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**CITY COUNCIL AGENDA
WEDNESDAY, NOVEMBER 5, 2025
250 NORTH 5TH STREET - AUDITORIUM
5:30 PM – REGULAR MEETING**

Call to Order, Pledge of Allegiance, Moment of Silence

Presentations

Grand Junction Business Incubator Center Update

Grand Junction Sports Commission Update

Proclamations

Appointments

To the Historic Preservation Board

To the Visit Grand Junction Board

Public Comments

Individuals may comment during this time on any item except those listed under Public Hearings on this agenda.

The public has four options to provide Public Comments: 1) in person during the meeting, 2) virtually during the meeting (registration required), 3) via phone by leaving a message at 970-244-1504 until noon on Wednesday, November 5, 2025 or 4) submitting comments [online](#) until noon on Wednesday, November 5, 2025 by completing this form. Please reference the agenda item and all comments will be forwarded to City Council.

City Manager Report

Boards and Commission Liaison Reports

CONSENT AGENDA

The Consent Agenda includes items that are considered routine and will be approved by a single motion. Items on the Consent Agenda will not be discussed by City Council, unless an item is removed for individual consideration.

1. Approval of Minutes

- a. Summary of the October 6, 2025, Workshop
- b. Summary of the October 13, 2025, Workshop
- c. Minutes of the October 15, 2025, Regular Meeting

2. Set Public Hearings

- a. Legislative
 - i. A Resolution Referring a Petition to the City Council for the Annexation of Lands to the City of Grand Junction, Colorado, Setting a Hearing on Such Annexation, Exercising Land Use Control, and Introducing Proposed Annexation Ordinance for the Messick-Dangler Annexation of 27.2 Acres, Located at 378 30 Road, and Setting a Public Hearing for December 17, 2025
 - ii. Introduction of an Ordinance Regarding Transferring, Authorizing and Substituting the Lease Agreement for Use of Certain City Land and Ratifying All Actions Heretofore Taken and in Connection Therewith to Assign the Lease from Gray Media Inc. to Scripps Media Inc. and Setting a Public Hearing for November 19, 2025
 - iii. Introduction of an Ordinance Amending Sections of the Zoning and Development Code (Title 21 of the Grand Junction Municipal Code) Regarding Landscaping, Buffering, and Screening and Measurements and Definitions and Setting a Public Hearing for November 19, 2025
- b. Quasi-judicial
 - i. Introduction of an Ordinance Amending the Wastewater System Code Section 13.04.090 Connection to Sewer Mandatory and Setting a Public Hearing for November 19, 2025

REGULAR AGENDA

If any item is removed from the Consent Agenda by City Council, it will be considered here.

3. Public Hearings**a. Legislative**

- i. 2024 Community Development Block Grant (CDBG) Program Year Consolidated Annual Performance and Evaluation Report (CAPER) Review
- ii. Introducing the Appropriation Ordinance for the 2026 Budget, Presentation, First Public Hearing and Setting a Second Public Hearing for November 19, 2025

4. Non-Scheduled Comments

This is the opportunity for individuals to speak to City Council about items on tonight's agenda and time may be used to address City Council about items that were discussed at a previous City Council Workshop.

5. Other Business**6. Adjournment**



Grand Junction City Council

Regular Session

Item #

Meeting Date: November 5, 2025
Presented By: Selestina Sandoval, City Clerk
Department: City Clerk
Submitted By: Kerry Graves

Information

SUBJECT:

To the Historic Preservation Board

RECOMMENDATION:

To appoint the interview committee's recommendation to the Historic Preservation Board.

EXECUTIVE SUMMARY:

There are four full term vacancies on the Historic Preservation Board.

BACKGROUND OR DETAILED INFORMATION:

Dave Fishell, Adam Nikirk, Sindey Woods and Beth Washburn have terms expiring December 31, 2025.

FISCAL IMPACT:

N/A

SUGGESTED MOTION:

I move to (appoint/not appoint) the interview committee's recommendation to the Historic Preservation Board.

Attachments

None



Grand Junction City Council

Regular Session

Item #

Meeting Date: November 5, 2025
Presented By: Selestina Sandoval, City Clerk
Department: City Clerk
Submitted By: Kerry Graves

Information

SUBJECT:

To the Visit Grand Junction Board

RECOMMENDATION:

To appoint the interview committee's recommendation to the Visit Grand Junction Board.

EXECUTIVE SUMMARY:

There are three full term vacancies on the Visit Grand Junction Board.

BACKGROUND OR DETAILED INFORMATION:

Joseph Burtard, Julie Shafer, and Tammy Anderson have terms expiring December 31, 2025. Joseph and Tammy are term limited.

FISCAL IMPACT:

N/A

SUGGESTED MOTION:

I move to (appoint/not appoint) the interview committee's recommendation to the Visit Grand Junction Board.

Attachments

None

GRAND JUNCTION CITY COUNCIL WORKSHOP SUMMARY

October 6, 2025

Meeting Convened: 4:00 p.m. The meeting was in-person at the Fire Department Training Room, 625 Ute Avenue, and live-streamed via GoTo Webinar.

City Councilmembers Present: Councilmembers Robert Ballard, Scott Beilfuss, Laurel Lutz (formerly Cole), Jason Nguyen, Anna Stout, Ben Van Dyke, and Mayor Cody Kennedy.

Staff present: City Manager Mike Bennett, City Attorney John Shaver, Deputy City Manager Kimberly Bullen, Chief Financial Officer Jay Valentine, Assistant to the City Manager Johnny McFarland, Community Development Director Tamra Allen, Parks and Recreation Director Ken Sherbenou, Utilities Director Randi Kim, Police Chief Matt Smith, Engineering and Transportation Director Trent Prall, Human Resources Director Shelley Caskey, General Services Director Jerod Timothy, Visit Grand Junction Director Elizabeth Fogarty, Deputy City Clerk Misty Williams, City Clerk Selestina Sandoval and other supporting staff.

1. Discussion Topics

a. 2026 City Manager's Recommended Budget

The City Manager presented the City of Grand Junction 2026 Recommended Budget (the Budget). The Budget reflects the City of Grand Junction's continued commitment to aligning financial resources with the strategic vision established by the City Council. Guided by the five pillars of the Strategic Plan, the Budget emphasizes both operational and capital investments that allow the City to maintain and strengthen its core service infrastructure following several years of significant growth and expansion. It also provides for ongoing investment in public safety personnel and equipment, ensuring the protection of our community remains a top priority. Additionally, the Budget advances the City's efforts to enhance transparency and improve service delivery efficiencies. The five pillars of the Strategic Plan include (1) Core Services, (2) Housing, (3) Fiscal Policy & Position, (4) Government Transparency & Accountability, and (5) Government Efficiency.

The Budget totals \$314.8 million. This is a \$44.3 million or 12.3 percent decrease from the 2025 Adopted Budget. This decrease is primarily due to the completion of Phase 1 of the Persigo Wastewater Treatment Plant expansion and rehabilitation, as well as the major phase of the Community Recreation Center in 2025.

Through staff's dedicated and collaborative efforts, the 2026 Budget is balanced, with a modest General Fund surplus of \$163,642. The projected ending General Fund balance for 2026 is \$47.5 million, including a minimum reserve of \$28.8 million, internal loans totaling just under \$1 million, and \$17.7 million remaining for future needs and one-time funding.

The Budget documents for this workshop are available online and include the following:

OpenAI. (2025). *ChatGPT* [Large language model]. <https://chatgpt.com>

- 2026 Recommended Budget Transmittal Letter, which provides a detailed discussion of the components of the Budget as it aligns with the City Council's strategic pillars as well as a financial overview.
- 2026 Recommended Budget Fund Balance Worksheet, which is a high-level summary of the recommended budget by fund and by expense classification and includes projected fund balances
- 2026 Recommended Budget Line Item Budget by Department, Fund, and Account Classification
- 2026 Recommended Budget Line Item Budget by Fund and Account Classification
- 2026 Recommended Capital Plan List
- 2026 Recommended Capital Descriptions
- 2026 Recommended 10 Year Capital Plan

Key points:

Police Department:

- 5 new officers added in 2026.
- \$3.1 million for radio replacements and tower upgrades.
- Police Annex Feasibility Study funded.
- Funding for continued expansion of Advanced Real-Time Information Center (ARTIC).
- Tactical vehicle (BearCat) replacement funded via impact fees.

Fire Department:

- 8 new FTEs: 3 community paramedics, 3 firefighter EMTs, 1 fire inspector, 1 battalion chief.
- Launching Community Paramedic Program at Station 7 to handle low-acuity calls and reduce ER burden.
- Fire Academy funding for 9 new recruits.
- Feasibility Study for Station 2 expansion as a dual company station.
- Wildfire response and prevention efforts to be strengthened.

Building Maintenance & Infrastructure

- \$8.5 million for pavement, sidewalk, and safety improvements.
- \$4.1 million for park repairs, trails, irrigation, and Canyon View enhancements.
- \$12.2 million for utility infrastructure upgrades (tanks, lines, drainage).
- \$7.3 million for facilities and fleet lifecycle replacements.

Major Projects

- Community Recreation Center: Final construction year; indoor and outdoor features, turf field.
- Sewer Plant Phase 2 Expansion and new administration building.
- Transportation Projects: 29 Road, D½ Road, Canyon Parkway.

OpenAI. (2025). *ChatGPT* [Large language model]. <https://chatgpt.com>

b. Strategic Plan Draft Overview

In early 2025, City staff solicited qualified consultants to assist in the facilitation and development of the 2025-2027 City Council Strategic Plan. Everstrive Solutions LLC. was selected after review and interview with staff and designated City Council liaisons. On July 10 and 11, 2025, Everstrive hosted a City Council Strategic Planning Retreat, which resulted in the development of five key pillars that will guide the City's priorities over the next two years. On July 29, 2025, the consultants held an Executive Strategic Planning Retreat to present the City Council's pillars to executive leadership, allowing staff to begin developing goals and action items that would achieve the City Council's strategic vision. Everstrive and City staff jointly developed an initial draft of the Strategic Plan, which was presented to City Council at a Special Meeting on August 12, 2025.

Staff has since developed a second draft to incorporate the City Council's thoughts and feedback on the goals and action items after the August 12 meeting, and included recommended metrics to demonstrate achievement of the Plan's goals and pillars. The latest draft is included with this staff report for Council review. The attached draft is intended to encapsulate the written narrative; final design and formatting will be completed by the consultant prior to adoption. The goal of this discussion is for staff to present the latest draft to the Council and request direction for agendizing the plan for adoption. If the Council provides direction to schedule this item for consideration at a Regular Meeting for adoption, it can be added to the October 15, 2025, meeting.

Key points included:

- Budget priorities directly align with the five strategic pillars:
 1. Core Services
 2. Housing
 3. Fiscal Responsibility
 4. Government Transparency
 5. Government Efficiency
- Metrics and action items are in development to support implementation and should accurately reflect the goals of each pillar.

2. Council Communication

- Councilmembers discussed playground ADA accessibility concerns. \$75,000 allocated for equipment repairs, with partnership opportunities (ARC Mesa County) to fund additional ADA-compliant features.
- Council showed interest in further review of:
 - Pavement condition standards
 - Recycling improvements
 - Funding support for nonprofits and affordable housing incentives

OpenAI. (2025). *ChatGPT* [Large language model]. <https://chatgpt.com>

3. Next Workshop Topics

- Capital project details
- Unfunded one-time requests and nonprofit grants:
 - Commission on Arts and Culture
 - Avalon Foundation
 - Homeward Bound, Catholic Outreach, Hilltop, Joseph Center – RFP-based requests
- Affordable housing fee waivers and incentives (water/sewer connection fees)

4. Other Business

- White Cane Awareness Day Proclamation - Council approved the issuance of a social proclamation recognizing White Cane Awareness Day.
- City Manager and Mayor thanked staff, departments, and the budget team for extensive work, highlighting transparency and alignment with strategic goals.
 - 2026 Budget Adoption Calendar:
 - Nov 5 – Budget presentation & public hearing
 - Nov 19 / Dec 3 – Final adoption and rate resolutions

5. Adjournment

There being no further business, the workshop adjourned at 8:40 p.m.

GRAND JUNCTION CITY COUNCIL WORKSHOP SUMMARY

October 13, 2025

Meeting Convened: 4:00 p.m. The meeting was in-person at the Fire Department Training Room, 625 Ute Avenue, and live-streamed via GoTo Webinar.

City Councilmembers Present: Councilmembers Robert Ballard, Scott Beilfuss, Laurel Lutz (formerly Cole) was virtual, Jason Nguyen, Anna Stout, Ben Van Dyke, and Mayor Cody Kennedy.

Staff present: City Manager Mike Bennett, City Attorney John Shaver, Deputy City Manager Kimberly Bullen, Chief Financial Officer Jay Valentine, Assistant to the City Manager Johnny McFarland, Community Development Director Tamra Allen, Parks and Recreation Director Ken Sherbenou, Utilities Director Randi Kim, Police Chief Matt Smith, Engineering and Transportation Director Trent Prall, Deputy Human Resources Director Deletha Assenmacher, General Services Director Jerod Timothy, Visit Grand Junction Director Elizabeth Fogarty, Deputy City Clerk Misty Williams, City Clerk Selestina Sandoval and other supporting staff.

1. Discussion Topics

a. 2026 City Manager's Recommended Budget

The City Manager presented the City of Grand Junction 2026 Recommended Budget (the Budget) at the October 6, 2025, Council Workshop. At the conclusion of this presentation and discussion, it was decided that this Oct. 13 Council Workshop would continue discussion on (1) one-time funding requests, (2) capital projects, and (3) general questions of the Council.

The Budget reflects the City of Grand Junction's continued commitment to aligning financial resources with the strategic vision established by the City Council. Guided by the five pillars of the Strategic Plan, the Budget emphasizes both operational and capital investments that allow the City to maintain and strengthen its core service infrastructure following several years of significant growth and expansion. It also provides for ongoing investment in public safety personnel and equipment, ensuring the protection of our community remains a top priority. Additionally, the Budget advances the City's efforts to enhance transparency and improve service delivery efficiencies. The five pillars of the Strategic Plan include (1) Core Services, (2) Housing, (3) Fiscal Policy & Position, (4) Government Transparency & Accountability, and (5) Government Efficiency.

The Budget totals \$314.8 million. This is a \$44.3 million or 12.3 percent decrease from the 2025 Adopted Budget. This decrease is primarily due to the completion of Phase 1 of the Persigo Wastewater Treatment Plant expansion and rehabilitation as well as the major phase of the Community Recreation Center in 2025.

Through staff's dedicated and collaborative efforts the 2026 Budget is balanced, with a modest General Fund surplus of \$163,642. The projected ending General Fund balance for 2026 is \$47.5 million, including a minimum reserve of \$28.8 million, internal loans totaling just under \$1 million, and \$17.7 million remaining for future needs and one-time funding.

Key points:

- Total Proposed Budget: \$314.8 million, a 12.3% decrease (\$43M) from the previous year, due to progress on major capital projects like the wastewater treatment facility and Community Recreation Center.
- Operational Budget Cuts: 14% reduction across departments to maintain a balanced budget.
- Revenue Challenge: Expenses were outpacing revenues; tough decisions were made to ensure long-term fiscal health.
- One-Time Funding Requests (from \$17.5M in unrestricted fund balance)
 - Nonprofit Requests
 - Arts Commission:
 - Requested: \$100,000; Recommended: \$40,000
 - Avalon Theatre Foundation:
 - Requested: \$60,000 (to match \$40,000 they raised)
 - Project: Dressing room improvements in city-owned Avalon Theatre
 - Counseling and Education Center (CEC):
 - Requested: \$20,986 (non-2026 funds) to cover engineering/inspection fees
 - Previously received ~\$1M in ARPA funds
 - Council expressed concern about repeat requests and sought:
 1. Confirmation of current funding gap
 2. A project budget
 3. List of other funders approached (including county)
 4. Status of loan applications and pending requests
 5. Decision deferred pending additional info; possible November discussion
- Unhoused Services RFP – Staff Recommended Funding: Total Recommendation: \$363,847
 - Hilltop: \$250,000 – Emergency/transitional shelter, wraparound services, and possible use of Unity Church
 - Joseph Center: \$100,000 – Shelter and case management for vulnerable individuals
 - Catholic Outreach: \$13,847 – Remaining unfunded portion of their request
 - Council Direction: Supportive of recommendations; suggestion to revisit Joseph Center's funding if Homeward Bound services decrease

- Homeward Bound Shelter Request
 - Requested: \$531,000 for 2026
 - Funding has ranged from \$50k to \$225k annually
 - Navigation Center funding not continuing in 2026
 - Organizational changes, reduced service days, and uncertain long-term viability
 - Council requested Homeward Bound attend the November workshop to:
 - Provide financials, staffing info, funding gaps
 - Explain weekend closures and impact on emergency shelter availability
 - Explore reallocation of Navigation Center funds to shelter operations
- Affordable and Attainable Housing Initiatives:
 - ADU Incentive Program
 - 2025 Funding: \$125,000 (carried into 2026)
 - Grant Match (Pending): Would raise total to \$325,000
 - Program credited with helping spur 22 ADU applications in 2025
- Affordable Housing Production Incentives
 - Total projects could result in 409 new affordable units
 - City Share (Water/Sewer Fees): ~\$408,000 in 2026 after CDBG offsets
 - Projects include:
 - 62-unit Salt Flats senior/veteran housing
 - 144-unit Brickwell project
 - 48-unit modular homeownership (Rural Homes)
 - 6-unit Habitat for Humanity
 - 149-unit 9th Path infill project
- Capital Projects Discussion
 - 29 Road/I-70 interchange design: \$3.4M for final design; future construction grant-dependent
 - Lilac Park renovation: \$80K project (50% grant-funded); Council briefly discussed potential sale of underused park but opted to proceed with cost-saving xeriscaping
 - Streetlight Municipalization Study: Deferred due to staff capacity and budget; ROI expected within 8 years once implemented
 - CMU 12th Street crossing: Funded by CMU and city (\$200K); Council also discussed broader pedestrian safety upgrades (9th Street corridor, signalization)

2. Council Communication

There was discussion on the flooding in the Redlands area.

3. Next Workshop Topics

City Manager Bennett gave a summary of upcoming Workshop topics.

4. Other Business

There was none.

5. Adjournment

There being no further business, the workshop was adjourned at 6:51 p.m.

Grand Junction City Council
Minutes of the Regular Meeting
October 15, 2025

Call to Order, Pledge of Allegiance, Moment of Silence

The City Council of the City of Grand Junction convened into regular session on the 15th day of October, at 5:30 p.m. Those present were Councilmembers Robert Ballard, Scott Beilfuss, Jason Nguyen, Ben Van Dyke, and Council President Cody Kennedy. Councilmembers Laurel Lutz (formerly Cole) and Anna Stout attended virtually.

Also present were City Manager Mike Bennett, City Attorney John Shaver, Chief Financial Officer Jay Valentine, Engineering & Transportation Director Trent Prall, Parks and Recreation Director Ken Sherbenou, City Clerk Selestina Sandoval, and Deputy City Clerk Misty Williams.

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

Proclamations

Proclaiming November 1, 2025, as Sister City / El Espino Day in the City of Grand Junction

Councilmember Stout read the proclamation. Board Members from the Foundation for Cultural Exchange Sara Spaulding and Nick Williams accepted the proclamation.

Proclaiming October 15, 2025, as Support Your Local Chamber of Commerce Day in the City of Grand Junction

Councilmember Van Dyke read the proclamation. Candace Carnahan, President & CEO of the Grand Junction Area Chamber of Commerce accepted the proclamation.

Public Comments

Public comments were heard from Dennis Simpson, David Woodward, John Trailor, Kari Sholtes, Crystal Frost, Thomas McClaskey, Eric Nedekrueger, Ed Kowalski, Lihua La'a, and Thomas Copp.

City Manager Report

City Manager Mike Bennett reported on the budget process, including the discussions had at the prior workshops, and the schedule of documents being presented to Council. He gave a brief overview of the 2026 budget and directed citizens to the City of Grand Junction website for more information regarding budget specifics.

Boards and Commission Liaison Reports

Councilmember Beilfuss reported on Colorado Water District Annual Summit, Mountain Town Climate Summit, Historic Preservation Board, and the Junk Town Film Festival.

Councilmember Ballard reported on Parks Improvement Advisory Board (PIAB).

Councilmember VanDyke reported on the Downtown Development Authority (DDA) regarding the Christmas light project, grants available through the DDA to business owners, the Business Incubator Center (BIC).

Councilmember Nguyen reported on the Horizon Drive Business Improvement District (BID) and the Horizon Drive roundabout.

Councilmember Lutz (Cole) reported on the Grand Junction Housing Authority annual meeting, Commission on Arts and Culture, and a presentation from the Governor on energy and housing in Denver.

Council President Kennedy reported on the Grand Junction Housing Authority annual meeting, the Colorado Water District Annual Summit, the Grand Junction Economic Partnership, the Grand Junction Regional Airport Authority meeting, the Housing Affordability Code Task Force, and the Museums of Western Colorado.

City Manager Mike Bennett gave a brief report on the status of Homeward Bound.

CONSENT AGENDA

1. Approval of Minutes

- a. Summary of September 29, 2025, Workshop
- b. Minutes of October 1, 2025, Regular Meeting

2. Set Public Hearings

- a. Quasi-judicial

- i. Introduction of an Ordinance Zoning Approximately 27.20 acres to Public, Civic, and Institutional Campus (P-2), Located at 378 30 Road and Setting a Public Hearing for November 5, 2025

Councilmember Nguyen moved and Councilmember Van Dyke seconded to adopt Consent Agenda Item #1-2. Motion carried by a unanimous voice vote.

REGULAR AGENDA

3.a. A Resolution Adopting and Approving the 2025-2027 Grand Junction Strategic Plan

In early 2025, City staff solicited qualified consultants to assist in the facilitation and development of the 2025-2027 City Council Strategic Plan. Everstrive Solutions, LLC was selected after review and interview with staff and designated City Council liaisons. On July 10 and 11, 2025, Everstrive hosted a City Council Strategic Planning Retreat, which resulted in the development of five key pillars that will guide the City's priorities over the next two years. On July 29, 2025, the consultants held an Executive Strategic Planning Retreat to present the City Council's pillars to executive leadership, allowing staff to begin developing goals and action items that would achieve the City Council's strategic vision. Everstrive and City staff jointly developed an initial draft of the Strategic Plan, which was presented to City Council at a Special Meeting on August 12, 2025.

Staff then developed a second draft to incorporate the City Council's thoughts and feedback on the goals and action items after the August 12 meeting, and included recommended metrics to demonstrate achievement of the Plan's goals and pillars. That draft was presented to the City Council at the October 6, 2025, City Council Workshop. Discussion resulting from that workshop led to a few revisions to the draft attached to this staff report.

City Manager Mike Bennett gave a brief introduction to the 2025-2027 Strategic Plan, explaining the process of establishing, reviewing and approving the plan.

Lauren Palmer from Everstrive Solutions presented the 2025-2027 Strategic Plan to Council, and was available to answer questions from Councilmembers.

Comments were heard from Councilmembers Nguyen, Lutz (Cole), Ballard, Beilfuss, and VanDyke, as well as City Manager Bennett.

Councilmember Nguyen moved, and Councilmember Stout seconded to adopt Resolution No. 67-25, a resolution adopting and approving the 2025-2027 Grand Junction Strategic Plan, with the addition of Metric 9, Pillar 1 - Reduce serious bodily

injuries, accidents and fatalities. Motion passed by a 6-1 split vote, with Councilmember Beilfuss voting no.

Councilmember Stout left the meeting at 7:32 pm.

Council took a short break at 7:32 p.m.

The meeting resumed at 7:42 p.m.

4.a.i. An Ordinance Authorizing the Issuance of General Fund Revenue Bonds

The issuance of General Fund Revenue Bonds was authorized at the November 5, 2019, election for the purposes of street improvement construction projects. At the election, the electors of the City approved the issuance of bonds in an amount not to exceed \$70,000,000. On March 10, 2020, the City issued \$50 million of the authorized \$70 million, and this ordinance will authorize the issuance of the remaining par amount of \$20 million.

Chief Financial Officer Jay Valentine clarified the bond transaction for the public, and Engineering & Transportation Director Trent Prall explained the projects in more detail.

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

Public hearing opened at 7:59 pm.

Comments were heard from John Traylor and Kari Sholtes.

Public hearing closed at 8:02 pm.

Councilmember Van Dyke moved, and Councilmember Nguyen seconded to adopt Ordinance No. 5281, an ordinance approving the issuance of General Fund Revenue Bonds in an amount not to exceed a par value of \$20,000,000 on final passage and ordered final publication in pamphlet form. The motion carried 6-0 by a unanimous roll call vote.

4.a.ii. An Ordinance Authorizing the Refinancing of Certain Short-Term Special Revenue Note, Series 2025

On April 16, 2025, City Council approved the City Manager to enter into a short-term loan with ANB Bank to acquire and begin the development of a regional Materials Recovery Facility (MRF) with the intent of converting to longer-term financing once grant revenues and equipment costs are solidified. This ordinance will authorize the

refinancing of that short-term special revenue note by entering into a lease financing agreement, through the issuance of Certificates of Participation (COP).

Chief Financial Officer Jay Valentine presented this item and was available to answer questions from Council.

Comments were heard from Councilmember Ballard.

Public hearing opened at 8:14 pm.

No comments were heard.

Public hearing closed at 8:14 pm.

Councilmember Nguyen moved, and Councilmember Ballard seconded to adopt Ordinance No. 5282, an ordinance authorizing the refinancing of that certain short-term special revenue note, Series 2025; the financing of the acquisition and construction of certain solid waste facilities by expanding its recycling operations, and in connection therewith authorizing the execution and delivery by the City of a site and improvement lease agreement, a lease purchase agreement, and other documents related thereto; and providing other matters related thereto on final passage and ordered final publication in pamphlet form. The motion carried 6-0 by a unanimous roll call vote.

5.a. Authorize Contract Amendment with FCI Constructors on the Community Recreation Center for a First Phase of Outdoor Facilities

As described in recent Council briefs and at the September 15, 2025, City Council workshop, the design for the initial phase of outdoor facilities at Matchett Park has progressed. This phase was entirely contingent on grant funding coming to fruition. Construction Documents are complete and FCI Constructors, the project Construction Manager/General Contractor, collected bids from a variety of subcontractors. Barker Rinker Seacat (BRS), the lead architect, worked with their sub-consultants, including a landscape architect and a civil engineer, to develop and finalize the design. FCI Constructors was centrally involved providing cost estimates at the concept, schematic, 50% and 90% design levels to ensure the project stays on budget. Council was updated on September 15th on the design, the current budget and the plan to approach City Council at the October 15th meeting for contract amendment consideration.

City Council approved Change Order 1 for Bid Packages #1 and #2 on July 17, 2024, and construction on the new Community Recreation Center (CRC) at Matchett Park commenced at the end of July 2024. The total of Bid Packages #1 and #2 was \$46,956,453 and comprised eight different trades. City Council approved Change Order 2 that funded Bid Package #3 of \$25,797,971. Bid Packages #1, #2 and #3 constitute

the Guaranteed Maximum Price (GMP) of \$72,754,424. This has been modified with the addition of \$248,974 into the GMP. This was pulled out of the soft cost budget for data cabling. \$400,000 was pulled out of the GMP to cover needs in the soft cost budget. This makes the updated GMP with FCI \$72,603,398 for construction. Add in the soft cost budget, which consists of architectural and engineering fees, about half of the soft cost budget, along with all other necessary expenses to complete the project, and the total project budget remains at \$82,100,000 as presented during all phases of development: schematic design, design development and construction documents. This first phase of outdoor facilities will add \$3,384,053 to FCI's contract, for a new total of \$75,987,451 for construction. The outdoor phase is funded entirely by grants, donations, the Burkey land sale and interest income. It will be tracked separately to ensure proper grant reporting to contributing foundations.

Parks and Recreation Director Ken Sherbenou presented this item.

Representatives from FCI were available to answer questions from Council.

Councilmember Ballard moved, and Councilmember Van Dyke seconded to authorize the City Purchasing Division to execute Prime Contract Change Order #69 with FCI Constructors, Inc., to add in the Phase I of Outdoor Facilities at Matchett Park in the amount of (GMP) of \$3,384,053. The motion carried 6-0 by a unanimous voice vote.

7. Non-Scheduled Comments

There were none.

8. Other Business

There was no other business to be discussed.

9. Adjournment

The meeting adjourned at 8:29 p.m.

Selestina Sandoval, MMC
City Clerk





Grand Junction City Council

Regular Session

Item #2.a.i.

Meeting Date: November 5, 2025
Presented By: Tim Lehrbach, Principal Planner
Department: Community Development
Submitted By: Tim Lehrbach, Principal Planner

Information

SUBJECT:

A Resolution Referring a Petition to the City Council for the Annexation of Lands to the City of Grand Junction, Colorado, Setting a Hearing on Such Annexation, Exercising Land Use Control, and Introducing Proposed Annexation Ordinance for the Messick-Dangler Annexation of 27.2 Acres, Located at 378 30 Road, and Setting a Public Hearing for December 17, 2025

RECOMMENDATION:

Staff recommends adoption of a resolution referring the petition for the Messick-Dangler Annexation, introducing the proposed annexation Ordinance, and setting a hearing for December 17, 2025.

EXECUTIVE SUMMARY:

The Applicants, Carrie Messick, Cory Messick, and Sharon Valarie Dangler, are requesting annexation of approximately 27.2 acres at 378 30 Road. The subject property is occupied by a single-unit residence and wedding venue. The property is Annexable Development per the Persigo Agreement. Annexation is requested to continue the wedding venue use. The request for zoning will be considered separately by City Council, but concurrently with the annexation request, and will be heard in a future Council action.

This item was heard previously at the October 1, 2025 meeting of the City Council. However, a procedural error was discovered, and as a result, the annexation petition submitted on that date was deemed invalid. Therefore, it is necessary to refer the petition to the City Council again.

BACKGROUND OR DETAILED INFORMATION:

Annexation Request

The Applicants, Carrie Messick, Cory Messick, and Sharon Valarie Dangler, are requesting annexation of approximately 27.2 acres at 378 30 Road. The subject property is occupied by a single-unit residence and wedding venue. The property is Annexable Development per the Persigo Agreement. Annexation is requested to continue the wedding venue use. The request for zoning will be considered separately by City Council, but concurrently with the annexation request and will be heard in a future Council action.

The schedule for the annexation and zoning is as follows:

- Referral of Petition (30 Day Notice), Introduction of a Proposed Ordinance, Exercising Land Use – November 5, 2025
- Planning Commission considers Zone of Annexation – November 25, 2025
- Introduction of a Proposed Ordinance on Zoning by City Council – December 3, 2025
- Acceptance of Petition and Public Hearing on Annexation and Zoning by City Council – December 17, 2025
- Effective date of Annexation and Zoning – January 18, 2025

A Neighborhood Meeting regarding the proposed Annexation and Zoning was held at Bookcliff Middle School on January 29, 2025. The applicants and their representative, City staff, and four members of the public attended.

Findings of Fact

Staff finds, based on review of the petition and knowledge of applicable state law, including the Municipal Annexation Act Pursuant to C.R.S. 31-12-104 et seq., that the Messick-Dangler Annexation is eligible to be annexed because of compliance with the following:

a) A proper petition has been signed by more than 50% of the owners and more than 50 percent of the property described.

The petition has been signed by the owners of the one property subject to this annexation request, or 100 percent of the owners, and includes 100 percent of the property described. Please note that the annexation petition was prepared by City staff.

b) Not less than one-sixth of the perimeter of the area to be annexed is contiguous with the existing City Limits.

The annexation meets the 1/6 contiguity requirements for annexation by its adjacency to City limits to the north and west.

c) A community of interest exists between the area to be annexed and the City.

This is partly due to the Central Grand Valley being essentially a single demographic and economic unit. Occupants of the area can be expected to, and regularly do, use City streets, parks, and other urban facilities.

d) The area is or will be urbanized in the near future.

The property is developed with a single-unit residence and a wedding venue. The property has existing urban utilities and services near and available to the property. Areas to the west and northwest are developed with residential uses.

e) The area is capable of being integrated with the City.

The proposed annexation area is adjacent to the city limits along 30 Road on the west and has direct access to 30 Road. Urban services are available to and presently serving the subject property.

f) No land held in identical ownership is being divided by the proposed annexation.

The annexation consists of a single property, which is owned by the applicant.

g) No land held in identical ownership comprising 20 contiguous acres or more with an assessed valuation of \$200,000 or more for tax purposes is included without the owner's consent.

The petitioners have granted the City consent to annex the property.

FISCAL IMPACT:

Annexation affects City revenues, services, and expenditures. A fiscal impact statement will be provided with the staff report for the second reading and public hearing for the annexation ordinance.

SUGGESTED MOTION:

I move to (adopt/deny) Resolution No. 68-25, a resolution referring a petition to the City Council for the annexation of lands to the City of Grand Junction, Colorado, setting a hearing on such annexation, and exercising land use control over the Messick-Dangler Annexation, approximately 27.2 acres, located at 378 30 Road, as well as introduce a proposed ordinance annexing territory to the City of Grand Junction, Colorado, Messick-Dangler Annexation, approximately 27.2 acres, located at 378 30 Road, and set a public hearing for December 17, 2025.

Attachments

1. Exhibit 1. Development Application
2. Exhibit 2. Annexation Plat
3. Exhibit 3. Schedule and Summary Table
4. Exhibit 4. Site Maps
5. Exhibit 5. Resolution - Petition Referral (Land Use Control)
6. ORD-30 Road ANX 20250915



Development Application

We, the undersigned, being the owner's of the property adjacent to or situated in the City of Grand Junction, Mesa County, State of Colorado, as described herein do petition this:

Petition For: Annexation/Zone of Annexation

Please fill in blanks below only for Zone of Annexation, Rezones, and Comprehensive Plan Amendments:

Existing Land Use Designation: _____

Existing Zoning: _____

Proposed Land Use Designation: _____

Proposed Zoning: _____

Property Information

Site Location: 378 30 Road, Grand Junction, CO 81504

Site Acreage: 27.20 +/-

Site Tax No(s): 2943-212-00-068

Site Zoning: RSF-R

Project Description: Annexation into Grand Junction city limits.

Property Owner Information

Name: Carrie & Cory Messick & S. Valarie Dangler

Street Address: PO Box 4282

City/State/Zip: Grand Junction, CO 81504

Business Phone #: 970-433-8484

E-Mail: grandvalleyperformance@outlook.com

Fax #: _____

Contact Person: Carrie Messick

Contact Phone #: 970-433-8484

Applicant Information

Name: Carrie & Cory Messick & S. Valarie Dangler

Street Address: 378 30 Rd.

City/State/Zip: Grand Junction, CO 81504

Business Phone #: 970-433-8484

E-Mail: grandvalleyperformance@outlook.com

Fax #: _____

Contact Person: Carrie Messick

Contact Phone #: 970-433-8484

Representative Information

Name: Kim Kerk Land Consulting & Development

Street Address: 342 North Ave

City/State/Zip: Grand Junction, CO 81501

Business Phone #: 970-640-6913

E-Mail: kimk355@outlook.com

Fax #: _____

Contact Person: Kim Kerk

Contact Phone #: 970-640-6913

NOTE: Legal property owner is owner of record on date of submittal.

We hereby acknowledge that we have familiarized ourselves with the rules and regulations with respect to the preparation of this submittal, that the foregoing information is true and complete to the best of our knowledge, and that we assume the responsibility to monitor the status of the application and the review comments. We recognize that we or our representative(s) must be present at all required hearings. In the event that the petitioner is not represented, the item may be dropped from the agenda and an additional fee may be charged to cover rescheduling expenses before it can again be placed on the agenda.

Signature of Person Completing the Application: _____

Kim Kerk
Please print and sign

Date: 11/14/2024

Signature of Legal Property Owner: _____

Valarie Dangler
Please print and sign

Date: 2-7-25



OWNERSHIP STATEMENT - NATURAL PERSON

Print Form

I, (a) Carrie Messick, Cory Messick & Sharon Valarie Dangler, am the owner of the following real property:

(b) 378 30 Rd, Grand Junction, CO 81504

A copy of the deed evidencing my interest in the property is attached. All documents, if any, conveying any interest in the property to someone else by the owner, are also attached.

☒ I am the sole owner of the property.

☐ I own the property with other(s). The other owners of the property are (c):

I have reviewed the application for the (d) Annexation pertaining to the property.

I have the following knowledge and evidence concerning possible boundary conflicts between my property and the abutting property(ies): (e) N/A

I understand that I have a continuing duty to inform the City planner of any changes in interest, including ownership, easement, right-of-way, encroachment, lienholder and any other interest in the property.

I swear under penalty of perjury that the information contained in this Ownership Statement is true, complete and correct.

Owner signature as it appears on deed:

Sharon Valarie Dangler, Carrie Messick, Cory L. Messick

Printed name of owner: Sharon Valarie Dangler, Carrie Messick, Cory L. Messick

State of Colorado

County of Mesa

) ss.

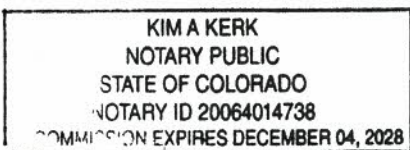
Subscribed and sworn to before me on this 4th day of June, 20 25

by Carrie Messick, Cory Messick & Sharon Valarie Dangler

Witness my hand and seal.

My Notary Commission expires on

12/04/2028



Kim A. Kerk
Notary Public Signature



Prepared by:

CARRIE MESSICK, CORY L MESSICK

378 30 rd, 378 30 rd

Parcel ID:

2943-212-00-068

Quitclaim Deed

THIS DEED is dated December 3, 2022, between:

CARRIE MESSICK, married, of 378 30 rd, and CORY
L MESSICK, married, of 378 30 rd, (collectively the
"Grantor")

AND

CARRIE MESSICK, married, of 378 30 RD, CORY
MESSICK, married, of 378 30 RD, and SHARON
VALARIE DANGLER, not married, of 378 30 RD,
(collectively the "Grantee")

AS: Joint Tenants

WITNESS, that the Grantor, for and in consideration of the sum of \$10.00, the receipt and sufficiency of which is hereby acknowledged, have remised, released, and sold, as well as quitclaim, unto the Grantees, their heirs and assigns forever all the right, title, interest, claim and demand which the Grantor has in the real property, together with improvements, if any, situate, lying and in the County of MESA of the State of Colorado, described as follows:

PARCEL 2 HITCHCOCK MAJOR BOUNDARY LINE ADJUSTMENT SEC 21 1S 1E - 27.17AC

according to the recorded plat in the Office of the County Clerk and Recorder filed August 28, 2022.

This property is also known by street number as 378 30 rd.

Assessor's schedule or parcel number: 2943-212-00-068.

TO HAVE AND TO HOLD the same, together with all and singular the appurtenances and privileges belonging on the property, or in anywise appertaining to the property, and all the estate, right, title, interest and claim whatsoever of the Grantor, either in law or equity, to the only proper use and benefit of the Grantee, and the Grantee's heirs and assigns forever.

IN WITNESS WHEREOF the Grantor has executed this deed on the day and year above written.

Signed in the presence of:

Signature

Name

Carrie Messick

CARRIE MESSICK

Cory L Messick

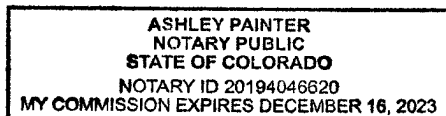
CORY L MESSICK

State of Colorado, County of Mesa

Signed before me on this 3rd day

of Dec. 2022 by Carrie Cory Messick

Notary Public Ashley Painter





**Messick/ Dangler Annexation
378 30 Road
Grand Junction, Colorado 81504**

**General Project Report
City of Grand Junction Annexation Request**

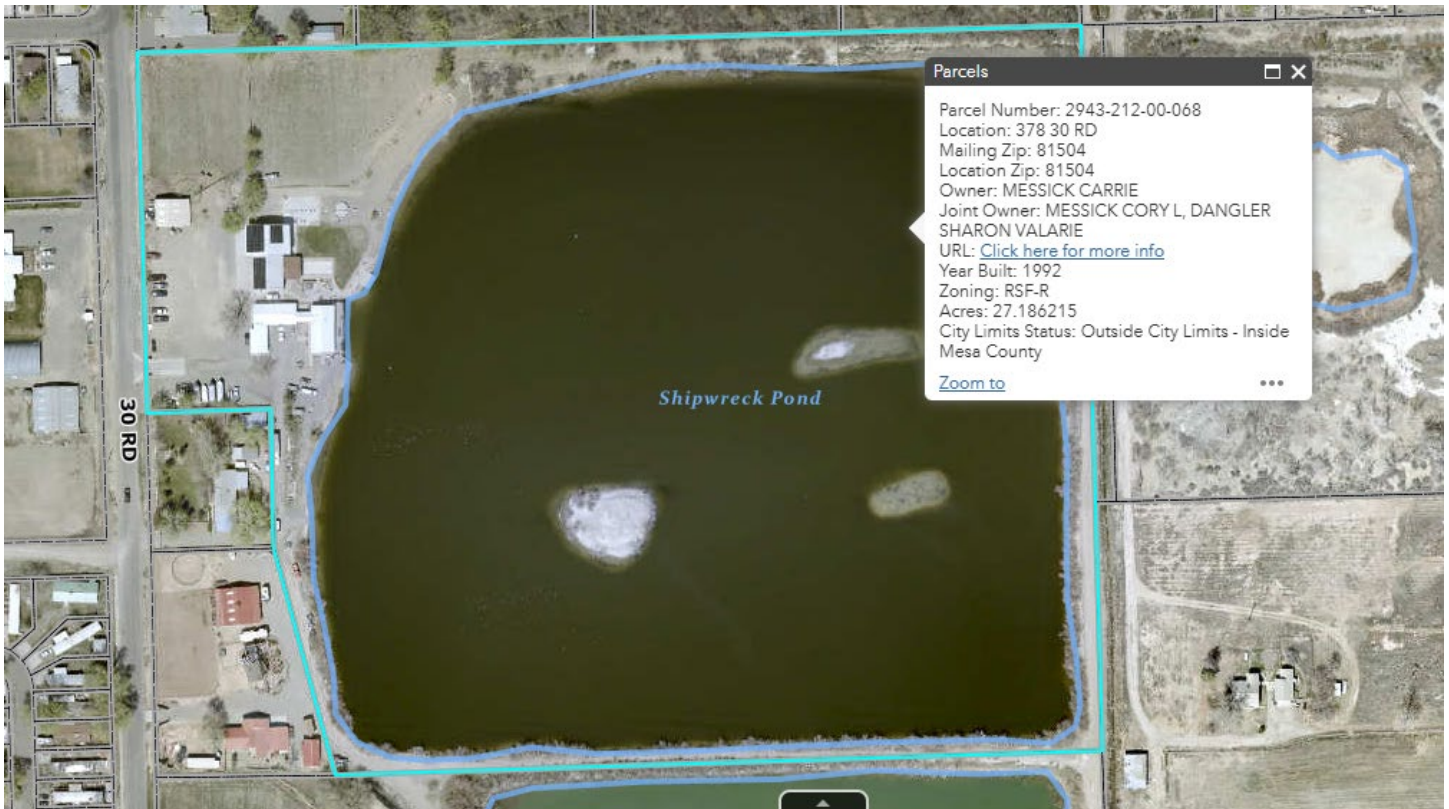
Date: February 02, 2025
Prepared by: Kim Kerk, Project Manager

Submitted to: City of Grand Junction- Community Development
250 N. 5th Street Grand Junction, CO 81504
Attn: Tim Lehrbach

Project: 378 30 Rd. Annexation
Property Address: 378 30 Road, Grand Junction, CO 81504
Tax Parcel Numbers: 2943-212-00-068

Site Location

2024 City/County Air Photos



378 30 Road

Project Description & Introduction:

Kim Kerk Land Consulting & Development is representing the property owners, Cory and Carrie Messick and Val Dangler, to request annexation of the subject property into the City of Grand Junction. Currently, the property has 1 residential home and 1 metal building. A portion of the property has been developed into a wedding venue, known as Sky Lake Events LLC. The parcel is currently zoned RSF-R in Mesa County. RSF-R requires a Conditional Use Permit for this business operation. The application for the Conditional Use Permit, along with its location within the Persigo 201 Boundary, prompted the annexation request. If the request is approved, the zone will be designated as P-2 (Public, Civic, and Institutional Campus).

P-2 Intent

The P-2 district is intended to allow the creation of mixed-use civic and institutional campuses where housing is provided in support of the other uses on the campus. P-2 is appropriate as indicated in Table 21.03-2: Comprehensive Plan Implementation, which allows the operation of a wedding venue.

Property Location:

This parcel of land is 27.20+/- acres, the tax parcel number for 378 30 Road is 2943-212-00-068, and is described as follows:

SITUATED IN THE NW¹/₄ NW¹/₄ AND THE SW¹/₄ NW¹/₄ SECTION 21 TOWNSHIP 1 SOUTH, RANGE 1 EAST OF THE UTE MERIDIAN AND BEING A PART OF HITCHCOCK MAJOR BOUNDARY-LINE ADJUSTMENT COUNTY OF MESA, STATE OF COLORADO.

Neighborhood Meeting

The required neighborhood meeting was held on January 29, 2025, at Bookcliff Middle School. See attached list for attendees and topics discussed.

Land use in the surrounding area

Existing land use:

North – Residential lots (Mesa County zoning – RSF-4 & RSF-R) (City of Grand Junction – zoning - RM-8)

East – 31 1/4 Road alignment, residential lots (Mesa County zoning – RSF R & PUD)

South – Residential lots (Mesa County zoning – RSF-R)

West – Residential lots (Mesa County zoning – RSF R & PUD)

Site access

Current site access is off 30 Road, once annexation is complete, access will continue as pre-existing.

Approval Criteria: Annexation

The application shall meet all applicable statutory and City administrative requirements. The City Council shall use the following criteria when evaluating a request for annexation. Annexation is, however, a discretionary, legislative act. The City shall never be compelled to annex, unless otherwise required by state law, even if all these review criteria have been satisfied.

(i) The annexation complies with the Municipal Annexation Act of 1965, as amended (**§ 31-12-101 C.R.S., et seq.**). Contiguity is presumed to satisfy the eligibility requirement of **§ 31-12-104 C.R.S.**. **This annexation request complies with the requirements of Municipal Annexation Act of 1965, as amended (§ 31-12-101 C.R.S., et seq).**

(ii) The proposed zoning is appropriate, based upon consideration of the following factors:

(A) The proposed zoning is consistent with the Comprehensive Plan designation of the property; and

The proposed zoning is consistent with the Comprehensive Plan designation of P-2.

(B) The proposed land uses are consistent with the purpose and intent of the proposed zone district.

The proposed wedding venue use is an allowed use in the requested zone of P-2.

(iii) The annexation will not limit the ability to integrate surrounding land into the City or cause variances or exceptions to be granted if the adjacent land is annexed or developed.

Annexation of this property will not affect or limit the ability of surrounding properties, nor will it cause the neighboring properties to need a variance or exception in order to annex or develop.

(iv) The landowner has waived in writing any preexisting vested property rights as a condition of such annexation.

The landowner understands and has waived the pre-existing vested property rights as required to annex the property into the city limits.

Conclusion:

The applicant respectfully submits this application for City of Grand Junction Annexation, in accordance with the City of Grand Junction Community Development Code requirements.

Thank you.



Wedding Venue-378 30 Rd. Neighborhood Meeting – 1/29/2025

The meeting was held at Bookcliff Middle School and started at 6pm. In attendance were 4 neighbors, City of Grand Junction Planner Timothy Lehrbach, Project Manager Kim Kerk and Owners Cory & Carrie Messick (see attached sign-in sheet).

Kim Kerk, Project Manager (PM) is the representative working with the team to coordinate the project. All comments will be submitted to the City of Grand Junction for the submittal process. The annexation of a Wedding Venue on 27.20 acres in the County currently RSF-R. Annex & Rezone into City limits requires Rezone to P-2.

Kim & Tim explained P-2 zoning information.

Questions and discussion points are as follows: Noise and parking.

Q) Will there be a noise ordinance?

A) Yes, there will be a noise ordinance. Music will be shut down at 10pm. And there won't be any fireworks.

Q) Will I have to annex too?

A) No.

Q) Why are they getting a variance?

a) It is not a variance; it is a rezone/annexation in GJ City limits. FLU is already designated P-2.

A neighbor called Kim 2/4/2025, she missed the meeting. She expressed the same concerns, noise, parking & fireworks.

The meeting adjourned at 6:23 pm.

Both Timothy Lehrbach and Kim Kerk expressed that they are available at any time by phone or email and will update them on any changes with the project going forward.



☐ **MESSICK-DANGLER ANNEXATION
PETITION FOR ANNEXATION**

WE THE UNDERSIGNED do hereby petition the City Council of the City of Grand Junction, State of Colorado, to annex the following described parcels to the said City:

GENERAL LOCATION: 378 30 Road, Mesa County, CO 81504
TAX ID #: 2943-212-00-068

SITUATED IN THE NW¼ NW¼ AND THE SW¼ NW¼ SECTION 21 TOWNSHIP 1 SOUTH, RANGE 1 EAST OF THE UTE MERIDIAN AND BEING PARCEL 2 OF HITCHCOCK MAJOR BOUNDARY-LINE ADJUSTMENT COUNTY OF MESA, STATE OF COLORADO

This foregoing description describes the parcel; the perimeter boundary description, for purposes of the Annexation Act, is shown on the attached "Perimeter Boundary Legal Description, Messick-Dangler Annexation."

As grounds therefore, the petitioner respectfully state that annexation to the City of Grand Junction, Colorado is both necessary and desirable and that the said territory is eligible for annexation in that the provisions of the Municipal Annexation Act of 1965, Sections 31-12-104 and 31-12-105 CRS 1973 have been met.

This petition is accompanied by four copies of a map or plat of the said territory, showing its boundary and its relation to established city limit lines, and said map is prepared upon a material suitable for filing.

Your petitioners further state that they are the owners of more than fifty percent of the area of such territory to be annexed, exclusive of streets and alleys; that the mailing address of the signer and the date of signature are set forth hereafter opposite the name of the signer, and that the legal description of the property owned by the signer of said petition is attached hereto.

WHEREFORE, these petitioners pray that this petition be accepted and that the said annexation be approved and accepted by ordinance. These petitioners by his/her/their signature(s) acknowledge, understand and agree that if any development application concerning the property which is the subject hereof is denied, discontinued or disapproved, in whole or in part, that the annexation of the property to the City of Grand Junction shall proceed.

Cory Messick

378 30 Rd. Grand Junction, CO 81504

NAME

ADDRESS

SIGNATURE

DATE

Cory Messick

2-7-25

Carrie Messick

378 30 Rd. Grand Junction, CO 81504

NAME

ADDRESS

SIGNATURE
Carrie Messick

DATE



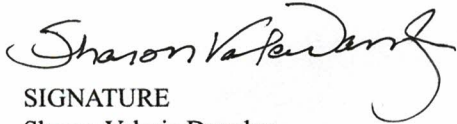
2-7-25

Sharon Valarie Dangler

378 30 Rd. Grand Junction, CO 81504

NAME

ADDRESS



SIGNATURE
Sharon Valarie Dangler

DATE

2-7-25

(Messick-Dangler Annexation Petition)

STATE OF COLORADO

SS


AFFIDAVIT

COUNTY OF MESA

Carrie Messick, of lawful age, being first duly sworn, upon oath, deposes and says:

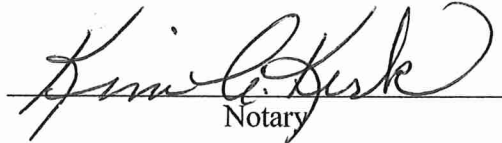
That (s)he is the circulator of the forgoing petition:

That each signature on the said petition is the signature of the person whose name it purports to be.



Subscribed and sworn to before me this 22nd day of October, 2025

Witness my hand and official seal.

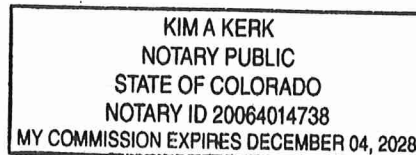

Notary

Public Address

342 North Ave. Grand Junction, CO 81501

My commission expires:

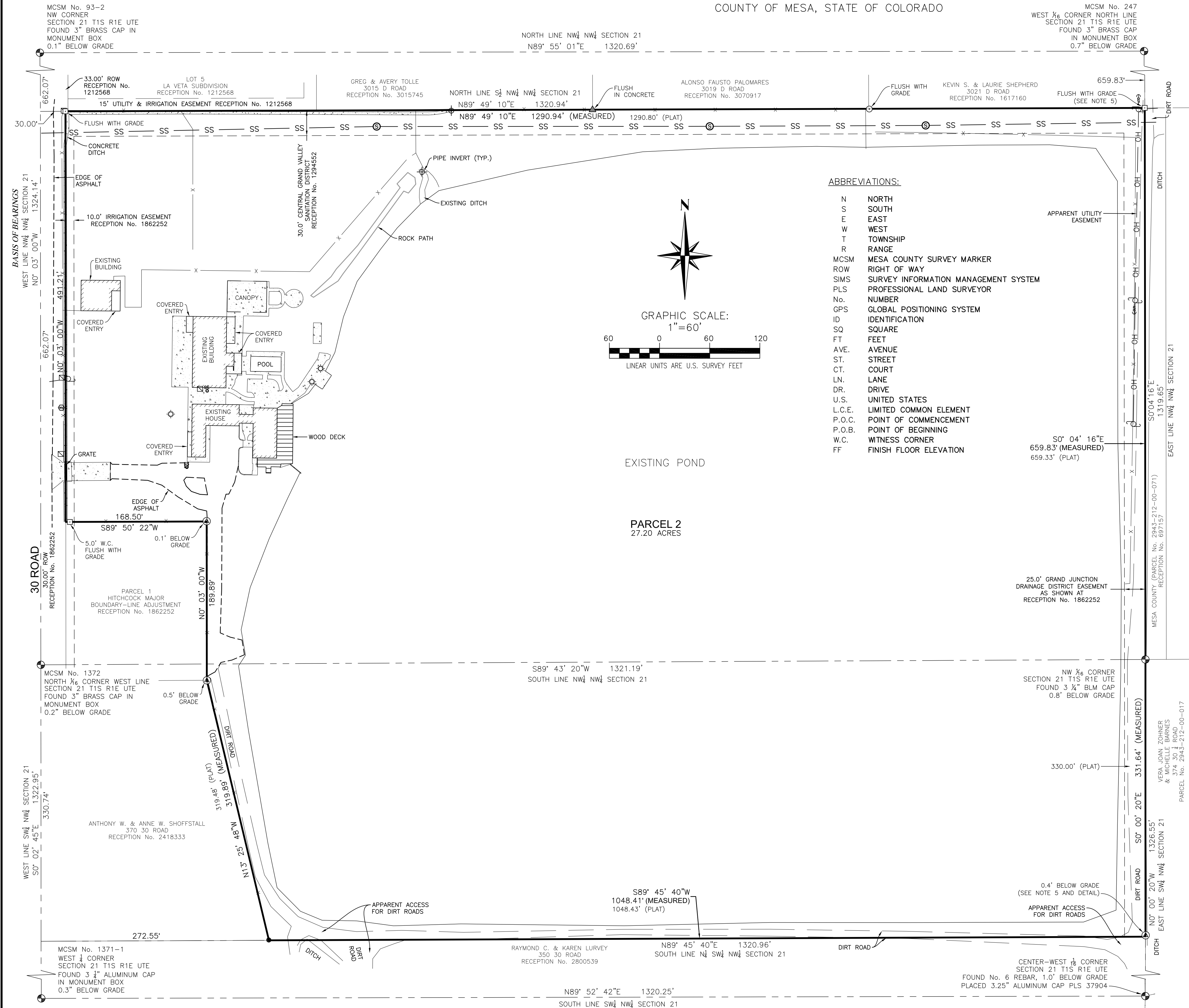
12/04/2028





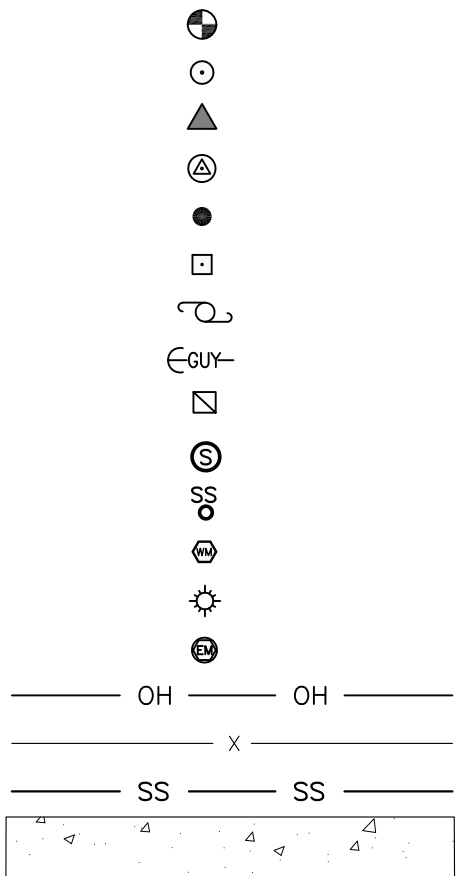
IMPROVEMENT SURVEY

SITUATED IN THE NW¼ NW¼ AND THE SW¼ NW¼ SECTION 21
TOWNSHIP 1 SOUTH, RANGE 1 EAST OF THE UTE MERIDIAN
AND BEING A PART OF HITCHCOCK MAJOR BOUNDARY-LINE ADJUSTMENT
COUNTY OF MESA, STATE OF COLORADO



LEGEND:

- FOUND SURVEY MARKER AS DESCRIBED
- FOUND 2 INCH ALUMINUM CAP PLS 38089
- FOUND 1-1/2 INCH ALUMINUM TAG PLS 31160
- FOUND 1-1/2 INCH RED PLASTIC CAP PLS ILLEGIBLE
- FOUND 1-1/2 INCH YELLOW PLASTIC CAP PLS ILLEGIBLE
- SET No. 5 REBAR WITH 2 INCH ALUMINUM CAP PLS 37904
- EXISTING UTILITY POLE
- EXISTING GUY WIRE
- EXISTING UTILITY PEDESTAL
- EXISTING SANITARY SEWER MANHOLE
- EXISTING SANITARY SEWER CLEANOUT
- EXISTING WATER METER
- EXISTING LIGHT POLE
- EXISTING ELECTRIC METER
- EXISTING OVERHEAD UTILITY LINE
- EXISTING FENCE LINE
- EXISTING SANITARY SEWER LINE
- EXISTING CONCRETE



LEGAL DESCRIPTION:

PARCEL 2 HITCHCOCK
MAJOR BOUNDARY LINE ADJUSTMENT
COUNTY OF MESA, STATE OF COLORADO.
Said parcel contains 27.20 ACRES.

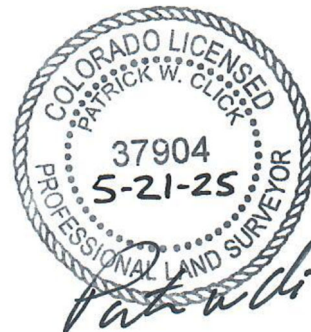
LAND SURVEY DEPOSIT
MESA COUNTY SURVEYORS OFFICE
DATE: _____
DEPOSIT No. _____

NOTES

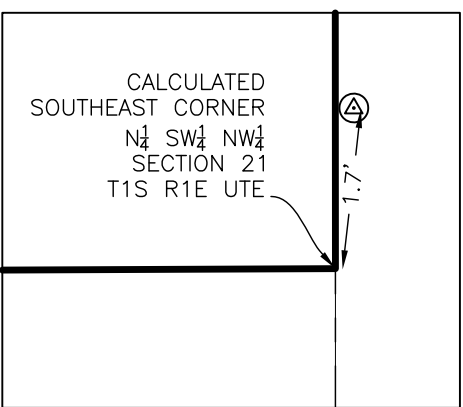
- OWNERSHIP, RECORDED RIGHTS-OF-WAY, AND EASEMENT INFORMATION WAS DONE WITHOUT USING A CURRENT TITLE POLICY.
- BEARINGS ARE BASED ON THE WEST LINE OF NW¼ NW¼ SECTION 21, TOWNSHIP 1 SOUTH, RANGE 1 EAST OF THE UTE MERIDIAN. THE VALUE USED N00°03'00"W, WAS CALCULATED USING THE MESA COUNTY LOCAL COORDINATE SYSTEM. MESA COUNTY SURVEY MARKERS WERE FOUND AT THE NORTH AND SOUTH ENDS OF SAID LINE AS SHOWN HEREON.
- ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVERED SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
- THIS IMPROVEMENT SURVEY IS BASED ON THE DEED AS RECORDED AT RECEPTION NUMBER 3053415 (AND 1423870, SEE NOTE 5), OF THE MESA COUNTY RECORDS.
- THE DEED REFERRED TO IN THE DEDICATION OF HITCHCOCK MAJOR BOUNDARY-LINE ADJUSTMENT (BOOK 1592 PAGE 256 AND RECEPTION NUMBER 1423870) INDICATES THAT THE NORTH LINE OF SAID PARCEL 2 SHOULD FOLLOW THE NORTH LINE OF THE S¼ NW¼ NW¼ OF SAID SECTION 21. SAID DEED ALSO SHOWS THAT THE SOUTH LINE OF PARCEL 2 SHOULD FOLLOW THE SOUTH LINE OF THE N¼ SW¼ NW¼ OF SECTION 21. NEIGHBORING DEEDS ARE IN HARMONY WITH THESE BOUNDARIES. SEE DEEDS NORTH OF THE SUBJECT PROPERTY AS SHOWN HEREON FOR ADJOINING PARCELS. SEE ALSO OLDER DEED FOR NEIGHBORING PROPERTY TO THE SOUTH (RECEPTION NUMBER 640114). PLAT VS. CALCULATED LABELS ARE SHOWN HEREON TO HIGHLIGHT THESE DIFFERENCES. A DETAIL IS ALSO PROVIDED TO SHOW WHERE THE PREVIOUSLY SET SOUTHEAST CORNER OF PARCEL 2 COMPARES WITH THE CALCULATED POSITION. NO PREVIOUSLY SET MONUMENT WAS FOUND AT THE NORTHEAST CORNER OF PARCEL 2.

SURVEYOR'S CERTIFICATION:

I, Patrick W. Click, a registered Professional Land Surveyor in the State of Colorado, do hereby certify that this Plat represents a field survey completed by me and / or under my direct supervision and responsible charge. Both conform to the standards of practice, statutes and laws of the State of Colorado to the best of my knowledge and belief. This statement is not a guaranty or warranty, either expressed or implied.



COLORADO REGISTERED LAND SURVEYOR PLS #37904



IMPROVEMENT SURVEY 378 30 ROAD

SITUATED IN THE NW¼ NW¼ AND THE SW¼ NW¼ SECTION 21
TOWNSHIP 1 SOUTH, RANGE 1 EAST OF THE UTE MERIDIAN
COUNTY OF MESA, STATE OF COLORADO

JOB #: 2024-187 FIELD WORK: JM DRAWN BY: JW
DATE: 5/21/25 DRAWING NAME: 378 30 ROAD CHECKED BY: PC

POLARIS SURVEYING

PATRICK W. CLICK P.L.S.

3194 MESA AVE. #B
GRAND JUNCTION, CO 81504
PHONE (970)434-7038



Legal Description-378 30 Rd.-Wedding Venue (Parcel #2943-212-00-068):

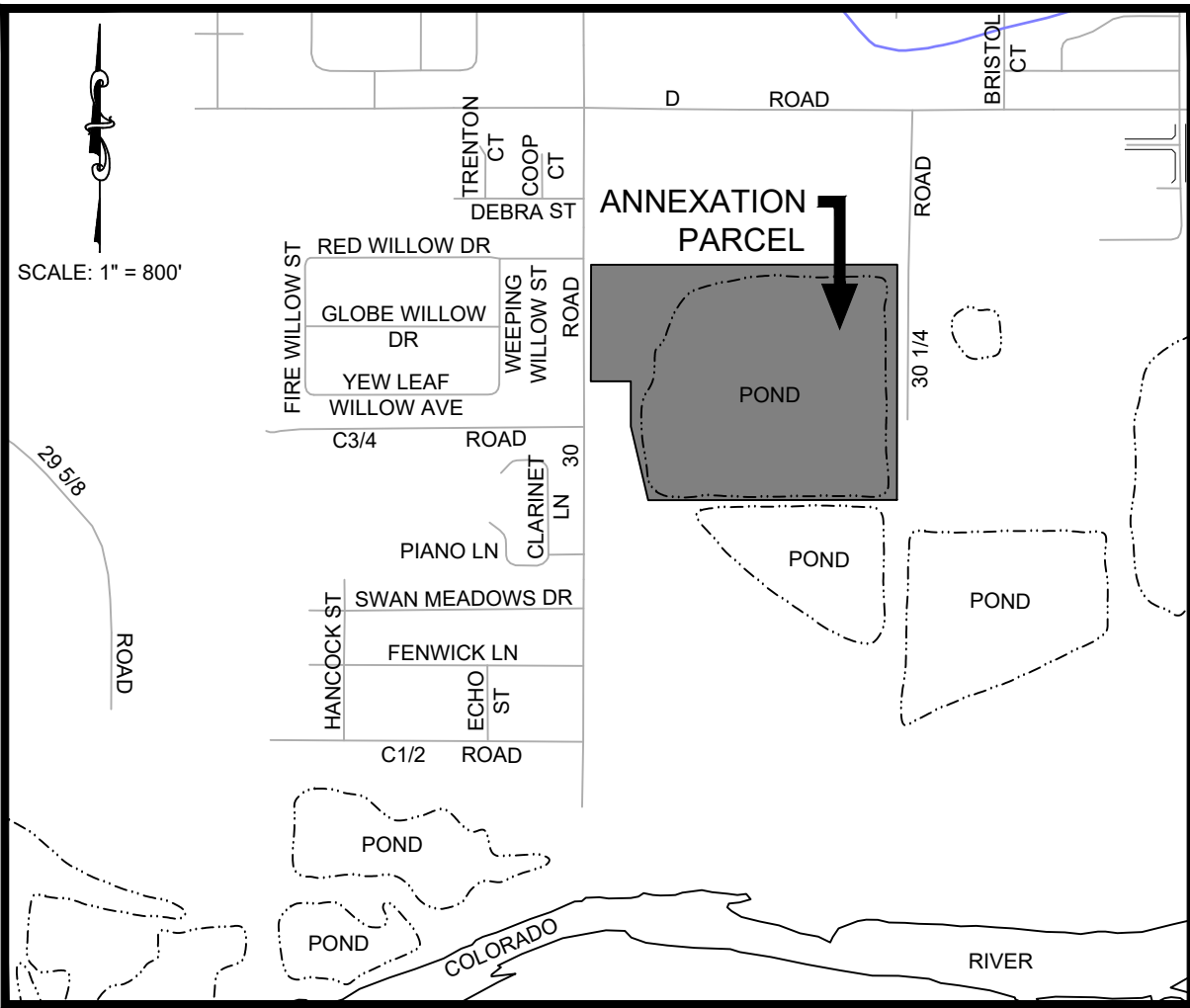
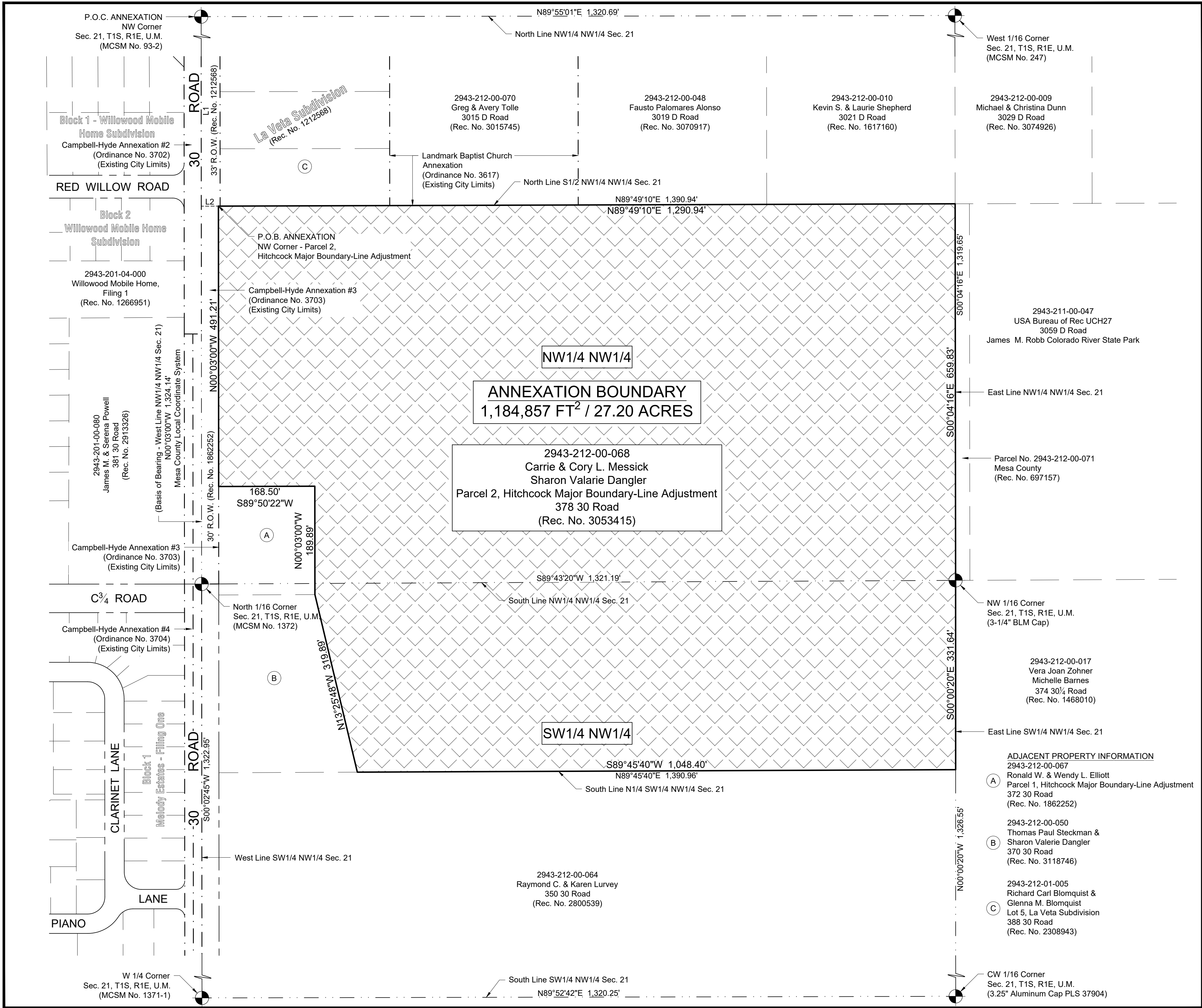
SITUATED IN THE NW¹/₄ NW¹/₄ AND THE SW¹/₄ NW¹/₄ SECTION 21
TOWNSHIP 1 SOUTH, RANGE 1 EAST OF THE UTE MERIDIAN
AND BEING A PART OF HITCHCOCK MAJOR BOUNDARY-LINE ADJUSTMENT
COUNTY OF MESA, STATE OF COLORADO

PARCEL 2 HITCHCOCK
MAJOR BOUNDARY LINE ADJUSTMENT
COUNTY OF MESA, STATE OF COLORADO. Soid parcel contains 27.20 ACRES.

MESSICK - DANGLER ANNEXATION

Located in the Northwest Quarter of the Northwest Quarter (NW1/4 NW1/4) & the Southwest Quarter of the Northwest Quarter (SW1/4 NW1/4) of Section 21, & being a part of the Hitchcock Major Boundary - Line Adjustment (Rec. No. 1862252) Township 1 South, Range 1 East, Ute Meridian, County of Mesa, State of Colorado

LINE DATA TABLE		
LINE	BEARING	DISTANCE
L1	S00°03'00"E	662.00'
L2	N89°57'00"E	30.00'



SITE LOCATION MAP

LEGAL DESCRIPTION

A parcel of land as recorded at Reception Number 3053415, located in the northwest quarter of the northwest quarter (NW1/4 NW1/4) and the southwest quarter of the northwest quarter (SW1/4 NW1/4) of Section 21, being Parcel 2 of the Hitchcock Major Boundary-Line Adjustment, Township 1 South, Range 1 East, Ute Meridian, County of Mesa, State of Colorado more particularly described as follows:

Commencing at the northwest corner (NW) of said Section 21 on the west line of the northwest quarter of the northwest quarter (NW1/4 NW1/4) of said Section 21, whence the north sixteenth corner on the west line of said Section 21 bears S00°03'00"E, a distance of 1,324.14 feet using the Mesa County Local Coordinate System with all other bearings contained herein being relative thereto;

thence from said Point of Commencement, S00°03'00"E, a distance of 662.00 feet along said west line; thence N89°57'00"E, a distance of 30.00 feet to the northwest corner of Parcel 2 of Hitchcock Boundary-Line Adjustment recorded at Reception Number 1862252, being a point on the boundary of the Campbell-Hyde Annexation No. 3, and the Point of Beginning;

- thence the following eight (8) courses around the perimeter of said Parcel 2:
- 1) N89°49'10"E, a distance of 1,290.94 feet to the northeast corner of said Parcel 2, a portion of which runs along the Campbell-Hyde Annexation No. 3 (3.00 feet) and a portion of which runs along the south line of the Landmark Baptist Church Annexation (330.29 feet)
 - 2) S00°04'16"E, a distance of 659.83 feet to the NW1/16 corner of said Section 21
 - 3) S00°00'20"E, a distance of 331.64 feet to the southeast corner of said Parcel 2
 - 4) S89°45'40"W, a distance of 1,048.40 feet
 - 5) N13°25'48"W, a distance of 319.89 feet to the southeast corner of Parcel 1 of said Hitchcock Boundary-Line Adjustment
 - 6) N00°03'00"W, a distance of 189.89 feet to the northeast corner of said Parcel 1
 - 7) S89°50'22"W, a distance of 168.50 feet to the northwest corner of said Parcel 1 and being a point on the boundary of the Campbell-Hyde Annexation No. 3
 - 8) N00°03'00"W, a distance of 491.21 feet to the Point of Beginning.

Said parcel of land CONTAINING 1,184,867 Square Feet or 27.20 Acres, more or less.

AREAS OF ANNEXATION

ANNEXATION PERIMETER	4,500.29 FT.
CONTIGUOUS PERIMETER	821.50 FT.
AREA IN SQUARE FEET	1,184,857 FT ²
AREA IN ACRES	27.20 AC.
AREA WITHIN R.O.W.	0.000 FT ²
	0.000 AC.
AREA WITHIN DEEDED R.O.W.	0.000 FT ²
	0.000 AC.

LEGEND

ANNEXATION BOUNDARY	
ANNEXATION AREA	
EXISTING CITY LIMITS	
SECTION LINE	
RIGHT-OF-WAY	
ADJOINER	

SURVEY ABBREVIATIONS

P.O.C.	POINT OF COMMENCEMENT	FT ²	SQUARE FEET
P.O.B.	POINT OF BEGINNING	MCSM	MESA CO. SURVEY MONUMENT
R.O.W.	RIGHT OF WAY	U.M.	UTE MERIDIAN
SEC.	SECTION	NO.	NUMBER
T	TOWNSHIP	REC.	RECEPTION
R	RANGE		

ORDINANCE NO.
0000

EFFECTIVE DATE
00/00/2025

NOTE:
THE DESCRIPTION(S) CONTAINED HEREIN HAVE BEEN DERIVED FROM SUBDIVISION PLATS, DEED DESCRIPTIONS & DEPOSIT SURVEYS AS THEY APPEAR IN THE OFFICE OF THE MESA COUNTY CLERK & RECORDER. THIS PLAT OF ANNEXATION DOES NOT CONSTITUTE A LEGAL BOUNDARY SURVEY AND IS NOT INTENDED TO BE USED AS A MEANS OF ESTABLISHING OR VERIFYING PROPERTY BOUNDARY LINES.

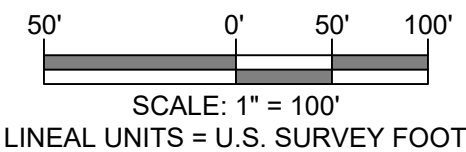
ALEXANDRE B. LHERITIER
STATE OF COLORADO - P.L.S. NO. 38464
FOR THE CITY OF GRAND JUNCTION
244 NORTH 7TH STREET
GRAND JUNCTION, CO 81501

THIS IS NOT A BOUNDARY SURVEY

G:\Data\SURVEY\Annexations\2025\Messick-Dangler Annexation\Messick-Dangler Annexation.dwg - PLOTTED 2025-08-07

NOTICE:
ACCORDING TO COLORADO LAW ANY LEGAL ACTION BASED UPON ANY DEFECT FOUND IN THIS SURVEY MUST COMMENCE WITHIN THREE (3) YEARS AFTER THE DISCOVERY OF SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT FOUND IN THIS SURVEY BE COMMENCED MORE THAN TEN (10) YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

DRAWN BY: NCW DATE: 07/29/2025
REVIEWED BY: ABL DATE: 08/07/2025
CHECKED BY: RBP DATE: 08/06/2025
APPROVED BY: ABL DATE: _____



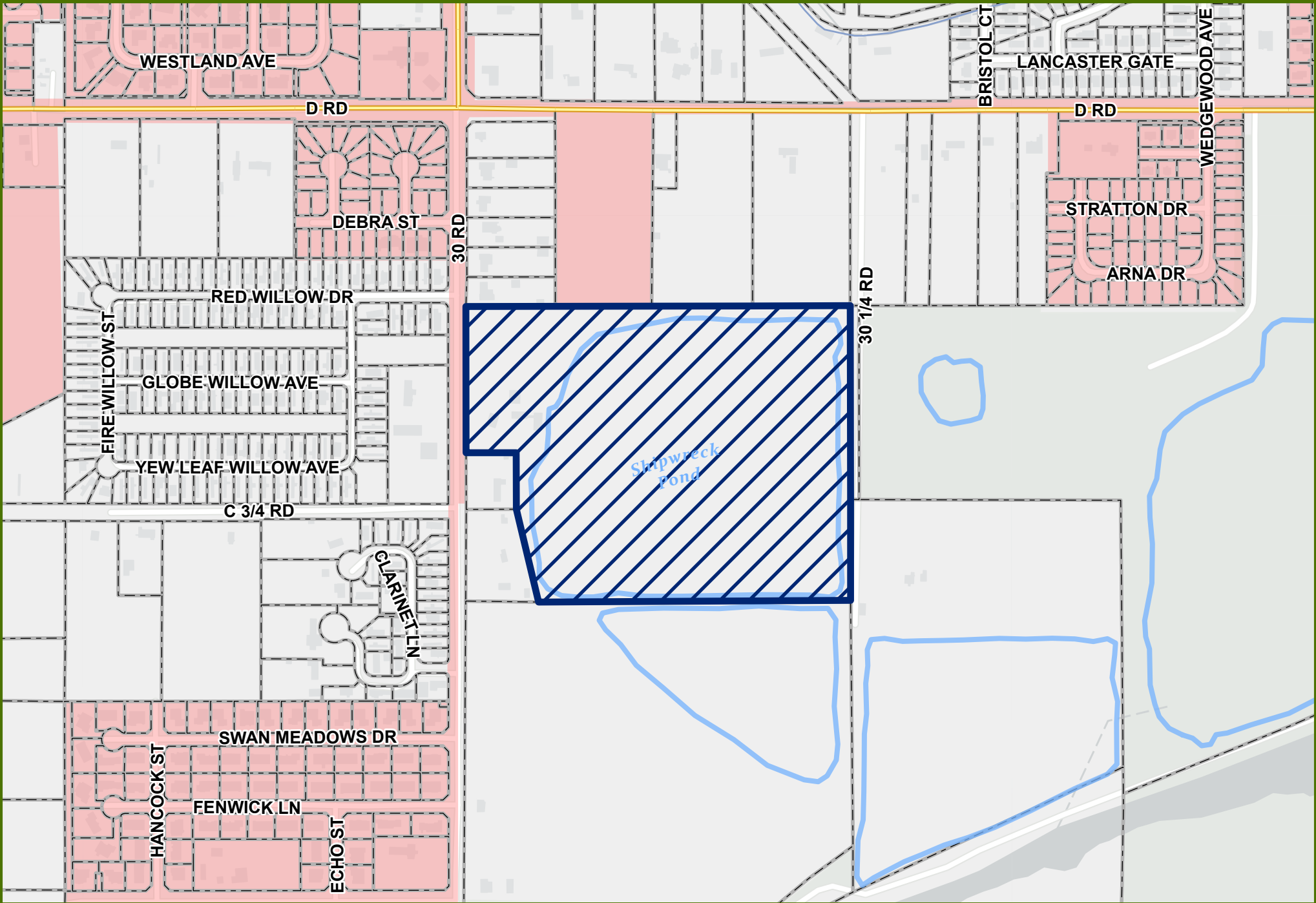
Engineering & Transportation
Department
244 North 7th Street - Grand Junction, CO. 81501

MESSICK - DANGLER ANNEXATION
Located in the Northwest Quarter of the Northwest Quarter (NW1/4 NW1/4) & the Southwest Quarter of the Northwest Quarter (SW1/4 NW1/4) of Section 21, & being a part of the Hitchcock Major Boundary - Line Adjustment (Rec. No. 1862252) Township 1 South, Range 1 East, Ute Meridian, County of Mesa, State of Colorado

1 OF 1

MESSICK-DANGLER ANNEXATION SCHEDULE				
November 5, 2025		Referral of Petition, Intro Proposed Ordinance, Exercise Land Use		
November 25, 2025		Planning Commission Considers Zone of Annexation		
December 3, 2025		City Council Intro Proposed Zoning Ordinance		
December 17, 2025		City Council Accept Petition/Annex and Zoning Public Hearing		
January 18, 2025		Effective date of Annexation and Zoning		
ANNEXATION SUMMARY				
File Number		ANX-2025-116		
Location(s)		378 30 Road		
Tax ID Number(s)		2943-212-00-068		
Number of Parcel(s)		1		
Existing Population		5		
Number of existing Dwelling Units		1		
Acres Land Annexed		27.2		
Developable Acres Remaining		27.2		
Right-of-way in Annexation		0		
Previous County Zoning		RSF-R		
Proposed City Zoning		P-2		
Surrounding Zoning:	North:	RSF-4, RSF-R (County) / RM-8 (City)		
	South:	RSF-R		
	East:	PUD		
	West:	PUD		
Current Land Use		Wedding Venue		
Proposed Land Use		Wedding Venue		
Surrounding Land Use:	North:	Residential		
	South:	Agricultural		
	East:	Government		
	West:	Residential		
Comprehensive Plan Designation:		Residential Medium		
Retailers within Annexation boundary		Yes:		No: X
If yes, provide Name/Address/Phone Number				
Values:	Assessed	\$461,090.00		
	Actual	\$461,090.00		
Address Ranges		378 20 Road		
Special Districts:	Water	Clifton		
	Sewer	Persigo		
	Fire	Grand Junction Rural		
	Irrigation/Drainage	Grand Valley Drainage District		
	School	School District 51		
	Pest	Grand River Mosquito Control District		

Messick-Dangler Annexation



0 125 250 500 Feet

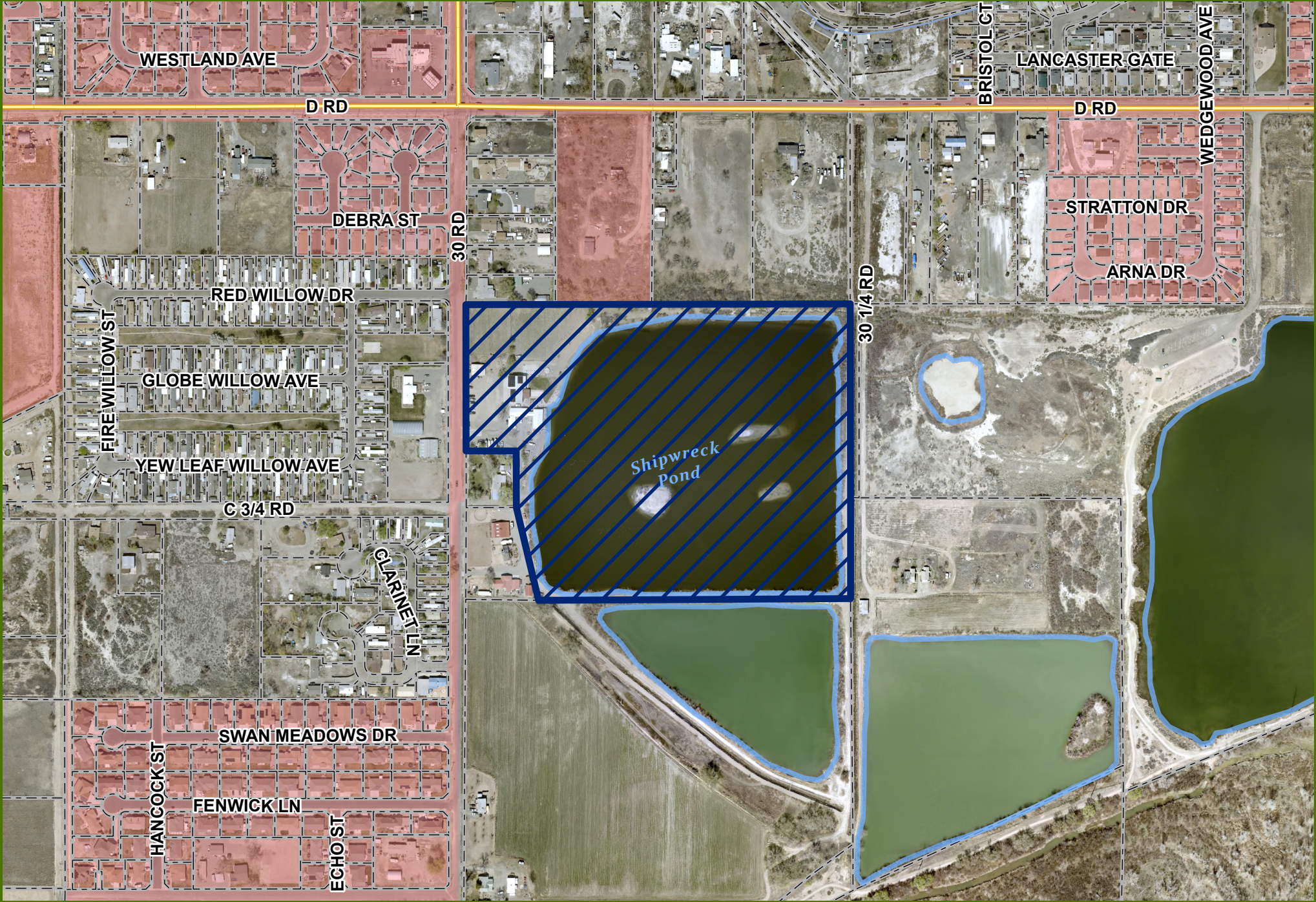


Annexation Site



City Limits

Messick-Dangler Annexation



0 125 250 500 Feet

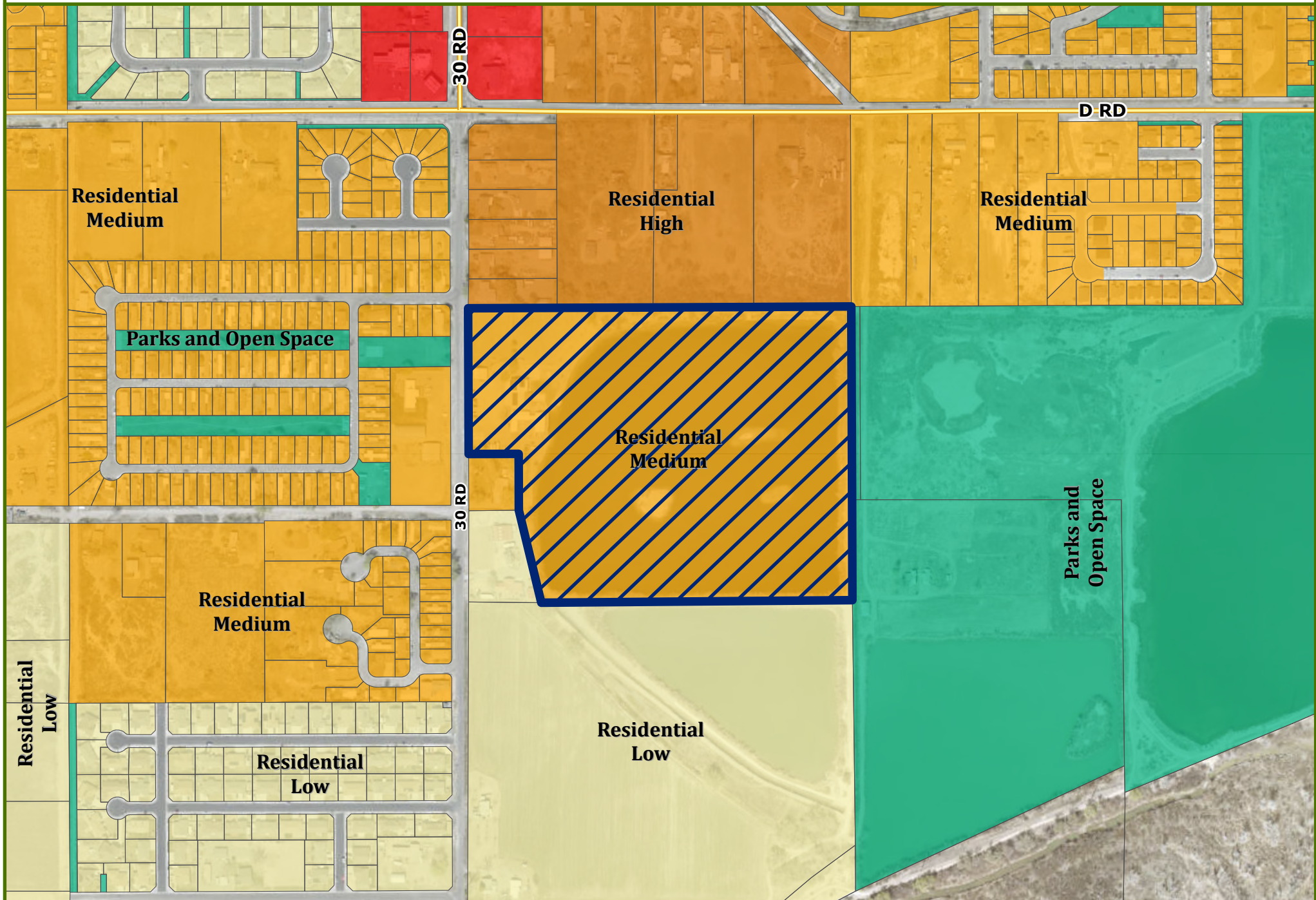


Annexation Site



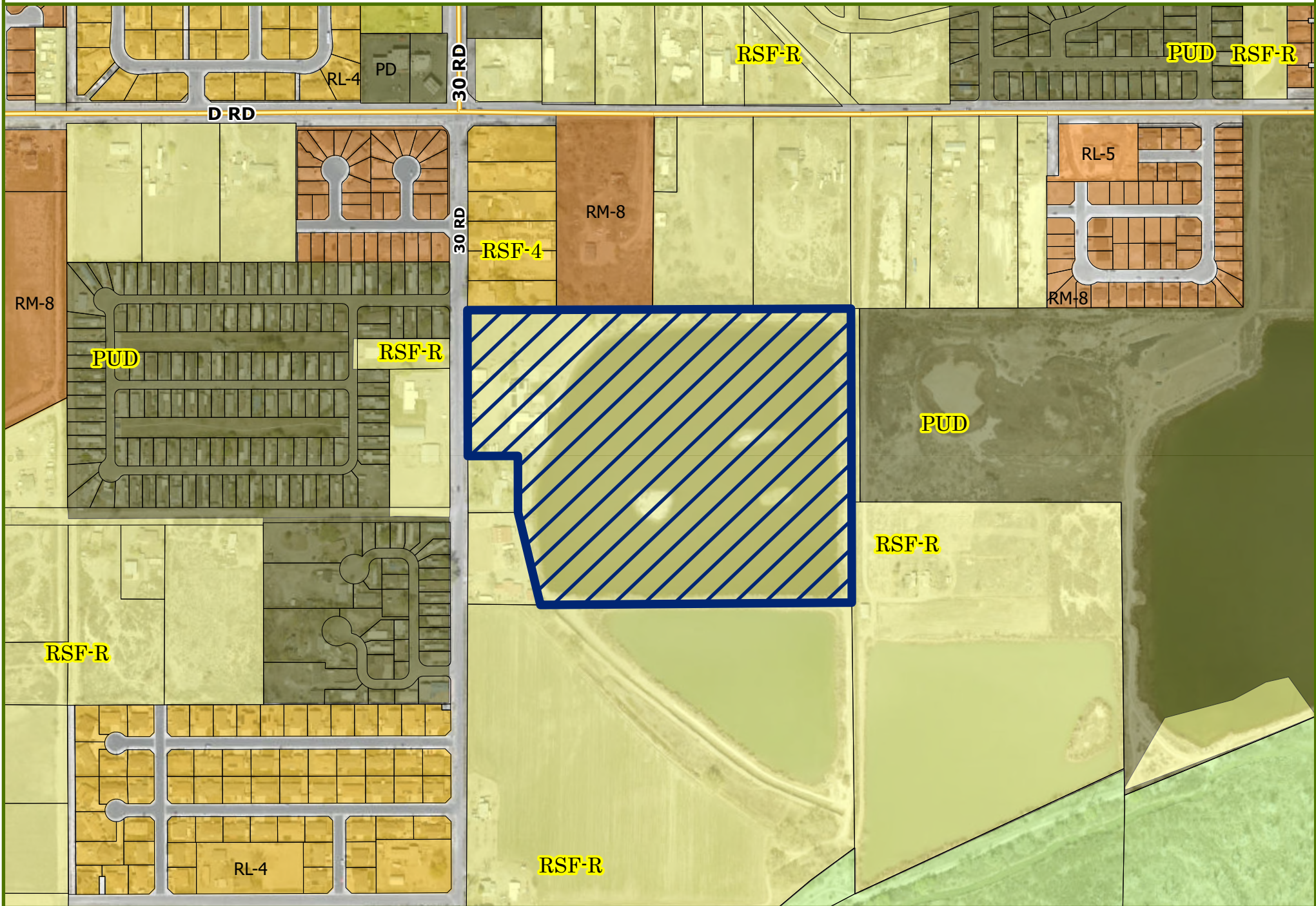
City Limits

Messick-Dangler Annexation - Land Use



0 125 250 500 Feet

Messick-Dangler Annexation - Zoning



0 125 250 500 Feet



Annexation

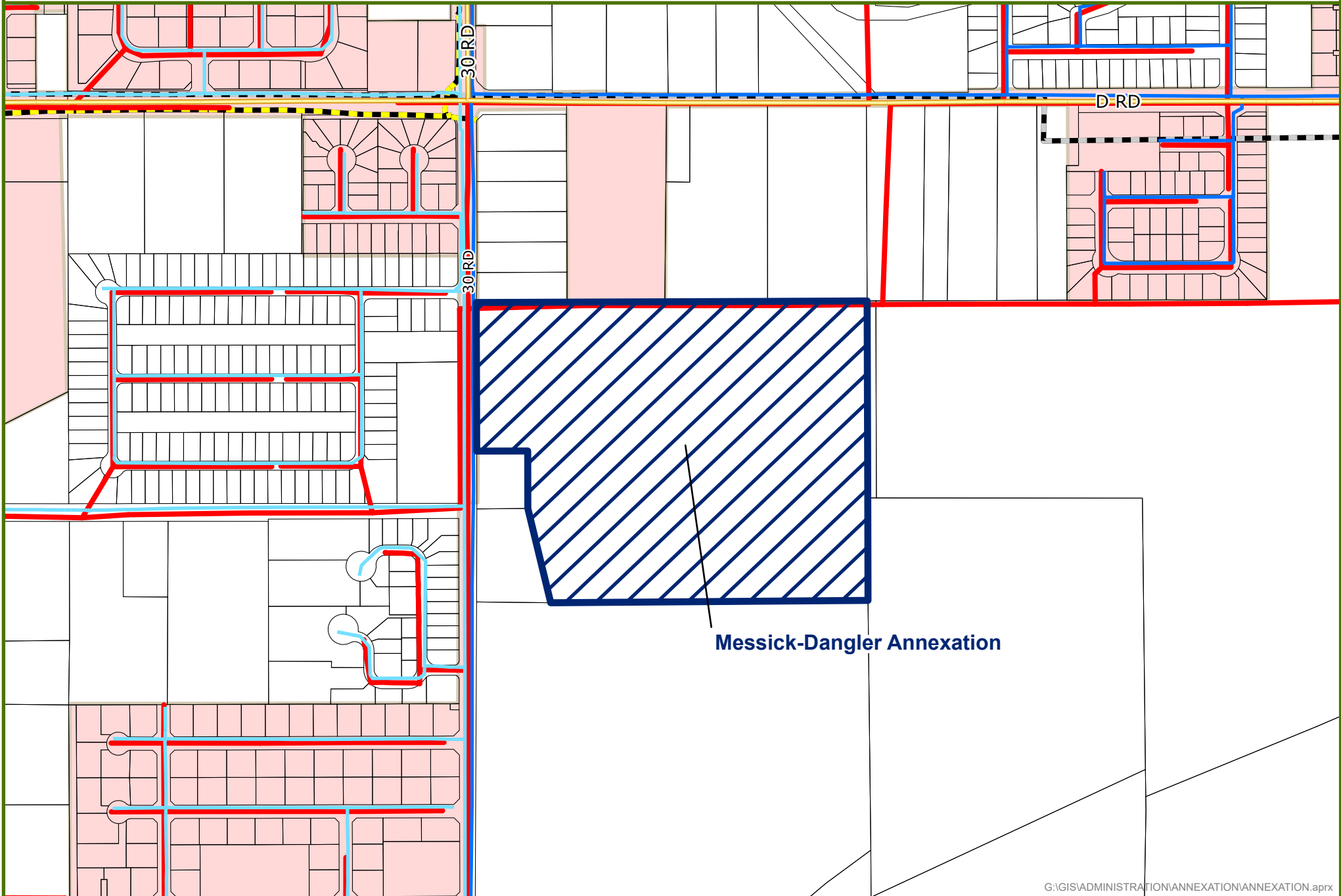
City Zoning

County Zoning

Date Created: 7/23/2025



Messick-Dangler Annexation - Utilities



Messick-Dangler Annexation

G:\GIS\ADMINISTRATION\ANNEXATION\ANNEXATION.aprx

- UTE WATER
- CLIFTON WATER
- SEWER
- CITY FIBER
- NON-CITY FIBER

Date Created: 7/23/2025

**NOTICE OF HEARING
ON PROPOSED ANNEXATION OF LANDS
TO THE CITY OF GRAND JUNCTION, COLORADO**

NOTICE IS HEREBY GIVEN that at a regular meeting of the City Council of the City of Grand Junction, Colorado, held on the 5th day of November, 2025, the following Resolution was adopted:

CITY OF GRAND JUNCTION, COLORADO

RESOLUTION NO. XX-25

**A RESOLUTION
REFERRING A PETITION TO THE CITY COUNCIL
FOR THE ANNEXATION OF LANDS
TO THE CITY OF GRAND JUNCTION,
COLORADO, SETTING A HEARING ON SUCH
ANNEXATION, AND EXERCISING LAND USE
CONTROL**

**MESSICK-DANGLER
ANNEXATION**

**APPROXIMATELY 27.20
ACRES
LOCATED AT 378 30 ROAD**

WHEREAS, on the 5th day of November, 2025, a petition was referred to the City Council of the City of Grand Junction, Colorado, for annexation to said City of the following property situated in Mesa County, Colorado, and described as follows:

MESSICK-DANGLER ANNEXATION

A parcel of land as recorded at Reception Number 3053415, located in the northwest quarter of the northwest quarter (NW1/4 NW1/4) and the southwest quarter of the northwest quarter (SW1/4 NW1/4) of Section 21, being Parcel 2 of the Hitchcock Major Boundary - Line Adjustment, Township 1 South, Range 1 East, Ute Meridian, County of Mesa, State of Colorado more particularly described as follows:

Commencing at the northwest corner (NW) of said Section 21 on the west line of the northwest quarter of the northwest quarter (NW1/4 NW1/4) of said Section 21, whence the north sixteenth corner on the west line of said Section 21 bears S00°03'00"E, a distance of 1,324.14 feet using the Mesa County Local Coordinate System with all other bearings contained herein being relative thereto;

thence from said Point of Commencement, S00°03'00"E, a distance of 662.00 feet along said west line; thence N89°57'00"E, a distance of 30.00 feet to the northwest corner of Parcel 2 of Hitchcock Boundary - Line Adjustment recorded at Reception Number 1862252, being a point on the boundary of the Campbell-Hyde Annexation No. 3, and the Point of Beginning;

thence the following eight (8) courses around the perimeter of said Parcel 2;

1. N89°49'10"E, a distance of 1,290.94 feet to the northeast corner of said Parcel 2, a

portion of which runs along the Campbell-Hyde Annexation No. 3 (3.00 feet) and a portion of which runs along the south line of the Landmark Baptist Church Annexation (330.29 feet)

2. S00°04'16"E, a distance of 659.83 feet to the NW1/16 corner of said Section 21
3. S00°00'20"E, a distance of 331.64 feet to the southeast corner of said Parcel 2
4. S89°45'40"W, a distance of 1,048.40 feet
5. N13°25'48"W, a distance of 319.89 feet to the southeast corner of Parcel 1 of said Hitchcock Boundary - Line Adjustment
6. N00°03'00"W, a distance of 189.89 feet to the northeast corner of said Parcel 1
7. S89°50'22"W, a distance of 168.50 feet to the northwest corner of said Parcel 1 and being a point on the boundary of the Campbell-Hyde Annexation No. 3
8. N00°03'00"W, a distance of 491.21 feet to the Point of Beginning.

Said parcel of land containing 1,184,867 Square Feet or 27.20 Acres, more or less.

WHEREAS, the Council has found and determined that the petition complies substantially with the provisions of the Municipal Annexation Act and a hearing should be held to determine whether or not the lands should be annexed to the City by Ordinance;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION:

1. That a hearing will be held on the 17th day of December, 2025, in the City Hall auditorium, located at 250 North 5th Street, City of Grand Junction, Colorado, at 5:30 PM to determine whether one-sixth of the perimeter of the area proposed to be annexed is contiguous with the City; whether a community of interest exists between the territory and the city; whether the territory proposed to be annexed is urban or will be urbanized in the near future; whether the territory is integrated or is capable of being integrated with said City; whether any land in single ownership has been divided by the proposed annexation without the consent of the landowner; whether any land held in identical ownership comprising more than twenty acres which, together with the buildings and improvements thereon, has an assessed valuation in excess of two hundred thousand dollars is included without the landowner's consent; whether any of the land is now subject to other annexation proceedings; and whether an election is required under the Municipal Annexation Act of 1965.
2. Pursuant to the State's Annexation Act, the City Council determines that the City may now, and hereby does, exercise jurisdiction over land use issues in the said territory. Requests for building permits, subdivision approvals and zoning approvals shall, as of this date, be submitted to the Community Development Department of the City.

ADOPTED the 5th day of November, 2025.

President of the Council

Attest:

City Clerk

NOTICE IS FURTHER GIVEN that a hearing will be held in accordance with the Resolution on the date and at the time and place set forth in the Resolution.

City Clerk

<i>DATES PUBLISHED</i>
November 8th, 2025
November 15th, 2025
November 22nd, 2025
November 29th, 2025

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. XXXX

**AN ORDINANCE ANNEXING TO THE CITY OF GRAND JUNCTION,
COLORADO APPROXIMATELY 27.20 ACRES OF LAND LOCATED AT 378
30 ROAD KNOWN AS THE MESSICK-DANGLER ANNEXATION**

WHEREAS, on November 5, 2025, the City Council of the City of Grand Junction considered a petition for the annexation of the following described territory to the City of Grand Junction; and

WHEREAS, a hearing on the petition was duly held after proper notice on December 17, 2025; and

WHEREAS, the City Council determined that said territory was eligible for annexation and that no election was necessary to determine whether such territory should be annexed;

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE
CITY OF GRAND JUNCTION, COLORADO:**

That a parcel of land situated in Mesa County, Colorado, and described to wit ("Property")

as recorded at Reception Number 3053415, located in the northwest quarter of the northwest quarter (NW1/4 NW1/4) and the southwest quarter of the northwest quarter (SW1/4 NW1/4) of Section 21, being Parcel 2 of the Hitchcock Major Boundary - Line Adjustment, Township 1 South, Range 1 East, Ute Meridian, County of Mesa, State of Colorado more particularly described as follows:

Commencing at the northwest corner (NW) of said Section 21 on the west line of the northwest quarter of the northwest quarter (NW1/4 NW1/4) of said Section 21, whence the north sixteenth corner on the west line of said Section 21 bears S00°03'00"E, a distance of 1,324.14 feet using the Mesa County Local Coordinate System with all other bearings contained herein being relative thereto;

thence from said Point of Commencement, S00°03'00"E, a distance of 662.00 feet along said west line; thence N89°57'00"E, a distance of 30.00 feet to the northwest corner of Parcel 2 of Hitchcock Boundary - Line Adjustment recorded at Reception Number 1862252, being a point on the boundary of the Campbell-Hyde Annexation No. 3, and the Point of Beginning;

thence the following eight (8) courses around the perimeter of said Parcel 2;

1. N89°49'10"E, a distance of 1,290.94 feet to the northeast corner of said Parcel 2, a portion of which runs along the Campbell-Hyde Annexation No. 3 (3.00 feet) and a portion of which runs along the south line of the Landmark Baptist Church Annexation (330.29 feet)
2. S00°04'16"E, a distance of 659.83 feet to the NW1/16 corner of said Section 21
3. S00°00'20"E, a distance of 331.64 feet to the southeast corner of said Parcel 2
4. S89°45'40"W, a distance of 1,048.40 feet
5. N13°25'48"W, a distance of 319.89 feet to the southeast corner of Parcel 1 of said Hitchcock Boundary - Line Adjustment
6. N00°03'00"W, a distance of 189.89 feet to the northeast corner of said Parcel 1
7. S89°50'22"W, a distance of 168.50 feet to the northwest corner of said Parcel 1 and being a point on the boundary of the Campbell-Hyde Annexation No. 3
8. N00°03'00"W, a distance of 491.21 feet to the Point of Beginning.

Said Property being comprised of 1,184,867 Square Feet or 27.20 acres, more or less. and depicted in Exhibit A is and shall be duly and lawfully annexed to the City limits of the City of Grand Junction, Colorado.

INTRODUCED on first reading on the 5th day of November 2025 and ordered published in pamphlet form.

ADOPTED on second reading the 17th day of December 2025 and ordered published in pamphlet form.

Cody Kennedy
President of the City Council

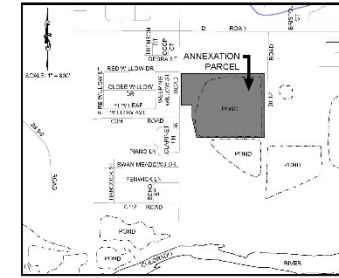
Attest:

Selestina Sandoval
City Clerk

EXHIBIT A

MESSICK - DANGLER ANNEXATION

Located in the Northwest Quarter of the Northwest Quarter (NW1/4 NW1/4) & the Southwest Quarter of the Northwest Quarter (SW1/4 NW1/4) of Section 21, & being a part of the Hitchcock Major Boundary - Line Adjustment (Rec. No. 1862252) Township 1 South, Range 1 East, Ute Meridian, County of Mesa, State of Colorado



SITE LOCATION MAP

LEGAL DESCRIPTION
A parcel of land as described in Recession Number 3070415, located in the northwest corner of the northwest quarter (NW1/4 NW1/4) and the southwest quarter of the northwest quarter (SW1/4 NW1/4) of Section 21, being Parcel 2 of the Hitchcock Major Boundary - Line Adjustment (Rec. No. 1862252), Township 1 South, Range 1 East, Ute Meridian, County of Mesa, State of Colorado, more particularly described as follows:

Cornering at the northwest corner (NW1/4 NW1/4) of said Section 21, on the west line of the northwest quarter of the northwest quarter (NW1/4 NW1/4) of said Section 21, a distance of 1,324.14 feet using the Mesa County Local Coordinate System (MCLCS) all other surveys contained herein being null and void.

Thence from said first of corners, bearing S 89° 00' 00" E, a distance of 652.00 feet along said west line, then S 89° 00' 00" E, a distance of 10.00 feet to the northeast corner of Parcel 2 of said Hitchcock Major Boundary - Line Adjustment, then S 89° 00' 00" E, a distance of 1,324.14 feet along the boundary of the Hitchcock Major Boundary - Line Adjustment to the northeast corner of said Parcel 2.

Thence from said first of corners, bearing S 89° 00' 00" E, a distance of 652.00 feet along said west line, then S 89° 00' 00" E, a distance of 10.00 feet to the northeast corner of Parcel 2 of said Hitchcock Major Boundary - Line Adjustment, then S 89° 00' 00" E, a distance of 1,324.14 feet along the boundary of the Hitchcock Major Boundary - Line Adjustment to the northeast corner of said Parcel 2. Thence from said first of corners, bearing S 89° 00' 00" E, a distance of 652.00 feet along said west line, then S 89° 00' 00" E, a distance of 10.00 feet to the northeast corner of Parcel 2 of said Hitchcock Major Boundary - Line Adjustment, then S 89° 00' 00" E, a distance of 1,324.14 feet along the boundary of the Hitchcock Major Boundary - Line Adjustment to the northeast corner of said Parcel 2. Thence from said first of corners, bearing S 89° 00' 00" E, a distance of 652.00 feet along said west line, then S 89° 00' 00" E, a distance of 10.00 feet to the northeast corner of Parcel 2 of said Hitchcock Major Boundary - Line Adjustment, then S 89° 00' 00" E, a distance of 1,324.14 feet along the boundary of the Hitchcock Major Boundary - Line Adjustment to the northeast corner of said Parcel 2.

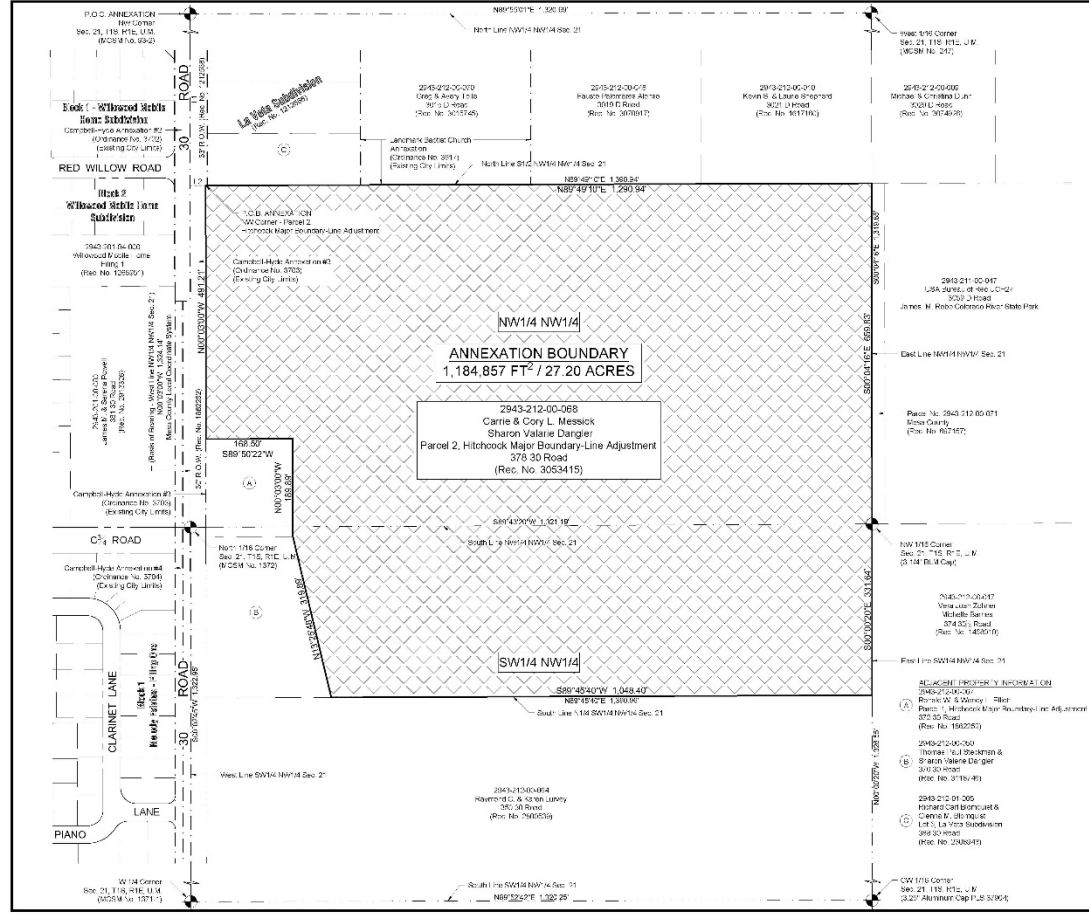
AREAS OF ANNEXATION	LEGEND
ANNEXATION PERIMETER AREA IN SQUARE FEET AREA IN ACRES AREA WITHIN C.O.W. AREA WITHIN EXCEEDING C.O.W.	ANNEXATION BOUNDARY ANNEXATION AREA EXISTING 2711' WITS SECTION LINE RIGHT-OF-WAY ADJ. WIT.

S. & P. APPROPRIATIONS	PORT OF COMMENCEMENT	PORT OF BEGINNING	PORT OF WAY	PORT OF SECTION	PORT OF TOWNSHIP	PORT OF RANGE	PORT OF MERIDIAN	PORT OF STATE
P.O.C.	P.O.B.	P.O.W.	P.O.S.	P.O.T.	P.O.R.	P.O.M.	P.O.S.	P.O.S.
NO.	NO.	NO.	NO.	NO.	NO.	NO.	NO.	NO.
NO.	NO.	NO.	NO.	NO.	NO.	NO.	NO.	NO.

ORDINANCE NO.	EFFECTIVE DATE
0000	00/00/2025

NOTE: THIS IS A PRELIMINARY MAP AND IS NOT A LEGAL BOUNDARY SURVEY. IT IS THE POLICY OF THE CITY OF GRAND JUNCTION, COLORADO, THAT NO ANNEXATION DOES NOT CONSTITUTE A LEGAL BOUNDARY SURVEY AND IS NOT INTENDED TO BE USED AS A MEANS OF ESTABLISHING OR VERIFYING PROPERTY BOUNDARIES.

ALEXANDRE B. LHERITIER
STATE OF COLORADO - P.L.S. No. 38-161
FOR THE CITY OF GRAND JUNCTION
241 NORTH 7th STREET
GRAND JUNCTION, CO 81501



THIS IS NOT A BOUNDARY SURVEY

NOTES:	DESIGNED BY:	NOV	DATE: 05/09/2025
ADDITIONAL TO COLORADO LAND LEGAL ACTION BASED UPON ANY DEFECT FOUND IN THIS SURVEY. THIS SURVEY IS NOT A LEGAL BOUNDARY SURVEY. IT IS THE POLICY OF THE CITY OF GRAND JUNCTION, COLORADO, THAT NO ANNEXATION DOES NOT CONSTITUTE A LEGAL BOUNDARY SURVEY AND IS NOT INTENDED TO BE USED AS A MEANS OF ESTABLISHING OR VERIFYING PROPERTY BOUNDARIES.	REVIEWED BY:	ASL	DATE: 05/09/2025
	CHECKED BY:	ROD	DATE: 05/09/2025
	APPROVED BY:	AA	DATE:



Engineering & Transportation
Department
241 North 7th Street - Grand Junction, CO 81501

MESSICK - DANGLER ANNEXATION
Located in the Northwest Quarter of the Northwest Quarter (NW1/4 NW1/4) & the Southwest Quarter of the Northwest Quarter (SW1/4 NW1/4) of Section 21, & being a part of the Hitchcock Major Boundary - Line Adjustment (Rec. No. 1862252) Township 1 South, Range 1 East, Ute Meridian, County of Mesa, State of Colorado



Grand Junction City Council

Regular Session

Item #2.a.ii.

Meeting Date: November 5, 2025
Presented By: John Shaver, City Attorney
Department: City Attorney
Submitted By: John Shaver

Information

SUBJECT:

Introduction of an Ordinance Regarding Transferring, Authorizing and Substituting the Lease Agreement for Use of Certain City Land and Ratifying All Actions Heretofore Taken and in Connection Therewith to Assign the Lease from Gray Media Inc. to Scripps Media Inc. and Setting a Public Hearing for November 19, 2025

RECOMMENDATION:

Adopt and approve the ordinance transferring a lease of City property to Scripps Media Inc.

EXECUTIVE SUMMARY:

By and with Ordinance 5132, the City Council transferred, authorized, and approved a lease agreement by and between the City and Gray Media for a longstanding lease of City property on Grand Mesa for use as a television and radio transmitting site (Lease). Gray Media has requested that the Lease now be transferred to Scripps Media Inc.

By and with approval of this Ordinance, the City Council will acknowledge the Lease and, pursuant to paragraph 14.3 thereof, consent to the assignment of the same to Scripps Media Inc.

BACKGROUND OR DETAILED INFORMATION:

The City owns property on Grand Mesa and has for many years leased a portion of the land for use as a television and radio transmitting site. The City has had a long-standing lease relationship with Pikes Peak Television Inc. which was transferred to Gray Media Inc. Gray Media has requested that the Lease now be transferred to Scripps Media Inc.

By and with approval of this Ordinance, the City Council acknowledges the Lease and, pursuant to paragraph 14.3 thereof, consents to the assignment of the same to Scripps Media Inc.

FISCAL IMPACT:

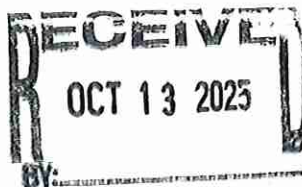
There is no fiscal impact from this action. The assignee, Scrips Media Inc. will be obligated to make the lease payments.

SUGGESTED MOTION:

I move to introduce on first reading and pass for publication in pamphlet form an ordinance transferring, authorizing, and approving transferring the lease agreement by and between the City and Gray Media for property on Grand Mesa for use as a television transmitting site to Scripps Media Inc.

Attachments

1. LTR Sale of KKCO
2. ORD-KJCT Lease Novation 20251016



Cindy Rayfield
Gray Media
Corporate Counsel

October 10, 2025

VIA Federal Express

City of Grand Junction
ATTN: John Shaver, City Attorney
250 N. 5th Street
Grand Junction, CO 81501

Re: Sale of KKCO in Grand Junction, Colorado

To Whom It May Concern:

Gray Local Media, Inc., has agreed to sale television stations KKTU in the Colorado Springs, Colorado market, KKCO and KJCT-LP in the Grand Junction, Colorado Market, and KMVT and KSVT-LD in the Twins Falls, Idaho market to Scripps Media, Inc. The transaction is subject to customary closing conditions. Closing is expected to occur during the last quarter of 2025, once all closing conditions have been satisfied.

Effective upon closing, Scripps Media, Inc. will assume Gray Local Media, Inc. d/b/a KKCO/KJCT-LP's rights and obligations under our Lease Agreement with City of Grand Junction arising from and after said closing date. Please confirm your consent to the assignment described herein by signing below.

Please either email a copy of the signed letter to me at cindy.rayfield@graymedia.com or mail the original to the address listed below. In the interest of time, we ask that you send us the signed acknowledgement within 10 days of receipt of this letter. Should you have any questions, please do not hesitate to contact me.

Sincerely,

Cindy Rayfield
Cindy Rayfield

Acknowledged and Agreed:

City of Grand Junction

By: _____
Name: _____
Title: _____
Date: _____, 2025

ORDINANCE NO. _____

AN ORDINANCE REGARDING TRANSFERRING, AUTHORIZING AND SUBSTITUTING THE LEASE AGREEMENT FOR USE OF CERTAIN CITY LAND AND RATIFYING ALL ACTIONS HERETOFORE TAKEN AND IN CONNECTION THEREWITH TO ASSIGN THE LEASE FROM GRAY MEDIA INC. TO SCRIPPS MEDIA INC.

Recitals:

By and with Ordinance 5132 the City Council transferred, authorized, and approved a lease agreement by and between the City and Gray Media for a longstanding lease of City property on Grand Mesa for use as a television and radio transmitting site (Lease).

Gray Media has requested that the Lease now be transferred to Scripps Media Inc.

By and with this Ordinance the City Council acknowledges the Lease and pursuant to paragraph 14.3 thereof consents to the assignment of the same to Scripps Media Inc.

NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION, COLORADO AS FOLLOWS:

1. The foregoing Recitals are incorporated and adopted and in accordance with and pursuant to this Ordinance, and the relevant Recitals of Ordinance 5132, the City Council of the City of Grand Junction, Colorado hereby transfers, authorizes, substitutes and confirms the Lease, and the amendment(s) of the same, including naming Scripps Media Inc. as the tenant and to the extent necessary or required amends Ordinance 5132; and,
2. The Lease as specifically amended is hereby approved. The City Manager and the officers, employees and agents of the City are hereby authorized and directed to take all actions necessary or appropriate to effectuate the provisions thereof, to affect the intent and purposes hereof, and all actions heretofore taken or to be taken by the officers, employees and agents of the City relating to the Lease as amended which actions are consistent with the provisions hereof are hereby ratified, approved, and confirmed; and,
3. If any part or provision of this Ordinance or the application thereof to any person or circumstance(s) is held invalid, such invalidity shall not affect other provisions or applications of this Ordinance which can be given effect without the invalid provisions or application, and to this end the provisions of this Ordinance are declared to be severable.
4. The City Council finds and declares that this Ordinance is promulgated and adopted for the public health, safety and welfare and this Ordinance bears a rational relation to the lawful objectives sought to be obtained.

INTRODUCED ON FIRST READING, PASSED for publication in pamphlet form and setting a hearing for ____ 2025, this 5th day of November 2025 by the City Council of the City of Grand Junction, Colorado.

HEARD, PASSED and ADOPTED ON SECOND READING and ordered published in pamphlet form this ____ day of ____ 2025.

Cody Kennedy
President of the City Council

Attest:

Selestina Sandoval
City Clerk



Grand Junction City Council

Regular Session

Item #2.a.iii.

Meeting Date: November 5, 2025
Presented By: Tim Lehrbach, Principal Planner
Department: Community Development
Submitted By: Tim Lehrbach, Principal Planner

Information

SUBJECT:

Introduction of an Ordinance Amending Sections of the Zoning and Development Code (Title 21 of the Grand Junction Municipal Code) Regarding Landscaping, Buffering, and Screening and Measurements and Definitions and Setting a Public Hearing for November 19, 2025

RECOMMENDATION:

The Planning Commission voted (5-1) to recommend approval.

EXECUTIVE SUMMARY:

State legislation signed into law in 2024 and 2025 requires that local governments prohibit the installation of nonfunctional turf in new commercial, institutional, industrial, or common interest community property, any common interest element of a multi-unit residential property that includes more than twelve dwelling units, and in any street right-of-way, parking lot, median, or transportation corridor no later than January 1, 2026.

Staff proposes a text amendment to the Zoning and Development Code to comply with the new laws. There are additional minor changes intended to clarify provisions or achieve greater consistency with other provisions of the Code.

BACKGROUND OR DETAILED INFORMATION:

BACKGROUND

State legislation signed into law in 2024 (Senate Bill 24-005) and 2025 (House Bill 25-1113) requires that local governments prohibit the installation of nonfunctional turf in new commercial, institutional, industrial, or common interest community property, any common interest element of a multi-unit residential property that includes more than twelve dwelling units, and in any street right-of-way, parking lot, median, or

transportation corridor no later than January 1, 2026.

At a workshop in December 2024, City Council directed staff to draft an amendment to existing landscape standards in the Zoning and Development Code to achieve compliance with new law. At that time, the 2025 legislation had not been introduced, but its effect is negligible on the changes required at this time. Specifically, the 2025 bill explicitly adds to applicable properties any common interest element of a multi-unit property that includes more than twelve dwelling units.

PROPOSED AMENDMENT

GJMC 21.07.030(a) Compliance.

The amendment broadens the applicability of the chapter from all required landscape to all landscape. This is necessary in order to comply with the restriction against the installation of turf on applicable properties (colloquially referred to as the “turf ban” hereafter for ease of reading), whether or not such landscape is required by code. This has the consequence of specifying several times within the chapter where a provision is meant to apply only to landscape that is required to be installed.

The exemption from the requirements of the chapter must be narrowed to single-unit and duplex dwellings, as these may be – and are – found within zone districts that also allow other uses which are subject to the turf ban.

Unrelated to the turf ban, the amendment strikes the requirement for plantings “around new and existing structures,” which is both unclear in its extent and incompatible with industry and regulatory trends to protect structures from fire hazards and foundation damage posed by planting near structures.

GJMC 21.07.030(c) Acceptable Plant Material.

The turf ban is explicitly implemented. Specifically, in accordance with the mandate, the installation of turf not meeting the definition of functional turf shall not be installed on any commercial, industrial, or institutional property, any common interest element of a multi-unit residential property that includes more than twelve dwelling units, any common interest community property, or any street right-of-way, parking lot, median, or transportation corridor. Grass seed or sod that is a native plant or has been hybridized for arid conditions is exempt from this prohibition. Artificial turf not meeting the definition of functional artificial turf is likewise prohibited on the same applicable properties.

GJMC 21.07.030(h) Irrigation.

The requirement to irrigate landscape is clarified to apply to required landscape only, since the amendment necessarily applies the chapter to all landscape.

An existing provision requiring “native grasses” to be zoned separately from “higher water demand landscapes” is replaced with a requirement that all plants shall be irrigated by zones according to their water demand. This renders more effective the chapter’s requirements for the installation of species with lower water demand by ensuring that irrigation is zoned properly to supply only the water such plants demand.

GJMC 21.07.030(i) Landscape Plans.

The existing code includes a requirement that irrigation plans be certified by an irrigation design professional who has been certified through the Irrigation Association (CID) or a similar EPA WaterSense labeled certification program. The provision specifies that it becomes effective “no later than three years after December 21, 2022.” As the effective date of this proposed amendment would be near December 21, 2025, the reference to a forthcoming effective date is no longer necessary and is proposed for deletion.

The provision allowing for field substitutions of equivalent species is proposed to be limited such that turf may not be substituted without prior written approval of the Director. This ensures that grasses subject to the turf ban are not installed in the field in place of species that are exempt.

GJMC 21.07.030(j, l, m, n, o)

References to “required” landscape are added throughout these subsections to maintain their existing applicability despite the amendment applying the chapter generally to all landscape.

GJMC 21.07.060 Street frontage landscape.

A recent amendment reduced front setbacks to five feet in several zone districts, with an option to reduce to zero feet under certain conditions. However, such reductions cannot be achieved where a fourteen-foot-wide street frontage landscape is required. This amendment provides an option to reduce the required street frontage landscape area to five feet where a building is constructed with a five-foot front setback. Where a front setback is reduced to less than five feet, the street frontage landscape is still applied, but the required plantings are to be provided in another location within the same development. This renders effective the reduction in setbacks while ensuring that plantings which otherwise would be provided in the street frontage are not lost altogether.

GJMC 21.07.070 Public right-of-way.

A provision limiting turf to 15% of right-of-way landscape is proposed for deletion. The turf ban precludes any percentage of such area from being planted with nonfunctional turf. Exempt species, which are native or adapted to the region, are appropriate plant selections for right-of-way landscape and need not be limited by a 15% cap.

GJMC 21.14.020 Definitions

The definition of functional turf requires revision for consistency with Colorado law. A new definition of functional artificial turf becomes necessary in order to establish the applications of artificial turf which are not subject to the ban.

NOTIFICATION REQUIREMENTS

Notice was completed as required by Section 21.02.030(g). Notice of the public hearing was published on October 4, 2025, in the Grand Junction Daily Sentinel. A public

hearing was held at the October 14, 2025, regular meeting of the Planning Commission.

ANALYSIS

The criteria for review are set forth in Section 21.02.050(d) of the Zoning and Development Code, which provides that the City may approve an amendment to the text of the Code if the applicant can demonstrate evidence proving each of the following criteria:

(A) Consistency with Comprehensive Plan. *The proposed Code Text Amendment is generally consistent with applicable provisions of the Comprehensive Plan.*

The proposed amendment supports two strategies within Plan Principle 8, Resource Stewardship, pertaining to the planting of native and other species with reduced water demand. Each strategy promotes the installation of waterwise species and water conservation, one via regulation on required landscape, the other via management of public landscape throughout the City. The amendment prohibits nonfunctional turf and nonfunctional artificial turf within most development and in public spaces, while preserving requirements for site landscape, which promotes (by requiring) the installation of native or hybridized grass species or other plants selected from the suitable plant list. The amendment can be expected to shift the proportion of landscape areas occupied by turf and its high water demands in favor of waterwise species.

Staff finds this criterion has been met.

(B) Consistency with Zoning and Development Code Standards. *The proposed Code Text Amendment is consistent with and does not conflict with or contradict other provisions of this Code.*

The proposed amendment is consistent with the rest of the provisions in the Code and does not create any conflicts with other provisions in the Code.

Staff finds this criterion has been met.

(C) Specific Reasons. *The proposed Code Text Amendment shall meet at least one of the following specific reasons:*

The proposed revisions to the Zoning and Development Code all meet specific reasons identified in this criterion for review. Each amendment is identified with its appropriate reason below.

a. To address trends in development or regulatory practices;

The amendment directly addresses recent legislation that requires compliance by January 1, 2026. In order to achieve compliance with the turf ban, it is necessary for the City to implement its terms as provided in the proposed amendment. The legislation likewise reflects recent development and regulatory trends towards the implementation of waterwise landscape and irrigation practices. The City's Water Efficiency Plan and

Sustainability and Adaptation Plan direct the City to further its efforts towards water conservation, specifically within irrigation for landscape areas.

The amendment to street frontage landscape addresses the trend towards increased flexibility in development standards, specifically the reduction of front setbacks in applicable zone districts.

b. To expand, modify, or add requirements for development in general or to address specific development issues;

The amendment modifies requirements for development in general by its prohibition on nonfunctional turf, which replaces a cap of 15% nonfunctional turf in any required landscape area, and it applies the prohibition to any landscape on any property subject to the statewide ban on nonfunctional turf.

The amendment addresses specific development issues concerning the implementation of reduced front setbacks, which otherwise cannot be achieved given the existing code's requirement for a fourteen-foot-wide street frontage landscape area (reducible to five feet only where a detached sidewalk is provided).

c. To add, modify or expand zone districts; or

d. To clarify or modify procedures for processing development applications.

Reasons (a) and (b) are satisfied. Staff finds this criterion has been met.

FINDING OF FACT AND RECOMMENDATION

After reviewing the proposed amendments, the following finding of fact has been made:

In accordance with Section 21.02.050(d) of the Grand Junction Zoning and Development Code, the proposed text amendment to Title 21 is consistent with the Comprehensive Plan and the Zoning & Development Code and meets at least one of the specific reasons outlined.

Therefore, staff recommends approval.

The Planning Commission voted (5-1) to recommend approval.

FISCAL IMPACT:

There is no direct fiscal impact for this item.

SUGGESTED MOTION:

I move to introduce and pass for publication in pamphlet form an ordinance amending Title 21 Zoning and Development Code, regarding Landscaping, Buffering, and Screening and Measurements and Definitions, and set a public hearing for November 19, 2025.

Attachments

1. Planning Commission Minutes - 2025 - Oct 14
2. Draft Ordinance

GRAND JUNCTION PLANNING COMMISSION
October 14, 2025, 5:30 PM
MINUTES

The meeting of the Planning Commission was called to order at 5:31 p.m. by Chairman Robert Quintero.

Those present were Planning Commissioners; Andrew Teske, Shanon Secrest, Sandra Weckerly, Ian Thomas, and Ian Moore.

Also present were Jamie Beard (Assistant City Attorney), Niki Galehouse (Planning Manager), Tim Lehrbach (Principal Planner), and Jacob Kaplan (Planning Technician).

There were 4 members of the public in attendance, and 1 virtually.

The Commissioners held a vote to elect a new Chair for the Planning Commission.

Commissioner Teske nominated Commissioner Weckerly as the new Chair.
The Commission voted 4-2 to appoint Commissioner Weckerly as the new Chair.

CONSENT AGENDA

1. Approval of Minutes

Minutes of Previous Meeting(s) from September 29, 2025.

Commissioner Moore moved to approve the Consent Agenda.

Commissioner Teske seconded; motion passed 6-0.

REGULAR AGENDA

1. Messick-Dangler Annexation

ANX-2025-116

Consider a request by Carrie Messick, Cory Messick, and Sharon Valarie Dangler to zone 6.43 acres from Mesa County Residential Single Family – Rural (RSF-R) to Public, Civic, and Institutional Campus (P-2) located at 378 30 Road.

Staff Presentation

Tim Lehrbach, Principal Planner, introduced exhibits into the record and provided a presentation regarding the request.

Questions for Staff

There were no questions for staff.

Public Hearing

The public comment period was opened at 5:00 p.m. on Tuesday, October 7, 2025, via www.gjcity.org.

There were no comments from the public either in attendance or online.

The public comment period was closed at 5:56 p.m. on October 14, 2025.

Discussion

Commissioner Secrest asked about density in the P-2 zone district and how max density would be calculated for this parcel given that a majority of the lot is underwater.

Chairwoman Weckerly asked about the acreage of the parcel.

It was determined that the acreage that was included in the public notice (6.43 acres) did not match the acreage of the parcel to be annexed (27.18 acres).

The Commission decided to continue this item to the October 28 Planning Commission Hearing.

2. Zoning Code Amendments **ZCA-2025-575**

Consider an ordinance amending sections of the Zoning and Development Code (Title 21 of the Grand Junction Municipal Code) regarding Landscaping, Buffering, and Screening and Definitions.

Staff Presentation

Tim Lehrbach, Principal Planner, introduced exhibits into the record and provided a presentation regarding the request.

Questions for Staff

Commissioner Secrest asked what the consequence was if the City did not comply with the State's mandate. He noted his disagreements with State mandates. He asked about the City's Suitable Plants List.

Commissioner Moore asked if these standards would only apply at the time of development. se provisions would apply to single-unit lots.

Commissioner Teske asked for clarification on the proposed amendments to the General landscape standards in regard to landscaping requirements for single-unit detached and duplex dwellings. He asked why single-unit attached uses were not included in the housing types exempted from the General landscape standards. He noted that the turf standards established by the State are meant to apply to developments of more than 12 units, but the City considers 3+ units on a single lot as a multi-unit use. He expressed concerns that the City would be regulating beyond what the state was mandating.

Chairwoman Weckerly echoed Commissioner Teske's concerns about landscaping inadvertently being required for multi-unit development of 3-12 units. She cautioned that the requirement to

irrigate by zones could potentially increase the cost to design an irrigation system, subsequently impacting housing affordability.

Staff explained that the current code has landscaping standards that apply to all multi-unit developments (3+ units on a single lot), but the State mandated landscaping regulations are only applied to developments of 13 units or more.

Public Hearing

The public comment period was opened at 5:00 p.m. on Tuesday, October 7, 2025, via www.gjcity.org.

There were no comments from the public either in attendance or online.

The public comment period was closed at 6:42 p.m. on October 14, 2025.

Discussion

No discussion occurred.

Motion and Vote

Commissioner Quintero made the following motion “Ms. Chairman, on the request to amend Title 21 Zoning and Development Code of the Grand Junction Municipal Code, City file number ZCA-2025-575, I move that the Planning Commission forward a recommendation of approval to City Council with the finding of fact listed in the staff report.”

Commissioner Moore seconded; motion passed 5-1.

OTHER BUSINESS

Niki Galehouse asked the commissioners to spread the word about the vacancies. She asked about the Commissioner’s availability for the November 25 hearing. She thanked the Commission and noted that this would be her last hearing with the City of Grand Junction.

ADJOURNMENT

Commissioner Quintero made a motion to adjourn the meeting.

The vote to adjourn was 6-0.

The meeting adjourned at 6:45 p.m.

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. _____

AN ORDINANCE AMENDING SECTIONS OF THE ZONING AND DEVELOPMENT CODE (TITLE 21 OF THE GRAND JUNCTION MUNICIPAL CODE) REGARDING LANDSCAPING, BUFFERING, AND SCREENING AND DEFINITIONS

Recitals

The City Council recognizes the importance of maintaining effective zoning and development regulations that implement the vision and goals of the Comprehensive Plan while remaining compliant with applicable laws of the State of Colorado.

State legislation signed into law in 2024 and 2025 requires that local governments prohibit the installation of nonfunctional turf in new commercial, institutional, industrial, or common interest community property, any common interest element of a multi-unit residential property that includes more than twelve dwelling units, and in any street right-of-way, parking lot, median, or transportation corridor no later than January 1, 2026. During the course of reviewing the City of Grand Junction's landscape regulations to identify necessary revisions for compliance with state law, staff identified additional opportunities to clarify provisions or achieve greater consistency with other provisions of the Grand Junction Zoning and Development Code.

After public notice and public hearing as required by the Grand Junction Zoning and Development Code, the Grand Junction Planning Commission recommended approval of the proposed amendment.

After public notice and public hearing, the Grand Junction City Council finds that the amendment to the Zoning & Development Code implements the vision and goals of the Comprehensive Plan, that the amendment provided in this Ordinance is responsive to the requirements of the laws of the State of Colorado, and that the amendment otherwise furthers and advances the public health, safety, and welfare of the City and its residents.

NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT:

The following sections of the zoning and development code (Title 21 of the Grand Junction Municipal Code) are amended as follows (deletions ~~struck through~~, added language underlined):

...

21.07 LANDSCAPING, BUFFERING, AND SCREENING

...

21.07.030. General landscape standards.

(a) Compliance.

(1) All landscaping ~~required by this Code~~ shall comply with the standards and requirements of this section.

(2) The landscaping requirements of this Code shall not apply to ~~a lot zoned for one or two dwelling units~~ individual-lot development of single-unit detached or duplex dwellings.

(3) Landscaping for new developments shall occur in buffer areas, all interior parking areas, along the perimeter of the property, ~~around new and existing structures~~, and along street frontages and within any right-of-way not used nor planned to be used for infrastructure.

...

(c) Acceptable Plant Material.

(1) Suitable Plant List.

(i) Vegetation must be suitable for Grand Junction's climate and soils and shall be selected from the City of Grand Junction Suitable Plant List. ~~It to~~ be maintained by the Director. Applicants may petition the inclusion of plants not found on the Suitable Plant List and shall provide sufficient information about the proposed species to facilitate review. The Suitable Plant List identifies the anticipated water needs of each plant species. The Director may allow the use of any plant not otherwise prohibited if sufficient information is provided to show suitability including salt tolerance, sun and shade requirements based on planting locations, growth habitat, etc. Noxious or invasive species are not allowed to be planted in development but may be preserved in development.

...

(iv) A minimum 90% of the proposed shrubs and ground cover shall be identified as xeric, xeric-low, xeric-medium, or low water on the Suitable Plants List.

...

(4) Turf not meeting the definition of functional turf shall not be installed on any commercial, industrial, or institutional property, any common interest element of a multi-unit residential property that includes more than twelve dwelling units, any common interest community property, or any street right-of-way, parking lot, median, or transportation corridor, except that grass seed or sod that is a native plant or has been hybridized for arid conditions is exempt from this prohibition. ~~exceed 15% of any required~~

landscaping area in the City of Grand Junction. Functional turf may exceed the 15% maximum.

(5) Artificial turf not meeting the definition of functional artificial turf shall not be installed on any commercial, industrial, or institutional property, any common interest element of a multi-unit residential property that includes more than twelve dwelling units, any common interest community property, or any street right-of-way, parking lot, median, or transportation corridor.

...

(h) Irrigation.

All required vegetation and landscaped areas must be provided with a permanent irrigation system, which may include a system supplied by water from an approved graywater treatment works.

~~(5) Native grasses must have a permanent irrigation source that is zoned separately from higher water demand landscapes. Plants shall be irrigated by zones according to their water demand. Once the grasses plants are established, irrigation to native grass areas can be reduced to a level that maintains coverage typical of the grass mix the plantings and to suppress weed growth.~~

...

(i) Landscape Plans.

...

(7) All landscape plans shall include an irrigation plan. Irrigation plans shall be certified by an irrigation design professional who has been certified through the Irrigation Association (CID), or a similar EPA WaterSense labeled certification program.

~~(i) This certification will be required on all irrigation plans no later than three years after December 21, 2022. The irrigation plan shall also comply with the standards in the Submittal Standards for Improvements and Development (SSID) manual.~~

...

(10) An equivalent species may be substituted in the field without prior written approval of the Director. Plants are "equivalent" if they have the same growth habit and rate, same cover, leafing, shade characteristics and function, have similar water requirements as identified as the City of Grand Junction Suitable Plants List, and thrive in the same microclimate, soils, and water conditions.

...

(ii) Turf shall not be substituted without prior written approval from the Director.

(j) Protection of Landscape Areas.

All required landscape areas (except in the right-of-way where a street side curb does not exist) shall be protected from vehicles through the use of concrete curbing, large rocks, or other similar obstructions.

...

(l) Sight Distance.

The owner shall maintain all vegetation, fences, walls, and berms so that there is no sight distance hazard nor road or pedestrian hazard. See GJMC 8.32.060 and TEDS (GJMC Title 29).

(m) Soil and Planting Beds.

Soil in required landscape areas must be amended and all vegetation planted in accordance with good horticultural practices.

...

(n) Planting Standards.

(1) All required landscaping shall be installed, maintained, and protected as shown on the approved plan.

...

(o) Maintenance.

(1) The owners, tenants, and occupants, including homeowners' associations, for all new and existing uses in the City must maintain required landscaping in a healthy, growing, neat and well-maintained condition:

...

(ii) Any required plant that dies or is substantially damaged due to improper maintenance must be replaced with an equivalent live plant within 90 days of plant death or by the next April 1.

...

...

21.07.060. Street frontage landscape.

(a) For all development, except construction of one or two dwelling units or development within the MU-3 zone district, the owner shall provide and maintain a minimum fourteen-foot-wide street frontage landscape adjacent to the public right-of-way.

(1) Where detached walks are provided, or where a building is constructed to a five-foot front setback, a minimum street frontage landscape of five feet is acceptable. Where a front setback is reduced to less than five feet, the minimum street frontage landscape

of five feet applies, and the equivalent area and plantings not installed within the frontage shall be provided in another location within the same development.

...

21.07.070. Public right-of-way.

...

(b) For the purpose of meeting minimum plant quantities, 50% of landscaping plantings on public right-of-way shall be counted toward the landscape or open space requirements of this Code, unless specifically provided otherwise in this Code.

(1) At least 75% of the unpaved adjacent right-of-way shall be covered by plant material at maturity, including tree canopy, shrubs, and groundcover. ~~No more than 15% of the right-of-way shall be landscaped with turf.~~

...

...

...

21.14 MEASUREMENTS AND DEFINITIONS

...

21.14.020. Definitions.

...

(b) Terms Defined.

...

F

...

Functional artificial turf means artificial turf that is:

(a) Located in a recreational use area or other space that is regularly used for civic, community, or recreational purposes, which may include a playground, a sports field, a picnic ground, an amphitheater, a portion of a park, and the playing area of a golf course, such as a driving range, chipping and putting green, tee box, green, fairway, and rough; or

(b) A component of a product designed and approved by a professional engineer for civic infrastructure projects, including but not limited to covers for solid waste facilities and brownfield sites and revetments for slopes, channels, levees, and dams.

Functional turf means turf that is located in a recreational use area or other space that is regularly used for civic, community, or recreational purposes, which may include

playgrounds; sports fields; picnic grounds; amphitheaters; portions of parks; and the playing areas of golf courses, such as driving ranges, chipping and putting greens, tee boxes, greens, fairways, and roughs an area of turf measuring no less than 30 feet in width and length with a minimum area 1,500 square feet for the purposes of common recreational uses open to the public, members of a neighborhood, or clients and/or customers of a commercial or office use.

...

...

INTRODUCED on first reading this 5th day of November 2025 and ordered published in pamphlet form.

ADOPTED on second reading this 19th day of November 2025 and ordered published in pamphlet form.

ATTEST:

Cody Kennedy
President of the City Council

Selestina Sandoval
City Clerk



Grand Junction City Council

Regular Session

Item #2.b.i.

Meeting Date: November 5, 2025
Presented By: Randi Kim, Utilities Director
Department: Utilities
Submitted By: Randi Kim, Utilities Director

Information

SUBJECT:

Introduction of an Ordinance Amending the Wastewater System Code Section 13.04.090 Connection to Sewer Mandatory and Setting a Public Hearing for November 19, 2025

RECOMMENDATION:

Staff recommend approval of the municipal code amendment.

EXECUTIVE SUMMARY:

Staff proposes these amendments to the Wastewater System regulations to allow for buildings within the same parcel to share a sewer service line and require separate sewer service should the parcel be subdivided.

BACKGROUND OR DETAILED INFORMATION:

The current municipal code 13.04.090 Connection to Sewer Mandatory requires that the owners of all houses, buildings or properties used for human occupancy, employment, recreation and/or other purposes situated within the City or County and abutting on any street, alley or right-of-way in which there is now located or may in the future be located a public sanitary or combined sewer of the City or County are hereby required at the owner's expense to install suitable toilet facilities therein, and to connect such facilities directly with the proper public sewer in accordance with the provisions of this chapter, within 120 days after date of official notice to do so; provided, that such public sewer is within 400 feet (122 meters) of the property line. Further, the municipal code stipulates that it shall be unlawful to construct, use or maintain and/or repair any privy, privy vault, septic tank, cesspool or other facility intended or used for the disposal of wastewater when the same site is within 400 feet of an existing public sewer with sufficient capacity and official notice disallowing the use of the same shall have been given to the owner of the house, building or property.

The revised code will allow property owners the option of maintaining an existing septic system used in connection with a primary building when constructing an accessory dwelling unit (ADU) and connecting the ADUs to the sanitary sewer system.

FISCAL IMPACT:

The Sewer Enterprise recovers the cost of service through monthly sewer rates. Upon connection, the property owner is also charged a Plant Investment Fee (PIF) to recover capital costs. For an ADU, the monthly service charge is based on 0.72 equivalent units (EQUs) or 0.72 times the monthly service charge for a single-family dwelling. Similarly, the PIF is charged at a rate of 0.72 EQUs. The City defines an ADU as no more than 900 square feet. If an ADU is more than 900 square feet, it is charged at the rate of a single-family dwelling or one EQU.

SUGGESTED MOTION:

I move to introduce an ordinance amending the Wastewater System Code Section 13.04.090 Connection to Sewer Mandatory and set a public hearing for November 19, 2025.

Attachments

1. ORD-ADU Connection to Sewer 20251024

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. XXXX

AN ORDINANCE AMENDING TITLE 13 OF THE GRAND JUNCTION MUNICIPAL CODE (GJMC)
REGARDING CONNECTION TO SEWER MANDATORY – CONSTRUCTION, USE AND/OR REPAIR OF
PRIVIES AND/OR SEPTIC TANKS DISALLOWED IN THE
CITY OF GRAND JUNCTION

Recitals:

On April 3, 2013, Ordinance 4574 repealed and re-enacted Section 13.04 of the Grand Junction Municipal Code pertaining to Wastewater System regulations including Chapter 13.04.090 *Connection to sewer mandatory - construction, use and/or repair of privies and/or septic tanks disallowed* and Chapter 13.04.110 *Private disposal systems*.

On August 16, 2023, Ordinance 5170 revised Chapter 13.04.140 to allow for buildings within the same parcel to share a sewer service line and require separate sewer service should the parcel be subdivided. The revisions to that Chapter are intended to facilitate the construction of accessory dwelling units (ADUs).

The City Council and the Mesa County Board of Commissioners establish the policy for the operation of the Persigo Wastewater system and as such have determined that certain property owners be allowed the option of maintaining an existing septic system used in connection with a principal residential structure when constructing an accessory dwelling units (ADUs) and that the ADU be connected to the sanitary sewer system.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION in consideration of and adoption of the foregoing Recitals that Chapter 13.04.090 of the GJMC shall be amended as follows with additions shown in ALL CAPS and deletions shown in strikethrough:

§ 13.04.090 Connection to sewer mandatory – Construction, use and/or repair of privies and/or septic tanks disallowed.

(a) The owners of all houses, buildings or properties used for human occupancy, employment, recreation and/or other purposes situated within the City or County and abutting on any street, alley or right-of-way in which there is now located or may in the future be located a public sanitary or combined sewer of the City or County are hereby required at the owner's expense to install suitable toilet facilities therein, and to connect such facilities directly with the proper public sewer in accordance with the provisions of this chapter, within 120 days after date of official notice to do so; provided, that such public sewer is within 400 feet (122 meters) of the property line.

(b) It shall be unlawful to construct, use or maintain and/or repair any privy, privy vault, septic tank, cesspool or other facility intended or used for the disposal of wastewater when the same site is within 400 feet of an existing public sewer with sufficient capacity and official notice disallowing the use of the same shall have been given to the owner of the house, building or property.

(C) WHERE AN ACCESSORY DWELLING UNIT (ADU) IS CONSTRUCTED ON THE SAME PARCEL AS A PRINCIPAL RESIDENTIAL BUILDING WHICH IS SERVED BY A FUNCTIONING PRIVATE SEWAGE DISPOSAL SYSTEM, CONNECTION TO SEWER WILL BE MANDATORY FOR THE ADU. THE PRINCIPAL RESIDENTIAL BUILDING MAY BE ALLOWED TO MAINTAIN A PRIVATE SEWAGE DISPOSAL SYSTEM IN ACCORDANCE WITH GJMC § 13.04.110 UNTIL SUCH SYSTEM FAILS. WHEN THE PRIVATE SEWAGE DISPOSAL SYSTEM FAILS, THE PROPERTY OWNER WILL BE REQUIRED TO NOTIFY THE CITY AND CONNECT TO SEWER IN ACCORDANCE WITH GJMC § 13.04.140.

Severability.

The officers of the City are hereby authorized and directed to take all action necessary or appropriate to effectuate the provisions of this Ordinance. if any section, paragraph, clause, or provision of this Ordinance shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause, or provision shall in no manner affect any remaining provisions of this Ordinance, the intent being that the same are severable.

INTRODUCED on first reading this xx day of ____ 2025 and ordered published in pamphlet form.

PASSED AND ADOPTED on second reading this xx day of ____ 2025 and ordered published in pamphlet form.

Cody Kennedy

President of the City Council

ATTEST:

Selestina Sandoval

City Clerk

§ 13.04.110 Private disposal systems.

(a) Connection to Private Disposal System Where Public System Is Unavailable. Where a public, sanitary or combined sewer is not available under the provisions of GJMC § **13.04.090**, the building sewer shall be connected to a private sewage disposal system complying with the provisions of this code.

(b) Type, Capacities, Location and Layout. The type, capacities, location and layout of a private sewage disposal system shall comply with all recommendations of the Colorado Department of Public Health and Environment and any and all conditions, requirements or standards of the City.

(c) Connection to Public Sewer Upon Availability of Public Sewer – Abandonment of Private Facilities. At such time as a public sewer becomes available to a property served by a private sewage disposal system, as provided in GJMC § **13.04.090**, a direct connection shall be made to the public sewer in compliance with this code within 120 days after the date of official notice to do so, and any septic tanks, cesspools and similar private sewage disposal facilities shall be abandoned and filled with suitable material.

(d) Sanitary Operation. The owner shall operate and maintain the private sewage disposal facilities in a sanitary manner at all times, at no expense to the City.

(e) Additional Requirements of the County’s Health Officer. No statement contained in this section shall be construed to interfere with any additional requirements that may be imposed by the County’s Health Officer.

§ 13.04.140 Building sewer – Separate sewer required for each building – Exception for buildings on the same parcel.

A separate and independent building sewer shall be provided for every building except where more than one building is located on the same parcel where the buildings may, as provided in this section, be served by a shared sewer service line.

A property owner applying for sewer service for more than one building on the same parcel (“applicant”) may apply to the City Manager to connect the second building to the existing sanitary sewer system connection. The City Manager or his/her designee will review and approve, conditionally approve, or deny the applicant’s request in writing. As required by GJMC § **13.04.150**, an existing building sewer may be used in connection with a new building only when found, on examination by the City Manager or his/her designee, to meet all requirements of this code, whose requirements include but are not limited to the applicant being bound to all current standard specifications for the construction of pipe and fittings for sanitary sewer service lines all of which shall consider the size, slope, and material(s) for construction for service lines.

If the parcel is subdivided, a separate and independent sewer service line(s) shall be provided for each parcel. Separate parcels shall not share or be served by a single (common) sewer service line(s).



Grand Junction City Council

Regular Session

Item #3.a.

Meeting Date: November 5, 2025

Presented By:

Department: City Clerk

Submitted By:

Information

SUBJECT:

Legislative

RECOMMENDATION:

EXECUTIVE SUMMARY:

BACKGROUND OR DETAILED INFORMATION:

FISCAL IMPACT:

SUGGESTED MOTION:

Attachments

None



Grand Junction City Council

Regular Session

Item #3.a.i.

Meeting Date: November 5, 2025

Presented By: Ashley Chambers, Housing Manager

Department: Community Development

Submitted By:

Information

SUBJECT:

2024 Community Development Block Grant (CDBG) Program Year Consolidated Annual Performance and Evaluation Report (CAPER) Review

RECOMMENDATION:

Staff recommends City Council conduct a public hearing to receive comment on the Consolidated Annual Performance and Evaluation Report.

EXECUTIVE SUMMARY:

City Council will conduct a public hearing to solicit public comment on the 2024 CDBG Program Year Consolidated Annual Performance and Evaluation Report (CAPER).

BACKGROUND OR DETAILED INFORMATION:

CDBG funds are a Department of Housing and Urban Development (HUD) entitlement grant to the City of Grand Junction, which became eligible for the funding in 1996. The City received \$388,985 for the 2023 Program Year. The final decision to fund five (5) projects was made by the City Council at its hearing on June 15, 2023. The City's 2022 Program Year began on September 1, 2023, and ended on August 31, 2024.

At the end of each Program Year, a Consolidated Annual Performance and Evaluation Report (CAPER) is required. Per recent HUD guidance, the City is to conduct a public hearing to solicit public comment on the accomplishments achieved, followed by a 15-day public review period during which the report is available for public review. As advertised in the Daily Sentinel, the hearing will be conducted and, in addition to being on the City's web page, copies of the report are available at the City Clerk's Office and the Mesa County Public Library. Upon completion of the public review, the CAPER will be submitted to HUD.

The goals and objectives for the 2023 Program Year are based on HUD's priority needs identified in the Grand Junction 2021 Five-Year Consolidated Plan. The Plan provides the guidelines for selecting activities to fund each program year. The Consolidated Plan outlines three goals: 1) Create a Suitable Living Environment; 2) Provide Decent Affordable Housing; and 3) Create Economic Opportunities. Funding in the 2023 Program Year addressed these goals as outlined below.

Create a Suitable Living Environment:

Activities under this goal improved services and facilities for low- and moderate-income individuals, enhancing the community's overall livability and sustainability. These improvements also directly benefited residents and clients served by the programs and facilities. A total of \$35,324 in 2023 CDBG funds was allocated to and/or expended on these activities.

Provide Decent Affordable Housing:

With the exception of Program Administration and one other project, all 2023 activities contributed to this goal, helping to preserve and enhance affordable housing for low- and moderate-income households. A total of \$180,184.03 in 2023 CDBG funds were allocated to and/or expended on activities supporting affordable housing.

Create Economic Opportunities

There were no 2023 activities that directly impacted job retention or creation. However, all other activities that support low- and moderate-income households indirectly improve their economic opportunities and financial stability.

In addition to the above activities being completed during the 2023 Program Year, Housing Resources of Western Colorado completed the expenditure of the CDBG CV (CARES Act) funds that had been allocated to the agency for emergency assistance payments.

The City receives limited CDBG funding each year and cannot feasibly make progress in all areas; however, over the course of the Five-Year Consolidated Plan, some progress has been made in many, if not all, areas. In addition, many other community agencies and organizations report accomplishments to the City each year through subrecipient reporting and as the City develops its Five-Year Consolidated Plan and Annual Action Plans. 2023 is the third Consolidated Annual Performance and Evaluation Report of the Five-Year Consolidated Plan.

FISCAL IMPACT:

The City received a \$398,577 allocation for the 2024 Program Year. In addition, remaining unexpended funds from a previous program year in the amount of \$80,559 were reallocated with the 2024 Program Year funds, bringing the 2024 total to \$479,136. With the exception of \$60,991 allocated for program administration, all funds were allocated to City-led infrastructure and parks projects.

SUGGESTED MOTION:

No motion is necessary. City Council needs to conduct a public hearing to receive comment on the Consolidated Annual Performance and Evaluation Report.

Attachments

1. Draft 2024 CAPER Public Review Copy

FOURTH PROGRAM YEAR CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT (CAPER)



2024

City of Grand Junction, Colorado

Community Development Block Grant (CDBG) Program
U.S. Department of Housing and Urban Development

The City of Grand Junction's 2024 Community Development Block Grant (CDBG)
Consolidated Annual Performance and Evaluation Report (CAPER) was produced by the
Grand Junction Community Development Office.

For more information on the report contact:

Si necesita esta informacion en espanol, llame al:

Keira Auld
CDBG and Housing Programs Specialist
City of Grand Junction
Community Development Department
250 North 5th Street
Grand Junction, Colorado 81501

(970) 256-4114
keira.auld@gjcity.org

CR-05 - Goals and Outcomes

Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)

This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

The Consolidated Annual Performance and Evaluation Report (CAPER) provides annual performance reporting on client outputs and. outcomes that enables an assessment of grantee performance in achieving the goals set forth in the Five-Year Consolidated Plan and the related Annual Action Plans. Below is a summary of activities completed during the 2024 CDBG Program Year.

2019 CV Project:

- CDBG-CV3 Rental Assistance/Relief

2021 Project:

- 27 Road from Unawep to B.75 Road Safe Neighborhood Route

2022 Projects:

- Housing Resources of Western Colorado – Emergency Repair for Mobile Homes
- Safe Neighborhood Route 27 Road South of Highway 50

2023 Projects:

- Habitat for Humanity of Mesa County - Hoffman Phase 3 Predevelopment Cost

Projects still ongoing are:

- 2023 and 2024 Program Administration
- 2023 Safe Neighborhood Route Palmer Street from Unawep Avenue to Highway 50
- 2024 Columbine Park Improvements
- 2024 West Lake Park Improvements
- 2024 Ella Street Safe Neighborhood Route
- 2024 Hermosa Avenue Safe Neighborhood Route

Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee's program year goals.

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Creating Economic Opportunities	Economic Development	CDBG: \$	Jobs created/retained	Jobs	20	0	0.00%			
Creating Economic Opportunities	Economic Development	CDBG: \$	Businesses assisted	Businesses Assisted	5	0	0.00%			

Creating Economic Opportunities	Economic Development	CDBG: \$	Other	Other	1	0	0.00%			
Decent Affordable Housing	Affordable Housing Public Housing Homeless Non-Homeless Special Needs	CDBG: \$	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit	Households Assisted	0	0				
Decent Affordable Housing	Affordable Housing Public Housing Homeless Non-Homeless Special Needs	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	10				
Decent Affordable Housing	Affordable Housing Public Housing Homeless Non-Homeless Special Needs	CDBG: \$	Rental units constructed	Household Housing Unit	100	0	0.00%			
Decent Affordable Housing	Affordable Housing Public Housing Homeless Non-Homeless Special Needs	CDBG: \$	Homeowner Housing Added	Household Housing Unit	40	8	20.00%			
Decent Affordable Housing	Affordable Housing Public Housing Homeless Non-Homeless Special Needs	CDBG: \$	Homeowner Housing Rehabilitated	Household Housing Unit	30	41	136.67%			
Decent Affordable Housing	Affordable Housing Public Housing Homeless Non-Homeless Special Needs	CDBG: \$	Homelessness Prevention	Persons Assisted	0	5				

Decent Affordable Housing	Affordable Housing Public Housing Homeless Non-Homeless Special Needs	CDBG: \$	Housing for Homeless added	Household Housing Unit	0	0				
Decent Affordable Housing	Affordable Housing Public Housing Homeless Non-Homeless Special Needs	CDBG: \$	Housing for People with HIV/AIDS added	Household Housing Unit	5	0	0.00%			
Suitable Living Env - Special Needs/Minorities	Non-Housing Community Development Special Needs Populations and Other Human Services	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	18290				
Suitable Living Env - Special Needs/Minorities	Non-Housing Community Development Special Needs Populations and Other Human Services	CDBG: \$	Other	Other	2000	0	0.00%			
Suitable Living Environment - Homeless	Homeless Non-Housing Community Development Special Needs Populations and Other Human Services	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	277				
Suitable Living Environment - Homeless	Homeless Non-Housing Community Development Special Needs Populations and Other Human Services	CDBG: \$	Homeowner Housing Rehabilitated	Household Housing Unit	0	8				

Suitable Living Environment - Homeless	Homeless Non-Housing Community Development Special Needs Populations and Other Human Services	CDBG: \$	Homeless Person Overnight Shelter	Persons Assisted	1300	277	21.31%			
Suitable Living Environment - Homeless	Homeless Non-Housing Community Development Special Needs Populations and Other Human Services	CDBG: \$	Overnight/Emergency Shelter/Transitional Housing Beds added	Beds	25	0	0.00%			
Suitable Living Environment - Homeless	Homeless Non-Housing Community Development Special Needs Populations and Other Human Services	CDBG: \$	Homelessness Prevention	Persons Assisted	25	0	0.00%			
Suitable Living Environment - Non-Housing	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	5000	23818	476.36%	18562	0	0.00%
Suitable Living Environment - Non-Housing	Non-Housing Community Development	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	5000	0	0.00%			
Suitable Living Environment - Non-Housing	Non-Housing Community Development	CDBG: \$	Facade treatment/business building rehabilitation	Business	0	1				
Suitable Living Environment - Non-Housing	Non-Housing Community Development	CDBG: \$	Businesses assisted	Businesses Assisted	0	1				

Table 1 - Accomplishments – Program Year & Strategic Plan to Date

Assess how the jurisdiction's use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.

The goals and objectives for the 2024 Program Year are based on HUD's priority needs, as identified in the Grand Junction 2021 Five-Year Consolidated Plan. This plan guides the selection of activities funded each program year. The Consolidated Plan outlines three main goals: Create a Suitable Living Environment, Provide Decent Affordable Housing,

and Create Economic Opportunities. The 2024 Program Year addressed these goals as follows:

Create a Suitable Living Environment:

Activities under this goal improved services and facilities for low- and moderate-income individuals and neighborhoods, enhancing the community's overall livability and sustainability. These improvements also directly benefited residents and clients served by the programs and facilities. A total of \$672,888 in 2021, 2022 and 2023 CDBG funds was allocated to and/or expended on these activities.

Provide Decent Affordable Housing:

There were two activities completed in the 2024 Program Year that addressed this goal – Housing Resources of Western Colorado – Emergency Repair for Mobile Homes and Habitat for Humanity of Mesa County - Hoffman Phase 3 Predevelopment Cost. \$89,585 in 2022 and 2023 CDBG funds was allocated to and/or expended on this activity supporting affordable housing.

Create Economic Opportunities:

Although there were no 2024 activities directly targeting job retention or creation, other activities supporting low- and moderate-income households indirectly improved their economic opportunities and financial stability.

The City of Grand Junction receives limited CDBG funding each year, so it cannot feasibly make significant progress in all areas annually. However, over the course of the Five-Year Consolidated Plan, progress is made across many, if not all, areas. Additionally, other community agencies and organizations report their accomplishments to the City each year through subrecipient or other reporting, which helps inform the City's Five-Year Consolidated Plan and Annual Action Plans. The 2024 Program Year marks the fourth Consolidated Annual Performance and Evaluation Report for this Five-Year Plan.

CR-10 - Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted).

91.520(a)

	CDBG
White	12
Black or African American	0
Asian	0
American Indian or American Native	0
Native Hawaiian or Other Pacific Islander	0
Total	12
Hispanic	3
Not Hispanic	9

Table 2 – Table of assistance to racial and ethnic populations by source of funds

Narrative

As reflected in Table 2, there were only two activities completed in the 2024 Program Year that reported demographic information for families assisted through the Community Development Block Grant (CDBG) program. The data shows that 25% of the individuals assisted identify as Latino, while this group represents approximately 17% of the community overall. These figures indicate that individuals of Latino origin were served at a rate proportionate to their presence in the broader community.

While the IDIS system does not include a field for reporting characteristics of the head of household or information on individuals with physical or health limitations, the City of Grand Junction tracks these details through subrecipient performance and accomplishment data. As a result, the City maintains records on household composition, physical or health limitation status, and demographic information for direct beneficiaries of CDBG activities. This data is summarized for the 2024 Program Year in the attached table. Of those entities reporting, an average of 80.5% are single-adult heads of household, and approximately 3% of persons served indicated a physical or health limitation.

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public - federal	1,357,486	279,916

Table 3 - Resources Made Available

Narrative

With the exception of funds retained by the City for program administration, planning, and activities within CDBG-eligible neighborhoods, all CDBG funds were made available to local non-profit organizations and agencies. The City does not meet the threshold to receive HOME funds. The amounts listed in Table 3 reflect expenditures for activities completed in the 2024 Program Year, including those funded in the 2021, 2022, and 2023 Program Years. The percentages in Table 4 do not include CDBG-CV funds, which were fully allocated to local agencies serving low- and moderate-income households citywide.

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
Census Tracts	100	88	Low and Moderate Income
City-Wide	0	12	

Table 4 – Identify the geographic distribution and location of investments

Narrative

Expenditure of CDBG funds is directed to areas with low- and moderate-income concentrations, such as the Orchard Mesa, Downtown, and Central Grand Junction neighborhoods. All recipient agencies and organizations must report expenditures within the City limits of Grand Junction, or for persons residing within those limits. Additionally, CDBG funding must meet national objective requirements by serving low- and moderate-income individuals or clientele of presumed benefit.

In the 2024 Program Year, several activities were completed by the City of Grand Junction with funding from multiple program years that improved low- and moderate-income neighborhoods:

- 27 Road from Unaweept to B.75 Road Safe Neighborhood Route
- Safe Neighborhood Route 27 Road South of Highway 50

In addition, there are ongoing activities to be completed during the 2025 Program Year that support low- and moderate-income neighborhoods.

- 2023 Palmer St. Safe Route to School
- 2024 Columbine Park Improvements
- 2024 West Lake Park Improvements
- 2024 Ella Street Safe Neighborhood Route
- 2024 Hermosa Avenue Safe Neighborhood Route

Leveraging

Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.

The City of Grand Junction shares HUD's goals of using CDBG funds to seed programs and projects that can ultimately become financially self-sufficient and demonstrate growth in services provided. Although the City does not require matching funds from subrecipients, most agencies contribute matching funds from other sources, especially when their services extend beyond City limits, where the City cannot provide CDBG funding. Leveraged funds are assessed during the project proposal review process, and in many cases, recipients have been able to leverage funding from other sources by using CDBG dollars to meet the required match.

The funds provided through the CDBG Program for projects that have been completed in the 2024 Program Year have leveraged substantial public and private resources. Specific leveraged funds for completed 2024 Program Year activities include:

- Housing Resources of Western Colorado – Emergency Repair for Mobile Homes \$3,000
- Habitat for Humanity of Mesa County - Hoffman Phase 3 Predevelopment Cost \$1,532,000

By funding projects partially with CDBG dollars, the City demonstrates an investment commitment, which helps agencies more effectively request matching funds from other sources. Publicly and privately owned land is also used to address needs identified in the plan, as facilities are constructed on these properties to house various activities and programs.

In many cases, the leveraging of federal CDBG funds with additional resources allows agencies to expand their services beyond the City's jurisdiction, maximizing the impact of the funds. The City's commitment to fostering financially sustainable programs encourages agencies to continue seeking additional funding, ensuring the long-term viability of critical services.

CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	0	0
Number of Non-Homeless households to be provided affordable housing units	8	8
Number of Special-Needs households to be provided affordable housing units	0	0
Total	8	8

Table 5 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	0	0
Number of households supported through The Production of New Units	0	0
Number of households supported through Rehab of Existing Units	5	4
Number of households supported through Acquisition of Existing Units	0	0
Total	5	4

Table 6 – Number of Households Supported

Discuss the difference between goals and outcomes and problems encountered in meeting these goals.

During the 2024 Program Year, two completed activities addressed affordable housing goals: 2022 PY Housing Resources of Western Colorado – Emergency Repair for Mobile Homes project, which utilized funds to rehabilitate owner-occupied residential units, and 2023 PY Habitat for Humanity of Mesa County - Hoffman Phase 3 Predevelopment Cost project which utilized funds to cover water and sewer tap fees for newly constructed units. The one-year goal numbers reported in Tables 6 differ from Actual since more units were anticipated but building costs limited the number of units that could be completed.

Discuss how these outcomes will impact future annual action plans.

The outcomes expected under the one-year goals in Tables 5 and 6 will be reported in accomplishments for future program years but will not impact future Annual Action Plans. The City will continue to provide funding for housing purposes when able in future Annual Action Plans so that some funding is used for housing purposes within the life of the Five-Year Consolidated Plan.

Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.

Number of Households Served	CDBG Actual	HOME Actual
Extremely Low-income	2	0
Low-income	0	0
Moderate-income	10	0
Total	12	0

Table 7 – Number of Households Served

Narrative Information

The data reported in Table 7 does not include households served through the City's allocation of CDBG-CV funds for rental assistance nor for census tract-based activities. However, it does include data for the activities completed during the 2024 Program Year.

Data for ongoing activities will be reported in future CAPER documents, along with their accomplishments. As evidenced in Table 7, all households served were of low- to moderate-income, which aligns with the findings from the most recent Housing Needs Assessment indicating the greatest gap in housing availability.

CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)

Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

During the 2024 Program Year, the City of Grand Junction Housing Division created and implemented multiple outreach initiatives in partnership with many local service providers for unhoused citizens in Grand Junction.

Unhoused Needs Assessment and Unhoused Strategy and Implementation Plan

In partnership with Mesa County and the Grand Junction Housing Authority, the City completed the Unhoused Needs Assessment in 2023. Findings informed the Unhoused Strategy and Implementation Plan, formally adopted by City Council on July 3, 2024. The plan outlines seven core strategies: expanding interim housing (shelters and transitional housing), improving access to hygiene and basic needs, strengthening Coordinated Entry and the system of care, increasing flexible funding, enhancing prevention and housing navigation, expanding mental health services, and improving transportation. To move this work forward, the Mesa County Collaborative for the Unhoused (MCCUH) was formed, and nine implementation workgroups launched in July 2024, including a PEH (People Experiencing Homelessness) advisory group.

Neighbor-to-Neighbor Referral Team

The City launched the Neighbor-to-Neighbor (N2N) Referral Team in 2023 after identifying gaps during encampment outreach. Housing staff visit camps to share available resources and build trust. By 2024, the team expanded to 20 trained members. In the 2024 Program Year, outreach visits grew from 121 to 132, referrals remained steady, contact was made with 831 individuals, and housing assessments increased from 87 to 177. In addition, the City now collaborates with United Way of Mesa County's United to Solve Homelessness Outreach program and anticipates continued expansion in 2025 and 2026.

Addressing the emergency shelter and transitional housing needs of homeless persons

Each January, the Point-in-Time (PIT) count provides a snapshot of homelessness. The unofficial 2025 count recorded 725 sheltered and unsheltered individuals in Mesa County, though this represents only about 30% of the total unhoused population. The City provides funding support for HomewardBound, which operates local emergency shelters, and collaborates with nonprofit partners on WE Shelter, a rotating winter shelter. In addition, the City provided funding to The Joseph Center, enabling them to expand to victims of domestic violence. Transitional housing is also a priority: in 2024 City Council adopted an Interim Housing Zoning Code allowing this type of housing within city limits. Transitional programs provide up to two years of supportive housing for people rebuilding stability, with some individuals transitioning to permanent supportive housing. Agencies are now working to expand this capacity, with potential support from future CDBG funds.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

In Mesa County, several organizations provide services that help low-income individuals and families avoid homelessness, including those at-risk following discharge from publicly funded institutions or systems of care. Hilltop Community Resources administers a prevention fund, supported by United Health Care, that assists with rent, utilities, car repairs, and other urgent needs. Hilltop's Latimer House also offers transitional housing for survivors of sexual assault and intimate partner violence. Grand Valley Catholic Outreach provides eviction prevention funding and utility assistance to stabilize households in crisis. The LIFT collaborative serves as a single-entry point connecting individuals to intensive case management and peer support, with a particular focus on those exiting systems of care.

The Freedom Institute works with individuals exiting incarceration, and through its Western Slope WAGEES program it supports individuals in Grand Junction, Montrose, Gunnison, and surrounding areas with job search assistance, clothing and hygiene items, bus passes, IDs, career and education mentoring, housing assistance, and transitional housing. Peer 180 RCO recently received funding to hire a State Opioid Response Criminal Justice Peer Recovery Coach who assists those exiting correctional institutions. Foster Care Alumni provides limited funding to help young adults aging out of foster care secure stable housing. The Joseph Center operates a day center where families can access meals, showers, and supportive services. The Golden Girls Project provides transitional shelter and wraparound case management for persons over 50 who meet program eligibility criteria, including those discharged from health care systems and survivors of domestic violence and their families.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

As listed below, many agencies assist low-income individuals and families to avoid becoming unhoused by providing a variety of services.

Grand Valley Catholic Outreach: soup kitchen, food boxes, clothing, medical assistance, transportation assistance, transitional housing, permanent supportive housing, rental and utility payment assistance, referrals to other local agencies.

HomewardBound of the Grand Valley: Food and shelter at two homeless shelters, Pathways Family

Wellness Center, Children's Library and Play Area, Recovery Living Program and Comprehensive Case Management.

Grand Junction Housing Authority Supportive Service Programs: Coordination of services for the elderly or those with physical or health limitations, family self-sufficiency and stability, Next Step Program/Rapid Response housing, housing vouchers.

Housing Resources of Western Colorado: Rental assistance, home weatherization, solar, furnace and boiler installations, crisis intervention, self-help housing, home rehabilitation/critical repairs, housing counseling and education services.

CR-30 - Public Housing 91.220(h); 91.320(j)

Actions taken to address the needs of public housing

While the City of Grand Junction does not maintain any public housing units, it remains committed to enacting housing policies and partnering with outside organizations that seek to increase affordable housing options, increase housing choice, decrease the gap between need and housing inventory, and assist those without homes to access supportive and housing services. More specifically, it relies on community housing partners like the Grand Junction Housing Authority (GJHA) to develop public housing units and programs.

During the first three years of the current 5-year Consolidated Plan, CDBG funds have supported housing rehabilitation efforts led by Housing Resources of Western Colorado and the Grand Junction Housing Authority. Funds have also been used to facilitate homeownership opportunities through Habitat for Humanity and to support permanent supportive housing provided by Grand Valley Catholic Outreach. In the 2024 Program Year, CDBG funds were utilized to fund sewer and tap fees for 8 new units of housing for households earning less than 80% AMI for Habitat of Humanity, a 2023 funded project. These efforts reflect the City's ongoing commitment to addressing a variety of housing needs within the community.

The City will continue its collaboration with local housing agencies in the coming years to address housing needs and achieve its goals.

Actions taken to encourage public housing residents to become more involved in management and participate in homeownership

While the City of Grand Junction does not operate a public housing program, it supports and encourages residents of subsidized housing to become more involved in management by providing information to citizens. The City maintains a Housing page on its website at <http://www.gjcity.org/353/Housing>, which offers information on fair housing and contact details for community entities that may assist with housing concerns.

Residents of all housing developments, including those in accessible units owned and operated by the Grand Junction Housing Authority, Grand Valley Catholic Outreach, and Housing Resources of Western Colorado, are encouraged to participate in their respective housing communities. Participation typically involves volunteering to serve on community boards or committees that meet with staff to discuss issues, concerns, and strategies to improve housing conditions for all residents.

In addition, these agencies provide the following ongoing services:

- GVCO conducts an annual survey to improve its permanent supportive housing program and the services offered. They also hold focus groups with residents and executive leadership to ensure residents' needs are met.
- HRWC offers financial counseling and first-time homebuyer classes that are available to all its residents.
- GJHA has a program called Doors to Success that is accessible to all its residents. The board of Doors to

Success includes at least one resident member.

Actions taken to provide assistance to troubled PHAs

The Grand Junction Housing Authority (GJHA) is a financially healthy and stable organization. Thus, no actions were taken during the 2024 Program Year to provide GJHA with assistance.

CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)

Actions taken to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment. 91.220 (j); 91.320 (i)

The City of Grand Junction commissioned a Housing Needs Assessment in 2021 to evaluate the current state of housing and develop Housing Strategies. The original assessment recommended 12 Housing Strategies, and a 13th was added during the 2022 Program Year. On October 16, 2024, the City adopted Resolution 74-24, adopting the City of Grand Junction Housing Strategy Update 2024, which builds on the City's accomplishments and investments over the past 3 years, complements the recently completed Unhoused Strategy, and is tailored to address identified needs to reflect eleven key strategies. The City Housing staff base their work on these strategies and regularly update City Council on progress, including during annual workshops. Additional actions taken to remove or ameliorate the effects of public policies that may serve as roadblocks to affordable housing, based on the 2024 Housing Strategy Update, are listed below:

1. Continue to implement land use code changes that facilitate attainable housing development and housing variety.
2. Explore new incentives for affordable and/or attainable housing development.
3. Leverage city owned land and/or strategically acquire land for affordable and mixed-income housing.
4. Create a dedicated revenue source to address housing challenges.
5. Continue / expand funding for existing housing and homelessness services.
6. Support preservation of existing housing that serves low- and moderate-income households.
7. Evaluate inclusionary housing and/or a linkage fee ordinance.
8. Explore designation of Urban Renewal Areas and Tax Increment Financing for affordable housing.
9. Provide community engagement and education opportunities to address housing challenges and promote community participation.
10. Support legislative efforts at the state level to improve housing outcomes.
11. Monitor goal progress and housing program outcomes.

The City is actively pursuing other means of participating in affordable and attainable housing development. As part of the Unhoused Needs Assessment, the community identified interim housing in the form of temporary shelters as an important part of the housing continuum. City Council approved the creation of a new land use category for interim housing, the establishment of temporary use and structure standards for interim housing, and a new public hearing process for an extended temporary use permit. This was finalized on August 21, 2024, with final passage and order of publication in pamphlet form. Further accomplishments in these areas will continue to be reported in future CAPER documents.

Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)

The 2024 Annual Action Plan outlined three areas that were obstacles to meeting needs in the community as listed below. Actions taken within the 2024 Program Year to address each of these obstacles are discussed below.

Decrease in Financial Support to the Local Government and Organizations to Address Identified Needs.

Due to activities and incentives and other funding pools available to local nonprofits, the City has set its priority to utilize CDBG funds for City-initiated activities within CDBG-eligible neighborhoods.

The Number of Foreclosures within the Community Caused by Job Loss and other Factors

Direct actions to address this obstacle are difficult for the City to address. However, during the 2024 Program Year, various agencies in the community continued to expend grants awarded through the CARES act funding (CDBG CV and CDBG funds from previous years) to continue to assist many households with rent, mortgage, and other subsistence payments. The funding provided much needed support to address this obstacle. The remaining balance of CDBG CV funds was expended in the 2023 program year but the final draw was completed in the 2024 program year.

The Disparity of Wage Level and Housing Costs

Again, direct actions to address this obstacle are difficult for the City to address. However, many of the activities supported by the City and other agencies during the 2024 Program year directly or indirectly provided some additional funds that assist families, elderly and those with physical or health limitations with income or reduced costs for services.

Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)

Rehabilitation activities undertaken did not warrant the need for analysis since the facilities that were rehabilitated were not of a building age in which lead-based paint would be present (post-1978) or the work did not disturb areas that exceeded the threshold to meet requirements.

Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)

The 2024 Annual Action Plan identified several actions aimed at reducing the number of families living in poverty. Accomplishments during the 2024 Program Year in each area are listed below.

Collect Demographic Data Regarding Poverty Levels to Identify the Problem and Monitor Trends

- Point-in-Time Homeless Survey (January 2025, unofficial count): 725 sheltered and unsheltered persons. 35 percent were chronically unhoused.
- Mesa County Human Services data: Mesa County annually reports statistics regarding its various programs and services.
- School District 51 REACH data: During the 2024 Program Year, 832 schoolchildren were reported as unhoused.
- Grand Valley Homeless Coalition: An information-sharing collaborative of service providers for the unhoused, serving as a data collection point for the PIT count. Many members assist with gathering data for the survey.
- Mesa County Collaboration for the Unhoused: This initiative has three main goals: to create a shared data system for key stakeholders to better track the number of homeless individuals seeking services, to create and implement consistent community education, and to be a supportive voice for the unhoused.

Focus on a Continuum of Prevention and Intervention Strategies/Activities

- Housing Resources of Western Colorado rehabilitation and housing counseling programs: These activities provided emergency repairs for owner-occupied mobile homes and other units, reducing the risk of homelessness due to substandard housing. Counseling services helped households remain stable after securing housing.

Encourage Efforts to Raise Earned Income Levels and Maintain a balanced Economic Base

- The City continues to collaborate with the Grand Junction Economic Partnership (GJEP), the Business Incubator Center, and the Chamber of Commerce to promote business development, expansion, and improved wage levels in the area.

Housing remains a concern for many households, including those at or below the poverty level. The lingering effects of the pandemic and escalating home prices have prompted the City to work with local entities on a housing strategy, adopted early in the 2021 Program Year. The Grand Junction Housing Authority housed households earning 50 percent of the Area Median Income (AMI) or less, many of whom qualify as poverty-level or Section 8 residents. HomewardBound fully occupied and utilized its Pathways project, providing shelter for homeless or at-risk households.

In addition to 2024 Program Year funds, the City's completion of the use of CDBG-CV funds helped many poverty-level families with rent and subsistence payments during the pandemic and beyond, with some services ongoing into the 2024 Program Year.

There were no activities completed during the 2024 Program Year that required additional labor beyond existing employees, nor did any contract amounts meet the threshold requiring Section 3 compliance. All bid solicitations included statements regarding employment needs and Section 3 documentation, if applicable.

Actions taken to develop institutional structure. 91.220(k); 91.320(j)

The City of Grand Junction's Community Development Department serves as the primary administrative agency for the City's CDBG Program. As part of this responsibility, the Department regularly reviews the performance of subrecipients and monitors the overall program delivery structure to ensure coordination and compliance. During the 2024 Program Year, two staff members worked part-time with the CDBG program, with assistance from the Finance Department.

Staff continued to administer the CDBG program in accordance with the City's Citizen Participation Plan, the amended plan effective during the pandemic, and federal regulations governing the program. In this role, the City disbursed the 2024 CDBG and remaining CDBG-CV funds when requested, reviewed their use and compliance with federal regulations, entered required information in the Integrated Disbursement and Information System (IDIS), and submitted reports to HUD, including this Consolidated Annual Performance and Evaluation Report (CAPER). These efforts required ongoing coordination, including communication with HUD CPD representatives, local entities, the general public, and elected and appointed officials to ensure timely completion, submission, and approval within HUD guidelines.

Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)

The City of Grand Junction actively works to enhance coordination between public and private housing and social service agencies through the following initiatives:

- **Grand Valley Coalition for the Homeless:** City staff participate in regular meetings with the Grand Valley Coalition for the Homeless. This coalition was formed to keep service providers informed about housing issues, coordinate collaborative efforts, and raise awareness of available services. Additionally, the coalition serves as a voting body for the Grand Valley Balance of State on the Continuum of Care (CoC), ensuring cohesive support across housing services.
- **Mesa County Collaboration for the Unhoused (MCCUH):** City staff were involved in the formation of the MCCUH, an action-oriented group that meets monthly. The MCCUH unites service providers and public agencies to develop a comprehensive system of care for the unhoused population in Mesa County. Launched in 2022, this collaboration has been instrumental in the adoption of assessment tools, referral systems, and grant applications to improve services for the unhoused.
- **United to Solve Homelessness:** The City's Housing Division regularly attends monthly meetings for the United Way of Mesa County's United to Solve Homelessness initiative. This group focuses on educating the community about the challenges unhoused individuals face, and offers the facilitation of poverty immersion experiences, informational workshops, and outreach.

Throughout the year, the City of Grand Junction maintains communication with local agencies, which provide data and updates on their activities. This information is incorporated into the City's HUD reports, including the Annual Action Plan and the Consolidated Annual Performance and Evaluation Report (CAPER).

Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)

Affirmative Marketing Education and Outreach

- During the 2024 Program Year, the City maintained a Fair Housing web page with assistance information. Many organizations in the community distribute a list of services that aid individuals in need of housing, legal services, health care, veterans' services, and food, among others. Additionally in the 2024 Program Year, the City took over the Almost Home Guide, which helps match those in need of housing with available units.
- In September 2025, City staff became Fair Housing certified.

Actions to Address Impediments/Barriers

- Through Strategy 9 in the 2024 Housing Strategy Update, the City aims to provide community engagement and education opportunities to address housing challenges and promote community participation to overcome the effects of impediments to fair housing choice. During the 2024 Program Year the City Housing Division partnered with United Way of Mesa County and co-hosted two Poverty Immersion Experiences, a Homelessness Workshop, two Resource Center Insight Sessions, and regularly participated in multiple task forces and focus groups.
- Limited Number of Affordable Housing Units: Housing Resources of Western Colorado (HRWC) rehabilitated housing units, preserving them as affordable units.
- One 2024-funded activity will be providing a sidewalk along a primary school pedestrian route, enhancing safe access for children walking to and from school. Another 2024-funded project is providing a sidewalk that will improve accessibility for elderly residents to access services at local organizations.
- Low Wage Rates, Transportation, and Child Care: During the 2024 Program Year, the City continued to work with the Grand Junction Economic Partnership, the Business Incubator Center, and the Grand Junction Chamber of Commerce to promote opportunities for new business development, business expansion, and improving local wage levels.
- Local agencies promoted fair housing through ongoing policies and practices: Grand Junction Housing Authority (GJHA) has implemented selection preferences for the elderly and those with physical or health limitations; Hilltop provides shelter for domestic violence victims; WestCAP provides housing through HOPWA; GJHA offered resources for voucher landlords and tenants; realtors provided Fair Housing education to their membership and clients; and the Center for Independence assisted clients with physical and health limitations in navigating systems to secure housing.
- Local agencies employed bilingual staff and provided translation services. The Mesa County Public Library offers classes, including English as a Second Language (ESL), through its Adult Learning Center. Mesa County Valley School District 51 provides a Seal of Biliteracy on diplomas, translation services, and operates a K-5 dual immersion school teaching in English and Spanish. During the 2024 Program Year, the City of Grand Junction offered dual-language notices for public activities and publications and provided language assistance at public meetings and community outreach events. The City also offers virtual and in-person translation services.

CR-40 - Monitoring 91.220 and 91.230

Describe the standards and procedures used to monitor activities carried out in furtherance of the plan and used to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

The City of Grand Junction employs a comprehensive and timely approach to ensure that activities and projects comply with Community Development Block Grant (CDBG) requirements. The City continuously monitors subrecipients to ensure they meet program objectives, performance outcomes, and federal regulations, such as environmental assessments and federal labor standards when applicable. Monitoring methods include communication via telephone, email, mail, and site visits.

During the 2024 Program Year, City staff maintained regular communication with subrecipients as activities commenced, progressed, or were completed. Consistent monitoring enabled the timely completion of several projects, although some projects are still underway. Responding promptly to the needs of subrecipients was critical to ensuring successful project implementation and progress.

For CDBG-funded construction projects that required bid solicitations, the City encouraged participation from small and disadvantaged business enterprises, as well as Section 3 businesses and subcontractors. Public bid documents included specific language promoting opportunities for these entities. According to the 4710 Labor Reports prepared during the 2024 Program Year, one disadvantaged business enterprise contractor worked on a completed activity during this period, demonstrating the City's continued efforts to promote a wide array of business participation in procurement opportunities.

Ensuring Consistency with Comprehensive Planning

Each CDBG-funded activity must align with the Five-Year Consolidated Plan and the City's Comprehensive Plan. The City ensures consistency during the development and approval of the Annual Action Plan for each Program Year. Once a Subrecipient Contract is approved for a funded activity, the City confirms its alignment with the Comprehensive Plan.

The City's Comprehensive Plan includes key policies that guide CDBG activity consistency, including:

Policy 2: Resilient and Balanced Economy
Policy 5: Strong Neighborhoods and Housing Choices
Policy 6: Efficient and Connected Transportation
Policy 10: Safe and Healthy Community

These policies support the City's goals of economic balance, housing availability, transportation connectivity, and fostering a safe community. Each funded activity is reviewed to ensure alignment with these policies as part of the monitoring and approval process.

Citizen Participation Plan 91.105(d); 91.115(d)

Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.

This Consolidated Annual Performance and Evaluation Report (CAPER) for the 2024 Program Year was made available for public review and comment for a minimum of 15 days along with a public hearing, as specified in the Housing and Community Development Act of 1974. During this review period, copies of the report were available for review or reproduction at no cost at the Office of the City Clerk, the Office of Community Development, and the main branch of the Mesa County Public Library. It was also accessible on the City's website. The report noted that it could be provided in Spanish as needed (refer to the inside cover page in the attachments). All CDBG-related documents available for public review are posted on the City's website, which utilizes Google Translate to allow any document to be translated into any language as needed by interested persons. Additionally, in compliance with Colorado law, all documents made available to the public are ADA compliant.

The availability of this report and the City Council hearing were publicized through an advertisement in the Daily Sentinel on October 18, 2025, provided in both English and Spanish. In accordance with HUD FHEO guidance, advertisements for public meetings and hearings during the 2024 Program Year included information regarding TDD/TTY access.

CDBG funds are directed toward areas with concentrations of low- and moderate-income residents, such as the Orchard Mesa, Downtown, and Central Grand Junction neighborhoods. These areas correspond to the red zones indicated on the CDBG Low to Moderate Income Map in the attachments. Furthermore, CDBG funding must meet national objective requirements by serving low- and moderate-income individuals or clientele presumed to benefit.

At any time throughout the Program Year, citizens can access the HUD website to view reports that provide a snapshot of the City's program progress regarding the commitment of funds and unexpended funds. The City posts these reports on its webpage at <https://www.gjcity.org/344/Community-Development-Block-Grant-CDBG>.

CR-45 - CDBG 91.520(c)

Specify the nature of, and reasons for, any changes in the jurisdiction's program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.

No changes were made to the jurisdiction's program objectives.

Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?

No

[BEDI grantees] Describe accomplishments and program outcomes during the last year.

CR-45 - CDBG 91.520(c)

Specify the nature of, and reasons for, any changes in the jurisdiction's program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.

No changes were made to the jurisdiction's program objectives.

Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?

No

[BEDI grantees] Describe accomplishments and program outcomes during the last year.

CR-58 – Section 3

Identify the number of individuals assisted and the types of assistance provided

Total Labor Hours	CDBG	HOME	ESG	HOPWA	HTF
Total Number of Activities	0	0	0	0	0
Total Labor Hours					
Total Section 3 Worker Hours					
Total Targeted Section 3 Worker Hours					

Table 8 – Total Labor Hours

Qualitative Efforts - Number of Activities by Program	CDBG	HOME	ESG	HOPWA	HTF
Outreach efforts to generate job applicants who are Public Housing Targeted Workers					
Outreach efforts to generate job applicants who are Other Funding Targeted Workers.					
Direct, on-the job training (including apprenticeships).					
Indirect training such as arranging for, contracting for, or paying tuition for, off-site training.					
Technical assistance to help Section 3 workers compete for jobs (e.g., resume assistance, coaching).					
Outreach efforts to identify and secure bids from Section 3 business concerns.					
Technical assistance to help Section 3 business concerns understand and bid on contracts.					
Division of contracts into smaller jobs to facilitate participation by Section 3 business concerns.					
Provided or connected residents with assistance in seeking employment including: drafting resumes, preparing for interviews, finding job opportunities, connecting residents to job placement services.					
Held one or more job fairs.					
Provided or connected residents with supportive services that can provide direct services or referrals.					
Provided or connected residents with supportive services that provide one or more of the following: work readiness health screenings, interview clothing, uniforms, test fees, transportation.					
Assisted residents with finding child care.					
Assisted residents to apply for, or attend community college or a four year educational institution.					
Assisted residents to apply for, or attend vocational/technical training.					
Assisted residents to obtain financial literacy training and/or coaching.					
Bonding assistance, guaranties, or other efforts to support viable bids from Section 3 business concerns.					
Provided or connected residents with training on computer use or online technologies.					
Promoting the use of a business registry designed to create opportunities for disadvantaged and small businesses.					
Outreach, engagement, or referrals with the state one-stop system, as designed in Section 121(e)(2) of the Workforce Innovation and Opportunity Act.					

Other.					
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Table 9 – Qualitative Efforts - Number of Activities by Program

Narrative

No activities during the 2024 Program Year met Section 3 compliance thresholds.

Activity Completed During PY 2024	Percent Non Male Headed Household	Percent Persons with Physical or Health Limitations
HRWC Emergency Repair for Mobile Homes	83%	6%
Habitat for Humanity PreConstruction Cost	78%	0
AVERAGE OVERALL	80.50%	3%



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PART I: SUMMARY OF CDBG RESOURCES

01 UNEXPENDED CDBG FUNDS AT END OF PREVIOUS PROGRAM YEAR	0.00
02 ENTITLEMENT GRANT	398,577.00
03 SURPLUS URBAN RENEWAL	0.00
04 SECTION 108 GUARANTEED LOAN FUNDS	0.00
05 CURRENT YEAR PROGRAM INCOME	0.00
05a CURRENT YEAR SECTION 108 PROGRAM INCOME (FOR SI TYPE)	0.00
06 FUNDS RETURNED TO THE LINE-OF-CREDIT	0.00
06a FUNDS RETURNED TO THE LOCAL CDBG ACCOUNT	0.00
07 ADJUSTMENT TO COMPUTE TOTAL AVAILABLE	0.00
08 TOTAL AVAILABLE (SUM, LINES 01-07)	398,577.00

PART II: SUMMARY OF CDBG EXPENDITURES

09 DISBURSEMENTS OTHER THAN SECTION 108 REPAYMENTS AND PLANNING/ADMINISTRATION	244,987.50
10 ADJUSTMENT TO COMPUTE TOTAL AMOUNT SUBJECT TO LOW/MOD BENEFIT	0.00
11 AMOUNT SUBJECT TO LOW/MOD BENEFIT (LINE 09 + LINE 10)	244,987.50
12 DISBURSED IN IDIS FOR PLANNING/ADMINISTRATION	32,647.47
13 DISBURSED IN IDIS FOR SECTION 108 REPAYMENTS	0.00
14 ADJUSTMENT TO COMPUTE TOTAL EXPENDITURES	0.00
15 TOTAL EXPENDITURES (SUM, LINES 11-14)	277,634.97
16 UNEXPENDED BALANCE (LINE 08 - LINE 15)	120,942.03

PART III: LOW/MOD BENEFIT THIS REPORTING PERIOD

17 EXPENDED FOR LOW/MOD HOUSING IN SPECIAL AREAS	0.00
18 EXPENDED FOR LOW/MOD MULTI-UNIT HOUSING	0.00
19 DISBURSED FOR OTHER LOW/MOD ACTIVITIES	244,987.50
20 ADJUSTMENT TO COMPUTE TOTAL LOW/MOD CREDIT	0.00
21 TOTAL LOW/MOD CREDIT (SUM, LINES 17-20)	244,987.50
22 PERCENT LOW/MOD CREDIT (LINE 21/LINE 11)	100.00%

LOW/MOD BENEFIT FOR MULTI-YEAR CERTIFICATIONS

23 PROGRAM YEARS(PY) COVERED IN CERTIFICATION	PY: PY: PY:
24 CUMULATIVE NET EXPENDITURES SUBJECT TO LOW/MOD BENEFIT CALCULATION	0.00
25 CUMULATIVE EXPENDITURES BENEFITING LOW/MOD PERSONS	0.00
26 PERCENT BENEFIT TO LOW/MOD PERSONS (LINE 25/LINE 24)	0.00%

PART IV: PUBLIC SERVICE (PS) CAP CALCULATIONS

27 DISBURSED IN IDIS FOR PUBLIC SERVICES	0.00
28 PS UNLIQUIDATED OBLIGATIONS AT END OF CURRENT PROGRAM YEAR	0.00
29 PS UNLIQUIDATED OBLIGATIONS AT END OF PREVIOUS PROGRAM YEAR	0.00
30 ADJUSTMENT TO COMPUTE TOTAL PS OBLIGATIONS	0.00
31 TOTAL PS OBLIGATIONS (LINE 27 + LINE 28 - LINE 29 + LINE 30)	0.00
32 ENTITLEMENT GRANT	398,577.00
33 PRIOR YEAR PROGRAM INCOME	0.00
34 ADJUSTMENT TO COMPUTE TOTAL SUBJECT TO PS CAP	0.00
35 TOTAL SUBJECT TO PS CAP (SUM, LINES 32-34)	398,577.00
36 PERCENT FUNDS OBLIGATED FOR PS ACTIVITIES (LINE 31/LINE 35)	0.00%

PART V: PLANNING AND ADMINISTRATION (PA) CAP

37 DISBURSED IN IDIS FOR PLANNING/ADMINISTRATION	32,647.47
38 PA UNLIQUIDATED OBLIGATIONS AT END OF CURRENT PROGRAM YEAR	0.00
39 PA UNLIQUIDATED OBLIGATIONS AT END OF PREVIOUS PROGRAM YEAR	0.00
40 ADJUSTMENT TO COMPUTE TOTAL PA OBLIGATIONS	0.00
41 TOTAL PA OBLIGATIONS (LINE 37 + LINE 38 - LINE 39 +LINE 40)	32,647.47
42 ENTITLEMENT GRANT	398,577.00
43 CURRENT YEAR PROGRAM INCOME	0.00
44 ADJUSTMENT TO COMPUTE TOTAL SUBJECT TO PA CAP	0.00
45 TOTAL SUBJECT TO PA CAP (SUM, LINES 42-44)	398,577.00
46 PERCENT FUNDS OBLIGATED FOR PA ACTIVITIES (LINE 41/LINE 45)	8.19%

LINE 17 DETAIL: ACTIVITIES TO CONSIDER IN DETERMINING THE AMOUNT TO ENTER ON LINE 17

No data returned for this view. This might be because the applied filter excludes all data.

LINE 18 DETAIL: ACTIVITIES TO CONSIDER IN DETERMINING THE AMOUNT TO ENTER ON LINE 18

No data returned for this view. This might be because the applied filter excludes all data.

LINE 19 DETAIL: ACTIVITIES INCLUDED IN THE COMPUTATION OF LINE 19

Plan Year	IDIS Project	IDIS Activity	Voucher Number	Activity Name	Matrix Code	National Objective	Drawn Amount
2023	2	306	7018704	Habitat for Humanity of Mesa County - Hoffman Phase 3 Project Predevelopment Cost	01	LMH	\$17,000.00
					01	Matrix Code	\$17,000.00
2021	13	288	6956857	27 Road from UnawEEP to B.75 Road Safe Neighborhood Route	03L	LMA	\$115,054.61
2021	13	288	6985825	27 Road from UnawEEP to B.75 Road Safe Neighborhood Route	03L	LMA	\$11,573.11
2022	13	301	6956857	Safe Neighborhood Route 27 Road South of Highway 50	03L	LMA	\$92,501.00
2022	13	301	6985825	Safe Neighborhood Route 27 Road South of Highway 50	03L	LMA	\$7,000.00
					03L	Matrix Code	\$226,128.72
2022	9	297	6956857	2022 HRWC Emergency Repair for Mobile Homes	14A	LMH	\$1,858.78
					14A	Matrix Code	\$1,858.78
Total							\$244,987.50

LINE 27 DETAIL: ACTIVITIES INCLUDED IN THE COMPUTATION OF LINE 27

No data returned for this view. This might be because the applied filter excludes all data.

LINE 37 DETAIL: ACTIVITIES INCLUDED IN THE COMPUTATION OF LINE 37

Plan Year	IDIS Project	IDIS Activity	Voucher Number	Activity Name	Matrix Code	National Objective	Drawn Amount
2023	3	305	6956857	2023 Program Administration	21A		\$10,312.90
2023	3	305	6985825	2023 Program Administration	21A		\$11,240.69
2023	3	305	7018704	2023 Program Administration	21A		\$10,647.73
2024	1	309	7018704	2024 Program Administration	21A		\$446.15
					21A	Matrix Code	\$32,647.47
Total							\$32,647.47



PART I: SUMMARY OF CDBG-CV RESOURCES

01 CDBG-CV GRANT	633,776.00
02 FUNDS RETURNED TO THE LINE-OF-CREDIT	0.00
03 FUNDS RETURNED TO THE LOCAL CDBG ACCOUNT	0.00
04 TOTAL CDBG-CV FUNDS AWARDED	633,776.00

PART II: SUMMARY OF CDBG-CV EXPENDITURES

05 DISBURSEMENTS OTHER THAN SECTION 108 REPAYMENTS AND PLANNING/ADMINISTRATION	633,776.00
06 DISBURSED IN IDIS FOR PLANNING/ADMINISTRATION	0.00
07 DISBURSED IN IDIS FOR SECTION 108 REPAYMENTS	0.00
08 TOTAL EXPENDITURES (SUM, LINES 05 - 07)	633,776.00
09 UNEXPENDED BALANCE (LINE 04 - LINE8)	0.00

PART III: LOWMOD BENEFIT FOR THE CDBG-CV GRANT

10 EXPENDED FOR LOW/MOD HOUSING IN SPECIAL AREAS	0.00
11 EXPENDED FOR LOW/MOD MULTI-UNIT HOUSING	0.00
12 DISBURSED FOR OTHER LOW/MOD ACTIVITIES	633,776.00
13 TOTAL LOW/MOD CREDIT (SUM, LINES 10 - 12)	633,776.00
14 AMOUNT SUBJECT TO LOW/MOD BENEFIT (LINE 05)	633,776.00
15 PERCENT LOW/MOD CREDIT (LINE 13/LINE 14)	100.00%

PART IV: PUBLIC SERVICE (PS) CALCULATIONS

16 DISBURSED IN IDIS FOR PUBLIC SERVICES	633,776.00
17 CDBG-CV GRANT	633,776.00
18 PERCENT OF FUNDS DISBURSED FOR PS ACTIVITIES (LINE 16/LINE 17)	100.00%

PART V: PLANNING AND ADMINISTRATION (PA) CAP

19 DISBURSED IN IDIS FOR PLANNING/ADMINISTRATION	0.00
20 CDBG-CV GRANT	633,776.00
21 PERCENT OF FUNDS DISBURSED FOR PA ACTIVITIES (LINE 19/LINE 20)	0.00%



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LINE 10 DETAIL: ACTIVITIES TO CONSIDER IN DETERMINING THE AMOUNT TO ENTER ON LINE 10

No data returned for this view. This might be because the applied filter excludes all data.

LINE 11 DETAIL: ACTIVITIES TO CONSIDER IN DETERMINING THE AMOUNT TO ENTER ON LINE 11

No data returned for this view. This might be because the applied filter excludes all data.

LINE 12 DETAIL: ACTIVITIES INCLUDED IN THE COMPUTATION OF LINE 12

Plan Year	IDIS Project	IDIS Activity	Voucher Number	Activity Name	Matrix Code	National Objective	Drawn Amount
2019	18	247	6442772	CDBG-CV Counseling and Education Center	05O	LMC	\$6,195.88
			6486992	CDBG-CV Counseling and Education Center	05O	LMC	\$1,267.12
	19	248	6486992	CDBG-CV Community Food Bank	05W	LMC	\$45,000.00
	20	249	6394291	CDBG-CV Eureka! Childcare	05L	LMC	\$7,500.00
	21	250	6417756	CDBG-CV Grand Junction Housing Authority	05Z	LMC	\$23,843.83
			6524540	CDBG-CV Grand Junction Housing Authority	05Z	LMC	\$12,800.00
			6528408	CDBG-CV Grand Junction Housing Authority	05Z	LMC	\$0.27
			6572421	CDBG-CV Grand Junction Housing Authority	05Z	LMC	\$14,185.40
			6603460	CDBG-CV Grand Junction Housing Authority	05Z	LMC	\$4,954.11
			6709173	CDBG-CV Grand Junction Housing Authority	05Z	LMC	\$14,711.60
	22	251	6486992	CDBG-CV Grand Valley Catholic Outreach	05Z	LMC	\$25,000.00
	23	252	6486992	CDBG-CV Hilltop Community Resources	05Z	LMC	\$27,665.75
			6558152	CDBG-CV Hilltop Community Resources	05Z	LMC	\$7,332.20
	24	253	6417756	CDBG-CV Marillac Clinic	05M	LMC	\$7,425.00
	25	254	6486992	CDBG-CV Riverside Educational Center	05Z	LMC	\$4,055.99
			6558152	CDBG-CV Riverside Educational Center	05Z	LMC	\$7,966.77
	26	255	6442772	CDBG-CV STRIVE	05Z	LMC	\$10,000.00
			6603460	CDBG-CV STRIVE	05Z	LMC	\$2,914.29
	27	272	6524540	CDBG-CV3 Karis Inc.	05Q	LMC	\$15,397.00
			6558152	CDBG-CV3 Karis Inc.	05Q	LMC	\$4,167.45
	28	273	6639247	CDBG-CV3 HBGV Case Management	05O	LMC	\$17,448.00
	29	274	6486992	CDBG-CV3 Rental Assistance/Relief	05Q	LMC	\$79,940.63
			6528408	CDBG-CV3 Rental Assistance/Relief	05Q	LMC	\$24,788.70
			6572421	CDBG-CV3 Rental Assistance/Relief	05Q	LMC	\$6,054.00
			6603460	CDBG-CV3 Rental Assistance/Relief	05Q	LMC	\$27,907.58
			6639247	CDBG-CV3 Rental Assistance/Relief	05Q	LMC	\$33,798.00
			6678946	CDBG-CV3 Rental Assistance/Relief	05Q	LMC	\$29,517.63
			6709173	CDBG-CV3 Rental Assistance/Relief	05Q	LMC	\$43,661.83
			6725442	CDBG-CV3 Rental Assistance/Relief	05Q	LMC	\$15,217.05
			6756972	CDBG-CV3 Rental Assistance/Relief	05Q	LMC	\$27,736.00
			6793752	CDBG-CV3 Rental Assistance/Relief	05Q	LMC	\$29,440.04
			6829976	CDBG-CV3 Rental Assistance/Relief	05Q	LMC	\$5,883.88
			6956857	CDBG-CV3 Rental Assistance/Relief	05Q	LMC	\$2,280.97
	30	275	6603460	CDBG-CV3 Foreclosure Prevention Relief	05Q	LMC	\$26,613.64
			6639247	CDBG-CV3 Foreclosure Prevention Relief	05Q	LMC	\$1,891.14
			6709173	CDBG-CV3 Foreclosure Prevention Relief	05Q	LMC	\$7,875.37
			6756972	CDBG-CV3 Foreclosure Prevention Relief	05Q	LMC	\$9,801.88



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Plan Year	IDIS Project	IDIS Activity	Voucher Number	Activity Name	Matrix Code	National Objective	Drawn Amount
2019	30	275	6829976	CDBG-CV3 Foreclosure Prevention Relief	05Q	LMC	\$1,537.00
Total							\$633,776.00

LINE 16 DETAIL: ACTIVITIES INCLUDED IN THE COMPUTATION OF LINE 16

Plan Year	IDIS Project	IDIS Activity	Voucher Number	Activity Name	Matrix Code	National Objective	Drawn Amount
2019	18	247	6442772	CDBG-CV Counseling and Education Center	05O	LMC	\$6,195.88
			6486992	CDBG-CV Counseling and Education Center	05O	LMC	\$1,267.12
	19	248	6486992	CDBG-CV Community Food Bank	05W	LMC	\$45,000.00
	20	249	6394291	CDBG-CV Eureka! Childcare	05L	LMC	\$7,500.00
	21	250	6417756	CDBG-CV Grand Junction Housing Authority	05Z	LMC	\$23,843.83
			6524540	CDBG-CV Grand Junction Housing Authority	05Z	LMC	\$12,800.00
			6528408	CDBG-CV Grand Junction Housing Authority	05Z	LMC	\$0.27
			6572421	CDBG-CV Grand Junction Housing Authority	05Z	LMC	\$14,185.40
			6603460	CDBG-CV Grand Junction Housing Authority	05Z	LMC	\$4,954.11
			6709173	CDBG-CV Grand Junction Housing Authority	05Z	LMC	\$14,711.60
	22	251	6486992	CDBG-CV Grand Valley Catholic Outreach	05Z	LMC	\$25,000.00
	23	252	6486992	CDBG-CV Hilltop Community Resources	05Z	LMC	\$27,665.75
			6558152	CDBG-CV Hilltop Community Resources	05Z	LMC	\$7,332.20
	24	253	6417756	CDBG-CV Marillac Clinic	05M	LMC	\$7,425.00
	25	254	6486992	CDBG-CV Riverside Educational Center	05Z	LMC	\$4,055.99
			6558152	CDBG-CV Riverside Educational Center	05Z	LMC	\$7,966.77
	26	255	6442772	CDBG-CV STRIVE	05Z	LMC	\$10,000.00
			6603460	CDBG-CV STRIVE	05Z	LMC	\$2,914.29
	27	272	6524540	CDBG-CV3 Karis Inc.	05Q	LMC	\$15,397.00
			6558152	CDBG-CV3 Karis Inc.	05Q	LMC	\$4,167.45
	28	273	6639247	CDBG-CV3 HBGV Case Management	05O	LMC	\$17,448.00
	29	274	6486992	CDBG-CV3 Rental Assistance/Relief	05Q	LMC	\$79,940.63
			6528408	CDBG-CV3 Rental Assistance/Relief	05Q	LMC	\$24,788.70
			6572421	CDBG-CV3 Rental Assistance/Relief	05Q	LMC	\$6,054.00
			6603460	CDBG-CV3 Rental Assistance/Relief	05Q	LMC	\$27,907.58
			6639247	CDBG-CV3 Rental Assistance/Relief	05Q	LMC	\$33,798.00
			6678946	CDBG-CV3 Rental Assistance/Relief	05Q	LMC	\$29,517.63
			6709173	CDBG-CV3 Rental Assistance/Relief	05Q	LMC	\$43,661.83
			6725442	CDBG-CV3 Rental Assistance/Relief	05Q	LMC	\$15,217.05
			6756972	CDBG-CV3 Rental Assistance/Relief	05Q	LMC	\$27,736.00
			6793752	CDBG-CV3 Rental Assistance/Relief	05Q	LMC	\$29,440.04
			6829976	CDBG-CV3 Rental Assistance/Relief	05Q	LMC	\$5,883.88
			6956857	CDBG-CV3 Rental Assistance/Relief	05Q	LMC	\$2,280.97
	30	275	6603460	CDBG-CV3 Foreclosure Prevention Relief	05Q	LMC	\$26,613.64
			6639247	CDBG-CV3 Foreclosure Prevention Relief	05Q	LMC	\$1,891.14
			6709173	CDBG-CV3 Foreclosure Prevention Relief	05Q	LMC	\$7,875.37
			6756972	CDBG-CV3 Foreclosure Prevention Relief	05Q	LMC	\$9,801.88
			6829976	CDBG-CV3 Foreclosure Prevention Relief	05Q	LMC	\$1,537.00
Total							\$633,776.00

LINE 19 DETAIL: ACTIVITIES INCLUDED IN THE COMPUTATION OF LINE 19

No data returned for this view. This might be because the applied filter excludes all data.



Grand Junction City Council

Regular Session

Item #3.a.ii.

Meeting Date: November 5, 2025
Presented By: Mike Bennett, City Manager
Department: City Manager's Office
Submitted By: Jodi Welch

Information

SUBJECT:

Introducing the Appropriation Ordinance for the 2026 Budget, Presentation, First Public Hearing and Setting a Second Public Hearing for November 19, 2025

RECOMMENDATION:

The 2026 Recommended Budget (Budget) will be presented at this meeting and then will be open for the City Council to hear public comment on the budget. A second public presentation and hearing is scheduled for November 19, 2025.

EXECUTIVE SUMMARY:

The Budget is the highest expression of City Council policy and decision-making and reflects the City of Grand Junction's continued commitment to aligning financial resources with the strategic vision established by the City Council. Guided by the five pillars of the Strategic Framework, the Budget emphasizes both operational and capital investments that allow the City to maintain and strengthen its core service infrastructure following several years of significant growth and expansion. The Budget also provides for ongoing investment in public safety personnel and equipment, ensuring the protection of our community remains a top priority. Additionally, the Budget advances the City's efforts to enhance transparency and improve service delivery efficiencies. The five pillars of the Strategic Framework include (1) Core Services, (2) Housing, (3) Fiscal Policy & Position, (4) Government Transparency & Accountability, and (5) Government Efficiency.

The 2026 Recommended Budget totals \$316.4 million which is a decrease of \$42.3 million (11.9%) from the 2025 Adopted Budget of \$359.1 million. The reduction primarily results from the completion of Phase 1 of the Persigo Wastewater Treatment Plant expansion and rehabilitation and the major construction phase of the Community Recreation Center in 2025.

The Budget maintains a structural surplus, with ongoing operations fully supported by recurring revenues. In addition, it includes a planned use of General Fund Reserves totaling \$668,443, primarily to support affordable and attainable housing incentives and services for unhoused individuals. The projected 2026 ending General Fund balance is \$46.7 million, which includes a minimum reserve of \$29.3 million, internal loans of \$1 million, and an available balance of \$16.4 million for future needs and one-time initiatives.

The Budget was reviewed with City Council during two budget workshops on October 6 and October 13. Additionally, the Persigo Joint Sewer Board held its budget work session on October 2.

The City remains committed to serving the community through essential services in public safety, engineering, transportation, parks, recreation, community development, and utilities. While future decisions will be necessary to sustain core services, the City's near-term financial position is strong. This budget presents a sound financial plan that aligns with the City Council's long-term strategic vision and positions the City to meet community needs in 2026 and beyond.

BACKGROUND OR DETAILED INFORMATION:

The development of the Budget includes all City departments and involves 30+ employees, totaling over 3,000 hours of staff time. This extensive effort begins with evaluating the local economy, market conditions, and emerging trends, which are used to develop revenue forecast models that serve as the foundation for budget development.

Throughout the process, staff prepares labor, operating, and capital budgets, culminating in a detailed line-item review of each department's budget by the City Manager and an internal review team. To promote transparency and thorough review, two budget workshops are held with the City Council with comprehensive budget documents provided for each workshop that are available to the public online.

The Joint Persigo Sewer Budget Workshop was held on October 2, where the joint board—consisting of all City Council members and County Commissioners—received detailed presentations on the operating and capital budgets for the Sewer Fund. The Board of County Commissioners and City Council will formally adopt the Persigo budget through their respective approval processes.

The October 6 workshop included the presentation of the total 2026 Recommended Budget and a detailed overview delivered by the City Manager, with department directors providing additional information to Council as requested. The October 13, budget workshop focused on recommended one-time spending funded by the use of fund balance. It also provided an opportunity for the City Council to engage in open discussion and ask questions regarding the 2026 Recommended Budget.

Changes to the Budget reflect Council direction on October 13 to use General Fund reserves, as necessary, to support the following one-time funding initiatives:

- Increase the General Fund expense budget by \$1,383,833 for affordable and attainable housing incentives to pay water and sewer fees (offset by revenue from \$218,410 in CDBG funds and \$757,184 of authorized 2025 funding released by GJHA).
- Increase the General Fund expense budget by \$425,000 to fund Hilltop, Joseph Center, and Grand Valley Catholic Outreach for unhoused services (offset by \$61,153 in CDBG revenues)
- Increase the General Fund expense budget by \$60,000 as match funding for improvements to the dressing room at the Avalon Theater for a project sponsored by the Avalon Foundation.

As referenced in the budget workshops, updates were made to reports and presentation materials to reflect Communications and Engagement as a division within the City Manager's Department rather than a stand-alone department. In addition, following the reorganization of General Services and Finance associated with the creation of the Chief Financial Officer (CFO) position, the Golf, Procurement, and Venues divisions are now included in the Finance Department, with the CFO position housed within the City Manager's Office.

The budget documents attached to this staff report represent the culmination of the budget process for the City's 2026 Recommended Budget of \$316.4 million. The 2026 Appropriation Ordinance is the legal adoption of the City's budget (and the DDA's budget) by the City Council for the upcoming fiscal year. In accordance with the Charter, the City Manager shall prepare the annual budget and, upon approval of it and the appropriation ordinance, expend sums of money to pay salaries and other expenses for the operation of the City. The documentation of the proposed revenue and expenses prepared and maintained by the Chief Financial Officer in support of the budget and ordinance, including and pursuant to Article VII, Paragraph 57 of the City Charter regarding the setting of the City Manager's salary, are incorporated by and made part of this ordinance by this reference as fully set forth, and accordingly, this request is to appropriate certain sums of money to defray the necessary expenses and liabilities of the accounting funds of the City of Grand Junction based on the Budget.

FISCAL IMPACT:

The 2026 appropriation ordinance and budget are presented to ensure sufficient appropriation by fund to defray the necessary expenses of the City and the Downtown Development Authority. The appropriation ordinances are consistent with, and as proposed for adoption, reflective of lawful and proper governmental accounting practices and are supported by the supplementary documents incorporated by reference.

SUGGESTED MOTION:

I move to introduce the proposed ordinance appropriating certain sums of money to defray the necessary expenses and liabilities of the City of Grand Junction pursuant to Article VII of the City Charter, and to defray the necessary expenses and liabilities of the Downtown Development Authority for the year beginning January 1, 2026, and ending December 31, 2026, and set a public hearing for November 19, 2025. Together with the documentation of the proposed revenue and expenses prepared in support of the budget and appropriation ordinance, including and pursuant to Article VII, Paragraph 57 regarding the setting of the City Manager's salary with Ordinance No. 5235 are incorporated by and made part of this ordinance by this reference as if fully set forth.

Attachments

1. 01 2026 Appropriation Ordinance First Reading November 5, 2025
2. 02 2026 Budget Reconciliation to Appropriation Ordinance
3. 03 2026 Budget Fund Balance Worksheet
4. 04 2026 Recommended Capital Project List
5. 05 2026 Recommended Capital Descriptions
6. 06 2026 Recommended 10 Year Capital Plan 2026-2035
7. 07 2026 Line Item Budget by Department, By Fund, By Classification
8. 08 Line Item Budget By Fund, By Classification
9. 09 DDA 2026 Budget Fund Balance Worksheet
10. 10 2026 DDA Line Item Budget By Fund, By Classification
11. 11 2026 Certificate of Participation Supplemental Budget Information

ORDINANCE NO. ____

AN ORDINANCE APPROPRIATING CERTAIN SUMS OF MONEY TO DEFRAY THE NECESSARY EXPENSES AND LIABILITIES OF THE CITY OF GRAND JUNCTION, COLORADO AND THE DOWNTOWN DEVELOPMENT AUTHORITY FOR THE YEAR BEGINNING JANUARY 1, 2026, AND ENDING DECEMBER 31, 2026

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION:

SECTION 1. That the following sums of money, or so much therefore as may be necessary, be and the same are hereby appropriated for the purpose of defraying the necessary expenses and liabilities, and for the purpose of establishing emergency reserves of the City of Grand Junction, for the fiscal year beginning January 1, 2026, and ending December 31, 2026, said sums to be derived from the various funds as indicated for the expenditures of:

Fund Name	Fund #	Appropriation
General Fund	100	\$ 118,791,047
Enhanced 911 Fund	101	\$ 6,985,648
Visit Grand Junction Fund	102	\$ 4,621,950
D.D.A. Operations	103	\$ 1,406,199
CDBG Fund	104	\$ 611,101
Parkland Expansion Fund	105	\$ 1,466,292
Lodgers Tax Increase Fund	106	\$ 2,364,403
First Responder Tax Fund	107	\$ 16,614,490
Conservation Trust Fund	110	\$ 1,128,794
Cannabis Sales Tax Fund	111	\$ 1,756,193
Public Safety Impact Fee Fund	115	\$ 470,000
Community Recreation Center Tax Fund	116	\$ 5,664,605
Sales Tax CIP Fund	201	\$ 36,463,773
Storm Drainage Fund	202	\$ 96,000
Major Projects Capital Fund	204	\$ 25,740,000
Transportation Capacity Fund	207	\$ 27,435,437
Water Fund	301	\$ 17,414,851
Solid Waste Removal Fund	302	\$ 8,266,000
Golf Courses Fund	305	\$ 3,287,703
Parking Authority Fund	308	\$ 1,187,067
Ridges Irrigation Fund	309	\$ 658,834
Information Technology Fund	401	\$ 16,828,113
Equipment Fund	402	\$ 12,185,169
Communication Center Fund	405	\$ 13,870,006
Facilities Management Fund	406	\$ 6,174,337
Insurance Fund	440	\$ 29,462,734
General Debt Service Fund	610	\$ 9,952,553
D.D.A. T.I.F. Debt Service	611	\$ 2,892,237
GJ Public Finance Corp Fund	614	\$ 699,000
Joint Sewer Operations Fund	900	\$ 36,443,707

SECTION 2. The documentation of the proposed revenue and expenses prepared and maintained by the Finance Director in support of the budget and appropriation ordinance, including and pursuant to Article VII, Paragraph 57 regarding the setting of the City Manager's salary with Ordinance 5235 are incorporated by and made part of this ordinance by this reference as if fully set forth.

INTRODUCED AND ORDERED PUBLISHED IN PAMPHLET FORM this 5th day of November 2025.

TO BE PASSED AND ADOPTED AND ORDERED PUBLISHED IN PAMPHLET FORM this _____ day of _____, 2025

President of the Council

Attest:

City Clerk



2026 Budget-Reconciliation of Fund Balance Worksheets to Appropriations
November 5, 2025

Fund #	Fund Name	Per Fund Balance Worksheets			Total 2026 Appropriations
		Total Expense	Transfers Out	Contingency Funds	
100	General Fund	\$118,366,047	\$ -	\$ 425,000	\$ 118,791,047
101	Enhanced 911 Fund	\$ -	\$ 6,985,648	\$ -	\$ 6,985,648
102	Visit Grand Junction	\$ 4,251,950	\$ 220,000	\$ 150,000	\$ 4,621,950
103	DDA Operations*	\$ 1,156,199	\$ -	\$ 250,000	\$ 1,406,199
104	Community Development Block Grant Fund	\$ -	\$ 611,101	\$ -	\$ 611,101
105	Parkland Expansion Fund	\$ -	\$ 1,466,292	\$ -	\$ 1,466,292
106	Lodging Tax Share Fund	\$ 1,379,235	\$ 985,168	\$ -	\$ 2,364,403
107	First Responder Tax Fund	\$ 16,231,331	\$ 383,159	\$ -	\$ 16,614,490
110	Conservation Trust Fund	\$ -	\$ 1,128,794	\$ -	\$ 1,128,794
111	Cannabis Sales Tax Fund	\$ -	\$ 1,756,193	\$ -	\$ 1,756,193
114	American Rescue Plan Fund	\$ -	\$ -	\$ -	\$ -
115	Public Safety Impact Fee Fund	\$ -	\$ 470,000	\$ -	\$ 470,000
116	Community Recreation Center Tax Fund	\$ 3,001,288	\$ 2,663,317	\$ -	\$ 5,664,605
201	Sales Tax Capital Improvements Fund	\$ 27,787,242	\$ 8,676,531	\$ -	\$ 36,463,773
202	Storm Drainage Fund	\$ 96,000	\$ -	\$ -	\$ 96,000
204	Major Projects Capital Fund	\$ 25,740,000	\$ -	\$ -	\$ 25,740,000
207	Transportation Capacity Fund	\$ 27,435,437	\$ -	\$ -	\$ 27,435,437
301	Water Fund	\$ 17,414,851	\$ -	\$ -	\$ 17,414,851
302	Solid Waste Removal Fund	\$ 8,046,000	\$ 220,000	\$ -	\$ 8,266,000
305	Golf Courses Fund	\$ 3,287,703	\$ -	\$ -	\$ 3,287,703
308	Parking Fund	\$ 1,187,067	\$ -	\$ -	\$ 1,187,067
309	Ridges Irrigation Fund	\$ 658,834	\$ -	\$ -	\$ 658,834
401	Information Technology Fund	\$ 16,828,113	\$ -	\$ -	\$ 16,828,113
402	Equipment Fund	\$ 12,185,169	\$ -	\$ -	\$ 12,185,169
405	Communicatins Center Fund	\$ 13,870,006	\$ -	\$ -	\$ 13,870,006
406	Facilities Management Fund	\$ 6,174,337	\$ -	\$ -	\$ 6,174,337
440	Insurance Fund	\$ 29,462,734	\$ -	\$ -	\$ 29,462,734
610	General Debt Service Fund	\$ 9,952,553	\$ -	\$ -	\$ 9,952,553
611	DDA TIF Debt Service Fund*	\$ 2,892,237	\$ -	\$ -	\$ 2,892,237
614	GJ Public Finance Debt Service Fund	\$ 699,000	\$ -	\$ -	\$ 699,000
900	Joint Sewer System Fund	\$ 36,443,707	\$ -	\$ -	\$ 36,443,707
*per DDA Fund Balance Worksheet					



2026
Budget

November 5, 2025

	PROJECTED BEGINNING FUND BALANCES	TOTAL REVENUE	LABOR	NON PERSONNEL OPERATING	TOTAL OPERATING EXPENSE	DEBT SERVICE	MAJOR CAPITAL	TOTAL EXPENSE	TRANSFERS IN	TRANSFERS OUT	NET SOURCE (USE) OF FUNDS	CONTINGENCY	NET CHANGE IN FUND BALANCE	PROJECTED ENDING FUND BALANCE
100 - General Fund	47,361,749	115,747,401	76,715,905	41,620,142	118,336,047	-	30,000	118,366,047	2,375,203	-	(243,443)	425,000	(668,443)	46,693,306
101 - Enhanced 911 Fund	6,596,305	4,679,966	-	-	-	-	-	-	-	6,985,648	(2,305,682)	-	(2,305,682)	4,290,623
102 - Visit Grand Junction Fund	120,417	3,616,365	919,907	3,332,043	4,251,950	-	-	4,251,950	985,168	220,000	129,583	150,000	(20,417)	100,000
104 - Community Development Block Grant Fund	-	611,101	-	-	-	-	-	-	-	611,101	-	-	-	-
105 - Parkland Expansion Fund	826,375	728,349	-	-	-	-	-	-	-	1,466,292	(737,943)	-	(737,943)	88,432
106 - Lodging Tax Share Fund	41,328	2,376,403	-	1,379,235	1,379,235	-	-	1,379,235	-	985,168	12,000	-	12,000	53,328
107 - First Responder Tax Fund	3,659,655	13,806,514	13,389,410	2,426,922	15,816,331	-	415,000	16,231,331	1,000,000	383,159	(1,807,976)	-	(1,807,976)	1,851,679
110 - Conservation Trust Fund	321,981	809,575	-	-	-	-	-	-	-	1,128,794	(319,219)	-	(319,219)	2,762
111 - Cannabis Tax Fund	2,798,332	1,808,324	-	-	-	-	-	-	-	1,756,193	52,131	-	52,131	2,850,463
114 - American Rescue Plan Fund	141,744	-	-	-	-	-	-	-	-	-	-	-	-	141,744
115 - Public Safety Impact Fee Fund	2,351,347	723,603	-	-	-	-	-	-	-	470,000	253,603	-	253,603	2,604,950
116 - Community Recreation Center Tax Fund	1,283,174	4,699,028	1,600,640	1,400,647	3,001,288	-	-	3,001,288	-	2,663,317	(965,577)	-	(965,577)	317,597
201 - Sales Tax Capital Improvements Fund	4,846,017	30,917,927	-	3,345,919	3,345,919	-	24,441,323	27,787,242	2,920,274	8,676,531	(2,625,572)	-	(2,625,572)	2,220,445
202 - Storm Drainage Development Fund	149,689	21,000	-	-	-	-	96,000	96,000	-	-	(75,000)	-	(75,000)	74,689
204 - Major Projects Fund	24,654,021	1,631,000	-	-	-	-	25,740,000	25,740,000	-	-	(24,109,000)	-	(24,109,000)	545,021
207 - Transportation Capacity Fund	34,882,243	7,756,527	-	-	-	-	27,435,437	27,435,437	-	-	(19,678,910)	-	(19,678,910)	15,203,333
405 - Communications Center Fund	1,418,254	6,815,016	7,008,808	3,196,558	10,205,366	-	3,664,640	13,870,006	6,485,648	-	(569,342)	-	(569,342)	848,912
610 - General Debt Service Fund	3,251	-	-	4,000	4,000	9,948,553	-	9,952,553	9,952,553	-	-	-	-	3,251
614 - Grand Junction Public Finance Corporation Fund	24,188	400,000	-	2,500	2,500	696,500	-	699,000	279,812	-	(19,188)	-	(19,188)	5,000
Subtotal	\$ 131,480,070	\$ 197,148,100	\$ 99,634,670	\$ 56,707,966	\$ 156,342,636	\$ 10,645,053	\$ 81,822,400	\$ 248,810,089	\$ 23,998,658	\$ 25,346,203	\$ (53,009,534)	\$ 575,000	\$ (53,584,534)	\$ 77,895,536

Enterprise Operations

301 - Water Fund	1,471,663	17,009,649	5,576,791	4,799,126	10,375,917	1,388,934	5,650,000	17,414,851	-	-	(405,202)	-	(405,202)	1,066,461
302 - Solid Waste Fund	518,523	8,352,448	3,308,154	4,302,846	7,611,000	-	435,000	8,046,000	-	220,000	86,448	-	86,448	604,971
305 - Golf Courses Fund	666,096	2,965,150	1,194,239	1,855,666	3,049,905	87,797	150,000	3,287,703	120,000	-	(202,553)	-	(202,553)	463,543
308 - Parking Fund	123,828	1,186,984	498,765	444,535	943,300	243,767	-	1,187,067	-	-	(83)	-	(83)	123,745
309 - Irrigation Fund	204,742	461,124	169,957	272,715	442,672	16,162	200,000	658,834	-	-	(197,710)	-	(197,710)	7,032
900 - Joint Sewer System Fund	10,459,042	51,501,709	5,616,436	7,019,271	12,635,707	3,748,000	20,060,000	36,443,707	-	-	15,058,002	-	15,058,002	25,517,044
Subtotal	\$ 13,443,894	\$ 81,477,064	\$ 16,364,343	\$ 18,694,158	\$ 35,058,501	\$ 5,484,660	\$ 26,495,000	\$ 67,038,161	\$ 120,000	\$ 220,000	\$ 14,338,903	-	\$ 14,338,903	\$ 27,782,797

Total	\$ 144,923,964	\$ 278,625,164	\$ 115,999,013	\$ 75,402,124	\$ 191,401,137	\$ 16,129,713	\$ 108,317,400	\$ 315,848,250	\$ 24,118,658	\$ 25,566,203	\$ (38,670,632)	\$ 575,000	\$ (39,245,632)	\$ 105,678,332
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Contingency

\$ 575,000

City of Grand Junction 2026 Budget

\$ 316,423,250

*General Fund Balance	\$ 46.7	million
Internal Loans	\$ 1	million
Minimum Reserve	\$ 29.3	million

Internal Service Operations

401 - Information Technology Fund	3,324,689	14,528,506	4,123,623	12,268,490	16,392,113	-	436,000	16,828,113	-	-	(2,299,607)	-	(2,299,607)	1,025,082
402 - Equipment Fund	3,533,578	11,392,973	2,078,655	4,352,004	6,430,659	-	5,754,510	12,185,169	-	-	(792,196)	-	(792,196)	2,741,382
406 - Facilities Management Fund	138,945	4,551,226	1,442,226	3,232,111	4,674,337	-	1,500,000	6,174,337	1,500,000	-	(123,111)	-	(123,111)	15,834
440 - Insurance Fund	5,352,269	28,766,396	716,240	28,746,493	29,462,734	-	-	29,462,734	-	-	(696,338)	-	(696,338)	4,655,931
Subtotal	\$ 12,349,481	\$ 59,239,101	\$ 8,360,745	\$ 48,599,098	\$ 56,959,843	-	\$ 7,690,510	\$ 64,650,353	\$ 1,500,000	-	\$ (3,911,252)	-	\$ (3,911,252)	\$ 8,438,229

Total Appropriated City Funds

\$ 406,639,806



2026 Recommended Capital Projects List
City Council Workshop
November 5, 2025

Line Ref #	Department	Project Title	2026 Recommended Budget
201 - Sales Tax Capital Improvements Fund			
1	Community Development	Salt Flats Infrastructure	\$ 1,250,000
Total Community Development			\$ 1,250,000
2	Engineering & Transportation	North Avenue Enhanced Transit Corridor	\$ 7,097,000
3	Engineering & Transportation	Ranchman's Ditch Trail	1,102,905
4	Engineering & Transportation	22 1/2 Road Path Construction at Broadway Elementary	134,000
5	Engineering & Transportation	Traffic Signal Upgrades	295,050
6	Engineering & Transportation	Colorado River Levee Renovations	95,870
7	Engineering & Transportation	Contract Street Maintenance	3,747,000
8	Engineering & Transportation	Riverside Parkway at Highway 50 Retaining Wall	1,000,000
9	Engineering & Transportation	Curb, Gutter, and Sidewalk Safety Repairs	441,000
10	Engineering & Transportation	Traffic Safety Improvements	140,000
11	Engineering & Transportation	SRTS - Hermosa Ave. Sidewalk 12th St. to 13 St	160,000
12	Engineering & Transportation	Patterson Improvements at Matchett Park	1,000,000
13	Engineering & Transportation	SRTS - Ella Street Improvements	40,000
14	Engineering & Transportation	4th Street Improvements (Ute Ave to Pitkin Ave)	782,000
15	Engineering & Transportation	12th Street Medians & Crosswalk (CMU)	200,000
16	Engineering & Transportation	Bridge Replacement - South Broadway over Limekiln Gulch	100,000
Total Engineering and Transportation			\$ 16,334,825
17	General Services	Street Maintenance – Chipseal and Crack Fill (self-performed)	\$ 1,365,000
Total General Services			\$ 1,365,000
18	Police	Police Department Annex	\$ 2,000,000
19	Police	BearCat Tactical Vehicle	470,000
Total Police			\$ 2,470,000
20	Parks and Recreation	Trails - Asphalt Trail Replacements	\$ 320,000
21	Parks and Recreation	Water Conservation Projects - Turf to Native	75,000
22	Parks and Recreation	Stadium Improvements	625,000
23	Parks and Recreation	Playground Repair	75,000
24	Parks and Recreation	Botanical Gardens Renovation and Greenhouses	162,500
25	Parks and Recreation	Canyon View Tennis Court Improvements	275,000
26	Parks and Recreation	Lilac Park Renovation	80,000
27	Parks and Recreation	Canyon View Tennis Court Resurfacing	375,000
28	Parks and Recreation	Canyon View Pumphouse Replacement	719,000
29	Parks and Recreation	Lincoln Park Pool Slide Gel Coat	200,000
30	Parks and Recreation	Emerson Park Landscape Modification	50,000
31	Parks and Recreation	Paradise Hills Pump House	60,000
Total Parks and Recreation			\$ 3,016,500
Total 0.75% Sales Tax Capital Fund Projects			\$ 24,436,325
202 - Storm Drainage Development Fund			
32	Engineering & Transportation	Drainage System Improvements	\$ 21,000
33	Engineering & Transportation	Walnut Ave & 1st St Drain Improvements	75,000
Total Drainage Fund Projects			\$ 96,000
204 - Major Projects Fund			
34	Parks and Recreation	Community Recreation Center Construction	\$ 23,300,000
35	Parks and Recreation	Community Recreation Center Outside Project	2,440,000
Total Major Projects Capital Fund Projects			\$ 25,740,000
207 - Transportation Capacity Fund			
36	Engineering & Transportation	B 1/2 Road, 29 Road to 29 1/2 Road	\$ 350,000
37	Engineering & Transportation	Four Canyons Parkway, Market to Patterson	12,000,000
38	Engineering & Transportation	D 1/2 Road, 29 to 30 Road	6,000,000
39	Engineering & Transportation	Riverside Parkway at 9th Street Turn Lane	120,000
40	Engineering & Transportation	Crosby Avenue, 25 1/2 Road to Main Street	2,462,699
41	Engineering & Transportation	Highway 50 at Palmer Street Intersection Improvements	562,738



2026 Recommended Capital Projects List
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Line Ref #	Department	Project Title	2026 Recommended Budget
42	Engineering & Transportation	Patterson Capacity Improvements	450,000
43	Engineering & Transportation	Riverside Parkway at Deseo Drive Intersection Improvements	550,000
44	Engineering & Transportation	29 Road (F Rd to G Rd)	3,440,000
45	Engineering & Transportation	Redlands360 - 23 Rd & Hwy 340 Roundabout	1,200,000
46	Engineering & Transportation	Redlands360 - 23 Road (Hwy 340 to S. Broadway)	300,000
Total Transportation Capacity Capital Projects			\$ 27,435,437
301 - Water Fund			
47	Utilities - Water	Gunnison River Infrastructure	\$ 500,000
48	Utilities - Water	Lead Water Line Replacements	100,000
49	Utilities - Water	Water Rights Infrastructure Development	100,000
50	Utilities - Water	Linden Ave Waterline Phase 2	1,300,000
51	Utilities - Water	UPRR Waterline Crossing to Crosby Ave	500,000
52	Utilities - Water	CDOT I-70B 4th to 6th Street Waterline	1,290,000
53	Utilities - Water	Waterline Replacement on Aspen St, Palisade St, and Glenwood Dr.	400,000
54	Utilities - Water	Juniata Enlarged Ditch Piping	400,000
55	Utilities - Water	South Water Tank Painting	1,000,000
Total Water Projects			\$ 5,590,000
302 - Solid Waste Fund			
56	General Services	New Refuse Truck for Recycling Pickup	\$ 435,000
Total Solid Waste Projects			\$ 435,000
305 - Golf Fund			
57	General Services	Irrigation Pond Dredging	\$ 150,000
Total Golf Projects			\$ 150,000
309 - Irrigation Fund			
58	Utilities - Water	Ridges Primary Pump MCC Replacement	\$ 200,000
Total Ridges Irrigation Projects			\$ 200,000
401 - Information Technology Fund			
59	Information Technology	Storage Replacements	\$ 50,000
60	Information Technology	Infrastructure Replacements	136,000
61	Information Technology	Document Records Management System replacement.	250,000
Total Information Technology Projects			\$ 436,000
402 - Equipment Fund			
62	General Services	Annual Fleet Replacement	\$ 4,678,960
63	General Services	Lifecycle replacement of (2) CNG Compressors	\$ 1,075,550
Total Equipment Fund Projects			\$ 5,754,510
405 - Communications Center Fund			
64	Police	9-1-1 Telephone Upgrade	\$ 364,640
65	Police	Tower Site Upgrades	200,000
66	Police	MCC 7500 Dispatch Console and Handheld Radio Replacements	3,100,000
Total Communications Center Projects			\$ 3,664,640
406 - Facilities Management Fund			
67	General Services	Facilities Systems Maintenance and Lifecycle Replacement	\$ 1,500,000
Total Facilities Management Projects			\$ 1,500,000
900 - Joint Sewer Fund			
68	Utilities - Sewer	2026 Sewer Replacement Projects	\$ 4,000,000
69	Utilities - Sewer	Sewer Improvement Districts	1,000,000
70	Utilities - Sewer	Wastewater Treatment Plant Improvement and Asset Replacement	770,000
71	Utilities - Sewer	2027 Sewer Replacement Projects	520,000
72	Utilities - Sewer	Phase 2 Wastewater Treatment Plant Expansion	6,300,000
73	Utilities - Sewer	Wastewater Treatment Plant Admin Building	7,470,000
Total Sewer			\$ 20,060,000



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Line Ref #	Department	Project Title	2026 Recommended Budget	
TOTAL CAPITAL \$			115,497,912	

2026 Recommended Capital Project Descriptions by Fund by Department November 5, 2025

201 – Sales Tax Capital Improvement Fund (.75% sales tax)

Community Development – Capital

1. **Salt Flats Infrastructure - \$ 1,250,000** This project is for Phase 2 of the required infrastructure which includes the extension of Gunnison Avenue and new north/south roads along with sanitary sewer, water and storm water utilities. The total estimated expense for the infrastructure is \$5.9 million with the vertical developers contributing the remainder of the funding along with future city CDBG funding. This project is funded by the 0.75% sales tax.

Engineering and Transportation – Capital

2. **North Avenue Enhanced Transit Corridor - \$ 7,097,000** In 2022, the City provided the matching funds for the Grand Valley Regional Transportation Planning Office's North Avenue Enhanced Transit corridor study. The study evaluated pedestrian access analysis, traffic safety analysis, bus stop amenities analysis, transit speed, and reliability analysis, a detailed review of transit signal prioritization, and multimodal path analysis. The study helped identify and prioritize a series of projects. This project will construct detached multi-modal sidewalks along the north side of North Avenue between 28 1/2 Road and I-70B as well as on the south side from 29 Road to I-70B. Design and right-of-way acquisition in 2025 (\$1,881,700) with construction in 2026. This project is funded by Federal Transportation Alternative Program (TAP) grant, State Transit Funds, State Multimodal Options Fund (MMOF) all administered by the Colorado Department of Transportation totaling \$6,835,200, and the remaining \$261,800 by 0.75% sales tax. Safe Streets for All (SS4A) grant will bring in an additional \$3.2 million if awarded to complete the full scope of the project.
3. **Ranchman's Ditch Trail - \$ 1,102,905** The City has been working with Grand Valley Irrigation Company on a section of the canal that could be used as a pilot project for trails on the canals. The selected reach is on Ranchman's Ditch which runs in large pipes along the south side of Patterson between 24 1/2 Road and 25 1/2 Road. Right of way was negotiated in 2025 for \$400,000. Construction is planned to be completed in 2026. This project is funded by the 0.75% sales tax.
4. **22 1/2 Road Path Construction at Broadway Elementary - \$ 134,000** The City is working with Mesa County and School District 51 on improving sidewalk/path infrastructure on 22 1/2 Road on the east side of Broadway Elementary after a recent ADA incident/complaint. The existing asphalt path has deteriorated with large cracks and the adjacent drainage channel provides less than ideal condition. The project would replace the existing path with 800 feet of 10-foot wide curb, gutter, and sidewalk. Other improvements are also included on Greenbelt and Foy Drives which will enable County participation in the project. This project is funded by the 0.75% sales tax.

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- 5. Traffic Signal Upgrades - \$ 295,050** The City currently owns 52 traffic signals with electronic controllers of varying age and functionality and operates the 46 state highway signals inside the City limits under a maintenance contract. Upgrades to signal equipment are required for safety and compliance with Federal requirements. This is an ongoing replacement/upgrade program for traffic signal controllers and other equipment. Maintaining a replacement cycle for signal controllers and equipment is necessary, primarily because of the limited-service life of the equipment which is exposed to in-the-field conditions. It is also necessary to keep pace with current technology supporting traffic signal coordination, vehicle detection, and emergency pre-emption systems; all of which contribute to safer and less congested roadways. This project is funded by the 0.75% sales tax.
- 6. Colorado River Levee Renovations - \$ 95,870** The City of Grand Junction's levee was constructed in 1996 by the Army Corp of Engineers. It extends from the Union Pacific Railroad (UPRR) Railroad Bridge to the Las Colonias Amphitheater and protects most of the lower downtown. The Army Corp of Engineers deactivated the levee until several encroachments and culverts/discharge pipes could be corrected to meet current standards. This project will have City crews address the various encroachments and culvert modifications to bring the levee back into compliance. This project is funded by the 0.75% sales tax.
- 7. Contract Street Maintenance - \$ 3,747,000** Street Maintenance requires an ongoing annual commitment to maintain the City's \$340 million worth of street assets. A pavement management system is used to evaluate pavement quality and prioritize street maintenance needs. Parameters used to determine the pavement condition for major streets include ride quality, structural adequacy, and surface distress. The City is divided into 12 Street Maintenance Areas (SMAs) with an area scheduled to receive a chip seal each year. However, each of the streets in an SMA is analyzed for the proper treatment, whether that be a fog seal, chip seal, micro surface, overlay, or total reconstruction. A pavement management system is used to evaluate pavement quality and prioritize street maintenance needs. In 2026, the City's street maintenance efforts will include: Contract Street Maintenance \$3,747,000 – The annual program includes contracting for street maintenance using treatments such as hot mix asphalt overlays, asphalt patching, high-density mineral bond (HA5), and street reconstructions. This work is bid and contracted out. For 2025, C 1/2 Road from 27 1/2 to 29 Road is proposed for minor reconstruction in partnership with Mesa County and developer of gravel extraction operation. City will receive \$150,000 from the developer and \$300,000 from Mesa County. Remaining \$3,297,000 be funded by the 0.75% sales tax.

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- 8. Riverside Parkway at Highway 50 Retaining Wall - \$ 1,000,000** The Riverside Parkway interchange was constructed with tall mechanically stabilized earth (MSE) walls. These walls have settled and moved over the last 15 years since it was constructed. While the walls are still currently safe, geotechnical investigations were conducted in summer 2024. Stabilization of the walls and fill will be completed in fall of 2025. In 2026, reconstruction of much of the curb, gutter, sidewalks, medians, and road surface is planned to repair the infrastructure damaged by the differential settlement. This project is funded by the 0.75% sales tax.
- 9. Curb, Gutter, and Sidewalk Safety Repairs - \$ 441,000** This program includes the replacement or repair of deteriorated or hazardous curbs, gutters, and sidewalks on City streets annually. It also includes replacement of curbs and gutters that do not properly drain. Tripping hazards on sidewalks are given the highest priority. Concrete replacement locations are determined from field surveys and community member complaints. Each location is rated and prioritized according to the type of problem and degree of hazard. The benefits include keeping curb, gutter, and sidewalks in a state of good repair providing a reliable surface for non-motorized users, and conveyance of stormwater without standing water. This project is funded by the 0.75% sales tax.
- 10. Traffic Safety Improvements - \$ 140,000** Annual Requests for Streetlights, Crosswalks, Traffic Calming, etc. There are two locations requesting streetlight and four crosswalk locations proposed. Traffic calming is associated with the Sherwood Park area west of Grand Junction High School to address speeding concerns. This project is funded by the 0.75% sales tax.
- 11. SRTS - Hermosa Ave. Sidewalk 12th St. to 13 St - \$ 160,000** Hermosa Ave between 12th and 13th was developed without sidewalks. Development to the north and east has constructed sidewalks. This Safe Routes to School project completes sidewalk along one side of Hermosa Ave and allows residents to the north and east a loop to walk. This project is funded by CDBG.
- 12. Patterson Improvements at Matchett Park - \$ 1,000,000** Intersection Improvements to include raised median to implement Patterson Access Management Plan, signalized pedestrian crossing, and sidewalk extension on south side of Patterson to Legends Way. This improvement is the result of a traffic study conducted in 2024 that informed this design. That study was triggered by the passing of the Community Recreation Center (CRC) and the anticipated high volume of traffic that is expected to generate. These improvements will help ensure safe and efficient access to Matchett Park and the coming CRC. This project is funded by the 0.75% sales tax.
- 13. SRTS - Ella Street Improvements - \$ 40,000** This Safe Routes to School project includes construction of 170 feet of sidewalk, curb, and gutter along Ella Street, which does not currently have sidewalks on either side of the street. This will provide pedestrian access to West Middle School. This project is funded by CDBG.

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14. **4th Street Improvements (Ute Ave to Pitkin Ave) - \$ 782,000** This project is part of CDOT's I-70B Phase 7. The City's portion of the construction is \$782,000 as laid forth in the IGA and will reconstruct 4th Street from the alley north of Ute to the alley south of Pitkin. This project is funded by the 0.75% sales tax.
15. **12th Street Medians & Crosswalk (CMU) - \$ 200,000** This project is a partnership with CMU to construct additional medians and crosswalk north of Mesa Ave to serve the new student parking at the Albertson's site. This project is funded by the 0.75% sales tax.
16. **Bridge Replacement - South Broadway over Limekiln Gulch - \$ 100,000** The bridge is functionally obsolete and currently load restricted. This project is for design only with construction funds proposed in 2027. Funded by the 0.75% sales tax.

General Services – Capital

17. **Street Maintenance – Chipseal and Crack Fill (self-performed) - \$ 1,365,000**
Chipseal is a maintenance process for roads that helps protect and extend the life of asphalt pavement, playing a crucial role in maintaining a high Pavement Condition Index (PCI). Crack filling involves sealing existing cracks in the pavement to prevent water infiltration, which can cause further damage and deterioration. Patching involves repairing any significant defects or potholes in the road surface. The chipseal process applies a layer of hot liquid asphalt emulsion followed by aggregate chips and compaction. In some cases, an additional thin layer of diluted asphalt, known as a fog seal, is applied over the top of the chips to seal the surface and provide extra protection. Chipseal helps protect the asphalt from water damage, enhances skid resistance, and extends the life of the road. This cost-effective method ensures that roads remain in good condition, minimizing the need for more extensive and costly repairs in the future. This project is funded by the 0.75% sales tax.

Police – Capital

18. **Police Department Annex- \$ 2,000,000** When the Police Department and Regional Communications Center moved into their current facility in 2012, the building was already fully utilized to meet existing needs, leaving no space for future growth. As the department expanded over time, it has been necessary to retrofit existing areas and operate out of remote locations leading to operational inefficiencies. The annex will provide the critical space needed for staff, equipment, and operations to grow in alignment with the city's needs. This \$2,000,000 will be used for the pre-construction and architectural phase of the project. With construction of an estimated \$33 million

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facility in 2027. This project is planned to be funded with proceeds from the issuance of Certificates of Deposit.

- 19. BearCat Tactical Vehicle - \$ 470,000** The GJPD currently relies on a limited number of shared armored vehicles, creating delays and heightened risk when those resources are unavailable. This BearCat tactical vehicle will expand GJPD's ability to protect and extract civilians and officers from hostile situations. This project is funded by Police impact fees accumulated since 2022.

Parks and Recreation – Capital

- 20. Trails - Asphalt Trail Replacements - \$ 320,000** In 2023 the City had over 10.5 miles of asphalt trails over 25 years old and in various states of disrepair. Over the last three years, 5.4 miles will have been completed. Work proposed for 2026 includes various trail locations along the Ridges, South Camp, and Riverfront. This program that began in 2022 will utilize Project Team staff to replace trails with concrete. This project has been completed by City Staff and is proposed to be self-performed again in 2026. This project is funded by the 0.75% sales tax.
- 21. Water Conservation Projects - \$ 75,000** Several areas in the parks system have turf that has a very low level of utilization. To conserve water and save on maintenance resources while still preserving an attractive aesthetic, the parks department uses this funding to covert manicured turf areas to native areas. The native areas employ local florae including shrubs and trees, along with other attractive landscaping elements. This budget also supports the installation of infrastructure to achieve water-wise landscaping and to design larger conversions for future consideration. This project is funded by Parkland Expansion Fund.
- 22. Stadium Improvements - \$ 625,000 (\$500,000 from partners).** For the past several years, the City has worked with the Stadium Partners and the Parks Improvement Advisory Board (PIAB) to improve the Lincoln Park Stadium. For 2025, PIAB paid \$214,300 and the City paid \$125,000 to replace the Sulpizio Field scoreboard, paint the A-D stands at Sulpizio and replace the red rubber around the dugouts and infield at Sulpizio. For 2026, the Parks Improvement Advisory Board voted to fund the concept design of the open plaza, currently underway. In anticipation of a project coalescing to be done before the JUCO tournament in 2026. This project is funded by Parkland Expansion Fund - \$125,000 and Contributions - \$500,000.
- 23. Playground Repair - \$ 75,000** This is an annual effort to repair and replace needed components of the 25 playgrounds in the system. This is in addition to the replacement schedule shown in the 10 year budget. When repair is no longer an option using this annual repair budget, playground replacement is required particularly when playground components are no longer manufactured. This project is funded by Conservation Trust Fund (CTF).

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- 24. Botanical Gardens Greenhouse - \$ 162,500** The Parks Recreation and Open Space Master Plan identified the renovation of the Botanic Gardens as a priority. The overall Master Plan as well as the full renovation is planned in the 10 year budget. This project funds a first of several greenhouses to be built at Las Colonias near the Botanical Gardens. This would meet the immediate need for the over 50,000 plants grown from seed. These plants are installed around the community in parks, rights-of-way and downtown. This first greenhouse construction avoids costly rental payments used to rent space on the far east side of the community. The current Botanic Gardens is owned by the City and operated by Strive, a non-profit serving adults with developmental disabilities. This project is funded by Parkland Expansion Fund.
- 25. Canyon View Tennis and Baseball Parking Improvements - \$ 275,000** The eastern side of Canyon View still has a large gravel parking area, which leads to issues with cobbles being kicked up by speeding vehicles onto the tennis courts. This project paves the area between the four new northern tennis courts and the baseball field. It also installs safety netting to prevent baseballs from being hit into the vicinity of the new tennis courts. This project is funded \$265,000 by Parkland Expansion Fund and \$10,000 by Contributions.
- 26. Lilac Park Renovation - \$80,000** Lilac Park is currently undergoing a concept planning design process. All options have the primary goal of removal of water loving turf. Once design is complete, feasible improvements will be evaluated. \$40,000 of this project is funded by a state grant and \$40,000 by 0.75% sales tax.
- 27. Canyon View Tennis Court Resurfacing - \$ 375,000** The original 12 tennis courts at Canyon View are in need of resurfacing. This is an essential maintenance task to ensure the longevity, quality and safety of court surfaces. It must be completed every 6 to 10 years, depending on wear and climate. This project is funded by CTF.
- 28. Canyon View Pump House Replacement - \$ 719,000** The Canyon View irrigation system has increasing burden on it with the addition of the 24 road landscape, Four Canyons phase I and Four Canyons phase II. To meet this increasing demand and to provide systems redundancy to protect the substantial assets at Canyon View, this is a necessary improvement. This project is funded by Parkland Expansion Fund.
- 29. Lincoln Park Pool Slide Gel Coat - \$ 200,000** The Lincoln Park Pool slide is one of the most popular amenities at Lincoln Park. It requires a regular recoat to ensure safety and patron comfort. This is also needed in order to pass inspection. A gel coat has not been completed since the slide was installed in 2008. This maintenance work is recommended every 12 to 15 years. This project is funded by CTF.

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- 30. **Emerson Park Landscape Modification - \$ 50,000** Following the major renovation, the need for a landscape modification became apparent. This project converts some areas adjacent to the skate park from grass to xeric. This cost is only for materials and uses in-house labor as a winter 2026 project. This project is funded by CDBG.
- 31. **Paradise Hills Pump House - \$ 60,000** CIRSA audit identified this as an issue. The current pumphouse is shared with the HOA. CIRSA wants the City to have its own, secure pumphouse. This project is funded by Parkland Expansion Fund.

202 – Storm Drainage Development Fund

Engineering and Transportation- Capital

- 32. **Drainage System Improvements - \$ 21,000** This project includes many small drainage improvements that address capacity issues. This is for materials only and is self-performed by City crews. This project is funded by the Storm Drainage Fund.
- 33. **Walnut Ave & 1st St Drain Improvements - \$ 75,000** This project proposes to install additional inlet and storm drain pipe to reduce frequency and severity of flooding at this intersection. This project is funded by the Storm Drainage Fund.

204 – Major Projects Fund

Parks and Recreation – Capital

- 34. **Community Recreation Center (CRC) Construction - \$ 23,300,000** After decades of effort and a successful ballot question where voters authorized a dedicated sales tax and the issuance of debt, the Grand Junction community will soon have its own Community Recreation Center (CRC). The official groundbreaking was held on June 1, 2024. The total project cost is \$82.1 million, split among three budget years. By the end of 2024 \$16.6 was spent, an estimated \$42.2 million will be spent by years end in 2025 and the remaining budget of \$23.3 million is projected to be spent in 2026. The CRC is set to open in late 2026. The CRC project is funded predominantly with bond proceeds but also with partner contributions from Intermountain Health, interest income on the project fund and a grant from the Department of Local Affairs.
- 35. **CRC Initial Phase of Outdoor Facilities - \$ 2,440,000** The 2022 CRC plan envisioned an initial phase of outdoor improvements contingent on grant funding should the CRC be approved by the voters. With the facility approved and under construction, numerous grants were pursued including the Daniels Fund, Great Outdoors Colorado (GOCO), the Boettcher Foundation, Gates Foundation and El Pomar. All were awarded. These funds along with proceeds from the Burkey land

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sale, and interest income are funding this initial phase of outdoor facilities. This not only saves on costs with already being mobilized but it meets additional parks and recreation needs with the outdoor facilities of an artificial turf field, the Burkey Pavilion and overflow parking.

207 – Transportation Capacity Fund

Engineering and Transportation – Capital

36. **B 1/2 Road, 29 Road to 29 1/2 Road - \$ 350,000** B 1/2 Road will be widened to a three-lane collector road including turn lanes, curb, gutter, sidewalk, bike lanes, and streetlights from 29 Road to 29 3/4 Road providing safer routes for kids to get to and from school at Lincoln Orchard Mesa Elementary. This phase is for continued right-of-way acquisition. Construction is proposed for 2027. This project is funded by the TCP Fund.
37. **Four Canyons Parkway, Market to Patterson - \$ 12,000,000** This 5-lane parkway from 24 Road to Patterson Road is a multimodal arterial that will provide an alternative route around congested Patterson Road and serve a rapidly developing area. The project is split into two construction phases; the first from 24 Road to 24 1/2 Road was completed in late 2024, and the second from 24 1/2 to Patterson started construction in mid-2025 and is slated for completion at end of 2026. This project is funded by the TCP Fund.
38. **D 1/2 Road, 29 to 30 Road - \$ 6,000,000** D 1/2 Road will be widened to a three-lane collector including a center turn lane, curb, gutter, sidewalk, bike lanes, and streetlights from 29 1/4 Road to 30 Road providing safer routes for kids to get to school at Pear Park Elementary. There are three subdivisions with applications for development that have been in the process for multiple years awaiting public storm drains to be constructed as part of this project. This project is funded by the TCP Fund.
39. **Riverside Parkway at 9th Street Turn Lane - \$ 120,000** The Residences at Kimball is at 1101 Kimball Avenue, also known as the Sugar Beet property, and proposes 164 multi-family units along with commercial development. With projected traffic growth both regionally and including this development, a new turn lane is warranted. This project will construct a right-turn lane for westbound Riverside Parkway onto northbound 9th Street. This does not include a signal that will be funded as part of a future project. This project is funded by the TCP Fund.
40. **Crosby Avenue, 25 1/2 Road to Main Street - \$ 2,462,699** Crosby Avenue serves as an extension of Main Street to significant retail shopping and both existing and burgeoning residential areas. The high-return, timely project will substantially improve safety, economic opportunity, and active transportation access in the heart of the

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community. Crosby Avenue would transform from a narrow local street with no bicycle or pedestrian facilities to a robust multimodal corridor with safer facilities, landscaping, and lighting tying into the existing bicycle-pedestrian bridge over the Union Pacific Railroad tracks between the Riverside neighborhood and the rest of Downtown. In 2025, phase replaced the sewer, water, storm and irrigation facilities along the corridor. This project is funded by Colorado Department of Transportation Grant (awarded) for \$1,000,000, and the TCP Fund for \$1,462,699.

- 41. Highway 50 at Palmer Street Intersection Improvements - \$ 562,738** As part of Tracy Village Subdivision development, per TCP policy, the City will fund intersection improvements at Highway 50 and Palmer Street, Highway 50 at Linden Avenue for completion of CDOT subdivision requirements. The project has been designed and reviewed by CDOT, right-of-way acquisition was completed in 2025 with construction slated for 2026. This project is funded by the TCP Fund.
- 42. Patterson Capacity Improvements - \$ 450,000** With the volume of cars using Patterson Road higher now than ever before, there has been an observed degradation in the level of service and vehicle delays experienced at key intersections along the corridor due to traffic volume growth. The increases in vehicle delay and degradation in level of service cannot be solved with traffic signal timing optimization; it requires roadway expansion. One way to expand roadway capacity is by adding turn lanes at signalized intersections. An analysis of all the traffic signals on Patterson Road was performed to identify which intersections, and specifically which intersection approaches, would benefit the most from adding right turn lanes. In some instances, adding turn lanes to side streets and reducing the amount of time required for north-south travel can provide more time for east-west travel on Patterson Road and thus increase capacity. The following represent the "Top 5": 25 Road eastbound to southbound; 12th Street southbound to westbound; 28 1/4 Road eastbound to southbound, 29 Road eastbound to southbound, 29 Road southbound to westbound. This specific project will construct the 28 1/4 Road turn lane. This project is funded by the TCP Fund.
- 43. Riverside Parkway at Deseo Drive Intersection Improvements - \$ 550,000.** This project constructs signal to serve both the Dos Rios development on the west side of the intersection and the City's 5.5 acre lot on the east side. This project is funded by the TCP Fund.
- 44. I-70/Interchange @29 Road Final Design - \$ 3,440,000** This project will complete the final design for the proposed I-70/29 Road interchange, along with associated arterial roadway improvements along the 29 Road corridor. The scope includes a five-lane road section, bike lanes, and detached sidewalks, supporting a multimodal transportation network that would allow for phased implementation. Completing the design will make the project "shovel-ready," significantly enhancing its

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competitiveness for future federal funding opportunities. It also enables Mesa County and the City to move forward with corridor infrastructure improvements in advance of full interchange construction. The City has secured a \$2.0 million Congressional Directed Spending (CDS) allocation to support the design effort. In addition, a \$1.0 million grant application is pending through the Rural and Tribal Assistance Program. The City's required local match for the CDS funds is \$220,000, which will be matched by Mesa County, bringing the total local contribution to \$440,000.

- 45. Redlands360 - 23 Rd & Hwy 340 Roundabout - \$ 1,200,000** This project represents the City's negotiated share of the roundabout at Hwy 340 (Broadway) and 23 Road that will serve as the major access point to the Redlands 360 development. Staff proposes to submit for \$500,000 in reimbursement from Persigo Agreement funds, with \$700,000 funded from the TCP Fund.
- 46. Redlands360 - 23 Road (Hwy 340 to S. Broadway) - \$ 300,000** This project will construct a 300 foot section of 23 Road to connect from the roundabout to the roads being constructed within the Redlands 360 development. By policy, the City is responsible to construct off-site collector infrastructure. This project is funded by the TCP Fund.

301 – Water Fund

Utilities – Capital

- 47. Gunnison River Infrastructure - \$ 500,000** Preliminary engineering and property acquisition for conversion of two gravel pits along the Gunnison River into water storage impoundments to supplement the City's water supply. This is a multi-year project with detailed engineering and construction beyond the 10-year planning horizon. This project is funded by the Water Enterprise Fund.
- 48. Lead Water Line Replacements - \$ 100,000** This is an annual ongoing project to replace lead service lines in the City's water service area. This project is funded by the Water Enterprise Fund.
- 49. Water Rights Infrastructure Development - \$ 100,000** This is an annual ongoing project to facilitate the acquisition of agricultural irrigation water rights as they become available. This project is funded by the Water Enterprise Fund.
- 50. Linden Ave Waterline Phase 2 - \$ 1,300,000** Replacement of 20" water main installed in 1959 on Linden Ave between Hwy 50 and Santa Clara Ave. This project is funded by debt proceeds in the Water Enterprise Fund.

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- 51. UPRR Waterline Crossing to Crosby Ave - \$ 500,000** Upgrade crossing of UPRR tracks to improve flows to the Crosby Ave area. May require a new bore under the tracks if the existing waterline cannot be repurposed. This project is funded by the Water Enterprise Fund.

- 52. CDOT I-70B 4th to 6th Street Waterline - \$ 1,290,000** Replacement of HDPE waterline under Ute and Pitkin Ave between 4th and 6th Streets. This project is funded by debt proceeds in the Water Enterprise Fund.

- 53. Waterline Replacement on Aspen St, Palisade St, and Glenwood Dr. - \$ 400,000** Replacement of cast iron pipes on Aspen St from Unaweeep to Hwy 50 and replacement of cast iron and AC pipe replacement on Palisade St and Glenwood Drive. This project is funded by the Water Enterprise Fund.

- 54. Juniata Enlarged Ditch Piping - \$ 400,000** Design of piping/lining of 2.3-mile segment of Juniata Enlarged Ditch to reduce water loss due to seepage and evaporation. This project is funded by the Water Enterprise Fund.

- 55. South Water Tank Painting - \$ 1,000,000** Recoating the interior of the South Water Tank. This project is funded by debt proceeds in the Water Enterprise Fund.

302 – Solid Waste Fund

General Services – Capital

- 56. New Refuse Truck for Recycling Pickup - \$ 435,000** This is funded by the Solid Waste Enterprise Fund.

305 – Golf Fund

Golf - Capital

- 57. Irrigation Pond Dredging - \$ 150,000** This project will include the dredging of the irrigation pond at Lincoln Park and Tiara Rado Golf Courses. The focus of this project will be to dredge the ponds to allow improved water storage and flow for the irrigation system. This project is funded by the Golf Enterprise Fund.

309 – Irrigation Fund

Utilities – Capital

- 58. Ridges Primary Pump MCC Replacement - \$ 200,000** Design and replacement of the Motor Control Center for the Ridges Primary Pumpstation. This project is funded by the Irrigation Enterprise Fund.

2026 Recommended Capital Project Descriptions by Fund by Department November 5, 2025

401 - Information Technology Fund

Information Technology – Capital

- 59. Storage Replacements - \$ 50,000** The primary goal of this project is to replace the outdated storage infrastructure with a modern, high-capacity, and more reliable system. This will enhance data storage capabilities, improve performance, and ensure data security for the City's operations. Replacing the outdated storage system is essential for maintaining and improving the City's data storage capabilities. This upgrade will support the City's ongoing operations, enhance data security, and ensure the infrastructure is prepared for future growth. This project is funded by the Information Technology Fund.
- 60. Infrastructure Replacements - \$ 136,000** Upgrading the City's IT infrastructure represents a strategic investment in the reliability, efficiency, and scalability of technology services. This initiative will improve performance, accommodate future growth, and establish a robust foundation for delivering high-quality services. Modernization of the infrastructure will enable the City to effectively respond to the demands of an increasingly digital and connected environment. This project is funded by the Information Technology Fund.
- 61. Document Records Management System replacement. - \$ 250,000** Year one will focus on establishing a solid foundation, including careful system setup and a comprehensive data migration to ensure accuracy and reliability. In year two, user adoption will be promoted through staff training and support, equipping all stakeholders to utilize the system's full capabilities. Year three will prioritize integration of the new solution with other software platforms, streamlining operations and enhancing service delivery to the public. If awarded, this project will be supplemented by a National Archives and Records Administration grant. This project is funded by the Information Technology Fund.

402 – Equipment Fund

General Services – Capital

- 62. Annual Fleet Replacement - \$4,678,960** The Fleet fund accrues funds to replace fleet through internal support charges to the Departments using the units. The annual units to be replaced are determined by prioritizing based on useful life and maintenance records. This is funded in the Equipment Fund supported by internal service charges to departments.
- 63. Lifecycle replacement of (2) CNG Compressors - \$ 1,075,550** This project involves replacing two (2) end-of-life CNG compressors with a single 200-horsepower rotary compressor, including a new starter panel and control unit. This is a critical replacement. The existing compressors are 2010 models, each with over 20,000

2026 Recommended Capital Project Descriptions by Fund by Department November 5, 2025

hours of operation. Both are obsolete and have suffered repeated internal component failures, resulting in extended downtime—often lasting months—while replacement parts are custom manufactured. Reliable compressor operation is essential to avoid disruptions to core City services, including street sweeping, road maintenance, solid waste and recycling collection, and public transportation. This project is funded by the Equipment Fund.

405 – Communications Center Fund

Police – Capital

- 64. 9-1-1 Telephone Upgrade - \$ 364,640** The current 911 phone system has reached the end of its operational life, limiting our ability to keep pace with modern emergency communication technology. The upgraded system will provide a hosted solution that enhances communication with callers, delivers real-time information to first responders and supports a geo-diverse application model. This project is funded by E911 surcharge revenue.
- 65. Tower Site Upgrades - \$ 200,000** The City owns and maintains nine radio towers, along with associated equipment, that supports the region's critical public safety radio network. These sites will be upgraded with enhanced power sources including backup generators and solar power systems. This project is funded by E911 surcharge revenue.
- 66. MCC 7500 Dispatch Console and Handheld Radio Replacements - \$ 3,100,000** Beginning in 2026, the radio consoles and handheld radios used by the Regional Communications Center will be discontinued, meaning replacement parts, repair services, and compatible new equipment will no longer be available. The current equipment will be replaced and upgraded to the latest available version. This project is funded by E911 surcharge revenue.

406 – Facilities Management Fund

General Services – Capital

- 67. Facilities Systems Maintenance and Lifecycle Replacement - \$ 1,500,000** Maintenance of all city facilities that are capital in nature such as lifecycle replacement of HVAC equipment, security equipment, flooring, and roofing ext. This project is funded by the Facilities Management Fund with a transfer from the .75% sales tax.

2026 Recommended Capital Project Descriptions by Fund by Department November 5, 2025

900 - Joint Sewer Fund

Utilities – Capital

68. 2026 Sewer Replacement Projects - \$ 4,000,000

This project is to replace sewer in the collection system with construction in 2026. Annual condition assessments are conducted to prioritize replacements based on condition. This project is funded by the Sewer Enterprise Fund.

69. Sewer Improvement Districts - \$ 1,000,000

In 2000, the City and the County passed a joint resolution establishing the septic system elimination program to provide incentives to property owners to eliminate septic systems. There are still approximately 1,550 properties that remain on septic systems within the Persigo 201 sewer boundary. Recommended funding for 2026 is to revitalize the incentive program by targeting completion of existing and new sewer improvement districts over the next 17 years as recommended in the 2020 Wastewater Basin Study Update. There are several proposed sewer improvements districts that homeowners have requested to be initiated, these include Bookcliffs Ranch SID, Rosevale South SID, Connected Lakes SID, and Canary Lane/Red Mesa Heights SID. This project is funded by the Sewer Enterprise Fund.

70. Wastewater Treatment Plant Improvements and Asset Replacement - \$ 770,000

These expenditures are associated with wastewater treatment plant improvements and replacement of aging infrastructure. This project is funded by the Sewer Enterprise Fund.

71. 2027 Sewer Replacement Projects - \$ 520,000

Design of replacement of aging sewer pipelines with construction in 2027. Funds are budgeted to replace/rehabilitate existing sewer mains within the Persigo 201 service area collection system. The collection system is comprised of approximately 577 miles of pipe of which approximately 200 miles are scheduled for replacement over the next 30 years. Since 2015, 30 miles of pipe have been replaced and 170 miles of pipe have been identified for replacement based on pipe materials. Annual condition assessments are conducted to prioritize replacements based on condition. This project is funded by the Sewer Enterprise Fund.

72. Phase 2 Wastewater Treatment Plant Expansion - \$ 6,300,000

The Phase 2 wastewater treatment plant project includes converting the anaerobic digesters through either rehabilitation or replacement, revitalizing the raw sewage pump station, and revitalizing the secondary clarifier. This project is funded by debt proceeds in the Sewer Enterprise Fund.

**2026 Recommended Capital
Project Descriptions by Fund by Department
November 5, 2025**

73. Wastewater Treatment Administrative Building - \$ 7,470,000

This project was identified as part of the Phase 2 Wastewater Treatment Plant Expansion but was initiated as a separate project. Due to numerous deficiencies with the existing administrative building, a new administrative and operations building is recommended to replace the existing building. This project is funded by debt proceeds in the Sewer Enterprise Fund.

10 Year Capital Plan by Fund by Department
Council Meeting
November 5, 2025

<div><div><div><div><div></div><div></div></div><div><div>CITY OF</div><div>Grand Junction</div></div><div><div>COLORADO</div></div></div></div></div>													
		Working	Working	Working	Working	Working	Working	Working	Working	Working	Working	Five Year Total	Ten Year Total
		2026	2027	2028	2029	2030	2031	2032	2033	2034	2035		
		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10		
	201 - Sales Tax Capital Improvements Fund												
1	REVENUE												
2	Contributions	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	-	1,000,000	1,800,000
3	Note Proceeds	2,000,000	33,000,000	-	-	-	-	-	-	-	-	35,000,000	35,000,000
4	Sale of Concrete Machine	500,000	-	-	-	-	-	-	-	-	-	500,000	500,000
5	Sales Tax	19,924,601	20,522,339	21,138,009	21,772,149	22,425,314	23,098,073	23,791,016	24,504,746	25,239,888	25,997,085	105,782,413	228,413,221
6	Sales Tax - Audit	59,645	61,434	63,277	65,176	67,131	69,145	71,219	73,356	75,557	77,824	316,663	683,764
7	Use Tax	398,481	410,435	422,748	435,431	448,494	461,949	475,807	490,081	504,784	519,927	2,115,590	4,568,138
8	Las Colonias Park Final Phase Annual Contribution - CTF	78,982	78,982	78,982	78,982	78,982	78,982	78,982	-	-	-	394,910	552,874
9	Las Colonias Park Final Phase Annual Contribution - Parkland	59,792	59,792	59,792	59,792	59,792	59,792	59,792	-	-	-	298,960	418,544
10	Total Ongoing Revenues	\$ 23,221,501	\$ 54,332,982	\$ 21,962,809	\$ 22,611,530	\$ 23,279,713	\$ 23,967,941	\$ 24,676,816	\$ 25,268,183	\$ 26,020,229	\$ 26,594,836	\$ 145,408,535	\$ 271,936,541
11													
12	EXPENSE												
13	Public Safety COP/Debt Payment (xfer to Debt Service Fund 610)	1,497,000	1,500,000	1,500,500	1,498,250	1,498,250	1,500,250	1,499,000	1,499,500	1,496,500	1,500,000	7,494,000	14,989,250
14	Parkway and Transportation Expansion Debt Payment (xfer to Debt Service Fund 610)	2,956,292	2,957,441	2,959,564	2,952,700	2,954,600	2,954,300	2,951,800	2,952,000	2,954,700	2,954,800	14,780,597	29,548,197
15	2025 Parkway and Transportation Expansion Debt Payment (xfer to Debt Service Fund 610)	746,054	1,382,413	1,372,663	1,372,163	1,365,788	1,368,413	1,364,913	1,365,288	1,359,538	1,357,663	6,239,081	13,054,896
16	Transfer to 107 Fund	1,000,000	-	-	-	-	-	-	-	-	-	1,000,000	1,000,000
17	Transfer to General Fund	757,184	-	-	-	-	-	-	-	-	-	757,184	757,184
18	Spring Clean Up (xfer to General Fund 100)	220,000	220,000	220,000	220,000	220,000	220,000	220,000	220,000	220,000	220,000	1,100,000	2,200,000
19	Business Incubator	53,600	53,600	53,600	53,600	53,600	53,600	53,600	53,600	53,600	53,600	268,000	536,000
20	CMU Classroom Building	500,000	250,000	250,000	250,000	250,000	250,000	250,000	250,000	250,000	250,000	1,500,000	2,750,000
21	CMU Scholarships		550,000	550,000	550,000	550,000	550,000	550,000	550,000	550,000	550,000	2,200,000	4,950,000
22	Downtown Business Improvement District - Marketing	15,269	15,269	15,269	15,269	15,269	15,269	15,269	15,269	15,269	15,269	76,345	152,690
23	GJEP - Operational Funding	40,000	40,000	40,000	40,000	40,000	40,000	40,000	40,000	40,000	40,000	200,000	400,000
24	Grand Valley Transit - Operations	923,040	957,062	985,774	1,015,347	1,045,808	1,077,182	1,109,498	1,142,782	1,177,066	1,247,387	4,927,032	10,680,946
25	Grand Junction Convention Center Improvements Annual Contribution to DDA	258,087	258,087	258,087	258,087	258,087	258,087	258,087	258,087	258,087	258,087	1,290,435	2,580,870
26	Las Colonias Business Park Annual Contribution to DDA	696,834	696,834	696,834	696,834	696,834	696,834	696,834	-	-	-	3,484,170	4,877,838
27	Dos Rios GID Debt Service	859,089	-	-	-	-	-	-	-	-	-	859,089	859,089
28	Police Annex COP/Debt Payment (xfer to Debt Service Fund)	-	2,460,000	2,460,000	2,460,000	2,460,000	2,460,000	2,460,000	2,460,000	2,460,000	2,460,000	9,840,000	22,140,000
29	Total Ongoing Expenses	\$ 10,522,449	\$ 11,340,706	\$ 11,362,291	\$ 11,382,250	\$ 11,408,236	\$ 11,443,935	\$ 11,469,001	\$ 10,806,526	\$ 10,834,760	\$ 10,906,806	\$ 56,015,933	\$ 111,476,960
30	Revenue Available for Projects	\$ 12,699,052	\$ 42,992,276	\$ 10,600,518	\$ 11,229,280	\$ 11,871,477	\$ 12,524,006	\$ 13,207,815	\$ 14,461,657	\$ 15,185,469	\$ 15,688,031	\$ 89,392,603	\$ 160,459,581
31													
32	PROJECT SPECIFIC REVENUES												
33	Transfer(s) In:	2,776,500	1,390,350	1,225,000	275,000	275,000	275,000	275,000	275,000	275,000	275,000	5,941,850	7,316,850
34	Water Conservation Projects - Turf to Native - Parkland	75,000	125,000	125,000	125,000	125,000	125,000	125,000	125,000	125,000	125,000	575,000	1,200,000
35	Stadium Improvements - Parkland	125,000	-	-	-	-	-	-	-	-	-	125,000	125,000
36	River Trail Expansion, C 1/2 Road Gap - Parkland	-	675,000	-	-	-	-	-	-	-	-	675,000	675,000
37	Stadium Suplizio Field Artificial Turf - Parkland	-	-	600,000	-	-	-	-	-	-	-	600,000	600,000
38	Botanical Gardens Renovation and Greenhouses - Parkland	162,500	-	-	-	-	-	-	-	-	-	162,500	162,500
39	Canyon View Pumphouse Replacement - Parkland	719,000	-	-	-	-	-	-	-	-	-	719,000	719,000
40	Las Colonias Shade Shelter - Parkland	-	136,500	-	-	-	-	-	-	-	-	136,500	136,500
41	Botanical Gardens Master Plan - Parkland	-	-	150,000	-	-	-	-	-	-	-	150,000	150,000
42	Paradise Hills Pumphouse - Parkland	60,000	-	-	-	-	-	-	-	-	-	60,000	60,000
43	Canyon View Tennis Court Improvements - Parkland	265,000	-	-	-	-	-	-	-	-	-	265,000	265,000
44	Playground Repair - CTF	75,000	150,000	150,000	150,000	150,000	150,000	150,000	150,000	150,000	150,000	675,000	1,425,000
45	Lincoln Park Playground Pour in Place Replacement - CTF	-	-	200,000	-	-	-	-	-	-	-	200,000	200,000
46	Rocket Park and Duck Pond Pour in Place Replacement - CTF	-	303,850	-	-	-	-	-	-	-	-	303,850	303,850
47	Lincoln Park Pool Slide Gel Coat - CTF	200,000	-	-	-	-	-	-	-	-	-	200,000	200,000
48	Canyon View Tennis Court Resurfacing: Existing 12 Courts - CTF	375,000	-	-	-	-	-	-	-	-	-	375,000	375,000
49	SRTS - Hermosa Ave. Sidewalk (12th St. to 13 St)	160,000	-	-	-	-	-	-	-	-	-	160,000	160,000
50	SRTS - Ella Street Improvements	40,000	-	-	-	-	-	-	-	-	-	40,000	40,000
51	Bearcat Tactical Vehicle	470,000	-	-	-	-	-	-	-	-	-	470,000	470,000
52	Emerson Park Landscape Modifications - CDBG	50,000	-	-	-	-	-	-	-	-	-	50,000	50,000
53	Grants, Contributions and Reimbursements:	7,835,200	3,525,000	2,075,000	125,000	-	1,900,000	-	140,000	6,040,000	-	13,560,200	21,640,200
54	North Avenue Enhanced Transit Corridor;Grants - CDOT	6,835,200	-	-	-	-	-	-	-	-	-	6,835,200	6,835,200

10 Year Capital Plan by Fund by Department
Council Meeting
November 5, 2025

		Working	Working	Working	Working	Working	Working	Working	Working	Working	Working	Five Year Total	Ten Year Total
		2026	2027	2028	2029	2030	2031	2032	2033	2034	2035		
		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10		
55	Contract Street Maintenance; Contributions	450,000	-	-	-	-	-	-	-	-	-	450,000	450,000
56	Mill Tailing Repository Removal; Grants - State	-	-	-	125,000	-	-	-	140,000	-	-	125,000	265,000
57	River Trail Expansion, C 1/2 Road Gap; Grants - State	-	2,250,000	-	-	-	-	-	-	-	-	2,250,000	2,250,000
58	River Trail Expansion, C 1/2 Road Gap; Contributions	-	775,000	-	-	-	-	-	-	-	-	775,000	775,000
59	Stadium Improvements; Contributions	500,000	-	-	-	-	-	-	-	-	-	500,000	500,000
60	Canyon View Tennis Court Improvements - Contributions	10,000	-	-	-	-	-	-	-	-	-	10,000	10,000
61	North Ave Signal at 9th Street (CMU)	-	500,000	-	-	-	-	-	-	-	-	500,000	500,000
62	Stocker Stadium Turf Replacement; Contributions	-	-	375,000	-	-	-	-	-	-	-	375,000	375,000
63	Cemetery Irrigation Full Replacement; Grants - Federal	-	-	-	-	-	1,900,000	-	-	-	-	-	1,900,000
64	Lilac Park Renovation; Grants - State	40,000	-	-	-	-	-	-	-	-	-	40,000	40,000
65	Stadium Suplizio Field Artificial Turf;Contributions - PIAB	-	-	1,700,000	-	-	-	-	-	-	-	1,700,000	1,700,000
66	Stadium Master Plan Improvements - Long Term - Contributions	-	-	-	-	-	-	-	-	6,040,000	-	-	6,040,000
67	Project Specific Revenues	\$ 10,611,700	\$ 4,915,350	\$ 3,300,000	\$ 400,000	\$ 275,000	\$ 2,175,000	\$ 275,000	\$ 415,000	\$ 6,315,000	\$ 275,000	\$ 19,502,050	\$ 28,957,050
68	Total Revenue for Projects	\$ 23,310,752	\$ 47,907,626	\$ 13,900,518	\$ 11,629,280	\$ 12,146,477	\$ 14,699,006	\$ 13,482,815	\$ 14,876,657	\$ 21,500,469	\$ 15,963,031	\$ 108,894,653	\$ 189,416,631
69	PROJECT EXPENSES												
70	Transfer(s) Out:	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	7,500,000	15,000,000
71	Facilities Fund - Systems Maintenance and Lifecycle	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	7,500,000	15,000,000
72	156 - Community Development - Capital	1,250,000	-	-	-	-	-	-	-	-	-	1,250,000	1,250,000
73	C1078 - Salt Flats Infrastructure	1,250,000	-	-	-	-	-	-	-	-	-	1,250,000	1,250,000
74	175 - Engineering and Transportation - Capital	16,334,825	6,268,850	5,940,938	5,909,955	9,326,398	18,286,066	35,569,220	10,247,118	7,483,952	1,280,000	43,780,966	116,647,322
75	North Avenue Enhanced Transit Corridor	7,097,000	-	-	-	-	-	-	-	-	-	7,097,000	7,097,000
76	Ranchman's Ditch Trail	1,102,905	-	-	-	-	-	-	-	-	-	1,102,905	1,102,905
77	22 1/2 Road Path Construction at Broadway Elementary	134,000	-	-	-	-	-	-	-	-	-	134,000	134,000
78	Alley Improvement Districts	-	-	-	-	-	250,000	250,000	250,000	250,000	250,000	-	1,250,000
79	4th and 5th Street Design and Improvements	-	-	-	-	-	200,000	770,000	825,000	990,000	1,030,000	-	3,815,000
80	Union Pacific Railroad Downtown Quiet Zone	-	-	-	-	-	1,200,000	-	-	-	-	-	1,200,000
81	Traffic Signal Upgrades	295,050	308,700	324,135	340,342	357,360	375,226	393,988	413,687	434,373	-	1,625,587	3,242,861
82	Colorado River Levee Renovations	95,870	-	-	-	-	-	-	-	-	-	95,870	95,870
83	Contract Street Maintenance	3,747,000	3,475,100	3,662,600	3,860,100	4,068,000	4,287,000	4,517,250	4,759,900	5,015,227	-	18,812,800	37,392,177
84	Mill Tailing Repository Removal	-	-	-	125,000	-	-	-	140,000	-	-	125,000	265,000
85	Riverside Parkway at Highway 50 Retaining Wall	1,000,000	-	-	-	-	-	-	-	-	-	1,000,000	1,000,000
86	Curb, Gutter, and Sidewalk Safety Repairs	441,000	463,050	486,203	510,513	536,038	562,840	590,982	620,531	645,352	-	2,436,804	4,856,509
87	Traffic Safety Improvements	140,000	142,000	143,000	144,000	145,000	146,000	147,000	148,000	149,000	-	714,000	1,304,000
88	Bridge Repair (guardrails, lighting, paint, etc.)	-	80,000	-	80,000	-	90,000	-	90,000	-	-	160,000	340,000
89	Downtown to Dos Rios Bike/Ped Bridge	-	-	-	-	-	900,000	7,500,000	-	-	-	-	8,400,000
90	SRTS - Hermosa Ave. Sidewalk (12th St. to 13 St)	160,000	-	-	-	-	-	-	-	-	-	160,000	160,000
91	Patterson Improvements at Matchett Park	1,000,000	-	-	-	-	-	-	-	-	-	1,000,000	1,000,000
92	SRTS - Ella Street Improvements	40,000	-	-	-	-	-	-	-	-	-	40,000	40,000
93	4th Street Improvements (Ute Ave to Pitkin Ave)	782,000	-	-	-	-	-	-	-	-	-	782,000	782,000
94	12th Street Medians & Crosswalk	200,000	-	-	-	-	-	-	-	-	-	200,000	200,000
95	7th St and Elm Ave Signalized Intersection	-	500,000	-	-	-	-	-	-	-	-	500,000	500,000
96	North Ave Signal at 9th Street (CMU)	-	500,000	-	-	-	-	-	-	-	-	500,000	500,000
97	Streetlight Municipalization Separation Study	-	-	425,000	-	-	-	-	-	-	-	425,000	425,000
98	Riverfront Trail Widening at Broadway & Railroad	-	-	-	-	-	500,000	-	-	-	-	-	500,000
99	23 Road Sidewalk (Hwy 340 to South Rim)	-	-	400,000	-	-	-	-	-	-	-	400,000	400,000
100	25 1/2 Road Reconstruction (F Rd to G Rd)	-	-	-	-	-	95,000	900,000	-	-	-	-	995,000
101	6th & Rood Pedestrian Improvements	-	-	-	-	70,000	-	-	-	-	-	70,000	70,000
102	Bridge Replacement GRJM-21.25-D.7- South Broadway over Limekiln Gulch	100,000	800,000	-	-	-	-	-	-	-	-	900,000	900,000
103	Bridge Replacement, GRJM 21.7-G.4 - River Road at Persigo Wash	-	-	100,000	850,000	-	-	-	-	-	-	950,000	950,000
104	Bridge Replacement, Horizon Dr. GRJ-F.4-26.7	-	-	-	-	150,000	2,200,000	-	-	-	-	150,000	2,350,000
105	Bridge Replacement, D Road Bridge at Lewis Wash	-	-	-	-	-	-	200,000	2,000,000	-	-	-	2,200,000
106	Downtown - Spruce to 1st reconstruction / roundabout	-	-	-	-	-	2,300,000	2,300,000	-	-	-	-	4,600,000
107	Downtown to Riverfront Connection - 9th Street Reconstruction	-	-	-	-	4,000,000	-	-	-	-	-	4,000,000	4,000,000
108	Downtown to Riverfront Connection - 12th St Bike/Ped Path	-	-	-	-	-	-	8,000,000	-	-	-	-	8,000,000
109	Expansion Projects: 23 3/4 Road Mosaic Factory Development	-	-	-	-	-	80,000	-	-	-	-	-	80,000
110	GVWUA/BOR Trail-Visitors Way to 28 Road	-	-	-	-	-	1,000,000	-	-	-	-	-	1,000,000
111	Horizon Drive Improvements - Phase 2 (G Rd to I-70)	-	-	-	-	-	300,000	3,000,000	1,000,000	-	-	-	4,300,000
112	Horizon Drive Improvements - Phase 3 (I-70 to H Road)	-	-	-	-	-	200,000	7,000,000	-	-	-	-	7,200,000
113	Horizon Drive Trail (G Rd to I-70)	-	-	-	-	-	1,500,000	-	-	-	-	-	1,500,000
114	Horizon Drive Trail (1st St. to 7th St.)	-	-	-	-	-	2,100,000	-	-	-	-	-	2,100,000
115	Riverfront Trail Bank Stabilization - Phase II	-	-	400,000	-	-	-	-	-	-	-	400,000	400,000
116	309 - General Services - Capital	1,365,000	1,433,250	1,504,913	1,580,158	1,659,166	1,742,124	1,829,231	1,920,692	2,016,727	-	7,542,487	15,051,261

10 Year Capital Plan by Fund by Department
Council Meeting
November 5, 2025

		Working	Working	Working	Working	Working	Working	Working	Working	Working	Working	Five Year Total	Ten Year Total
		2026	2027	2028	2029	2030	2031	2032	2033	2034	2035		
		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10		
117	Street Maintenance - PCHIP and PCRAK	1,365,000	1,433,250	1,504,913	1,580,158	1,659,166	1,742,124	1,829,231	1,920,692	2,016,727	-	7,542,487	15,051,261
118	201 - Information Technology - Capital	-	1,250,000	1,345,000	-	-	-	-	-	1,500,000	-	2,595,000	4,095,000
119	City Hall UPS Replacement Project	-	1,250,000	-	-	-	-	-	-	-	-	1,250,000	1,250,000
120	Server Replacements	-	-	1,345,000	-	-	-	-	-	1,500,000	-	1,345,000	2,845,000
121	440 - Police - Capital	2,470,000	33,000,000	-	-	-	-	-	-	-	-	35,470,000	35,470,000
122	Police Department Annex/Evidence Storage	2,000,000	33,000,000	-	-	-	-	-	-	-	-	35,000,000	35,000,000
123	Bearcat Tactical Vehicle	470,000	-	-	-	-	-	-	-	-	-	470,000	470,000
124	550 - Fire - Capital	-	-	-	-	-	2,310,500	4,250,000	-	6,515,626	18,716,640	-	31,792,766
125	Fire Training Center Public Safety Classroom Bldg (Partner with CMU)	-	-	-	-	-	-	-	-	150,000	4,700,000	-	4,850,000
126	Fire Station No 9	-	-	-	-	-	-	-	-	2,917,529	13,300,000	-	16,217,529
127	Fire Station No 10	-	-	-	-	-	-	-	-	3,448,097	716,640	-	4,164,737
128	Fire Station No 2 - Remodel and Addition (Dual Company)	-	-	-	-	-	2,010,500	4,250,000	-	-	-	-	6,260,500
129	Rescue Boat House	-	-	-	-	-	300,000	-	-	-	-	-	300,000
130	780 - Parks and Recreation - Capital	3,016,500	5,535,350	4,045,000	1,825,000	325,000	68,628,626	28,930,500	25,525,000	35,412,991	5,225,000	14,746,850	178,468,967
131	River Trail Expansion, C 1/2 Road Gap	-	3,700,000	-	-	-	-	-	-	-	-	3,700,000	3,700,000
132	Whitman Park Improvements Planning & Design	-	-	-	-	-	4,630,000	-	-	-	-	-	4,630,000
133	Riverfront Trail Widening Broadway & Colorado River	-	-	-	1,500,000	-	-	-	-	-	-	1,500,000	1,500,000
134	Trails - Asphalt Trail Replacements	320,000	320,000	320,000	-	-	-	-	-	-	-	960,000	960,000
135	Water Conservation Projects - Turf to Native - CTF	75,000	125,000	125,000	125,000	125,000	125,000	125,000	125,000	125,000	125,000	575,000	1,200,000
136	Stadium Improvements - \$125k Parkland, \$500k Contributions	625,000	-	-	-	-	-	-	-	-	-	625,000	625,000
137	Playground Repair - CTF	75,000	150,000	150,000	150,000	150,000	150,000	150,000	150,000	200,000	200,000	675,000	1,525,000
138	Lincoln Park Pool Renovation	-	-	-	-	-	-	-	25,000,000	-	-	-	25,000,000
139	Cemetery Expansion	-	-	-	-	-	-	-	-	6,000,000	-	-	6,000,000
140	Hawthorn Park Playground Replacement	-	550,000	-	-	-	-	-	-	-	-	550,000	550,000
141	Stocker Stadium Turf Replacement	-	-	750,000	-	-	-	-	-	-	-	750,000	750,000
142	Botanical Gardens Master Plan (Parkland)	-	-	150,000	-	-	-	-	-	-	-	150,000	150,000
143	Botanical Gardens Renovation and Greenhouses - Parkland	162,500	-	-	-	-	-	2,000,000	-	-	-	162,500	2,162,500
144	Canyon View Baseball Field Lighting	-	-	-	-	-	800,000	-	-	-	-	-	800,000
145	Canyon View Park Baseball Field Uplift	-	-	-	-	-	500,000	-	-	-	-	-	500,000
146	Canyon View Park Playground Repair/Replacement	-	-	-	-	-	600,000	-	-	-	-	-	600,000
147	Canyon View Pour in Place Playground Surfacing Replacement and	-	-	-	-	-	520,000	-	-	-	-	-	520,000
148	Canyon View Tennis Court Improvements, 4 - \$265k Parkland, \$10k Contributions	275,000	-	-	-	-	-	2,800,000	-	-	-	275,000	3,075,000
149	Cemetery Irrigation Full Replacement	-	-	-	-	-	3,800,000	-	-	-	-	-	3,800,000
150	Columbine Park Renovation	-	-	-	-	-	2,600,000	-	-	-	-	-	2,600,000
151	Paradise Hills Playground Replacement	-	-	-	-	-	468,563	-	-	-	-	-	468,563
152	Feber Acquisition	-	-	-	-	-	-	-	-	250,000	-	-	250,000
153	Lilac Park Renovation - \$40k State Grant	80,000	-	-	-	-	-	-	-	-	-	80,000	80,000
154	Flint Park Construction	-	-	-	-	-	-	-	-	-	2,600,000	-	2,600,000
155	Founder's Colony Construction	-	-	-	-	-	-	-	-	-	1,600,000	-	1,600,000
156	Horizon park Construction	-	-	-	-	-	5,169,378	-	-	-	-	-	5,169,378
157	Kronkright Softball Field LED Lights	-	-	-	-	-	-	-	-	400,000	-	-	400,000
158	Lincoln Park Playground Pour in Place Replacement - CTF	-	-	200,000	-	-	-	-	-	-	-	200,000	200,000
159	Darla Jean Park Playground Replacement	-	-	-	-	-	-	665,500	-	-	-	-	665,500
160	Riverside Park Playground Replacement	-	-	-	-	-	-	-	-	665,500	-	-	665,500
161	Eagle Rim Park Playground Replacement	-	-	-	-	-	-	-	-	665,500	-	-	665,500
162	Matchett Park Infrastructure	-	-	-	-	-	13,816,250	-	-	-	-	-	13,816,250
163	Maxicom Replacement at 45 sites	-	-	-	-	-	-	-	-	500,000	-	-	500,000
164	Matchett Park Central Phase	-	-	-	-	-	10,387,105	-	-	-	-	-	10,387,105
165	Matchett Park Eastern Edge	-	-	-	-	-	3,349,195	-	-	-	-	-	3,349,195
166	Matchett Park Southern Phase	-	-	-	-	-	18,808,385	-	-	-	-	-	18,808,385

10 Year Capital Plan by Fund by Department
Council Meeting
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		Working	Working	Working	Working	Working	Working	Working	Working	Working	Working	Five Year Total	Ten Year Total
		2026	2027	2028	2029	2030	2031	2032	2033	2034	2035		
		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10		
167	Monument Road/Parking Area for Climbers-Painted Bowl Bouldering Area	-	-	-	-	-	300,000	-	-	-	-	-	300,000
168	Pine Ridge Park Renovation	-	-	-	-	-	250,000	-	-	-	-	-	250,000
169	Burkey Park South Construction	-	-	-	-	-	-	-	200,000	4,000,000	-	-	4,200,000
170	Watson Island Disc Golf Revegetation	-	-	-	-	-	125,000	-	-	-	-	-	125,000
171	River Park Phase II Las Colonias to Dos Rios (Parkland)	-	-	-	-	-	500,000	-	-	-	-	-	500,000
172	Rocket Park and Duck Pond Pour in Place Replacement - CTF	-	303,850	-	-	-	-	-	-	-	-	303,850	303,850
173	Sacommonno Park Construction	-	-	-	-	-	-	-	-	12,000,000	-	-	12,000,000
174	Stadium Master Plan Improvements - Mid Term	-	-	-	-	-	-	23,140,000	-	-	-	-	23,140,000
175	Stadium Suplizio Field Artificial Turf	-	-	2,300,000	-	-	-	-	-	-	-	2,300,000	2,300,000
176	Canyon View Tennis Court Resurfacing: Existing 12 Courts - CTF	375,000	-	-	-	-	-	-	-	-	-	375,000	375,000
177	Wayfinding and Signage	-	-	-	-	-	-	-	-	-	150,000	-	150,000
178	Westlake Skate Park Renovations	-	-	-	-	-	500,000	-	-	-	-	-	500,000
179	Downtown Shade Sails	-	100,000	-	-	-	-	-	-	-	-	100,000	100,000
180	Pine Ridge Park Playground Replacement	-	-	-	-	-	-	-	-	491,991	-	-	491,991
181	5th Street Interchange Renovation	-	-	-	-	-	-	-	-	-	300,000	-	300,000
182	Canyon View Pumphouse Replacement - Parkland	719,000	-	-	-	-	-	-	-	-	-	719,000	719,000
183	Lincoln Park Pool Slide Gel Coat - CTF	200,000	-	-	-	-	-	-	-	-	-	200,000	200,000
184	Emerson Park Landscape Modifications - CDBG	50,000	-	-	-	-	-	-	-	-	-	50,000	50,000
185	Paradise Hills Pumphouse - Parkland	60,000	-	-	-	-	-	-	-	-	-	60,000	60,000
186	West Lake Playground Replacement	-	-	-	-	-	450,000	-	-	-	-	-	450,000
187	Columbine Park Renovation Master Plan	-	100,000	-	-	-	-	-	-	-	-	100,000	100,000
188	Las Colonias Shade Shelter	-	136,500	-	-	-	-	-	-	-	-	136,500	136,500
189	Parking Lot Improvements: Duck Pond, Eagle Rim, Junior Service	-	-	-	-	-	729,750	-	-	-	-	-	729,750
190	Crime Prevention Through Environmental Design	-	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	-	200,000	400,000
191	Canyon View Tennis Court, 4 more courts and parking lot completion	-	-	-	-	-	-	-	-	2,775,000	-	-	2,775,000
192	Stadium Master Plan Improvements - Long Term	-	-	-	-	-	-	-	-	7,540,000	-	-	7,540,000
193	Total Project Expenses	\$ 25,936,325	\$ 48,987,450	\$ 14,335,851	\$ 10,815,113	\$ 12,810,564	\$ 92,467,316	\$ 72,078,951	\$ 39,192,810	\$ 54,429,296	\$ 26,721,640	\$ 112,885,303	\$ 397,775,316
194													
195	NET REVENUE (EXPENSE)	\$ (2,625,573)	\$ (1,079,824)	\$ (435,333)	\$ 814,167	\$ (664,087)	\$ (77,768,310)	\$ (58,596,136)	\$ (24,316,153)	\$ (32,928,827)	\$ (10,758,609)	\$ (3,990,650)	\$ (208,358,685)
196	BEGINNING FUND BALANCE	\$ 4,846,018	\$ 2,220,445	\$ 1,140,621	\$ 705,288	\$ 1,519,455	\$ 855,368	\$ (76,912,942)	\$ (135,509,078)	\$ (159,825,231)	\$ (192,754,058)	\$ 4,088,834	\$ 4,088,834
197	ENDING FUND BALANCE	\$ 2,220,445	\$ 1,140,621	\$ 705,288	\$ 1,519,455	\$ 855,368	\$ (76,912,942)	\$ (135,509,078)	\$ (159,825,231)	\$ (192,754,058)	\$ (203,512,667)	\$ 98,184	\$ (204,269,851)

10 Year Capital Plan by Fund by Department
Council Meeting
November 5, 2025

		Working	Working	Working	Working	Working	Working	Working	Working	Working	Working	Five Year Total	Ten Year Total
		2026	2027	2028	2029	2030	2031	2032	2033	2034	2035		
		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10		
198	207 - Transportation Capacity Fund												
199	REVENUE												
200	Development Fees	2,636,527	2,636,527	2,636,527	2,636,527	2,636,527	2,636,527	2,636,527	2,636,527	2,636,527	2,636,527	13,182,635	26,365,270
201	Interest Revenue	400,000	-	-	-	-	-	-	-	-	-	400,000	400,000
202	Total Ongoing Revenues	\$ 3,036,527	\$ 2,636,527	\$ 2,636,527	\$ 2,636,527	\$ 2,636,527	\$ 2,636,527	\$ 2,636,527	\$ 2,636,527	\$ 2,636,527	\$ 2,636,527	\$ 13,582,635	\$ 26,765,270
203													
204	EXPENSE												
205			-	-	-	-	-	-	-	-	-	-	-
206	Total Ongoing Expenses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
207	Revenue Available for Projects	\$ 3,036,527	\$ 2,636,527	\$ 2,636,527	\$ 2,636,527	\$ 2,636,527	\$ 2,636,527	\$ 2,636,527	\$ 2,636,527	\$ 2,636,527	\$ 2,636,527	\$ 13,582,635	\$ 26,765,270
208													
209	PROJECT SPECIFIC REVENUES												
210	Grants, Contributions and Reimbursements:												
211	Broadway at Reed Mesa Left Hand Turn Lane - Contributions	-	-	-	-	-	-	-	-	150,000	-	-	150,000
212	Persigo Agreement Contributions - B 1/2 Road		500,000	-	-	-	-	-	-	-	-	500,000	500,000
213	Persigo Agreement Contributions - Broadway & 23 Road Roundabout	500,000	-	-	-	-	-	-	-	-	-	500,000	500,000
214	29 Road (F Rd to G Rd) - Congressional Directed Spending	2,000,000	-	-	-	-	-	-	-	-	-	2,000,000	2,000,000
215	29 Road (F Rd to G Rd) - Rural & Tribal Assistance Program	1,000,000	-	-	-	-	-	-	-	-	-	1,000,000	1,000,000
216	29 Road (F Rd to G Rd) - Mesa County	220,000	-	-	-	-	-	-	-	-	-	220,000	220,000
217	Crosby Avenue, 25 1/2 Road to Main Street;Grants - State	1,000,000	-	-	-	-	-	-	-	-	-	1,000,000	1,000,000
218	Project Specific Revenues	\$ 4,720,000	\$ 500,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 150,000	\$ -	\$ 5,220,000	\$ 5,370,000
219	Total Revenue for Projects	\$ 7,756,527	\$ 3,136,527	\$ 2,636,527	\$ 2,636,527	\$ 2,636,527	\$ 2,636,527	\$ 2,636,527	\$ 2,636,527	\$ 2,786,527	\$ 2,636,527	\$ 18,802,635	\$ 32,135,270
220	PROJECT EXPENSES												
221	175 - Engineering and Transportation - Capital	27,435,437	6,215,000	8,550,000	6,500,000	4,402,000	30,647,000	40,510,000	37,044,000	25,356,000	40,000,000	53,102,437	226,659,437
222	24 1/2 Road, Patterson to G 1/4 Road	-	-	6,000,000	-	-	-	-	7,000,000	-	-	6,000,000	13,000,000
223	B 1/2 Road, 29 Road to 29 1/2 Road	350,000	5,815,000	-	-	-	-	-	-	-	-	6,165,000	6,165,000
224	Four Canyons Parkway, Market to Patterson	12,000,000	-	-	-	-	-	-	-	-	-	12,000,000	12,000,000
225	Broadway at Reed Mesa Left Hand Turn Lane	-	-	-	-	-	-	-	-	450,000	-	-	450,000
226	D 1/2 Road, 29 to 30 Road	6,000,000	-	-	-	-	-	-	-	-	-	6,000,000	6,000,000
227	F 1/2 Parkway, 23 3/4 to 24 Road (Mesa Trails)	-	-	-	-	-	200,000	3,000,000	-	-	-	-	3,200,000
228	24 Road and Riverside Parkway Interchange	-	200,000	-	-	2,200,000		-	-	-	-	2,400,000	2,400,000
229	Riverside Parkway at 9th Street Turn Lane	120,000	-	-	-	-	-	-	-	-	-	120,000	120,000
230	26 1/2 Road, Horizon Drive to Summerhill Way	-	200,000	1,750,000	6,500,000	-	-	-	-	-	-	8,450,000	8,450,000
231	Crosby Avenue, 25 1/2 Road to Main Street	2,462,699	-	-	-	-	-	-	-	-	-	2,462,699	2,462,699
232	Patterson Road Access Control Plan Implementation	-	-	50,000	-	50,000	-	50,000	-	50,000	-	100,000	200,000
233	Highway 50 at Palmer Street Intersection Improvements	562,738	-	-	-	-	-	-	-	-	-	562,738	562,738
234	Patterson Capacity Improvements (5 Intersections)	450,000	-	-	-	-	-	-	-	-	-	450,000	450,000
235	Riverside Parkway at Winters/Las Colonias Dr Intersection		-	-	-	-	1,200,000	-	-	-	-	-	1,200,000
236	Riverside Parkway - Turn Lane for Sugar Beet Development	-	-	-	-	-	120,000	-	-	-	-	-	120,000
237	28 1/4 Road Extension from North Avenue to I70B	-	-	-	-	-	4,300,000	-	-	-	-	-	4,300,000
238	28 Road and Orchard Ave Intersection Improvements	-	-	750,000	-	-	-	-	-	-	-	750,000	750,000
239	Community Lane Project (Vanover Property)	-	-	-	-	-	-	-	-	-	2,000,000	-	2,000,000
240	Redlands 360 Development Redlands Parkway/South Camp Rd	-	-	-	-	-	2,500,000	-	-	-	-	-	2,500,000
241	Riverside Parkway at Deseo Drive Intersection Improvements	550,000	-	-	-	-	-	-	-	-	-	550,000	550,000
242	Westside Industrial - 22 Road RR Xing (RR Revenue & CDOT HSIP)	-	-	-	-	-	180,000	960,000	3,860,000	-	-	-	5,000,000
243	25 1/2 Road Right Turn Lane	-	-	-	-	300,000	-	-	-	-	-	300,000	300,000
244	23 Road (I-70B to I-70)	-	-	-	-	-	-	-	-	-	6,000,000	-	6,000,000
245	23 Road I-70 Bike/Pedestrian Bridge	-	-	-	-	-	-	-	-	3,000,000	-	-	3,000,000
246	24 Road I-70 Bike/Pedestrian Underpass	-	-	-	-	-	-	3,000,000	-	-	-	-	3,000,000
247	25 Road (F 1/2 Rd to G 3/8 Rd)	-	-	-	-	-	-	-	3,115,000	-	-	-	3,115,000
248	25 Road Widening (I-70 B to Patterson)	-	-	-	-	-	-	-	-	-	12,000,000	-	12,000,000
249	26 Road (Patterson to H Road)	-	-	-	-	-	-	-	-	-	10,000,000	-	10,000,000
250	27 Road (Horizon Dr to H Road)	-	-	-	-	-	-	-	-	4,720,000	-	-	4,720,000
251	27 Road I-70 Bike/Pedestrian Bridge	-	-	-	-	-	-	-	3,000,000	-	-	-	3,000,000
252	27 1/2 Road (Hwy 50 to Unaweep Ave)	-	-	-	-	-	-	-	-	1,807,000	-	-	1,807,000
253	27 1/2 Intersection Improvements (B 1/2 & Unaweep)	-	-	-	-	-	-	-	-	900,000	-	-	900,000
254	29 1/2 Road (F Rd to G Rd)	-	-	-	-	-	5,000,000	-	-	-	-	-	5,000,000
255	31 Road N/O Orchard along Lewis Wash	-	-	-	-	-	200,000	-	-	-	-	-	200,000
256	B 1/2 Road (Hwy 50 to 29 1/4 Road)	-	-	-	-	-	-	-	3,920,000	-	-	-	3,920,000
257	Broadway and Redlands Parkway Roundabout Capacity Expansion	-	-	-	-	-	2,500,000	-	-	-	-	-	2,500,000
258	Broadway and Ridges Blvd Intersection Improvements	-	-	-	-	-	264,000	4,500,000	-	-	-	-	4,764,000
259	Redlands Parkway Capacity Expansion (Broadway to 24 Road)	-	-	-	-	-	-	12,000,000	-	-	-	-	12,000,000

10 Year Capital Plan by Fund by Department
Council Meeting
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		2026	2027	2028	2029	2030	2031	2032	2033	2034	2035		
		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10		
260	Broadway Capacity Improvements (Redlands)	-	-	-	-	-	-	15,600,000	-	-	-	-	15,600,000
261	D Road (29 Road to 32 Road)	-	-	-	-	-	-	-	-	9,589,000	-	-	9,589,000
262	D Road & 30 Road Intersection	-	-	-	-	-	-	-	-	760,000	-	-	760,000
263	D Road & 31 Road Intersection	-	-	-	-	-	-	-	-	760,000	-	-	760,000
264	D 1/2 Road and 30 Road Intersection	-	-	-	-	-	-	-	-	760,000	-	-	760,000
265	E Road (29 Road to 30 Road)	-	-	-	-	-	-	-	-	2,560,000	-	-	2,560,000
266	F 1/2 Road, (29 1/2 Road to Broken Spoke)	-	-	-	-	-	1,200,000	-	-	-	-	-	1,200,000
267	F 1/2 Road (Matchett Park to 29 Road)	-	-	-	-	-	4,383,000	-	-	-	-	-	4,383,000
268	F 1/2 Road and 30 Road Intersection Improvements	-	-	-	-	-	-	-	450,000	-	-	-	450,000
269	F 1/4 Road Multimodal Improvements (24 1/2 Road to 25 Road)	-	-	-	-	-	-	-	260,000	-	-	-	260,000
270	F 1/2 Road (30 Road to Persigo Boundary)	-	-	-	-	-	5,500,000	-	-	-	-	-	5,500,000
271	G Road and 23 1/2 Rd Intersection Improvements	-	-	-	-	1,500,000	-	-	-	-	-	1,500,000	1,500,000
272	G Road and 26 Rd Intersection Improvements	-	-	-	-	352,000	1,900,000	-	-	-	-	352,000	2,252,000
273	G Road and 27 Road Intersection	-	-	-	-	-	-	1,400,000	-	-	-	-	1,400,000
274	G Road Corridor Improvements (23 to 23 1/2; 24 1/2 to Horizon Drive)	-	-	-	-	-	-	-	11,464,000	-	-	-	11,464,000
275	South Broadway	-	-	-	-	-	-	-	3,975,000	-	-	-	3,975,000
276	29 Road (F Rd to G Rd)	3,440,000						-	-	-	10,000,000	3,440,000	13,440,000
277	Riverside Parkway at Winters/Las Colonias Dr.						1,200,000	-	-	-	-	-	1,200,000
278	Redlands360 - 23 Rd & Hwy 340 Roundabout	1,200,000	-	-	-	-	-	-	-	-	-	1,200,000	1,200,000
279	Redlands360 - 23 Road (Hwy 340 to S. Broadway)	300,000	-	-	-	-	-	-	-	-	-	300,000	300,000
280	Total Project Expenses	\$ 27,435,437	\$ 6,215,000	\$ 8,550,000	\$ 6,500,000	\$ 4,402,000	\$ 30,647,000	\$ 40,510,000	\$ 37,044,000	\$ 25,356,000	\$ 40,000,000	\$ 53,102,437	\$ 226,659,437
281													
282	NET REVENUE (EXPENSE)	\$ (19,678,910)	\$ (3,078,473)	\$ (5,913,473)	\$ (3,863,473)	\$ (1,765,473)	\$ (28,010,473)	\$ (37,873,473)	\$ (34,407,473)	\$ (22,569,473)	\$ (37,363,473)	\$ (34,299,802)	\$ (194,524,167)
283	BEGINNING FUND BALANCE	\$ 34,882,243	\$ 15,203,333	\$ 12,124,860	\$ 6,211,387	\$ 2,347,914	\$ 582,441	\$ (27,428,032)	\$ (65,301,505)	\$ (99,708,978)	\$ (122,278,451)	\$ 34,882,243	\$ 34,882,243
284	ENDING FUND BALANCE	\$ 15,203,333	\$ 12,124,860	\$ 6,211,387	\$ 2,347,914	\$ 582,441	\$ (27,428,032)	\$ (65,301,505)	\$ (99,708,978)	\$ (122,278,451)	\$ (159,641,924)	\$ 582,441	\$ (159,641,924)

10 Year Capital Plan by Fund by Department
Council Meeting
November 5, 2025

		Working	Working	Working	Working	Working	Working	Working	Working	Working	Working	Five Year Total	Ten Year Total
		2026	2027	2028	2029	2030	2031	2032	2033	2034	2035		
		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10		
	202 - Storm Drainage Development Fund												
285	Engineering and Transportation - Capital	96,000	22,000	23,150	24,300	25,500	1,176,800	28,150	29,500	31,000	-	190,950	1,456,400
286	Riverside Parkway at 7th Street Drainage Improvements	-	-	-	-	-	250,000	-	-	-	-	-	250,000
287	Drainage System Improvements	21,000	22,000	23,150	24,300	25,500	26,800	28,150	29,500	31,000	-	115,950	231,400
288	Buthorn Drain Capacity Improvements (25.5 Rd to 26 Rd)	-	-	-	-	-	900,000	-	-	-	-	-	900,000
289	Walnut Ave & 1st St Drain Improvements	75,000	-	-	-	-	-	-	-	-	-	75,000	75,000
290	Total Storm Drainage Development Fund Expenses	\$ 96,000	\$ 22,000	\$ 23,150	\$ 24,300	\$ 25,500	\$ 1,176,800	\$ 28,150	\$ 29,500	\$ 31,000	-	\$ 190,950	\$ 1,456,400
291													
292	204 - Major Projects Fund												
293	Parks and Recreation - Capital	25,740,000	-	-	-	-	-	-	-	-	-	25,740,000	25,740,000
294	Community Recreation Center Construction	23,300,000	-	-	-	-	-	-	-	-	-	23,300,000	23,300,000
295	Community Recreation Center Outside Project	2,440,000	-	-	-	-	-	-	-	-	-	2,440,000	2,440,000
296	Total Major Projects Fund Expenses	\$ 25,740,000	-	-	-	-	-	-	-	-	-	\$ 25,740,000	\$ 25,740,000
297													
298	301 - Water Fund												
299	Utilities - Capital	5,590,000	11,410,000	3,650,000	4,219,437	2,900,000	1,711,971	1,760,330	1,810,140	1,850,000	-	27,769,437	34,901,878
300	Gunnison River Infrastructure	500,000	500,000	-	-	-	-	-	-	-	-	1,000,000	1,000,000
301	Kannah Creek Water System Improvements	-	-	-	-	1,000,000	-	-	-	-	-	1,000,000	1,000,000
302	Historic Water Treatment Plant Preservation	-	-	450,000	-	-	-	-	-	-	-	450,000	450,000
303	Lead Water Line Replacements	100,000	100,000	100,000	100,000	-	-	-	-	-	-	400,000	400,000
304	Water Rights Infrastructure Development	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	-	500,000	900,000
305	Juniata Enlarged Ditch Piping	-	5,000,000	-	-	-	-	-	-	-	-	5,000,000	5,000,000
306	Linden Ave Waterline Phase 2 (2026)	1,300,000	-	-	-	-	-	-	-	-	-	1,300,000	1,300,000
307	28 Rd to Cindy Ann Waterline Parse 46 (2026)	-	200,000	-	-	-	-	-	-	-	-	200,000	200,000
308	UPRR Waterline Crossing to Crosby Ave	500,000	-	-	-	-	-	-	-	-	-	500,000	500,000
309	CDOT I-70B 4th to 6th Street Waterline	1,290,000	-	-	-	-	-	-	-	-	-	1,290,000	1,290,000
310	Waterline Replacement on Aspen St, Palisade St, and Glenwood Dr.	400,000	-	-	-	-	-	-	-	-	-	400,000	400,000
311	9th-17th N of Orchard Waterline	-	300,000	900,000	900,000	-	-	-	-	-	-	2,100,000	2,100,000
312	Colorado Ave 9th-12th Street Waterline	-	-	200,000	-	-	-	-	-	-	-	200,000	200,000
313	CDOT I-70B Waterline 6th-9th St	-	-	1,800,000	-	-	-	-	-	-	-	1,800,000	1,800,000
314	Chipeta Ave Waterline 12th-15th Street	-	-	-	250,000	-	-	-	-	-	-	250,000	250,000
315	Waterline Replacements - TBD	-	-	-	369,437	1,800,000	1,611,971	1,660,330	1,710,140	1,750,000	-	2,169,437	8,901,878
316	Juniata Reservoir Outlet Seepage Repair	400,000	1,560,000	-	-	-	-	-	-	-	-	1,960,000	1,960,000
317	Kannah Creek Flowline, Whitewater Creek to Whitewater Hill	-	2,000,000	-	-	-	-	-	-	-	-	2,000,000	2,000,000
318	Kannah Creek Flowline, Reeder Mesa to Whitewater Creek	-	-	100,000	2,500,000	-	-	-	-	-	-	2,600,000	2,600,000
319	Clymer Way and 5th Street Bridge Area Waterline Replacement (2027)	-	1,650,000	-	-	-	-	-	-	-	-	1,650,000	1,650,000
320	South Water Tank Painting	1,000,000	-	-	-	-	-	-	-	-	-	1,000,000	1,000,000
321	Total Water Fund Expenses	\$ 5,590,000	\$ 11,410,000	\$ 3,650,000	\$ 4,219,437	\$ 2,900,000	\$ 1,711,971	\$ 1,760,330	\$ 1,810,140	\$ 1,850,000	-	\$ 27,769,437	\$ 34,901,878
322													
323	302 - Solid Waste Fund												
324	General Services - Capital	435,000	-	-	-	-	-	-	-	-	-	435,000	435,000
325	New Refuse Truck for Recycling Pickup (2026)	435,000	-	-	-	-	-	-	-	-	-	435,000	435,000
326	Total Solid Waste Fund Expenses	\$ 435,000	-	-	-	-	-	-	-	-	-	\$ 435,000	\$ 435,000
327													
328	305 - Golf Courses Fund												
329	General Services - Capital	150,000	-	-	-	-	-	-	-	-	-	150,000	150,000
330	Irrigation Pond Dredging at Tiara Rado and Lincoln Park Golf Courses	150,000	-	-	-	-	-	-	-	-	-	150,000	150,000
331	Total Golf Courses Fund Expenses	\$ 150,000	-	-	-	-	-	-	-	-	-	\$ 150,000	\$ 150,000
332													
333	309 - Irrigation Fund												
334	Utilities - Capital	200,000	-	-	-	-	-	-	-	-	-	200,000	200,000
335	Ridges Primary Pump MCC Replacement	200,000	-	-	-	-	-	-	-	-	-	200,000	200,000
336	Total Irrigation Fund Expenses	\$ 200,000	-	-	-	-	-	-	-	-	-	\$ 200,000	\$ 200,000
337													
338	401 - Information Technology Fund												
339	Information Technology - Capital	436,000	450,000	540,000	840,000	321,000	343,470	567,513	343,470	583,470	-	2,587,000	4,424,923
340	Storage Replacements	50,000	-	70,000	-	-	-	-	-	-	-	120,000	120,000
341	Switch Replacements	-	-	-	-	-	-	200,000	-	240,000	-	-	440,000
342	Infrastructure Replacements	136,000	200,000	370,000	840,000	321,000	343,470	367,513	343,470	343,470	-	1,867,000	3,264,923
343	Document Records Management System replacement.	250,000	250,000	100,000	-	-	-	-	-	-	-	600,000	600,000
344	Total Information Technology Fund Expenses	\$ 436,000	\$ 450,000	\$ 540,000	\$ 840,000	\$ 321,000	\$ 343,470	\$ 567,513	\$ 343,470	\$ 583,470	-	\$ 2,587,000	\$ 4,424,923
345													

10 Year Capital Plan by Fund by Department
Council Meeting
November 5, 2025

		Working	Working	Working	Working	Working	Working	Working	Working	Working	Working	Five Year Total	Ten Year Total
		2026	2027	2028	2029	2030	2031	2032	2033	2034	2035		
		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10		
346	402 - Equipment Fund												
347	General Services - Capital	5,754,510	5,284,744	-	-	-	-	-	-	-	-	11,039,254	11,039,254
348	Annual Fleet Replacement	4,678,960	5,284,744	-	-	-	-	-	-	-	-	9,963,704	9,963,704
349	Lifecycle replacement of (2) CNG Compressors	1,075,550	-	-	-	-	-	-	-	-	-	1,075,550	1,075,550
350	Total Equipment Fund Expenses	\$ 5,754,510	\$ 5,284,744	-	-	-	-	-	-	-	-	\$ 11,039,254	\$ 11,039,254
351													
352	405 - Communications Center Fund												
353	Police - Capital	3,664,640	1,714,640	1,129,640	1,100,000	3,200,000	700,000	950,000	700,000	7,000,000	250,000	10,808,920	20,408,920
354	Microwave Replacements at Radio Sites	-	-	-	-	1,500,000	-	-	-	-	-	1,500,000	1,500,000
355	9-1-1 Telephone Upgrade	364,640	364,640	364,640	-	-	-	-	-	-	-	1,093,920	1,093,920
356	Comm Center Workstation/Furniture Replacement	-	1,000,000	-	-	-	-	-	-	-	-	1,000,000	1,000,000
357	Back Up Comm Center / Training Center	-	-	-	-	1,000,000	-	-	-	-	-	1,000,000	1,000,000
358	Motorola GTR 8000 Radio Site Transmitters Replacements Project	-	-	700,000	700,000	700,000	700,000	700,000	700,000	7,000,000	-	2,100,000	11,200,000
359	Planned Radio Site Upgrades (Gateway, switches, etc.)	-	-	-	150,000	-	-	-	-	-	-	150,000	150,000
360	Radio Analyst Service Monitor Replacement	-	-	65,000	-	-	-	-	-	-	-	65,000	65,000
361	Tower Site Upgrades	200,000	-	-	250,000	-	-	250,000	-	-	250,000	450,000	950,000
362	MCC 7500 Dispatch Console and Handheld Radio Replacements	3,100,000	350,000	-	-	-	-	-	-	-	-	3,450,000	3,450,000
363	Total Communications Center Fund Expenses	\$ 3,664,640	\$ 1,714,640	\$ 1,129,640	\$ 1,100,000	\$ 3,200,000	\$ 700,000	\$ 950,000	\$ 700,000	\$ 7,000,000	\$ 250,000	\$ 10,808,920	\$ 20,408,920
364													
365	406 - Facilities Management Fund												
366	309 - General Services - Capital	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	7,500,000	15,000,000
367	Facilities Systems Maintenance and Lifecycle Replacement	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	7,500,000	15,000,000
368	Total Facilities Management Fund Expenses	\$ 1,500,000	\$ 1,500,000	\$ 1,500,000	\$ 1,500,000	\$ 1,500,000	\$ 1,500,000	\$ 1,500,000	\$ 1,500,000	\$ 1,500,000	\$ 1,500,000	\$ 7,500,000	\$ 15,000,000
369													
370	Joint Sewer System Operations Fund												
371	660 - Utilities - Capital												
372	OM river syphon	-	5,490,000	-	-	-	-	-	-	-	-	5,490,000	5,490,000
373	Grand Valley Byproducts lift station replacement	-	12,300,000	-	-	-	-	-	-	-	-	12,300,000	12,300,000
374	2026 Sewer Replacement Projects	4,000,000	-	-	-	-	-	-	-	-	-	4,000,000	4,000,000
375	Sewer Improvement Districts	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	5,000,000	10,000,000
376	Wastewater Treatment Plant Imp and Asset Replace	770,000	810,000	860,000	910,000	960,000	1,010,000	1,070,000	1,130,000	1,190,000	1,250,000	4,310,000	9,960,000
377	2027 Sewer Replacement Projects	520,000	4,330,000	-	-	-	-	-	-	-	-	4,850,000	4,850,000
378	Capacity OM-1	-	-	-	-	1,220,000	13,850,000	-	-	-	-	1,220,000	15,070,000
379	Capacity OM-2	-	-	-	-	-	-	680,000	7,770,000	-	-	-	8,450,000
380	Capacity OM-3	-	-	-	-	-	-	-	-	360,000	4,090,000	-	4,450,000
381	Sewer Line Replacements/Rehabilitation	-	550,000	5,070,000	5,280,000	5,500,000	5,720,000	5,950,000	6,190,000	6,440,000	6,700,000	16,400,000	47,400,000
382	Phase 2 Wastewater Treatment Plant Expansion	6,300,000	5,390,000	28,470,000	35,390,000	6,930,000	-	-	-	-	-	82,480,000	82,480,000
383	Phase 3 Wastewater Treatment Plant Expansion	-	-	-	-	-	-	-	-	-	3,800,000	-	3,800,000
384	Wastewater Treatment Plant Administrative Building	7,470,000	4,980,000	-	-	-	-	-	-	-	-	12,450,000	12,450,000
385	Total Joint Sewer System Operation Fund Expenses	\$ 20,060,000	\$ 34,850,000	\$ 35,400,000	\$ 42,580,000	\$ 15,610,000	\$ 21,580,000	\$ 8,700,000	\$ 16,090,000	\$ 8,990,000	\$ 16,840,000	\$ 148,500,000	\$ 220,700,000



2026 Recommended Budget
By Department, By Fund, By Account Classification
November 5, 2025

Line	By Department						
Item	By Fund	2023	2024	2025	2025	2025	2026
Ref #	By Classification	Actual	Actual	Adopted	Actual YTD	Amended	Recommended
1	City Council						
2	100 - General Fund	\$ (349,701)	\$ (1,244,871)	\$ (270,525)	\$ 89,430	\$ (570,274)	\$ (342,397)
3	Revenue	\$ 500	-	-	\$ 201,250	-	-
4	Intergovernmental	-	-	-	201,250	-	-
5	Other Revenue	500	-	-	-	-	-
6	Expenses	\$ 350,201	\$ 1,244,871	\$ 270,525	\$ 111,820	\$ 570,274	\$ 342,397
7	Labor and Benefits	51,442	54,204	56,039	46,448	56,039	60,204
8	Employment Taxes	3,648	3,843	3,975	3,293	3,975	4,271
9	Other Compensation	4,800	5,040	6,960	4,500	6,960	7,085
10	Part-Time Wages	42,880	45,195	45,000	38,550	45,000	48,750
11	Workers Compensation Insurance	114	126	104	105	104	98
12	Operating	232,610	1,110,770	134,613	146,869	434,362	182,000
13	Contract Services	46,211	27,749	15,000	29,250	15,000	-
14	Equipment	290	174	100	-	100	-
15	Grants and Contributions	17,863	1,017,306	16,500	12,585	316,249	71,900
16	Operating Costs	16,662	14,950	16,530	24,627	16,530	19,200
17	Professional Development	151,584	50,592	86,483	80,406	86,483	90,900
18	Interfund Charges	66,149	79,897	79,873	68,802	79,873	100,193
19	Information Technology Internal Support Charge	66,149	79,897	79,873	68,802	79,873	100,193
20	Capital Outlay	-	-	-	(150,299)	-	-
21	Land	-	-	-	(150,299)	-	-
22	City Manager						
23	100 - General Fund	\$ (3,606,925)	\$ (4,214,649)	\$ (2,993,982)	\$ (1,532,423)	\$ (2,993,983)	\$ (3,624,040)
24	Revenue	\$ 28,477	\$ 1,173	-	-	-	-
25	Intergovernmental	28,477	1,173	-	-	-	-
26	Expenses	\$ 3,635,402	\$ 4,215,823	\$ 2,993,982	\$ 1,532,423	\$ 2,993,983	\$ 3,624,040
27	Labor and Benefits	944,732	1,033,587	1,146,939	803,919	1,146,940	1,810,509
28	Employment Taxes	50,086	60,707	63,338	42,826	63,338	94,991
29	Health, Dental, Vision Insurance	69,943	69,503	88,706	77,265	88,708	200,845
30	Health Programs	8,464	9,929	17,590	10,515	17,589	24,566
31	Other Insurance	3,708	3,596	4,775	2,486	4,775	7,413
32	Other Compensation	21,672	11,400	1,300	23,167	1,300	8,500
33	Part-Time Wages	55	-	-	-	-	-
34	Regular Wages	732,901	814,069	895,619	598,512	895,619	1,362,217
35	Retirement	56,084	62,332	73,545	47,594	73,545	109,243
36	Workers Compensation Insurance	1,819	2,051	2,066	1,555	2,066	2,735
37	Operating	2,398,359	2,787,542	1,487,933	534,356	1,487,932	1,529,128
38	Charges and Fees	3,426	1,545	-	3,668	-	400
39	Cost of Goods Sold	162	-	-	-	-	-
40	Contract Services	138,829	150,511	110,300	8,466	117,300	127,300
41	Equipment	1,715	3,432	3,000	275	3,000	-
42	Grants and Contributions	2,225,362	2,605,211	1,330,000	493,837	1,326,000	1,346,000
43	Operating Costs	6,027	6,176	10,090	5,858	7,090	10,590
44	Professional Development	22,838	20,665	32,960	22,253	32,960	43,270
45	Utilities	-	-	1,583	-	1,582	1,568
46	Interfund Charges	292,311	394,694	359,110	194,147	359,111	284,402
47	Facility Internal Support Charge	47,324	36,028	37,365	31,138	37,365	37,358
48	Insurance Premiums Internal Support Charge	96,636	140,896	135,965	4,508	135,965	126,205
49	Information Technology Internal Support Charge	135,997	207,939	177,611	151,693	177,611	112,744
50	Utilities Internal Support Charge	12,354	9,831	8,169	6,808	8,170	8,095
51	201 - Sales Tax Capital Improvements Fund	\$ (2,676,059)	\$ (3,321,481)	\$ (9,442,235)	\$ (3,736,126)	\$ (11,843,129)	\$ (3,345,919)
52	Expenses	\$ 2,676,059	\$ 3,321,481	\$ 9,442,235	\$ 3,736,126	\$ 11,843,129	\$ 3,345,919
53	Operating	2,676,059	3,320,103	7,242,235	2,935,585	7,242,235	3,345,919
54	Contract Services	-	2,865	-	42,390	-	-
55	Grants and Contributions	2,655,202	3,317,239	7,242,235	2,893,195	7,242,235	3,345,919
56	Operating Costs	20,857	-	-	-	-	-
57	Capital Outlay	-	1,378	2,200,000	800,541	4,600,894	-



2026 Recommended Budget
By Department, By Fund, By Account Classification
November 5, 2025

Line	By Department						
Item	By Fund	2023	2024	2025	2025	2025	2026
Ref #	By Classification	Actual	Actual	Adopted	Actual YTD	Amended	Recommended
58	Land	-	-	-	300,000	-	-
59	Other Capital	-	1,378	2,200,000	500,541	4,600,894	-
60	City Attorney						
61	100 - General Fund	\$ (1,119,444)	\$ (1,203,652)	\$ (1,611,290)	\$ (1,066,442)	\$ (1,611,290)	\$ (1,741,587)
62	Revenue	\$ 1,690	\$ 1,105	\$ 2,825	\$ 2,335	\$ 2,825	\$ 2,825
63	License and Permits	1,690	-	2,825	-	2,825	2,825
64	Fines	-	1,105	-	2,335	-	-
65	Expenses	\$ 1,121,134	\$ 1,204,757	\$ 1,614,115	\$ 1,068,777	\$ 1,614,115	\$ 1,744,412
66	Labor and Benefits	960,344	1,038,794	1,346,496	905,404	1,346,495	1,503,484
67	Employment Taxes	51,102	54,807	74,585	49,422	74,585	81,440
68	Health, Dental, Vision Insurance	82,154	95,531	144,531	93,026	144,530	173,487
69	Health Programs	8,038	9,502	20,296	12,433	20,296	24,566
70	Other Insurance	3,817	4,336	5,996	4,088	5,996	6,534
71	Other Compensation	10,387	9,398	5,600	4,617	5,600	5,000
72	Regular Wages	746,698	803,988	1,009,770	682,359	1,009,770	1,118,368
73	Retirement	56,312	59,214	83,387	57,739	83,387	91,844
74	Workers Compensation Insurance	1,837	2,019	2,331	1,720	2,331	2,246
75	Operating	57,432	25,002	88,491	16,460	88,491	88,484
76	Charges and Fees	69	220	800	50	800	800
77	Contract Services	12,349	250	9,800	25	9,800	9,800
78	Equipment	17,986	3,623	-	-	-	-
79	Insurance and Claims	9,533	10,901	52,600	9,812	52,600	52,600
80	Operating Costs	2,252	2,523	2,000	1,007	2,000	2,000
81	Professional Development	15,244	7,484	22,500	5,565	22,500	22,500
82	Utilities	-	-	791	-	791	784
83	Interfund Charges	103,358	140,961	179,129	146,914	179,129	152,444
84	Facility Internal Support Charge	23,662	21,060	21,842	18,202	21,842	21,838
85	Insurance Premiums Internal Support Charge	-	5,606	5,410	-	5,410	5,021
86	Information Technology Internal Support Charge	73,470	108,563	146,975	124,627	146,975	120,728
87	Utilities Internal Support Charge	6,226	5,732	4,901	4,085	4,902	4,857
88	City Clerk						
89	100 - General Fund	\$ (626,733)	\$ (618,528)	\$ (740,349)	\$ (579,629)	\$ (740,347)	\$ (657,863)
90	Revenue	\$ 119,691	\$ 119,737	\$ 105,950	\$ 109,108	\$ 105,950	\$ 107,275
91	Charges for Services	900	130	700	400	700	-
92	License and Permits	54,299	56,723	47,500	50,750	47,500	48,200
93	Fines	-	-	-	500	-	-
94	Other Revenue	4,033	3,250	750	6,362	750	2,075
95	Tax Revenue	60,458	59,635	57,000	51,096	57,000	57,000
96	Expenses	\$ 746,424	\$ 738,265	\$ 846,299	\$ 688,737	\$ 846,297	\$ 765,138
97	Labor and Benefits	381,000	455,146	465,677	383,306	465,675	490,185
98	Employment Taxes	21,068	24,817	25,488	19,863	25,488	26,730
99	Health, Dental, Vision Insurance	38,036	56,018	69,151	60,424	69,149	73,391
100	Health Programs	6,958	5,780	10,825	7,183	10,824	11,560
101	Other Insurance	1,940	1,906	2,171	1,710	2,171	2,260
102	Other Compensation	1,540	2,246	801	-	801	601
103	Overtime	367	68	-	433	-	-
104	Part-Time Wages	3,010	6,703	18,020	7,430	18,020	18,020
105	Regular Wages	286,460	332,232	314,359	264,704	314,359	330,792
106	Retirement	20,909	24,528	24,096	20,875	24,096	26,130
107	Workers Compensation Insurance	712	847	767	683	767	700
108	Operating	239,656	129,830	212,816	165,593	212,816	152,894
109	Charges and Fees	1,553	208	-	34	-	-
110	Contract Services	182,440	99,540	140,400	124,759	140,400	110,900
111	Equipment	8,859	3,072	29,000	-	29,000	-
112	Grants and Contributions	1,233	665	500	-	500	500
113	Operating Costs	34,999	13,098	25,300	25,794	25,300	23,600
114	Professional Development	10,572	13,246	16,825	15,006	16,825	17,110



2026 Recommended Budget
By Department, By Fund, By Account Classification
November 5, 2025

Line	By Department						
Item	By Fund	2023	2024	2025	2025	2025	2026
Ref #	By Classification	Actual	Actual	Adopted	Actual YTD	Amended	Recommended
115	Utilities	-	-	791	-	791	784
116	Interfund Charges	125,768	153,289	167,806	139,838	167,806	122,060
117	Facility Internal Support Charge	16,901	20,434	21,193	17,661	21,193	21,189
118	Insurance Premiums Internal Support Charge	-	5,606	5,410	4,508	5,410	5,021
119	Information Technology Internal Support Charge	104,321	121,517	136,301	113,584	136,301	90,992
120	Utilities Internal Support Charge	4,546	5,732	4,901	4,085	4,902	4,857
121	Community Development						
122	100 - General Fund	\$ (3,534,294)	\$ (3,130,011)	\$ (3,622,775)	\$ (2,321,472)	\$ (3,622,775)	\$ (4,701,518)
123	Revenue	\$ 2,598,321	\$ 507,208	\$ 196,000	\$ 197,655	\$ 196,000	\$ 208,000
124	Charges for Services	111,446	97,188	110,000	87,364	110,000	110,000
125	License and Permits	42,628	163,963	86,000	87,813	86,000	98,000
126	Intergovernmental	2,441,204	245,820	-	21,370	-	-
127	Other Revenue	3,044	237	-	1,108	-	-
128	Expenses	\$ 6,132,615	\$ 3,637,219	\$ 3,818,775	\$ 2,519,127	\$ 3,818,775	\$ 4,909,518
129	Labor and Benefits	1,884,436	2,101,985	2,511,600	1,776,453	2,511,602	2,286,027
130	Employment Taxes	108,020	117,317	142,776	96,022	142,774	129,353
131	Health, Dental, Vision Insurance	180,573	228,515	306,430	220,566	306,429	272,222
132	Health Programs	16,986	24,942	51,417	32,998	51,418	60,692
133	Other Insurance	8,417	10,263	12,728	8,494	12,729	11,646
134	Other Compensation	26,575	33,815	24,787	17,302	24,787	4,249
135	Overtime	729	799	6,073	795	6,073	4,633
136	Part-Time Wages	45,898	4,890	20,482	3,913	20,482	13,470
137	Regular Wages	1,403,713	1,579,075	1,815,007	1,303,324	1,815,006	1,670,679
138	Retirement	89,904	98,309	127,653	89,725	127,655	115,691
139	Workers Compensation Insurance	3,621	4,060	4,249	3,315	4,249	3,392
140	Operating	3,871,588	1,034,450	766,830	290,765	766,830	2,114,417
141	Charges and Fees	9,828	9,324	8,700	2,248	8,700	13,000
142	Contract Services	715,528	647,681	110,000	52,297	110,000	8,000
143	Equipment	18,273	50,613	260,287	154,777	260,287	111,883
144	Grants and Contributions	3,057,860	63,832	238,000	14,911	238,000	1,872,533
145	Operating Costs	25,248	29,682	39,600	24,202	39,600	26,200
146	Professional Development	44,851	233,318	108,660	42,331	108,660	81,233
147	Utilities	-	-	1,583	-	1,583	1,568
148	Interfund Charges	372,397	500,784	540,346	451,909	540,343	509,074
149	Facility Internal Support Charge	57,464	59,215	61,412	51,177	61,412	61,400
150	Fleet and Fuel Internal Support Charge	3,868	2,934	2,305	1,921	2,305	5,499
151	Insurance Premiums Internal Support Charge	45,114	63,160	60,949	50,791	60,949	56,575
152	Information Technology Internal Support Charge	250,733	359,926	401,792	336,448	401,790	371,839
153	Utilities Internal Support Charge	15,218	15,549	13,887	11,573	13,887	13,762
154	Capital Outlay	4,194	-	-	-	-	-
155	Capital Equipment	4,194	-	-	-	-	-
156	104 - Community Development Block Grant Fund	\$ 139,453	\$ 346,402	\$ 260,991	\$ 7,387	\$ 654,019	\$ 611,101
157	Revenue	\$ 452,662	\$ 504,093	\$ 499,552	\$ 41,438	\$ 925,432	\$ 611,101
158	Intergovernmental	452,662	504,093	499,552	41,438	925,432	611,101
159	Expenses	\$ 313,209	\$ 157,691	\$ 238,561	\$ 34,052	\$ 271,413	-
160	Operating	313,209	157,691	238,561	34,052	271,413	-
161	Contract Services	-	7,156	-	8,118	-	-
162	Grants and Contributions	312,341	140,082	238,561	18,586	271,413	-
163	Operating Costs	-	132	-	551	-	-
164	Professional Development	869	10,322	-	6,796	-	-
165	201 - Sales Tax Capital Improvements Fund	\$ 10,784	\$ (390,637)	\$ (3,050,000)	\$ (1,599,819)	\$ (2,054,678)	\$ (1,250,000)
166	Revenue	\$ 10,784	\$ 59,000	-	\$ 3,230,369	\$ 5,200,000	-
167	Intergovernmental	10,784	59,000	-	2,230,000	4,200,000	-
168	Contributions	-	-	-	1,000,369	1,000,000	-
169	Expenses	-	\$ 449,637	\$ 3,050,000	\$ 4,830,187	\$ 7,254,678	\$ 1,250,000
170	Operating	-	40,273	250,000	231,810	250,000	-
171	Equipment	-	40,273	-	652	-	-



2026 Recommended Budget
By Department, By Fund, By Account Classification
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Line	By Department						
Item	By Fund	2023	2024	2025	2025	2025	2026
Ref #	By Classification	Actual	Actual	Adopted	Actual YTD	Amended	Recommended
172	Grants and Contributions	-	-	250,000	231,158	250,000	-
173	Capital Outlay	-	409,364	2,800,000	4,598,377	7,004,678	1,250,000
174	Capital Equipment	-	409,364	-	10,785	-	-
175	Land	-	-	-	3,204,358	3,204,678	-
176	Street Infrastructure	-	-	2,800,000	1,383,235	3,800,000	1,250,000
177	Engineering and Transportation						
178	100 - General Fund	\$ (6,528,921)	\$ (7,337,389)	\$ (7,332,809)	\$ (5,751,845)	\$ (7,465,165)	\$ (7,069,067)
179	Revenue	\$ 566,720	\$ 643,778	\$ 561,761	\$ 339,594	\$ 561,761	\$ 612,511
180	Charges for Services	381,827	441,761	441,761	244,465	441,761	441,761
181	License and Permits	125,517	116,630	120,000	74,020	120,000	170,000
182	Intergovernmental	-	3,500	-	-	-	-
183	Other Revenue	59,376	21,298	-	21,108	-	750
184	Sale of Capital Assets	-	60,590	-	-	-	-
185	Expenses	\$ 7,095,641	\$ 7,981,167	\$ 7,894,570	\$ 6,091,439	\$ 8,026,926	\$ 7,681,578
186	Labor and Benefits	3,519,871	3,873,450	4,322,948	3,380,260	4,322,945	4,203,947
187	Employment Taxes	194,624	214,494	245,426	183,379	245,425	236,421
188	Health, Dental, Vision Insurance	388,493	421,971	495,749	401,346	495,748	492,590
189	Health Programs	39,556	39,504	89,438	57,090	89,438	98,408
190	Other Insurance	17,073	18,242	21,344	16,992	21,344	20,039
191	Other Compensation	33,034	48,930	18,038	10,993	18,038	25,159
192	Overtime	32,353	33,826	37,145	25,516	37,145	39,009
193	Part-Time Wages	21,160	58,720	95,640	65,860	95,640	112,528
194	Regular Wages	2,590,355	2,816,867	3,057,358	2,407,838	3,057,359	2,928,962
195	Retirement	158,281	171,104	208,109	164,154	208,107	201,730
196	Workers Compensation Insurance	44,943	49,790	54,701	47,093	54,701	49,100
197	Operating	2,539,078	2,404,325	2,364,685	1,700,348	2,364,685	2,306,192
198	Charges and Fees	4,048	4,462	-	860	-	-
199	Cost of Goods Sold	292	-	-	-	-	-
200	Contract Services	267,974	164,757	37,900	13,306	37,900	31,900
201	Equipment	74,493	(74,344)	31,750	19,383	31,750	30,900
202	Operating Costs	542,100	509,178	591,845	490,391	591,845	544,445
203	Professional Development	33,385	48,500	58,500	35,943	58,500	54,900
204	Utilities	1,616,785	1,751,772	1,644,690	1,140,466	1,644,690	1,644,047
205	Interfund Charges	1,036,692	1,029,444	1,206,937	1,008,982	1,206,936	1,171,439
206	Facility Internal Support Charge	138,566	66,739	69,253	57,711	69,253	72,355
207	Fleet and Fuel Internal Support Charge	267,157	217,927	286,984	239,541	286,984	315,892
208	Insurance Premiums Internal Support Charge	178,396	249,756	241,015	200,846	241,015	223,715
209	Information Technology Internal Support Charge	400,587	458,778	577,568	484,120	577,567	537,808
210	Utilities Internal Support Charge	51,986	36,244	32,117	26,764	32,117	21,669
211	Capital Outlay	-	673,948	-	1,848	132,360	-
212	Capital Equipment	-	288,467	-	-	32,360	-
213	Land	-	-	-	-	100,000	-
214	Street Infrastructure	-	1,638	-	1,848	-	-
215	Utility Systems	-	383,843	-	-	-	-
216	104 - Community Development Block Grant Fund	-	-	\$ (200,000)	-	-	\$ (200,000)
217	Expenses	-	-	\$ 200,000	-	-	\$ 200,000
218	Transfers Out	-	-	200,000	-	-	200,000
219	Transfers Out	-	-	200,000	-	-	200,000
220	201 - Sales Tax Capital Improvements Fund	\$ (4,771,682)	\$ (4,898,658)	\$ (7,787,006)	\$ (4,358,019)	\$ (7,320,961)	\$ (8,354,623)
221	Revenue	\$ 116,939	\$ 943,886	\$ 850,000	\$ 731,465	\$ 1,688,342	\$ 7,985,200
222	Charges for Services	-	244,061	-	91,026	-	-
223	Special Assessments	5,316	130,485	-	1,788	-	-
224	Intergovernmental	58,679	526,092	200,000	638,651	1,688,342	6,835,200
225	Contributions	-	-	450,000	-	-	450,000
226	Other Revenue	52,944	43,248	-	-	-	-
227	Sale of Capital Assets	-	-	-	-	-	500,000
228	Transfers In	-	-	200,000	-	-	200,000



2026 Recommended Budget
By Department, By Fund, By Account Classification
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Line	By Department						
Item	By Fund	2023	2024	2025	2025	2025	2026
Ref #	By Classification	Actual	Actual	Adopted	Actual YTD	Amended	Recommended
229	Expenses	\$ 4,888,621	\$ 5,842,544	\$ 8,637,006	\$ 5,089,484	\$ 9,009,303	\$ 16,339,823
230	Operating	149,884	98,347	-	1,375,002	-	-
231	Charges and Fees	-	-	-	500	-	-
232	Contract Services	16,444	99,845	-	1,373,623	-	-
233	Equipment	133,440	(1,975)	-	-	-	-
234	Operating Costs	-	477	-	879	-	-
235	Capital Outlay	4,738,738	5,744,197	8,637,006	3,714,482	9,009,303	16,339,823
236	Land	438	-	-	-	100,000	-
237	Other Capital	378,710	-	100,000	92,603	100,000	-
238	Parks and Trails	90,270	613,884	900,000	431,921	400,000	1,107,903
239	Street Infrastructure	3,854,730	5,062,851	7,129,500	3,180,713	8,094,623	15,136,050
240	Utility Systems	414,589	67,463	507,506	9,246	314,680	95,870
241	202 - Storm Drainage Development Fund	\$ (55,959)	\$ (200,126)	\$ (70,000)	\$ (37,066)	\$ (270,000)	\$ (75,000)
242	Revenue	\$ 4,939	\$ 6,817	\$ 200,000	\$ 17,418	\$ 180,000	\$ 21,000
243	Charges for Services	4,939	6,817	-	17,418	-	21,000
244	Contributions	-	-	200,000	-	180,000	-
245	Expenses	\$ 60,898	\$ 206,943	\$ 270,000	\$ 54,484	\$ 450,000	\$ 96,000
246	Operating	7,229	-	-	28,721	-	-
247	Contract Services	509	-	-	28,721	-	-
248	Equipment	6,720	-	-	-	-	-
249	Capital Outlay	53,669	206,943	270,000	25,763	450,000	96,000
250	Utility Systems	53,669	206,943	270,000	25,763	450,000	96,000
251	207 - Transportation Capacity Fund	\$ (16,508,425)	\$ (11,574,852)	\$ (23,813,473)	\$ (3,866,441)	\$ (11,463,741)	\$ (20,078,910)
252	Revenue	\$ 2,163,778	\$ 3,338,912	\$ 3,636,527	\$ 3,045,803	\$ 4,136,527	\$ 7,356,527
253	Charges for Services	2,114,936	3,010,576	2,636,527	2,265,872	2,636,527	2,636,527
254	Intergovernmental	48,842	328,337	1,000,000	779,931	1,500,000	4,000,000
255	Contributions	-	-	-	-	-	720,000
256	Expenses	\$ 18,672,202	\$ 14,913,764	\$ 27,450,000	\$ 6,912,244	\$ 15,600,268	\$ 27,435,437
257	Labor and Benefits	-	-	-	22,327	-	-
258	Employment Taxes	-	-	-	1,250	-	-
259	Health, Dental, Vision Insurance	-	-	-	2,591	-	-
260	Health Programs	-	-	-	78	-	-
261	Other Insurance	-	-	-	86	-	-
262	Regular Wages	-	-	-	17,173	-	-
263	Retirement	-	-	-	1,067	-	-
264	Workers Compensation Insurance	-	-	-	80	-	-
265	Operating	47,031	(3,486)	-	50,070	-	-
266	Contract Services	31,710	(5,145)	-	48,434	-	-
267	Operating Costs	15,321	1,239	-	175	-	-
268	Utilities	-	420	-	1,461	-	-
269	Capital Outlay	18,625,172	14,917,250	27,450,000	6,839,847	15,600,268	27,435,437
270	Land	-	-	-	-	-	500,000
271	Street Infrastructure	18,625,172	14,917,250	27,450,000	6,839,847	15,600,268	26,935,437
272	900 - Joint Sewer Systems	-	-	\$ (15,883)	-	-	\$ (3,410)
273	Expenses	-	-	\$ 15,883	-	-	\$ 3,410
274	Labor and Benefits	-	-	15,883	-	-	3,410
275	Employment Taxes	-	-	1,123	-	-	241
276	Other Compensation	-	-	380	-	-	-
277	Overtime	-	-	2,904	-	-	3,154
278	Part-Time Wages	-	-	11,400	-	-	-
279	Workers Compensation Insurance	-	-	75	-	-	14
280	Finance						
281	100 - General Fund	\$ (3,689,357)	\$ (4,271,474)	\$ (4,036,784)	\$ (3,597,060)	\$ (4,036,778)	\$ (4,151,879)
282	Revenue	\$ 259,475	\$ 571,627	\$ 667,615	\$ 408,057	\$ 667,615	\$ 885,778
283	Charges for Services	-	-	186,065	63,211	186,065	232,878
284	License and Permits	26,529	31,630	39,050	48,024	39,050	60,000
285	Fines	231,229	277,966	322,500	391,368	322,500	467,900



2026 Recommended Budget
By Department, By Fund, By Account Classification
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Line	By Department						
Item	By Fund	2023	2024	2025	2025	2025	2026
Ref #	By Classification	Actual	Actual	Adopted	Actual YTD	Amended	Recommended
286	Intergovernmental	-	259,111	-	(37,798)	-	-
287	Other Revenue	1,716	2,920	120,000	23,271	120,000	125,000
288	Tax Revenue	-	-	-	(80,018)	-	-
289	Expenses	\$ 3,948,832	\$ 4,843,101	\$ 4,704,399	\$ 4,005,116	\$ 4,704,393	\$ 5,037,657
290	Labor and Benefits	2,450,185	2,926,374	3,202,010	2,329,771	3,202,006	3,087,964
291	Employment Taxes	136,989	157,044	175,951	121,455	175,951	164,819
292	Health, Dental, Vision Insurance	265,936	358,230	468,327	346,823	468,327	536,428
293	Health Programs	25,628	32,828	74,419	48,483	74,417	80,200
294	Other Insurance	10,423	11,932	15,254	9,312	15,253	14,436
295	Other Compensation	28,864	34,853	9,760	27,658	9,760	3,500
296	Overtime	-	-	-	5,904	-	-
297	Part-Time Wages	91,904	103,323	-	68,031	-	-
298	Regular Wages	1,776,373	2,091,282	2,303,533	1,596,641	2,303,532	2,152,066
299	Retirement	109,454	131,327	149,453	101,302	149,453	132,194
300	Workers Compensation Insurance	4,613	5,554	5,313	4,161	5,313	4,321
301	Operating	623,907	476,334	471,928	816,086	471,927	797,268
302	Charges and Fees	31,447	39,270	23,740	49,106	23,740	64,561
303	Cost of Goods Sold	-	(815)	-	35,289	-	-
304	Contract Services	319,185	382,129	336,200	400,467	336,200	613,284
305	Equipment	203,886	27,587	-	65,965	-	1,800
306	Operating Costs	26,465	21,920	45,810	260,156	45,810	49,760
307	Professional Development	42,923	6,242	63,565	4,757	63,565	64,595
308	Utilities	-	-	2,613	347	2,612	3,268
309	Interfund Charges	874,741	1,162,871	1,030,460	859,260	1,030,460	1,152,425
310	Facility Internal Support Charge	112,486	108,095	111,775	93,146	111,775	111,753
311	Fleet and Fuel Internal Support Charge	-	4,498	6,634	5,528	6,634	6,794
312	Information Technology Internal Support Charge	732,601	852,183	712,568	594,349	712,567	801,174
313	Utilities Internal Support Charge	29,654	198,096	199,483	166,237	199,484	232,705
314	Capital Outlay	-	277,522	-	-	-	-
315	Capital Equipment	-	277,522	-	-	-	-
316	305 - Golf Courses Fund	\$ (196,645)	\$ (183,165)	\$ 219,868	\$ 109,346	\$ (5,129)	\$ (172,553)
317	Revenue	\$ 2,472,758	\$ 2,766,221	\$ 3,246,285	\$ 2,487,970	\$ 3,021,285	\$ 2,965,150
318	Charges for Services	1,828,085	2,125,107	2,464,400	1,909,327	2,239,400	2,329,150
319	License and Permits	155,113	159,942	172,500	157,754	172,500	175,000
320	Other Revenue	67,600	20,827	117,000	13,775	117,000	13,000
321	Interest Revenue	9,167	5,651	9,985	5,483	9,985	-
322	Lease Revenue	412,793	454,693	482,400	401,631	482,400	448,000
323	Expenses	\$ 2,669,403	\$ 2,949,386	\$ 3,026,417	\$ 2,378,624	\$ 3,026,414	\$ 3,137,703
324	Labor and Benefits	979,214	1,024,795	1,149,139	938,288	1,149,136	1,194,239
325	Employment Taxes	57,287	59,576	68,941	54,017	68,940	70,980
326	Health, Dental, Vision Insurance	83,794	94,616	107,184	94,196	107,184	120,122
327	Health Programs	9,404	7,984	18,943	12,441	18,943	20,231
328	Other Insurance	3,103	3,227	3,589	2,924	3,588	3,699
329	Other Compensation	15,538	12,072	20,214	656	20,214	19,502
330	Overtime	1,050	788	-	1,508	-	-
331	Part-Time Wages	318,214	330,877	385,000	327,578	385,000	399,750
332	Regular Wages	447,012	469,536	495,975	403,611	495,975	511,520
333	Retirement	27,587	28,512	31,739	25,019	31,738	32,630
334	Workers Compensation Insurance	16,226	17,606	17,554	16,338	17,554	15,806
335	Operating	904,703	1,078,699	1,026,170	816,522	1,026,170	1,087,790
336	Charges and Fees	95,155	98,584	108,250	79,051	108,250	117,000
337	Cost of Goods Sold	388,295	492,717	347,000	311,644	347,000	367,000
338	Contract Services	33,284	19,484	20,420	17,761	20,420	20,150
339	Equipment	178,583	210,141	231,600	173,237	231,600	245,600
340	Operating Costs	158,981	207,478	246,700	219,682	246,700	268,340
341	Professional Development	2,960	2,509	15,500	7,366	15,500	8,500
342	Utilities	47,446	47,787	56,700	7,780	56,700	61,200



2026 Recommended Budget
By Department, By Fund, By Account Classification
November 5, 2025

Line	By Department						
Item	By Fund	2023	2024	2025	2025	2025	2026
Ref #	By Classification	Actual	Actual	Adopted	Actual YTD	Amended	Recommended
343	Interfund Charges	697,689	728,496	763,310	623,813	763,310	767,876
344	Facility Internal Support Charge	29,011	51,285	53,542	44,618	53,542	48,126
345	Fleet and Fuel Internal Support Charge	302,216	268,140	274,658	216,339	274,658	270,233
346	General Government Internal Support Charge	139,454	198,574	199,635	166,363	199,635	212,078
347	Insurance Premiums Internal Support Charge	28,164	39,429	38,049	31,708	38,049	35,318
348	Information Technology Internal Support Charge	120,386	92,382	117,083	97,833	117,083	103,689
349	Utilities Internal Support Charge	78,458	78,686	80,343	66,953	80,343	98,433
350	Capital Outlay	-	29,599	-	-	-	-
351	Land	-	29,599	-	-	-	-
352	Debt Service	87,797	87,797	87,798	-	87,798	87,797
353	Interest Expense	8,690	7,503	6,299	-	6,299	5,076
354	Principal	79,108	80,294	81,499	-	81,499	82,721
355	Human Resources						
356	100 - General Fund	\$ (2,248,320)	\$ (2,630,351)	\$ (3,272,724)	\$ (1,871,318)	\$ (3,272,722)	\$ (2,720,786)
357	Revenue	\$ 432	\$ 6,243	-	\$ 264	-	-
358	Other Revenue	432	6,243	-	264	-	-
359	Expenses	\$ 2,248,752	\$ 2,636,594	\$ 3,272,724	\$ 1,871,582	\$ 3,272,722	\$ 2,720,786
360	Labor and Benefits	1,409,627	1,667,516	2,038,079	1,287,524	2,038,078	1,740,210
361	Employment Taxes	75,553	85,621	122,955	71,071	122,955	101,996
362	Health, Dental, Vision Insurance	116,654	138,983	184,395	140,314	184,396	184,434
363	Health Programs	59,369	70,923	32,474	36,053	32,473	34,681
364	Other Insurance	6,042	7,006	7,589	5,665	7,589	7,216
365	Other Compensation	51,490	54,126	157,827	25,161	157,827	142,890
366	Overtime	585	686	-	280	-	-
367	Part-Time Wages	203,690	209,923	341,275	136,583	341,275	124,320
368	Regular Wages	794,189	922,696	1,108,157	811,453	1,108,157	1,066,066
369	Retirement	51,572	59,334	80,064	58,258	80,063	76,217
370	Unemployment Insurance	46,246	113,756	-	-	-	-
371	Workers Compensation Insurance	4,235	4,461	3,343	2,685	3,343	2,391
372	Operating	504,919	528,846	950,208	345,849	950,208	728,139
373	Contract Services	212,837	202,506	418,400	189,050	418,400	298,700
374	Equipment	26,181	16,199	4,400	71	4,400	-
375	Grants and Contributions	-	-	-	471	-	-
376	Operating Costs	157,018	197,915	277,600	84,865	277,600	191,000
377	Professional Development	108,882	112,225	249,017	71,392	249,017	237,655
378	Utilities	-	-	791	-	791	784
379	Interfund Charges	334,207	440,232	284,437	238,209	284,436	252,437
380	Facility Internal Support Charge	37,787	59,984	62,210	51,842	62,210	62,198
381	Insurance Premiums Internal Support Charge	5,005	7,007	6,762	5,635	6,762	6,276
382	Information Technology Internal Support Charge	281,136	358,523	201,577	169,160	201,577	170,202
383	Utilities Internal Support Charge	10,279	14,718	13,887	11,573	13,887	13,762
384	440 - Insurance	\$ 675,678	\$ (642,443)	\$ 1,338,505	\$ 2,496,076	\$ 1,338,503	\$ 26,289
385	Revenue	\$ 18,388,311	\$ 21,370,074	\$ 26,544,268	\$ 20,687,482	\$ 26,544,268	\$ 28,326,631
386	Charges for Services	-	579,492	775,000	361,931	775,000	500,000
387	Interfund Revenue	18,054,730	20,750,116	25,679,048	20,285,984	25,679,048	27,736,411
388	Other Revenue	333,581	40,466	6,000	39,567	6,000	6,000
389	Interest Revenue	-	-	84,220	-	84,220	84,220
390	Expenses	\$ 17,712,633	\$ 22,012,516	\$ 25,205,763	\$ 18,191,406	\$ 25,205,765	\$ 28,300,342
391	Labor and Benefits	1,101,018	705,000	712,948	600,399	712,948	716,240
392	Employment Taxes	26,422	38,761	41,350	32,981	41,351	41,615
393	Health, Dental, Vision Insurance	654,960	60,301	72,814	63,759	72,815	73,868
394	Health Programs	778	4,796	16,237	10,621	16,237	17,341
395	Other Insurance	1,860	3,000	3,896	2,903	3,896	3,922
396	Other Compensation	54,833	67,773	528	44,547	528	450
397	Part-Time Wages	1,100	-	-	-	-	-
398	Regular Wages	338,535	499,083	540,001	414,118	540,001	543,541
399	Retirement	20,312	29,996	36,876	28,636	36,875	34,412



2026 Recommended Budget
By Department, By Fund, By Account Classification
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Line	By Department						
Item	By Fund	2023	2024	2025	2025	2025	2026
Ref #	By Classification	Actual	Actual	Adopted	Actual YTD	Amended	Recommended
400	Workers Compensation Insurance	2,218	1,291	1,245	2,835	1,245	1,091
401	Operating	16,400,375	21,107,661	24,410,044	17,510,655	24,410,045	27,508,057
402	Charges and Fees	-	7,786	10,771	9,021	10,771	10,554
403	Contract Services	163,386	217,293	1,821,564	998,722	1,821,564	1,835,603
404	Equipment	407	2,553	1,350	-	1,350	-
405	Insurance and Claims	15,612,819	20,043,922	22,351,141	16,103,457	22,351,142	25,360,503
406	Operating Costs	611,386	824,022	194,140	392,913	194,140	273,887
407	Professional Development	10,871	10,240	29,518	5,243	29,518	25,950
408	Utilities	1,505	1,845	1,560	1,300	1,560	1,560
409	Interfund Charges	24,000	66,021	82,771	69,034	82,772	76,044
410	Facility Internal Support Charge	-	-	-	-	-	13,653
411	Information Technology Internal Support Charge	24,000	66,021	82,771	69,034	82,772	62,392
412	Capital Outlay	187,240	133,834	-	11,318	-	-
413	Capital Facilities	187,240	133,834	-	11,318	-	-
414	Information Technology						
415	201 - Sales Tax Capital Improvements Fund	\$ (250,625)	\$ (4,564,852)	-	\$ (11)	-	-
416	Revenue	\$ 217,527	\$ 4,128	-	-	-	-
417	Intergovernmental	217,527	4,128	-	-	-	-
418	Expenses	\$ 468,153	\$ 4,568,980	-	\$ 11	-	-
419	Operating	20,805	-	-	11	-	-
420	Equipment	20,805	-	-	11	-	-
421	Capital Outlay	447,348	4,568,980	-	-	-	-
422	Capital Equipment	447,348	4,568,980	-	-	-	-
423	401 - Information Technology Fund	\$ 367,947	\$ 1,754,079	\$ (275,000)	\$ 334,041	\$ (1,523,599)	\$ (2,299,607)
424	Revenue	\$ 10,432,710	\$ 12,725,903	\$ 16,046,937	\$ 13,460,747	\$ 16,046,936	\$ 14,528,506
425	License and Permits	-	16,800	16,800	16,675	16,800	7,200
426	Interfund Revenue	10,401,664	12,530,472	16,006,455	13,448,244	16,006,454	14,497,624
427	Interest Revenue	31,045	53,631	23,682	(4,172)	23,682	23,682
428	Lease Revenue	-	125,000	-	-	-	-
429	Expenses	\$ 10,064,763	\$ 10,971,824	\$ 16,321,937	\$ 13,126,707	\$ 17,570,535	\$ 16,828,113
430	Labor and Benefits	3,182,428	3,588,703	3,896,375	3,099,270	3,896,374	4,123,623
431	Employment Taxes	176,620	197,659	217,192	164,397	217,192	224,939
432	Health, Dental, Vision Insurance	369,816	441,912	536,932	444,295	536,932	629,049
433	Health Programs	33,029	35,657	83,890	54,323	83,890	89,593
434	Other Insurance	15,426	16,942	20,006	15,195	20,006	20,580
435	Other Compensation	73,061	81,996	18,465	42,134	18,465	34,757
436	Overtime	83	3,745	-	802	-	-
437	Part-Time Wages	-	8,418	-	9,793	-	-
438	Regular Wages	2,361,905	2,630,552	2,827,738	2,216,874	2,827,738	2,925,799
439	Retirement	146,555	165,044	185,626	145,798	185,626	193,028
440	Workers Compensation Insurance	5,933	6,779	6,525	5,660	6,525	5,879
441	Operating	5,385,101	6,491,849	12,249,341	7,941,835	12,249,341	12,139,926
442	Contract Services	3,858,325	4,745,338	52,000	2,147,217	52,000	52,000
443	Equipment	710,507	894,029	11,347,050	5,226,157	11,347,050	11,250,442
444	Fuel	-	-	-	80	-	-
445	Grants and Contributions	93	-	-	-	-	-
446	Operating Costs	170,455	168,923	55,000	27,663	55,000	42,200
447	Professional Development	118,978	89,450	87,000	54,599	87,000	87,000
448	Utilities	526,743	594,109	708,291	486,119	708,291	708,284
449	Interfund Charges	78,212	117,359	126,220	88,675	126,220	128,564
450	Facility Internal Support Charge	42,426	74,235	76,990	64,158	76,990	76,975
451	Fleet and Fuel Internal Support Charge	2,353	1,420	1,633	1,483	1,633	3,064
452	Insurance Premiums Internal Support Charge	3,187	4,462	4,306	3,588	4,306	3,997
453	Information Technology Internal Support Charge	18,617	19,256	-	5,150	-	-
454	Utilities Internal Support Charge	11,629	17,986	43,291	14,296	43,291	44,529
455	Capital Outlay	1,419,022	773,913	50,000	1,996,926	1,298,600	436,000
456	Capital Equipment	1,419,022	773,663	50,000	714,090	1,298,600	436,000



2026 Recommended Budget
By Department, By Fund, By Account Classification
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Line	By Department						
Item	By Fund	2023	2024	2025	2025	2025	2026
Ref #	By Classification	Actual	Actual	Adopted	Actual YTD	Amended	Recommended
457	Other Capital	-	-	-	1,282,836	-	-
458	Utility Systems	-	250	-	-	-	-
459	Visit Grand Junction						
460	102 - Visit Grand Junction Fund	\$ (1,255,727)	\$ (1,698,378)	\$ (1,121,989)	\$ 395,949	\$ (990,172)	\$ (635,585)
461	Revenue	\$ 3,382,739	\$ 3,505,996	\$ 3,768,064	\$ 2,794,456	\$ 3,493,152	\$ 3,616,365
462	Charges for Services	-	-	13,300	-	-	12,250
463	Other Revenue	157	-	-	-	-	-
464	Tax Revenue	3,324,105	3,461,597	3,749,703	2,790,359	3,488,091	3,599,054
465	Interest Revenue	58,476	44,399	5,061	4,097	5,061	5,061
466	Expenses	\$ 4,638,466	\$ 5,204,374	\$ 4,890,054	\$ 2,398,507	\$ 4,483,324	\$ 4,251,950
467	Labor and Benefits	465,305	584,330	649,571	510,135	661,042	919,907
468	Employment Taxes	27,160	33,199	38,495	28,179	38,494	51,711
469	Health, Dental, Vision Insurance	38,686	58,463	62,581	65,694	62,581	127,695
470	Health Programs	3,421	9,108	12,854	8,190	12,854	19,508
471	Other Insurance	1,341	1,859	2,386	1,838	2,386	3,617
472	Other Compensation	10,103	5,543	8,941	3,066	15,595	6,909
473	Part-Time Wages	12,177	19,026	67,163	25,506	67,163	66,243
474	Regular Wages	348,547	428,197	427,095	354,519	431,912	602,806
475	Retirement	22,963	27,813	28,917	22,185	28,917	40,075
476	Workers Compensation Insurance	906	1,122	1,140	960	1,140	1,343
477	Operating	3,889,971	4,365,057	4,008,294	1,714,181	3,610,511	3,116,003
478	Contract Services	3,602,442	4,095,534	3,724,547	1,319,754	3,203,845	2,650,867
479	Equipment	155,005	142,472	192,933	270,345	308,380	336,677
480	Grants and Contributions	10,667	11,353	10,350	10,000	10,350	10,980
481	Operating Costs	78,135	64,235	39,785	54,436	46,637	47,643
482	Professional Development	39,483	46,985	36,249	56,511	36,869	65,168
483	Utilities	4,239	4,478	4,430	3,135	4,430	4,668
484	Interfund Charges	283,189	254,987	232,188	174,191	211,771	216,040
485	Fleet and Fuel Internal Support Charge	7,791	18,649	10,031	8,129	10,031	10,404
486	General Government Internal Support Charge	170,934	118,837	139,736	97,208	119,320	118,220
487	Insurance Premiums Internal Support Charge	2,407	3,370	3,252	2,710	3,252	3,019
488	Information Technology Internal Support Charge	92,991	108,291	73,192	61,164	73,192	75,918
489	Utilities Internal Support Charge	9,066	5,840	5,977	4,980	5,976	8,480
490	General Services						
491	100 - General Fund	\$ (8,262,793)	\$ (8,327,724)	\$ (9,077,879)	\$ (6,669,719)	\$ (9,101,714)	\$ (8,120,328)
492	Revenue	\$ 337,176	\$ 226,274	\$ 293,500	\$ 90,598	\$ 293,500	\$ 232,000
493	Charges for Services	308,937	186,186	280,000	78,399	280,000	209,000
494	Other Revenue	18,753	29,781	4,500	10,273	4,500	14,000
495	Sale of Capital Assets	9,486	10,306	9,000	1,926	9,000	9,000
496	Expenses	\$ 8,599,969	\$ 8,553,997	\$ 9,371,379	\$ 6,760,317	\$ 9,395,214	\$ 8,352,328
497	Labor and Benefits	3,781,059	4,057,721	4,787,476	3,449,707	4,787,479	4,080,751
498	Employment Taxes	200,762	211,520	252,977	170,854	252,977	212,792
499	Health, Dental, Vision Insurance	393,572	470,851	622,521	491,449	622,521	579,598
500	Health Programs	39,811	46,858	115,688	69,659	115,686	114,881
501	Other Insurance	16,034	16,017	19,564	13,787	19,564	16,966
502	Other Compensation	28,343	30,965	24,042	28,798	24,042	16,346
503	Overtime	82,706	84,240	83,526	69,968	83,527	91,455
504	Part-Time Wages	309,659	311,989	461,760	257,876	461,760	308,880
505	Regular Wages	2,325,654	2,481,542	2,740,756	1,997,549	2,740,756	2,366,791
506	Retirement	144,584	151,524	181,417	130,595	181,419	157,730
507	Workers Compensation Insurance	239,936	252,216	285,226	219,174	285,227	215,311
508	Operating	1,894,064	1,689,532	1,813,991	1,111,009	1,837,824	1,543,760
509	Charges and Fees	122,116	154,388	139,700	98,869	139,700	150,050
510	Cost of Goods Sold	9,174	14,091	4,275	109	4,275	4,275
511	Contract Services	928,117	801,491	963,075	692,514	963,075	939,740
512	Equipment	255,930	290,433	155,025	17,086	155,025	10,000
513	Grants and Contributions	17,942	704	-	-	-	-



2026 Recommended Budget
By Department, By Fund, By Account Classification
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Line	By Department						
Item	By Fund	2023	2024	2025	2025	2025	2026
Ref #	By Classification	Actual	Actual	Adopted	Actual YTD	Amended	Recommended
514	Operating Costs	526,556	385,775	485,851	266,283	509,684	394,115
515	Professional Development	27,866	35,956	57,450	31,227	57,450	30,500
516	Utilities	6,364	6,694	8,615	4,921	8,615	15,080
517	Interfund Charges	2,103,296	2,476,988	2,769,912	2,165,961	2,769,911	2,727,818
518	Facility Internal Support Charge	169,189	144,602	119,305	99,420	119,304	108,210
519	Fleet and Fuel Internal Support Charge	1,242,241	1,572,122	1,579,257	1,301,356	1,579,257	1,608,988
520	Insurance Premiums Internal Support Charge	174,067	243,694	235,165	195,971	235,165	218,285
521	Information Technology Internal Support Charge	403,642	475,859	630,654	526,425	630,654	566,312
522	Utilities Internal Support Charge	114,157	40,710	205,532	42,789	205,531	226,023
523	Capital Outlay	821,550	329,756	-	33,640	-	-
524	Capital Equipment	101,973	329,693	-	29,811	-	-
525	Capital Facilities	719,576	64	-	2,638	-	-
526	Street Infrastructure	-	-	-	1,191	-	-
527	201 - Sales Tax Capital Improvements Fund	\$ (2,886,548)	\$ (2,301,827)	\$ (1,639,949)	\$ (1,451,913)	\$ (1,952,065)	\$ (2,865,000)
528	Revenue	\$ 200,005	-	\$ 350,000	-	\$ 479,430	-
529	Intergovernmental	200,000	-	-	-	129,430	-
530	Contributions	-	-	350,000	-	350,000	-
531	Other Revenue	5	-	-	-	-	-
532	Expenses	\$ 3,086,553	\$ 2,301,827	\$ 1,989,949	\$ 1,451,913	\$ 2,431,495	\$ 2,865,000
533	Operating	1,246,307	1,272,534	-	50,772	-	-
534	Contract Services	230,849	75,487	-	32,905	-	-
535	Equipment	-	34,498	-	-	-	-
536	Operating Costs	1,015,458	1,159,749	-	17,867	-	-
537	Utilities	-	2,800	-	-	-	-
538	Capital Outlay	1,840,246	1,029,293	1,989,949	1,401,142	2,431,495	1,365,000
539	Capital Facilities	1,840,246	1,029,293	689,949	669,356	1,131,495	-
540	Street Infrastructure	-	-	1,300,000	731,785	1,300,000	1,365,000
541	Transfers Out	-	-	-	-	-	1,500,000
542	Transfers Out	-	-	-	-	-	1,500,000
543	202 - Storm Drainage Development Fund	-	-	-	\$ (7,920)	-	-
544	Expenses	-	-	-	\$ 7,920	-	-
545	Capital Outlay	-	-	-	7,920	-	-
546	Utility Systems	-	-	-	7,920	-	-
547	302 - Solid Waste Fund	\$ 248,436	\$ (13,814)	\$ 162,271	\$ 9,009,002	\$ (1,601,423)	\$ 306,448
548	Revenue	\$ 6,032,190	\$ 7,609,300	\$ 7,857,317	\$ 24,569,888	\$ 26,172,517	\$ 8,352,448
549	Charges for Services	5,696,994	6,866,288	7,762,647	6,344,324	7,762,647	8,176,028
550	License and Permits	208,550	150,867	68,250	128,947	68,250	150,000
551	Intergovernmental	73,552	540,646	-	15,000	315,470	-
552	Other Revenue	8	(20)	-	982	-	-
553	Debt Proceeds	-	-	-	18,000,000	18,000,000	-
554	Tax Revenue	-	-	-	-	(270)	-
555	Interest Revenue	53,087	51,519	26,420	80,635	26,420	26,420
556	Expenses	\$ 5,783,754	\$ 7,623,114	\$ 7,695,046	\$ 15,560,886	\$ 27,773,940	\$ 8,046,000
557	Labor and Benefits	2,187,502	2,705,152	3,080,734	2,392,884	3,080,735	3,308,154
558	Employment Taxes	105,662	127,105	148,418	106,657	148,419	162,812
559	Health, Dental, Vision Insurance	321,793	441,835	566,449	454,115	566,448	662,101
560	Health Programs	17,165	30,428	85,243	49,667	85,244	91,038
561	Other Insurance	9,728	10,831	13,705	9,944	13,705	14,885
562	Other Compensation	7,325	17,477	5,268	2,425	5,268	9,798
563	Overtime	32,267	64,827	20,076	39,775	20,076	46,562
564	Part-Time Wages	1,152	2,504	33,120	8,056	33,120	25,920
565	Regular Wages	1,438,257	1,699,409	1,881,645	1,454,020	1,881,645	1,974,116
566	Retirement	86,374	101,574	117,396	90,141	117,397	128,710
567	Workers Compensation Insurance	167,780	209,163	209,413	178,083	209,413	192,213
568	Operating	1,680,243	2,023,505	1,502,836	894,006	1,502,836	1,354,119
569	Charges and Fees	810,240	930,756	920,815	709,351	920,815	779,800
570	Contract Services	122,463	109,044	69,000	12,621	69,000	73,700



2026 Recommended Budget
By Department, By Fund, By Account Classification
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Line	By Department						
Item	By Fund	2023	2024	2025	2025	2025	2026
Ref #	By Classification	Actual	Actual	Adopted	Actual YTD	Amended	Recommended
571	Equipment	643,771	878,403	398,250	47,692	398,250	394,650
572	Grants and Contributions	320	1,172	1,000	671	1,000	1,500
573	Operating Costs	97,829	89,172	97,256	113,253	97,256	85,339
574	Professional Development	5,620	14,957	14,775	10,418	14,775	15,850
575	Utilities	-	-	1,740	-	1,740	3,280
576	Interfund Charges	1,867,501	2,373,136	2,676,476	2,225,137	2,676,475	2,948,727
577	Facility Internal Support Charge	16,379	28,846	29,992	24,993	29,992	28,046
578	Fleet and Fuel Internal Support Charge	890,773	1,148,640	1,304,977	1,081,078	1,304,977	1,502,697
579	General Government Internal Support Charge	401,720	475,885	432,547	360,456	432,547	563,965
580	Insurance Premiums Internal Support Charge	46,520	97,693	94,274	78,561	94,273	87,507
581	Information Technology Internal Support Charge	244,446	302,764	467,777	390,958	467,776	400,527
582	Utilities Internal Support Charge	267,663	319,308	346,910	289,092	346,910	365,984
583	Capital Outlay	48,508	521,321	435,000	9,850,609	20,513,894	435,000
584	Capital Equipment	38,000	32,694	435,000	-	1,513,894	435,000
585	Capital Facilities	10,508	488,258	-	9,850,609	19,000,000	-
586	Utility Systems	-	369	-	-	-	-
587	Debt Service	-	-	-	198,250	-	-
588	Interest Expense	-	-	-	100,750	-	-
589	Principal	-	-	-	97,500	-	-
590	305 - Golf Courses Fund	-	-	-	-	-	\$ (150,000)
591	Expenses	-	-	-	-	-	\$ 150,000
592	Capital Outlay	-	-	-	-	-	150,000
593	Utility Systems	-	-	-	-	-	150,000
594	308 - Parking Fund	\$ (46,494)	\$ (550,339)	\$ 73,881	\$ 104,899	\$ 73,882	\$ (83)
595	Revenue	\$ 767,532	\$ 984,976	\$ 1,198,384	\$ 804,122	\$ 1,198,384	\$ 1,186,984
596	Charges for Services	158,574	224,788	235,000	485,788	235,000	766,600
597	License and Permits	385,398	467,851	570,000	89,165	570,000	155,000
598	Special Assessments	35,550	2,350	-	-	-	-
599	Fines	165,903	270,590	378,000	212,880	378,000	250,000
600	Other Revenue	40	(360)	4,788	7,997	4,788	4,788
601	Interest Revenue	19,157	14,567	10,596	877	10,596	10,596
602	Lease Revenue	2,910	5,190	-	7,415	-	-
603	Expenses	\$ 814,026	\$ 1,535,316	\$ 1,124,503	\$ 699,222	\$ 1,124,502	\$ 1,187,067
604	Labor and Benefits	261,175	488,713	463,870	390,151	463,870	498,765
605	Employment Taxes	12,835	23,641	22,983	17,677	22,983	24,483
606	Health, Dental, Vision Insurance	45,080	86,278	93,188	82,491	93,188	105,123
607	Health Programs	1,337	6,618	14,207	9,444	14,207	15,173
608	Other Insurance	1,009	1,727	2,182	1,630	2,182	2,311
609	Other Compensation	1,856	1,884	1,407	623	1,407	678
610	Overtime	2,216	5,247	384	2,705	384	3,858
611	Regular Wages	178,975	328,547	298,643	248,417	298,643	315,496
612	Retirement	10,793	19,720	19,086	16,012	19,087	20,559
613	Workers Compensation Insurance	7,074	15,050	11,789	11,151	11,789	11,084
614	Operating	177,783	174,179	253,710	172,095	253,710	254,340
615	Charges and Fees	88,607	106,538	120,000	92,660	120,000	120,000
616	Contract Services	29,669	21,560	77,500	24,442	77,500	88,530
617	Equipment	39,642	5,264	5,000	19,176	5,000	-
618	Operating Costs	19,865	40,801	21,700	8,119	21,700	16,700
619	Professional Development	-	16	29,510	27,697	29,510	29,110
620	Interfund Charges	131,301	152,559	163,155	136,977	163,154	190,195
621	Facility Internal Support Charge	-	476	500	51,148	500	303
622	Fleet and Fuel Internal Support Charge	5,776	4,683	3,956	3,286	3,956	4,956
623	General Government Internal Support Charge	58,878	66,496	60,878	-	60,878	110,541
624	Insurance Premiums Internal Support Charge	12,444	17,402	16,812	14,010	16,812	15,605
625	Information Technology Internal Support Charge	43,754	56,681	72,677	61,590	72,677	58,789
626	Utilities Internal Support Charge	10,449	6,821	8,331	6,943	8,331	-
627	Capital Outlay	-	476,098	-	-	-	-



2026 Recommended Budget
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Line	By Department						
Item	By Fund	2023	2024	2025	2025	2025	2026
Ref #	By Classification	Actual	Actual	Adopted	Actual YTD	Amended	Recommended
628	Capital Equipment	-	476,098	-	-	-	-
629	Debt Service	243,767	243,767	243,768	-	243,768	243,767
630	Interest Expense	20,832	17,488	14,094	-	14,094	10,648
631	Principal	222,935	226,279	229,674	-	229,674	233,119
632	402 - Equipment Fund	\$ 294,186	\$ (22,913)	\$ 378,984	\$ (471,760)	\$ (3,190,346)	\$ (792,196)
633	Revenue	\$ 8,550,146	\$ 9,849,321	\$ 10,983,482	\$ 8,571,628	\$ 10,983,483	\$ 11,392,973
634	Charges for Services	1,187,429	1,100,675	1,541,952	830,479	1,541,953	1,401,703
635	Interfund Revenue	6,879,275	8,087,782	9,174,258	7,583,567	9,174,258	9,738,998
636	Other Revenue	209,408	151,346	201,500	2,247	201,500	186,500
637	Sale of Capital Assets	83,718	293,494	50,000	83,894	50,000	50,000
638	Interest Revenue	190,316	216,025	15,772	71,441	15,772	15,772
639	Expenses	\$ 8,255,960	\$ 9,872,234	\$ 10,604,498	\$ 9,043,388	\$ 14,173,829	\$ 12,185,169
640	Labor and Benefits	1,407,855	1,658,561	2,040,465	1,445,370	2,040,466	2,078,655
641	Employment Taxes	69,366	82,880	105,538	71,093	105,538	109,687
642	Health, Dental, Vision Insurance	243,248	269,366	353,695	244,479	353,696	324,547
643	Health Programs	21,307	21,541	52,093	32,769	52,093	61,414
644	Other Insurance	6,443	8,039	9,800	6,709	9,800	10,247
645	Other Compensation	3,847	4,788	3,172	894	3,172	2,661
646	Overtime	4,995	3,630	19,465	1,921	19,465	20,564
647	Regular Wages	962,622	1,151,074	1,356,946	982,925	1,356,946	1,410,599
648	Retirement	56,442	68,401	85,632	62,085	85,633	89,927
649	Workers Compensation Insurance	39,583	48,840	54,123	42,495	54,123	49,009
650	Operating	3,177,923	3,298,374	3,558,693	2,334,831	3,558,693	3,867,226
651	Charges and Fees	436	1,027	675	54	675	675
652	Contract Services	101,610	36,182	35,270	28,768	35,270	35,270
653	Equipment	32,975	50,912	54,780	26,363	54,780	52,500
654	Fuel	1,258,029	1,127,257	1,464,148	848,798	1,464,148	1,540,838
655	Operating Costs	1,761,742	2,063,993	1,972,525	1,421,049	1,972,525	2,201,258
656	Professional Development	22,815	19,003	20,500	9,799	20,500	20,500
657	Utilities	317	-	10,795	-	10,795	16,185
658	Interfund Charges	681,018	599,924	517,959	453,653	517,959	484,778
659	Facility Internal Support Charge	28,919	37,676	39,155	32,629	39,155	35,280
660	Fleet and Fuel Internal Support Charge	20,204	18,103	29,605	24,544	29,605	30,822
661	Insurance Premiums Internal Support Charge	253,368	196,705	85,859	93,565	85,859	79,696
662	Information Technology Internal Support Charge	187,597	266,221	291,098	242,714	291,098	248,922
663	Utilities Internal Support Charge	190,930	81,220	72,242	60,202	72,242	90,058
664	Capital Outlay	2,989,164	4,315,375	4,487,382	4,809,533	8,056,711	5,754,510
665	Capital Equipment	2,989,164	4,315,375	4,487,382	4,804,130	8,056,711	5,754,510
666	Capital Facilities	-	-	-	5,403	-	-
667	406 - Facilities Management Fund	\$ 11,740	\$ 200,795	\$ (2,807)	\$ 109,137	\$ (2,805)	\$ (123,111)
668	Revenue	\$ 4,143,783	\$ 4,236,075	\$ 3,450,995	\$ 2,823,751	\$ 3,450,995	\$ 6,051,226
669	Interfund Revenue	4,118,698	4,207,251	3,382,196	2,818,496	3,382,196	4,421,306
670	Contributions	-	-	-	-	-	25,000
671	Other Revenue	7,169	903	46,214	5,357	46,214	71,267
672	Interest Revenue	(1,976)	6,160	1,653	(4,162)	1,653	1,653
673	Lease Revenue	19,893	21,760	20,932	4,060	20,932	32,000
674	Transfers In	-	-	-	-	-	1,500,000
675	Expenses	\$ 4,132,043	\$ 4,035,280	\$ 3,453,801	\$ 2,714,613	\$ 3,453,800	\$ 6,174,337
676	Labor and Benefits	823,699	899,091	1,055,474	780,367	1,055,473	1,442,226
677	Employment Taxes	43,957	47,455	56,104	39,418	56,104	72,326
678	Health, Dental, Vision Insurance	96,557	110,341	142,303	114,903	142,302	269,049
679	Health Programs	11,268	12,736	33,150	19,762	33,151	46,964
680	Other Insurance	3,777	4,328	5,239	3,324	5,239	6,571
681	Other Compensation	4,234	6,013	3,489	2,267	3,489	1,720
682	Overtime	7,346	5,321	8,444	4,651	8,444	7,190
683	Regular Wages	591,068	639,838	721,451	535,738	721,451	939,677
684	Retirement	35,628	38,566	46,024	32,810	46,024	56,823



2026 Recommended Budget
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Line	By Department						
Item	By Fund	2023	2024	2025	2025	2025	2026
Ref #	By Classification	Actual	Actual	Adopted	Actual YTD	Amended	Recommended
685	Workers Compensation Insurance	29,866	34,495	39,269	27,494	39,269	41,906
686	Operating	2,999,440	2,781,763	1,983,899	1,586,420	1,983,899	2,880,664
687	Contract Services	368,433	255,677	302,630	285,577	302,630	300,350
688	Equipment	4,762	12,828	22,400	-	22,400	18,500
689	Operating Costs	62,007	70,698	71,434	83,133	71,434	111,990
690	Professional Development	5,355	1,907	4,500	2,778	4,500	7,875
691	Utilities	2,558,882	2,440,654	1,582,935	1,214,933	1,582,935	2,441,949
692	Interfund Charges	308,904	353,053	414,429	344,897	414,428	351,447
693	Facility Internal Support Charge	36,957	11,653	12,104	10,087	12,104	11,818
694	Fleet and Fuel Internal Support Charge	18,369	16,029	23,172	18,548	23,172	26,121
695	Insurance Premiums Internal Support Charge	107,954	151,136	145,846	121,538	145,846	135,378
696	Information Technology Internal Support Charge	136,230	163,499	222,926	186,075	222,926	167,125
697	Utilities Internal Support Charge	9,394	10,736	10,380	8,650	10,380	11,006
698	Capital Outlay	-	1,373	-	2,929	-	1,500,000
699	Capital Facilities	-	1,373	-	2,929	-	1,500,000
700	Police						
701	100 - General Fund	\$ (28,885,550)	\$ (31,584,354)	\$ (36,339,100)	\$ (29,123,512)	\$ (36,533,051)	\$ (38,320,079)
702	Revenue	\$ 1,764,111	\$ 1,983,403	\$ 1,603,267	\$ 1,083,421	\$ 1,603,267	\$ 1,471,813
703	Charges for Services	809,327	752,530	840,766	558,760	840,766	709,416
704	License and Permits	1,050	210	1,000	425	1,000	1,000
705	Fines	7,900	6,589	7,500	6,380	7,500	7,500
706	Intergovernmental	833,038	900,957	685,546	355,085	685,546	711,497
707	Contributions	2,615	194,010	-	-	-	-
708	Other Revenue	110,181	129,107	68,455	162,771	68,455	42,400
709	Expenses	\$ 30,649,661	\$ 33,567,757	\$ 37,942,367	\$ 30,206,933	\$ 38,136,318	\$ 39,791,892
710	Labor and Benefits	20,693,644	23,165,242	26,430,457	21,039,117	26,430,459	27,961,754
711	Employment Taxes	383,737	416,066	491,858	362,812	491,859	649,404
712	Health, Dental, Vision Insurance	2,138,246	2,438,471	2,957,001	2,526,470	2,957,002	3,292,633
713	Health Programs	200,777	184,086	462,750	281,217	462,750	494,206
714	Other Insurance	88,148	96,106	118,543	90,630	118,543	122,910
715	Other Compensation	259,569	245,096	63,651	45,799	63,651	51,699
716	Overtime	1,794,429	1,993,468	2,081,537	1,716,224	2,081,537	2,453,727
717	Part-Time Wages	12,739	18,525	-	16,977	-	-
718	Regular Wages	13,543,380	15,130,636	17,238,201	13,518,768	17,238,200	17,971,462
719	Retirement	1,459,155	1,703,382	2,039,372	1,628,497	2,039,373	2,018,161
720	Workers Compensation Insurance	813,464	939,405	977,544	851,723	977,544	907,553
721	Operating	2,696,512	2,472,566	2,404,643	1,427,462	2,598,593	2,726,236
722	Charges and Fees	2,009	1,923	1,500	968	1,500	2,000
723	Cost of Goods Sold	-	-	-	(358)	-	-
724	Contract Services	917,332	880,872	910,959	420,760	1,104,909	836,619
725	Equipment	529,419	442,855	144,850	135,422	144,850	492,500
726	Fuel	297	576	-	184	-	-
727	Grants and Contributions	34,420	19,073	99,000	64,060	99,000	88,000
728	Operating Costs	698,055	627,941	718,929	493,040	718,929	757,420
729	Professional Development	514,981	499,162	514,005	313,386	514,005	525,277
730	Utilities	-	165	15,400	-	15,400	24,420
731	Interfund Charges	6,691,302	7,776,717	9,107,267	7,694,029	9,107,266	9,073,902
732	Communications Center Internal Support Charge	2,486,205	2,590,706	2,701,675	2,251,396	2,701,675	2,829,801
733	Facility Internal Support Charge	527,428	512,951	531,287	442,739	531,287	529,962
734	Fleet and Fuel Internal Support Charge	999,806	1,316,266	1,193,638	1,032,718	1,193,638	1,484,870
735	Insurance Premiums Internal Support Charge	366,188	512,664	494,721	412,268	494,721	459,211
736	Information Technology Internal Support Charge	2,139,525	2,641,557	3,923,398	3,336,119	3,923,397	3,506,827
737	Utilities Internal Support Charge	172,150	202,573	262,547	218,790	262,548	263,232
738	Capital Outlay	568,202	153,232	-	46,325	-	30,000
739	Capital Equipment	568,202	153,232	-	46,325	-	30,000
740	101 - Enhanced 911 Fund	\$ 3,995,391	\$ 4,275,348	\$ 3,788,030	\$ 2,971,757	\$ 4,300,970	\$ 1,015,326
741	Revenue	\$ 3,995,391	\$ 4,275,348	\$ 4,300,970	\$ 2,971,757	\$ 4,300,970	\$ 4,679,966



2026 Recommended Budget
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Line	By Department						
Item	By Fund	2023	2024	2025	2025	2025	2026
Ref #	By Classification	Actual	Actual	Adopted	Actual YTD	Amended	Recommended
742	Charges for Services	3,918,310	4,126,132	4,275,293	2,937,125	4,275,293	4,646,821
743	Tax Revenue	(61,766)	(72,630)	(83,599)	(62,414)	(83,599)	(76,132)
744	Interest Revenue	138,847	221,847	109,276	97,047	109,276	109,276
745	Expenses	-	-	\$ 512,940	-	-	\$ 3,664,640
746	Transfers Out	-	-	512,940	-	-	3,664,640
747	Transfers Out	-	-	512,940	-	-	3,664,640
748	107 - First Responder Tax Fund	\$ (1,491,885)	\$ (1,902,444)	\$ (3,047,380)	\$ (1,693,460)	\$ (3,047,379)	\$ (3,904,058)
749	Revenue	\$ 1	-	-	-	-	-
750	Other Revenue	1	-	-	-	-	-
751	Expenses	\$ 1,491,885	\$ 1,902,444	\$ 3,047,380	\$ 1,693,460	\$ 3,047,379	\$ 3,904,058
752	Labor and Benefits	698,566	1,103,455	2,213,559	1,120,826	2,213,557	2,655,483
753	Employment Taxes	37,924	56,450	72,972	50,482	72,972	105,761
754	Health, Dental, Vision Insurance	87,475	166,666	320,212	185,614	320,212	444,384
755	Health Programs	1,530	12,662	46,004	27,678	46,005	49,132
756	Other Insurance	3,307	4,645	9,366	5,081	9,365	12,269
757	Other Compensation	450	4,327	550	554	550	450
758	Overtime	14,947	19,061	246,197	36,518	246,197	75,781
759	Regular Wages	510,739	769,200	1,325,313	735,437	1,325,313	1,739,561
760	Retirement	30,644	45,913	123,607	50,921	123,605	156,404
761	Workers Compensation Insurance	11,550	24,530	69,337	28,542	69,338	71,743
762	Operating	68,943	47,162	413,100	179,112	413,100	363,100
763	Contract Services	-	-	-	7,266	-	-
764	Equipment	68,943	46,632	347,700	170,849	347,700	297,700
765	Operating Costs	-	-	36,400	106	36,400	36,400
766	Professional Development	-	530	29,000	892	29,000	29,000
767	Interfund Charges	314,318	358,140	420,721	335,080	420,722	470,475
768	Fleet and Fuel Internal Support Charge	188,511	210,589	179,787	132,447	179,787	257,471
769	Information Technology Internal Support Charge	125,807	147,551	240,934	202,633	240,935	213,004
770	Capital Outlay	410,058	393,687	-	58,442	-	415,000
771	Capital Equipment	410,058	393,687	-	58,442	-	415,000
772	115 - Public Safety Impact Fee Fund	\$ 138,300	\$ 235,614	\$ 216,050	\$ 189,340	\$ 216,050	\$ (253,950)
773	Revenue	\$ 138,300	\$ 235,614	\$ 216,050	\$ 189,340	\$ 216,050	\$ 216,050
774	Charges for Services	132,494	235,614	216,050	189,340	216,050	216,050
775	Interest Revenue	5,807	-	-	-	-	-
776	Expenses	-	-	-	-	-	\$ 470,000
777	Transfers Out	-	-	-	-	-	470,000
778	Transfers Out	-	-	-	-	-	470,000
779	201 - Sales Tax Capital Improvements Fund	-	\$ (93,450)	-	-	-	-
780	Revenue	-	-	-	-	-	\$ 2,470,000
781	Debt Proceeds	-	-	-	-	-	2,000,000
782	Transfers In	-	-	-	-	-	470,000
783	Expenses	-	\$ 93,450	-	-	-	\$ 2,470,000
784	Operating	-	2,990	-	-	-	-
785	Equipment	-	2,990	-	-	-	-
786	Capital Outlay	-	90,460	-	-	-	2,470,000
787	Capital Equipment	-	90,460	-	-	-	470,000
788	Capital Facilities	-	-	-	-	-	2,000,000
789	405 - Communications Center Fund	\$ (1,842,517)	\$ (2,716,204)	\$ (3,599,821)	\$ (1,892,327)	\$ (3,892,503)	\$ (3,390,350)
790	Revenue	\$ 5,612,990	\$ 5,985,705	\$ 6,957,846	\$ 5,398,897	\$ 6,957,846	\$ 10,479,656
791	Charges for Services	2,375,140	2,562,845	2,806,522	2,357,658	2,806,522	2,971,576
792	Interfund Revenue	3,104,320	3,309,196	3,527,715	2,939,763	3,527,715	3,730,526
793	Intergovernmental	-	-	-	7,625	-	-
794	Other Revenue	750	750	-	-	-	-
795	Interest Revenue	41,581	21,714	20,069	17,752	20,069	21,714
796	Lease Revenue	91,200	91,200	90,600	76,100	90,600	91,200
797	Transfers In	-	-	512,940	-	512,940	3,664,640
798	Expenses	\$ 7,455,508	\$ 8,701,909	\$ 10,557,667	\$ 7,291,225	\$ 10,850,349	\$ 13,870,006



2026 Recommended Budget
By Department, By Fund, By Account Classification
November 5, 2025

Line	By Department						
Item	By Fund	2023	2024	2025	2025	2025	2026
Ref #	By Classification	Actual	Actual	Adopted	Actual YTD	Amended	Recommended
799	Labor and Benefits	5,026,900	5,396,419	6,908,767	4,550,208	6,908,768	7,008,808
800	Employment Taxes	289,639	303,195	381,776	241,998	381,776	385,177
801	Health, Dental, Vision Insurance	475,377	590,767	996,460	626,489	996,460	1,026,964
802	Health Programs	60,713	61,546	150,191	93,395	150,191	160,400
803	Other Insurance	19,129	20,396	28,451	18,728	28,451	28,930
804	Other Compensation	97,680	21,463	9,890	1,609	9,890	13,536
805	Overtime	1,055,462	991,310	1,060,642	648,342	1,060,642	1,040,373
806	Part-Time Wages	5,369	44,066	-	-	-	-
807	Regular Wages	2,836,334	3,158,326	4,000,104	2,732,136	4,000,104	4,072,782
808	Retirement	173,555	190,303	264,942	175,060	264,942	266,316
809	Workers Compensation Insurance	13,641	15,048	16,312	12,452	16,312	14,330
810	Operating	382,219	342,224	372,510	277,430	372,510	356,010
811	Contract Services	64,626	17,992	71,126	3,851	71,126	54,626
812	Equipment	96,756	107,687	67,764	84,882	67,764	67,764
813	Grants and Contributions	1,313	298	1,470	-	1,470	1,470
814	Operating Costs	87,374	79,067	129,450	145,026	129,450	129,450
815	Professional Development	26,517	60,672	102,700	43,671	102,700	102,700
816	Utilities	105,633	76,507	-	-	-	-
817	Interfund Charges	1,661,440	2,141,742	2,763,450	2,306,404	2,763,449	2,840,548
818	Fleet and Fuel Internal Support Charge	57,019	81,215	35,662	29,376	35,662	41,814
819	General Government Internal Support Charge	394,026	474,127	557,571	464,643	557,571	625,718
820	Insurance Premiums Internal Support Charge	10,528	14,739	14,223	11,853	14,223	13,202
821	Information Technology Internal Support Charge	1,137,828	1,475,080	2,136,323	1,784,141	2,136,323	2,149,104
822	Utilities Internal Support Charge	62,039	96,581	19,670	16,392	19,670	10,710
823	Capital Outlay	384,950	821,524	512,940	157,183	805,622	3,664,640
824	Capital Equipment	384,950	821,524	512,940	113,069	805,622	3,464,640
825	Capital Facilities	-	-	-	44,114	-	200,000
826	Fire						
827	100 - General Fund	\$ (9,020,633)	\$ (10,963,655)	\$ (12,496,959)	\$ (13,288,222)	\$ (12,257,771)	\$ (13,347,831)
828	Revenue	\$ 11,940,912	\$ 13,374,220	\$ 12,608,547	\$ 8,132,298	\$ 12,847,734	\$ 13,636,187
829	Charges for Services	10,933,508	11,947,894	11,807,751	6,897,491	12,046,938	12,596,007
830	License and Permits	128,740	123,347	131,800	109,282	131,800	131,800
831	Intergovernmental	810,649	1,216,226	667,996	1,067,995	667,996	907,380
832	Contributions	2,215	2,049	1,000	2,418	1,000	1,000
833	Other Revenue	64,899	82,100	-	53,435	-	-
834	Interest Revenue	901	2,603	-	1,677	-	-
835	Expenses	\$ 20,961,544	\$ 24,337,875	\$ 25,105,506	\$ 21,420,519	\$ 25,105,505	\$ 26,984,018
836	Labor and Benefits	15,558,978	17,558,511	17,873,222	15,601,215	17,873,224	20,002,351
837	Employment Taxes	198,048	225,237	241,737	190,471	241,738	381,131
838	Health, Dental, Vision Insurance	1,587,524	1,830,159	2,113,392	1,886,316	2,113,390	2,424,287
839	Health Programs	201,149	151,187	330,149	212,234	330,148	352,591
840	Other Insurance	64,280	70,321	80,706	66,488	80,707	82,884
841	Other Benefits	32,406	47,380	-	78,435	-	40,228
842	Other Compensation	126,859	146,083	39,337	86,379	39,337	41,474
843	Overtime	1,403,570	1,532,294	1,048,588	1,684,712	1,048,588	2,043,065
844	Part-Time Wages	44,540	81,471	-	55,821	-	79,412
845	Regular Wages	9,648,902	10,922,598	11,435,541	9,069,306	11,435,542	11,789,790
846	Retirement	1,538,608	1,732,329	1,821,264	1,562,935	1,821,266	2,024,929
847	Workers Compensation Insurance	713,091	819,451	762,507	708,118	762,508	742,560
848	Operating	1,793,820	1,972,047	1,777,785	1,272,246	1,777,783	1,714,364
849	Charges and Fees	155,644	156,598	155,000	86,665	155,000	160,000
850	Contract Services	452,118	713,615	531,007	300,371	531,007	508,167
851	Equipment	161,316	15,698	-	1,900	-	-
852	Fuel	9,908	17,049	1,440	-	1,440	1,440
853	Grants and Contributions	-	2,300	2,700	2,700	2,700	2,700
854	Operating Costs	831,341	860,877	773,545	724,430	773,543	686,680
855	Professional Development	160,155	177,816	274,568	135,086	274,568	326,717



2026 Recommended Budget
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Line	By Department						
Item	By Fund	2023	2024	2025	2025	2025	2026
Ref #	By Classification	Actual	Actual	Adopted	Actual YTD	Amended	Recommended
856	Utilities	23,339	28,094	39,525	21,094	39,525	28,660
857	Interfund Charges	3,555,564	4,772,372	5,454,499	4,545,411	5,454,498	5,267,302
858	Communications Center Internal Support Charge	618,115	718,490	826,040	688,367	826,040	900,725
859	Facility Internal Support Charge	212,565	318,373	331,727	276,439	331,727	309,021
860	Fleet and Fuel Internal Support Charge	1,128,817	1,735,844	2,026,954	1,672,048	2,026,954	2,007,738
861	Insurance Premiums Internal Support Charge	239,149	334,809	323,091	269,243	323,091	299,900
862	Information Technology Internal Support Charge	1,242,354	1,561,371	1,840,825	1,551,097	1,840,825	1,615,169
863	Utilities Internal Support Charge	114,564	103,485	105,862	88,217	105,861	134,750
864	Capital Outlay	53,182	34,945	-	1,647	-	-
865	Capital Equipment	53,182	34,945	-	-	-	-
866	Capital Facilities	-	-	-	1,647	-	-
867	107 - First Responder Tax Fund	\$ (6,488,706)	\$ (6,867,119)	\$ (11,338,857)	\$ (8,048,750)	\$ (11,338,856)	\$ (12,314,769)
868	Revenue	\$ 2,046,924	\$ 2,188,202	\$ 12,504	\$ 341,521	\$ 12,504	\$ 12,504
869	Intergovernmental	2,046,924	2,188,202	12,504	341,521	12,504	12,504
870	Expenses	\$ 8,535,630	\$ 9,055,321	\$ 11,351,361	\$ 8,390,271	\$ 11,351,360	\$ 12,327,273
871	Labor and Benefits	6,571,710	7,794,462	9,325,328	6,840,175	9,325,324	10,733,927
872	Employment Taxes	68,623	84,205	117,465	77,055	117,464	217,164
873	Health, Dental, Vision Insurance	745,322	918,291	1,145,485	944,399	1,145,483	1,478,453
874	Health Programs	22,895	75,934	175,899	112,935	175,899	187,856
875	Other Insurance	31,609	35,624	42,073	30,699	42,073	47,434
876	Other Benefits	6,798	24,267	-	-	-	22,628
877	Other Compensation	30,691	81,944	25,733	9,302	25,733	2,354
878	Overtime	151,808	207,679	789,904	380,957	789,903	849,597
879	Regular Wages	4,639,638	5,335,512	5,850,240	4,383,848	5,850,240	6,611,477
880	Retirement	570,789	672,995	774,628	594,452	774,628	920,577
881	Workers Compensation Insurance	303,538	358,011	403,901	306,528	403,901	396,386
882	Operating	495,346	235,233	582,472	350,782	582,473	389,177
883	Contract Services	-	453	88,077	41,728	88,077	47,653
884	Equipment	92,160	-	79,820	-	79,820	-
885	Operating Costs	380,579	199,731	356,727	276,290	356,729	284,217
886	Professional Development	13,283	24,054	39,971	24,269	39,971	39,731
887	Utilities	9,325	10,995	17,876	8,496	17,876	17,576
888	Interfund Charges	668,859	940,227	1,443,562	1,199,314	1,443,563	1,204,170
889	Facility Internal Support Charge	1,406	84,702	88,470	73,725	88,470	79,208
890	Fleet and Fuel Internal Support Charge	159,909	240,437	498,499	411,163	498,499	406,330
891	Information Technology Internal Support Charge	471,499	583,423	824,482	687,666	824,482	673,900
892	Utilities Internal Support Charge	36,045	31,665	32,111	26,760	32,112	44,732
893	Capital Outlay	799,715	85,399	-	-	-	-
894	Capital Equipment	799,715	85,399	-	-	-	-
895	115 - Public Safety Impact Fee Fund	\$ 322,389	\$ 539,083	\$ 489,301	\$ 442,054	\$ 489,301	\$ 489,301
896	Revenue	\$ 322,389	\$ 539,083	\$ 489,301	\$ 442,054	\$ 489,301	\$ 489,301
897	Charges for Services	308,869	539,083	489,301	442,054	489,301	489,301
898	Interest Revenue	13,520	-	-	-	-	-
899	201 - Sales Tax Capital Improvements Fund	\$ (2,051,699)	\$ (4,023,201)	\$ (39,000)	\$ (4,350,270)	\$ (5,672,944)	-
900	Revenue	-	\$ 341,241	-	\$ 599,088	\$ 657,056	-
901	Intergovernmental	-	341,241	-	599,088	657,056	-
902	Expenses	\$ 2,051,699	\$ 4,364,441	\$ 39,000	\$ 4,949,358	\$ 6,330,000	-
903	Operating	344	25,982	-	42,004	-	-
904	Contract Services	-	5,680	-	-	-	-
905	Equipment	242	17,184	-	21,235	-	-
906	Operating Costs	103	2,959	-	20,534	-	-
907	Utilities	-	159	-	235	-	-
908	Capital Outlay	2,051,355	4,338,460	39,000	4,907,355	6,330,000	-
909	Capital Equipment	748,373	1,811,453	-	9,942	-	-
910	Capital Facilities	1,298,482	2,527,007	39,000	4,897,413	6,330,000	-
911	Land	4,500	-	-	-	-	-
912	Utilities						



2026 Recommended Budget
By Department, By Fund, By Account Classification
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Line	By Department						
Item	By Fund	2023	2024	2025	2025	2025	2026
Ref #	By Classification	Actual	Actual	Adopted	Actual YTD	Amended	Recommended
913	100 - General Fund	-	-	-	\$ (4,018)	-	-
914	Expenses	-	-	-	\$ 4,018	-	-
915	Labor and Benefits	-	-	-	4,018	-	-
916	Employment Taxes	-	-	-	211	-	-
917	Health, Dental, Vision Insurance	-	-	-	663	-	-
918	Health Programs	-	-	-	3	-	-
919	Other Insurance	-	-	-	23	-	-
920	Regular Wages	-	-	-	2,914	-	-
921	Retirement	-	-	-	204	-	-
922	301 - Water Fund	\$ 9,756,030	\$ (1,280,867)	\$ (1,910,264)	\$ 488,493	\$ (4,515,276)	\$ (405,202)
923	Revenue	\$ 22,434,270	\$ 11,775,676	\$ 12,843,613	\$ 10,165,184	\$ 12,851,319	\$ 17,009,649
924	Charges for Services	9,041,470	9,691,642	10,114,400	8,864,664	10,114,400	11,442,000
925	License and Permits	71,604	72,725	70,000	108,329	70,000	120,000
926	Interfund Revenue	863,681	1,051,052	1,349,545	781,252	1,349,545	1,402,745
927	Intergovernmental	505,163	256,370	935,000	6,544	935,000	-
928	Contributions	-	-	20,000	1,250	20,000	-
929	Other Revenue	18,578	11,684	45,000	21,332	45,000	40,000
930	Debt Proceeds	11,725,402	399,763	200,000	267,196	207,706	3,890,000
931	Interest Revenue	150,337	177,922	46,840	82,050	46,840	49,484
932	Lease Revenue	58,037	114,517	62,828	32,569	62,828	65,420
933	Expenses	\$ 12,678,240	\$ 13,056,543	\$ 14,753,877	\$ 9,676,692	\$ 17,366,595	\$ 17,414,851
934	Labor and Benefits	3,585,254	4,217,231	5,303,611	3,620,535	5,303,611	5,576,791
935	Employment Taxes	186,423	213,794	277,846	179,614	277,849	292,224
936	Health, Dental, Vision Insurance	479,133	630,626	854,025	578,578	854,023	899,309
937	Health Programs	51,906	49,603	123,129	77,019	123,130	134,389
938	Other Insurance	16,834	18,715	24,940	15,969	24,940	25,909
939	Other Compensation	20,041	39,943	25,129	5,737	25,129	54,098
940	Overtime	121,982	123,265	138,900	103,647	138,899	141,015
941	Part-Time Wages	-	-	-	33,648	-	23,040
942	Regular Wages	2,442,283	2,829,410	3,475,886	2,351,561	3,475,886	3,624,945
943	Retirement	148,847	173,641	239,277	159,188	239,275	248,873
944	Workers Compensation Insurance	117,806	138,235	144,480	115,575	144,480	132,989
945	Operating	1,291,622	1,371,456	3,008,382	1,227,674	3,008,382	2,387,608
946	Charges and Fees	4,830	7,323	6,500	6,216	6,500	7,200
947	Contract Services	129,840	142,134	368,148	209,732	368,148	329,378
948	Equipment	133,947	83,616	403,900	55,547	403,900	176,200
949	Grants and Contributions	84,581	142,446	1,010,300	138,072	1,010,300	553,900
950	Operating Costs	884,636	923,074	1,119,746	760,762	1,119,746	1,208,590
951	Professional Development	34,663	51,048	78,273	47,489	78,273	87,310
952	Utilities	19,124	21,815	21,515	9,857	21,515	25,030
953	Interfund Charges	1,827,940	1,975,851	2,390,728	1,986,022	2,390,726	2,411,518
954	Facility Internal Support Charge	26,414	38,189	39,630	33,025	39,630	39,426
955	Fleet and Fuel Internal Support Charge	347,913	337,130	487,795	400,021	487,795	480,692
956	General Government Internal Support Charge	717,277	724,544	948,160	790,133	948,160	938,841
957	Insurance Premiums Internal Support Charge	114,808	160,731	155,105	129,254	155,105	143,972
958	Information Technology Internal Support Charge	555,860	653,453	694,327	582,996	694,325	669,096
959	Utilities Internal Support Charge	65,668	61,804	65,711	50,593	65,711	139,490
960	Capital Outlay	5,587,612	4,514,655	2,795,000	2,491,893	5,407,720	5,650,000
961	Capital Equipment	70	68,925	-	988	-	60,000
962	Utility Systems	5,587,541	4,445,730	2,795,000	2,490,905	5,407,720	5,590,000
963	Debt Service	385,812	977,349	1,256,156	350,567	1,256,156	1,388,934
964	Interest Expense	78,344	204,652	208,201	76,735	208,201	222,891
965	Principal	307,468	772,697	1,047,955	273,832	1,047,955	1,166,043
966	309 - Irrigation Fund	\$ (59,346)	\$ 41,775	\$ (5,899)	\$ 91,243	\$ (5,897)	\$ (197,710)
967	Revenue	\$ 363,557	\$ 398,564	\$ 391,518	\$ 370,085	\$ 391,518	\$ 461,124
968	Charges for Services	357,190	391,746	387,185	365,982	387,185	456,791
969	Debt Proceeds	1,875	1,141	900	887	900	900



2026 Recommended Budget
By Department, By Fund, By Account Classification
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Line	By Department						
Item	By Fund	2023	2024	2025	2025	2025	2026
Ref #	By Classification	Actual	Actual	Adopted	Actual YTD	Amended	Recommended
970	Interest Revenue	4,493	5,677	3,433	3,216	3,433	3,433
971	Expenses	\$ 422,904	\$ 356,789	\$ 397,417	\$ 278,842	\$ 397,415	\$ 658,834
972	Labor and Benefits	124,960	134,039	155,153	128,924	155,151	169,957
973	Employment Taxes	7,092	6,797	7,973	6,248	7,973	8,613
974	Health, Dental, Vision Insurance	10,343	19,276	26,500	22,571	26,500	29,540
975	Health Programs	378	536	3,383	2,318	3,383	3,613
976	Other Insurance	620	591	734	618	733	797
977	Other Compensation	201	2,675	1,485	169	1,485	786
978	Overtime	7,497	5,591	-	1,891	-	-
979	Part-Time Wages	-	-	-	232	-	-
980	Regular Wages	88,144	87,944	104,125	84,603	104,125	113,654
981	Retirement	5,522	5,533	7,543	5,486	7,543	7,829
982	Workers Compensation Insurance	5,163	5,096	3,409	4,788	3,409	5,126
983	Operating	44,792	31,220	37,650	10,493	37,650	61,200
984	Contract Services	16,161	3,215	2,500	1,403	2,500	4,500
985	Equipment	-	460	500	-	500	2,000
986	Operating Costs	28,064	26,981	34,050	8,786	34,050	54,000
987	Utilities	567	565	600	304	600	700
988	Interfund Charges	170,833	143,721	163,451	133,563	163,452	211,515
989	Fleet and Fuel Internal Support Charge	11,190	5,961	4,731	1,296	4,731	-
990	General Government Internal Support Charge	27,436	29,206	31,627	26,356	31,627	25,655
991	Insurance Premiums Internal Support Charge	1,397	1,956	1,888	1,573	1,888	1,752
992	Information Technology Internal Support Charge	-	-	15,741	13,118	15,741	12,856
993	Utilities Internal Support Charge	130,809	106,598	109,464	91,221	109,465	171,252
994	Capital Outlay	66,158	31,647	25,000	5,862	25,000	200,000
995	Utility Systems	66,158	31,647	25,000	5,862	25,000	200,000
996	Debt Service	16,162	16,162	16,162	-	16,162	16,162
997	Interest Expense	3,235	3,041	2,844	-	2,844	2,644
998	Principal	12,927	13,121	13,318	-	13,318	13,517
999	900 - Joint Sewer Systems	\$ (3,334,972)	\$ 45,638,786	\$ (48,122,973)	\$ (25,079,919)	\$ (75,408,876)	\$ 15,061,412
1000	Revenue	\$ 19,788,571	\$ 88,987,148	\$ 21,755,575	\$ 19,081,565	\$ 23,726,704	\$ 51,501,709
1001	Charges for Services	15,471,162	16,735,962	18,066,005	14,599,859	18,066,005	20,662,652
1002	Interfund Revenue	89,276	83,765	195,000	9,171	195,000	195,000
1003	Special Assessments	2,574	3,861	-	-	-	-
1004	Fines	9,000	-	1,000	-	1,000	1,000
1005	Intergovernmental	798	-	-	-	-	-
1006	Other Revenue	39,022	95,573	118,600	110,547	118,600	276,350
1007	Debt Proceeds	2,993,132	68,974,995	2,550,240	2,904,948	2,550,240	28,516,200
1008	Interest Revenue	1,183,606	3,092,992	824,730	1,457,039	2,795,859	1,850,507
1009	Expenses	\$ 23,123,543	\$ 43,348,362	\$ 69,878,548	\$ 44,161,484	\$ 99,135,580	\$ 36,440,297
1010	Labor and Benefits	4,145,280	4,240,840	5,434,868	3,561,782	5,450,747	5,613,026
1011	Employment Taxes	220,328	226,633	292,070	186,662	293,193	301,929
1012	Health, Dental, Vision Insurance	526,235	514,892	791,622	469,584	791,621	846,164
1013	Health Programs	49,631	53,618	127,053	77,473	127,052	135,690
1014	Other Insurance	20,411	19,318	26,129	15,608	26,129	26,976
1015	Other Compensation	32,004	86,639	48,898	17,828	49,278	11,672
1016	Overtime	68,814	108,677	133,837	111,859	136,741	142,632
1017	Part-Time Wages	-	-	-	-	11,400	23,040
1018	Regular Wages	2,955,881	2,953,789	3,642,318	2,443,521	3,642,319	3,781,775
1019	Retirement	180,641	179,506	245,916	160,480	245,915	246,288
1020	Workers Compensation Insurance	91,335	97,768	127,025	78,767	127,099	96,861
1021	Operating	2,172,156	2,840,540	3,994,613	2,454,838	3,994,613	4,183,492
1022	Charges and Fees	358,737	653,111	447,214	346,694	447,214	350,914
1023	Contract Services	395,388	681,162	870,330	644,786	870,330	997,350
1024	Equipment	24,423	28,597	260,500	23,726	260,500	326,000
1025	Fuel	-	-	-	75	-	-
1026	Grants and Contributions	1,706	2,994	3,100	4,648	3,100	5,100



2026 Recommended Budget
By Department, By Fund, By Account Classification
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Line	By Department						
Item	By Fund	2023	2024	2025	2025	2025	2026
Ref #	By Classification	Actual	Actual	Adopted	Actual YTD	Amended	Recommended
1027	Operating Costs	1,324,840	1,391,829	1,520,659	1,092,111	1,520,659	1,575,776
1028	Professional Development	59,981	67,950	55,355	93,321	55,355	78,285
1029	Utilities	7,080	14,896	837,455	249,476	837,455	850,067
1030	Interfund Charges	3,144,519	3,455,399	2,842,541	2,457,566	2,842,540	2,835,779
1031	Fleet and Fuel Internal Support Charge	432,222	358,001	357,180	284,895	357,180	356,041
1032	General Government Internal Support Charge	780,990	812,229	858,624	715,520	858,624	892,969
1033	Insurance Premiums Internal Support Charge	100,859	141,202	136,260	113,550	136,260	126,480
1034	Information Technology Internal Support Charge	470,333	543,049	692,697	583,640	692,696	613,821
1035	Utilities Internal Support Charge	1,360,115	1,600,918	797,780	759,961	797,780	846,469
1036	Capital Outlay	13,041,497	30,017,007	53,855,777	34,289,424	83,096,930	20,060,000
1037	Capital Equipment	188,837	19,900	-	399,042	311,796	-
1038	Land	-	-	-	87,715	-	-
1039	Utility Systems	12,852,660	29,997,107	53,855,777	33,802,667	82,785,134	20,060,000
1040	Debt Service	620,091	2,794,577	3,750,750	1,397,875	3,750,750	3,748,000
1041	Interest Expense	55,091	2,189,577	2,795,750	1,397,875	2,795,750	2,748,000
1042	Principal	565,000	605,000	955,000	-	955,000	1,000,000
1043	Parks and Recreation						
1044	100 - General Fund	\$ (10,105,735)	\$ (11,485,846)	\$ (12,714,278)	\$ (10,146,944)	\$ (12,714,281)	\$ (13,086,177)
1045	Revenue	\$ 3,008,787	\$ 2,939,077	\$ 3,268,190	\$ 2,575,510	\$ 3,268,190	\$ 3,557,170
1046	Charges for Services	1,407,858	1,228,259	1,331,162	1,105,648	1,331,162	1,293,130
1047	License and Permits	1,097,473	1,300,166	1,552,482	1,251,621	1,552,482	1,843,445
1048	Intergovernmental	457,515	322,830	344,264	183,157	344,264	381,775
1049	Contributions	20,739	9,930	10,500	5,455	10,500	10,500
1050	Other Revenue	11,542	68,740	20,650	24,932	20,650	23,800
1051	Sale of Capital Assets	3,600	-	-	-	-	-
1052	Lease Revenue	10,060	9,151	9,132	4,697	9,132	4,520
1053	Expenses	\$ 13,114,522	\$ 14,424,923	\$ 15,982,468	\$ 12,722,454	\$ 15,982,471	\$ 16,643,347
1054	Labor and Benefits	7,405,274	8,381,083	9,328,181	7,721,662	9,328,183	10,113,519
1055	Employment Taxes	418,229	465,545	526,862	421,246	526,860	556,705
1056	Health, Dental, Vision Insurance	704,120	875,086	1,040,327	895,370	1,040,327	1,379,506
1057	Health Programs	71,012	80,632	197,548	123,307	197,550	216,757
1058	Other Insurance	22,481	26,915	31,845	24,408	31,844	33,321
1059	Other Compensation	89,565	94,396	129,606	16,633	129,608	86,525
1060	Overtime	94,266	99,357	-	90,786	-	255,695
1061	Part-Time Wages	1,918,870	1,959,092	2,359,654	2,211,642	2,359,656	2,312,240
1062	Regular Wages	3,575,505	4,178,879	4,412,223	3,404,587	4,412,222	4,638,932
1063	Retirement	213,735	256,766	287,690	219,978	287,690	307,636
1064	Workers Compensation Insurance	297,491	344,414	342,426	313,705	342,426	326,202
1065	Operating	2,849,960	3,317,621	3,878,341	2,706,956	3,878,342	3,726,500
1066	Charges and Fees	16,579	60,733	67,725	58,204	67,725	67,850
1067	Cost of Goods Sold	43,824	35,793	35,948	(11,381)	35,948	35,948
1068	Contract Services	727,592	983,658	1,457,260	900,893	1,457,261	1,282,865
1069	Equipment	264,948	198,945	294,292	88,654	294,292	139,392
1070	Grants and Contributions	33,681	24,698	54,257	26,088	54,257	54,257
1071	Insurance and Claims	-	350	-	-	-	-
1072	Operating Costs	876,203	1,049,917	1,085,705	814,910	1,085,705	1,144,699
1073	Professional Development	65,127	29,113	52,221	34,089	52,221	65,381
1074	Utilities	822,006	934,414	830,933	795,499	830,933	936,108
1075	Interfund Charges	2,542,280	2,402,000	2,775,947	2,293,836	2,775,946	2,803,327
1076	Facility Internal Support Charge	159,888	147,402	153,150	127,625	153,150	168,756
1077	Fleet and Fuel Internal Support Charge	788,057	811,205	866,800	717,850	866,800	918,572
1078	Insurance Premiums Internal Support Charge	129,354	195,702	188,852	157,378	188,853	175,297
1079	Information Technology Internal Support Charge	949,414	834,746	1,114,805	939,980	1,114,804	961,195
1080	Utilities Internal Support Charge	515,567	412,944	452,339	351,002	452,339	579,507
1081	Capital Outlay	317,008	324,219	-	-	-	-
1082	Capital Equipment	120,461	292,273	-	-	-	-
1083	Capital Facilities	54,859	3,168	-	-	-	-



2026 Recommended Budget
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Line	By Department						
Item	By Fund	2023	2024	2025	2025	2025	2026
Ref #	By Classification	Actual	Actual	Adopted	Actual YTD	Amended	Recommended
1084	Land	141,688	28,778	-	-	-	-
1085	104 - Community Development Block Grant Fund	-	-	-	-	-	\$ (50,000)
1086	Expenses	-	-	-	-	-	\$ 50,000
1087	Transfers Out	-	-	-	-	-	50,000
1088	Transfers Out	-	-	-	-	-	50,000
1089	105 - Parkland Expansion Fund	-	-	\$ (450,000)	-	-	\$ (1,406,500)
1090	Expenses	-	-	\$ 450,000	-	-	\$ 1,406,500
1091	Transfers Out	-	-	450,000	-	-	1,406,500
1092	Transfers Out	-	-	450,000	-	-	1,406,500
1093	110 - Conservation Trust Fund	-	-	\$ (100,000)	-	-	\$ (650,000)
1094	Expenses	-	-	\$ 100,000	-	-	\$ 650,000
1095	Transfers Out	-	-	100,000	-	-	650,000
1096	Transfers Out	-	-	100,000	-	-	650,000
1097	116 - Community Recreation Center Tax Fund	-	\$ (53,033)	\$ (443,280)	\$ (131,922)	\$ (443,283)	\$ (2,148,815)
1098	Revenue	-	-	-	-	-	\$ 852,473
1099	Charges for Services	-	-	-	-	-	705,011
1100	License and Permits	-	-	-	-	-	38,000
1101	Lease Revenue	-	-	-	-	-	109,462
1102	Expenses	-	\$ 53,033	\$ 443,280	\$ 131,922	\$ 443,283	\$ 3,001,288
1103	Labor and Benefits	-	48,944	367,722	68,957	367,725	1,600,640
1104	Employment Taxes	-	2,833	18,067	3,713	18,068	88,729
1105	Health, Dental, Vision Insurance	-	3,048	79,630	6,153	79,630	233,417
1106	Health Programs	-	-	5,412	3,141	5,413	34,681
1107	Other Insurance	-	-	1,335	64	1,336	3,347
1108	Other Compensation	-	365	-	372	-	21,054
1109	Overtime	-	-	-	14	-	-
1110	Part-Time Wages	-	-	-	-	-	618,127
1111	Regular Wages	-	38,312	236,171	49,477	236,171	520,671
1112	Retirement	-	2,299	16,532	3,150	16,533	34,956
1113	Workers Compensation Insurance	-	2,087	10,574	2,872	10,574	45,658
1114	Operating	-	4,089	-	-	-	589,042
1115	Cost of Goods Sold	-	-	-	-	-	9,500
1116	Contract Services	-	-	-	-	-	239,700
1117	Equipment	-	4,089	-	-	-	2,800
1118	Fuel	-	-	-	-	-	1,000
1119	Grants and Contributions	-	-	-	-	-	10,000
1120	Operating Costs	-	-	-	-	-	250,600
1121	Professional Development	-	-	-	-	-	33,550
1122	Utilities	-	-	-	-	-	41,892
1123	Interfund Charges	-	-	75,559	62,965	75,558	811,605
1124	Facility Internal Support Charge	-	-	-	-	-	362,006
1125	Information Technology Internal Support Charge	-	-	75,559	62,965	75,558	125,599
1126	Utilities Internal Support Charge	-	-	-	-	-	324,000
1127	201 - Sales Tax Capital Improvements Fund	\$ (5,850,044)	\$ (5,785,630)	\$ (570,000)	\$ (1,763,163)	\$ (1,540,022)	\$ (355,000)
1128	Revenue	\$ 310,780	\$ 377,960	\$ 764,300	\$ 480,017	\$ 1,481,503	\$ 2,661,500
1129	License and Permits	8,628	6,276	-	4,320	-	-
1130	Intergovernmental	92,152	371,684	-	475,697	1,017,203	40,000
1131	Contributions	210,000	-	214,300	-	314,300	510,000
1132	Transfers In	-	-	550,000	-	150,000	2,111,500
1133	Expenses	\$ 6,160,823	\$ 6,163,590	\$ 1,334,300	\$ 2,243,180	\$ 3,021,525	\$ 3,016,500
1134	Operating	25,144	1,546	-	13,951	-	-
1135	Charges and Fees	-	1,421	-	-	-	-
1136	Contract Services	24,750	125	-	675	-	-
1137	Equipment	395	-	-	-	-	-
1138	Operating Costs	-	-	-	13,276	-	-
1139	Capital Outlay	6,135,679	6,162,044	1,334,300	2,229,228	3,021,525	3,016,500
1140	Capital Equipment	4,550	17,070	-	-	-	-



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Line	By Department						
Item	By Fund	2023	2024	2025	2025	2025	2026
Ref #	By Classification	Actual	Actual	Adopted	Actual YTD	Amended	Recommended
1141	Capital Facilities	526,471	998	439,300	403,267	439,300	2,586,500
1142	Land	4,865,676	5,071,016	575,000	472,103	785,348	110,000
1143	Other Capital	471,524	517,266	-	152,113	129,655	-
1144	Parks and Trails	267,459	555,695	320,000	1,201,745	1,667,221	320,000
1145	204 - Major Projects Fund	\$ (1,102,187)	\$ 62,087,880	\$ (54,568,693)	\$ (27,501,833)	\$ (37,591,412)	\$ (24,109,000)
1146	Revenue	-	\$ 78,034,681	\$ 1,500,000	\$ 4,500,747	\$ 5,358,588	\$ 1,631,000
1147	Intergovernmental	-	174,431	-	894,649	825,569	-
1148	Contributions	-	1,500,000	1,500,000	2,500,000	3,054,000	1,631,000
1149	Debt Proceeds	-	74,106,729	-	-	-	-
1150	Interest Revenue	-	2,253,521	-	1,106,098	1,479,019	-
1151	Expenses	\$ 1,102,187	\$ 15,946,801	\$ 56,068,693	\$ 32,002,580	\$ 42,950,000	\$ 25,740,000
1152	Operating	-	402,580	-	-	-	-
1153	Charges and Fees	-	400,369	-	-	-	-
1154	Equipment	-	2,101	-	-	-	-
1155	Operating Costs	-	110	-	-	-	-
1156	Capital Outlay	1,102,187	15,544,221	56,068,693	32,002,580	42,950,000	25,740,000
1157	Capital Facilities	1,082,268	15,544,221	56,068,693	31,964,724	42,950,000	25,740,000
1158	Land	19,919	-	-	9,734	-	-
1159	Other Capital	-	-	-	28,122	-	-
1160	Non-Departmental						
1161	100 - General Fund	\$ 84,498,783	\$ 87,122,818	\$ 94,623,699	\$ 74,636,799	\$ 93,807,192	\$ 97,215,109
1162	Revenue	\$ 85,651,633	\$ 91,526,423	\$ 93,017,635	\$ 74,895,623	\$ 91,329,514	\$ 97,409,045
1163	License and Permits	8,029	21,921	12,000	5,804	12,000	9,500
1164	Interfund Revenue	2,729,131	2,931,573	3,304,207	2,728,894	3,304,207	3,564,091
1165	Intergovernmental	4,256	-	-	-	-	-
1166	Other Revenue	186,081	239,820	88,300	119,627	88,300	88,300
1167	Tax Revenue	79,023,367	84,808,486	86,970,491	71,317,193	85,282,370	90,040,572
1168	Interest Revenue	1,435,003	1,135,891	1,351,772	724,005	1,351,772	1,331,379
1169	Lease Revenue	850	100	-	100	-	-
1170	Transfers In	2,264,915	2,388,631	1,290,865	-	1,290,865	2,375,203
1171	Expenses	\$ 1,152,849	\$ 4,403,605	\$ (1,606,064)	\$ 258,824	\$ (2,477,678)	\$ 193,936
1172	Contingency	-	-	300,000	-	268,461	425,000
1173	Contingency	-	-	300,000	-	268,461	425,000
1174	Labor and Benefits	957,387	66,692	(2,100,000)	61,504	(2,100,000)	(625,000)
1175	Employment Taxes	(12,346)	58	-	-	-	-
1176	Other Benefits	(16,563)	(162)	-	(22)	-	-
1177	Other Compensation	989,150	915	-	-	-	-
1178	Overtime	-	1,412	-	-	-	-
1179	Regular Wages	-	-	(2,000,000)	-	(2,000,000)	-
1180	Retirement	(44,976)	62,855	(100,000)	61,525	(100,000)	(625,000)
1181	Workers Compensation Insurance	42,122	1,613	-	-	-	-
1182	Operating	195,462	236,978	193,936	197,320	(1,547,033)	393,936
1183	Charges and Fees	193,677	235,752	193,936	234,820	193,936	193,936
1184	Operating Costs	1,785	-	-	-	(1,740,969)	200,000
1185	Professional Development	-	1,226	-	(37,500)	-	-
1186	Transfers Out	-	4,099,935	-	-	900,894	-
1187	Transfers Out	-	4,099,935	-	-	900,894	-
1188	101 - Enhanced 911 Fund	\$ (2,922,097)	\$ (3,201,046)	\$ (2,975,215)	-	\$ (3,742,836)	\$ (3,321,008)
1189	Expenses	\$ 2,922,097	\$ 3,201,046	\$ 2,975,215	-	\$ 3,742,836	\$ 3,321,008
1190	Transfers Out	2,922,097	3,201,046	2,975,215	-	3,742,836	3,321,008
1191	Transfers Out	2,922,097	3,201,046	2,975,215	-	3,742,836	3,321,008
1192	102 - Visit Grand Junction Fund	\$ 820,436	\$ 801,736	\$ 980,482	\$ 835,885	\$ 774,336	\$ 615,168
1193	Revenue	\$ 1,020,436	\$ 1,021,736	\$ 1,200,482	\$ 835,885	\$ 994,336	\$ 985,168
1194	Transfers In	1,020,436	1,021,736	1,200,482	835,885	994,336	985,168
1195	Expenses	\$ 200,000	\$ 220,000	\$ 220,000	-	\$ 220,000	\$ 370,000
1196	Contingency	-	-	-	-	-	150,000
1197	Contingency	-	-	-	-	-	150,000



2026 Recommended Budget
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Line	By Department						
Item	By Fund	2023	2024	2025	2025	2025	2026
Ref #	By Classification	Actual	Actual	Adopted	Actual YTD	Amended	Recommended
1198	Transfers Out	200,000	220,000	220,000	-	220,000	220,000
1199	Transfers Out	200,000	220,000	220,000	-	220,000	220,000
1200	104 - Community Development Block Grant Fund	\$ (139,453)	\$ (346,402)	\$ (60,991)	-	\$ (654,019)	\$ (361,101)
1201	Expenses	\$ 139,453	\$ 346,402	\$ 60,991	-	\$ 654,019	\$ 361,101
1202	Transfers Out	139,453	346,402	60,991	-	654,019	361,101
1203	Transfers Out	139,453	346,402	60,991	-	654,019	361,101
1204	105 - Parkland Expansion Fund	\$ 921,679	\$ (1,257,858)	\$ 1,100,435	\$ 1,006,782	\$ 650,435	\$ 668,557
1205	Revenue	\$ 997,452	\$ 1,292,972	\$ 1,160,227	\$ 1,006,782	\$ 1,160,227	\$ 728,349
1206	Charges for Services	965,981	1,226,866	1,150,632	1,001,431	1,150,632	718,349
1207	Fines	1,923	1,495	-	1,266	-	-
1208	Interest Revenue	29,548	64,611	9,595	4,085	9,595	10,000
1209	Expenses	\$ 75,773	\$ 2,550,830	\$ 59,792	-	\$ 509,792	\$ 59,792
1210	Transfers Out	75,773	2,550,830	59,792	-	509,792	59,792
1211	Transfers Out	75,773	2,550,830	59,792	-	509,792	59,792
1212	106 - Lodging Tax Share Fund	\$ (99,957)	\$ 14,038	\$ 12,000	\$ (188,352)	\$ 12,000	\$ 12,000
1213	Revenue	\$ 2,349,089	\$ 2,466,204	\$ 2,893,157	\$ 2,008,479	\$ 2,398,406	\$ 2,376,403
1214	Tax Revenue	2,334,967	2,452,487	2,881,157	2,006,125	2,386,406	2,364,403
1215	Interest Revenue	14,121	13,717	12,000	2,354	12,000	12,000
1216	Expenses	\$ 2,449,046	\$ 2,452,166	\$ 2,881,157	\$ 2,196,831	\$ 2,386,406	\$ 2,364,403
1217	Operating	1,428,610	1,430,430	1,680,675	1,360,946	1,392,070	1,379,235
1218	Grants and Contributions	1,428,610	1,430,430	1,680,675	1,360,946	1,392,070	1,379,235
1219	Transfers Out	1,020,436	1,021,736	1,200,482	835,885	994,336	985,168
1220	Transfers Out	1,020,436	1,021,736	1,200,482	835,885	994,336	985,168
1221	107 - First Responder Tax Fund	\$ 10,013,785	\$ 2,981,424	\$ 13,356,470	\$ 11,234,124	\$ 13,160,235	\$ 14,410,851
1222	Revenue	\$ 12,508,242	\$ 13,356,547	\$ 13,495,438	\$ 11,234,124	\$ 13,299,203	\$ 14,794,010
1223	Tax Revenue	12,241,052	13,032,664	13,329,660	11,164,023	13,133,425	13,628,232
1224	Interest Revenue	267,190	323,883	165,778	70,102	165,778	165,778
1225	Transfers In	-	-	-	-	-	1,000,000
1226	Expenses	\$ 2,494,457	\$ 10,375,123	\$ 138,968	-	\$ 138,968	\$ 383,159
1227	Labor and Benefits	-	-	(250,000)	-	(250,000)	-
1228	Regular Wages	-	-	(250,000)	-	(250,000)	-
1229	Transfers Out	2,494,457	10,375,123	388,968	-	388,968	383,159
1230	Transfers Out	2,494,457	10,375,123	388,968	-	388,968	383,159
1231	110 - Conservation Trust Fund	\$ 3,111	\$ (45,286)	\$ 381,666	\$ 585,939	\$ 281,666	\$ 330,781
1232	Revenue	\$ 943,305	\$ 845,462	\$ 882,448	\$ 585,939	\$ 882,448	\$ 809,575
1233	Intergovernmental	940,676	830,488	878,779	583,829	878,779	794,575
1234	Interest Revenue	2,629	14,974	3,669	2,110	3,669	15,000
1235	Expenses	\$ 940,194	\$ 890,748	\$ 500,782	-	\$ 600,782	\$ 478,794
1236	Transfers Out	940,194	890,748	500,782	-	600,782	478,794
1237	Transfers Out	940,194	890,748	500,782	-	600,782	478,794
1238	111 - Cannabis Tax Fund	\$ 55,814	\$ 1,366,917	\$ 1,307,422	\$ 1,504,292	\$ 1,307,422	\$ 52,131
1239	Revenue	\$ 169,178	\$ 1,499,684	\$ 1,454,784	\$ 1,505,619	\$ 1,454,784	\$ 1,808,324
1240	License and Permits	75,572	58,500	50,000	75,000	50,000	50,000
1241	Tax Revenue	91,706	1,416,126	1,363,089	1,404,981	1,363,089	1,733,266
1242	Interest Revenue	1,901	25,058	41,695	25,638	41,695	25,058
1243	Expenses	\$ 113,364	\$ 132,767	\$ 147,362	\$ 1,328	\$ 147,362	\$ 1,756,193
1244	Operating	-	-	-	1,328	-	-
1245	Contract Services	-	-	-	1,328	-	-
1246	Transfers Out	113,364	132,767	147,362	-	147,362	1,756,193
1247	Transfers Out	113,364	132,767	147,362	-	147,362	1,756,193
1248	114 - American Rescue Plan Fund	\$ 69,336	\$ 7,696	-	\$ 16,571	\$ (1,555,785)	-
1249	Revenue	\$ 5,725,449	\$ 2,111,677	-	\$ 16,571	-	-
1250	Intergovernmental	5,539,536	2,002,157	-	-	-	-
1251	Interest Revenue	185,913	109,520	-	16,571	-	-
1252	Expenses	\$ 5,656,113	\$ 2,103,981	-	-	\$ 1,555,785	-
1253	Operating	5,656,113	-	-	-	-	-
1254	Grants and Contributions	5,656,113	-	-	-	-	-



2026 Recommended Budget
By Department, By Fund, By Account Classification
November 5, 2025

Line	By Department						
Item	By Fund	2023	2024	2025	2025	2025	2026
Ref #	By Classification	Actual	Actual	Adopted	Actual YTD	Amended	Recommended
1255	Transfers Out	-	2,103,981	-	-	1,555,785	-
1256	Transfers Out	-	2,103,981	-	-	1,555,785	-
1257	115 - Public Safety Impact Fee Fund	\$ (1,760)	\$ 38,567	\$ 18,252	\$ 23,692	\$ 18,252	\$ 18,252
1258	Revenue	\$ (1,760)	\$ 38,567	\$ 18,252	\$ 23,692	\$ 18,252	\$ 18,252
1259	Interest Revenue	(1,760)	38,567	18,252	23,692	18,252	18,252
1260	116 - Community Recreation Center Tax Fund	\$ 297,573	\$ 2,000,083	\$ (518,166)	\$ 3,168,840	\$ (571,183)	\$ 1,183,238
1261	Revenue	\$ 1,398,280	\$ 3,720,748	\$ 3,732,166	\$ 3,168,840	\$ 3,679,149	\$ 3,846,555
1262	Tax Revenue	1,388,319	3,649,241	3,732,166	3,125,927	3,679,149	3,846,555
1263	Interest Revenue	9,961	71,507	-	42,913	-	-
1264	Expenses	\$ 1,100,707	\$ 1,720,665	\$ 4,250,332	-	\$ 4,250,332	\$ 2,663,317
1265	Transfers Out	1,100,707	1,720,665	4,250,332	-	4,250,332	2,663,317
1266	Transfers Out	1,100,707	1,720,665	4,250,332	-	4,250,332	2,663,317
1267	201 - Sales Tax Capital Improvements Fund	\$ 14,235,897	\$ 31,114,511	\$ 15,656,621	\$ 16,518,328	\$ 17,487,953	\$ 13,544,970
1268	Revenue	\$ 20,472,626	\$ 37,663,786	\$ 20,332,525	\$ 16,518,359	\$ 22,659,857	\$ 20,721,501
1269	Contributions	200,000	200,000	200,000	-	200,000	200,000
1270	Sale of Capital Assets	-	907,835	-	-	-	-
1271	Tax Revenue	18,078,836	19,253,210	19,993,751	16,517,082	19,471,376	20,382,727
1272	Interest Revenue	416,046	142,026	-	1,277	-	-
1273	Transfers In	1,777,744	17,160,715	138,774	-	2,988,481	138,774
1274	Expenses	\$ 6,236,729	\$ 6,549,276	\$ 4,675,904	\$ 32	\$ 5,171,904	\$ 7,176,531
1275	Operating	112	954,934	-	32	-	-
1276	Charges and Fees	112	13	-	32	-	-
1277	Grants and Contributions	-	954,921	-	-	-	-
1278	Transfers Out	6,236,617	5,594,342	4,675,904	-	5,171,904	7,176,531
1279	Transfers Out	6,236,617	5,594,342	4,675,904	-	5,171,904	7,176,531
1280	202 - Storm Drainage Development Fund	-	-	-	-	\$ 73,000	-
1281	Revenue	-	-	-	-	\$ 73,000	-
1282	Transfers In	-	-	-	-	73,000	-
1283	204 - Major Projects Fund	\$ 1,102,187	\$ 230,553	-	\$ 43,234	\$ (73,000)	-
1284	Revenue	\$ 1,102,187	\$ 730,553	-	\$ 43,234	-	-
1285	Interest Revenue	1,480	36,347	-	43,234	-	-
1286	Transfers In	1,100,707	694,206	-	-	-	-
1287	Expenses	-	\$ 500,000	-	-	\$ 73,000	-
1288	Transfers Out	-	500,000	-	-	73,000	-
1289	Transfers Out	-	500,000	-	-	73,000	-
1290	207 - Transportation Capacity Fund	\$ 735,945	\$ 581,800	\$ 20,200,000	\$ 344,793	\$ 20,200,000	\$ 400,000
1291	Revenue	\$ 935,945	\$ 740,723	\$ 20,400,000	\$ 460,421	\$ 20,400,000	\$ 400,000
1292	Debt Proceeds	-	-	20,000,000	-	20,000,000	-
1293	Interest Revenue	935,945	740,723	400,000	460,421	400,000	400,000
1294	Expenses	\$ 200,000	\$ 158,922	\$ 200,000	\$ 115,628	\$ 200,000	-
1295	Operating	-	158,922	200,000	115,628	200,000	-
1296	Charges and Fees	-	158,922	200,000	115,628	200,000	-
1297	Transfers Out	200,000	-	-	-	-	-
1298	Transfers Out	200,000	-	-	-	-	-
1299	302 - Solid Waste Fund	\$ (220,000)	\$ (220,000)	\$ (220,000)	-	\$ (220,000)	\$ (220,000)
1300	Expenses	\$ 220,000	\$ 220,000	\$ 220,000	-	\$ 220,000	\$ 220,000
1301	Transfers Out	220,000	220,000	220,000	-	220,000	220,000
1302	Transfers Out	220,000	220,000	220,000	-	220,000	220,000
1303	305 - Golf Courses Fund	\$ 120,000	\$ 120,000	\$ 20,000	-	\$ 20,000	\$ 120,000
1304	Revenue	\$ 120,000	\$ 120,000	\$ 120,000	-	\$ 120,000	\$ 120,000
1305	Transfers In	120,000	120,000	120,000	-	120,000	120,000
1306	Expenses	-	-	\$ 100,000	-	\$ 100,000	-
1307	Contingency	-	-	100,000	-	100,000	-
1308	Contingency	-	-	100,000	-	100,000	-
1309	308 - Parking Fund	-	\$ (1,991)	-	-	-	-
1310	Expenses	-	\$ 1,991	-	-	-	-
1311	Transfers Out	-	1,991	-	-	-	-



2026 Recommended Budget
By Department, By Fund, By Account Classification
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Line	By Department						
Item	By Fund	2023	2024	2025	2025	2025	2026
Ref #	By Classification	Actual	Actual	Adopted	Actual YTD	Amended	Recommended
1312	Transfers Out	-	1,991	-	-	-	-
1313	401 - Information Technology Fund	-	-	-	-	\$ 496,000	-
1314	Revenue	-	-	-	-	\$ 496,000	-
1315	Transfers In	-	-	-	-	496,000	-
1316	402 - Equipment Fund	\$ 81,582	-	\$ (250,000)	-	\$ (250,000)	-
1317	Revenue	\$ 81,582	-	-	-	-	-
1318	Transfers In	81,582	-	-	-	-	-
1319	Expenses	-	-	\$ 250,000	-	\$ 250,000	-
1320	Contingency	-	-	250,000	-	250,000	-
1321	Contingency	-	-	250,000	-	250,000	-
1322	405 - Communications Center Fund	\$ 2,451,295	\$ 2,731,823	\$ 2,955,026	-	\$ 3,209,707	\$ 2,821,008
1323	Revenue	\$ 2,451,295	\$ 2,731,823	\$ 2,475,215	-	\$ 2,729,896	\$ 2,821,008
1324	Transfers In	2,451,295	2,731,823	2,475,215	-	2,729,896	2,821,008
1325	Expenses	-	-	\$ (479,811)	-	\$ (479,811)	-
1326	Labor and Benefits	-	-	(479,811)	-	(479,811)	-
1327	Regular Wages	-	-	(479,811)	-	(479,811)	-
1328	406 - Facilities Management Fund	-	-	\$ (75,000)	-	\$ (75,000)	-
1329	Expenses	-	-	\$ 75,000	-	\$ 75,000	-
1330	Contingency	-	-	75,000	-	75,000	-
1331	Contingency	-	-	75,000	-	75,000	-
1332	440 - Insurance	\$ (38,434)	\$ 491,588	\$ (181,473)	\$ (746,494)	\$ (181,474)	\$ (722,627)
1333	Revenue	\$ 750,962	\$ 1,607,586	\$ 356,487	\$ 371,904	\$ 356,486	\$ 439,765
1334	Contributions	176,373	145,419	119,016	46,674	119,016	105,792
1335	Debt Proceeds	270,363	269,593	237,471	228,753	237,470	333,973
1336	Interest Revenue	129,226	192,574	-	96,478	-	-
1337	Transfers In	175,000	1,000,000	-	-	-	-
1338	Expenses	\$ 789,395	\$ 1,115,998	\$ 537,960	\$ 1,118,398	\$ 537,960	\$ 1,162,392
1339	Labor and Benefits	614,395	4,665	-	3,810	-	-
1340	Health, Dental, Vision Insurance	614,395	4,665	-	3,810	-	-
1341	Operating	-	1,111,333	537,960	1,114,588	537,960	1,162,392
1342	Insurance and Claims	-	1,111,333	537,960	1,114,588	537,960	1,162,392
1343	Transfers Out	175,000	-	-	-	-	-
1344	Transfers Out	175,000	-	-	-	-	-
1345	610 - General Debt Service Fund	\$ 208	\$ 1,501	-	\$ (7,713,985)	-	-
1346	Revenue	\$ 6,295,135	\$ 7,595,007	\$ 9,206,236	-	\$ 9,206,236	\$ 9,952,553
1347	Interest Revenue	1,207	-	-	-	-	-
1348	Transfers In	6,293,928	7,595,007	9,206,236	-	9,206,236	9,952,553
1349	Expenses	\$ 6,294,927	\$ 7,593,506	\$ 9,206,236	\$ 7,713,985	\$ 9,206,236	\$ 9,952,553
1350	Operating	3,000	3,000	3,500	3,500	3,500	4,000
1351	Charges and Fees	3,000	3,000	3,500	3,500	3,500	4,000
1352	Debt Service	6,291,927	7,590,506	9,202,736	7,710,485	9,202,736	9,948,553
1353	Interest Expense	2,911,927	4,565,506	6,017,736	5,515,485	6,017,736	6,638,553
1354	Principal	3,380,000	3,025,000	3,185,000	2,195,000	3,185,000	3,310,000
1355	614 - Grand Junction Public Finance Corporation Fund	\$ (3,636)	\$ 6,206	-	\$ 209,766	-	\$ (19,188)
1356	Revenue	\$ 696,164	\$ 705,206	\$ 701,800	\$ 401,916	\$ 701,800	\$ 679,812
1357	Contributions	400,000	400,000	400,000	400,000	400,000	400,000
1358	Interest Revenue	4,952	6,206	-	1,916	-	-
1359	Transfers In	291,212	299,000	301,800	-	301,800	279,812
1360	Expenses	\$ 699,800	\$ 699,000	\$ 701,800	\$ 192,150	\$ 701,800	\$ 699,000
1361	Operating	1,500	2,500	2,500	2,500	2,500	2,500
1362	Charges and Fees	1,500	2,500	2,500	2,500	2,500	2,500
1363	Debt Service	698,300	696,500	699,300	189,650	699,300	696,500
1364	Interest Expense	403,300	391,500	379,300	189,650	379,300	366,500
1365	Principal	295,000	305,000	320,000	-	320,000	330,000
1366	615 - Riverside Parkway Debt Retirement Fund	\$ 72,689	-	-	-	-	-
1367	Revenue	\$ 72,689	-	-	-	-	-
1368	Transfers In	72,689	-	-	-	-	-



**2026 Recommended Budget
By Fund, By Account Classification
November 5, 2025**

Line Item Ref #	By Fund By Classification	2023 Actual	2024 Actual	2025 Adopted	2025 Actual YTD	2025 Amended	2026 Recommended
1	100 - General Fund						
2	Revenue	\$ 106,277,925	\$ 111,900,268	\$ 112,325,289	\$ 88,035,713	\$ 110,876,356	\$ 118,122,604
3	Charges for Services	13,953,802	14,653,949	14,998,205	9,035,737	15,237,392	15,592,192
4	License and Permits	1,485,956	1,814,590	1,992,657	1,627,739	1,992,657	2,364,770
5	Interfund Revenue	2,729,131	2,931,573	3,304,207	2,728,894	3,304,207	3,564,091
6	Fines	239,129	285,660	330,000	400,583	330,000	475,400
7	Intergovernmental	4,575,139	2,949,618	1,697,806	1,791,059	1,697,806	2,000,652
8	Contributions	25,569	205,989	11,500	7,874	11,500	11,500
9	Other Revenue	460,558	583,495	302,655	423,152	302,655	296,325
10	Sale of Capital Assets	13,086	70,896	9,000	1,926	9,000	9,000
11	Tax Revenue	79,083,826	84,868,121	87,027,491	71,288,271	85,339,370	90,097,572
12	Interest Revenue	1,435,904	1,138,494	1,351,772	725,681	1,351,772	1,331,379
13	Lease Revenue	10,910	9,251	9,132	4,797	9,132	4,520
14	Transfers In	2,264,915	2,388,631	1,290,865	-	1,290,865	2,375,203
15	Expenses	\$ 99,757,547	\$ 111,789,953	\$ 112,211,044	\$ 89,262,088	\$ 111,989,315	\$ 118,791,047
16	Contingency	-	-	300,000	-	268,461	425,000
17	Labor and Benefits	59,997,979	66,380,303	71,409,122	58,790,310	71,409,125	76,715,905
18	Operating	19,897,367	18,185,844	16,546,200	10,731,320	15,322,760	18,003,318
19	Interfund Charges	18,098,064	21,330,249	23,955,722	19,807,297	23,955,715	23,616,824
20	Capital Outlay	1,764,136	1,793,622	-	(66,839)	132,360	30,000
21	Transfers Out	-	4,099,935	-	-	900,894	-
22	101 - Enhanced 911 Fund						
23	Revenue	\$ 3,995,391	\$ 4,275,348	\$ 4,300,970	\$ 2,971,757	\$ 4,300,970	\$ 4,679,966
24	Charges for Services	3,918,310	4,126,132	4,275,293	2,937,125	4,275,293	4,646,821
25	Tax Revenue	(61,766)	(72,630)	(83,599)	(62,414)	(83,599)	(76,132)
26	Interest Revenue	138,847	221,847	109,276	97,047	109,276	109,276
27	Expenses	\$ 2,922,097	\$ 3,201,046	\$ 3,488,155	\$ -	\$ 3,742,836	\$ 6,985,648
28	Transfers Out	2,922,097	3,201,046	3,488,155	-	3,742,836	6,985,648
29	102 - Visit Grand Junction Fund						
30	Revenue	\$ 4,403,175	\$ 4,527,732	\$ 4,968,546	\$ 3,630,341	\$ 4,487,488	\$ 4,601,533
31	Charges for Services	-	-	13,300	-	-	12,250
32	Other Revenue	157	-	-	-	-	-
33	Tax Revenue	3,324,105	3,461,597	3,749,703	2,790,359	3,488,091	3,599,054
34	Interest Revenue	58,476	44,399	5,061	4,097	5,061	5,061
35	Transfers In	1,020,436	1,021,736	1,200,482	835,885	994,336	985,168
36	Expenses	\$ 4,838,466	\$ 5,424,374	\$ 5,110,054	\$ 2,398,507	\$ 4,703,324	\$ 4,621,950
37	Contingency	-	-	-	-	-	150,000
38	Labor and Benefits	465,305	584,330	649,571	510,135	661,042	919,907
39	Operating	3,889,971	4,365,057	4,008,294	1,714,181	3,610,511	3,116,003
40	Interfund Charges	283,189	254,987	232,188	174,191	211,771	216,040
41	Transfers Out	200,000	220,000	220,000	-	220,000	220,000
42	104 - Community Development Block Grant Fund						
43	Revenue	\$ 452,662	\$ 504,093	\$ 499,552	\$ 41,438	\$ 925,432	\$ 611,101
44	Intergovernmental	452,662	504,093	499,552	41,438	925,432	611,101
45	Expenses	\$ 452,662	\$ 504,093	\$ 499,552	\$ 34,052	\$ 925,432	\$ 611,101
46	Operating	313,209	157,691	238,561	34,052	271,413	-
47	Transfers Out	139,453	346,402	260,991	-	654,019	611,101
48	105 - Parkland Expansion Fund						
49	Revenue	\$ 997,452	\$ 1,292,972	\$ 1,160,227	\$ 1,006,782	\$ 1,160,227	\$ 728,349
50	Charges for Services	965,981	1,226,866	1,150,632	1,001,431	1,150,632	718,349
51	Fines	1,923	1,495	-	1,266	-	-
52	Interest Revenue	29,548	64,611	9,595	4,085	9,595	10,000
53	Expenses	\$ 75,773	\$ 2,550,830	\$ 509,792	\$ -	\$ 509,792	\$ 1,466,292
54	Transfers Out	75,773	2,550,830	509,792	-	509,792	1,466,292
55	106 - Lodging Tax Share Fund						
56	Revenue	\$ 2,349,089	\$ 2,466,204	\$ 2,893,157	\$ 2,008,479	\$ 2,398,406	\$ 2,376,403
57	Tax Revenue	2,334,967	2,452,487	2,881,157	2,006,125	2,386,406	2,364,403
58	Interest Revenue	14,121	13,717	12,000	2,354	12,000	12,000



**2026 Recommended Budget
By Fund, By Account Classification
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Line Item Ref #	By Fund By Classification	2023 Actual	2024 Actual	2025 Adopted	2025 Actual YTD	2025 Amended	2026 Recommended
59	Expenses	\$ 2,449,046	\$ 2,452,166	\$ 2,881,157	\$ 2,196,831	\$ 2,386,406	\$ 2,364,403
60	Operating	1,428,610	1,430,430	1,680,675	1,360,946	1,392,070	1,379,235
61	Transfers Out	1,020,436	1,021,736	1,200,482	835,885	994,336	985,168
62	107 - First Responder Tax Fund						
63	Revenue	\$ 14,555,167	\$ 15,544,749	\$ 13,507,942	\$ 11,575,645	\$ 13,311,707	\$ 14,806,514
64	Intergovernmental	2,046,924	2,188,202	12,504	341,521	12,504	12,504
65	Other Revenue	1	-	-	-	-	-
66	Tax Revenue	12,241,052	13,032,664	13,329,660	11,164,023	13,133,425	13,628,232
67	Interest Revenue	267,190	323,883	165,778	70,102	165,778	165,778
68	Transfers In	-	-	-	-	-	1,000,000
69	Expenses	\$ 12,521,972	\$ 21,332,888	\$ 14,537,709	\$ 10,083,732	\$ 14,537,707	\$ 16,614,490
70	Labor and Benefits	7,270,276	8,897,916	11,288,887	7,961,002	11,288,881	13,389,410
71	Operating	564,289	282,395	995,572	529,894	995,573	752,277
72	Interfund Charges	983,176	1,298,367	1,864,283	1,534,394	1,864,285	1,674,645
73	Capital Outlay	1,209,774	479,086	-	58,442	-	415,000
74	Transfers Out	2,494,457	10,375,123	388,968	-	388,968	383,159
75	110 - Conservation Trust Fund						
76	Revenue	\$ 943,305	\$ 845,462	\$ 882,448	\$ 585,939	\$ 882,448	\$ 809,575
77	Intergovernmental	940,676	830,488	878,779	583,829	878,779	794,575
78	Interest Revenue	2,629	14,974	3,669	2,110	3,669	15,000
79	Expenses	\$ 940,194	\$ 890,748	\$ 600,782	-	\$ 600,782	\$ 1,128,794
80	Transfers Out	940,194	890,748	600,782	-	600,782	1,128,794
81	111 - Cannabis Tax Fund						
82	Revenue	\$ 169,178	\$ 1,499,684	\$ 1,454,784	\$ 1,505,619	\$ 1,454,784	\$ 1,808,324
83	License and Permits	75,572	58,500	50,000	75,000	50,000	50,000
84	Tax Revenue	91,706	1,416,126	1,363,089	1,404,981	1,363,089	1,733,266
85	Interest Revenue	1,901	25,058	41,695	25,638	41,695	25,058
86	Expenses	\$ 113,364	\$ 132,767	\$ 147,362	\$ 1,328	\$ 147,362	\$ 1,756,193
87	Operating	-	-	-	1,328	-	-
88	Transfers Out	113,364	132,767	147,362	-	147,362	1,756,193
89	114 - American Rescue Plan Fund						
90	Revenue	\$ 5,725,449	\$ 2,111,677	-	\$ 16,571	-	-
91	Intergovernmental	5,539,536	2,002,157	-	-	-	-
92	Interest Revenue	185,913	109,520	-	16,571	-	-
93	Expenses	\$ 5,656,113	\$ 2,103,981	-	-	\$ 1,555,785	-
94	Operating	5,656,113	-	-	-	-	-
95	Transfers Out	-	2,103,981	-	-	1,555,785	-
96	115 - Public Safety Impact Fee Fund						
97	Revenue	\$ 458,930	\$ 813,264	\$ 723,603	\$ 655,086	\$ 723,603	\$ 723,603
98	Charges for Services	441,363	774,697	705,351	631,394	705,351	705,351
99	Interest Revenue	17,567	38,567	18,252	23,692	18,252	18,252
100	Expenses	-	-	-	-	-	\$ 470,000
101	Transfers Out	-	-	-	-	-	470,000
102	116 - Community Recreation Center Tax Fund						
103	Revenue	\$ 1,398,280	\$ 3,720,748	\$ 3,732,166	\$ 3,168,840	\$ 3,679,149	\$ 4,699,028
104	Charges for Services	-	-	-	-	-	705,011
105	License and Permits	-	-	-	-	-	38,000
106	Tax Revenue	1,388,319	3,649,241	3,732,166	3,125,927	3,679,149	3,846,555
107	Interest Revenue	9,961	71,507	-	42,913	-	-
108	Lease Revenue	-	-	-	-	-	109,462
109	Expenses	\$ 1,100,707	\$ 1,773,698	\$ 4,693,612	\$ 131,922	\$ 4,693,615	\$ 5,664,605
110	Labor and Benefits	-	48,944	367,722	68,957	367,725	1,600,640
111	Operating	-	4,089	-	-	-	589,042
112	Interfund Charges	-	-	75,559	62,965	75,558	811,605
113	Transfers Out	1,100,707	1,720,665	4,250,332	-	4,250,332	2,663,317
114	201 - Sales Tax Capital Improvements Fund						
115	Revenue	\$ 21,328,661	\$ 39,390,002	\$ 22,296,825	\$ 21,559,298	\$ 32,166,188	\$ 33,838,201



**2026 Recommended Budget
By Fund, By Account Classification
November 5, 2025**

Line Item Ref #	By Fund By Classification	2023 Actual	2024 Actual	2025 Adopted	2025 Actual YTD	2025 Amended	2026 Recommended
116	Charges for Services	-	244,061	-	91,026	-	-
117	License and Permits	8,628	6,276	-	4,320	-	-
118	Special Assessments	5,316	130,485	-	1,788	-	-
119	Intergovernmental	579,142	1,302,145	200,000	3,943,437	7,692,031	6,875,200
120	Contributions	410,000	200,000	1,214,300	1,000,369	1,864,300	1,160,000
121	Other Revenue	52,949	43,248	-	-	-	-
122	Sale of Capital Assets	-	907,835	-	-	-	500,000
123	Debt Proceeds	-	-	-	-	-	2,000,000
124	Tax Revenue	18,078,836	19,253,210	19,993,751	16,517,082	19,471,376	20,382,727
125	Interest Revenue	416,046	142,026	-	1,277	-	-
126	Transfers In	1,777,744	17,160,715	888,774	-	3,138,481	2,920,274
127	Expenses	\$ 25,568,637	\$ 33,655,227	\$ 29,168,394	\$ 22,300,291	\$ 45,062,034	\$ 36,463,773
128	Operating	4,118,655	5,716,708	7,492,235	4,649,166	7,492,235	3,345,919
129	Capital Outlay	15,213,366	22,344,177	17,000,255	17,651,125	32,397,895	24,441,323
130	Transfers Out	6,236,617	5,594,342	4,675,904	-	5,171,904	8,676,531
131	202 - Storm Drainage Development Fund						
132	Revenue	\$ 4,939	\$ 6,817	\$ 200,000	\$ 17,418	\$ 253,000	\$ 21,000
133	Charges for Services	4,939	6,817	-	17,418	-	21,000
134	Contributions	-	-	200,000	-	180,000	-
135	Transfers In	-	-	-	-	73,000	-
136	Expenses	\$ 60,898	\$ 206,943	\$ 270,000	\$ 62,404	\$ 450,000	\$ 96,000
137	Operating	7,229	-	-	28,721	-	-
138	Capital Outlay	53,669	206,943	270,000	33,683	450,000	96,000
139	204 - Major Projects Fund						
140	Revenue	\$ 1,102,187	\$ 78,765,234	\$ 1,500,000	\$ 4,543,981	\$ 5,358,588	\$ 1,631,000
141	Intergovernmental	-	174,431	-	894,649	825,569	-
142	Contributions	-	1,500,000	1,500,000	2,500,000	3,054,000	1,631,000
143	Debt Proceeds	-	74,106,729	-	-	-	-
144	Interest Revenue	1,480	2,289,868	-	1,149,331	1,479,019	-
145	Transfers In	1,100,707	694,206	-	-	-	-
146	Expenses	\$ 1,102,187	\$ 16,446,801	\$ 56,068,693	\$ 32,002,580	\$ 43,023,000	\$ 25,740,000
147	Operating	-	402,580	-	-	-	-
148	Capital Outlay	1,102,187	15,544,221	56,068,693	32,002,580	42,950,000	25,740,000
149	Transfers Out	-	500,000	-	-	73,000	-
150	207 - Transportation Capacity Fund						
151	Revenue	\$ 3,099,723	\$ 4,079,635	\$ 24,036,527	\$ 3,506,225	\$ 24,536,527	\$ 7,756,527
152	Charges for Services	2,114,936	3,010,576	2,636,527	2,265,872	2,636,527	2,636,527
153	Intergovernmental	48,842	328,337	1,000,000	779,931	1,500,000	4,000,000
154	Contributions	-	-	-	-	-	720,000
155	Debt Proceeds	-	-	20,000,000	-	20,000,000	-
156	Interest Revenue	935,945	740,723	400,000	460,421	400,000	400,000
157	Expenses	\$ 18,872,202	\$ 15,072,687	\$ 27,650,000	\$ 7,027,873	\$ 15,800,268	\$ 27,435,437
158	Labor and Benefits	-	-	-	22,327	-	-
159	Operating	47,031	155,436	200,000	165,699	200,000	-
160	Capital Outlay	18,625,172	14,917,250	27,450,000	6,839,847	15,600,268	27,435,437
161	Transfers Out	200,000	-	-	-	-	-
162	301 - Water Fund						
163	Revenue	\$ 22,434,270	\$ 11,775,676	\$ 12,843,613	\$ 10,165,184	\$ 12,851,319	\$ 17,009,649
164	Charges for Services	9,041,470	9,691,642	10,114,400	8,864,664	10,114,400	11,442,000
165	License and Permits	71,604	72,725	70,000	108,329	70,000	120,000
166	Interfund Revenue	863,681	1,051,052	1,349,545	781,252	1,349,545	1,402,745
167	Intergovernmental	505,163	256,370	935,000	6,544	935,000	-
168	Contributions	-	-	20,000	1,250	20,000	-
169	Other Revenue	18,578	11,684	45,000	21,332	45,000	40,000
170	Debt Proceeds	11,725,402	399,763	200,000	267,196	207,706	3,890,000
171	Interest Revenue	150,337	177,922	46,840	82,050	46,840	49,484
172	Lease Revenue	58,037	114,517	62,828	32,569	62,828	65,420
173	Expenses	\$ 12,678,240	\$ 13,056,543	\$ 14,753,877	\$ 9,676,692	\$ 17,366,595	\$ 17,414,851



**2026 Recommended Budget
By Fund, By Account Classification
November 5, 2025**

Line Item Ref #	By Fund By Classification	2023 Actual	2024 Actual	2025 Adopted	2025 Actual YTD	2025 Amended	2026 Recommended
174	Labor and Benefits	3,585,254	4,217,231	5,303,611	3,620,535	5,303,611	5,576,791
175	Operating	1,291,622	1,371,456	3,008,382	1,227,674	3,008,382	2,387,608
176	Interfund Charges	1,827,940	1,975,851	2,390,728	1,986,022	2,390,726	2,411,518
177	Capital Outlay	5,587,612	4,514,655	2,795,000	2,491,893	5,407,720	5,650,000
178	Debt Service	385,812	977,349	1,256,156	350,567	1,256,156	1,388,934
179	302 - Solid Waste Fund						
180	Revenue	\$ 6,032,190	\$ 7,609,300	\$ 7,857,317	\$ 24,569,888	\$ 26,172,517	\$ 8,352,448
181	Charges for Services	5,696,994	6,866,288	7,762,647	6,344,324	7,762,647	8,176,028
182	License and Permits	208,550	150,867	68,250	128,947	68,250	150,000
183	Intergovernmental	73,552	540,646	-	15,000	315,470	-
184	Other Revenue	8	(20)	-	982	-	-
185	Debt Proceeds	-	-	-	18,000,000	18,000,000	-
186	Tax Revenue	-	-	-	-	(270)	-
187	Interest Revenue	53,087	51,519	26,420	80,635	26,420	26,420
188	Expenses	\$ 6,003,754	\$ 7,843,114	\$ 7,915,046	\$ 15,560,886	\$ 27,993,940	\$ 8,266,000
189	Labor and Benefits	2,187,502	2,705,152	3,080,734	2,392,884	3,080,735	3,308,154
190	Operating	1,680,243	2,023,505	1,502,836	894,006	1,502,836	1,354,119
191	Interfund Charges	1,867,501	2,373,136	2,676,476	2,225,137	2,676,475	2,948,727
192	Capital Outlay	48,508	521,321	435,000	9,850,609	20,513,894	435,000
193	Debt Service	-	-	-	198,250	-	-
194	Transfers Out	220,000	220,000	220,000	-	220,000	220,000
195	305 - Golf Courses Fund						
196	Revenue	\$ 2,592,758	\$ 2,886,221	\$ 3,366,285	\$ 2,487,970	\$ 3,141,285	\$ 3,085,150
197	Charges for Services	1,828,085	2,125,107	2,464,400	1,909,327	2,239,400	2,329,150
198	License and Permits	155,113	159,942	172,500	157,754	172,500	175,000
199	Other Revenue	67,600	20,827	117,000	13,775	117,000	13,000
200	Interest Revenue	9,167	5,651	9,985	5,483	9,985	-
201	Lease Revenue	412,793	454,693	482,400	401,631	482,400	448,000
202	Transfers In	120,000	120,000	120,000	-	120,000	120,000
203	Expenses	\$ 2,669,403	\$ 2,949,386	\$ 3,126,417	\$ 2,378,624	\$ 3,126,414	\$ 3,287,703
204	Contingency	-	-	100,000	-	100,000	-
205	Labor and Benefits	979,214	1,024,795	1,149,139	938,288	1,149,136	1,194,239
206	Operating	904,703	1,078,699	1,026,170	816,522	1,026,170	1,087,790
207	Interfund Charges	697,689	728,496	763,310	623,813	763,310	767,876
208	Capital Outlay	-	29,599	-	-	-	150,000
209	Debt Service	87,797	87,797	87,798	-	87,798	87,797
210	308 - Parking Fund						
211	Revenue	\$ 767,532	\$ 984,976	\$ 1,198,384	\$ 804,122	\$ 1,198,384	\$ 1,186,984
212	Charges for Services	158,574	224,788	235,000	485,788	235,000	766,600
213	License and Permits	385,398	467,851	570,000	89,165	570,000	155,000
214	Special Assessments	35,550	2,350	-	-	-	-
215	Fines	165,903	270,590	378,000	212,880	378,000	250,000
216	Other Revenue	40	(360)	4,788	7,997	4,788	4,788
217	Interest Revenue	19,157	14,567	10,596	877	10,596	10,596
218	Lease Revenue	2,910	5,190	-	7,415	-	-
219	Expenses	\$ 814,026	\$ 1,537,307	\$ 1,124,503	\$ 699,222	\$ 1,124,502	\$ 1,187,067
220	Labor and Benefits	261,175	488,713	463,870	390,151	463,870	498,765
221	Operating	177,783	174,179	253,710	172,095	253,710	254,340
222	Interfund Charges	131,301	152,559	163,155	136,977	163,154	190,195
223	Capital Outlay	-	476,098	-	-	-	-
224	Debt Service	243,767	243,767	243,768	-	243,768	243,767
225	Transfers Out	-	1,991	-	-	-	-
226	309 - Irrigation Fund						
227	Revenue	\$ 363,557	\$ 398,564	\$ 391,518	\$ 370,085	\$ 391,518	\$ 461,124
228	Charges for Services	357,190	391,746	387,185	365,982	387,185	456,791
229	Debt Proceeds	1,875	1,141	900	887	900	900
230	Interest Revenue	4,493	5,677	3,433	3,216	3,433	3,433
231	Expenses	\$ 422,904	\$ 356,789	\$ 397,417	\$ 278,842	\$ 397,415	\$ 658,834



**2026 Recommended Budget
By Fund, By Account Classification
November 5, 2025**

Line Item Ref #	By Fund By Classification	2023 Actual	2024 Actual	2025 Adopted	2025 Actual YTD	2025 Amended	2026 Recommended
232	Labor and Benefits	124,960	134,039	155,153	128,924	155,151	169,957
233	Operating	44,792	31,220	37,650	10,493	37,650	61,200
234	Interfund Charges	170,833	143,721	163,451	133,563	163,452	211,515
235	Capital Outlay	66,158	31,647	25,000	5,862	25,000	200,000
236	Debt Service	16,162	16,162	16,162	-	16,162	16,162
237	401 - Information Technology Fund						
238	Revenue	\$ 10,432,710	\$ 12,725,903	\$ 16,046,937	\$ 13,460,747	\$ 16,542,936	\$ 14,528,506
239	License and Permits	-	16,800	16,800	16,675	16,800	7,200
240	Interfund Revenue	10,401,664	12,530,472	16,006,455	13,448,244	16,006,454	14,497,624
241	Interest Revenue	31,045	53,631	23,682	(4,172)	23,682	23,682
242	Lease Revenue	-	125,000	-	-	-	-
243	Transfers In	-	-	-	-	496,000	-
244	Expenses	\$ 10,064,763	\$ 10,971,824	\$ 16,321,937	\$ 13,126,707	\$ 17,570,535	\$ 16,828,113
245	Labor and Benefits	3,182,428	3,588,703	3,896,375	3,099,270	3,896,374	4,123,623
246	Operating	5,385,101	6,491,849	12,249,341	7,941,835	12,249,341	12,139,926
247	Interfund Charges	78,212	117,359	126,220	88,675	126,220	128,564
248	Capital Outlay	1,419,022	773,913	50,000	1,996,926	1,298,600	436,000
249	402 - Equipment Fund						
250	Revenue	\$ 8,631,728	\$ 9,849,321	\$ 10,983,482	\$ 8,571,628	\$ 10,983,483	\$ 11,392,973
251	Charges for Services	1,187,429	1,100,675	1,541,952	830,479	1,541,953	1,401,703
252	Interfund Revenue	6,879,275	8,087,782	9,174,258	7,583,567	9,174,258	9,738,998
253	Other Revenue	209,408	151,346	201,500	2,247	201,500	186,500
254	Sale of Capital Assets	83,718	293,494	50,000	83,894	50,000	50,000
255	Interest Revenue	190,316	216,025	15,772	71,441	15,772	15,772
256	Transfers In	81,582	-	-	-	-	-
257	Expenses	\$ 8,255,960	\$ 9,872,234	\$ 10,854,498	\$ 9,043,388	\$ 14,423,829	\$ 12,185,169
258	Contingency	-	-	250,000	-	250,000	-
259	Labor and Benefits	1,407,855	1,658,561	2,040,465	1,445,370	2,040,466	2,078,655
260	Operating	3,177,923	3,298,374	3,558,693	2,334,831	3,558,693	3,867,226
261	Interfund Charges	681,018	599,924	517,959	453,653	517,959	484,778
262	Capital Outlay	2,989,164	4,315,375	4,487,382	4,809,533	8,056,711	5,754,510
263	405 - Communications Center Fund						
264	Revenue	\$ 8,064,285	\$ 8,717,528	\$ 9,433,061	\$ 5,398,897	\$ 9,687,742	\$ 13,300,664
265	Charges for Services	2,375,140	2,562,845	2,806,522	2,357,658	2,806,522	2,971,576
266	Interfund Revenue	3,104,320	3,309,196	3,527,715	2,939,763	3,527,715	3,730,526
267	Intergovernmental	-	-	-	7,625	-	-
268	Other Revenue	750	750	-	-	-	-
269	Interest Revenue	41,581	21,714	20,069	17,752	20,069	21,714
270	Lease Revenue	91,200	91,200	90,600	76,100	90,600	91,200
271	Transfers In	2,451,295	2,731,823	2,988,155	-	3,242,836	6,485,648
272	Expenses	\$ 7,455,508	\$ 8,701,909	\$ 10,077,856	\$ 7,291,225	\$ 10,370,538	\$ 13,870,006
273	Labor and Benefits	5,026,900	5,396,419	6,428,956	4,550,208	6,428,957	7,008,808
274	Operating	382,219	342,224	372,510	277,430	372,510	356,010
275	Interfund Charges	1,661,440	2,141,742	2,763,450	2,306,404	2,763,449	2,840,548
276	Capital Outlay	384,950	821,524	512,940	157,183	805,622	3,664,640
277	406 - Facilities Management Fund						
278	Revenue	\$ 4,143,783	\$ 4,236,075	\$ 3,450,995	\$ 2,823,751	\$ 3,450,995	\$ 6,051,226
279	Interfund Revenue	4,118,698	4,207,251	3,382,196	2,818,496	3,382,196	4,421,306
280	Contributions	-	-	-	-	-	25,000
281	Other Revenue	7,169	903	46,214	5,357	46,214	71,267
282	Interest Revenue	(1,976)	6,160	1,653	(4,162)	1,653	1,653
283	Lease Revenue	19,893	21,760	20,932	4,060	20,932	32,000
284	Transfers In	-	-	-	-	-	1,500,000
285	Expenses	\$ 4,132,043	\$ 4,035,280	\$ 3,528,801	\$ 2,714,613	\$ 3,528,800	\$ 6,174,337
286	Contingency	-	-	75,000	-	75,000	-
287	Labor and Benefits	823,699	899,091	1,055,474	780,367	1,055,473	1,442,226
288	Operating	2,999,440	2,781,763	1,983,899	1,586,420	1,983,899	2,880,664
289	Interfund Charges	308,904	353,053	414,429	344,897	414,428	351,447



**2026 Recommended Budget
By Fund, By Account Classification
November 5, 2025**

Line Item Ref #	By Fund By Classification	2023 Actual	2024 Actual	2025 Adopted	2025 Actual YTD	2025 Amended	2026 Recommended
290	Capital Outlay	-	1,373	-	2,929	-	1,500,000
291	440 - Insurance						
292	Revenue	\$ 19,139,273	\$ 22,977,660	\$ 26,900,755	\$ 21,059,386	\$ 26,900,754	\$ 28,766,396
293	Charges for Services	-	579,492	775,000	361,931	775,000	500,000
294	Interfund Revenue	18,054,730	20,750,116	25,679,048	20,285,984	25,679,048	27,736,411
295	Contributions	176,373	145,419	119,016	46,674	119,016	105,792
296	Other Revenue	333,581	40,466	6,000	39,567	6,000	6,000
297	Debt Proceeds	270,363	269,593	237,471	228,753	237,470	333,973
298	Interest Revenue	129,226	192,574	84,220	96,478	84,220	84,220
299	Transfers In	175,000	1,000,000	-	-	-	-
300	Expenses	\$ 18,502,028	\$ 23,128,515	\$ 25,743,723	\$ 19,309,804	\$ 25,743,725	\$ 29,462,734
301	Labor and Benefits	1,715,413	709,666	712,948	604,209	712,948	716,240
302	Operating	16,400,375	22,218,994	24,948,004	18,625,244	24,948,005	28,670,449
303	Interfund Charges	24,000	66,021	82,771	69,034	82,772	76,044
304	Capital Outlay	187,240	133,834	-	11,318	-	-
305	Transfers Out	175,000	-	-	-	-	-
306	610 - General Debt Service Fund						
307	Revenue	\$ 6,295,135	\$ 7,595,007	\$ 9,206,236	-	\$ 9,206,236	\$ 9,952,553
308	Interest Revenue	1,207	-	-	-	-	-
309	Transfers In	6,293,928	7,595,007	9,206,236	-	9,206,236	9,952,553
310	Expenses	\$ 6,294,927	\$ 7,593,506	\$ 9,206,236	\$ 7,713,985	\$ 9,206,236	\$ 9,952,553
311	Operating	3,000	3,000	3,500	3,500	3,500	4,000
312	Debt Service	6,291,927	7,590,506	9,202,736	7,710,485	9,202,736	9,948,553
313	614 - Grand Junction Public Finance Corporation Fund						
314	Revenue	\$ 696,164	\$ 705,206	\$ 701,800	\$ 401,916	\$ 701,800	\$ 679,812
315	Contributions	400,000	400,000	400,000	400,000	400,000	400,000
316	Interest Revenue	4,952	6,206	-	1,916	-	-
317	Transfers In	291,212	299,000	301,800	-	301,800	279,812
318	Expenses	\$ 699,800	\$ 699,000	\$ 701,800	\$ 192,150	\$ 701,800	\$ 699,000
319	Operating	1,500	2,500	2,500	2,500	2,500	2,500
320	Debt Service	698,300	696,500	699,300	189,650	699,300	696,500
321	900 - Joint Sewer Systems						
322	Revenue	\$ 19,788,571	\$ 88,987,148	\$ 21,755,575	\$ 19,081,565	\$ 23,726,704	\$ 51,501,709
323	Charges for Services	15,471,162	16,735,962	18,066,005	14,599,859	18,066,005	20,662,652
324	Interfund Revenue	89,276	83,765	195,000	9,171	195,000	195,000
325	Special Assessments	2,574	3,861	-	-	-	-
326	Fines	9,000	-	1,000	-	1,000	1,000
327	Intergovernmental	798	-	-	-	-	-
328	Other Revenue	39,022	95,573	118,600	110,547	118,600	276,350
329	Debt Proceeds	2,993,132	68,974,995	2,550,240	2,904,948	2,550,240	28,516,200
330	Interest Revenue	1,183,606	3,092,992	824,730	1,457,039	2,795,859	1,850,507
331	Expenses	\$ 23,123,543	\$ 43,348,362	\$ 69,894,431	\$ 44,161,484	\$ 99,135,580	\$ 36,443,707
332	Labor and Benefits	4,145,280	4,240,840	5,450,750	3,561,782	5,450,747	5,616,436
333	Operating	2,172,156	2,840,540	3,994,613	2,454,838	3,994,613	4,183,492
334	Interfund Charges	3,144,519	3,455,399	2,842,541	2,457,566	2,842,540	2,835,779
335	Capital Outlay	13,041,497	30,017,007	53,855,777	34,289,424	83,096,930	20,060,000
336	Debt Service	620,091	2,794,577	3,750,750	1,397,875	3,750,750	3,748,000

Downtown Development Authority

2026
Budget

November 5, 2025

	PROJECTED BEGINNING FUND BALANCES	TOTAL REVENUE	LABOR	NON PERSONNEL OPERATING	TOTAL OPERATING EXPENSE	DEBT SERVICE	MAJOR CAPITAL	TOTAL EXPENSE	TRANSFERS IN	TRANSFERS OUT	NET SOURCE (USE) OF FUNDS	CONTINGENCY	NET CHANGE IN FUND BALANCE	PROJECTED ENDING FUND BALANCE
DDA														
103 - DDA Operations Fund	3,377,569	1,502,581	343,550	812,648	1,156,199	-	-	1,156,199	-	-	346,383	250,000	96,383	3,473,952
611 - DDA TIF Debt Service Fund	2,796,242	2,729,258	-	643,557	643,557	2,248,680	-	2,892,237	-	-	(162,979)	-	(162,979)	2,633,263
Subtotal	\$ 6,173,811	\$ 4,231,839	\$ 343,550	\$ 1,456,205	\$ 1,799,756	\$ 2,248,680	-	\$ 4,048,435	-	-	\$ 183,404	\$ 250,000	\$ (66,596)	\$ 6,107,215



**Downtown Development Authority
2026 Budget
By Fund, By Classification
November 5, 2025**

Line Item Ref #	By Fund By Classification	2023 Actual	2024 Actual	2025 Adopted	2025 Actual YTD	2025 Amended	2026 Budget
1	103 - DDA Operations Fund						
2	Revenue	\$ 1,517,913	\$ 1,611,520	\$ 1,472,033	\$ 505,795	\$ 1,472,033	\$ 1,502,581
3	License and Permits	-	-	5,000	-	5,000	5,000
4	Intergovernmental	178,000	160,000	-	34,675	-	-
5	Contributions	954,921	954,921	954,921	-	954,921	954,921
6	Other Revenue	-	5,075	-	37,751	-	-
7	Tax Revenue	286,629	377,810	364,446	353,732	364,446	388,414
8	Interest Revenue	65,452	72,644	109,666	42,266	109,666	109,666
9	Lease Revenue	32,910	41,070	38,000	37,370	38,000	44,580
10	Expenses	\$ 1,008,588	\$ 1,058,376	\$ 1,348,119	\$ 632,141	\$ 1,348,119	\$ 1,406,199
11	Contingency	-	-	-	-	-	250,000
12	Labor and Benefits	260,607	284,265	313,874	253,671	313,874	343,550
13	Operating	705,319	621,927	950,351	276,231	950,351	734,990
14	Interfund Charges	42,662	50,082	83,894	102,240	83,894	77,658
15	Capital Outlay	-	102,102	-	-	-	-
16	203 - DDA Capital Improvements Fund						
17	Revenue	-	-	-	\$ 13,180	\$ 4,831,471	-
18	Intergovernmental	-	-	-	13,180	4,831,471	-
19	Expenses	-	-	-	\$ 304,678	\$ 4,831,471	-
20	Capital Outlay	-	-	-	304,678	4,831,471	-
21	611 - DDA TIF Debt Service Fund						
22	Revenue	\$ 3,072,457	\$ 3,439,869	\$ 3,487,658	\$ 3,469,126	\$ 4,229,658	\$ 2,729,258
23	Intergovernmental	-	157,345	-	-	-	-
24	Contributions	837,009	662,150	740,000	-	662,000	681,600
25	Debt Proceeds	550,000	426,545	700,000	1,200,000	1,300,000	-
26	Tax Revenue	1,665,303	2,145,366	2,007,658	2,239,810	2,227,658	2,007,658
27	Interest Revenue	20,146	48,464	40,000	29,315	40,000	40,000
28	Expenses	\$ 2,779,932	\$ 2,552,602	\$ 3,083,428	\$ 1,241,395	\$ 4,283,429	\$ 2,892,237
29	Operating	579,384	475,102	734,634	640,895	1,334,634	643,557
30	Debt Service	2,200,548	2,077,501	2,348,794	600,500	2,948,795	2,248,680



Certificate of Participation (“COP”)-Lease Purchase Supplemental Information

The City of Grand Junction has two COP issuances. One for the improvements of the stadium at Lincoln Park/Suplizio Field (“Stadium COP”) and the other for public safety facilities (“Public Safety COP”) located primarily at 6th and Ute. The useful life of the assets that were improved by the COPs extends past the term of the lease agreements.

The Stadium COP is through the Grand Junction Public Finance Corporation with an original issuance of \$7.77 million in COPs in 2010. In the early part of 2021, they were refinanced increasing the principal to \$11.03 million, generating proceeds for Stadium improvements, and extending the term to 2045. The lease payment budgeted in Fund 614 for 2026 is \$696,500. Grand Junction Baseball Inc. partnered in the project and participates in the payment of the lease at \$300,000 per year, and Mesa County School District No. 51 participates in the payment of the lease at \$100,000 per year beginning in 2021. The lease term is through 2045, and the total remaining lease obligations including the 2026 payment referenced above is \$13,947,600.

The Public Safety COP is through Zions First National Bank with an original issuance of \$34.9 million in COPs in 2010. In 2019, the outstanding COPs were re-financed at a lower interest rate with no change in the lease term resulting in significant savings in future total lease obligations. The lease payment budgeted in Fund 610 for 2026 is \$1,995,000. The E911 Regional Communication Center participates in the payment of the lease at \$500,000 per year through the Enhanced 911 Fund. The lease term is through 2040 and the total remaining lease obligation including the 2026 payment referenced above is \$29,954,250.