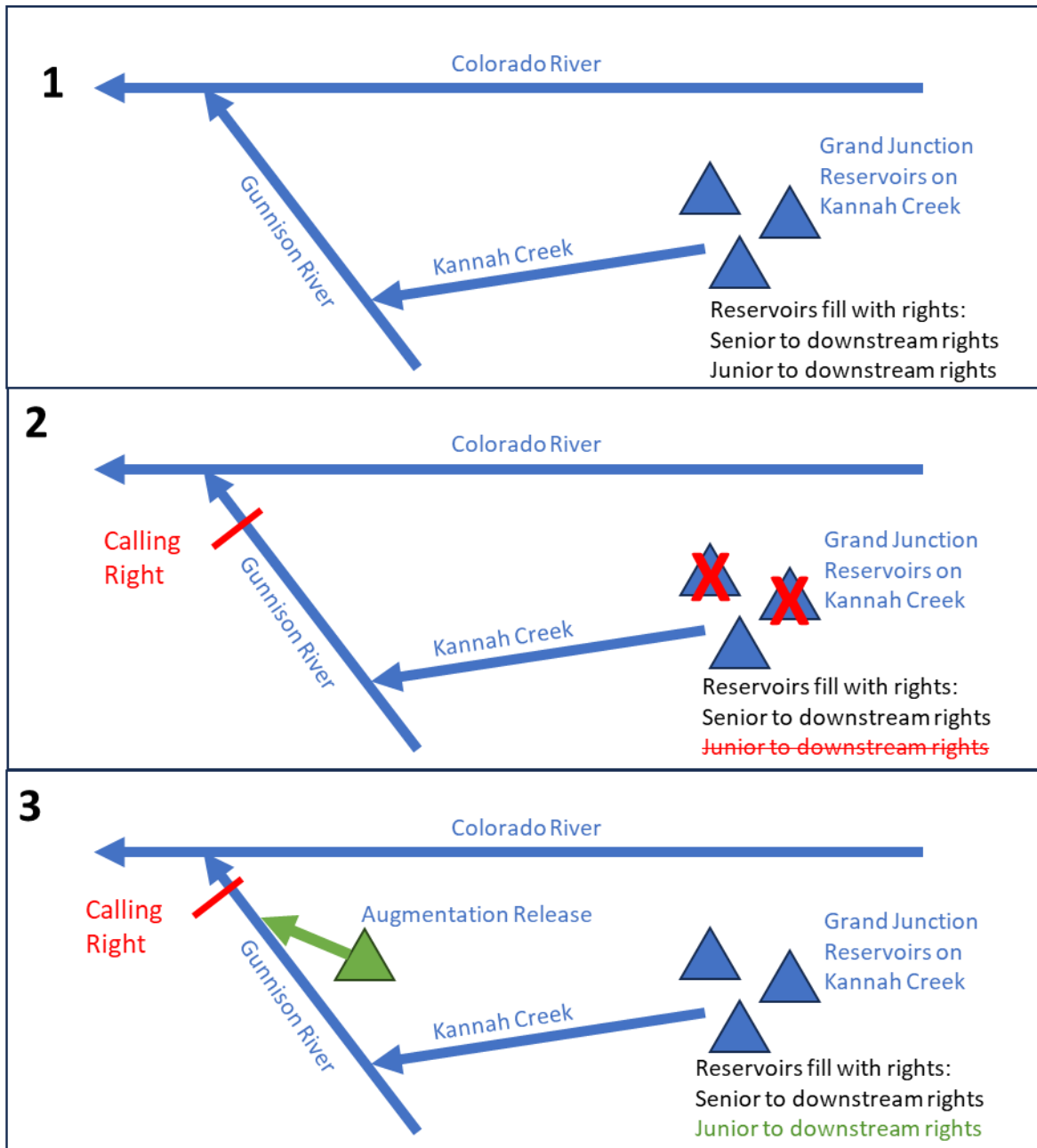


Figure 7. Schematic diagram showing operation of the plan for augmentation.



shows that with a plan for augmentation, the Grand Mesa reservoirs can fill because the Gunnison Reservoirs release water to the calling water right. This same operation applies to any of the City's augmented structures listed in Table 3 and any call downstream of the Gunnison Reservoirs.

Inflows to the Grand Mesa reservoirs listed in Table 3 can be difficult to measure during the winter months because the reservoirs are generally covered in snow. Historical measurements are available only as of November 1 and then the subsequent spring once snow has melted and access to the reservoir is possible. Inflows to these reservoirs during the winter months are small or non-existent due to cold and freezing conditions in the watershed. We contacted the Water District 42 water commissioner about how these reservoirs are administered in the winter months. Historically, there has not been a winter call that would require passing any winter-time inflows so winter administration has not been necessary. If a downstream senior call was in effect before water was flowing into the reservoirs, a release would not be required because no flow was occurring. As the snow melts over and into the reservoirs, the water commissioner may require a release to a downstream calling right. However, often the snowmelt generates sufficient flows in Kannah Creek that there is no call during the peak snowmelt and runoff periods. We anticipate that in the future, administration could require releases sooner than has historically occurred. Under potential warmer climate conditions in the future or in a dry year, the snowpack may establish later or melt earlier allowing access to and administration of the reservoirs later into the winter or earlier in the spring than has occurred historically.

The water commissioner assesses a charge for evaporation from the Grand Mesa reservoirs. This is the amount of storage that should have declined due to evaporation over a given period, but has refilled from natural inflows to the reservoirs. This amount is released by the City as directed by the water commissioner, typically to a downstream calling water right. When there is no intervening call on Kannah Creek, the release for evaporation can be made from the Gunnison Reservoirs instead of from the Grand Mesa Reservoirs. Historically, evaporation has been offset by dam toe drain seepage measured at the reservoirs. As the City performs maintenance and rehabilitation of the various dams, the amount of seepage may be reduced requiring release of water for evaporation in the future.

As discussed above, winter inflows to the City's reservoirs on the Grand Mesa is difficult to establish during the winter season due to snow coverage on the reservoir surfaces themselves. Water storage measurements are available typically for November 1 and are held constant until the next physical reading occurs in the spring. The highest rate of augmentation needed would correspond to the highest inflow rate into the augmented structures, which occurs in the spring. The City has about 5,500 AF of capacity in the Upper Grand Mesa reservoirs, and typically carries over about 2,000 AF. This means that on average, about 3,500 AF of water is stored per year, or about 60 cfs average if occurring in a single month. One factor that may overestimate the inflow rate is that some inflow would

have occurred over the winter rather than all in one month. This is counteracted by a potential underestimate of the flow rate because it is based on monthly reservoir storage levels which is a monthly average flow rate, and actual flow rates may be higher during the warmest part of the month. The pumps at the Gunnison Reservoirs are designed to pump up to 60 cfs from the reservoir to the Gunnison River based on these average inflow rates to the augmented reservoirs. If needed, pumps at both reservoirs could operate simultaneously to achieve up to 120 cfs augmentation releases to the Gunnison River.

Water diverted at the augmented structures under this plan for augmentation will be fully reusable water with a right to reuse and successively reuse the water. The City will reuse and successively reuse the water by tracking the amount of water diverted out-of-priority under this plan for augmentation as it travels through its raw water collection system, through the municipal treated water and wastewater treatment systems. This water will be discharged to the Colorado River through the Persigo Wastewater Treatment Plant or the Clifton Wastewater Treatment Plant. The portion of the water not consumed through municipal use can be re-diverted by exchange into the Mule Farm Reservoir or Whitewater Reservoir. Municipal return flows from this water that is applied to outdoor landscaping are also reusable. As part of this augmentation plan, the City is not seeking to quantify return flows from outdoor use but reserves the right to quantify such returns in the future.

### **2.2.5 Appropriative Rights of Exchange**

The Gunnison Reservoirs project will utilize several appropriative rights of exchange. These exchanges will allow the City to relocate water to upstream facilities after initial use of fully reusable water within municipal treated water systems. As described in Section 2.2.4, water diverted out of priority at City facilities will be fully reusable. When this water is used in the municipal system, a portion of the water will not be consumed and will be discharged to the Colorado River.

The City will re-divert the reusable component of that water at the Mule Farm Reservoir and Whitewater Reservoir by exchange. The City's wastewater is treated at the Persigo Wastewater Treatment Plant, located about seven miles downstream of the confluence of the Gunnison River and Colorado River (SW 1/4 of Section 36 T1N R2W Ute P.M.). Water diverted under the plan for augmentation may also be delivered to Clifton or other municipal water providers through treated water interconnections. Some of Clifton's wastewater is treated at the Persigo plant, and some is treated at Clifton's wastewater treatment plant located on the Colorado River upstream of the confluence with the Gunnison River. Any reusable water associated with the plan for augmentation that is treated at the Clifton plant will be conveyed in the Colorado River to the confluence with the Gunnison River and exchanged from the confluence upstream to Mule Farm Reservoir or Whitewater Reservoir. See **Table 4** for the exchange matrix. The 30 cfs exchange rate is based on projected future winter wastewater effluent rates at the Persigo plant. The future rate was based on scaling the City's current winter use to future demand and assuming

similar flows for Ute Water and Clifton. Winter flows were used because this flow is indicative of minimally consumptive indoor use and represents a maximum amount of reusable effluent that could be generated by the augmented water supply if delivered to the City and neighboring water providers in the future.

Similarly, water diverted for hydropower under the direct flow and storage water rights sought herein via an in-ditch exchange within the OMID system is reusable. After delivery through the hydropower plant, the City will convey the tail race water in the Colorado River to the confluence with the Gunnison River and exchange this water from the confluence upstream to Mule Farm Reservoir or Whitewater Reservoir. The 60 cfs rate of exchange is based on the maximum pumping rate for delivering water from Mule Farm Reservoir or Whitewater Reservoir to OMID for an in-ditch exchange to the hydropower plant. Conveyance losses within the OMID system associated with the in-ditch exchange (if any) and in the Colorado River will be assessed.

An exchange is also necessary between Mule Farm Reservoir and Whitewater Reservoir. Under the future conditions configuration with a pipeline from Whitewater Reservoir, water from Mule Farm Reservoir would need to be exchanged to Whitewater Reservoir to be subsequently pumped into the pipeline. The rate of exchange is based on the 60 cfs diversion and release capacities of the reservoirs.

**Table 4. Exchange matrix.**

		Exchange-To Points	
		Mule Farm Reservoir	Whitewater Reservoir
Exchange-From Points	Mule Farm Reservoir	n/a	60 cfs
	Confluence of Gunnison River and Colorado River	60 cfs	60 cfs
	Persigo Wastewater Treatment Plant Outfall	30 cfs	30 cfs

**2.3 Need for the Project**

The City of Grand Junction Utilities serves treated water to the core areas of the City near the downtown central business district. Ute Water provides water to other parts of Grand Junction within the city limits but outside of the Grand Junction Utilities service area. For purposes of this report, references to the “City” mean the City of Grand Junction Utilities and its associated service area unless otherwise noted. The City serves approximately 10,000 residential and commercial taps and about 30,000 people, including Colorado Mesa University. The City provides water to multiple parks, the cemetery, and the Spyglass subdivision. The City also provides domestic water to a small number of residences in the



Kannah Creek drainage near its water collection infrastructure and supplies raw water to several ranch properties in the Kannah Creek drainage for irrigation of those properties.

The City derives its water supply primarily from the Kannah Creek basin. Kannah Creek is located on the southwest portion of the Grand Mesa and is tributary to the Gunnison River upstream of the town of Whitewater. The City operates several reservoirs in the Kannah Creek basin and has a diversion structure on Kannah Creek that can divert water under direct flow water rights and can re-divert water released from upstream reservoirs. Water diverted from Kannah Creek can be delivered into the City's largest reservoir, Juniata Reservoir, or can be delivered directly to the City's water treatment plant through two pipelines that are each about 20 miles long (also known as flowlines). The City has the most senior water right in the Kannah Creek basin, named the Paramount Right, for 7.81 cfs that was obtained through a condemnation action in the early 1900's. The City's storage rights in Kannah Creek total about 4,500 acre-feet in addition to approximately 7,200 AF of storage at Juniata Reservoir. The City owns another 1,000 AF of storage in the Whitewater Creek basin, which also originates on the Grand Mesa and is the next watershed to the north adjacent to Kannah Creek. Water supply from Whitewater Creek can be delivered into the Kannah Creek flowline en route to the City's water treatment plant. The City developed a water supply model and determined that the firm yield of the Kannah Creek system is 6,400 AFY. The firm yield is the amount of water the system can reliably deliver through drought periods while maintaining one year's supply in storage on November 1 and 140% of annual demand in storage at the end of the spring runoff.

In addition to the Kannah Creek and Whitewater Creek sources, the City has water rights on the Gunnison River and the Colorado River. The City does not have its own diversion infrastructure for its Colorado River rights but has taken delivery of these rights occasionally through the Clifton water treatment plant. The City has an existing diversion structure and pump station at its decreed Gunnison Pipeline water right. The intake and pump station are located on the east bank of the Gunnison River at the Redlands Canal diversion dam. The pump station is operational but is located in the floodway and there is a significant amount of deferred maintenance. There is an 18-inch pipeline from the pump station to the City's water treatment plant. The Mule Farm Reservoir is located adjacent to the existing pump station. The existing diversion structure will be used to fill the Mule Farm Reservoir and the pump station will be replaced with a new pump station capable of filling Mule Farm Reservoir, pumping to the City's water treatment plant, pumping to the OMID interconnect, or releasing water from storage to the Gunnison River for augmentation purposes.

The City has a need for direct delivery of water from the Gunnison River and water stored in the Gunnison Reservoirs when demands exceed the water available from the Kannah Creek system. In addition, the City has a need for augmentation water so that it can divert water at its reservoirs in the upper part of the Kannah Creek basin on the Grand Mesa at times those reservoirs are out of priority. The Gunnison Reservoirs project also provides the City with redundant infrastructure so that water supply is not interrupted in the event

of a failure of one or both flowlines or other event that negatively affects water supply or water quality in the Kannah Creek water collection system, such as wildfires or algal blooms.

### **2.3.1 Need for Water Use Directly in the City's System**

Water use within the City has decreased since peak use in the 1990's due to metering and other conservation efforts. However, the City is still growing and several infill developments have occurred in recent years. Additional similar developments will increase population density within the City's service area that will increase the City's total water demand. Increased population density also leads to demand hardening. Demand hardening occurs as indoor water use becomes a larger portion of the total water use. When there is a large outdoor water use component, temporary watering restrictions can be implemented during a drought to conserve water for higher priority indoor domestic use. As more water use shifts to indoor domestic use, the efficacy of outdoor watering restrictions is reduced.

In 2021, the City evaluated its current and potential future water demands in conjunction with a water marketing project funded by a USBR WaterSmart Program (DiNatale Water 2021). The City's current demand is approximately 5,544 acre-feet per year (AFY) including non-potable demand and the small Kannah Creek service area. Future demand is expected to increase to 7,622 AFY by the year 2070 (including non-potable demand the Kannah Creek service area) (Burns and McDonnell 2021, DiNatale Water 2021). This amount exceeds the firm yield by about 1,200 AF. Assuming linear growth, the City could expect to see its demands exceed the Kannah Creek firm yield by 2039. At the 2070 demand level, the City will need approximately 1,200 AFY from sources outside the Kannah Creek system.

Currently, water can be delivered directly to the City's water treatment plant from the Gunnison River under the existing Gunnison Pipeline water right. However, the City's direct filtration plant is not able to treat the high levels of turbidity that are common in the Gunnison River. Historical use of this source relied heavily on blending the Gunnison River water with Kannah Creek water. In addition, water treatment regulations for turbidity have become more stringent since the 1990's when some use of the Gunnison River water occurred. The new pump station and Mule Farm Reservoir will allow diversions from the Gunnison River to first settle in the reservoir before being pumped to the City's water treatment plant. This settling step will improve the City's ability to integrate Gunnison River water into its system.

The City has a treated water interconnect with Clifton. This allows each water utility to take water from the other in the event water is not available or limited from its own water treatment plant. Historically, up to 4.5 million gallons per day (MGD) has been transferred between the two water providers through this interconnect. Clifton operates a microfiltration water treatment plant on the north bank of the Colorado River and can take Colorado River water from an intake in the river or from the Grand Valley Irrigation

Company canal that diverts water from the Colorado River several miles upstream near Palisade. Clifton does not have a secondary source of raw water. Use of the Gunnison River water right can serve the City and Clifton for future demands and to provide supplemental supply for emergency situations. In the future configuration, water diverted from the Gunnison River would be treated at a new water treatment plant designed to treat the Gunnison River water. A new treatment plant would allow higher rates of use of Gunnison River water in the City's system because it would not have to be blended into the Kannah Creek supply.

### **2.3.2 Need for Augmentation**

The City will benefit from the plan for augmentation by being able to divert water at its reservoirs and other diversion facilities in the Kannah Creek and Whitewater watersheds at times there is a calling right on the Gunnison River or water rights are curtailed in the Kannah Creek or Whitewater Creek basins. Inflows to the City's reservoirs on the Grand Mesa occur during the early spring when the snowpack melts directly into the reservoirs' watersheds. If there is a downstream senior calling right when the reservoirs are filling, the reservoirs would not be able to store and would have to pass this water down Kannah Creek. Inflows of high-quality water to the City's reservoirs are critical for reliably meeting the City's demands and sustaining the firm yield of 6,400 AF from the Kannah Creek system. Water from these upper reservoirs is released to Juniata Reservoir for delivery to the City's water treatment plant. By replacing water diverted out of priority at the City's Grand Mesa reservoirs with water from the Mule Farm Reservoir and Whitewater Reservoir, the City preserves high quality water in storage above its municipal intakes while preventing injury to downstream water rights. In addition to the reservoirs, the City diverts water in the winter months at the City Ditch and under the 3.91 cfs 1934 priority right on Kannah Creek. These rights are also susceptible to curtailment and could be augmented by releases from the Gunnison Reservoirs.

Historically, there has only been one call on the Gunnison River below Kannah Creek at the Redlands Canal. This occurred from April 22 to June 1, 2002. This call was under a 1911 priority that would have curtailed most of the City's municipal water rights at the Grand Mesa reservoirs as well as the City Ditch and 3.91 cfs 1934 right on Kannah Creek. The call was released because the Colorado River District entered a contract with Redlands to compensate Redlands for reducing its demand.

The proposed plan for augmentation can operate when there are no other intervening calls on Kannah Creek. If there is a call on Kannah Creek below the City's facilities and the Gunnison River, the Gunnison Reservoirs are not able to release to the calling water right. Calls on Kannah Creek can persist for much of the irrigation season, but there is often no call on Kannah Creek during the runoff from the Grand Mesa. If a senior downstream calling right below Kannah Creek is in place when there is no call on Kannah Creek, an augmentation release from the Gunnison Reservoirs would allow the City to continue to

divert its rights in Kannah Creek. There are rarely calls on Kannah Creek below the City's water rights in the winter, making the City's water rights susceptible to calls below Kannah Creek during the winter months.

We evaluated the flows at the Gunnison River near Grand Junction stream gage (USGS 09152500, also known as the Whitewater Gage) to determine times when flows are lower than the Redlands Canal water right amounts. During these times, a call from the Redlands Canal would be possible because there is less flow than the decreed rate. Currently, the United States Bureau of Reclamation (USBR) operates the Aspinall Unit reservoirs (Blue Mesa, Morrow Point, and Crystal Reservoirs) consistent with flow targets established at the Whitewater Gage. In general, this operation means releases from the Aspinall Unit provide sufficient flows to meet these flow targets. The lowest flow target is 750 cfs, which is the sum of the two senior-most water rights at Redlands Canal. Continued operation in this manner likely decreases the potential for a call from the Redlands Canal because meeting the flow targets will generally satisfy the two senior rights. However, future USBR operations are not known and could change based on changing climatic, hydrologic, or legal conditions. For example, in 2021, the USBR ordered emergency releases of nearly 500,000 AF from Flaming Gorge Reservoir in Utah and another 30,000 AF from Blue Mesa Reservoir for delivery to Lake Powell in Utah bringing Blue Mesa Reservoir to its lowest level in decades. In 2022, water levels in Blue Mesa Reservoir did not recover and local marinas were closed. Blue Mesa Reservoir recovered to near full in 2023 due to favorable hydrologic conditions. However, if 2023 had been another dry year, it is not clear that Blue Mesa Reservoir would have refilled and this could have reduced USBR's ability to make releases that achieve the flow targets at the Whitewater Gage and simultaneously satisfy the Redlands Canal water rights.

We identified the number of days the flows at the Whitewater Gage were lower than the Redlands Canal's senior rights (750 cfs, 1911 priority for 670 cfs and 1944 priority for 80 cfs). These are days that historical flows may not have been sufficient to meet the Redlands Canal water rights if it had called for their decreed water right amounts under these two rights (**Table 5**). The Redlands Canal has only called one time historically from April 21, 2002 through June 1, 2002. Note that on most days when the call was in place, flows at the Whitewater Gage were higher than 750 cfs (average 873 cfs, minimum 692 cfs). Based on this, the 750 cfs threshold is a conservative assumption on times that Redlands Canal could potentially place a call if its rights are not satisfied because the historical call remained in place with flows averaging 100 cfs over the sum of the two senior rights.

We then removed the days shown in Table 5 where a call on Kannah Creek was also in place to identify days when the Gunnison Reservoirs could have released water for augmentation to allow continued diversion at the City's facilities in Kannah Creek (**Table 6**). Table 6 begins in 2004 because Kannah Creek call records are available only back to 2004. This table indicates that the flows fall below 750 cfs on the Gunnison River at the Whitewater Gage without a call on Kannah Creek most often during the winter and early spring months. Redlands Canal provides water for irrigation as well as water for

hydropower generation throughout the year. Diversions outside of the irrigation season are typically over 700 cfs. Note that historically there have not been any calls on Whitewater Creek, so Table 5 would also indicate potential for curtailment of the City's Whitewater Creek water rights due to a call at the Redlands Canal even at times there is a call on Kannah Creek.

We also evaluated the impact of releases from the Aspinall Unit reservoirs on the flows at the Whitewater Gage. As described above, the USBR ordered releases from the Aspinall Unit system in 2021 and storage levels did not recover in 2022. Some of the water released from the Aspinall Unit is diverted at the Gunnison Tunnel just downstream of Crystal Reservoir. Releases that exceed the Gunnison Tunnel diversion remain in the Gunnison River and flow downstream to the Whitewater Gage. If releases from the Aspinall Unit that historically exceeded the Gunnison Tunnel diversions (i.e. the amount of water released from the Aspinall Unit that remained in the Gunnison River below the Gunnison Tunnel) were decreased by 50%, the number of days when the flow at the Whitewater Gage falls below 750 cfs increases, which also increases the number of days with a potential call from the Redlands Canal (**Table 7**). While we would not anticipate Aspinall releases to decrease by this magnitude in every year, this analysis highlights the importance of releases from the Aspinall Unit has on maintaining flows in the Gunnison River at the Redlands Canal, which in turn can have a significant impact on the City's water rights.

The City's diversions in the winter are primarily made under its Paramount right, the 3.91 cfs Kannah Creek right, and the City Ditch. Although the City Ditch is decreed for up to 22.8 cfs, the physical availability of flow during the winter is generally between 2 to 3 cfs. Diversions from the City Ditch are between 600 to 800 AF over the winter months. Similarly, diversions under the 3.91 cfs Kannah Creek right can yield up to about 1,100 AF over the winter months, depending on physical availability exceeding the City's Paramount water right, and has historically taken up to about 800 AF over a single winter (2020). Alternatively, if the Paramount Right is used to divert at other City facilities, the full amount of winter diversions at the Kannah Creek intake could be augmented with releases from the Gunnison Reservoirs. On average, about 2,400 AF is diverted at the Kannah Creek intake in the winter months. Diversions at the Kanah Creek intake can be delivered directly to the City's water treatment plant or stored in Juniata Reservoir. A downstream call during the winter could curtail all these diversions unless they are augmented with releases from the Gunnison Reservoirs.

The City's storage capacity in the Upper Grand Mesa reservoirs combined have approximately 5,500 AF of storage capacity (Kannah Creek and Whitewater Creek). The City generally carries over about 2,000 AF per year in these reservoirs, and anticipates storage inflows of about 3,500 AF each spring. In drier years, the reservoirs do not completely fill. The inflow rate to these reservoirs during the spring runoff months is difficult to measure because the reservoirs are generally covered in snow with no access to staff gages. Assuming the City could fill the full 3,500 AF in one month would result in a reservoir inflow rate of about 60 cfs on a monthly average basis. As described in Section

2.2.4, the monthly average was used to size the Gunnison Reservoirs outlet capacity, with operation of both reservoirs simultaneously allowing for augmentation of up to 120 cfs if snowmelt inflows occur over a shorter period of time.

**Table 5. Number of days when Whitewater Gage flows were below 750 cfs.**

Water Year	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct
1976	0	0	0	0	0	0	0	0	6	13	0	0
1977	0	0	0	0	17	25	24	21	28	27	27	8
1978	12	27	10	0	3	0	0	0	0	2	0	10
1979	0	0	0	0	0	0	0	0	0	0	0	0
1980	0	0	0	0	0	0	0	0	0	0	0	0
1981	0	0	0	0	0	6	0	13	8	14	0	0
1982	0	0	0	0	0	0	0	0	0	0	0	0
1983	0	0	0	0	0	0	0	0	0	0	0	0
1984	0	0	0	0	0	0	0	0	0	0	0	0
1985	0	0	0	0	0	0	0	0	0	0	0	0
1986	0	0	0	0	0	0	0	0	0	0	0	0
1987	0	0	0	0	0	0	0	0	0	0	0	0
1988	0	0	0	0	0	0	0	0	12	3	0	0
1989	0	4	1	3	0	0	0	1	18	1	0	0
1990	0	2	9	27	23	2	0	3	3	9	0	0
1991	0	0	0	0	0	0	0	0	0	0	0	0
1992	0	0	0	0	0	0	0	0	0	0	0	0
1993	0	0	0	0	0	0	0	0	0	0	0	0
1994	0	0	0	0	0	0	0	0	0	0	0	0
1995	0	0	0	0	0	0	0	0	0	0	0	0
1996	0	0	0	0	0	0	0	0	0	0	0	0
1997	0	0	0	0	0	0	0	0	0	0	0	0
1998	0	0	0	0	0	0	0	0	0	0	0	0
1999	0	0	0	0	0	0	0	0	0	0	0	0
2000	0	0	0	0	0	0	0	0	0	0	0	0
2001	0	0	0	0	0	0	0	0	0	0	0	0
2002	0	0	0	0	0	3	1	1	0	0	0	0
2003	3	29	31	28	26	10	0	0	0	0	0	0
2004	0	15	30	26	12	0	0	0	0	0	0	0
2005	0	1	0	0	0	0	0	0	0	0	0	0
2006	0	0	0	0	0	0	0	0	0	0	0	0
2007	0	0	0	0	0	0	0	0	0	0	0	0
2008	0	0	0	0	0	0	0	0	0	0	0	0
2009	0	0	0	0	0	0	0	0	0	0	0	0
2010	0	0	0	0	0	0	0	0	0	0	0	0
2011	0	0	0	0	0	0	0	0	0	0	0	0
2012	0	0	0	0	0	0	0	0	0	0	0	0
2013	0	13	30	28	24	8	0	0	0	0	0	0
2014	0	2	9	3	0	0	0	0	0	0	0	0
2015	0	0	0	0	0	0	0	0	0	0	0	0
2016	0	0	0	0	0	0	0	0	0	0	0	0
2017	0	0	0	0	0	0	0	0	0	0	0	0
2018	0	0	0	0	0	3	0	0	0	0	0	0
2019	0	2	19	4	0	0	0	0	0	0	0	0
2020	0	0	0	0	0	0	0	0	0	0	0	0
2021	0	0	19	25	16	1	0	0	0	0	0	0
2022	0	6	22	28	14	0	0	0	0	0	0	0
2023	0	5	3	8	0	0	0	0	0	0	0	0



**Table 6. Number of days when Whitewater Gage flows were below 750 cfs and there was no call on Kannah Creek**

Water Year	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct
2004						0	0	0	0	0	0	0
2005	0	0	0	0	0	0	0	0	0	0	0	0
2006	0	0	0	0	0	0	0	0	0	0	0	0
2007	0	0	0	0	0	0	0	0	0	0	0	0
2008	0	0	0	0	0	0	0	0	0	0	0	0
2009	0	0	0	0	0	0	0	0	0	0	0	0
2010	0	0	0	0	0	0	0	0	0	0	0	0
2011	0	0	0	0	0	0	0	0	0	0	0	0
2012	0	0	0	0	0	0	0	0	0	0	0	0
2013	0	13	30	28	24	8	0	0	0	0	0	0
2014	0	2	9	3	0	0	0	0	0	0	0	0
2015	0	0	0	0	0	0	0	0	0	0	0	0
2016	0	0	0	0	0	0	0	0	0	0	0	0
2017	0	0	0	0	0	0	0	0	0	0	0	0
2018	0	0	0	0	0	0	0	0	0	0	0	0
2019	0	2	19	4	0	0	0	0	0	0	0	0
2020	0	0	0	0	0	0	0	0	0	0	0	0
2021	0	0	19	25	16	0	0	0	0	0	0	0
2022	0	6	22	28	14	0	0	0	0	0	0	0
2023	0	5	3	8	0	0	0	0	0	0	0	0

**Table 7. Number of days when Whitewater Gage flows were below 750 cfs with a 50% reduction in Aspinall Unit releases.**

Water Year	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct
2004						0	0	0	0	0	0	0
2005	0	0	0	0	0	0	0	0	0	0	0	0
2006	0	5	3	7	0	0	0	0	0	0	0	0
2007	0	0	0	0	0	0	0	0	0	0	0	0
2008	0	0	0	0	0	0	0	0	0	0	0	0
2009	0	0	0	0	0	0	0	0	0	0	0	0
2010	0	0	0	0	0	0	0	0	0	0	0	0
2011	0	0	0	0	0	0	0	0	0	0	0	0
2012	0	0	0	8	7	0	2	28	12	9	7	4
2013	27	31	31	28	31	20	0	8	13	4	0	0
2014	0	22	31	22	7	0	0	0	0	0	0	0
2015	0	0	0	4	1	0	0	0	0	0	0	0
2016	0	0	0	0	0	0	0	0	0	0	0	0
2017	0	0	1	0	0	0	0	0	0	0	0	0
2018	0	0	0	11	15	0	0	0	0	9	1	0
2019	14	31	31	26	9	0	0	0	0	0	0	0
2020	0	0	0	2	4	0	0	0	0	0	0	0
2021	14	31	31	28	20	3	0	0	0	0	0	0
2022	15	30	31	28	22	0	0	0	0	0	0	0
2023	2	24	29	28	10	0	0	0	0	0	0	0



### 2.3.3 Need for Irrigation and Hydropower

When the Gunnison Reservoirs project infrastructure is not needed for municipal purposes, the infrastructure can be used to deliver water for irrigation and hydropower in the OMID system. The OMID system diverts water from the Colorado River at the Cameo diversion structure, commonly known as the “Roller Dam”. Water is then transported to the OMID hydropower and pump station where some of the diverted water is run through the hydropower station to power pumps that deliver water to a higher elevation and into OMID Canal Nos. 1 and 2. These canals extend over 18 miles to the west towards the southern part of the City’s service area. The OMID service overlaps with the City’s service area and parts of the City of Grand Junction served by Ute Water. OMID constructed a regulating reservoir near the intersection of US Highway 50 and Mesa County 29½ Road. This reservoir was constructed to help regulate flows to the lower end of the OMID system because it is challenging to deliver water through the entire system to the lower end on a consistent basis to meet varying demands.

The City has had several discussions with OMID regarding the project and OMID has indicated that water supplied to this regulating reservoir can feed a part of their system known as Mutual Mesa. Delivery of Gunnison River water to the lower part of the OMID system would allow OMID to deliver additional water to high value orchard and vineyards up-ditch in its system. In addition, delivery directly to the lower end of the system reduces inefficiency that occurs when delivering water through the entire system. OMID has indicated that up to about 30 cfs would be beneficial at the regulating reservoir for delivery to Mutual Mesa. The delivery point of the Gunnison Reservoirs project water into the OMID system would allow additional lands not part of the Mutual Mesa system to be irrigated. In addition, there will be transit losses within the OMID system between the point of introduction and the Mutual Mesa lateral. The 30 cfs rate at Mutual Mesa plus additional water to the regulating reservoir, lands under the OMID Canal No. 2 not associated with the Mutual Mesa system, and conveyances losses support the 60 cfs water right being sought.

In addition to deliveries for irrigation, there is an opportunity to generate hydropower through the OMID hydropower station utilizing an in-ditch exchange. An in-ditch exchange would operate by OMID diverting the same amount of water from the Colorado River as it would absent the exchange. However, it would deliver the amount being exchanged to the hydropower station and take delivery of the same amount of water from the Gunnison Reservoirs project near the end of its system. The in-ditch exchange for hydropower production works similarly to deliveries of irrigation water described above, but instead of additional irrigation deliveries to up-ditch water users, the additional water is used to generate power at the OMID power station. This operation provides an incidental environmental benefit because after generating hydropower, the water is delivered into the top of the Colorado River’s 15-Mile Reach.

The Gunnison Reservoirs project can deliver water to OMID for additional irrigation deliveries and hydropower generation simultaneously or individually. Water will be

delivered into the OMID system by using existing pipelines and a new pipeline connection at the City’s water treatment plant. Water will be pumped into the existing pipeline from the Mule Farm Pump Station to the City’s water treatment plant. At the plant, new piping will convey the water into the existing Kannah Creek flowline. The flow direction will be reversed in the Kannah Creek flowline between the water treatment plant and the new OMID turnout located near the intersection of US Highway 50 and Mesa County 31 Road. The OMID Canal No. 2 crosses under US Highway 50 and over the Kannah Creek flowline at a structure known as the Wrecking Yard Spill. Water introduced into the OMID system at this location can be delivered into the regulating reservoir and Mutual Mesa and serve additional OMID lands. This configuration requires no new pipelines except the small portion at the water treatment plant to route water into the Kannah Creek flowline and small turnout into OMID Canal No. 2.

This section of the Kannah Creek flowline is currently used for the City’s water delivery capacity. However, the City is planning on replacing sections of the Purdy Mesa Flowline with PVC pipe by the end of 2024 that will increase the hydraulic capacity, allowing water in the Kannah Creek flowline to be turned into the Purdy Mesa Flowline near Whitewater Hill. The Purdy Mesa flowline runs parallel to the Kannah Creek flowline in the area and carries the majority of the City’s water supply. Water in the Kannah Creek flowline can be directed into the Purdy Mesa flowline just upstream of the Wrecking Yard Spill once the PVC replacement project is complete. This will allow the City to take delivery of all of its water through the lower section of the Purdy Mesa flowline and reverse the flow in the Kannah Creek line to deliver water to OMID. In the event that the City needs both the Purdy Mesa Flowline and the Kannah Creek Flowline between the Wrecking Yard Spill and the water treatment plant, no water would be delivered to OMID. The existing 18-inch pipeline between the Mule Farm Pump Station and the City’s water treatment plant is the limiting pipeline capacity for this configuration and limits flows to OMID to about 9 or 10 cfs at normal pipeline flow velocities of 5 to 6 feet per second.

The City believes that its existing Gunnison Pipeline water right can be used to irrigate areas within the City’s 201 boundary. Much of the Mutual Mesa area of the OMID system is within the City’s 201 boundary. If the City’s existing and more senior water right is confirmed for this use, and the alternate point of diversion for this water right is also confirmed, the amount of water needed under a new junior water right for irrigation would be limited to only the areas in the OMID system served by this project that are outside the City’s 201 boundary. We anticipate this issue would be resolved during the pendency of the water right adjudication process.

Similarly, the City believes that the existing Gunnison Pipeline water right can be used for hydropower generation because it is decreed for industrial use. If the existing right is confirmed for hydropower generation through the in-ditch exchange in the OMID system, and the alternative point of diversion for that water right is confirmed, the City would not need hydropower as a use for a new junior water right. In discussions with OMID, we understand that Case No. 91CW247, also known as the “Check Structure Case” may play a

role in determining the ability to deliver additional water to the hydropower station. The Check Structure Case is an agreement among many parties that controls the amount of water diverted at the Cameo diversion structure that can be used by OMID for irrigation or for hydropower production. In our view, the in-ditch exchange would not alter this agreement because the total amount of water diverted at the Cameo diversion structure would not change, and the total deliveries to irrigation would not change. While an exchange is generally administered along a natural stream, the concepts of an exchange would also apply to this in-ditch exchange. Specifically, the characteristics of the water diverted at the upstream point takes on the characteristics of the replacement supply, and the characteristics of the replacement supply takes on the characteristics of the source it replaced. In this case, the water diverted out of the canal at the upstream (up-ditch) location at the hydropower plant takes on the characteristics of the Gunnison River hydropower right at that location. Similarly, the Gunnison River water delivered into the OMID system at the Wrecking Yard Spill would take on the characteristics of OMID’s Colorado River irrigation rights once delivered into the canal. There would be no change to the analysis of water use at the Cameo diversion under the Check Structure Case procedure because the in-ditch exchange happens down-ditch of the Cameo diversion. **Figure 8** is a schematic diagram demonstrating this concept.

In the future, if a new pipeline from Whitewater Reservoir is constructed, the rate of water that can be delivered to OMID could be increased with a larger pipeline. As discussed above, a new pipeline from Whitewater Reservoir would be most probable if Clifton constructs a new water treatment plant at Whitewater Hill. Under that configuration, water could be delivered from the new pipeline into the OMID Canal No. 2 just up-ditch of the Wrecking Yard Spill on the north side of US Highway 50. Under this future configuration, water would no longer be diverted at the Mule Farm Pump Station. For this reason, both locations are decreed for the new proposed water right or to be operated under the proposed alternate point of diversion with the City’s existing Gunnison Pipeline water right.

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## 2.4 Water Availability

The storage rights and the direct flow rights sought in the case all divert water from the Gunnison River. We evaluated the flow in the Gunnison River near the points of diversion using the Gunnison River near Grand Junction stream gage (USGS 09152500), which is located just upstream of the Whitewater Reservoir diversion point. We deducted diversions at downstream structures (Redlands Canal and other smaller diversion structures listed in Table 2) to estimate the amount of water legally and physically available for diversion. In the past 50 years, water has been available for diversion at both the Mule Farm Reservoir and Whitewater Reservoir for an average of 364 days per year and a minimum of 324 days per year (**Table 8**).

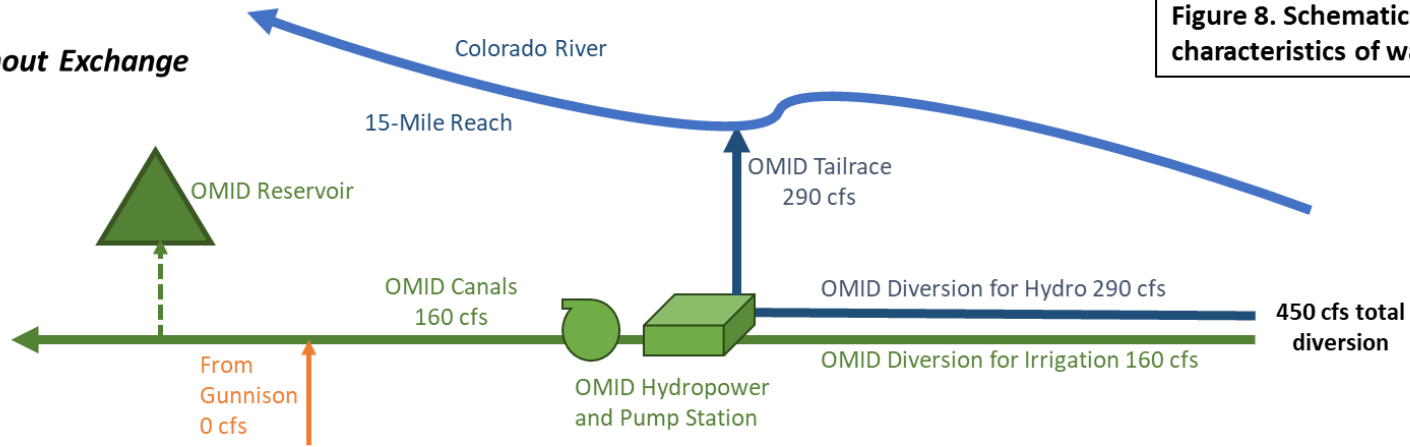
**Table 8. Number of days when 60 cfs was available in the Gunnison River at the proposed diversion points.**

Water Year	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Total
1974	30	31	31	28	31	30	31	30	31	31	30	31	365
1975	30	31	31	28	31	30	31	30	31	31	30	31	365
1976	30	31	31	29	31	30	31	30	31	31	30	31	366
1977	30	31	31	28	31	30	31	30	31	31	30	31	365
1978	30	31	31	28	31	30	31	30	31	31	30	31	365
1979	30	31	31	28	31	30	31	30	31	31	30	31	365
1980	30	31	31	29	31	30	31	30	31	31	30	31	366
1981	30	31	31	28	31	30	31	30	31	31	30	31	365
1982	30	31	31	28	31	30	31	30	31	31	30	31	365
1983	30	31	31	28	31	30	31	30	31	31	30	31	365
1984	30	31	31	29	31	30	31	30	31	31	30	31	366
1985	30	31	31	28	31	30	31	30	31	31	30	31	365
1986	30	31	31	28	31	30	31	30	31	31	30	31	365
1987	30	31	31	28	31	30	31	30	31	31	30	31	365
1988	30	31	31	29	31	30	31	30	31	31	30	31	366
1989	30	31	31	28	31	30	31	30	31	31	30	31	365
1990	30	31	31	28	31	30	31	30	31	31	30	31	365
1991	30	31	31	28	31	30	31	30	31	31	30	31	365
1992	30	31	31	29	31	30	31	30	31	31	30	31	366
1993	30	31	31	28	31	30	31	30	31	31	30	31	365
1994	30	31	31	28	31	30	31	30	31	31	30	31	365
1995	30	31	31	28	31	30	31	30	31	31	30	31	365
1996	30	31	31	29	31	30	31	30	31	31	30	31	366
1997	30	31	31	28	31	30	31	30	31	31	30	31	365
1998	30	31	31	28	31	30	31	30	31	31	30	31	365
1999	30	31	31	28	31	30	31	30	31	31	30	31	365
2000	30	31	31	29	31	30	31	30	31	31	30	31	366
2001	30	31	31	28	31	30	31	30	31	31	30	31	365
2002	30	31	31	28	31	21	0	29	31	31	30	31	324
2003	30	31	31	28	31	30	31	30	31	31	30	31	365
2004	30	31	31	29	31	30	31	30	31	31	30	31	366
2005	30	31	31	28	31	30	31	30	31	31	30	31	365
2006	30	31	31	28	31	30	31	30	31	31	30	31	365
2007	30	31	31	28	31	30	31	30	31	31	30	31	365
2008	30	31	31	29	31	30	31	30	31	31	30	31	366
2009	30	31	31	28	31	30	31	30	31	31	30	31	365
2010	30	31	31	28	31	30	31	30	31	31	30	31	365
2011	30	31	31	28	31	30	31	30	31	31	30	31	365
2012	30	31	31	29	31	30	31	30	31	31	30	31	366
2013	30	31	31	28	31	30	31	30	31	31	30	31	365
2014	30	31	31	28	31	30	31	30	31	31	30	31	365
2015	30	31	31	28	31	30	31	30	31	31	30	31	365
2016	30	31	31	29	31	30	31	30	31	31	30	31	366
2017	30	31	31	28	31	30	31	30	31	31	30	31	365
2018	30	31	31	28	31	30	31	30	31	31	30	31	365
2019	30	31	31	28	31	30	31	30	31	31	30	31	365
2020	30	31	31	29	31	30	31	30	31	31	30	31	366
2021	30	31	31	28	31	30	31	30	31	31	30	31	365
2022	30	31	31	28	31	30	31	30	31	31	30	31	365
2023	30	31	31	28	31	30	31	30	31	31	30	31	365

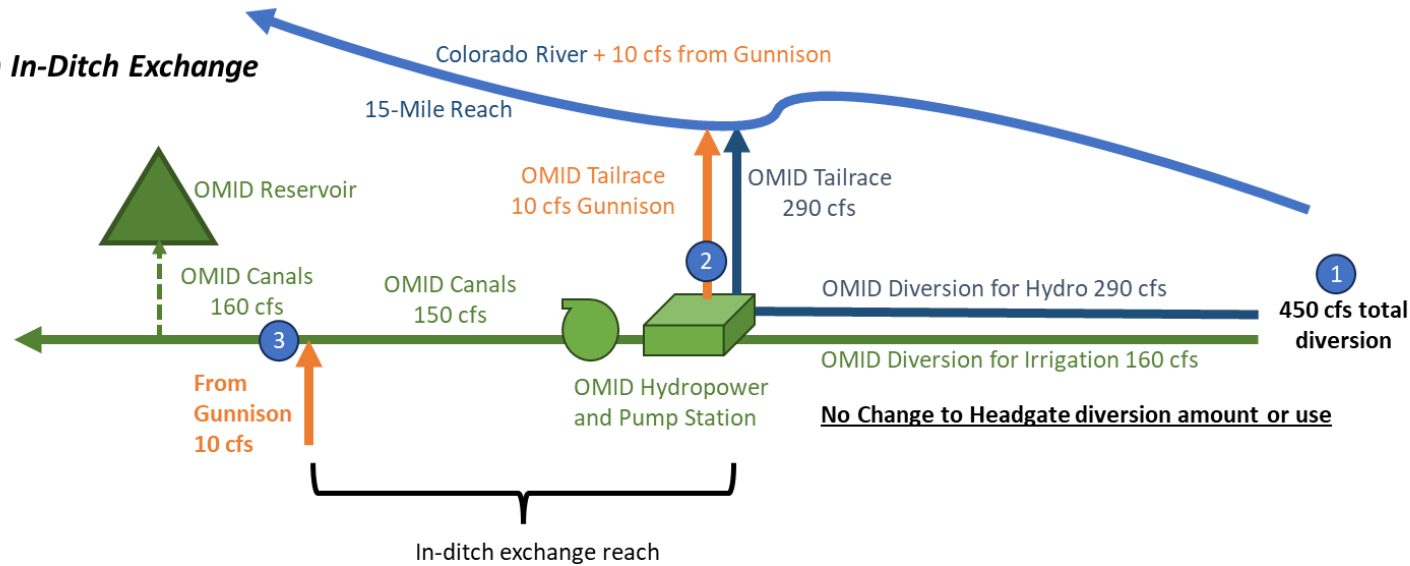
Table 8 similarly shows the water available for operating the claimed exchanges described in Section 2.2.5 (see Table 4). The flows evaluated in Table 8 also represents the number of days historically the flow below the Redlands Canal is at least 60 cfs. Downstream of the Redlands Canal, the Gunnison River flows into the Colorado River and the combined flow of the two rivers flows downstream past the Persigo wastewater treatment plant outfall, the downstream-most exchange-from point. Thus, Table 8 also demonstrates availability of the claimed exchanges from the Persigo wastewater treatment plant outfall to Whitewater Reservoir at the claimed 30 cfs rate as well as the higher 60 cfs rate claimed from the confluence of the Gunnison and Colorado Rivers.

**Figure 8. Schematic diagram showing the characteristics of water under the in-ditch exchange.**

**Without Exchange**



**With In-Ditch Exchange**



- 1 No changes to river headgate diversions in amount or type of use.
- 2 10 cfs of water diverted for irrigation takes on characteristics of the Gunnison River hydropower rights and is delivered to the hydropower plant.
- 3 10 cfs of water delivered into OMID Canal takes on the characteristics of the irrigation water diverted from the Colorado River.

Acronyms:  
 cfs (cubic feet per second), OMID (Orchard Mesa Irrigation District)



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## 2.5 Terms and Conditions

There are several typical terms and conditions that will be required as part of the new proposed water rights. Terms and conditions within a water court decree protect other water rights holders from injury and provide direction to water commissioners on how a water right should be administered. The following recommendations would be incorporated into a decree for the water rights sought for this project. It is common for additional terms and conditions to be included in a final water rights decree to address specific concerns of entities that oppose the water right application.

- Storage Rights
  - The Gunnison Reservoirs are gravel pits that will be lined with a liner that satisfies the State Engineer Guidelines for Lining Criteria for Gravel Pits (August 1999) or successor regulations. These guidelines provide maximum allowable seepage through the liner from the alluvial groundwater system into and out of the reservoirs. An adequate liner provides assurances that the gravel pit is not exposing groundwater to evaporation and creating an unmeasured depletion to the stream system.
  - Evaporation will need to be estimated and included into the overall mass balance accounting of the reservoir. The City may choose to use average evaporation rates multiplied by the DWR's standard monthly evaporation rates, or may choose to compute evaporation rates moving forward from nearby weather or evaporation stations. For lined reservoirs, gross evaporation is computed (i.e. no offset for precipitation). If the City installs floating solar arrays on the reservoirs (see Section 3.5), evaporation rates should be reduced proportional to the surface area of the reservoir covered by the arrays. Additional investigation into the evaporation reduction amount should be performed after a design of the solar array has been completed.
  - Reservoir accounting will need to be developed to accurately track the amount and timing of reservoir inflows and outflows, volume of water in storage, including tracking for unmeasured inflows or outflows. The reservoirs will store water diverted under the storage rights, water diverted and temporarily detained under the existing direct flow storage rights, and water that originated from diversions at the Kannah Creek or Purdy Mesa flowlines and delivered into the reservoirs. Separate accounts should be established in the reservoir accounting to track the amount of water in storage associated with the different water rights.
  - Measurement of inflows, outflows, and amount of water in storage should be collected with recording devices approved by the water commissioner or Division 4 engineer.

- Alternate Point of Diversion for the Gunnison Pipeline Water Right
  - The aggregate diversion rate at both the original and the alternate point of diversion will not exceed the existing right's decreed rate of 120 cfs.
  - Water will not be diverted at the alternate point of diversion in excess of the amount of water that would have been legally and physically available at the original point of diversion.
  - No other change in use for the Gunnison Pipeline water right is sought.
  
- Direct Flow for Irrigation and Hydropower
  - The direct flow water right will not be stored in the Gunnison Reservoirs except as temporary detention for up to 72 hours to aid in increasing efficiency of delivery of the water.
  - Accounting should track deliveries to OMID and track deliveries to irrigation use and to hydropower by exchange separately.
  
- Plan for Augmentation
  - The plan for augmentation should be operated with notice to the water commissioner.
  - Releases from the Gunnison Reservoirs to the Gunnison River will be measured. Diversions at augmented structures should not exceed the amount released.
  - The City will track the amount of water diverted at an augmented structure made under the plan for augmentation in an augmentation plan accounting form. This water will be tracked separately through the City's municipal system in order to quantify the reusable portion after municipal use and discharge at the wastewater treatment plant and available for exchange.
  
- Appropriative Rights of Exchange
  - Diversions by exchange should be limited to the minimum stream flow between the exchange-from point and the exchange-to point.
  - Quantification of the replacement supply at the wastewater treatment outfalls must be tracked through the augmentation plan accounting forms and diversions at the exchange-to point must not exceed the supply delivered at the downstream exchange-from point.
  - To re-divert water into the Gunnison Reservoirs originally diverted under the new direct flow water right and delivered through the OMID hydropower plant by in-ditch exchange, the City will track the amount of delivered to the tailrace of the OMID hydropower plant and apply conveyance losses through the 15-Mile reach on the Colorado River to the confluence with the Gunnison River before exchanging along the Gunnison River to the reservoirs.



### 3. EVALUATION OF MULTIPLE BENEFITS OPTIONS

During the scoping phase of this project, five different pipeline alignment scenarios were contemplated and each was to be evaluated for feasibility of multiple benefits and cost. However, during stakeholder engagement meetings in April 2023, different potential configurations were discussed between the City, Clifton, and OMID. These meetings resulted in narrowing the scenarios to two configurations, one for near-term construction, and one for future construction most likely predicated on future growth near the Town of Whitewater. These new configurations supersede the configurations contemplated during the scoping process. A map of the features in these configurations is shown in Figure 1, and the new configurations are shown schematically in Figures 2, 3, 4, and 5 (above).

The near-term configuration requires almost no new pipeline construction, with only a new connecting pipeline at the City’s water treatment plant connecting the existing terminus of the pipeline from the Mule Farm Pump Station to the terminus of the Kannah Creek Flowline. This connection will allow water to be pumped from the Mule Farm Pump Station and into the Kannah Creek Flowline, reversing the normal flow direction in the Kannah Creek Flowline up to the turnout at the OMID Canal No. 2 crossing at the Wrecking Yard Spill. This connecting pipeline is about 1,600 linear feet of pipeline at the water treatment plant, and less than 50 feet of pipeline for the turnout into the OMID canal.

The future configuration is a new pipeline from Whitewater Reservoir to the intersection of US Highway 50 and Colorado Highway 141 at Whitewater Hill. This pipeline would be approximately 3 miles long (15,000 linear feet) following existing rights-of-way. This alignment is currently mostly undeveloped. The intersection of US Highway 50 and Colorado Highway 141 at Whitewater Hill is where Clifton is considering a new water treatment plant to serve the southern portion of its service area near the Town of Whitewater. A new water treatment plant at this location could be a joint project to serve Clifton and the City. Clifton already has treated water storage tanks at this location to feed its current primary water service area in the Grand Valley between the City and Palisade. The City’s flowline and OMID Canal No. 2 are in this same vicinity at Whitewater Hill. Gunnison River water pumped from Whitewater Reservoir would be introduced into the OMID system at this location, and water for the City would be introduced into the flowlines either as raw water for treatment at the City’s existing water treatment plant, or as treated water from the future Clifton water treatment plant. Treated water would then be delivered in one of the flowlines to the existing water treatment plant and would bypass the treatment train and flow directly to the finished water tanks and the distribution system. The future configuration depends in large part on whether Clifton constructs a new water treatment plant at this location. If a new water treatment plant is not built at this site, a new pipeline from Whitewater Reservoir to this location could be built if OMID desires higher rates than can be delivered through the existing pipeline from the Mule Farm Pump Station.

The Gunnison Reservoirs project will result in multiple benefits for municipal use, agricultural use, recreational benefits, power production, and environmental flow enhancements. The project combines the water security and redundancy sought by municipal water providers with the concept of maximum utilization of infrastructure for other agricultural and environmental benefits when not needed for the municipal uses. The following sections describe each of these uses in more detail.

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### **3.1 Municipal Benefits**

The Gunnison Reservoirs project provides several benefits for the City’s municipal water system and for neighboring municipal systems. The benefits to the City are derived from the augmentation plan and from the direct use of Gunnison River water.

The plan for augmentation protects the City’s ability to divert its Kannah Creek and Whitewater Creek sources at times that a downstream calling right could curtail these sources. For over the past century, the City has dedicated significant resources into developing the Kannah Creek and Whitewater Creek sources on the Grand Mesa due to high water quality. Although the City’s namesake is derived from the confluence of the Colorado River and Gunnison River (Colorado’s two largest rivers), the water quality in these rivers is inferior to the Grand Mesa supplies, requiring more technologically advanced water treatment processes than were available a century ago. The augmentation plan component of the Gunnison Reservoirs project will capitalize on the ability to capture Gunnison River water during periods of high flow, and release it in times of low flow to downstream obligations, thereby preserving the City’s ability to continue to divert its high-quality water sources from the Grand Mesa.

Other regional water providers can benefit from the plan for augmentation as well through existing or future interconnects with the City. When there is a downstream calling right and there is available water in the Kannah Creek or Whitewater basins, the City can divert this water and treat it through its conventional water treatment process and deliver to neighboring water providers. This provides a level of regional redundancy that is beneficial to Clifton in the event of problems with its Colorado River source. Similarly, Ute Water uses a Colorado River pump station when its other sources are inadequate for its demand. The City could also provide water to portions of Ute Water’s system through existing physical interconnects. Currently the City’s free chlorine disinfection method is not compatible with Ute Water’s chloramine process, so additional break-point chlorination would be needed to accomplish these interconnects.

In a similar manner, the City and neighboring water providers can benefit from the storage water rights being sought in this case. High turbidity in the Gunnison River is one of the challenges in treating the water. Storage in the Mule Farm Reservoir will allow settling of suspended solids and improve turbidity. This will allow the City to blend Gunnison River

water into the supply at the existing water treatment plant at higher rates than water diverted directly from the river.

Under the future pipeline configuration, the new water treatment plant on Whitewater Hill would be designed to treat the Gunnison River water with minimal to no blending requirements with Kannah Creek sources. This configuration will also benefit from settling of suspended solids in Whitewater Reservoir and will allow for increasing diversion rates of the existing Gunnison Pipeline water right (at the alternate point of diversion sought as part of this project) or under a new direct flow water right for municipal uses in the Grand Valley.

The Gunnison Reservoirs project provides the City with a viable path towards meeting its future demands even if a new water treatment plant is not constructed at Whitewater Hill. As described in Section 2.3, the City will need to deliver approximately 1,200 AF per year from sources other than its Kannah Creek and Whitewater Creek sources to meet its projected demands in 2070, and may need to begin making a portion of these deliveries as soon as 2039 (or sooner if growth occurs more quickly, or later if more slowly). The smaller annual volume of water needed when the City's demands first eclipse the Kannah Creek system's firm yield can be blended into the Kannah Creek source water at the existing water treatment plant. Initial storage and settling in the Mule Farm Reservoir will increase the amount that can be blended, thereby delaying the timeframe for constructing more advanced water treatment facilities.

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## **3.2 Agricultural Use**

The Gunnison Reservoirs project provides significant benefits to the City's municipal water system in terms of redundancy and protection of its Grand Mesa water rights during dry periods when a downstream call could curtail those rights. However, during other times when average or wetter hydrologic conditions occur, much of the Gunnison Reservoirs project infrastructure is not needed for municipal use. During these times, the project can be used to provide a benefit to agriculture. The west end of the OMID system overlaps with the City's southern service area and also areas outside the current service area but within the City's 201 planning boundary.

The OMID system serves approximately 9,219 acres and has water rights for 450 cfs from the Colorado River. Of this amount, 290 cfs is used to power the Orchard Mesa Pumping Station that pumps the remaining 160 cfs of water up to the OMID Canal Nos. 1 and 2. OMID delivers 90 cfs to Canal No. 1 (lift of 41 feet), and 70 cfs to Canal No. 2 (lift of 130 feet). The Gunnison Reservoirs Project would deliver water into OMID Canal No. 2 at the Wrecking Yard Spill. From this location, OMID can convey water in OMID Canal No. 2, or to OMID Canal No. 1 and into the Mutual Mesa lateral and the regulating reservoir near A<sup>1</sup>/<sub>2</sub> Road and US Highway 50. The OMID system allocates water based on the number acres in the

district using a unit of measure known as a water right acre, which is 8.18 gallons of water per minute per acre. Multiplying this amount by the 9,219 acres served by the district results in 168 cfs, which corresponds approximately to the 160 cfs of irrigation water from the Colorado River. Assuming a typical duty of water of 1 cfs per 40 acres delivered to farm headgates results in ditch loss of about 28%, which is reasonable and typical for irrigation ditches.

The Gunnison Reservoirs Project will be able to deliver about 9 to 10 cfs into the OMID system (see Figure 3). The ditch losses on water delivered at the Wrecking Yard Spill will be much lower than water pumped at the OMID pumping station and delivered 14 miles to the Mutual Mesa and regulating reservoir area down the entire length of Canal No. 2. Assuming 10% losses, this would result in 8.1 to 9 cfs available for delivery to farm headgates. This equates to serving approximately 324 to 360 acres with the full supply normally available from a comparable number of OMID water right acres. This would allow OMID to increase deliveries in any part of its system, including upstream of the Wrecking Yard Spill while increasing the efficiency of deliveries downstream of the Wrecking Yard Spill.

Under future conditions, the Whitewater Reservoir Pipeline would allow higher rates of water to be pumped and delivered into the OMID system, up to 60 cfs. OMID indicated that about 30 cfs could be used in the Mutual Mesa system. As above, assuming 10% losses on delivery to the Mutual Mesa Lateral, 30 cfs could provide a full supply normally available from a comparable number of OMID water right acres to 1,080 acres. In addition to the 30 cfs delivered to the Mutual Mesa Lateral, up to an additional 30 cfs could be delivered through the Whitewater Reservoir Pipeline to OMID which would provide for an additional 1,080 acres. Higher rates of flow could be temporarily stored in the OMID regulating reservoir.

The Mule Farm Pump Station lifts water approximately 300 feet from the Mule Farm Reservoir to the Wrecking Yard Spill. The operating and maintenance costs associated with pumping (electrical power, pump life cycle, etc) for the Mule Farm Pump Station or in the future the Whitewater Reservoir Pump Station will need to be considered against the increased water supply to OMID. The duration and amount of water delivered into the OMID system will depend on when OMID needs additional water to deliver within its service area based on its variable demands and the benefit gained in operational efficiency of delivering water to the Mutual Mesa Lateral and regulating reservoir area. The Mule Farm Pump Station will use two 200 horsepower motors to pump 9 cfs to the Wrecking Yard Spill. This equates to a daily use (24 hours pumping) of approximately 7,160 kilowatt hours (KWh). At a typical cost of \$0.10 per KWh, this is approximately \$40 per acre-foot pumped. The City is evaluating the installation of an array of solar panels at the Mule Farm Reservoir site to offset the power requirements for using the pump station. See additional discussion in Section 3.5.

### 3.3 Recreational Use

The two reservoirs will be kept full most of the time, refilling to offset evaporation and water use as water levels decline. This will provide opportunities for flatwater recreation at these facilities. In addition, recreational paths or trails could be established around both reservoirs. Such trails or paths would be located near the riverbank, which could provide opportunities for picnic areas, and river access points.

Mule Farm Reservoir is located approximately two miles from Las Colonias Park. The Redlands Dam boat ramp is adjacent to Mule Farm Reservoir. There would be opportunity for a 1.25 multi-use recreational path around the reservoir, and potentially creating a recreational path or trail between Las Colonias Park and the reservoir. Whitewater Reservoir is located less than a mile from the Town of Whitewater. If the Whitewater area grows as anticipated, this reservoir could be a recreational amenity for those new developments. The Old Spanish Trail mountain biking and hiking trailhead is located about a quarter mile north of Whitewater Reservoir. This trail includes a loop that nearly reaches the Mule Farm Reservoir. Modest extensions of the trail from the existing trailheads could connect the two reservoirs by an existing trail system.

As further described in Section 3.5, the City is exploring using floating solar arrays to offset the cost of electricity used to pump water at both reservoirs. Large floating arrays would also reduce evaporation from the reservoir surface by shading the water surface. These solar arrays would restrict flatwater recreation on parts of the reservoir where they are installed.

During periods with extended deliveries of water for municipal, agricultural, or hydropower use, water levels will decline in the Mule Farm Reservoir. The Mule Farm Pump Station is designed to allow for gravity inflow from the Gunnison River while simultaneously pumping water to the municipal, agricultural or hydropower use. Gravity inflow into Mule Farm Reservoir can only occur when the reservoir level is lower than the river stage. The gravity inlet level is approximately has not yet been determined, so reservoir drawdown cannot be estimated at this time.

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### 3.4 Environmental Benefits

The Gunnison Reservoirs project can provide incidental environmental benefits by delivering water to the Colorado River’s 15-Mile Reach. The 15-Mile Reach begins near the Town of Palisade and continues to the confluence with the Gunnison River. This reach is important for the Recovery Implementation Program for Endangered Fish Species in the Upper Colorado River Basin (Recovery Program), and significant efforts have been made to increase flows in this reach.

Under Colorado water law, only the Colorado Water Conservation Board (CWCB) is authorized to obtain an instream flow water right because environmental flows are not generally recognized as a beneficial use of water. The CWCB holds two instream flow water right for the 15-Mile Reach decreed in Case Nos. 92CW286 and 94CW330. The 1992 case is for 581 cfs for the entire 15-Mile Reach from July through September. The 1994 right applies only to the lower two miles of the 15-Mile Reach for 300 cfs of accretions to the 15-Mile Reach on a year-round basis. Both water rights include several restrictions that do not allow the rights to call out or interfere with operations above the 15-Mile Reach nor with some municipal and agricultural operations in the Grand Valley. These rights generally protect flows within the 15-Mile Reach from future water development by entities not already operating in the Grand Valley. These rights do not provide a legal mechanism for releases of water from upstream reservoirs to be delivered to the reach without a corresponding downstream beneficial use.

In 1999, a Programmatic Biological Opinion (PBO) was developed for the Colorado River, including the 15-Mile Reach (1999 USFWS). The PBO includes a description of the importance of the 15-Mile Reach for habitat for the endangered fish and the low flows that occur particularly during the late summer due to large upstream diversions. The PBO includes flow targets for the 15-Mile Reach for four different categories of hydrology (Table 2 of the PBO), which includes average monthly flow of 810 cfs in August, September and October of the driest 20% of years. In addition, the PBO included 10-day flow recommendations for the spring runoff (April through July) that in dry years range from over 10,000 cfs in May to a low of about 975 cfs in late July (Table 3 of the PBO converted to cfs over a 10-day period).

As part of the Gunnison Reservoirs Project, Gunnison River water delivered to the OMID hydropower station by in-ditch exchange would increase flows in the Colorado River's 15-Mile Reach. Flows up to 10 cfs would be possible with the current configuration, and flows up to 60 cfs would be possible under the future configuration. The flow rate for the in-ditch exchange is also limited by the amount of water OMID is delivering to its water users that can take delivery of water downstream of the Wrecking Yard Spill where the Gunnison Reservoirs water is introduced into the OMID system. For example, the in-ditch exchange cannot operate during the winter when no irrigation deliveries are being made, and could be less than the 60 cfs that could be delivered by a future Whitewater Pipeline if this water could not all be used within the OMID system. The operation is also limited by available capacity in the hydropower plant. As described in Section 2.3.3, operation of the in-ditch exchange to deliver water to the hydropower plant and into the 15-Mile Reach does not change the total amount of water diverted from the Colorado River, but it does increase the amount of flow that is delivered to the hydropower station. Diversion records at the OMID headgate show that winter diversions for hydropower are approximately 800 cfs and are much less during the irrigation season when other irrigation water rights are also diverting. Based on the historical diversion records, it appears that there is capacity in the hydropower plant during the irrigation season and this would not normally be a limiting



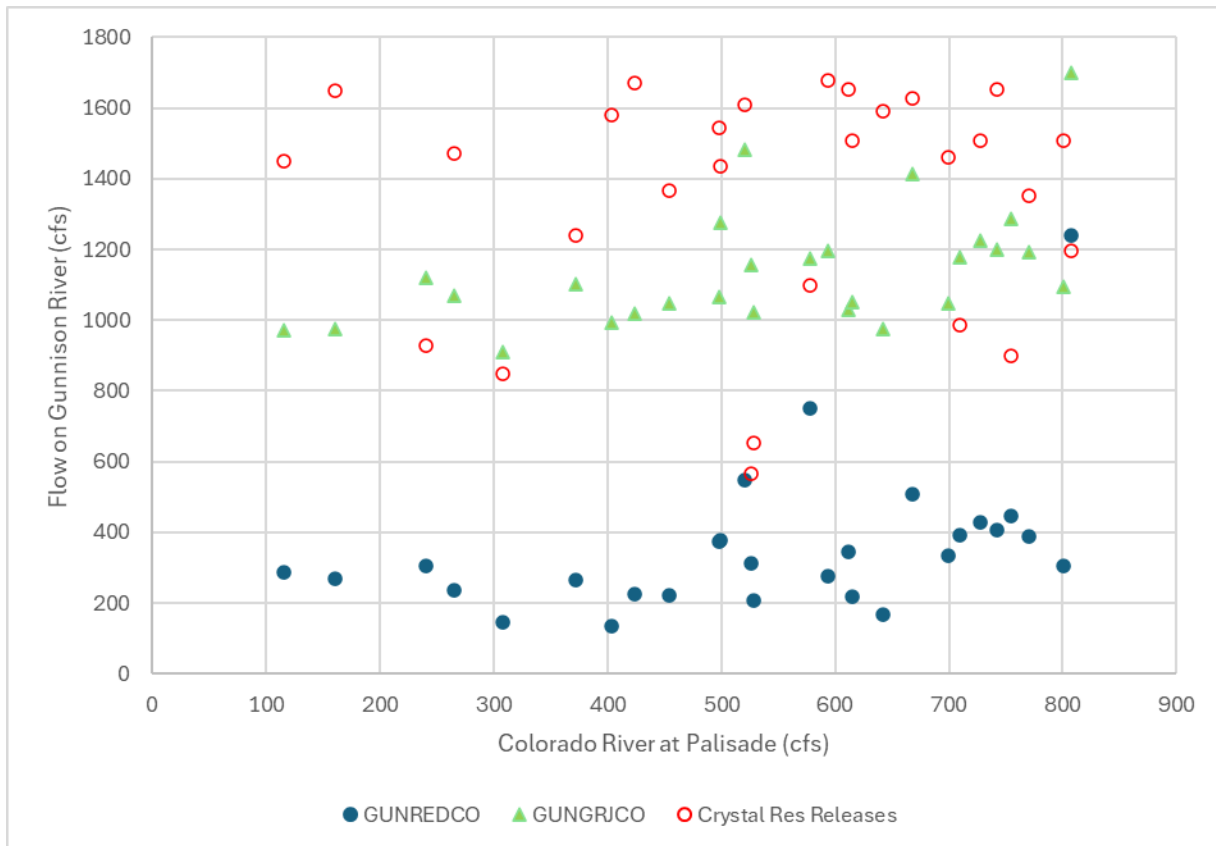
factor. However, in a meeting in spring of 2023, OMID expressed concerns that the ability to generate hydropower is at times dependent on the interaction with Xcel Energy and whether the electrical distribution grid can accept the additional power production. Additional details about timing and amounts in conjunction with other OMID operations and Xcel Energy constraints will be needed to develop an agreement for this operation.

The Gunnison Reservoirs project can deliver water to the 15-Mile Reach using the City's existing Gunnison Pipeline water right, the direct irrigation and hydropower water sought with this project, or with releases from storage from the Gunnison Reservoirs storage associated with this project. When using the direct flow water rights, the improved streamflow benefits to the 15-Mile Reach result in an equal reduction in flow in the Gunnison River. We compared the flows in the Gunnison River at times that flow in the 15-Mile Reach was lower than the 810 cfs flow target in August, September, and October. **Figure 9** shows the flows in the 15-Mile Reach and in the Gunnison River below the Redlands Canal in August, September and October of years when the 810 cfs monthly average flow target was not met in the 15-Mile Reach. Figure 9 shows that the Gunnison River flows during these months is usually very stable at about 300 cfs. Diversions under the direct flow water rights associated with the project would reduce flows below the Redlands Canal by this same amount. Alternatively, water previously stored when the Gunnison River was flowing at higher rates (e.g. earlier in the spring runoff when flows are typically several thousand cfs) can be pumped from the Gunnison Reservoirs and delivered to the 15-Mile Reach without reducing streamflow on the Gunnison River.

Water from both the Mule Farm Reservoir and Whitewater Reservoir can be used for this purpose by releasing from one reservoir to the other. Under the current configuration, water would be released from Whitewater Reservoir to Mule Farm Reservoir. Water stored at Whitewater Reservoir can be released to the Mule Farm Reservoir, diverted into the Mule Farm Reservoir and pumped into the OMID system without reducing the streamflow in the Gunnison River that would have occurred without operation of the project. In the future conditions configuration, this process would work in reverse with a release from the Mule Farm Reservoir to the Gunnison River and exchanged upstream to the Whitewater Reservoir from where water would be pumped via the Whitewater Pipeline to the OMID system. This exchange would reduce streamflow in the Gunnison River between the two reservoirs by the amount being exchanged. However, this occurs above the Redlands Canal, so streamflows are much higher than the 300 cfs shown in Figure 9 below the Redlands Canal, generally about 900 to 1000 cfs during these low flow periods. An exchange of 10 to up to 50 cfs would be a nominal decrease in flow between the two reservoirs.

Figure 9 also shows the releases made from the Aspinall Unit during these months. As discussed in Section 2.3.2, releases from the Aspinall Unit reservoirs contribute significantly to the flows in the Gunnison River at the Redlands Canal. Releases from the Aspinall Unit reservoirs during these months are typically in the 1,000 to 1,600 cfs range. However, the Aspinall Unit hydropower rights are for up to 3,000 cfs, meaning there is capacity for higher release rates. The Gunnison Reservoirs Project provides infrastructure

that in coordination with the USBR Aspinall Operations would allow USBR to deliver water from the Aspinall Units to the 15-Mile Reach during critical low flow months. In our prior discussions with the USBR and the Colorado DWR Division 4 Engineer, one of the challenges of releasing Aspinall Unit reservoir water is that after the water exits the turbines at Crystal Reservoir dam, the water is not shepherded to the Gunnison River flow



**Figure 9. Comparison of Colorado River flow in the 15-Mile Reach to Gunnison River flow at the Whitewater Gage (GUNGRICO) and below the Redlands Canal (GUNREDCO) in August, September, and October when flow in the 15-Mile Reach is less than 810 cfs.**

target location at the Whitewater Gage because reservoir releases for environmental flows are not a beneficial use under Colorado water law. This makes the releases susceptible to interception by other water users between Crystal Reservoir dam and the Whitewater Gage. However, if USBR released water to the Gunnison Reservoirs point of diversion for hydropower use, the releases could be shepherded past intervening water rights. Operation in this manner would allow USBR to make releases from the Aspinall Unit where it has the largest storage rights in Colorado and have some of this water delivered into the 15-Mile Reach on the Colorado River. When taking delivery of water released from the Aspinall Unit for hydropower at the Gunnison Reservoirs, this would not change the flow of the Gunnison River below the Redlands as compared to if the additional release to the Gunnison Reservoirs project had not been made.



The Colorado Water Trust recently developed a similar project that delivers water from Reudi Reservoir near Glenwood Springs. This project makes releases of water from Reudi Reservoir to the OMID Cameo diversion point for delivery to the hydropower plant. This results in the tailwater entering the top of 15-Mile Reach, providing the desired incidental environmental benefit. The Colorado Water Trust project relies on space-available capacity in the diversion structure. The Gunnison Reservoirs project operates in a similar manner, but because of the in-ditch exchange, it is not reliant on available capacity in the diversion structure and OMID canal upstream of the hydropower plant because the total amount of water diverted from the Colorado River does not change, only the amount released through the hydropower plant (see Figure 8).

The 15-Mile Reach flow targets are large compared to the amount of flow that could be contributed from the Gunnison Reservoirs project. The Gunnison Reservoirs project will be able to deliver 9 to 10 cfs under the current configuration and up to 60 cfs in the future configuration. The lowest of the minimum flow targets in the 15-Mile Reach are 810 cfs. While the contribution is relatively small fraction of the flow, the Gunnison Reservoirs project should be considered one piece to a multi-pronged solution for increasing flows in the 15-Mile Reach.

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### **3.5 Power Production**

The Gunnison Reservoirs Project involves power production from two different sources. The first is the in-canal exchange with OMID with delivery of water by exchange to the OMID hydropower station (see Sections 2.3.3, 3.4 and Figure 8). The second source is electricity generated by floating solar arrays on the Gunnison Reservoirs or other solar arrays used to offset the electrical energy used to operate the pumps associated with the project.

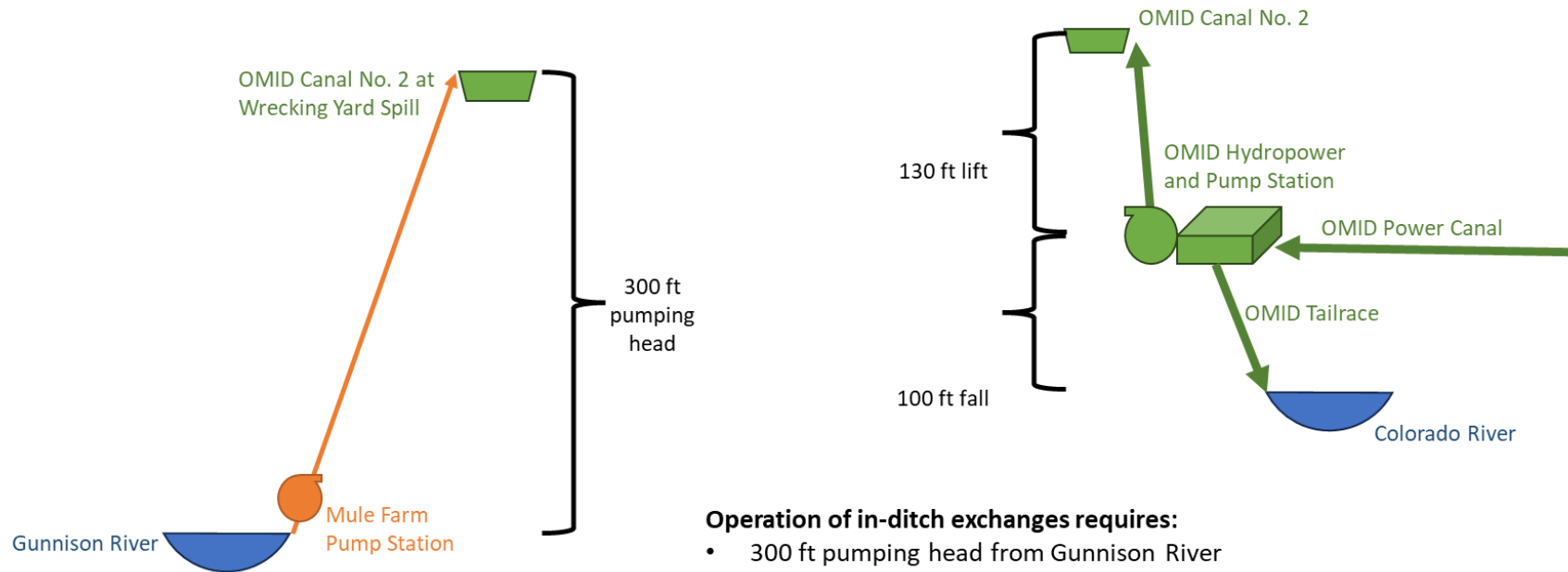
When operating the in-ditch exchange with OMID, electricity is required to pump water from the Mule Farm Pump Station to the point where water is introduced to the OMID No. 2 Canal at the Wrecking Yard Spill. The vertical elevation difference between these locations is approximately 250 feet. Including pressure losses along the pipeline, the preliminary pump station design indicates a total pressure head of 300 feet is needed.

When water is delivered to OMID for irrigation and the in-ditch exchange is not operated, there is no offset with hydropower production in the OMID system because no additional water is delivered to the hydropower plant. When the in-ditch exchange is operated, a like amount of water is delivered to the OMID hydropower system and this same amount of water is no longer lifted in the OMID system from the OMID pump station to the OMID canals. The OMID hydropower station has a fall of about 100 vertical feet, and the lift to OMID Canal No. 2 is 130 feet. Thus, a net energy increase of 230 feet of head is produced at the OMID station by delivering water by exchange (less efficiency losses in the OMID

pumping plant and hydropower station). This is counteracted by the 300 foot lift needed from the Mule Pump Station, for an overall project net energy requirement of 70 feet of lift needed (see **Figure 10**). It is important to note that even though energy use at the Mule Farm Pump Station is counteracted by energy production at the OMID hydropower station (and lower electrical use for the lower volume of water pumped to OMID Canal No. 2), these energy costs and energy generation are not associated with the same entity (pumping occurs at the City's facility, but power production occurs at OMID facilities). Depending on the specific agreements with the electrical utilities, the cost of using electricity may not match the revenue from the same amount of hydropower generation. Allocation of pumping costs and hydropower revenues would need to be part of a future agreement between OMID and the City to operate the in-ditch exchange.

As part of the Gunnison Reservoirs Project, the City evaluated the feasibility and cost of installing floating solar arrays on Mule Farm Reservoir and Whitewater Reservoir. The floating arrays can reduce evaporation from the lake surface by physically covering the surface and shading remaining uncovered surfaces. Initial evaluation was performed by Burns and McDonnell and the results are presented in the Basis of Design Report (**Appendix A**). The cost to cover the two reservoirs in floating arrays exceeds \$70 million dollars and would generate 40MW of electricity. This is much more electricity than is needed to power the pump stations. Reducing the size of the solar arrays from covering the reservoir surfaces (about 68 acres) to about 2 acres on the surface will generate 1MW of electricity which should be sufficient to power the entire 300-foot lift. Then, any net energy production at the OMID hydropower plant will result in operation of the project using renewable energy sources.

**Figure 10. Net energy requirements to operate the in-ditch exchange with OMID. Vertical profile.**



**Operation of in-ditch exchanges requires:**

- 300 ft pumping head from Gunnison River
- 130 ft less pumping at OMID
- 100 ft more hydropower produced at OMID
- Net power requirements approximately 70 ft of lift plus OMID pump and turbine efficiency losses

**Acronyms:**

ft (feet), OMID (Orchard Mesa Irrigation District)

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#### 4. STAKEHOLDER ENGAGEMENT

The Gunnison Reservoirs project has its origins in several planning activities the City has conducted over the course of several years. Throughout these planning activities, the City has met with numerous stakeholders and the City has engaged key stakeholders at multiple points throughout the project. These stakeholders include direct participants, and indirect participants. Direct participants are entities that are directly involved or would directly receive water under the project other than the City: Clifton and OMID and the current landowners of the reservoir sites. Indirect stakeholders are entities that would potentially be involved with or be impacted by the project but would not directly receive water deliveries. The indirect entities include a broad representation of entities, including the Colorado River Basin Roundtable, the Gunnison River Basin Roundtable, the Colorado River Water Conservation District, United States Bureau of Reclamation (USBR), United States Fish and Wildlife Service (USFWS), Colorado Division of Water Resources and others.

In April 2023, we met with the direct stakeholders that included a site visit to both reservoir sites, a site visit to the OMID regulating reservoir and Wrecking Yard Spill, and a site visit to the Whitewater Hill site where Clifton currently has storage tanks. Notes from the site visits are provided in **Appendix D**. The City has had discussions with Clifton regarding its planning process for a new water treatment plant. That process is ongoing and Clifton remains interested in participating in the project in particular if Whitewater Hill is the selected as the site of a future water treatment plant. The City also had a meeting with OMID’s legal counsel to discuss potential legal issues that could arise from the proposed use of water from the Gunnison Reservoirs project both for irrigation and for the in-ditch exchange for hydropower use. Notes from the ongoing discussions with Clifton and OMID are also included in Appendix D. The City obtained access agreements with the land owners where the two reservoirs would be located to perform exploratory borehole drilling to estimate depth to bedrock and perform basic site surveying.

Various meetings with indirect stakeholders have occurred at different stages of the project, beginning with letters of support obtained from the Colorado River Basin Roundtable, the Gunnison River Basin Roundtable, and the Colorado River Water Conservation District. In addition, we have had discussions with the USBR regarding Gunnison River and Aspinall operations. We discussed the administration of Grand Mesa water rights and the proposed project with the Water District 42 water commissioner. We also met with the Colorado Water Trust to discuss the potential environmental benefits of the project delivering water to the 15-Mile Reach. Notes from these various meetings are included in Appendix D.

**Table 9** is a summary of interactions and level of interest from various stakeholders. We recommend continued discussions with Clifton and OMID to work towards potential

agreements for both the short-term and future configuration options. Additional stakeholder meetings to garner support and potential funding sources for the project will be beneficial at this stage with the 30% design complete. A presentation that can be used with stakeholders that incorporates the current 30% design, potential future configuration, explanation of the multiple benefits, and cost estimates is also provided in Appendix D.

**Table 9. Summary of stakeholders and next steps.**

Stakeholder	Status	Next Steps
<b>Direct Stakeholders</b>		
Elam Construction (Mule Farm Reservoir site owner)	Site access obtained for geotechnical exploration and surveys.	Land acquisition negotiations. Need to discuss timing of possible land acquisition relative to schedule for mining reserve aggregate material.
Whitewater Building Materials (Whitewater Reservoir site owner)	Site access obtained for geotechnical exploration and surveys.	Land acquisition negotiations. Should include discussions for easements for potential future Whitewater Pipeline alignment across lands not being acquired.
Orchard Mesa Irrigation District	Several meetings to discuss project, including site visit and discussions with OMID legal counsel regarding any institutional hurdles to the project.	Further discussions needed to confirm interest and resolve any outstanding legal issues regarding carriage in USBR facilities, operation of hydropower station under in-ditch exchange, and cost allocation between pumping costs and hydropower generation (or saved pumping costs). Work to understand operational restraints and opportunities to maximize benefit to OMID.
Clifton Water District	Several meetings to discuss the project. Clifton and City continue to communicate regarding potential future water treatment plant site and partnering for joint use.	Continue ongoing discussions and joint planning for potential water treatment plant site at Whitewater Hill. Discuss potential cost sharing for Mule Farm Reservoir due to increased water supply available for delivery to Clifton via interconnect. Continue to monitor potential residential growth interest in Town of Whitewater part of Clifton's service area.
<b>Indirect Stakeholders</b>		
Gunnison River Basin Roundtable	City presented the project and obtained letter of support in summer 2023.	Provide update to BRT later in 2024 and seek support for next phase of project funding.
Colorado River Basin Roundtable	City presented the project and obtained letter of support in summer 2023.	Provide update to BRT later in 2024 and seek support for next phase of project funding.
Colorado River Water Conservation District	City has discussed the project and potential project funding through Community Grants with the River District and obtained letter of support in summer 2023.	Provide update to River District later in 2024 and seek support for next phase of project funding. Discuss potential contacts at USBR, USFWS or others regarding environmental benefits.
United States Bureau of Reclamation	City presented several concepts from Water Marketing plan and has discussed Aspinall Unit operations. USBR grants have provided significant funding for City planning activities prior to this Colorado Water Plan grant.	Provide update to USBR personnel and continue to work with USBR to better understand operational constraints and opportunities with Aspinall Unit and Redlands Canal operations. Specifically, discuss opportunities for Aspinall Releases to be designated for delivery to Gunnison Reservoirs for hydropower production at the OMID plant by in-ditch exchange with incidental environmental benefits to the 15-Mile Reach.
Colorado Water Trust	DiNatale Water met with Colorado Water Trust to discuss the project and funding possibilities as well as other CWT projects.	Provide update to CWT and seek support for next phase of project funding.
U.S. Fish and Wildlife Service	No project-related interaction to-date.	Initiate introductions and seek additional understanding of 15-Mile Reach needs and opportunities with the project and seek support for next phase of funding.
Division of Water Resources	City has discussed water administration for Grand Mesa and Kannah Creek as well as Redlands Canal and Aspinall Unit.	Provide update to DWR. Seek additional input on water rights sought in association with the project and identify any administrative challenges they foresee. Seek additional input on Aspinall Unit operations from DWR perspective and identify additional constraints or opportunities using the new reservoirs.

## 5. LAND AND EASEMENT ACQUISITION EVALUATION

The City has performed initial appraisals of the Mule Farm and Whitewater sites. The City will engage in negotiations for land acquisition as the appropriate steps are taken through City government processes.

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## 6. RESERVOIR FEASIBILITY AND CONCEPTUAL DESIGN

Reservoir feasibility and design were conducted by Burns and McDonnell. A basis of design report along with the conceptual drawings are included in **Appendices A and B**.

A preliminary geotechnical exploration conducted by Terracon Consultants, was performed at each reservoir site to inform the reservoir feasibility and design, namely, to determine the feasibility of converting the gravel mines to a storage reservoirs. Borings performed on site resulted in bedrock depths of 31 to 43 feet below existing grades at the site. Current capacity estimates are based on these preliminary depths and are subject to change with further geotechnical investigations. The investigation indicates constructing reservoirs with slurry lining and related pump stations is feasible at the sites. See additional information on results and recommendations in **Appendix C**.

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## 7. PUMP STATION AND PIPELINE DESIGN

The Mule Farm Pump Station and the Whitewater Pump Station were designed to approximately 30% and are shown in **Appendices A and B**. The design also includes the piped interconnect from the existing pipeline from the Mule Farm Pump Station at the water treatment plant to the terminus of the Kannah Creek Flowline at the water treatment plant. The design also includes plans for the turnout from the Kannah Creek Flowline to OMID #2 Canal at the Wrecking Yard Spill. The following provides a brief summary of the design:

- Mule Farm Pump Station
  - 50 cfs operating pump rate into storage from the Gunnison River or releases to the Gunnison River using the existing diversion structure. Pump curves allow pumping up to 60 cfs.
  - 9 to 10 cfs capacity through existing pipeline to the water treatment plant
  - Gravity fill bypass allows the reservoir to fill by gravity at lower water elevations.



- Discharge line into the reservoir is approximately 1,000 feet from intake to encourage settling of Gunnison River inflows.
- Gravity fill functionality is possible while pumping to the water treatment plant.
- Reversing flow in the line to the water treatment plant allows for Kannah Creek water to be stored in the reservoir was not included in the conceptual design but could be added during final design.
- Use of existing Gunnison River inlet with addition of screens on the intake will minimize debris inflow and fish migration into the pump station and reservoir.
- Whitewater Pump Station
  - 50 cfs operating pump rate into storage from the Gunnison River or releases to the Gunnison River. Pump curves allow pumping up to 60 cfs.
  - Design for new inlet on the northwest corner of the reservoir using cone screens on the intake will minimize debris inflow and fish migration into the pump station and reservoir.
- Pipeline Design
  - Connecting pipeline from Mule Farm Pipeline to Kannah Creek Flowline at the water treatment plant. The design includes valving configuration to isolate Gunnison River flows and to direct away from the water treatment plant intake when delivering water to OMID.
  - Turnout at Wrecking Yard Spill from the Kannah Creek Flowline to OMID Canal No. 2.
  - Existing valving to shunt Kannah Creek Flowline into the Purdy Mesa Flowline near Wrecking Yard Spill. This allows reversing the flow of the Kannah Creek Flowline between the water treatment plant and the Wrecking Yard Turnout while still delivering Kannah Creek water to the water treatment plant.

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## 8. PERMITTING REQUIREMENTS

Federal, state, and local, and other entities Permitting and compliance requirements for this project were compiled by Burns and McDonnell. See the Permitting Matrix in **Appendix A** for more details on various potential permitting agencies, requirements, triggers, probability of need, estimated duration to acquire authorization, permit coordinator and submitter, and other necessary information.

The City commissioned a preliminary biological resources survey. The biological survey was performed by WestWater Engineering (WestWater), provided as **Appendix E**. The

survey includes recommendations regarding potential wetlands, mammals, birds, aquatic species, reptiles, and insects. The survey suggests further investigation of:

- Timing of project activities with regard to nesting sites
- Stormwater management plan and discussions with USFWS
- Snake conflict training
- Weed management plan and native seed revegetation
- Determine need for jurisdictional status and permitting requirements for identified wetlands

The cultural resources survey informs the City of historic properties within the project area that may be affected by this project. The cultural survey was performed by Grand River Consultants (GRC) and is provided as **Appendix F**. Per the report, six sites were initially identified as part of the Area of Potential Effects (APE) for this project. Three were found to be part of the APE and further evaluated. GRC concluded that the presently proposed project will not affect the integrity of existing cultural resources and no further work is recommended.

## 9. COST ESTIMATE

Burns and McDonnell produced an Engineer’s Opinion of Probable Construction Cost (EOPCC). The Conceptual EOPCC summary below (**Table 10**) can be found in **Appendix G** along with further cost estimate details. The cost per AF is approximately \$35,000. This initial cost estimate is higher than typically seen on Colorado’s Front Range for gravel pit storage with inlet and outlet facilities. Final design, project phasing, and competitive bidding may change the final construction costs.

**Table 10. Conceptual Engineer’s Opinion of Probable Construction Cost summary.**

Description		Class IV
<b>Mule Farm</b>		
Pump Station		\$ 7,420,000
Reservoir Improvements		\$ 9,413,000
Yard Piping		\$ 1,735,000
Site Finishes		\$ 273,000
<b>Whitewater</b>		
Pump Station		\$ 6,819,000
Reservoir Improvements		\$ 9,434,000
Yard Piping		\$ 1,754,000
Site Finishes		\$ 273,000
River Intake		\$ 1,767,000
<b>WTP Improvements</b>		
Yard Piping		\$ 714,000
<b>OMID Turn Out</b>		
Yard Piping		\$ 222,000
<b>Direct Costs</b>		<b>\$ 39,824,000</b>
General Conditions	12%	\$ 4,779,000
Bonds & Insurance	1.5%	\$ 597,000
<b>Sub Total</b>		<b>\$ 45,200,000</b>
Design Development Contingency	15%	\$ 6,780,000
Contractor's Contingency	5%	\$ 2,260,000
Owner's Contingency	5%	\$ 2,260,000
<b>Sub Total Construction Cost</b>		<b>\$ 56,500,000</b>
Contractor Overhead and Profit	10%	\$ 5,650,000
<b>Total Construction Cost</b>		<b>\$ 62,150,000</b>
Permitting	2%	\$ 1,243,000
Engineering	10%	\$ 6,215,000
<b>Total Project Cost (Excl. Land Acquisition, 05/2024)</b>		<b>\$ 69,608,000</b>
Escalation (September 2025)	3.33%	\$ 2,321,000
<b>Est. Total Cost (Excl. Land Acquisition, 09/2025)</b>		<b>\$ 71,929,000</b>

## 10. FUNDING OPPORTUNITIES

There are several opportunities for funding this project through various grants, matching funds, or state-sponsored loans. The Division of Local Government in the Colorado Department of Local Affairs (DOLA) created a database of opportunities, [DOLA Local Community Funding Guide Funding Sources](#). In addition, CWCB hosts the [Colorado Water Funding Opportunity Navigator](#), which includes Federal and State opportunities. Using these tools, we developed a preliminary list of funding opportunities for which the Gunnison Reservoirs project is a potential candidate (**Table 11**). The table gives an overview of important grant details, such as deadlines, categories of projects the funds serve, and match requirements. In-depth reviews of five of the top grant opportunities can be found in **Appendix H** and provide insights on the finished and remaining work to be completed as it relates to the specific grant's requirements.

**Table 11. Funding opportunities summary.**

Priority	Entity	Funding/Loan	Deadline	Funding Categories	Match
1	CWCB	* Colorado Water Plan Grant	7/1 or 12/1	<ul style="list-style-type: none"> <li>• planning</li> <li>• design</li> <li>• construction</li> </ul>	50% -construction; 25% -plans or studies
2	DOLA	* <u>Local Match Program (Federal Infrastructure Investment and Jobs Act)</u>	First contact Snow Staples, snow.staples@state.co.us before starting an application.	<ul style="list-style-type: none"> <li>• planning</li> <li>• design</li> <li>• construction</li> </ul>	N/A. Request for funds minimum of \$250,000.
3	CWCB	* <u>Federal Technical Assistance Grants</u> <u>Local Capacity Grants</u>	<u>12/30/2024</u> <u>*Prior to submitting an application, interested parties must contact Michael Regan (michael.regan@state.co.us)</u>	<ul style="list-style-type: none"> <li>• preliminary project planning and design</li> <li>• preliminary permitting</li> <li>• project cost estimate development</li> <li>• navigation of available federal opportunities</li> <li>• grant writing</li> <li>• federal grant application submittal</li> </ul>	25%
4	BOR	* Small Storage Program	Feasibility Study Report: Spring/Summer 2024; Final Submission: ~Fall 2024	<ul style="list-style-type: none"> <li>• design</li> <li>• construction</li> </ul>	Lesser of 25% of total project cost or \$30 million/project
5	BOR	Drought Response Program - Drought Resiliency	TBD	<ul style="list-style-type: none"> <li>• planning</li> <li>• design</li> <li>• construction</li> </ul>	50%
6	BOR	* WaterSMART Planning and Project Design	5/21/2024	<ul style="list-style-type: none"> <li>• planning</li> <li>• design</li> </ul>	50%
7	Colorado River District	<u>Colorado River District's Community Funding Partnership</u>	11/15 (January Board Meeting) 2/15 (April Board Meeting) 5/15 (July Board Meeting) 8/15 (October Board Meeting)	<ul style="list-style-type: none"> <li>• planning</li> <li>• design</li> <li>• project</li> <li>• combination</li> </ul>	<u>TBD, &gt;0%</u>

**Table 11. Continued**

Priority	Entity	Funding/Loan	Deadline	Funding Categories	Match
8	CWRPDA	Disadvantaged Communities (DAC) Design and Engineering (D&E) grants	Grant status, contact Wesley Williams, wwilliams@cwrpda.com, 303-830-1550 ext. 1012	<ul style="list-style-type: none"> <li>• planning</li> <li>• design</li> <li>• construction</li> </ul>	N/A
9	FEMA CDHSEM	Building Resilient Infrastructure and Communities	TBD	<ul style="list-style-type: none"> <li>• planning</li> <li>• design</li> <li>• construction</li> </ul>	25%
10	FEMA CDHSEM	Pre-Disaster Mitigation Grant	TBD	<ul style="list-style-type: none"> <li>• planning</li> <li>• design</li> <li>• construction</li> </ul>	25%
11	Gates Family Foundation	Colorado Common Capital Grant Application	3/15; 9/1	<ul style="list-style-type: none"> <li>• planning</li> <li>• design</li> <li>• construction</li> </ul>	0.3
12	Water Now Alliance	<u>WaterSMART Grant Application Support</u>	N/A	<ul style="list-style-type: none"> <li>• grant application support</li> </ul>	N/A, potentially pro bono
13	Congress	<u>Congressionally Directed Spending</u>	3/29/2024	<ul style="list-style-type: none"> <li>• planning</li> <li>• design</li> <li>• construction</li> </ul>	N/A, allocated
14	EPA/ CDPHE/ CWRPDA	<u>Drinking Water and Clean Water State Revolving Funds</u>	<u>June 30, Contact CWSRF program in Colorado for application information</u>	<ul style="list-style-type: none"> <li>• planning</li> <li>• design</li> <li>• construction</li> </ul>	N/A, Might qualify for reduced interest rate.
15	FEMA	<u>Fiscal Year 2024 Safeguarding Tomorrow through Ongoing Risk Mitigation Revolving Loan Fund Program</u>	2/1 – 4/30/2024	<ul style="list-style-type: none"> <li>• cost-share</li> <li>• planning</li> <li>• design</li> <li>• construction</li> </ul>	N/A, <1% interest repayment, start 1 year after project completion

*\* DiNatale Water conducted detailed comparisons of completed work versus grant requirements. See appendix H.*

## 11. REFERENCES

- Burns and McDonnell Engineering Company. Options Assessment for the City of Grand Junction Water Supply. April 22, 2021.
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- Case No. 91CW247, Water Division 5. Findings of Fact, Conclusions of Law, Judgment and Decree. (aka, "The Check Structure Case"). October 1, 1996.
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- Case No. 27046, Supreme Court of Colorado, En Banc. In the Matter of the Application for Water Rights of the City of Grand Junction, Colorado, a Municipal Corporation, in the Gunnison River or its Tributaries: Tributary involved: Kannah Creek, in Mesa County. CITY OF GRAND JUNCTION, Colorado, a Municipal Corporation, Applicant-Appellant, v. KANNAH CREEK WATER USERS ASSOCIATION et al., Protestors-Appellees. December 20, 1976.
- Colorado Division of Water Resources. State Engineer Guidelines for Lining Criteria for Gravel Pits. August 1999.
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- DiNatale Water Consultants. Water Marketing Strategy Report. December 2021.
- Spronk Water Engineers, Inc. Summary of Water Supply System, City of Grand Junction. April 2018.
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## MEMORANDUM

TO: Randi Kim, Mark Ritterbush (Grand Junction Utilities)

FROM: Matt Bliss, PE, Chris Newton, Marcia Rojas, EI (DiNatale Water Consultants)

SUBJECT: Demand and Firm Yield Update

DATE: August 19, 2024

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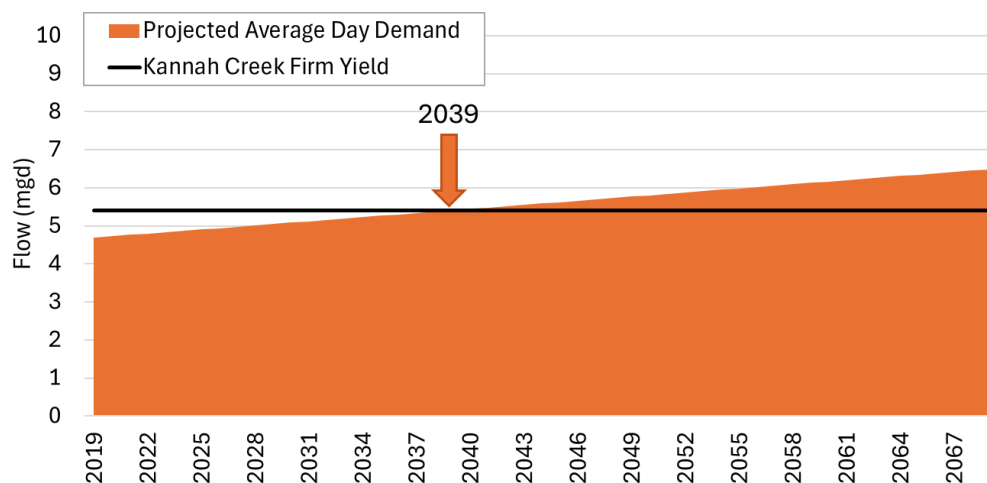
The City of Grand Junction Utilities (City) has undertaken a series of water supply planning projects over the past several years. These projects have included a firm yield modeling tool, demand projections, evaluation of several alternatives for meeting its future demands, and preliminary design for construction of new reservoirs on the Gunnison River. These planning activities indicated that the City's primary water supply from Kannah Creek may not be able to meet peak water demands by the year 2039. However, during the course of the planning activities, actual water demands have decreased slightly, and plans have been made to improve aspects of the City's raw water collection system. These improvements include replacement and enlargement of parts of the city's raw water transmission lines from the Kannah Creek basin to the water treatment plant (known as flowlines), piping strategic of sections earthen canal to reduce system losses in the raw water collection system, and potential use of the new proposed reservoirs along the Gunnison River for storage of water derived from the Kannah Creek basin.

This memorandum evaluates the impact of incorporating recent water demand levels and the raw water collection system improvements on the overall system firm yield as well as the timing of when the City will need additional supplies.

### Water Demand

In 2019, the City evaluated its projected water demand and compared it to the firm yield derived from the water supply model. The firm yield was computed at 6,400 acre-feet (AF) per year, which includes 300 AF of non-potable deliveries and 44 AF delivered in the City's Kannah Creek service area. The balance of the firm yield amount (6,056 AF) is treated at the City's water treatment plant at a daily average flow rate of 5.4 million gallons per day (MGD). **Figure 1** shows the 2019 evaluation of firm yield and projected demands, showing the assumption of linear growth in demand from 2019 through 2069 based on the overall population increase expected over that time (from 5,250 AF per year to 7,250 AF per year or 4.7 to 6.5 MGD average daily rate at the water treatment plant excluding the non-potable

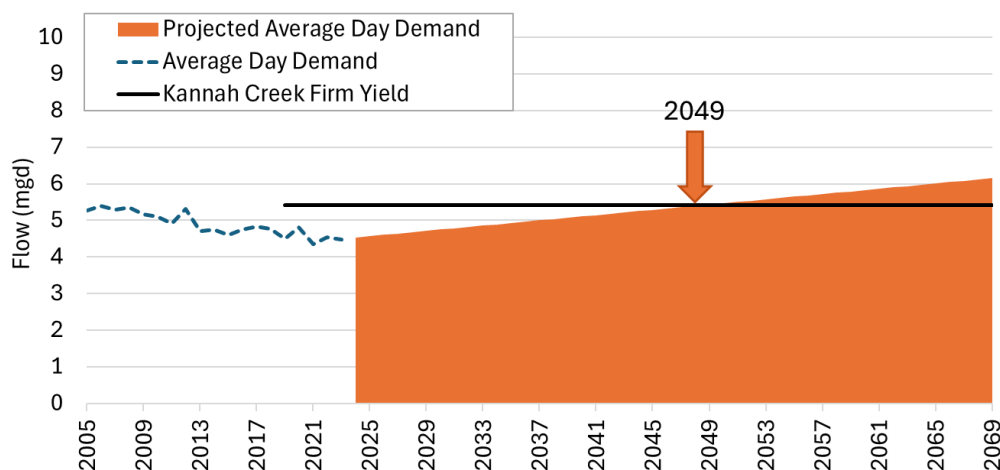
and Kannah Creek service area deliveries). The linear growth rate is equivalent to about 40 AF per year, which is approximately equal to the amount of water allocated to 80 single-family equivalent taps per year.



**Figure 1. 2019 Projected Water Demands vs Firm Yield.**

In 2024, the City provided water production rates at the City’s water treatment plant for 2020 through 2023 as well as the number and size of new taps sold by the City. Using this information, we updated Figure 1 with the more recent information, now shown in **Figure 2**. The current demand has decreased about 150 AF per year over the 2020-2023 timeframe to 5,100 AF as compared to the 2015-2019 average annual amount of 5,250 AF. This adjustment is shown in Figure 2 by shifting the starting demand downwards to 5,100 AF (4.6 MGD daily average), and shifting the starting point for future projections to 2024. These two adjustments alone would change the date when new supplies are needed to about 2049, a change of about 10 years later than shown in Figure 1.

The projected rate of growth is shown in Figures 1 and 2 by the slope of the demand line. This slope was calculated by simply assuming linear growth between the then-current 2019 demand and the projected future 2069 demand. The demand increase was estimated from population projections and using the residential use rate of 88 gallons per capita per day. This growth rate is equivalent to about the amount of water allocated to 80 new single-family equivalent taps per year. A single-family equivalent tap (SFE) is water sufficient for one typical single-family home and the City uses 0.5 AF per SFE. The City offers larger tap sizes that serve multi-family and commercial properties. In order to compare the new taps sold to the projected growth of 80 SFEs, we converted the tap size into SFEs by scaling the City’s water treatment plan investment fee for various tap sizes to the 3/4-inch tap fee. The number of SFE for different tap sizes, the number of new taps sold, and the total SFE sold in 2021 through mid-2024 is shown on **Table 1**. The average annual number of new SFEs sold over this period is 84 SFE per year. Based on this information, we kept the assumed growth rate the same as in the 2019 analysis.



**Figure 2. Firm Yield vs. Updated Projected Water Demands with no Additional Infrastructure Improvements.**

**Table 1. Number of new taps by tap size sold by the City of Grand Junction from 2021 to mid-2024.**

Meter Size (in)	SFE	Number of Meters Added per Year			
		2021	2022	2023	2024*
5/8	1.00				
3/4	1.00	25	19	11	4
1	1.37	8		2	
1.5	3.13	1		2	2
2	5.75	10	5	3	
3	10.00	4			1
4	18.25		1	1	1
6	31.25				
8	44.25				
<b>Total SFE</b>		<b>137</b>	<b>66</b>	<b>56</b>	<b>39</b>

\* YTD (6/19/2024)

Over the 2020 to 2023 timeframe, annual demand has decreased while the number of new taps has increased. Additional analysis of water use by customer type would help determine if water savings are coming primarily from residential or commercial users, or both. If per-tap residential use is decreasing, it may be appropriate to reduce the rate of growth for future projections because most future growth is anticipated to be residential in-fill development. The growth in future water demand is currently predicated primarily on increased residential population due to infill development within the City’s service area.

Combining these factors related to demand (setting new starting value of 5,100 AF per year or 4.6 MGD and start date of 2024), the demand is not expected to exceed the treated water component of the firm yield of 6,056 AF (5.4 MGD) until the year 2049. If additional infrastructure improvements are completed as described below, additional adjustments to firm yield will push this date further out into the future.

## **Firm Yield**

The firm yield is the amount of annual water demand that can be met from the City's primary raw water supply infrastructure in Kannah Creek and Whitewater Creek through a repeat of historical drought conditions while maintaining critical water storage safety factors (no less than one year's demand in storage, no less than 140% of one year's demand in storage at the end of the spring runoff). In 2021, the firm yield was determined to be 6,400 acre-feet (AF), which included 300 AF of non-potable use, 44 AF of use for several homes in Kannah Creek, and about 8% loss in the City's distribution system (6,056 AF produced from the City's water treatment plant). We evaluated the effect of the following improvements to the raw water collection system:

- 1) Piping the Juniata Enlarged Ditch
- 2) Higher prioritization of Whitewater Creek supplies
- 3) Use of the proposed Mule Farm Reservoir

### ***Juniata Enlarged Ditch Piping***

The City diverts water from Kannah Creek at its Kannah Creek Flowline diversion point and also at the Juniata Enlarged Ditch. The City owns several reservoirs on the Grand Mesa above these diversion points and releases from these reservoir are diverted at the Juniata Enlarged Ditch and transported to Juniata Reservoir. The Juniata Enlarged Ditch is an earthen canal that loses approximately 30% of the water en route to Juniata Reservoir. The City has applied for a grant to pipe this section of the Juniata Enlarged Ditch to reduce raw water delivery losses and store more water in Juniata Reservoir. Incorporating the Juniata Enlarged Ditch piping into the City's firm yield modeling results in an increase of 150 AF in firm yield.

### ***Prioritization of Whitewater Creek Supplies***

The City's primary water source is from Kannah Creek but it also owns water rights in the neighboring Whitewater Creek basin. These water rights are Somerville Reservoir and Brandon Ditch. Water released from Somerville Reservoir or water available under the Brandon Ditch right can be diverted by the City into the Brandon Ditch and then into the Somerville pipeline which joins the Kannah Creek Flowline to deliver water to the City's water treatment plant. The Somerville and Brandon Ditch systems were originally given the lowest priority in the City's firm yield modeling due to water quality concerns in the basin associated with a local elk herd. In recent years, the elk herd has moved on and there

have been fewer water quality concerns for this source. Due to the improved water quality conditions, we re-evaluated this source of water if given a higher priority in the modeling.

The City's water rights on Brandon Ditch are junior to several existing irrigation water rights, including the City's irrigation right on Brandon Ditch and are rarely in priority during the irrigation season in the model. In very wet years, the municipal water right on Brandon Ditch is in priority during peak runoff, however since this only occurs in the wettest of years, other City storage facilities are full, and the City's other direct flow rights are fully satisfied. When the water right is in priority in the winter, flows are relatively low, typically less than 1 cfs. The City's firm yield modeling requires a year's worth of demand to be in storage at all times and 140% of demand to be in storage at the end of the spring runoff. Using the Brandon Ditch water right in the winter directly reduces the amount of water available for storage in Somerville Reservoir. Thus, even prioritizing the Brandon Ditch water when in priority requires an equal amount of water from Kannah Creek to be stored to offset the reduced storage in Somerville Reservoir. Therefore, prioritizing the Brandon Ditch does not increase the firm yield. In combination with the Mule Farm Reservoir storage concept (below), the Whitewater Creek sources increase the firm yield by 10 AF. In terms of the firm yield, the Somerville Reservoir system provides 973 AF of storage capacity that helps satisfy the firm yield storage criteria. The reservoir also provides a level of redundancy because it is located in a separate watershed from Kannah Creek and could supply water in the event of infrastructure or short-term water quality impacts in Kannah Creek (e.g. wildfire or algal bloom).

### ***Mule Farm Reservoir***

Mule Farm Reservoir is a proposed reservoir part of the Gunnison Reservoirs project. One possible configuration of the reservoir is to receive high-quality water from Kannah Creek during times of excess supply rather than storing lower-quality Gunnison River water. Water would be delivered from Kannah Creek via the existing flowlines and reversing the flow in the existing pipeline from the Gunnison River pump station to the water treatment plant. Mule Farm Reservoir is estimated to store about 950 AF of water. This concept was modeled by simply enlarging Juniata Reservoir and increasing evaporation at Juniata Reservoir to account for the additional evaporation that would occur at the Mule Farm Reservoir. The model indicates that using Kannah Creek water to fill Mule Farm Reservoir would increase the firm yield increases by 125 AF. In combination with the Whitewater Creek prioritization, the firm yield increases by another 10 AF.

The combination of Mule Farm Reservoir with piping the Juniata Enlarged Ditch did not change the impact of piping the Juniata Ditch on the firm yield. In the critical drought period no additional water is routed through the Juniata Enlarged Ditch to store water in Mule Farm Reservoir as compared to the scenario without Mule Farm Reservoir, and therefore no additional water savings occurred. In wetter years, some additional water savings occurs as additional water is released from the upper reservoirs and diverted into

Mule Farm Reservoir. However, in the critical drought period, the volume releases from the upper reservoirs and carried through the Juniata Ditch is the same with or without Mule Farm Reservoir.

### ***Firm Yield Analysis***

The City's raw water collection system in Kannah Creek provides high quality water on a reliable basis. However, the quantity of water is limited based on the physical size of the basin and the variability in annual snowmelt and precipitation. In order for a project to increase the firm yield, it must deliver water not just in average or wet years, but also allow the City to supply water through critical drought years. The drought year of 2002 to 2003 is the critical drought year in the City's firm yield modeling. In those years, a very limited amount of water was available during the spring runoff and summer months, and the City's Grand Mesa reservoirs had very low inflow (about 35% of average) during the winter of 2002 to 2003. Because of the low peak runoff flow, the upper reservoirs were generally not in priority to divert during the spring.

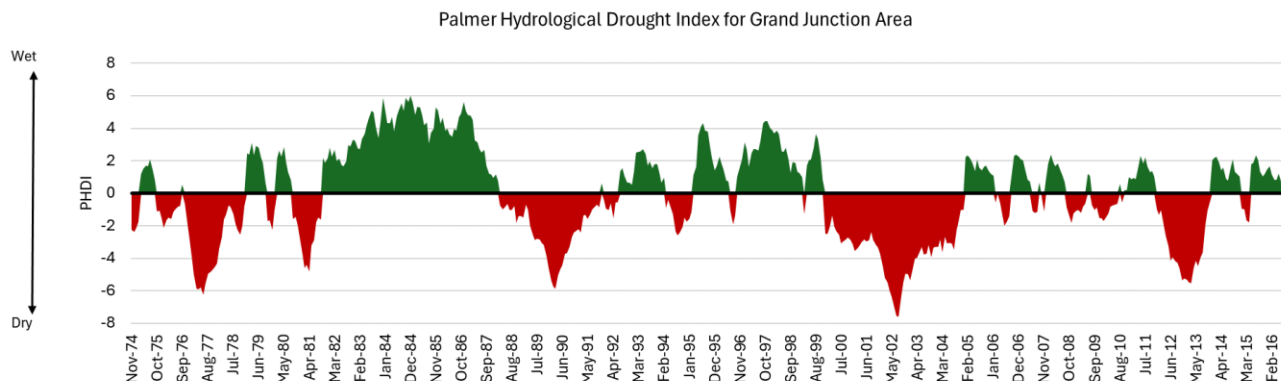
Thus, attempting to utilize the Brandon Ditch and Somerville system more than in prior iterations of the model resulted in no increase in firm yield because there was no water available to the City's Brandon Ditch right in 2002 and winter of 2003. Any water taken preferentially in the winter into Brandon Ditch instead of stored in Somerville Reservoir has a net-zero impact on firm yield because it means that other sources of water from Kannah Creek had to be stored to maintain the storage criteria.

The piping of the Juniata Enlarged Ditch increases the firm yield because during the critical drought year and the preceding year, the firm yield model releases water from the Grand Mesa Reservoirs to Juniata Reservoir through the Juniata Enlarged Ditch. The water savings from piping is transferred directly into Juniata Reservoir during the critical drought.

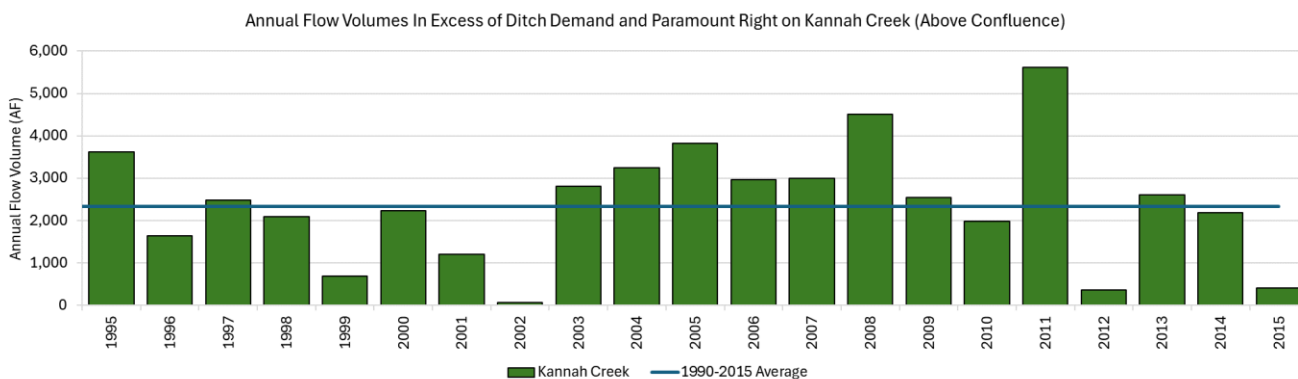
Increasing the system storage with the proposed Mule Farm Reservoir increases the firm yield but by an amount significantly less than the storage capacity (125 AF increase in firm yield with 950 AF of storage capacity). This occurs because the firm yield is increased only if water is delivered through the critical drought. **Figure 3** shows the Palmer Hydrological Drought Index (PHDI) for the Grand Junction area during the model period. The PHDI shows the approximate relative intensity of long-term drought with respect to impacts on surface and groundwater flow. As shown in Figure 3, hydrologic conditions in 2000 and 2001 leading up to the critical drought of 2002 to 2003, were also below average, though not nearly as severe as 2002. Thus, there was not enough water in 2000 and 2001 to completely fill Mule Farm Reservoir with Kannah Creek water sources. **Figure 4** shows the approximate amount of water simulated as available in the Kannah Creek Basin above the confluence with North Kannah Creek once the Paramount Right and senior ditch rights are fully satisfied. While the Paramount Right provides approximately 5,600 AFY if fully satisfied, low streamflows in the winter of 2001-2002 resulted in the Paramount Right



diverting only about 5,300 AF. To meet the firm yield demand of 6,525 AF in this scenario, an additional 1,225 AF are needed from storage and other direct flow diversions in the critical drought year, while an additional 925 AF are needed in years where the Paramount Right is fully satisfied. Note that the available water does not include additional evaporation or transit losses, which further reduces the amount that is available to the City’s water treatment plant. This means that water in storage in the 950 AF reservoir was used (and evaporated) over the course of three years and the full 950 AF of storage was not available once the critical drought of 2002 arrived.



**Figure 3. Palmer Hydrological Drought Index (PHDI) for Grand Junction area during the model period.**



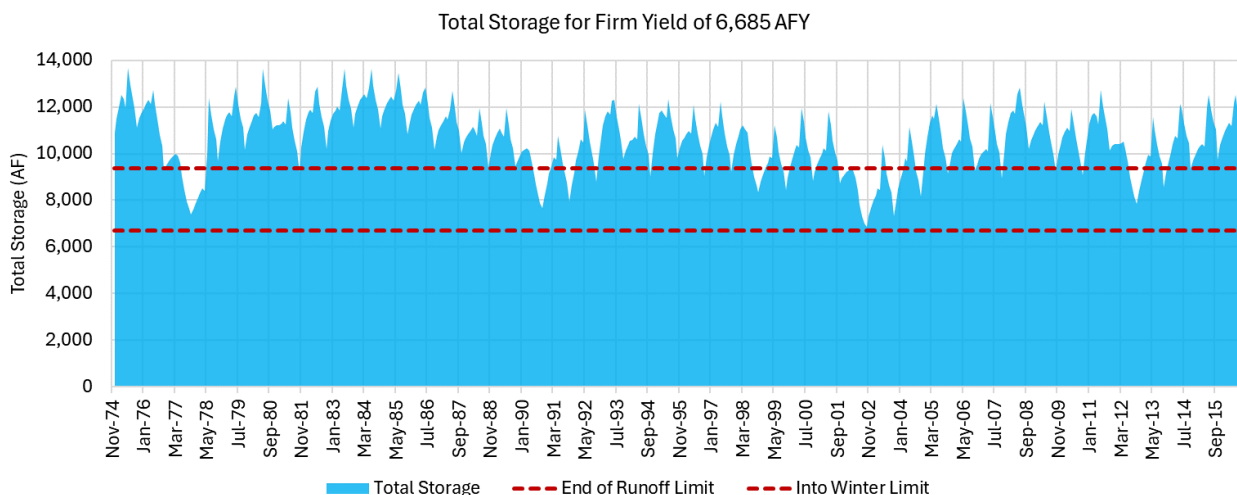
**Figure 4. Annual flow volumes in Kannah Creek greater than the amount needed to satisfy the Paramount Right and senior ditch rights.**

The firm yield model run including all three projects discussed results in a firm yield of 6,685 AF (increase of 285 AF). The modeled total storage for the combined firm yield run is shown in **Figure 5**. Using Kannah Creek and Whitewater Creek sources to fill Mule Farm



Reservoir increases the firm yield, but not to the amount that could be achieved with the Gunnison River water rights. There is a large amount of water available in the Gunnison River even leading up to and during the critical drought year. The City’s firm yield would be increased substantially if the Gunnison River water could be effectively and economically treated to the same quality as its Kannah Creek sources.

The firm yield increase of 125 AF achieved by storing higher quality water from Kannah Creek and Whitewater Creek basins in Mule Farm Reservoir, but reduces the total amount of water kept in storage for other purposes associated with the Gunnison Reservoirs project. A similar increase in firm yield can be achieved with water from the Gunnison River and blending 125 AF or more into the supply. Monthly demand in July through August is approximately 700 AF. Blending in about 65 AF per month over this period would be a blend factor of about 10:1. Additional water quality analysis should be undertaken to determine if this blending rate results in satisfactory finished water quality. Note that Gunnison River water from Mule Farm Reservoir will have had a chance to settle resulting in lower turbidity, but other constituents such as TDS will not be reduced through settling.



**Figure 5. Total water storage for combined firm yield run with demands of 6,685 AFY**

### Combined Effect of Demand and Firm Yield Adjustments

The combined effect of the demand analysis and the firm yield analysis presented above prolongs the City’s supply before the City will need to supplement its Kannah Creek supplies to meet its peak demands. As described above, the demand adjustments alone increase this timeframe to the year 2049, prolonging the supply 10 years longer than anticipated in 2019. The projects that increase the firm yield will also prolong the supply. Using the assumed growth rate of 40 AF per year, the Juniata Enlarged Pipeline project will extend the supply nearly four years, and the use of Mule Farm Reservoir and Whitewater

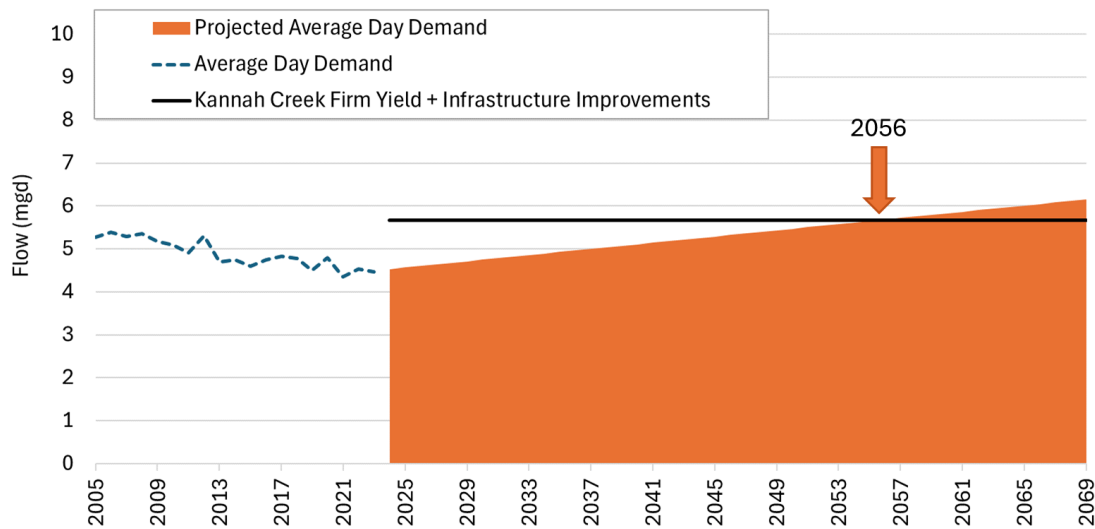
Creek source storage in Mule Farm Reservoir would add an additional three years. Combining the demand adjustments and the firm yield increases, the supply is prolonged between 10 and 17 years (**Table 2**). **Figure 6** shows the combined adjustments to demands and the 285 AF increase in firm yield associated with all infrastructure improvements.

**Table 2. Firm Yield and Supply Prolongation.**

	Firm Yield* (AF)	Firm Yield* (MGD)	Firm Yield Change from Baseline (AF)	Year Demand Exceeds Firm Yield using 2019 Demand Projections	Year Demand Exceeds Firm Yield using 2024 Demand Projections	Years of Supply Prolongation vs. 2019 Projection
Baseline	6,400	5.4	n/a	2039	2049	10
Piping Juniata Enlarged Ditch	6,550	5.5	150	2043	2053	14
Prioritization of Whitewater Creek Sources**	6,410	5.4	10	2039	2049	10
Mule Farm Reservoir with Kannah Creek Sources	6,525	5.5	125	2042	2052	13
Combined	6,685	5.7	285	2046	2056	17

\*Firm yield in AF includes 300 AF non-potable and 44 AF Kannah Creek service area. City water treatment plant component of the firm yield shown as daily average MGD.

\*\*Whitewater Creek firm yield increase is zero without Mule Farm Reservoir storage



**Figure 6. Updated Demand and Supply Projection with Infrastructure Improvements.**



## Grand Junction City Council

### Workshop Session

Item #1.d.

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**Meeting Date:** November 4, 2024

**Presented By:** Andrea Phillips, Interim City Manager, Johnny McFarland, Management Analyst

**Department:** City Manager's Office

**Submitted By:** Johnny McFarland, Asst. to the City Manager

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### Information

#### **SUBJECT:**

Council Legislative Agenda/Policy

#### **EXECUTIVE SUMMARY:**

This item is for City Council to consider future adoption of a City Legislative Policy. The policy is intended to formally establish the roles of staff and Council with regard to legislative tracking, advocacy, and communication. The policy also includes the annual adoption of the Council legislative agenda to position the City for advocacy on relevant legislative matters.

#### **BACKGROUND OR DETAILED INFORMATION:**

For many years, the City has actively engaged in state legislative affairs, tracking and advocating for policies that advance its interests. Through these efforts, the City has fostered strong relationships with state legislators and other elected and appointed officials. The City is also an active member of the Colorado Municipal League (CML) and its Executive Board, a statewide advocacy organization representing nearly every city and town in Colorado. CML collaborates with state legislators on municipal policy issues during and outside the legislative session, relying on member feedback to shape its legislative policy positions.

Given the City's ongoing role in legislative advocacy, the importance of keeping City Council informed and involved, and the critical nature of legislative engagement, staff recommends the adoption of a formal legislative policy and an annual legislative agenda.

The Council-adopted legislative policy would define the roles and responsibilities of the Mayor, Council, Council's designated legislative liaison, and the City Manager regarding legislative communication and action. This policy would also establish a

process for annual adoption of a Council legislative agenda. This agenda would serve as the City’s official stance on proposed state and federal legislation, helping to foster awareness and consensus on key issues. Additionally, they would provide guidance for external stakeholders, including state and federal delegates and advocacy organizations at the regional, state, and federal levels. The recommended agenda for Council’s consideration includes CML’s Legislative Policy Statement, which broadly reflects the policy areas and positions most relevant to municipal governments. The policy would still allow for Council consideration, on an *ad hoc* basis, of issues not clearly defined within the adopted legislative agenda. Finally, the proposed policy would establish a process for Council consideration of City-initiated legislation.

This process and the annual adoption of priorities will ensure that Councilmembers and staff clearly understand roles and responsibilities and the Council’s legislative positions. This will enable the appropriate parties to respond promptly to proposed legislation and keep all Councilmembers informed and involved in any actions taken on behalf of the City.

**FISCAL IMPACT:**

N/A

**SUGGESTED ACTION:**

For discussion only.

**Attachments**

- 1. DRAFT\_POL-Legislative Policy 20241030
- 2. RES-Leg Policy 20241007
- 3. 2024-2025-cml-policy-statement

1 City of Grand Junction Legislative Policy

2 The 2024-2025 City of Grand Junction Legislative Policy (“Policy” or “Legislative Policy”)  
3 establishes the City Council’s position relating to certain legislative matters, whether those be  
4 federal, state, or local. The Policy outlines the procedures that will guide and set the roles of the  
5 City Council and Staff in legislative matters.

6 This Legislative Policy is adopted by Resolution of the City Council with the understanding that  
7 the Council intends the Policy to provide a process by which the City’s interests are represented  
8 in key issues of concern to City government.

9 Unless otherwise directed by City Council, this Legislative Policy will serve, until amended or  
10 replaced, as the guide to when and on what matters the City Council will express a position, if at  
11 all, on legislative matters that may be either general specific, and/or breadth such that any  
12 legislation introduced may be deemed to have a positive or negative impact on the delivery of  
13 governmental services, the operation of government or that has a similar effect. Additionally, the  
14 absence of a topic from this policy does not suggest that it is unimportant to the City. If/when a  
15 legislative matter(s) arises that is not included, the City Council may either apply this policy or  
16 determine on an *ad hoc* basis if the City will express a position on the matter(s).

17 It is the intent of the City Council to review and revise this Legislative Policy annually in  
18 November. Said review will generally coincide with the Colorado Municipal League (CML)  
19 articulation of its legislative agenda.

20 The City Council **may** consider City-initiated legislation, if any, in the summer prior to the  
21 legislative session.

**Commented [JS1]:** Which one? “May” is likely best ...

22 As a member of CML, the City benefits from a full-time presence at the capital and additionally  
23 benefits from CML’s bill identification, monitoring, and advocacy consistent with its own adopted  
24 policy agendas. While not perfectly consistent with Grand Junction, CML generally advances  
25 and protects Grand Junction’s interests and those of municipalities throughout the State.

26 Legislative Advocacy Processes

27 As provided in this Policy, legislative advocacy positions and processes are intended to provide  
28 clear direction and guidance to the City Council and Staff on who will be engaged in the  
29 legislative tracking and advocacy process and ensure that their actions reflect the City’s  
30 objectives and priorities.

31 Typical advocacy positions include:

- 32 • *Support* - legislation that advances the City’s goals and priorities.
- 33 • *Oppose* – legislation that could negatively impact the City or does not advance the City’s  
34 goals and priorities.
- 35 • *Monitor* – legislation of interest that could positively or negatively impact the City but  
36 requires additional review before a position is taken and will allow the City to remain at  
37 the table among legislators and other stakeholders for consideration of potential bill  
38 modifications

39 The City Council and Staff will utilize the following procedures when engaging in legislative  
40 advocacy:

- 41 1. The City Manager, or designee, will track legislation and identify positions on legislative  
42 matters that align with the City's current approved Legislative Policy and are likely to  
43 have a significant impact on the City.  
44
- 45 2. The City Manager, or designee, will consider the advocacy positions and analysis  
46 completed by City Staff, local government/professional associations, and CML when  
47 determining the City's advocacy positions.  
48
- 49 3. The designated Council legislative liaison, and the City Manager, or designee, shall  
50 determine appropriate advocacy actions, if any, and review all requests for advocacy on  
51 legislation to most efficiently and effectively advance the purposes of the City's  
52 Legislative Policy. Advocacy actions may include but are not limited to, letter(s),  
53 telephone call(s), email(s), meeting with the sponsor(s), and/or opponent(s), or  
54 testimony.  
55
- 56 4. Only those people who have been expressly authorized by the City Manager, Mayor,  
57 designated legislative liaison, or a majority of the City Council, may advocate positions  
58 on pending or proposed legislation on behalf of the City as expressed in the adopted  
59 policy statement.  
60
- 61 5. The City Manager, or designee will coordinate the initiation and development of  
62 legislative advocacy communication with the Mayor, designated Council liaison, and the  
63 City Attorney as deemed necessary. Such communication may include internal and  
64 external meetings, correspondence, and other means for the development and/or  
65 exchange of ideas expected to advance the purposes of this Policy.  
66
- 67 6. Advocacy actions taken on behalf of the City will be executed by the Mayor, designated  
68 Council liaison, or the City Manager depending on the legislative issue. In the Mayor's  
69 absence, the City's legislative advocacy may be executed by the Mayor *pro tem*. If the  
70 Mayor and/or Mayor *pro tem* is unavailable or timing is a factor, the City Manager, or  
71 designee, is authorized to advocate in accordance with this Policy. The Mayor may  
72 designate in writing other members (s) of the City Council to advocate on behalf of the  
73 City. When feasible and time permitting, the City Manager shall notify the City Council of  
74 an advocacy action prior to the execution of such action.  
75
- 76 7. When an advocacy letter or email pursuant to this policy statement is sent to the  
77 Colorado General Assembly or the United States Congress, City Councilmembers shall  
78 be included as a copy ("cc") on the correspondence.  
79
- 80 8. When a member of City Council or Staff testifies before the Colorado General Assembly  
81 or the United States Congress on behalf of the City, City Council Members shall be  
82 notified in writing within a reasonable timeframe after completion of the testimony.  
83
- 84 9. The City Manager may issue a letter of concern or interest without taking a formal  
85 position on a bill/proposed legislation. The City Manager's Office, in consultation with the  
86 City Attorney, as deemed necessary, is responsible for drafting and issuing letters of

87 concern. When feasible and time permitting, the City Manager will notify the City Council  
88 of a letter of concern or interest prior to transmittal.

89  
90  
91 10. The City Manager, or designee, will provide the City Council with periodic updates as  
92 determined appropriate by the City Manager, summarizing legislative matters on which  
93 the City has a stated position, or others as determined relevant by the City Manager or  
94 upon inquiry by a Councilmember.

DRAFT



1 Resolution No. \_\_\_\_\_

2 A RESOLUTION CONCERNING THE 2025 LEGISLATIVE POLICY OF THE CITY COUNCIL

3 RECITALS:

4 The 2025 session of the Colorado General Assembly will convene on January [REDACTED], 2025; the  
5 General Assembly considers and acts on a wide array of issues, many of which have or may  
6 have a direct and/or indirect effect on the City, its operations and the services delivered to the  
7 community.

8 With this Resolution, the City Council sets, adopts, and determines its priorities regarding  
9 anticipated State legislative matters and outlines the issues in which the City is interested and  
10 may become involved in. Furthermore, the City Council establishes a procedure for participation  
11 in those matters; participation which may include, but not be limited to, writing letters, making  
12 calls, testifying, or otherwise appropriately expressing the City's position relative to any hearing,  
13 bill, or other matter before the General Assembly.

14 The City has a long and strong relationship with the Colorado Municipal League (CML) and  
15 2025 is expected to be no different. The 2024-2025 CML Policy Statement is attached and  
16 incorporated by this reference as if fully set forth. While CML has an excellent perspective on  
17 what is important to municipalities, it represents 271 municipalities, many of which are on the  
18 Front Range and may have a different perspective on legislative/policy needs than others.

19 While there have been few instances over many years when CML's position is divergent from  
20 Grand Junction's, the City Council continues to rely on City staff and a designated member of  
21 the Council to monitor legislative and policy action during the General Assembly sessions. The  
22 2025 session is no exception.

23 The City Council shall select a member of Council to act as the legislative liaison annually. The  
24 Assistant to the City Manager Johnny McFarland is the designated staff member for the 2025  
25 session. In addition to Mr. McFarland, the other professional City staff will be providing their  
26 expertise to evaluate actions proposed by, coming to or pending before the General Assembly  
27 in 2025.

28 NOW, THEREFORE, BE IT RESOLVED BY THE GRAND JUNCTION CITY COUNCIL THAT  
29 the City does hereby adopt the attached Legislative Policy and by and with this Resolution the  
30 City Council expresses its general concurrence and support for the CML 2024-2025 Policy  
31 Statement as guidance for the 2025 legislative sessions; and,

32 FURTHERMORE, be it resolved that the City Council does authorize and direct the Council  
33 legislative liaison, with the assistance of City staff, to work with CML in support of the policy  
34 agenda as the same is reflected in bills, resolutions, and measures before the Colorado General  
35 Assembly during the 2025 legislative session(s).

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38 GRAND JUNCTION CITY COUNCIL

39 \_\_\_\_\_

40 Abram Herman

41 President of the City Council

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44 ATTEST:

45 \_\_\_\_\_

46 Selestina Sandoval

47 City Clerk

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DRAFT



COLORADO  
MUNICIPAL  
LEAGUE

# POLICY STATEMENT

## 2024-2025





# CML POLICY STATEMENT

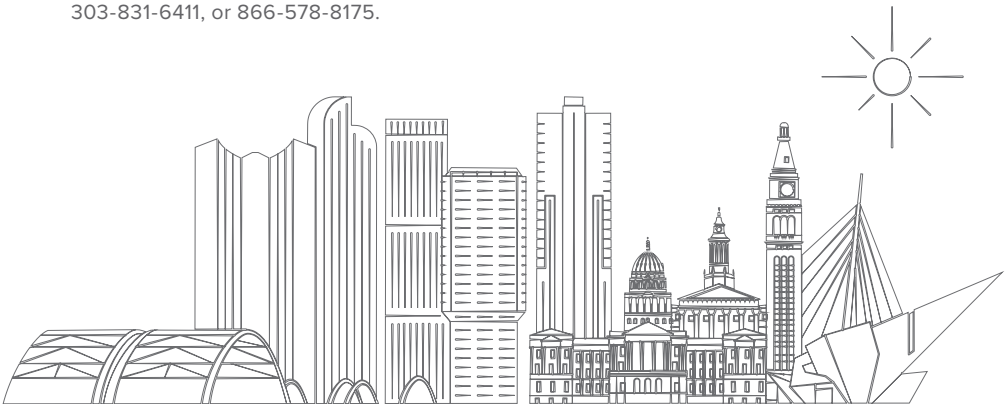
The Colorado Municipal League (CML) supports cooperation among local, state, and federal officials to provide a strong partnership with Colorado's cities and towns. CML employs a dedicated advocacy team, a reliable source of information about legislative issues and their impact on Colorado's cities and towns and their residents.

The CML Policy Statement has evolved throughout the history of the League and guides the CML Executive Board, committees, and advocacy team during the legislative session and throughout the year. The CML Policy Committee, which is open to representation from each municipal member and CML professional section, is charged with developing policy recommendations and proposing amendments to the Policy Statement. During the business meeting (held each year at the CML annual conference), CML members consider any recommendations and adopt the Policy Statement for the next year.

The CML Policy Statement consists of several major policy items, but is not exhaustive. When legislation or policy issues are considered, the CML staff, Policy Committee, and Executive Board look first to the Policy Statement to develop recommendations and formal positions. If a specific issue is not found within the Policy Statement, the Policy Committee and the Executive Board will consider and establish a CML position, if any.

We welcome input and suggestions from members on CML policy and positions. We remain proud to be your source for advocacy, information, and training.

If you have questions or comments about CML policies, please contact CML Legislative Advocacy Manager Heather Stauffer at [hstauffer@cml.org](mailto:hstauffer@cml.org), 303-831-6411, or 866-578-8175.



# CML 2024-2025 POLICY STATEMENT

## **LOCAL CONTROL AND MUNICIPAL HOME RULE**

In order to consider local conditions and address local requirements, community issues and needs should be addressed locally. State and federal government interference can undermine home rule and local control. Therefore, the League:

- Urges state and federal officials to respect Colorado's tradition of local control and allow municipal officials to address local problems without interference from the state and federal government.
- Urges Congress and the executive branch to respect the roles and responsibilities of states and local governments and similarly urges state officials to avoid preempting local authority.
- Supports state enabling legislation that provides municipalities with authority and flexibility to address local needs.
- Recognizes the desire of the citizens statewide and in many local communities – with adoption of a constitutional amendment in 1902 and expanded amendments approved in 1912 and 1970 – to establish municipal home rule and opposes state action that attempts to weaken home rule authority and flexibility.

## **INTERGOVERNMENTAL COOPERATION**

Citizens are best served when officials of federal, state and local government (including municipalities, counties, special districts and school districts) respect the roles of each entity and work toward common solutions. Therefore, the League:

- Supports increased dialogue and cooperation among federal, state and local officials and the development of cooperative intergovernmental solutions to common problems.

## **STATE AND FEDERAL MANDATES**

Programs and regulations mandated by the state or federal government stretch the financial resources of municipalities. These costs, if not paid by the state or federal government, prevent municipalities from fulfilling local needs and priorities.

Therefore, the League:

- Opposes unfunded state and federal mandates that impose financial burdens on municipalities and their citizens.
- Supports the statutory requirement for the General Assembly and Congress to reimburse municipalities for the cost of state mandates and to make clearer this requirement in state fiscal notes prepared for the General Assembly and Congress.

## **STATE FISCAL FAIR PLAY**

Municipal finances are closely interrelated with state finances and policies. State adherence to fiscal fair play policies will greatly help municipalities and their citizens. Therefore, the League:

- Supports appropriate action to address the state and local financial crises caused by the interaction of various constitutional amendments and the economy.
- Supports continued state sharing with municipalities of equitable portions of existing and future revenues derived from traditional state-collected,

municipally shared sources.

- Urges the state to avoid or exercise restraint in relying on fees, charges and other cash funding of programs that affect municipalities, especially in the areas of technical assistance, in programs where municipal participation is mandated by state law, and in regulatory programs that affect municipalities.
- Opposes state granted exemptions or other state actions that erode municipal sales, use, property and other revenues unless the state provides adequate replacement revenues.
- Opposes disproportionate cuts in state programs that benefit municipalities.
- Opposes the state utilizing local funds or requiring local governments to collect state revenues in order to fund state programs.

## **SALES AND USE TAXES**

The primary revenue sources for municipalities are local sales and use taxes. Statewide, municipalities generate more than \$5 in these taxes to every \$1 of property taxes. Sales and use taxes have enabled municipalities to fund public services and improvements and keep municipal property taxes relatively low. Appropriate actions at federal, state and local levels should preserve or enhance these local revenues. Therefore, the League:

- Supports retention of authority for all municipalities to set local tax rates and for home rule municipalities to collect their own taxes and determine their own tax bases.
- Supports broadening the state and local sales and use tax base.
- Supports appropriate legislation or court action allowing state and local governments to require businesses to

collect state and local sales and use taxes on remote sales.

- Supports cooperative efforts among municipalities to standardize municipal sales and use tax practices and utilization of technology for the convenience of taxpayers, the business community, and municipalities.
- Supports a level playing field between local brick-and-mortar businesses and remote sellers through the requirement for remote sellers to collect and remit municipal sales taxes based on the point of delivery
- Supports programs that allow businesses to remit state and local sales taxes to a single point while preserving home rule authority over tax rates, base, and audit authority.
- Opposes further reductions in the state and local sales and use tax base.
- Opposes legislation that would preempt the authority of state and local governments to apply their sales and use taxes to remote sales.

## **MUNICIPAL FINANCE**

### **Capital Financing**

The League:

- Supports enhancement of municipalities' flexibility to finance public projects economically and efficiently.
- Opposes any efforts to abolish or impair the effectiveness of the municipal bond interest exemption.

### **Census**

The League supports sufficient federal funding support of the decennial census in order to assure a complete and accurate count that reflects population, municipal borders, regional equity, and hard to count populations.

### **Double Taxation**

The League supports state legislation and local practices that eliminate the financial

inequities created by the imposition of taxes on municipal residents for county services that are provided primarily or solely to residents in unincorporated areas.

### **Federal Policies**

The League:

- Supports distribution of federal funds to municipal governments with a minimum of red tape and without excessive diversion at the federal and state levels.
- Supports establishment of advisory committees comprised of local government officials to ensure ongoing local input on state assumption and administration of federal programs that affect local governments.
- Supports continued funding of the Community Development Block Grant program.
- Supports continued direct funding of federal housing programs.
- Supports funding the Energy Block Grant program.
- Supports repeal of the Davis-Bacon Act or revisions thereto, including raising the project exemption amount, to eliminate wasteful red tape and enable state and local governments to stretch tax dollars for public works projects.
- Supports repeal or revisions in the application of the Fair Labor Standards Act to local governments to avoid the Act's costly and burdensome impacts on local government operations.
- Encourages recognition of Colorado's unique economic, social and physical characteristics when federal action affects programs or projects of local concern.
- Opposes the direct or indirect taxation of the activities and operations of municipal government.
- Opposes tax reform proposals that would exacerbate the federal deficit, increase the cost of municipal capital

- investment, interfere with traditional state and local tax systems or preempt the deductibility of state and local taxes.
- Opposes the denial of funds based upon a state's or municipality's failure to meet requirements of an unrelated program or because of factors beyond the control of the state or municipality.
- Opposes cuts in federal programs that disproportionately affect municipalities.
- Opposes imposition of federal standards upon local government operations and employees that do not apply equally to federal and state government operations and employees.
- Opposes the sale of federal lands to finance federal programs without local input.
- Supports the efficient and effective use of Federal passthrough funding administered by the State of Colorado with special attention to lowering project overhead costs and increasing local flexibility within federally mandated and reviewed companion regulations. The suitability of administrative requirements should be proportionate to project complexity, such as the difference between an Environmental Assessment and a more complex and expensive Environmental Impact Statement.

### **BEER AND LIQUOR**

The League:

- Supports the greatest amount of local control possible for liquor licensing and permitting.
- Supports coordination with the Colorado Liquor Enforcement Division.

### **CONSOLIDATION OF GOVERNMENTS**

The League supports voluntary consolidation of local government entities and services by mutual agreement.



## **CRIMINAL JUSTICE**

The League:

- Supports state – and community -based intervention, prevention and rehabilitation programs and state initiatives that respect the key role of communities and local government officials.
- Supports ensuring that municipal governments retain flexibility in implementing federal and state criminal justice programs.
- Supports state funding for regional and local public safety programs that rely on the co-responder model which partners mental and behavioral health professionals with law enforcement for contacts with individuals with mental and behavioral health issues.
- Opposes state preemption of municipal authority to regulate firearms within municipalities.

## **ECONOMIC DEVELOPMENT**

The League:

- Encourages the state to provide adequate funds and staff for strong, multifaceted programs to promote the economic vitality of Colorado that:
  - » Encourage the diversification and expansion of local economies, including support for existing business, creation of new jobs, regional partnerships, and promotion of tourism.
  - » Are closely coordinated with local governments.
  - » Ensure the state will not promote a specific economic development project against the wishes of the community or communities most directly affected by the project.
- Encourages the federal government to support state and local government activities promoting economic

development.

- Supports incentives to promote and encourage the rehabilitation and revitalization of local economies and downtowns.

## **EDUCATION**

The League supports education as a community-wide value. The League believes effective early childhood and pre-kindergarten through adult education systems supply our municipalities with an educated community. The most effective programs are those partnerships among our educational institutions, local stakeholder and local governments.

## **ELECTIONS**

The League:

- Supports the right of all municipalities under the Colorado state statutes to conduct free and fair nonpartisan elections at the municipal level that are unencumbered by state and federal overreach.
- Supports the continued retention of authority for home rule municipalities to administer the election process as a matter of local concern.
- CML supports municipal control over alternative voting methods in local elections, and options for alternative voting methods in coordinated elections.

## **ELECTRIC AND NATURAL GAS SERVICES**

The League:

- Opposes federal or state restrictions that would limit the ability of municipalities to create new municipally-owned utilities.
- Opposes federal restrictions that would dictate territorial service areas or restrict the ability of municipally owned utilities to service customers

within their municipalities, including newly annexed areas.

- Opposes federal legislation requiring states to implement retail competition.
- Opposes federal or state restructuring of the electric or natural gas industry if such restructuring restricts municipal authority to regulate the use of rights-of-way and to franchise and tax utilities and services, interferes with services provided by municipally owned utilities, fails to protect interests of all consumer classes or sacrifices environmental and social objectives protected under existing regulatory policies.
- Opposes efforts to prevent municipalities from extending utility services to newly annexed areas or providing utility services to customers in unincorporated county properties adjacent to the municipality.

## **EMERGENCY SERVICES**

The League:

- Supports local control of local emergency services and involvement of the state as a resource to local government in the areas of information, coordination and training.
- Supports state funds for those state agencies that serve as a resource to local emergency services.
- Supports a voluntary uniform statewide fire incidence reporting program.
- Supports close cooperation at all levels of government and increased federal funding to assist local government homeland security and first responder responsibilities.
- Supports increased funding for emergency communications, accounting for the loss of landlines and the increased use of mobile devices, as well as legislation allowing local governments to increase fees for

support of emergency communication.

## **ENERGY**

### **Energy Planning**

The League recognizes several compelling reasons for developing a comprehensive energy policy. Energy conservation saves dollars. Energy conservation and renewable energy production creates jobs, reduces greenhouse gas emissions, and supports local economic development efforts. Energy conservation reduces our nation's dependence upon foreign oil and improves our energy security. Municipalities are in a position to lead by example. Municipalities are able to provide education and access to information that advocates the economic and environmental benefits of increased energy efficiency. Therefore, the League:

- Supports the development of a balanced, long-term statewide energy plan with an overall goal of reducing greenhouse gas emissions through a mix of non-renewable fossil fuels, renewable energy sources, and energy efficiency and conservation programs.
- Supports the creation and expansion of statewide goals that provide targets and incentives for the implementation of renewable energy strategies and that also recognize the unique concerns of municipal electric and gas systems.
- Supports empowering municipalities to implement sustainable, reliable, and resilient long-term municipal energy needs.
- Supports municipal efforts to assess energy efficiency opportunities in their own operations and in their communities as a whole, setting energy efficiency targets, and creating local action plans.
- Supports retrofitting municipal facilities with energy efficient technologies, policies that enhance municipal energy

conservation, and programs that promote the generation of alternative energy sources.

- Supports working with appropriate state and local agencies to educate municipalities on the use of energy efficient building codes.
- Opposes state preemption of municipalities in setting and implementing long-term renewable energy goals.

### **Natural Resource Production**

Municipalities are directly and indirectly affected by the impacts of energy extraction activity and understand the boom-and-bust nature of it. The League also acknowledges the importance of the extraction industry to the state and local economy. Therefore, the League:

- Supports enhanced local input and mitigation powers of municipalities in addressing the environmental, health, safety, and economic impacts of energy extraction.
- Supports the Colorado Oil and Gas Conservation Commission and the Colorado Department of Public Health and Environment substantively involving local governments affected by energy extraction, including recognition of local health, safety, and environmental impacts.

### **Severance Tax and Federal Mineral Lease Revenue**

The League:

- Supports a continued dialogue with local governments regarding the collection and distribution of severance tax and federal mineral lease revenues.
- Supports raising the severance tax rate and removing severance tax exemptions in order to generate additional revenue for local governments.
- Supports DOLA's continuing administration of the Energy Impact

Loan and Grant program to assure greater transparency and accountability of the funds.

- Supports the development of a permanent trust fund using a portion of existing and/or any new revenues from severance taxes and/or federal mineral lease revenues so long as such revenues in a trust fund can be made available to municipalities and counties impacted by energy extraction.
- Opposes any reduction in the existing revenue streams of severance tax and federal mineral lease revenue to counties and municipalities.
- Supports financial and technical assistance to local governments affected by the development of coal, oil shale, and other natural resources to permit planning for, and provision of, municipal services and facilities.
- Opposes the appropriation of energy impact and mineral lease funds, historically set aside for local governments, to finance state programs and administrative costs of state government.

## **ENVIRONMENT**

In addressing environmental concerns, the League:

- Supports federal and state programs that encourage cleanup and reuse of "brownfield" property.
- Supports full federal funding for cleanup and ongoing maintenance and monitoring of contaminated federally owned or managed sites.
- Supports reasonable and practical application of air and water pollution control laws by federal and state administrative officials and encourages restraint in modifying legislation and regulations that have a fiscal impact on municipalities. Particularly in the area

of water quality, enforcement should be correlated with the availability of funds necessary to achieve stated goals.

- Supports adequate state regulation and enforcement of drilling and mining sites, production facilities and waste product storage and disposal facilities.
- Supports practices to assure public health, safety, environmental protection and the protection of domestic water sources;
- Opposes state preemption of local land use and watershed regulations.
- Supports the local control of the regulation of plastics and single-use containers.
- Opposes inequitable increases in the proportion of municipal cash funding support for state environmental and hazardous waste programs.
- Opposes state preemption of local government authority to adopt environmental ordinances.
- Opposes additional state mandates or regulations on locally owned or operated landfills that do not provide the subsequent funding necessary to comply with the new requirements.

## **EQUITY**

The League supports efforts to end inequity based on race, gender, gender identity, religion, nationality, sexual orientation, age or disability. The League supports the protection of the rights and dignity of individuals, and encourages programs and policies that address equity in areas such as criminal justice, employment, environment, housing, homelessness, health care, education, substance abuse treatment, and mental health.

## **HOUSING**

The availability and affordability of

attainable and habitable housing is an important concern to Colorado's municipalities. Therefore, the League:

- Supports an adequate supply of diverse housing options, regardless of income level, and continued public—and private—sector support for such an effort.
- Supports clarifying state statute to reflect that local governments have the authority to require affordable housing in new developments.
- Supports increased financial assistance from the federal government for housing needs of low—and moderate—income families.
- Supports state financial support for the Division of Housing's loan and grant program for low—and moderate—income housing.
- Supports the continued efforts of the Colorado Housing Finance Authority to work with municipalities on the Authority's various housing loan programs.
- Supports efforts to upgrade substandard housing.
- Supports the preservation, revitalization and redevelopment of existing neighborhoods.
- Supports public and private financial assistance programs to address the needs of the persons experiencing homelessness.
- Supports state funding to support programs to address persons experiencing homelessness.
- Supports programs that involve municipalities in addressing foreclosures.
- Supports the creation of an adequately financed statewide housing trust fund.
- Opposes state preemption of local authority to adopt and enforce ordinances that regulate use of public spaces.

## **INITIATIVE REFORM**

The League:

Supports efforts to maintain the state constitution as a basic framework for government rather than as an embodiment of statutory law, while maintaining the citizen lawmaking process, by supporting additional protections for statutory law made by citizen initiative.

## **LIMITED GAMING**

Recognizing the important role that gaming plays in the economies of Colorado's gaming towns and cities, and surrounding communities, the League:

- Supports Colorado's limited gaming framework as written in the Colorado Constitution.
- Supports preservation of the limited gaming fund which distributes portions of the proceeds of tax collected to the state historical fund and gaming cities and towns.
- Supports preservation of the local government limited gaming impact fund which provides grants to local communities for gaming impacts.

## **LOTTERY**

The League supports preserving all lottery proceeds for park, recreation, open space, and wildlife purposes pursuant to the Great Outdoors Colorado program adopted by Colorado voters.

## **MARIJUANA AND HEMP**

Per the language of Amendment 64, the League:

- Supports maximum local control for municipal regulation and licensing of cultivation facilities, product manufacturing facilities, testing facilities, and retail stores.
- Supports local option to prohibit cultivation facilities, product

manufacturing facilities, testing facilities, and retail stores.

Additionally, the League:

- Supports maximum local control for municipal regulation and licensing of hemp cultivation, both indoor and outdoor; manufacturing; testing; extraction; and retail stores.
- Supports maximum local control to enforce local ordinances on both marijuana and hemp.

## **MUNICIPAL COURT OPERATIONS**

The League supports the authority of home rule municipalities to provide, regulate, conduct and control municipal courts as stated in Art. XX of the Colorado Constitution. Specifically, the League:

- Supports state funding for municipal specialty courts and restorative justice programs to deliver necessary resources and reduce recidivism.
- Opposes imposition of state surcharges on municipal court fines for the purpose of funding state programs.
- Opposes limitations on the authority of municipalities to enforce their own ordinances in municipal courts.

## **MUNICIPAL DEVELOPMENT AND LAND USE**

The League supports local control and determination of local land use issues. In general, the League supports state laws and policies that encourage new residential, commercial and industrial development to occur within existing municipalities and that discourage the sprawl of urban, suburban or exurban development into rural and unincorporated areas of the state. In addition, the League specifically:

- Supports prohibition of the incorporation of new cities and towns adjacent

to, or within the service areas of, existing municipalities.

- Supports increased municipal and, within unincorporated areas, county controls over the formation of special districts, placing additional limitations on the powers exercised by such districts and, where practicable, providing for the dissolution or phasing out of special districts.
- Supports appropriate efforts to permit application and enforcement of municipal ordinances, such as building codes, fire codes, subdivision regulations and zoning ordinances, to buildings and improvements proposed to be constructed by government entities.
- Supports municipal discretion concerning the imposition of development fees and requirements.
- Supports municipal discretion to adopt, update, and enforce local building codes, including those that meet or exceed state standard.
- Supports the clear authority of municipalities to collect an impact fee for schools.
- Supports financial and technical assistance to municipal governments in the areas of planning and land use.
- Supports municipalities, when appropriate, in utilizing sub-local governments (neighborhood, nonprofit, and civic organizations and homeowners' associations) in developing and implementing solutions to specific localized issues.
- Encourages measures that promote intergovernmental cooperation on land use issues.
- Encourages coordination of land use and transportation planning.
- Encourages municipalities when using tax increment financing to promote

communication and intergovernmental cooperation with affected local governments.

- Opposes efforts to restrict municipal annexation authority.
- Opposes delegation of municipal land use authority to state agencies or preemption of municipal land use controls.
- Opposes federal or state restrictions, beyond those constitutional restrictions that have been defined by recent Supreme Court decisions, on the ability of federal, state or local governments to regulate private property or to exercise the power of condemnation for the benefit of public health, safety and welfare.
- Opposes unreasonable restrictions on urban renewal authorities and downtown development authorities.
- Opposes federal or state preemption of municipal land use with the wildland urban interface.

## **NATURAL DISASTERS**

The League:

- Supports specific modifications to the Taxpayer's Bill of Rights (TABOR) to better define an "emergency," specify the amount of time for repayment of any TABOR reserve dollars spent, and to create clarity to ensure state financial assistance can be used specifically for recovery without violating TABOR revenue and spending limitations.
- Supports state financial support to assist local governments with disaster mitigation, response, and recovery in their communities.
- Supports legislation that reduces systemwide underinsurance and improves the transparency of the coverage gap that a private property owner has with their existing policy.

- Supports eliminating the practice of insurance companies requiring contents itemization in total losses to receive the contents coverage stated in a policy.
- Supports regulating the loss ratio for property and casualty insurance so that premiums paid go to cover losses and do not become excessive.
- Supports exploration of reinsurance for disaster impacts and supports legislation to address insurance availability to ensure community members have access to insurance.
- Supports exploration of public insurance to address availability.

## **POLICE, FIRE AND OTHER PENSION AND EMPLOYEE BENEFITS**

The League:

- Supports equitable levels of state funding for volunteer firefighters' pensions.
- Opposes mandates that increase the cost of or create inequities among municipal employee pension, workers' compensation, or other employee benefits.
- Opposes mandated Social Security or Medicare coverage for public employees, mandated benefit levels or funding standards for municipal employee pension plans, or other unreasonable burdens or restrictions in connection with the administration of municipal employee benefit plans.
- Opposes mandated "Police Officers Bill of Rights" interfering with the management and budget prerogatives of local governments.

## **POSTAL SERVICE**

The League supports legislation and administrative action by the United States Postal Service requiring use of mailing

addresses and ZIP codes that reflect the corporate boundaries of cities and towns in order to eliminate confusion among citizens and businesses and to reinforce community identities.

## **PRIVATIZATION**

The League supports the use of private-sector businesses to provide public services when determined by municipal officials to be in the public interest.

## **PUBLIC EMPLOYMENT**

The League opposes efforts to interfere with a municipality's ability to determine the terms and conditions of municipal employment.

## **PUBLIC LIABILITY**

Because of the financial burdens caused by the increasing number of lawsuits against municipalities and their officers and employees, the deterrent that litigation presents to continued service by public officials and the need to assure that municipal liability does not impair the provision of necessary services to the public, the League:

- Supports the availability of public liability insurance at reasonable costs and the ability of municipalities to reduce such costs through selfinsurance or other reasonable means.
- Supports reasonable federal limitations on and reduction in the liability for monetary damages payable by public entities, public employees, and elected officials in suits brought under federal laws.
- Supports limitations on the liability of municipalities and their officers and employees.
- Opposes efforts to expand the liability of public entities and public employees.

## **PURCHASING**

The League supports the authority of municipal officials to determine local purchasing and contracting procedures.

## **RECORDS**

The League:

- Supports transparent record-keeping practices and the right of municipal governments to keep, maintain their own records.
- Opposes undue burdens placed upon municipalities to report or provide municipal records to the public, state, or federal government.
- Supports the authority of municipalities to charge research and retrieval fees for open records requests.

## **REGULATION OF NICOTINE PRODUCTS**

The League:

- Supports the greatest amount of local control possible for the regulation of nicotine products.

## **SUBSTANCE ABUSE**

The League supports state funding for local treatment, prevention, diversion, and recovery programs to address impacts of the substance abuse, mental health, and opioid epidemic in Colorado.

## **SUSTAINABILITY**

The League:

- Supports the concept of sustainability and sustainable solutions that meet the needs of the present population without compromising the ability of future generations to meet their needs.
- Opposes state preemption of local government authority to adopt environmental ordinances that are more protective than state standards.
- Supports state and local partnerships

and resources to improve waste diversion and recycling programs across the state in a manner that respects local control.

## **TELECOMMUNICATIONS**

The League:

- Supports the retention of municipal regulatory authority over cable television systems.
- Supports affordable access by all municipalities to redundant high speed broadband, telecommunication and information services.
- Supports options to level the playing field for smaller broadband and telecommunications providers to compete throughout Colorado.
- Supports federal and state resources for the development of broadband infrastructure in unserved and underserved areas and enhanced service in all service areas.
- Opposes federal or state restrictions on local control of municipal rights-of-way.
- Opposes federal or state restrictions on the authority of local governments to develop or acquire their own broadband or telecommunications infrastructure.
- Opposes federal or state restrictions on municipal franchising, regulatory and taxing authority over telecommunications systems.

## **TRANSPORTATION**

The League:

- Supports a comprehensive statewide solution that solves Colorado's long-term transportation challenges at every level government and provides a sustainable revenue source that meets the needs of Colorado citizens today as well as future generations, including funding to assist local governments to improve air quality.



- Supports increased funds to finance pressing surface transportation needs as long as an equitable portion of new revenues is returned to cities and towns.
- Supports state Department of Transportation assumption of street lighting and general maintenance costs on state highways within municipalities.
- Opposes additional “off-the-top” diversions from the Highway Users Tax Fund.
- Supports clarification that federal railroad laws do not preempt local governmental authority to protect the safety and environment of citizens.
- Supports preservation of the federal funding guarantees for transportation and proportional allocation of all federal transportation taxes and funds for their intended transportation purposes.
- Supports efforts to improve commercial and general aviation throughout Colorado.
- Supports close cooperation among Colorado Department of Transportation, counties, municipalities and interested stakeholders in improving Colorado’s multi-modal transportation system.
- Supports legislation that enables and encourages autonomous vehicles that are clean-fueled and safe, while preserving local control over regulation and local implementation.
- Encourages a balanced state transportation policy that addresses the need to maintain and expand alternative transportation modes and public infrastructure adjoining roadways and rights-of-way, and demand management options to improve Colorado’s transportation system by supporting:
  - » Close cooperation among Colorado Department of Transportation, counties, municipalities and interested stakeholders in improving

Colorado’s multi-modal transportation system;

- » Preservation of the constitutional requirement that highway user revenues be used for the construction, maintenance and supervision of the public highways of the state, comprising all modes including, but not limited to, facilities for air, transit, bicycle, and pedestrian travel, and;
- » Greater flexibility and increased revenues for multi-modal transportation systems.
- » Fair and equitable funding for the development and implementation of electric vehicle infrastructure across the state.

## **WATER**

In addressing statewide water concerns, the League:

- Supports water policies that protect Colorado water resources.
- Supports the constitutional doctrine of prior appropriation and the constitutional priority given to domestic water use.
- Supports the inventorying and protection by municipalities of their water rights.
- Supports appropriate water conservation efforts and sustainable water resource management practices by all users.
- Supports efforts to increase knowledge of water-related issues of concern around the state to municipalities.
- Supports participation in statewide discussions of water use and distribution.
- Supports appropriate coordination of municipal water use with other uses including agriculture, mineral resource development, energy development, recreation, and open space.

- Supports federal and state financial aid programs assisting municipalities, including recognition of the special needs of smaller municipalities, with the construction and improvement of water systems to protect water quality and to comply with federal and state mandates.
- Supports continued federal and state funding for wastewater treatment and drinking water facilities to reduce local costs and expedite construction of necessary treatment and collection facilities.
- Supports stakeholder input and involvement in developing laws and regulations related to water and wastewater issues.
- Encourages on-going communication by federal land managers with affected municipalities regarding the leasing of federal lands that might impact local

land use and environmental policies including, but not limited to, local watershed ordinances.

- Supports continued and additional funding for the Colorado Water Plan and programs to implement its goals.

## **YOUTH**

The League:

- Supports municipal and other efforts to address youth issues and needs.
- Recognizes the influence that parents in partnership with nonprofit and religious organizations, local businesses and other governmental jurisdictions have on the development of youth.
- Encourages utilization by public schools in cooperation with local governments of League-published or other civics curriculum to educate students in state and local government.

# About CML



Founded in 1923, CML is a nonprofit, nonpartisan organization that represents and serves Colorado's cities and towns. The Colorado Municipal League counts as members all 271 cities and towns in the state.

The Colorado Municipal League believes that local problems are best resolved at the local level of government and that people are best served by a strong and responsive local government.

The League's core functions are advocacy, information, and training.

## **ADVOCACY**

CML represents the interests of Colorado municipalities before the state and federal governments and in the courts.

The League employs a team of legislative and legal advocates to ensure that all municipalities are well-represented in the state capitol and that the interests of cities and towns and their residents are protected through participation in certain appellate court cases. The work of state agencies also is under the watchful eye of CML, as are statewide ballot issues.

## INFORMATION

CML provides accessible information that helps municipal officials and staff serve their communities and residents. Each year, CML staff respond to individual inquiries with information, advice, and sample documents. CML periodicals include the award-winning quarterly magazine, *Colorado Municipalities*; bi-weekly *CML Newsletter*; and *Statehouse Report*, a weekly report on legislation of municipal interest that is sent while the General Assembly is in session.

Publications produced by CML reflect important technical and legal research on a variety of issues impacting municipal government.

The CML website, *cml.org*, and social media presence, ensure that the most up-to-date information is available to our members. CML also produces short, informative videos on topics important to municipal officials; visit the CML website to view.

## TRAINING

Each year, CML offers dynamic events and workshops to support your continuing education and training on such topics as leadership, council collaboration, municipal finance, land use and planning, personnel issues, telecommunications, legislative issues, strategic planning, and more.

MUNiversity recognizes the efforts of officials who go the extra mile to increase their knowledge and their capacity to lead. Since 1991, hundreds of municipal elected officials have participated in this highly successful program.

MUNiversity is based on interactive, affordable, capacity-building learning opportunities that promote a better understanding of municipal government and provide the tools to be a more effective community leader. The program is simple:

- Any municipal elected official may participate. This includes mayors, councilmembers, and trustees.
- There is no cost for enrolling.
- There are no required courses. You select the credited training that fits your specific needs from CML workshops and conferences.

For more information about this program and other CML services, contact the CML office in Denver at 303-831-6411 / 866-578-0936.



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