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**CITY COUNCIL AGENDA  
WEDNESDAY, NOVEMBER 19, 2025  
250 NORTH 5<sup>TH</sup> STREET - AUDITORIUM  
5:30 PM – REGULAR MEETING**

**Call to Order, Pledge of Allegiance, Moment of Silence**

**Proclamations**

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

Proclaiming November 19 - 25, 2025, as Interfaith Awareness Week in the City of Grand Junction

**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 19, 2025 or 4) submitting comments [online](#) until noon on Wednesday, November 19, 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 November 3, 2025 Workshop
- b. Minutes of the November 5, 2025 Regular Meeting
- c. Minutes of the November 5, 2025 Special Meeting Executive Session

## **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 Ricciardella Annexation of 7.37 Acres, Located at 2716 B 1/4 Road, and Setting a Public Hearing for January 7, 2026
  - ii. Introduction of an Ordinance Authorizing, Approving and Confirming a Lease to NCWPCS MPL 34 Year Sites Tower Holdings, LLC (NCWPCS), by and through CCATT, LLC, (CCATT) for Use of Real Property Located at 2057 South Broadway Road, Grand Junction, Colorado for Communication Equipment and Ratifying All Actions Heretofore Taken and in Connection Therewith, and Setting a Public Hearing for December 3, 2025
- b. Quasi-judicial
  - i. Introduction of an Ordinance for Supplemental Appropriations and Setting a Public Hearing for December 3, 2025

## **3. Procurements**

- a. Contract Amendment for Design and Engineering Services for the City's Materials Recovery Facility (MRF)

## **4. Resolutions**

- a. A Resolution Amending the Purchase and Sale Agreement Terms for the Sale of Real Property Located In The Dos Rios Subdivision, Grand Junction, Colorado
- b. A Resolution Authorizing the Conveyance of Easement to the Bureau of Reclamation for Relocation and Piping of Lateral 1A
- c. A Resolution Issuing a Revocable Permit Within a Portion of the Sixty Foot Right-of-Way and a Portion of the Twenty Foot Alley Right-of-Way for a Building Encroachment at 410 Hill Avenue



- d. A Resolution Finding that Downtown Redevelopment Projects Support and Promote the Plan of Development
- e. Resolutions Levying Taxes for the Year 2025 in the City of Grand Junction, Colorado and the Downtown Development Authority
- f. A Resolution Adopting Rates, Fees, and Charges Effective January 1, 2026
- g. A Resolution Allocating Certain Property Tax and Sales Tax Revenues for the Grand Junction Downtown Development Authority and for Certification of Property Tax Distribution Percentages to the County Assessor

## 5. Other Action Items

- a. Downtown Grand Junction Business Improvement District's 2026 Operating Plan and Budget
- b. Horizon Drive Business Improvement District's 2026 Operating Plan and Budget

## **REGULAR AGENDA**

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

## 6. Public Hearings

- a. Legislative
  - i. 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
  - ii. 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.
- b. Quasi-judicial
  - i. An Ordinance Amending the Wastewater System Code Section 13.04.090 Connection to Sewer Mandatory

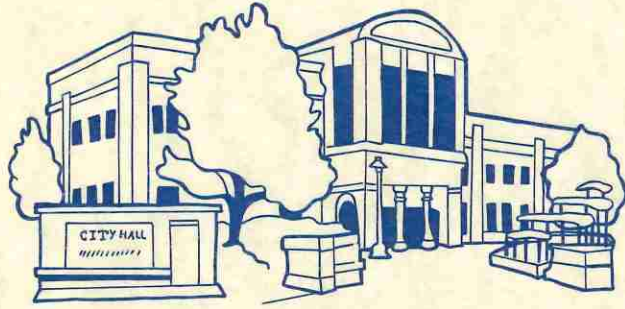
- ii. Presentation, Second Reading, and Public Hearing of the Appropriation Ordinance for the 2026 Budget

**7. 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.*

**8. Other Business**

**9. Adjournment**



*City of Grand Junction, State of Colorado*

# Proclamation

- Whereas,** for more than 30 years, HopeWest has been Grand Junction's community-owned, nonprofit organization where people turn when facing life's most difficult times; and
- Whereas,** as a nationally recognized hospice, palliative care, dementia support, adult bereavement, and children's bereavement program, HopeWest provides care to more than 3,700 individuals each year. With every year, the need for HopeWest services is growing; and
- Whereas,** Hospice and Palliative Care Month highlights the importance of comfort for those facing aging, serious illness, or grief. HopeWest is privileged to provide exceptional care every day, helping patients and their families transform an overwhelming or fearful time into one of comfort, healing, and hope; and
- Whereas,** this public declaration celebrates our community's unique spirit of helping each other every day and honors the compassion of the many nursing assistants, social workers, chaplains, physicians, counselors, registered nurses, and volunteers at HopeWest; and
- Whereas,** Hospice and Palliative Care Month presents a unique opportunity to increase awareness of these programs and honor all who make them possible.

**NOW, THEREFORE,** I, Cody Kennedy, by the power vested in me as Mayor of the City of Grand Junction, do hereby proclaim November 2025 as

## *"Hospice and Palliative Care Month"*

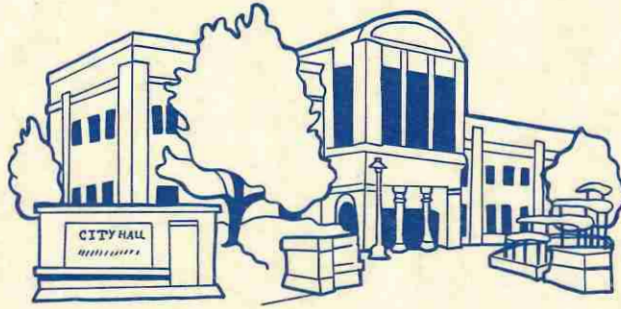
in the City of Grand Junction and ask that the City Council encourage the support and participation of friends, neighbors, colleagues and fellow citizens in hospice activities and programs now and throughout the year.



IN WITNESS WHEREOF, I have hereunto set my hand and caused to be affixed the official Seal of the City of Grand Junction this 19<sup>th</sup> day of November 2025.

*Cody Kennedy*  
\_\_\_\_\_  
Mayor





*City of Grand Junction, State of Colorado*

# Proclamation

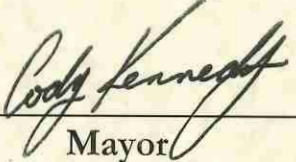
- Whereas,** the City of Grand Junction honors and respects all religious beliefs, cultures, creeds, and races and supports those who believe that equal spiritual opportunity and human rights belong to every citizen; and
- Whereas,** various statistical sources calculate that there are between 4,000 and 5,000 different religions in the world and that the city of Grand Junction and Mesa County are home to a number of such different faith paths as well as individuals who do not have a religious practice; and
- Whereas,** freedom of religion or belief (FoRB) is recognized internationally as a human right, and observances like Interfaith Awareness Week seek to promote and support that right for all individuals; and
- Whereas,** the Grand Valley Interfaith Network (GVIN) has been networking together since 1977 and offers varied programs designed to bring diverse faith groups into dialogue to better practice peace, harmony, cooperation, and understanding among all people; and
- Whereas,** the annual ThanksGVIN community interfaith service on November 25, which is the capstone of Interfaith Awareness Week, demonstrates that diverse religious perspectives are committed to working collaboratively to put hope into action; and
- Whereas,** Whereas, the ongoing activities of harmony among a diversity of faiths is a vital goal for all people throughout Grand Junction, North America, and the world;

**NOW, THEREFORE,** I, Cody Kennedy, by the power vested in me as Mayor of the City of Grand Junction, do hereby proclaim November 19 - 25, 2025 as

## ***“Interfaith Awareness Week”***

in the City of Grand Junction. Furthermore, the City of Grand Junction hereby intends to continue annually recognizing the importance of all beliefs in the community and to consider, respect, and value the uniqueness and importance of religious diversity in our community

IN WITNESS WHEREOF, I have hereunto set my hand and caused to be affixed the official Seal of the City of Grand Junction this 19<sup>th</sup> day of November 2025.

  
\_\_\_\_\_  
Mayor



## GRAND JUNCTION CITY COUNCIL WORKSHOP SUMMARY

### November 3, 2025

**Meeting Convened:** 5:30 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, Ben Van Dyke, and Mayor Cody Kennedy. Councilmember Anna Stout was absent.

**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, Deputy City Clerk Misty Williams, and City Clerk Selestina Sandoval.

### 1. Discussion Topics

#### a. Counseling & Education Center 2025 Funding Request

At the October 13, 2025, City Council workshop, Council requested that the Counseling & Education Center (CEC) attend the November 3, 2025, Council workshop to present their request for the City to cover their \$20,985.84 Transportation Capacity Payment (Impact Fee), as well as engineering inspection fees for their project in Orchard Mesa. The City has invested \$996,000 in this project through American Rescue Plan Act (ARPA) funds. The fees were disclosed to the CEC in their initial comments during the development review process, dated November 4, 2024.

Hali Nurnberg, Executive Director of the CEC, presented their request and answered questions from the City Council.

Key points included:

- Originally awarded ~\$996K in ARPA funds from the City in 2023.
- New Orchard Mesa site will serve an additional 300–400 low-income clients annually.
- Construction costs escalated due to change-of-use requirements and infrastructure upgrades (e.g., parking, drainage, ADA compliance).
- Additional contributions received from local foundations and regional grants (including \$450K from the Regional Employment Council).
- CEC has increased private donation revenue by 340% since 2022 and operates internship and workforce development programs.
- Staff were directed to prepare a supplemental appropriation ordinance before year-end to potentially refund fees from the City's reserve fund.

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

### **b. Dos Rios Update from Developer May Reigler**

With Ordinance 4992, the City Council authorized and confirmed a purchase and sale agreement ("PSA") for the sale of real property located in the Dos Rios Subdivision. The Purchaser (May Riegler) has acquired all of the property that is the subject of the PSA except for Lot 1, Riverfront at Dos Rios Filing Three, as shown on the plat thereof recorded in Mesa County land records with Reception #2942736, County of Mesa, State of Colorado ("Lot 1") and Lot 5, Riverfront at Dos Rios Filing Three, as shown on the plat thereof recorded in Mesa County land records with Reception #2942736, County of Mesa, State of Colorado ("Lot 5"). The PSA refers to those Lots as Part II Land. The Purchaser is presently contracted to close, in accordance with the amendment to the contract approved with Resolution 81-24, on the remaining Part II land by December 1, 2025; however, for a number of reasons, it has proposed, as provided in the Eleventh Amendment to the PSA to extend the closing on the remaining Part II land to on or before December 31, 2026.

Representative of May Riegler, Kevin Reigler, presented their request and answered questions from the City Council.

Key points included:

- Developer owns ~82% of Dos Rios development land; seeking an extension on the option to purchase the remaining parcels (Part 2) through 2026.
- Project momentum slowed due to macroeconomic issues (e.g., interest rates, construction inflation).
- City supports the extension request to preserve long-term development goals.
- Questions raised about alternative options, financial exposure, and development timeline.
- Consensus formed in favor of a 1-year extension, citing the developer's investment and better positioning to advance the project.
- Staff will bring a formal resolution to the November 19 council meeting.

### **c. Parks Impact Fee Discussion**

The Grand Junction Municipal Code ("Code" or "GJMC") required the City to update its impact fee study once every five years. The City's last fee study for transportation, police, fire, parks, and municipal facilities was completed in 2019, which necessitated the need for the city to update its fee study in 2024/2025. The city contracted with TischlerBise to update its fee study, for which a new fee schedule and changes to the GJMC were adopted on April 2, 2025. The process for updating included a city-appointed stakeholder group, numerous workshops with the City Council and Planning Commission, community meetings, and a joint workshop between the City Council and the appointed stakeholder group. Information about the fee study, including all fees, was made available throughout the process on <https://engagegj.org/impact-fees-study>.

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

Staff received from the Housing and Building Association of Western Colorado a request that the City reconsider the adopted parks fee, including the calculation, collection, and tracking thereof.

Key points included:

- Emphasized that impact fees support maintaining the citywide level of service, not just new park locations.
- Reiterated that fees are tied to a defensible, legally required nexus study.
- Direction given to staff and TischlerBise (consultant) to explore alternative methodologies (e.g., removing outliers, using medians, examining future park planning areas) and bring options back for review.

## **2. Council Communication**

There was a discussion of partners attending a future workshop to discuss a plan for the houseless community.

## **3. Next Workshop Topics**

City Manager Bennett gave a summary of upcoming Workshop topics, which included: Townhall Debrief, Judicial Review Committee, 29 Road Interchange, and Museums of Western Colorado.

## **4. Other Business**

The council requested that the two proclamations that were requested be scheduled for reading at future council meetings: Hospice and Palliative Care Month and Interfaith Awareness Week.

## **5. Adjournment**

There being no further business, the workshop was adjourned at 8:25 p.m.

**Grand Junction City Council**  
**Minutes of the Regular Meeting**  
**November 5, 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 5th day of November, at 5:30 p.m. Those present were Councilmembers Robert Ballard, Scott Beilfuss, Jason Nguyen, Ben Van Dyke, and Council President Cody Kennedy. Councilmember Anna Stout attended virtually, and Councilmember Laurel Lutz (formerly Cole) was absent.

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, Housing Manager Ashley Chambers, Budget Coordinator Matt Martinez, General Services Director Jerod Timothy, Community Development Director Tamra Allen, Deputy City Manager Kimberly Bullen, Visit Grand Junction Director Elizabeth Fogarty, Human Resources Director Shelly Caskey, Deputy Information Technology Director Scott Hockins, Public Safety Director Matt Smith, Communications & Engagement Manager Kelsey Coleman, Assistant City Attorney Jeremiah Boies, Utilities Director Randi Kim, Engineering Manager Ken Haley, 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.

**Presentations**

**Grand Junction Business Incubator Center Update**

Business Incubator Center CEO Dalida Bollig presented Council with an update on their programs and projects.

**Grand Junction Sports Commission Update**

Grand Junction Sports Commission Executive Director Ben Snyder presented Council with an update on their events, programs and future projects.



## **Appointments**

### **To the Historic Preservation Board**

Councilmember Ballard moved and Councilmember Nguyen seconded to appoint Dave Fishell, Adam Nikirk, and Sidney Woods to the Historic Preservation Board for full terms expiring December 31, 2029. Motion carried by a unanimous voice vote.

### **To the Visit Grand Junction Board**

Councilmember Van Dyke moved and Councilmember Nguyen seconded to appoint Christina Schultz and Dora Fang, and to reappoint Julie Shafer to the Visit Grand Junction Board for full terms expiring December 31, 2028. Motion carried by a unanimous voice vote.

## **Public Comments**

Public comments were heard from Seth Williams, Ed Kowalski, and Henry Brown.

## **City Manager Report**

City Manager Mike Bennett reported that the City of Grand Junction had received the AA Rating for both Revenue Bonds and the Certificate of Participation.

## **Boards and Commission Liaison Reports**

Councilmember Beilfuss reported on the Historical Preservation Board, Business Incubator Center (BIC), Riverside Technical Corporation (RTC) meeting, Hilltop meeting, Housing workshop, and the City Council Town Hall Meeting.

Councilmember Ballard reported on the City Council Town Hall Meeting.

Councilmember Van Dyke reported on the City Council Town Hall Meeting and Business Incubator Center (BIC).

Councilmember Stout reported on the CML legislative items and the upcoming Parks and Recreation Advisory Board (PRAB) meeting.

Council President Kennedy reported on the City Council Town Hall meeting, modular housing, Strong Schools/Strong Community event, Museums of Western Colorado, and updates regarding HomewardBound.

## **CONSENT AGENDA**

### **1. Approval of Minutes**

- a. Summary of October 6, 2025, Workshop
- b. Summary of October 13, 2025, Workshop
- c. Minutes of 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

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

## **REGULAR AGENDA**

### **3.a.i. 2024 Community Development Block Grant (CDBG) Program Year Consolidated Annual Performance and Evaluation Report (CAPER) Review**

Community Development Block Grant (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 was 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.

Housing Manager Ashley Chambers gave a presentation on the 2024 Community Development Block Grant (CDBG) Program Year Consolidated Annual Performance and Evaluation Report (CAPER) Review and was available to answer questions from Council.

The public hearing opened at 6:35 p.m.

No comments were heard.

Public hearing closed at 6:35 p.m.

There were no comments heard from Council.

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

### **3.a.ii. Introducing the Appropriation Ordinance for the 2026 Budget, Presentation, First Public Hearing and Setting a Second Public Hearing for November 19, 2025**

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.

City Manager Mike Bennett gave a detailed presentation of the 2026 budget to Council and was available to answer questions.

Council took a short break at 7:28 p.m.

The meeting resumed at 7:38 p.m.

Comments were heard from Councilmember Beilfuss.

The public hearing opened at 7:48 p.m.

Comments were heard from Thomas Copp, Dennis Simpson, Porcia Silverberg, Ramona Windkeller, Cynthia Zates, David Kenworthy, Peter Booth, Heather McKinn, TJ Smith, Jeff Gustofson, and Andrew Price.

The public hearing closed at 8:20 p.m.

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

Councilmember Van Dyke moved, and Councilmember Stout seconded to introduce the proposed ordinance appropriating certain sums of money to defray the necessary expenses and liabilities of the City of Grand Junction pursuant to Article VII of the City Charter, and to defray the necessary expenses and liabilities of the Downtown Development Authority for the year beginning January 1, 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, with the additional \$30,000 for funding to the Commission on Arts & Culture. The motion carried 6-0 by a unanimous roll call 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 8:49 p.m.

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Selestina Sandoval, MMC  
City Clerk



**GRAND JUNCTION CITY COUNCIL  
MINUTES OF THE SPECIAL MEETING EXECUTIVE SESSION**

**City Hall Administration Conference Room  
November 5, 2025**

**Call to Order**

Council President Kennedy called the Special Meeting of the Grand Junction City Council to order at 4:46 p.m. on the 5<sup>th</sup> day of November 2025.

Councilmembers Robert Ballard, Scott Beilfuss, Jason Nguyen, Ben Van Dyke, and Council President Cody Kennedy were present. Councilmembers Anna Stout and Laurel Cole (formerly Cole) called in to the meeting.

**Executive Session**

Councilmember Ballard moved and Councilmember Van Dyke seconded to convene into ***EXECUTIVE SESSION TO DISCUSS PERSONNEL MATTERS UNDER AND PURSUANT TO SECTION 24-6-402(4)(f)(I) C.R.S. OF THE OPEN MEETINGS LAW RELATIVE TO THE CITY ATTORNEY. THE CITY ATTORNEY HAS NOT REQUESTED DISCUSSION IN OPEN SESSION.***

It was a unanimous vote to convene into Executive Session for the purpose stated.

Upon completion of the Executive Session, Councilmember Van Dyke moved, and Councilmember Nguyen seconded to adjourn the Executive Session. The motion carried 7-0.

The Special Meeting was reconvened at 5:09 p.m.

**Adjournment**

There being no further business, the meeting adjourned at 5:11 p.m.

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Selestina Sandoval, MMC

City Clerk





## Grand Junction City Council

### Regular Session

Item #2.a.i.

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**Meeting Date:** November 19, 2025  
**Presented By:** Jessica Johnsen, Zoning Supervisor  
**Department:** Community Development  
**Submitted By:** Jessica Johnsen, Zoning Supervisor

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### 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 Ricciardella Annexation of 7.37 Acres, Located at 2716 B 1/4 Road, and Setting a Public Hearing for January 7, 2026

#### **RECOMMENDATION:**

Staff recommends adoption of a resolution referring the petition for the Ricciardella Annexation, introducing the proposed annexation Ordinance, and setting a hearing for January 7, 2026.

#### **EXECUTIVE SUMMARY:**

The Applicants, Hwy 50 Self Storage Parking LLC, are requesting annexation of approximately 7.37 acres located at 2716 B 1/4 Road. The property is Annexable Development per the Persigo Agreement. The property is currently vacant. Annexation is being sought in anticipation of developing the vacant land area. 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.

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

##### **Annexation Request:**

The Applicant is requesting a zone district of RM-8 (Residential Medium-8). The property is currently zoned in the County as RSF-4(Residential). The proposed zone district of RM-8 is consistent with the Residential Land Use designation of the Comprehensive Plan. The surrounding zoning includes a mix of both City and County-zoned properties. City-zoned properties adjacent to the property include Planned Development (PD), RSF-4 (County) and PUD (County), Commercial General (CG)

RSF-4 (County). Zoning will be considered in a future action by City Council and requires review and recommendation by the Planning Commission.

The annexation area has sewer service and all other urban amenities to the property. It is located within Tier 1 on the Intensification and Growth Tiers Map of the Comprehensive Plan.

### **NOTIFICATION REQUIREMENTS**

A Neighborhood Meeting regarding the proposed Annexation and Zoning was held virtually on December 19, 2023, in accordance with Section 21.02.080 (e) of the Zoning and Development Code. The Applicant's representative and City staff were in attendance as well as twelve members of the public. Notification signs were placed on the site on January 24, 2024.

### **RECOMMENDATION AND FINDINGS OF FACT**

After reviewing the Ricciardella Zone of Annexation, ANX-2024-16 request for the property located at 2716 B ¼ Road from County RSF-4 (Residential) to RM-8 (Residential Medium-8), the following findings of facts have been made:

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 has existing urban utilities and services near and available to the property. Areas to the west and north are developed with residential uses, and areas to the east are established commercial uses.

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

The proposed annexation area is adjacent to the city limits direct to the east and directly to the north and has direct access to B 1/4 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. 69-25, 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 Ricciardella Annexation, approximately 7.37 acres, located at 2716 B 1/4 Road, as well as introduce a proposed ordinance annexing territory to the City of Grand Junction, Colorado, Ricciardella Annexation, approximately 7.37 acres, located at 2716 B 1/4 Road, and set a public hearing for January 7, 2026.

**Attachments**

1. Exhibit 1 - Development Application
2. Exhibit 2 - Annexation Plat
3. Exhibit 3 - Annexation Information Sheet
4. Exhibit 4 - Annexation Site Map
5. Exhibit 6 - Annexation Petition
6. Exhibit 5 - Resolution - Petition Referral (Land Use Control)
7. Draft ORD - Zoning - Ricciardella Annexation

## 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: Residential Medium

Existing Zoning: RSF-4 (County)

Proposed Land Use Designation: N/A

Proposed Zoning: R8

### Property Information

Site Location: 2716 B 1/4 Road

Site Acreage: 7.3

Site Tax No(s): 2945-253-00-132

Site Zoning: RSF-4 (County)

Project Description: Annexation/Zone of Annexation

### Property Owner Information

Name: HWY 50 Self Storage Parking, LLC

Mailing Address: 2716 B 1/4 Road

City/State/Zip: Grand Junction, CO 81501

Business Phone #: 702-935-2571

E-Mail: michaelm@osprey-management.com

Fax #:

Contact Person: Mikey McMahon

Contact Phone #: 702-606-3042

### Applicant Information

Name: HWY 50 Self Storage Parking LLC

Mailing Address: 2716 B 1/4 Rd

City/State/Zip: Grand Junction, CO 81501

Business Phone #: 702-606-3042

E-Mail:

Fax #:

Contact Person: Mikey McMahon

Contact Phone #: 702-606-3042

### Representative Information

Name: Ty Johnson

Mailing Address: 734 Egret Circle

City/State/Zip: Grand Junction, CO 81505

Business Phone #: 970-316-1596

E-Mail: ty@mesaplanning.com

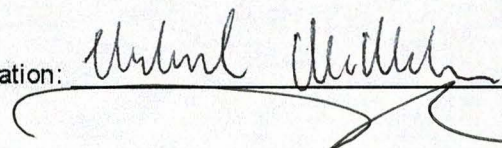
Fax #:

Contact Person: Ty Johnson

Contact Phone #: same

**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: 

Date: 5/29/25

Signature of Legal Property Owner: \_\_\_\_\_

Date: 5/29/25



### Statement of Authority

The undersigned hereby executes this Statement of Authority, pursuant to the provisions of Section 38-30-172, C.R.S., on behalf of HWY 50 Self Storage Parking, LLC, an entity other than an individual, capable of holding title to real property ("Entity"), and states as follows:

1. The Entity is a Limited Liability Company formed and existing under the laws of the following governmental authority Nevada  
(state the type of entity and the state, country or other governmental authority under whose laws it was formed. Example: a Limited Liability Company formed and existing under the laws of Colorado)
2. If formed under a governmental authority other than the State of Colorado, state the name under which the Entity has filed with the Colorado Secretary of State \_\_\_\_\_
3. The Entity's mailing address is: 9515 Hillwood Drive, Las Vegas, NV 89134
4. The name of the person or persons, or the position or positions, of the Entity authorized to execute instruments on behalf of the Entity to convey, encumber or otherwise affect the title to real property is/are:  
Matthew Ricciardella / Manager
- ☐ If ALL names or positions provided here are required for authority, please check this box. If box is not checked, then only one of the names or positions provided is necessary for execution of instruments on Entity's behalf.
5. The limitations upon the authority of the person or persons named above to bind the Entity are as follows:  
None  
(if no limitations insert "NONE")
6. Other matters concerning the manner in which the Entity deals with any interest(s) in real property are:  
None  
(if none insert "NONE")

This Statement of Authority amends or replaces any prior Statement of Authority executed on behalf of the Entity.

EXECUTED this 29th day of May, 2025.

ENTITY: Hwy 50 Self Storage Parking LLC, a Nevada Limited Liability Company

BY: [Signature]  
Name Position

STATE OF NV)

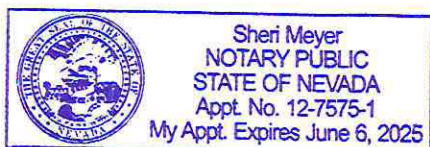
) ss.

COUNTY OF Clark)

The foregoing instrument was acknowledged before me this 29th day of May, 2025, by Matthew Ricciardella and xxx.  
Witness my hand and official seal.

My commission expires:

[Signature]  
Notary Public





# OWNERSHIP STATEMENT - CORPORATION OR LIMITED LIABILITY COMPANY

(a) HWY 50 SELF STORAGE PARKING, LLC ("Entity") is the owner of the following property:

(b) 2716 B 1/4 Road, Grand Junction, CO 81501 (Parcel #2945-253-00-132)

A copy of the deed(s) evidencing the owner's interest in the property is attached. Any documents conveying any interest in the property to someone else by the owner are also attached.

I am the (c) Manager for the Entity. I have the legal authority to bind the Entity regarding obligations and this property. I have attached the most recent recorded Statement of Authority of the Entity.

☒ My legal authority to bind the Entity both financially and concerning this property is unlimited.

☐ My legal authority to bind the Entity financially and/or concerning this property is limited as follows:

☒ The Entity is the sole owner of the property.

☐ The Entity owns the property with other(s). The other owners of the property are:

On behalf of Entity, I have reviewed the application for the (d) Annexation/Zone of Annexation

I have the following knowledge or evidence of a possible boundary conflict affecting the property:

(e) No knowledge of a boundary conflict

I understand the continuing duty of the Entity to inform the City planner of any changes regarding my authority to bind the Entity and/or regarding ownership, easement, right-of-way, encroachment, lienholder and any other interest in the land.

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

Signature of Entity representative: [Signature]

Printed name of person signing: Matthew Ricciardella

State of NV )

County of Clark ) ss.

Subscribed and sworn to before me on this 29<sup>th</sup> day of May, 2025

by Matthew

Witness my hand and seal.

My Notary Commission expires on 6-6-2025



Sheri Meyer  
NOTARY PUBLIC  
STATE OF NEVADA  
Appt. No. 12-7575-1  
My Appt. Expires June 6, 2025

[Signature]

Notary Public Signature



State Documentary Fee  
Date: May 13, 2022  
\$125.00

**General Warranty Deed**  
(Pursuant to C.R.S. 38-30-113(1)(a))

Grantor(s), **JOYCE LUSTER, LLC, A COLORADO LIMITED LIABILITY COMPANY**, whose street address is **2723 HIGHWAY 50, 2716 B 1/4 ROAD, AND 235 27 1/4 ROAD, GRAND JUNCTION, CO 81503**, City or Town of **GRAND JUNCTION**, County of **Mesa** and State of **Colorado**, for the consideration of **(\$1,250,000.00) \*\*\*One Million Two Hundred Fifty Thousand and 00/100\*\*\*** dollars, in hand paid, hereby sell(s) and convey(s) to **HWY 50 SELF STORAGE PARKING LLC, A NEVADA LIMITED LIABILITY COMPANY**, whose street address is **9515 HILLWOOD DR, Las Vegas, NV 89134**, City or Town of **Las Vegas**, County of **Clark** and State of **Nevada**, the following real property in the County of **Mesa** and State of **Colorado**, to wit:

See attached "Exhibit A"

also known by street and number as: **2723 HIGHWAY 50, 2716 B 1/4 ROAD, AND 235 27 1/4 ROAD, GRAND JUNCTION, CO 81503**

with all its appurtenances and warrant(s) the title to the same, subject to Statutory Exceptions.

Signed this day of **May 13, 2022**.

**JOYCE LUSTER, LLC, A COLORADO LIMITED LIABILITY COMPANY**

By: *Joyce Luster*

**JOYCE LUSTER AS MANAGER**

State of **Colorado**

)

)ss.

County of **MESA**

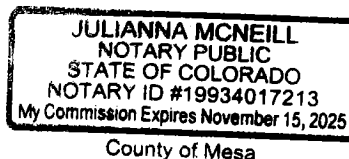
)

The foregoing instrument was acknowledged before me on this day of **May 13th, 2022** by **JOYCE LUSTER, AS MANAGER OF JOYCE LUSTER, LLC, A COLORADO LIMITED LIABILITY COMPANY**

Witness my hand and official seal

My Commission expires: 11-15-25

*Julianna McNeill*  
Notary Public



When recorded return to: **HWY 50 SELF STORAGE PARKING LLC, A NEVADA LIMITED LIABILITY COMPANY**  
**9515 HILLWOOD DR, Las Vegas, NV 89134**



**Exhibit A****TRACT I:**

A PARCEL OF GROUND SITUATED IN THE NE¼ SW¼ OF SECTION 25, TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE UTE MERIDIAN BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE NW CORNER OF THE NE¼ SW¼ OF SECTION 25, TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE UTE MERIDIAN, AND CONSIDERING THE WEST LINE OF THE NE¼ SW¼ OF SECTION 25, TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE UTE MERIDIAN TO BEAR N00°00'30"W 1321.66 FEET WITH ALL OTHER BEARINGS CONTAINED HEREIN TO BE RELATIVE THERETO;

THENCE ALONG THE WEST LINE OF THE NE¼ SW¼ OF SAID SECTION 25, S00°00'30"E 233.00 FEET TO THE POINT OF BEGINNING, ALSO BEING ON THE SOUTH RIGHT-OF-WAY LINE OF THAT TRACT OF LAND CONVEYED TO THE DEPARTMENT OF HIGHWAYS, STATE OF COLORADO DESCRIBED AT RECEPTION NO. 694676;

THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES:

(1) S45°07'00"E 91.00 FEET;

(2) S56°28'00"E 57.47 FEET;

(3) S59°04'51"E 31.59 FEET TO THE NW CORNER OF ORCHARD MESA COMMERCIAL PARK (RECEPTION NO. 1149093);

THENCE ALONG THE WEST LINE OF ORCHARD MESA COMMERCIAL PARK (RECEPTION NO. 1149093),

S01°06'24"W 374.68 FEET;

THENCE CONTINUING ALONG THE WEST LINE OF ORCHARD MESA COMMERCIAL PARK (RECEPTION NO. 1149093), S00°00'01"E 338.05 FEET TO THE SW CORNER OF

ORCHARD MESA COMMERCIAL PARK (RECEPTION NO. 1149093);

THENCE ALONG THE SOUTH LINE OF ORCHARD MESA COMMERCIAL PARK (RECEPTION NO. 1149093), N89°59'59"E 435.00 FEET TO THE SE CORNER OF ORCHARD MESA COMMERCIAL PARK (RECEPTION NO. 1149093);

THENCE S00°10'23"E 1.68 FEET;

THENCE N89°55'45"E 0.77 FEET;

THENCE S00°01'18"E 101.00 FEET;

THENCE S89°59'30"W 357.25 FEET;

THENCE S00°04'15"E 15.28 FEET;

THENCE S89°59'30"W 80.30 FEET;

THENCE N00°00'30"W 1.53 FEET;

THENCE N89°56'05"W 132.00 FEET TO THE WEST LINE OF THE NE¼ SW¼ OF SAID SECTION 25;

THENCE ALONG THE WEST LINE OF THE NE¼ SW¼ OF SAID SECTION 25, N00°00'30"W 938.65 FEET TO THE POINT OF BEGINNING,

COUNTY OF MESA, STATE OF COLORADO.

**TRACT II:**

A PARCEL OF GROUND SITUATED IN THE SE¼ NW¼ SW¼ OF SECTION 25, TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE UTE MERIDIAN, BEING DESCRIBED AS FOLLOWS;

COMMENCING AT THE SE CORNER OF THE NW¼ SW¼ OF SECTION 25, TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE UTE MERIDIAN, AND CONSIDERING THE SOUTH LINE OF THE NW¼ SW¼ OF SECTION 25, TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE UTE MERIDIAN TO BEAR N89°56'05"W WITH ALL OTHER BEARINGS CONTAINED HEREIN TO BE RELATIVE THERETO;

THENCE ALONG THE SOUTH LINE OF THE NW¼ SW¼ OF SAID SECTION 25, N89°56'05"W 660.31 FEET TO THE SW CORNER OF THE SE¼ NW¼ SW¼ OF SAID SECTION 25;

THENCE ALONG THE WEST LINE OF THE SE¼ NW¼ SW¼ OF SAID SECTION 25, N00°02'12"W 20.00 FEET TO THE NORTH RIGHT-OF-WAY LINE FOR B-¼ ROAD AND BEING THE POINT OF BEGINNING;

THENCE CONTINUING ALONG THE WEST LINE OF THE SE¼ NW¼ SW¼ OF SAID SECTION 25, N00°02'12"W 640.50 FEET TO THE NW CORNER OF THE SE¼ NW¼ SW¼ OF SAID SECTION 25;

THENCE ALONG THE NORTH LINE OF THE SE¼ NW¼ SW¼ OF SAID SECTION 25, S89°57'48"E 660.63 FEET TO THE NE CORNER OF THE SE¼ NW¼ SW¼ OF SAID SECTION 25;

THENCE ALONG THE EAST LINE OF THE SE¼ NW¼ SW¼ OF SAID SECTION 25, S00°00'30"E 510.83 FEET;

THENCE N89°56'05"W 275.00 FEET;

THENCE N00°00'30"W 39.31 FEET;

THENCE N89°56'05"W 183.40 FEET;

THENCE S00°02'12"E 159.31 FEET TO THE NORTH RIGHT-OF-WAY LINE FOR B-¼ ROAD;

THENCE ALONG THE NORTH RIGHT-OF-WAY LINE FOR B-¼ ROAD, N89°56'05"W 58.00 FEET;

THENCE N00°02'12"W 262.00 FEET;

THENCE N89°56'05"W 128.00 FEET;

THENCE S00°02'12"E 272.00 FEET TO THE NORTH RIGHT-OF-WAY LINE FOR B-¼ ROAD;

THENCE ALONG THE NORTH RIGHT-OF-WAY LINE FOR B-¼ ROAD, N89°56'05"W 16.00 FEET TO THE POINT OF BEGINNING;

EXCEPTING THEREFROM THAT PORTION THEREOF CONVEYED TO COUNTY OF MESA IN WARRANTY DEED RECORDED MARCH 20, 2017 UNDER RECEPTION NO. 2793678,

COUNTY OF MESA, STATE OF COLORADO.

TRACT III:

LOT 16,  
EXCEPT THE NORTH 14.3 FEET THEREOF,  
AND ALL OF LOTS 17, 18, AND 19 IN BLOCK ONE OF  
ORCHARD MESA COMMERCIAL PARK,

COUNTY OF MESA, STATE OF COLORADO.



**Ricciardella Annexation**  
**Annexation and Zone of Annexation**  
**2716 B 1/4 Rd.**  
**December 20, 2023**  
**General Project Report**

## **Project Description**

The subject property is approximately 7.3 acres in size and is located at 2716 B 1/4 Rd., as displayed below.



### **Public Benefit (of the entire project):**

This project will benefit the public by implementing the 201 Persigo Agreement and create the opportunity for future residential development. The R8 1 zoning, if granted, will create opportunities for medium density housing, which is lacking in our community.



## Neighborhood Meeting

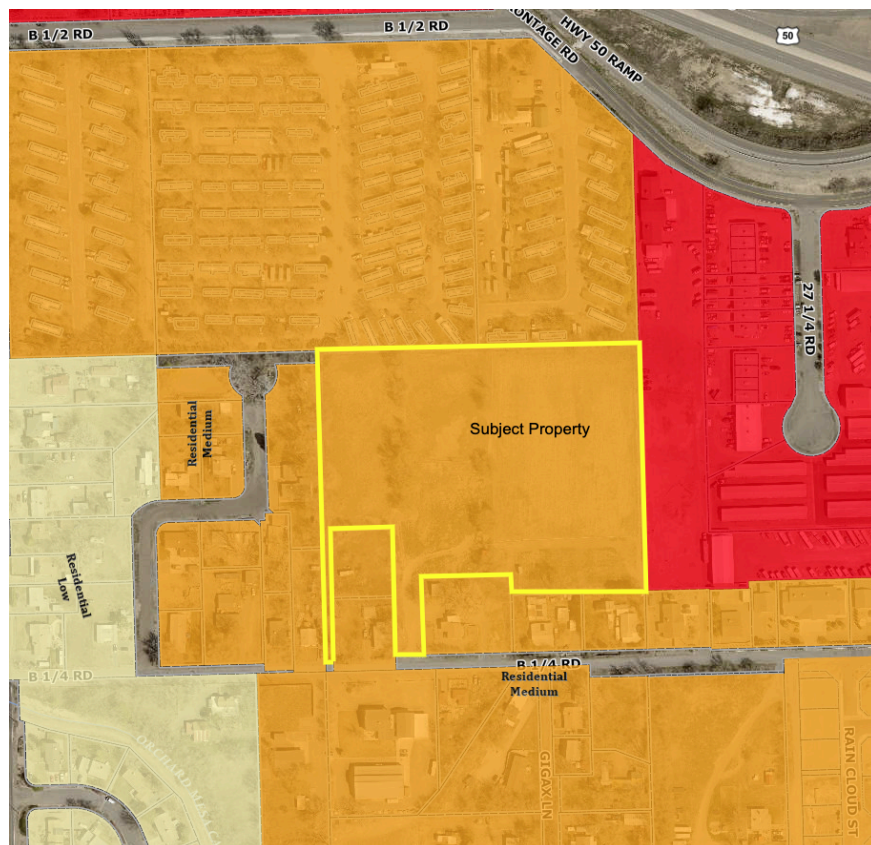
A neighborhood meeting was held on Tuesday, December 19th on zoom to inform neighbors about the intent to submit an application for annexation and zone of annexation to the City of Grand Junction. There were three (3) attendees present and the meeting lasted approximately 12 minutes from 5:30-5:42.

## Project Compliance, Compatibility, and Impact

### Adopted Plans and/or Policies

The subject property is designated as a residential medium in the future land use map of the comprehensive plan. R8 is one of two residential zone districts that implements the residential medium land use designation in the Comp Plan. The proposal meets a number of goals and policies in the City's comp plan.

- **Plan Principle 3: Responsible and Managed Growth**
  - Encourage infill to leverage existing infrastructure
- **Plan Principle 5: Strong Neighborhoods and Housing Choices**
  - Opportunities for housing choices that meets needs of all people



### Surrounding Land Use

The subject property is currently surrounded by residential development to the north, west, and south. The property is adjacent to commercial development to the east.

### Availability of Utilities

- Sanitary Sewer: City of Grand Junction
- Water: Ute Water
- Storm Sewer: NA
- Gas: Xcel
- Electricity: Xcel
- Irrigation: OMID

### Approval Criteria

The proposed annexation will meet the Municipal Annexation Act Pursuant to C.R.S. 31-12-104, as described below.

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

**Response:** The petition has been signed by 100% of property owners of the subject property.  
**This criterion has been met.**

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

**Response:** This requirement is being met, as demonstrated by the improvement survey plat submitted with the application package.  
**This criterion has been met.**

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

**Response:** Annexation of the subject property will contribute to implementation of the 201 Persigo Agreement which benefits the community as whole.  
**This criterion has been met.**

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

**Response:** The applicant is preparing the property for development consistent with the standard and regulations of the R-8 zone district.  
**This criterion has been met.**

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

**Response:** The proposed annexation area is adjacent to the city limits. Utilities and City services are available and currently serve the existing urban area near this site.  
**This criterion has been met.**

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

**Response:** The entire property owned by the applicant is being annexed.  
**This criterion has been met.**

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.

**Response:** Contiguous property owned by the petitioner is less than 20 acres in size, so this requirement does not apply. However, the petitioners have granted consent to the City to annex the property.

**This criterion is not applicable.**

The Grand Junction Municipal Code states in Section 21.02.140(a) that the City may rezone property if the proposed changes are consistent with the vision, goals and policies of the Comprehensive Plan and must meet one or more of the following rezone criteria as identified:

(1) Subsequent events have invalidated the original premises and findings; and/or

**Response:** A new Comprehensive Plan has been adopted since this property was originally zoned, which is a new event that invalidates the original premises.

**This criterion has been met.**

(2) The character and/or condition of the area has changed such that the amendment is consistent with the Plan; and/or

**Response:** The character of the area has changed in that the current Comprehensive Plan, adopted in 2020, now envisions medium density in the area. That was not the case when the property was originally zoned. This change in the community's vision, as stated in the Comprehensive Plan, is a shift in the overall condition of the area such that the proposed R-8 zoning is consistent with the Plan.

**This criterion has been met.**

(3) Public and community facilities are adequate to serve the type and scope of land use proposed; and/or

**Response:** Public and community facilities are more than adequate to serve future development on this property. The subject property is adjacent to dedicated and built ROW and all utilities are adjacent and available to serve the property.

**This criterion has been met.**

(4) An inadequate supply of suitably designated land is available in the community, as defined by the presiding body, to accommodate the proposed land use; and/or

**Response:** The Grand Valley Housing Needs Assessment details that there is a "missing middle" of attached single family and multi-family housing products in the City of Grand Junction. The R-8 zoning district allows for both of these housing types which will help alleviate the shortage of medium density housing products in our community. e.

**This criterion has been met.**

(5) The community or area, as defined by the presiding body, will derive benefits from the proposed amendment.

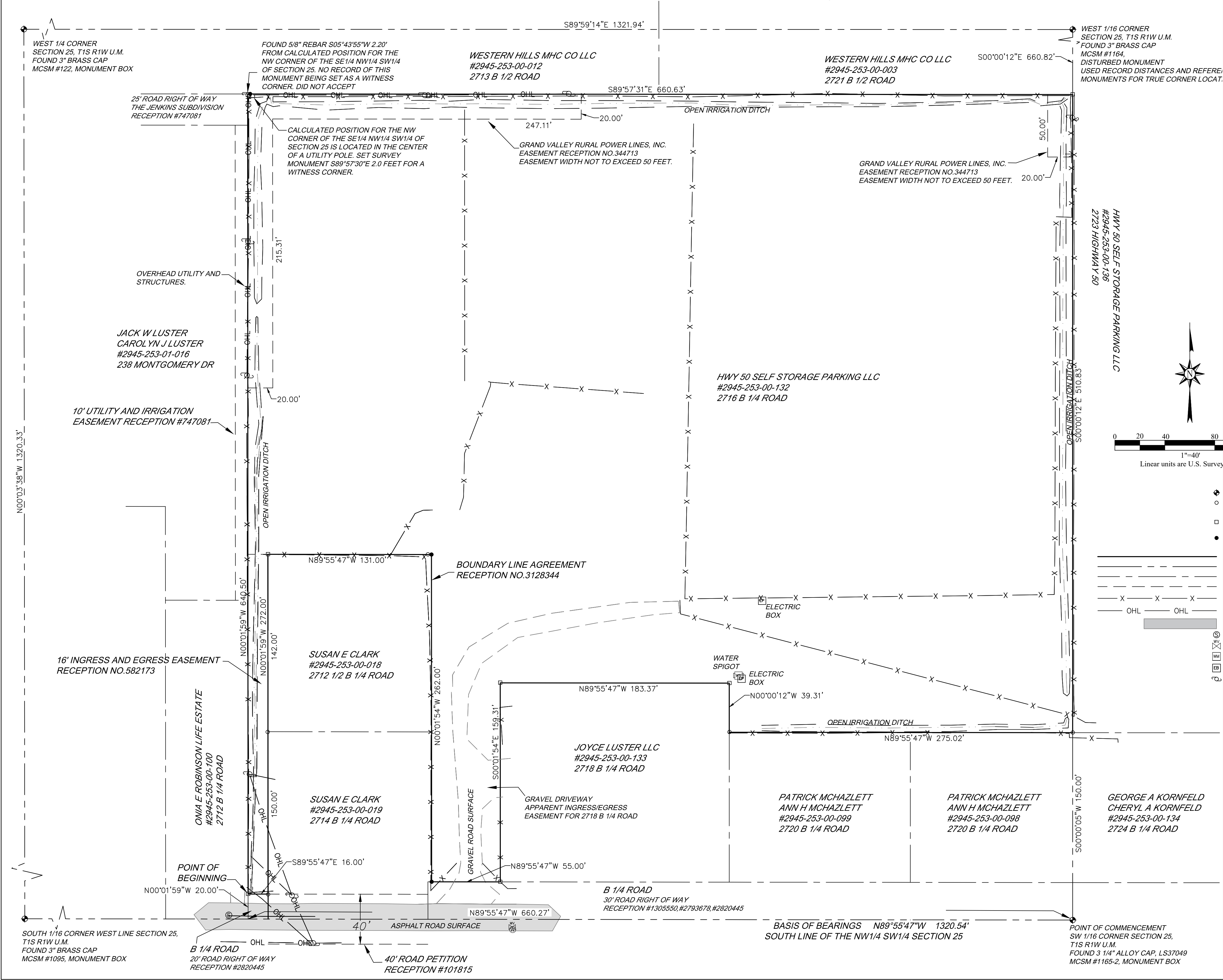
**Response:** The community will derive benefits from R-8 zoning on the property for a myriad of reasons. Most importantly, R-8 implements the vision of the community as defined in the Comprehensive Plan. The Comprehensive Planning process lasted over 2 years with thousands of responses from the public on how the community should grow. R-8 is consistent with the vision of the community as a whole. The community will benefit from this zoning as it will pave the way for future residential development which will help alleviate the housing issue in our community.

**This criterion has been met.**



# IMPROVEMENT SURVEY PLAT

Located in the SE1/4 of the NW1/4 of the SW1/4 of Section 25,  
Township 1 South, Range 1 West, Ute Meridian,  
Mesa County, Colorado



**PARCEL DESCRIPTION:**  
As described in Warranty Deed recorded at Reception No.3031767 and the Boundary Line Agreement recorded at Reception No.3128344 in the office of the Mesa County Clerk and Recorder.

**TRACT II**  
A parcel of ground situated in the SE1/4 NW1/4 SW1/4 of Section 25, Township 1 South, Range 1 West of the Ute Meridian, more particularly described as follows:

Commencing at the SE corner of the NW1/4 SW1/4 of Section 25, Township 1 South, Range 1 West of the Ute Meridian, and considering the South line of the NW1/4 SW1/4 of Section 25, Township 1 South, Range 1 West of the Ute Meridian to bear N89°55'47"W with all other bearings contained herein to be relative thereto;

thence along the South line of the NW1/4 SW1/4 of said Section 25, N89°55'47"W 660.27 feet to the SW corner of the SE1/4 NW1/4 SW1/4 of said Section 25;

thence along the West line of the SE1/4 NW1/4 SW1/4 of said Section 25, N00°01'59"W 20.00 feet to the North right-of-way line for B 1/4 Road and being the Point of Beginning;

thence continuing along the West line of the SE1/4 NW1/4 SW1/4 of said Section 25, N00°01'59"W 640.50 feet to the NW corner of the SE1/4 NW1/4 SW1/4 of said Section 25;

thence along the North line of the SE1/4 NW1/4 SW1/4 of said Section 25, S89°57'31"E 660.63 feet to the NE corner of the SE1/4 NW1/4 SW1/4 of said Section 25;

thence along the East line of the SE1/4 NW1/4 SW1/4 of said Section 25, S00°00'12"E 510.83 feet;

thence N89°55'47"W 275.02 feet;

thence N00°00'12"W 39.31 feet;

thence N89°55'47"W 183.37 feet;

thence S00°01'54"E 159.31 feet to the North right-of-way line for B 1/4 Road;

thence along the North right-of-way line for B 1/4 Road, N89°55'47"W 55.00 feet;

thence N00°01'54"W 262.00 feet;

thence N89°55'47"W 131.00 feet;

thence S00°01'59"E 272.00 feet to the North right-of-way line for B 1/4 Road;

thence along the North right-of-way line for B 1/4 Road, N89°55'47"W 16.00 feet to the Point of Beginning;

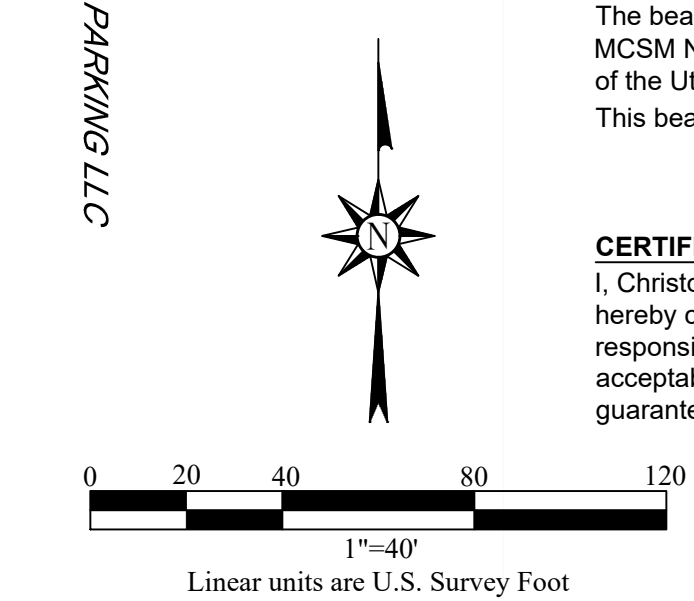
EXCEPTING therefrom that portion thereof conveyed to County of Mesa in Warranty Deed Recorded March 20, 2017 under Reception no. 2793678, County of Mesa, State of Colorado.

**SURVEY NOTES:**

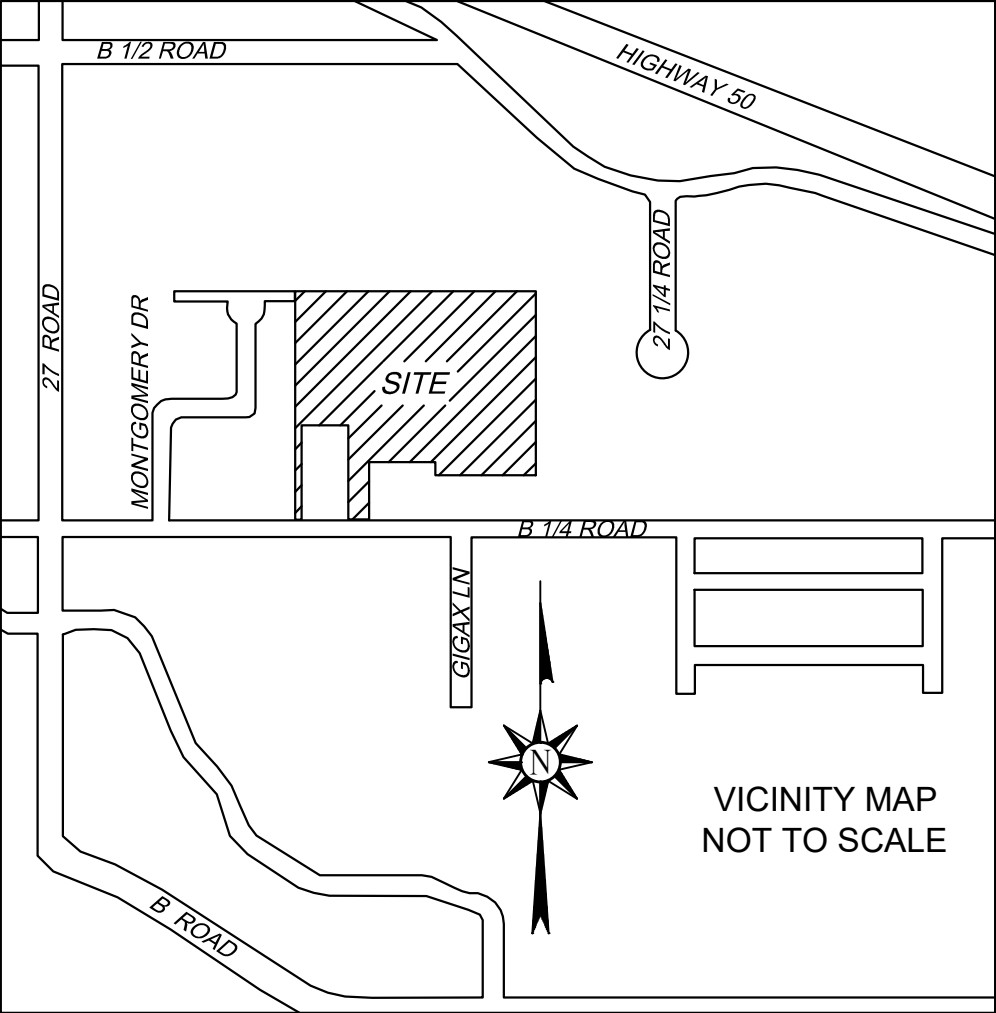
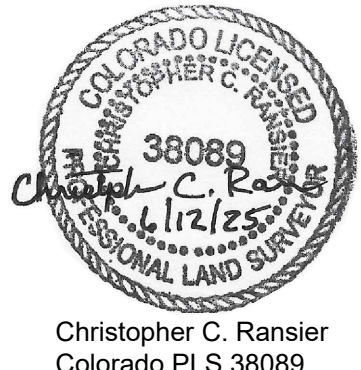
- Title information provided by Land Title Guarantee Company, File No: GJC65051180-10, Date: 04/01/2025 and the Mesa County Assessor - Real Property Public Information System.
- The location of underground utilities as shown on this plat are based on visible surface evidence and utility markings. Actual locations of utilities may vary and should be verified prior to any construction.
- Underground irrigation lines not located in this survey.
- The bearings and distances shown hereon represent the results of the Legal Description rotated to grid north of the Mesa County Local Coordinate System for the Grand Valley Area with respect to the physical locations of accepted survey monuments.
- 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.

**BASIS OF BEARINGS:**  
The bearing between the SW 1/16 corner of Section 25, Township 1 South, Range 1 West of the Ute Meridian, MCSM No. 1165-2, and the South 1/16 corner on the West line of Section 25, Township 1 South, Range 1 West of the Ute Meridian, MCSM No. 1095, is N89°55'47"W.  
This bearing corresponds with grid north of the Mesa County Local Coordinate System for the Grand Valley Area.

**CERTIFICATION:**  
I, Christopher C. Ransier, a registered Professional Land Surveyor in the State of Colorado, do hereby certify the Improvement Survey Plat represented hereon was performed by me or under my responsible charge; it is based upon my knowledge, information and belief; is in accordance with acceptable standards of practice and the laws of the State of Colorado. This statement is not a guarantee or warranty, either expressed or implied.



- LEGEND:**
- SURVEY CONTROL MONUMENT
  - FOUND 5/8" REBAR, SET 2" ALLOY CAP  
CHRISTOPHER C. RANSIER PLS 38089
  - FOUND SURVEY MONUMENT QED LS 30111
  - SET 5/8" REBAR WITH 2" ALLOY CAP STAMPED  
CHRISTOPHER C. RANSIER PLS 38089
  - BOUNDARY LINE
  - SURVEY CONTROL LINE
  - ADJOINER
  - EASEMENT
  - FENCE
  - OVERHEAD UTILITY LINE
  - ASPHALT
  - SANITARY SEWER MANHOLE
  - WATER VALVE
  - WATER METER
  - ELECTRIC BOX
  - UTILITY POLE



Client: HWY 50 Self Storage Parking LLC

IMPROVEMENT SURVEY PLAT SE1/4 of the NW1/4 of the SW1/4 of Section 25, Township 1 South, Range 1 West, Ute Meridian, Mesa County, Colorado	
Surveyed by: CCR	Align Surveying, LLC 717 Centauri Drive Grand Junction, CO 81506 970.623.1001 chris.ransier@gmail.com
Drawn by: CCR	
Job No: 3055625	
Date: June 12, 2025	

**LAND SURVEY DEPOSITS**  
Mesa County Surveyor's Office  
Date: \_\_\_\_\_  
Deposit No: \_\_\_\_\_

## **Neighborhood Meeting Summary**

A neighborhood meeting was held on Tuesday, December 19th on zoom to inform neighbors about the intent to submit an application for annexation and zone of annexation to the City of Grand Junction. There were three (3) attendees present and the meeting lasted approximately 12 minutes from 5:30-5:42.

Ty Johnson, with Kaart Planning, presented an overview of the annexation and zone of annexation request including an overview of the timeline of events and opportunities for public comment in the future. After the presentation, questions were answered from meeting participants. There were only two (2) questions asked by meeting attendees, which included a question about what future development is planned on the site and a question about where future development would take access from.

Dave

## ADJACENT PROPERTY OWNER NAME & ADDRESS ORDER FORM

- ☒ Please check if labels are needed for a Neighborhood Meeting. Name & address lists are valid for 6 months only. If the project goes to Planning Commission later than 6 months from submittal, another request for names & addresses must be submitted, along with an additional \$50.

Tax Parcel #(s): 2945-253-00-132

Property Address: 2716 B 1/4 Rd. Grand Junction CO

Property Owner: HWY 50 Self Storage Parking LLC

Contact Person: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

E-Mail Address: \_\_\_\_\_

Applicant: Kaart Planning

Contact Person: Ty Johnson

Mailing Address: 734 Main St. Grand Junction CO 81501

E-Mail Address: ty.johnson@kaart.com

Project Representative: Kaart Planning

Contact Person: Ty Johnson

Mailing Address: 734 Main St. Grand Junction CO 81501

Phone Number: 970-241-0745

E-Mail Address: ty.johnson@kaart.com

**\*This request for labels and/or the name and address list MUST BE SUBMITTED A MINIMUM OF 2 WEEKS PRIOR to a Neighborhood Meeting.**

The adjacent property mailing list is created by pulling all property owners within 500 feet and all registered Homeowners Associations or citizens groups within 1000 feet of all properties involved in the project. The property owner information is put together using the information in the Mesa County Assessor's records and the HOA's and citizens' groups on record with the City of Grand Junction Community Development Department.

ACE AUTOMOTIVE OF GRAND  
JUNCTION LLC  
241 27 1/4 RD STE 3 & 4  
GRAND JUNCTION CO 81503

ARCIERI FAMILY LIMITED  
PARTNERSHIP  
2690 B 3/4 RD  
GRAND JUNCTION CO 81503

ARCIERI JAMES THOMAS  
ARCIERI VAL JEAN  
330 33 1/2 RD  
PALISADE CO 81526

ARMSTRONG CATHERINE S  
2713 B 1/2 RD UNIT 311  
GRAND JUNCTION CO 81503

BAKER CHRISTINE D  
BAKER JOHN  
2729 B 1/4 RD  
GRAND JUNCTION CO 81503

BENSON MERRITT A  
BENSON JILLETTE M  
232 MONTGOMERY DR  
GRAND JUNCTION CO 81503

CASTRO DANIEL DAVID  
MARSH LUCAS DANIEL GRANTEE  
BENEFICIARY  
232 27 RD  
GRAND JUNCTION CO 81503

CITY OF GRAND JUNCTION  
DAVE THORNTON  
250 N 5TH ST  
GRAND JUNCTION CO 81501

CLARK SUSAN E  
2714 B 1/4 RD  
GRAND JUNCTION CO 81503

COFFMAN LINDA S  
230 MONTGOMERY DR  
GRAND JUNCTION CO 81503

CONNOLLY JOANNE  
CONNOLLY DENNIS  
2713 B 1/2 RD UNIT B2  
GRAND JUNCTION CO 81503

DOLAN MATTHEW M  
234 MONTGOMERY DR  
GRAND JUNCTION CO 81503

ESPINOZA ARTURO REYES  
REYES LUZ E  
236 27 RD  
GRAND JUNCTION CO 81503

FORBES JIM  
2710 B 1/4 RD  
GRAND JUNCTION CO 81503

GATES JOEL T  
GATES LEAH R  
PO BOX 266  
RIDGWAY CO 81432

GREY LLC  
218 EASTER HILL DR  
GRAND JUNCTION CO 81507

GRUWELL RYAN  
237 27 1/4 RD UNIT II  
GRAND JUNCTION CO 81503

HAGMAN NATASHA M  
HAGMAN ANITA  
2708 RINCON DR  
GRAND JUNCTION CO 81503

HAMILTON STACIA M  
221 GIGAX LN  
GRAND JUNCTION CO 81503

HARRIS JEANINE M  
219 RAIN CLOUD ST  
GRAND JUNCTION CO 81503

HWY 50 SELF STORAGE PARKING  
LLC  
MORRIS DON  
9515 HILLWOOD DR  
LAS VEGAS NV 89134

JMS PROPERTIES LLC  
580 GREENFIELD CIR W  
GRAND JUNCTION CO 81504

JOYCE LUSTER LLC  
2730 B 1/2 RD UNIT B  
GRAND JUNCTION CO 81503

KAART PLANNING  
TY JOHNSON  
734 MAIN ST  
GRAND JUNCTION CO 81501

KARSCHNIK JASON A  
KARSCHNIK CHRISTINA L  
2715 B 1/4 RD  
GRAND JUNCTION CO 81503

KOCH ROGER A  
KOCH RUTH  
221 RAIN CLOUD ST  
GRAND JUNCTION CO 81503

KORNFELD GEORGE A  
KORNFELD CHERYL A  
2724 B 1/4 RD  
GRAND JUNCTION CO 81503

LEDESMA SILVIA  
2713 B 1/2 RD  
GRAND JUNCTION CO 81503

LOWDERMILK DEAN ALAN  
ANDERSON JUDY LYNNE  
235 MONTGOMERY DR  
GRAND JUNCTION CO 81503

LUSTER JACK W  
LUSTER CAROLYN J  
238 MONTGOMERY DR  
GRAND JUNCTION CO 81503



MANN JAMIE LAURA  
MANN MICHAEL PATRICK  
230 27 RD  
GRAND JUNCTION CO 81503

MCDONALD BETTY  
MCDONALD MICHAEL J  
PO BOX 73  
GLADE PARK CO 81523

MCHAZLETT PATRICK  
MCHAZLETT ANN H  
2722 B 1/4 RD  
GRAND JUNCTION CO 81503

MISKOL LUKE A  
MISKOL JENNIFER A  
2706 1/2 RINCON DR  
GRAND JUNCTION CO 81503

MORRIS DON  
2713 B 1/2 RD UNIT 144  
GRAND JUNCTION CO 81503

MORRIS W DON  
MORRIS DANIEL WADE GRANTEE  
BENEFICIARY  
614 WAGON TRAIL DR  
GRAND JUNCTION CO 81507

NAKKACHE JANE A  
223 RAIN CLOUD ST  
GRAND JUNCTION CO 81503

ORCHARD SPEED SHOP LLC  
131 N BOWER AVE UNIT 18  
PALISADE CO 81526

PARMENTER TRACY ANNE  
220 GIGAX LN  
GRAND JUNCTION CO 81503

PHIPPS OLIVER RUSSELL JR  
2109 BRECKENRIDGE DR  
BERTHOUD CO 80513

REBEL JULIA D  
2713 B 1/2 RD UNIT 160  
GRAND JUNCTION CO 81503

REED ROGER R  
REED JONI C  
2731 B 1/4 RD  
GRAND JUNCTION CO 81503

RICKS ANITA L  
RICKS TERRY D & THERESA A  
REMAINDERMEN  
2704 B 1/4 RD  
GRAND JUNCTION CO 81503

ROBINSON AARON  
ROBINSON SHERREE  
222 GIGAX LN  
GRAND JUNCTION CO 81503

ROBINSON ONIA E LIFE ESTATE  
WOOLERY DONALD L JR & DELIMONT  
TRYSTA DAWN-EL REMAINDERMEN  
2712 B 1/4 RD  
GRAND JUNCTION CO 81503

SCOTT ROBERT E  
228 1/2 27 RD  
GRAND JUNCTION CO 81503

SHADOW MESA HOMEOWNERS  
ASSOCIATION  
218 EASTER HILL DR  
GRAND JUNCTION CO 81507

SHAFFSTALL KAREN  
2713 B 1/2 RD UNIT D8  
GRAND JUNCTION CO 81503

SHARP DANA K  
224 RAIN CLOUD ST  
GRAND JUNCTION CO 81503

SHOEMAKER DAVID S  
SHOEMAKER VERA L  
518 DOVE CT  
GRAND JUNCTION CO 81507

SIMINEO JEROD MATTHEW  
GREGORICH CHANIE DAWN  
2705 B 1/4 RD  
GRAND JUNCTION CO 81503

STARK-HUFFMAN BARBARA  
270 B 28 RD  
GRAND JUNCTION CO 81503

SURGES ALAN DONALD  
9055 E CONQUISTADORES DR  
SCOTTSDALE AZ 85255

THOMPSON LORI ANN  
SURGES ALAN D  
4195 HIGHWAY 50  
WHITEWATER CO 81527

THOMPSON ZANE F  
THOMPSON LORI A  
545 RED TAIL CT  
WHITEWATER CO 81527

TONIA WILDER  
2713 B 1/2 RD UNIT 315  
GRAND JUNCTION CO 81503

VIDMAR LORRI  
233 MONTGOMERY DR  
GRAND JUNCTION CO 81503

WALKER BARRY CHRISTIAN  
231 1/2 MONTGOMERY DR  
GRAND JUNCTION CO 81503

WALKER DEJOHN  
WALKER AMY M  
2829 NORTH AVE STE 109  
GRAND JUNCTION CO 81501

WALTERS GAYLA L  
234 27 RD  
GRAND JUNCTION CO 81503



WALTERS NICHOLAS S  
2078 B 1/4 RD  
GRAND JUNCTION CO 81503

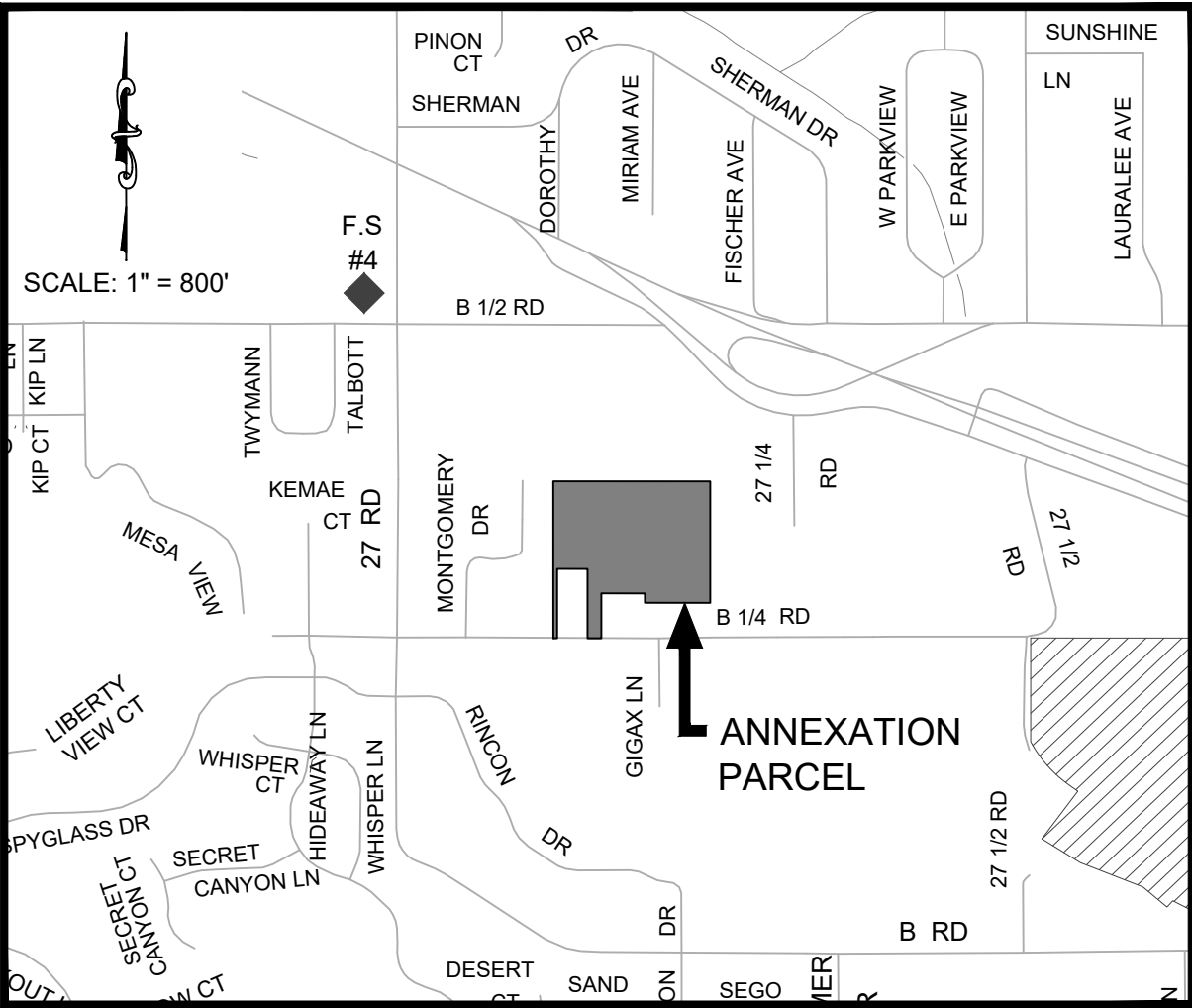
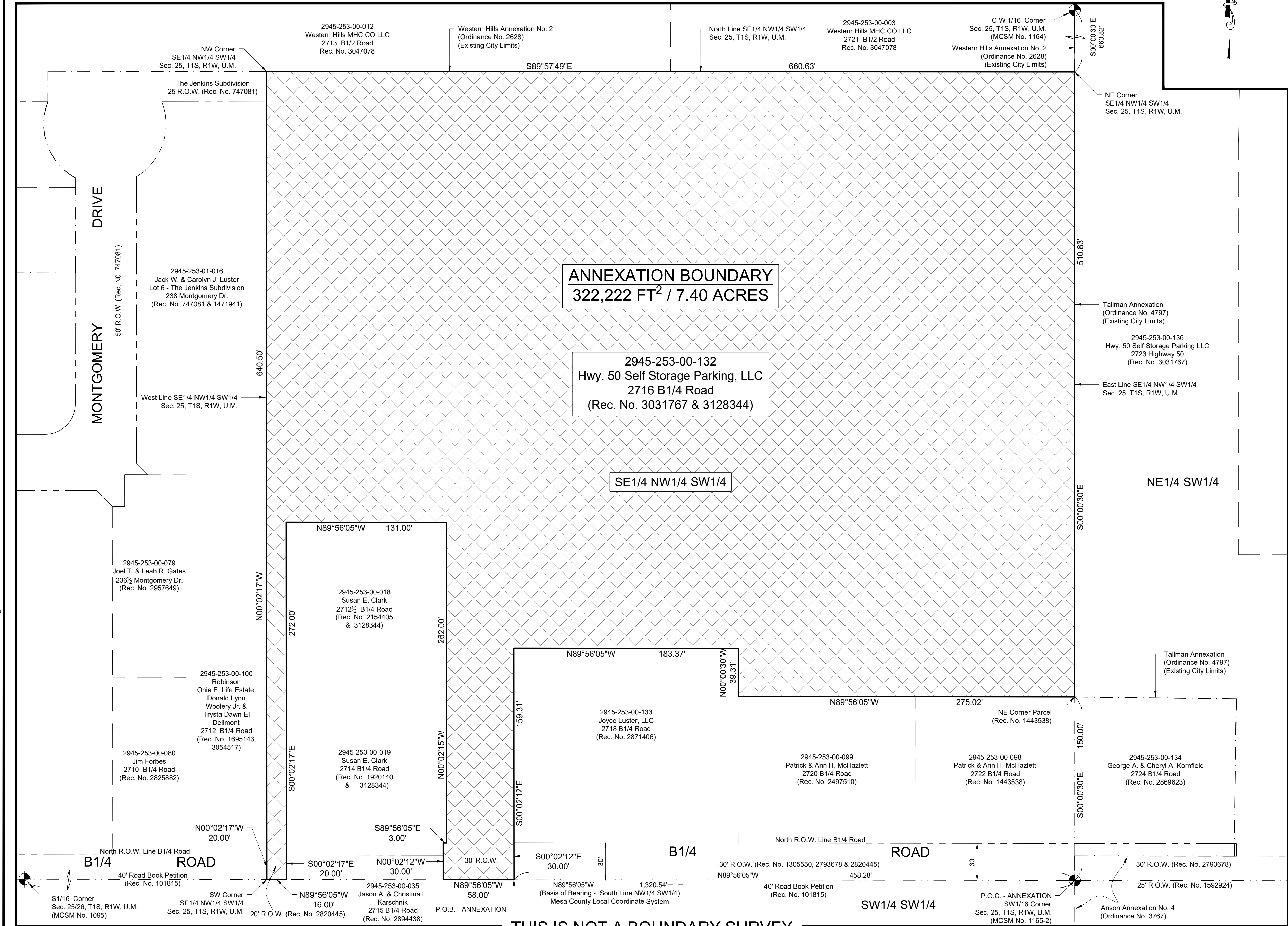
WESTERN HILLS HOMES CO LLC  
MORRIS DON  
9515 HILLWOOD DR  
LAS VEGAS NV 89134

WHITE STACY A  
WHITE JEFFREY M  
2704 RINCON DR  
GRAND JUNCTION CO 81503

WICKHAM JASON  
WICKHAM KALISTA  
2706 RINCON DR  
GRAND JUNCTION CO 81503

# RICCIARDELLA ANNEXATION

Located in the Southeast Quarter of the Northwest Quarter of the Southwest Quarter (SE1/4 NW1/4 SW1/4)  
Section 25, Township 1 South, Range 1 West, Ute Meridian, County of Mesa, State of Colorado



## SITE LOCATION MAP

## LEGAL DESCRIPTION

A parcel of land described in Reception Numbers 3031767 and 3128344 and portions of those right of way parcels described in Reception Numbers 2820445, 1305550 and 2793678, located in the southeast quarter of the northwest quarter of the southwest quarter (SE1/4 NW1/4 SW1/4) of Section 25, Township 1 South, Range 1 West, Ute Meridian, Mesa County, Colorado more particularly described as follows:  
Commencing at the Southwest Sixteenth Corner (SW 1/16) of said Section 25, whence the South Sixteenth Corner on the west line of said Section 25 bears N89°56'05"W, a distance of 1,320.54 feet using the Mesa County Local Coordinate System with all other bearings contained herein being relative thereto; thence N89°56'05"W, a distance of 458.28 feet along the south line of the northwest quarter of the southwest quarter (NW1/4SW1/4) to the Point of Beginning; thence continuing along said south line, N89°56'05"W, a distance of 58.00 feet; thence N00°02'12"W, a distance of 30.00 feet to a point on the north R.O.W. line of B1/4 Road; thence S89°56'05"E, a distance of 3.00 along said north line; thence N00°02'15"W, a distance of 262.00 feet; thence N89°56'05"W, a distance of 131.00 feet; thence S00°02'17"E, a distance of 272.00 feet to a point on the north R.O.W. line of B1/4 Road; thence S00°02'17"E, a distance of 20.00 feet to a point on said south line of the northwest quarter of the southwest quarter (NW1/4 SW1/4) of Section 25; thence N89°56'05"W, a distance of 16.00 feet to the southwest corner of said southeast quarter of the northwest quarter of the southwest quarter (SE1/4 NW1/4 SW1/4) of Section 25; thence N00°02'17"W, a distance of 20.00 feet to a point on the north R.O.W. line of B1/4 Road; thence N00°02'17"W, a distance of 640.50 feet along the west line of said southeast quarter of the northwest quarter of the southwest quarter (SE1/4 NW1/4 SW1/4) of Section 25 to the northwest corner of said southeast quarter of the northwest quarter of the southwest quarter (SE1/4 NW1/4 SW1/4) of Section 25 being a point on the west line of Tallman Annexation Ordinance No. 4797; thence S00°00'30"E, a distance of 510.83 feet along said east line also being the west line of Tallman Annexation (Ordinance 4797) to the northeast corner of a parcel of land as recorded at Reception No. 1443538; thence N89°56'05"W, a distance of 275.02 feet; thence N00°00'30"W, a distance of 39.31 feet; thence N89°56'05"W, a distance of 183.37 feet; thence S00°02'12"E, a distance of 159.31 to a point on the North R.O.W. line of B1/4 Road; thence S00°02'12"E, a distance of 30.00 feet to the Point of Beginning.

Said parcel of land CONTAINING 322,222 Square Feet or 7.40 Acres, more or less.

## AREAS OF ANNEXATION

ANNEXATION PERIMETER	3,310.97 FT.
CONTIGUOUS PERIMETER	1,171.46 FT.
AREA IN SQUARE FEET	322,222 FT <sup>2</sup>
AREA IN ACRES	7.40 AC.
AREA WITHIN R.O.W.	2,060.0 FT <sup>2</sup>
	0.047 AC.
AREA WITHIN DEEDED R.O.W.	2,060.0 FT <sup>2</sup>
	0.047 AC.

## LEGEND

ANNEXATION BOUNDARY	
ANNEXATION AREA	
EXISTING CITY LIMITS	

## SURVEY ABBREVIATIONS

P.O.C.	POINT OF COMMENCEMENT	FT <sup>2</sup>	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

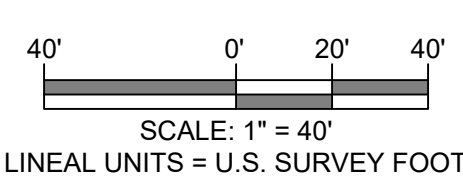
NOTE:  
THE DESCRIPTION(S) CONTAINED HEREIN HAVE BEEN DERIVED FROM SUBDIVISION PLATS, DEED DESCRIPTIONS & DEPOSIT SURVEYS AS THEY APPEAR IN THE OFFICE OF THE MESA COUNTY CLERK & RECORDER. THIS PLAT OF ANNEXATION DOES NOT CONSTITUTE A LEGAL BOUNDARY SURVEY, AND IS NOT INTENDED TO BE USED AS A MEANS OF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

RENEE BETH PARENT  
STATE OF COLORADO - P.L.S. NO. 38266  
FOR THE CITY OF GRAND JUNCTION  
244 NORTH 7TH STREET  
GRAND JUNCTION, CO. 81501

THIS IS NOT A BOUNDARY SURVEY

NOTE:  
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: 08/03/2025  
REVIEWED BY: RBP DATE: 08/05/2025  
CHECKED BY: ABL DATE: \_\_\_\_\_  
APPROVED BY: RBP DATE: \_\_\_\_\_



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

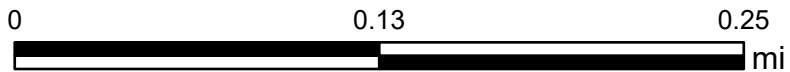
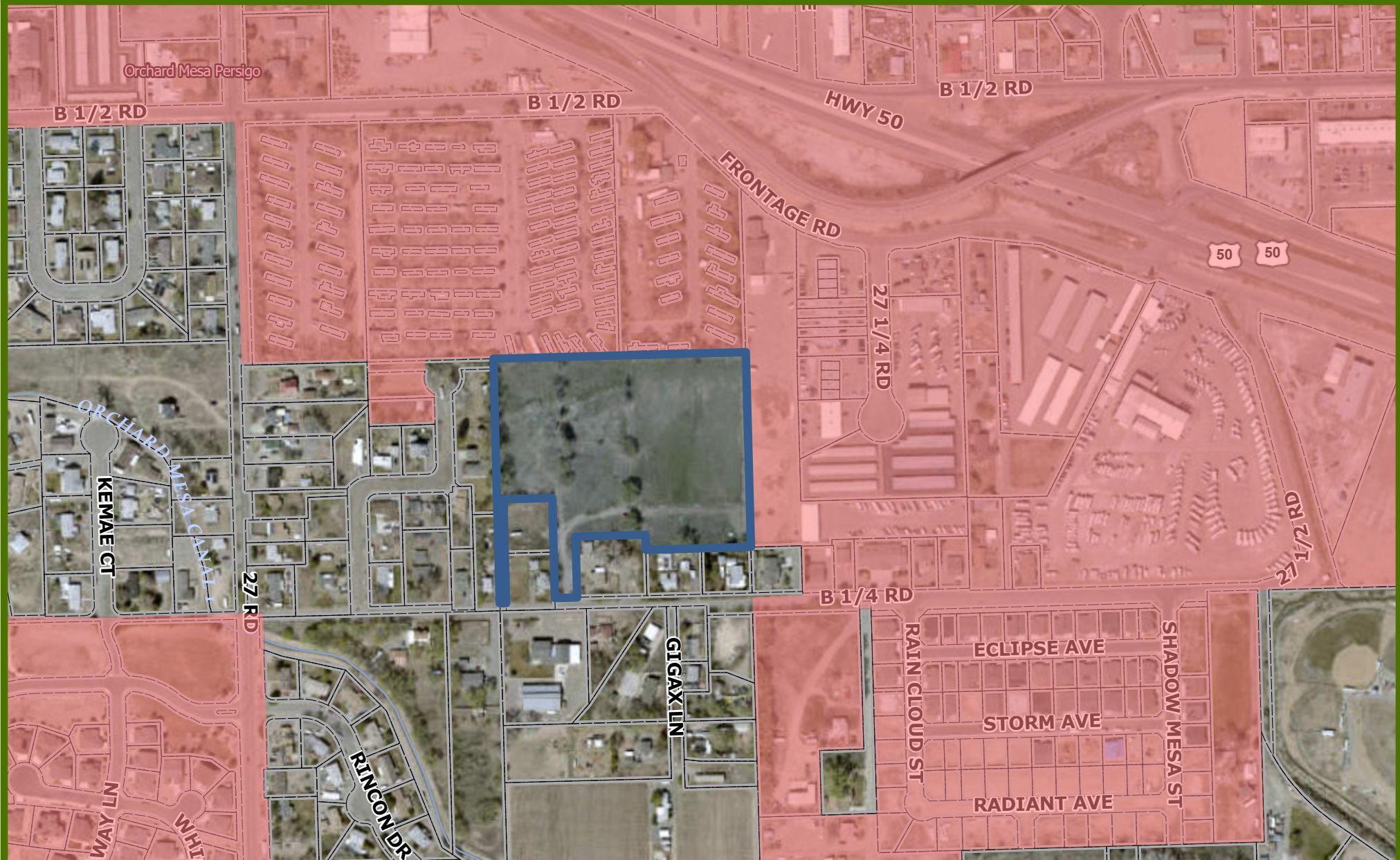
RICCIARDELLA ANNEXATION  
Located in the Southeast Quarter of the Northwest Quarter of the Southwest Quarter (SE1/4 NW1/4 SW1/4), Section 25, Township 1 South, Range 1 West, Ute Meridian, County of Mesa, State of Colorado

1  
OF  
1

RICCIARDELLA ANNEXATION SCHEDULE				
<b>November 19, 2025</b>		Referral of Petition, Intro Proposed Ordinance, Exercise Land Use		
<b>November 25, 2025</b>		Planning Commission Considers Zone of Annexation		
<b>December 17, 2025</b>		City Council Intro Proposed Zoning Ordinance		
<b>January 7, 2026</b>		City Council Accept Petition/Annex and Zoning Public Hearing		
<b>February 9, 2026</b>		Effective date of Annexation and Zoning		
ANNEXATION SUMMARY				
File Number		ANX-2024-16		
Location(s)		2716 B ¼ Rd.		
Tax ID Number(s)		2945-253-00-132		
Number of Parcel(s)		1		
Existing Population		0		
Number of existing Dwelling Units		0		
Acres Land Annexed		7.37		
Developable Acres Remaining		7.37		
Right-of-way in Annexation				
Previous County Zoning		RSF-4		
Proposed City Zoning		RM-8		
Surrounding Zoning:	North:	Planned Development (PD)		
	South:	RSF-4 (County) and PUD (County)		
	East:	Commercial General (CG)		
	West:	RSF-4 (County)		
Current Land Use		Vacant Land		
Proposed Land Use		Residential Medium		
Surrounding Land Use:	North:	Residential		
	South:	Residential		
	East:	Commercial		
	West:	Residential		
Comprehensive Plan Designation:		Residential Medium		
Retailers within Annexation boundary		Yes:		No: X
If yes, provide Name/Address/Phone Number				
Values:	Assessed	\$267,720.00		
	Actual	\$267,720.00		
Address Ranges		2716 B ¼ Road		
Special Districts:	Water	Ute Water		
	Sewer	Persigo		
	Fire	Grand Junction Fire		
	Irrigation/Drainage	Orchard Mesa Irrigation District		
	School	School District 51		
	Pest	Grand River Mosquito Control District		



# 2716 B 1/4 Road



Printed: 9/3/2025  
1 inch equals 0 miles  
Scale: 1:4,172  
Packet Page 38

### Statement of Authority

The undersigned hereby executes this Statement of Authority, pursuant to the provisions of Section 38-30-172, C.R.S., on behalf of HWY 50 Self Storage Parking, LLC, an entity other than an individual, capable of holding title to real property ("Entity"), and states as follows:

1. The Entity is a Limited Liability Company formed and existing under the laws of the following governmental authority Nevada (state the type of entity and the state, country or other governmental authority under whose laws it was formed. Example: a Limited Liability Company formed and existing under the laws of Colorado)
2. If formed under a governmental authority other than the State of Colorado, state the name under which the Entity has filed with the Colorado Secretary of State \_\_\_\_\_
3. The Entity's mailing address is: 9515 Hillwood Drive, Las Vegas, NV 89134
4. The name of the person or persons, or the position or positions, of the Entity authorized to execute instruments on behalf of the Entity to convey, encumber or otherwise affect the title to real property is/are:

Crystal View Holding Co II LLC, a  
Nevada limited liability company, its Manager

By: Crystal View Capital Fund II LLC, a  
Nevada limited liability company, its Manager

By: Crystal View Capital Management, LLC, a Nevada limited liability company, its Manager

By: Matthew Ricciardella  
Title: Manager

☐ If **ALL** names or positions provided here are required for authority, please check this box. If box is not checked, then only one of the names or positions provided is necessary for execution of instruments on Entity's behalf.

5. The limitations upon the authority of the person or persons named above to bind the Entity are as follows:  
Not Limited  
(if no limitations insert "NONE")
6. Other matters concerning the manner in which the Entity deals with any interest(s) in real property are:  
N/A  
(if none insert "NONE")



This Statement of Authority amends or replaces any prior Statement of Authority executed on behalf of the Entity.

EXECUTED this 17<sup>th</sup> day of October, 2025.

ENTITY: HWY 50 Self Storage Parking, LLC, a Nevada Limited Liability Company

BY: Matthew Ricciardella Manager  
Name Position

STATE OF NV)

COUNTY OF Clark) ss.

Signature (Type or Print Name Below)

Matthew Ricciardella

[Signature]

The foregoing instrument was acknowledged before me this 17<sup>th</sup> day of October, 2025, by Matthew Ricciardella and xxx.

Witness my hand and official seal.  
My commission expires:

[Signature]  
Notary Public



**RICCIARDELLA 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: 2716 B ¼ Road, Grand Junction, CO 81503  
Tax ID #: 2945-253-00-132

**Legal Description: See attached Exhibit A**

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

---

## EXHIBIT A

### PARCEL DESCRIPTION:

As described in Warranty Deed recorded at Reception No:3031767 and the Boundary Line Agreement recorded at Reception No.3128344 in the office of the Mesa County Clerk and Recorder.

#### TRACT II

A parcel of ground situated in the SE1/4 NW1/4 SW1/4 of Section 25, Township 1 South, Range 1 West of the Ute Meridian, more particularly described as follows;

Commencing at the SE corner of the NW1/4 SW1/4 of Section 25, Township 1 South, Range 1 West of the Ute Meridian, and considering the South line of the NW1/4 SW1/4 of Section 25, Township 1 South, Range 1 West of the Ute Meridian to bear N89°55'47"W with all other bearings contained herein to be relative thereto;

thence along the South line of the NW1/4 SW1/4 of said Section 25, N89°55'47"W 660.27 feet to the SW corner of the SE1/4 NW1/4 SW1/4 of said Section 25;

thence along the West line of the SE1/4 NW1/4 SW1/4 of said Section 25, N00°01'59"W 20.00 feet to the North right-of-way line for B 1/4 Road and being the Point of Beginning;

thence continuing along the West line of the SE1/4 NW1/4 SW1/4 of said Section 25, N00°00'59"W 640.50 feet to the NW corner of the SE1/4 NW1/4 SW1/4 of said Section 25;

thence along the North line of the SE1/4 NW1/4 SW1/4 of said Section 25, S89°57'31"E 660.63 feet to the NE corner of the SE1/4 NW1/4 SW1/4 of said Section 25;

thence along the East line of the SE1/4 NW1/4 SW1/4 of said Section 25, S00°00'12"E 510.83 feet;

thence N89°55'47"W 275.02 feet;

thence N00°00'12"W 39.31 feet;

thence N89°55'47"W 183.37 feet;

thence S00°01'54"E 159.31 feet to the North right-of-way line for B 1/4 Road;

thence along the North right-of-way line for B 1/4 Road, N89°55'47"W 55.00 feet;

thence N00°01'54"W 262.00 feet;

thence N89°55'47"W 131.00 feet;

thence S00°01'59"E 272.00 feet to the North right-of-way line for B 1/4 Road;

thence along the North right-of-way line for B 1/4 Road, N89°55'47"W 16.00 feet to the Point of Beginning;

EXCEPTING therefrom that portion thereof conveyed to County of Mesa in Warranty Deed Recorded March 20, 2017 under Reception no. 2793678,

County of Mesa, State of Colorado.



**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 19<sup>th</sup> day of November 2025, the following Resolution was adopted:

DRAFT

**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**

**RICCIARDELLA  
ANNEXATION**

**APPROXIMATELY 7.37  
ACRES  
LOCATED AT 2706 B 1/4 ROAD**

WHEREAS, on the 19<sup>th</sup> 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:

**RICCIARDELLA ANNEXATION**

A parcel of land described in Reception Numbers 3031767 and 3128344 and portions of those right of way parcels described in Reception Numbers 2820445, 1305550 and 2793678, located in the southeast quarter of the northwest quarter of the southwest quarter (SE1/4 NW1/4 SW1/4) of Section 25, Township 1 South, Range 1 West, Ute Meridian, Mesa County, Colorado more particularly described as follows:

Commencing at the Southwest Sixteenth Corner (SW 1/16) of said Section 25, whence the South Sixteenth Corner on the west line of said Section 25 bears N89°56'05"W, a distance of 1,320.54 feet using the Mesa County Local Coordinate System with all other bearings contained herein being relative thereto;

thence N89°56'05"W, a distance of 458.28 feet along the south line of the northwest quarter of the southwest quarter (NW1/4SW1/4) to the Point of Beginning;

thence continuing along said south line, N89°56'05"W, a distance of 58.00 feet; thence N00°02'12"W, a distance of 30.00 feet to a point on the north R.O.W. line of B1/4 Road; thence S89°56'05"E, a distance of 3.00 along said north line; thence N00°02'15"W, a distance of 262.00 feet; thence N89°56'05"W, a distance of 131.00 feet; thence S00°02'17"E, a distance of 272.00 feet to a point on the north R.O.W. line of B1/4 Road; thence S00°02'17"E, a distance of 20.00 feet to a point on said south line of the northwest quarter of the southwest quarter (NW1/4 SW1/4) of Section 25; thence

N89°56'05"W, a distance of 16.00 feet to the southwest corner of said southeast quarter of the northwest quarter of the southwest quarter (SE1/4 NW1/4 SW1/4) of Section 25; thence N00°02'17"W, a distance of 20.00 feet to a point on the north R.O.W. line of B1/4 Road; thence N00°02'17"W, a distance of 640.50 feet along the west line of said southeast quarter of the northwest quarter of the southwest quarter (SE1/4 NW1/4 SW1/4) of Section 25 to the northwest corner of said southeast quarter of the northwest quarter of the southwest quarter (SE1/4 NW1/4 SW1/4) of Section 25 being a point on the south line of Western Hills Annexation No. 2 Ordinance 2628; thence S89°57'49"E, a distance of 660.63 feet along said north line also being said south line of Western Hills Annexation No. 2 to the northeast corner of said southeast quarter of the northwest quarter of the southwest quarter (SE1/4 NW1/4 SW1/4) of Section 25 being a point on the west line of Tallman Annexation Ordinance No. 4797; thence S00°00'30"E, a distance of 510.83 feet along said east line also being the west line of Tallman Annexation (Ordinance 4797) to the northeast corner of a parcel of land as recorded at Reception No. 1443538; thence N89°56'05"W, a distance of 275.02 feet; thence N00°00'30"W, a distance of 39.31 feet; thence N89°56'05"W, a distance of 183.37 feet; thence S00°02'12"E, a distance of 159.31 to a point on the North R.O.W. line of B1/4 Road; thence S00°02'12"E, a distance of 30.00 feet to the Point of Beginning.

Said parcel of land CONTAINING 322,222 Square Feet or 7.40 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 17<sup>th</sup> day of December, 2025, in the City Hall auditorium, located at 250 North 5<sup>th</sup> 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 19<sup>th</sup> 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.

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City Clerk

<i><b>DATES PUBLISHED</b></i>
<b>November 15<sup>th</sup>, 2025</b>
<b>November 22<sup>nd</sup>, 2025</b>
<b>November 29<sup>th</sup>, 2025</b>
<b>December 10<sup>th</sup>, 2025</b>

**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE NO.**

**AN ORDINANCE ZONING RICCIARDELLA ANNEXATION TO RM-8 (RESIDENTIAL  
MEDIUM) ZONE DISTRICT**

**LOCATED AT 2716 B ¼ RD.  
APPROXIMATELY 7.37 ACRES**

**Recitals:**

The property owner has petitioned to annex their 7.37 acres into the City limits. The annexation is referred to as the “Ricciardella Annexation”.

After public notice and public hearing as required by the Grand Junction Zoning & Development Code, the Grand Junction Planning Commission recommended zoning the Ricciardella Annexation consisting of 7.37 acres from County RSF-4 (Residential) to RM-8 (Residential Medium-8) finding that both the RM-8 zone district conforms with the designation of Residential as shown on the Land Use Map of the Comprehensive Plan and conforms with its designated zone with the Comprehensive Plan’s goals and policies and is generally compatible with land uses located in the surrounding area.

After notice and public hearing, the Grand Junction City Council finds that the RM-8 (Residential Medium-8) zone district, is in conformance with at least one of the stated criteria of Section 21.02.050(m) of the Grand Junction Zoning & Development Code for the parcel as designated.

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

**ZONING FOR THE RICCIARDELLA ANNEXATION**

The following parcels in the City of Grand Junction, County of Mesa, State of Colorado are hereby zoned RM-8 as follows:

**RICCIARDELLA ANNEXATION  
Perimeter Boundary Legal Description  
EXHIBIT A**

## **Ricciardella Annexation Legal Description**

A parcel of land described in Reception Numbers 3031767 and 3128344 and portions of those right of way parcels described in Reception Numbers 2820445, 1305550 and 2793678, located in the southeast quarter of the northwest quarter of the southwest quarter (SE1/4 NW1/4 SW1/4) of Section 25, Township 1 South, Range 1 West, Ute Meridian, Mesa County, Colorado more particularly described as follows:

Commencing at the Southwest Sixteenth Corner (SW 1/16) of said Section 25, whence the South Sixteenth Corner on the west line of said Section 25 bears N89°56'05"W, a distance of 1,320.54 feet using the Mesa County Local Coordinate System with all other bearings contained herein being relative thereto; thence N89°56'05"W, a distance of 458.28 feet along the south line of the northwest quarter of the southwest quarter (NW1/4SW1/4) to the Point of Beginning; thence continuing along said south line, N89°56'05"W, a distance of 58.00 feet; thence N00°02'12"W, a distance of 30.00 feet to a point on the north R.O.W. line of B1/4 Road; thence S89°56'05"E, a distance of 3.00 along said north line; thence N00°02'15"W, a distance of 262.00 feet; thence N89°56'05"W, a distance of 131.00 feet; thence S00°02'17"E, a distance of 272.00 feet to a point on the north R.O.W. line of B1/4 Road; thence S00°02'17"E, a distance of 20.00 feet to a point on said south line of the northwest quarter of the southwest quarter (NW1/4 SW1/4) of Section 25; thence N89°56'05"W, a distance of 16.00 feet to the southwest corner of said southeast quarter of the northwest quarter of the southwest quarter (SE1/4 NW1/4 SW1/4) of Section 25; thence N00°02'17"W, a distance of 20.00 feet to a point on the north R.O.W. line of B1/4 Road; thence N00°02'17"W, a distance of 640.50 feet along the west line of said southeast quarter of the northwest quarter of the southwest quarter (SE1/4 NW1/4 SW1/4) of Section 25 to the northwest corner of said southeast quarter of the northwest quarter of the southwest quarter (SE1/4 NW1/4 SW1/4) of Section 25 being a point on the south line of Western Hills Annexation No. 2 Ordinance 2628; thence S89°57'49"E, a distance of 660.63 feet along said north line also being said south line of Western Hills Annexation No. 2 to the northeast corner of said southeast quarter of the northwest quarter of the southwest quarter (SE1/4 NW1/4 SW1/4) of Section 25 being a point on the west line of Tallman Annexation Ordinance No. 4797; thence S00°00'30"E, a distance of 510.83 feet along said east line also being the west line of Tallman Annexation (Ordinance 4797) to the northeast corner of a parcel of land as recorded at Reception No. 1443538; thence N89°56'05"W, a distance of 275.02 feet; thence N00°00'30"W, a distance of 39.31 feet; thence N89°56'05"W, a distance of 183.37 feet; thence S00°02'12"E, a distance of 159.31 to a point on the North R.O.W. line of B1/4 Road; thence S00°02'12"E, a distance of 30.00 feet to the Point of Beginning.

Said parcel of land CONTAINING 322,222 Square Feet or 7.40 Acres, more or less.

**INTRODUCED** on first reading this \_\_\_\_ day of \_\_\_\_\_, 2025 and ordered published in pamphlet form.

**ADOPTED** on second reading this \_\_\_\_ day of \_\_\_\_\_, 2025 and ordered published in pamphlet form.



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[NAME]  
President of the Council

ATTEST:

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Selestina Sandoval  
City Clerk



## Grand Junction City Council

### Regular Session

Item #2.a.ii.

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**Meeting Date:** November 19, 2025

**Presented By:** John Shaver, City Attorney, Jay Valentine, General Services Director

**Department:** City Attorney

**Submitted By:** John Shaver

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### **Information**

#### **SUBJECT:**

Introduction of an Ordinance Authorizing, Approving and Confirming a Lease to NCWPCS MPL 34 Year Sites Tower Holdings, LLC (NCWPCS), by and through CCATT, LLC, (CCATT) for Use of Real Property Located at 2057 South Broadway Road, Grand Junction, Colorado for Communication Equipment and Ratifying All Actions Heretofore Taken and in Connection Therewith, and Setting a Public Hearing for December 3, 2025

#### **RECOMMENDATION:**

Introduce Ordinance and pass for publication in pamphlet form an ordinance concerning a lease to NCWPCS for use of real property located at 2057 South Broadway Road, Grand Junction, Colorado for communication equipment and set a public hearing for December 3, 2025.

#### **EXECUTIVE SUMMARY:**

The City owns property at 2057 South Broadway which New Cingular Wireless PCS, an affiliate of CCATT LLC, has previously leased for a telecommunications facility. The City Information Technology Department has negotiated with MD7, a wireless lease management and services company, to lease the 2057 South Broadway location to NCWPCS as described in the lease. The City and CCATT have agreed to certain terms and conditions for the use of the property and, in accordance with the lease, the City and CCATT desire to enter into the same as a contract.

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

In 2014, the City Council adopted an Economic Development Plan (EDP) for the purpose of creating a clear plan of action for improving business conditions and attracting and retaining employers. Section 1.4 of the EDP focuses on providing technology infrastructure that enables and supports private investment. Expanding

broadband capabilities and improving wireless and/or cellular coverage are key objectives of the EDP. In 2016, the City Council adopted a Wireless Master Plan (WMP) to serve as a general planning tool to limit unnecessary proliferation of wireless infrastructure while maintaining compliance with state and federal regulations and allowing expansion and improvement of networks and greater access to wireless technology in the community.

The WMP identifies areas where coverage is needed and provides a framework for development of towers that will help maximize network coverage while minimizing the number of new telecommunication facilities. Siting standards and preferences for new communication facilities to ensure compatibility are addressed in the WMP.

The City owns property at 2057 South Broadway which New Cingular Wireless PCS, an affiliate of CCATT LLC has previously leased for a telecommunications facility. The City Information Technology Department has negotiated with MD7, a wireless lease management and services company, to lease the 2057 South Broadway location to NCWPCS as described in the lease. The City and CCATT have agreed to certain terms and conditions for the use of the property and, in accordance with the lease the City and CCATT desire to enter into the same as a contract.

**FISCAL IMPACT:**

Because the leased property is on Tiara Rado golf course, the revenue generated from the lease is allocated to the golf course enterprise fund.

**SUGGESTED MOTION:**

I move to introduce on first reading and pass for publication in pamphlet form an ordinance authorizing, approving and confirming a lease to NCWPCS, by and through CCATT, LLC, for use of real property located at 2057 South Broadway Road, Grand Junction, Colorado for communication equipment and ratifying all actions taken in connection therewith, and set a public hearing for December 3, 2025.

**Attachments**

1. ORD-Crown Cingular Lease 20251104

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE AUTHORIZING, APPROVING AND CONFIRMING A LEASE TO NCWPCS MPL 34 YEAR SITES TOWER HOLDINGS LLC (NCWPCS), BY AND THROUGH CCATT LLC, (CCATT) FOR USE OF REAL PROPERTY LOCATED AT 2057 SOUTH BROADWAY ROAD, GRAND JUNCTION, COLORADO FOR COMMUNICATION EQUIPMENT AND RATIFYING ALL ACTIONS HERETOFORE TAKEN AND IN CONNECTION THEREWITH

Recitals:

In 2014 the Grand Junction City Council adopted an Economic Development Plan (EDP) for the purpose of creating a clear plan of action for improving business conditions and attracting and retaining employers. Section 1.4 of the EDP focuses on providing technology infrastructure that enables and supports private investment. Expanding broadband capabilities and improving wireless and/or cellular coverage are key objectives of the EDP.

In 2016 by and with Ordinance 4703 City Council adopted a Wireless Master Plan (WMP) to serve as a general planning tool to limit unnecessary proliferation of wireless infrastructure while maintaining compliance with state and federal regulations and allowing expansion and improvement of networks and greater access to wireless technology in the community. The WMP identifies areas where coverage is needed and provides a framework for development of towers that will help maximize network coverage while minimizing the number of new telecommunication facilities. Siting standards and preferences for new communication facilities to ensure compatibility are addressed in the WMP.

The City of Grand Junction (City) owns property at 2057 South Broadway which New Cingular Wireless PCS, an affiliate of CCATT LLC has previously leased for a telecommunications facility. The City Information Technology Department has negotiated with MD7, a wireless lease management and services company, to lease the 2057 South Broadway location to NCWPCS as described in the lease. The City and CCATT have agreed to certain terms and conditions for the use of the property and in accordance with the lease, which is attached to and incorporated by this reference ("Lease") as if fully set forth, the City and CCATT desire to enter into the same as a contract.

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 the City Council of the City of Grand Junction, Colorado hereby authorizes, confirms, and ratifies the Lease; and,
2. All actions heretofore taken by the officers, employees and agents of the City relating to the leasing of the Property as described or referred to herein and which actions are consistent with the provisions hereof are hereby ratified, approved, and confirmed; and,



3. The Lease in the form attached hereto 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 hereof, including, without limitation, the execution and delivery of the signature(s) to affect the intent and purposes hereof.

4. 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.

5. 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 this 19<sup>th</sup> day of November 2025 in pamphlet form, and setting a hearing for December 3, 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 December 2025 by the City Council of the City of Grand Junction, Colorado.

\_\_\_\_\_  
Cody Kennedy  
President of the City Council

Attest:

\_\_\_\_\_  
Selestina Sandoval  
City Clerk



**Grand Junction City Council**

**Regular Session**

**Item #2.b.**

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**Meeting Date:** November 19, 2025

**Presented By:**

**Department:** System Administrator

**Submitted By:**

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**Information**

**SUBJECT:**

Quasi-judicial

**RECOMMENDATION:**

**EXECUTIVE SUMMARY:**

**BACKGROUND OR DETAILED INFORMATION:**

**FISCAL IMPACT:**

**SUGGESTED MOTION:**

**Attachments**

None



## Grand Junction City Council

### Regular Session

Item #2.b.i.

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**Meeting Date:** November 19, 2025

**Presented By:** Jay Valentine, General Services Director

**Department:** Finance

**Submitted By:** Jodi Welch

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### **Information**

#### **SUBJECT:**

Introduction of an Ordinance for Supplemental Appropriations and Setting a Public Hearing for December 3, 2025

#### **RECOMMENDATION:**

Staff recommends setting a hearing on a proposed ordinance making supplemental appropriations to amend the 2025 City of Grand Junction Budget and ordering publication in pamphlet form.

#### **EXECUTIVE SUMMARY:**

The budget is adopted by City Council through an appropriation ordinance to authorize spending at a fund level based on the line item budget. Supplemental appropriations are also adopted by ordinance and are required when the adopted budget is increased to re-appropriate funds for capital projects that began in one year and need to be carried forward to the current year to complete. Supplemental appropriations are also required to approve new projects or expenditures.

This supplemental appropriation is predominantly for the repayment of the short-term loan for the Material Recovery Facility in the solid waste fund and Council authorized use of General Fund Reserve for the Liberty Apartments project (Aspire) and Counseling and Education Center.

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

The budget is adopted by City Council through an appropriation ordinance to authorize spending at a fund level based on the line item budget. Supplemental appropriations are also adopted by ordinance and are required when the adopted budget is increased to re-appropriate funds for capital projects that began in one year and need to be carried forward to the current year to complete. Supplemental appropriations are also

required to approve new projects or expenditures.

The supplemental appropriation of \$18,091,000 in the Solid Waste Fund (Fund 302) is for the repayment of the short term loan for the Material Recovery Facility. Certificates of Participation will be issued this month in order to repay the short term loan and provide any additional funds needed for the project.

In the September 15, 2025 workshop, Council directed staff to use \$52,933 in General Fund (Fund 100) reserve to for the Liberty Apartments (Aspire) project as supported by Council adopted Resolution 63-25 adopted September 17, 2025 for a total of \$938,464 for Phase One of Liberty Apartments Project by Aspire Residential, LLC. This is a transfer from the General Fund to the Sales Tax Capital Fund (Fund 201). Correspondingly, the additional spend of \$52,933 will be supplementally appropriated in the Sales Tax Capital Fund.

In the November 3, 2025 workshop Council directed staff to use \$20,986 of General Fund Reserve to fund \$20,985.84 Transportation Capacity Payment (Impact Fee) as well as engineering inspection fees for the Counseling and Education Center project in Orchard Mesa

Supplemental appropriation of \$1,697,529 is also required to complete the transfer of ARPA funds (Fund 114) to the Sales Tax Capital Fund (Fund 201) for spending in the housing budget associated with the Salt Flats property acquisition and infrastructure project that was carried forward from 2024 to 2025. This transfer is aligning the timing of the spend of ARPA revenue replacement funds with the Schedule of Expenditures of Federal Awards in the City's Annual Comprehensive Financial Report. Finally additional supplemental appropriations are needed to transfer interest earned on ARPA funds to the General Fund reserve which will close out the ARPA fund.

**FISCAL IMPACT:**

The supplemental appropriation ordinance is presented in order to ensure sufficient appropriation by fund to defray the necessary expenses of the City. The appropriation ordinance is 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 above.

**SUGGESTED MOTION:**

I move to introduce an ordinance making supplemental appropriations to the 2025 Budget of the City of Grand Junction, Colorado for the year beginning January 1, 2025, and ending December 31, 2025, to set a public hearing for December 3, 2025, and order publication in pamphlet form.

**Attachments**

1. RES-Liberty Funding 09.16.2025 vFinal
2. November 19th Supplemental List By Fund

3. 2025 Supplemental Appropriation Ordinance First Reading, November 19, 2025



RESOLUTION NO. \_\_\_\_-25

A RESOLUTION AUTHORIZING THE CITY MANAGER TO AMEND AND SIGN A REVISED FUNDING AGREEMENT FOR A CONDITIONAL FINANCIAL COMMITMENT OF \$938,464 FOR PHASE ONE OF THE LIBERTY APARTMENT PROJECT

Recitals:

By and with Resolution 83-24 the City Council approved \$885,531 to assist Aspire Residential LLC ("Developer") to assist in funding the construction of Phase One including 72 units of the 192-unit apartment Liberty Apartment complex located at 2651 Stacy Drive, Grand Junction ("Project.")

The Developer has requested additional. Also, the Developer requested that the project be considered in light of Resolution 45-25 adopted by the City Council on August 20, 2025. Resolution 45-25 concerns and provides that the City Council may waive certain development impact fees for affordable housing projects and, at the discretion of City Council, pay on behalf of an eligible project certain water and sewer fees. City staff has determined that the Project would be eligible for impact fee waiver(s), including parks, fire, police and transportation as provided in Resolution 45-25, as well as sewer-related fees. Accordingly, the Developer has made such a request.

At its September 15, 2025, work session the City Council heard a presentation from the Developer and directed that the Developer's request for additional funding be considered at the regular City Council meeting on September 17, 2025.

With the passage and adoption of this Resolution, the City Council is authorizing and directing the City staff to work with the Developer to draft an amendment to the previously approved Funding Agreement.

With the passage and adoption of this Resolution, the City Council is authorizing the City Manager to amend and execute a revised Funding Agreement with an additional City contribution of \$52,933 totaling \$938,464 of funding for the Project; the funding being allocated as follows; \$287,401 to payment of sewer fees and \$651,063 to the project. Consistent with Resolution 45-25 the City Council waives the payment of development impact fees. The funding contemplated by the Funding Agreement is expressly contingent and conditioned on an award to the Developer of Proposition 123 Equity Program or Concessionary Debt and negotiation and the supplemental appropriation of \$52,933 from City General Fund reserves being heard, approved and becoming legally effective as provided by law.

For and in consideration of the foregoing Recitals, the City Council authorizes the City Manager, City Attorney and other City staff act in accordance with and pursuant to this Resolution.

NOW THEREFORE, BE IT RESOLVED THAT:

1. The Recitals are incorporated herein and in consideration of the same and with due deliberation the City Council expresses its conditional support for an

additional financial commitment by the City of \$52,933 for a total of \$938,464 in support of the Liberty Apartment project.

2. The City Council by and with this Resolution authorizes the City Manager and City Attorney to amend the Funding Agreement as provided in this Resolution.
3. The City Council by and with this Resolution authorizes the City Manager to initiate supplemental budget appropriations, subject to the adoption by the City Council of the introduce and heard appropriation ordinance, to allocate an additional sum of \$52,933 from the General Fund reserves to conditionally support the Liberty Apartment project.
4. This Resolution and any commitment(s) made or purported to be made are conditional and the City is not and shall not be obligated by the passage and adoption hereof unless and until each and every condition of law and policy are satisfied to as determined by the City Council in its sole and absolute discretion.

FURTHERMORE, BE IT RESOLVED THAT

5. With the adoption of this Resolution the City Council is not deciding any matter that relates, or may be claimed to relate, to land use approval(s) or any other matter not taken up herein or herewith.

Passed and adopted this 17<sup>th</sup> day of September 2025.

\_\_\_\_\_  
Cody Kennedy  
President of the City Council  
ATTEST:

\_\_\_\_\_  
Selestina Sandoval  
City Clerk

Supplemental Appropriation List By Fund  
November 19, 2025

Fund	Description
<b>General Fund 100</b>	
New	Aspire-Liberty Apartments Impact Fees Transfer to Capital Fund
New	Counseling and Education Center Impact Fees
	<b>Total General Fund Supplemental Appropriation</b>
<b>ARPA Fund 114</b>	
New	Transfer to Sales Tax Capital Improvement Fund - Salt Flats
New	Transfer of Interest on ARPA Funds to General Fund
	<b>Total ARPA Fund Supplemental Appropriation</b>
<b>Sales Tax Capital Improvement Fund 201</b>	
New	Aspire-Liberty Apartments Impact Fees
	<b>Total Sales Tax Capital Improvement Plan Fund Supplemental Appropriation</b>
<b>Solid Waste and Recycling Fund 302</b>	
New	Repayment of short term loan for Material Recovery Facility
	<b>Total Solid Waste/Recycling Fund Supplemental Appropriation</b>

Amount
52,933
20,986
<b>73,919</b>
1,555,785
141,744
<b>1,697,529</b>
52,933
<b>52,933</b>
18,091,000
<b>18,091,000</b>

**ORDINANCE NO. \_\_\_\_**

**AN ORDINANCE MAKING SUPPLEMENTAL APPROPRIATIONS TO THE 2025 BUDGET OF THE CITY OF GRAND JUNCTION, COLORADO BEGINNING JANUARY 1, 2025, AND ENDING DECEMBER 31, 2025**

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

That the following sums of money be appropriated from unappropriated fund balance and additional revenues to the funds indicated for the year ending December 31, 2025, to be expended from such funds as follows:

<b>Fund Name</b>	<b>Fund #</b>	<b>Appropriation</b>
General Fund	100	\$ 73,919
ARPA Fund	114	\$ 1,697,529
Sales Tax CIP Fund	201	\$ 52,933
Solid Waste and Recycling Fund	302	\$ 18,091,000

**INTRODUCED AND ORDERED PUBLISHED IN PAMPHLET FORM** this 19th day of November 2025.

**TO BE PASSED AND ADOPTED AND ORDERED PUBLISHED IN PAMPHLET FORM** this 3rd day of December, 2025

\_\_\_\_\_  
President of the Council

Attest:

\_\_\_\_\_  
City Clerk



## Grand Junction City Council

### Regular Session

Item #3.a.

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**Meeting Date:** November 19, 2025

**Presented By:** Jerod Timothy, Project Engineer

**Department:** General Services

**Submitted By:** Jerod Timothy, General Services Director

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### **Information**

#### **SUBJECT:**

Contract Amendment for Design and Engineering Services for the City's Materials Recovery Facility (MRF)

#### **RECOMMENDATION:**

Authorize the City Purchasing Division to execute Change Order No. 2 with Blythe Group + CO for architectural, civil, structural, mechanical, plumbing, and electrical design and engineering services for the City's Materials Recovery Facility.

#### **EXECUTIVE SUMMARY:**

The City is developing a Materials Recovery Facility (MRF) located at 365 32 Road. To support the operational layout and required building modifications, staff recommends approval of Change Order No. 2 with Blythe Group + CO in the amount of \$173,818.00 for a revised contract amount of \$224,488.00. The additional scope includes engineering, architectural, and building system design work necessary to accommodate processing equipment, internal circulation, and operational needs. Approval ensures the project remains on schedule for facility construction and commissioning.

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

The City-owned 58,000 square foot facility at 365 32 Road is being repurposed into a municipal Materials Recovery Facility to support improved recycling processing capacity and operational efficiency. As equipment layouts, operational requirements, and regulatory compliance needs have been refined, additional building design and engineering services are necessary.

Change Order No. 2 provides:

- Architectural modifications including internal layout, mezzanine configuration, loading dock integration, and equipment pit coordination



- Civil engineering for site grading, drainage, utilities, and loading access
- Structural engineering for equipment supports, mezzanine level, and building modifications
- Mechanical and plumbing system upgrades to support ventilation, heating/cooling, water, waste, sump systems, and compressed air
- Electrical system upgrades for power distribution, lighting, and facility operations

These services are required to finalize construction documents and ensure the facility is functional, safe, and operationally efficient.

The City has secured a \$9.8 million grant from Colorado Circular Communities (C3) for equipment and start-up operations. Building renovations and design costs will be financed through Certificates of Participation (COPs) and repaid through the Solid Waste & Recycling Enterprise Fund. No General Fund or taxpayer-supported funding is used for this project.

### **FISCAL IMPACT:**

Change Order No. 2 adds architectural and engineering services by Blythe Group + CO in the amount of \$173,818.00. A complete scope of services is attached.

Summary of Contract Price Adjustments:

<b>Description</b>	<b>Amount</b>
Original Contract Amount	\$31,000.00
Approved Prior Change Orders	\$19,670.00
Change Order No. 2	\$173,818.00
Revised Contract	\$224,488.00

Funding for this change order is included in the Solid Waste Enterprise Fund MRF project budget.

### **SUGGESTED MOTION:**

I move to approve and authorize the City Purchasing Division to execute Change Order No. 2 with Blythe Group + CO for architectural, civil, structural, mechanical, plumbing, and electrical design and engineering services for the City's Materials Recovery Facility in the amount of \$173,818.00.

### **Attachments**

None



## Grand Junction City Council

### Regular Session

Item #4.a.

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**Meeting Date:** November 19, 2025

**Presented By:** Mike Bennett, City Manager, John Shaver, City Attorney, Jay Valentine, General Services Director

**Department:** City Attorney

**Submitted By:** John Shaver

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### **Information**

#### **SUBJECT:**

A Resolution Amending the Purchase and Sale Agreement Terms for the Sale of Real Property Located In The Dos Rios Subdivision, Grand Junction, Colorado

#### **RECOMMENDATION:**

Adopt and approve a resolution amending and extending the purchase and sale agreement for the sale of real property in the Dos Rios subdivision.

#### **EXECUTIVE SUMMARY:**

With Ordinance 4992, the City Council authorized and confirmed a purchase and sale agreement ("PSA") for sale of real property located in the Dos Rios Subdivision. For a number of reasons which were presented to and discussed with the City Council at a recent work session, the Purchaser has proposed, as provided in the attached Eleventh Amendment to the PSA ("Amendment") to extend the closing on the remaining Part II land to on or before December 31, 2026.

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

With Ordinance 4992, the City Council authorized and confirmed a purchase and sale agreement ("PSA") for sale of real property located in the Dos Rios Subdivision. The Purchaser has acquired all of the Property that is the subject of the PSA except for Lot 1, Riverfront at Dos Rios Filing Three, as shown on the plat thereof recorded in Mesa County land records with Reception #2942736, County of Mesa, State of Colorado ("Lot 1") and Lot 5, Riverfront at Dos Rios Filing Three, as shown on the plat thereof recorded in Mesa County land records with Reception #2942736, County of Mesa, State of Colorado ("Lot 5"). The PSA refers to those Lots as the Part: II Land. The Purchaser is presently contracted to close, in accordance with the amendment to the

contract approved with Resolution 81-24, on the remaining Part II land by December 1, 2025; however, for a number of reasons has proposed, as provided in the attached Eleventh Amendment to the PSA ("Amendment") to extend as presented to and discussed with the City Council at a recent work session, the closing on the remaining Part II land to on or before December 31, 2026.

**FISCAL IMPACT:**

This resolution defers any fiscal impact until no later than December 31, 2026.

**SUGGESTED MOTION:**

I move to adopt and approve Resolution 71-25, a resolution amending and extending the purchase and sale agreement for the sale of real property in the Dos Rios subdivision.

**Attachments**

1. RES-Dos Rios Extension 20251029
2. ELEVENTH AMENDMENT PSA City DR Land 20251030

RESOLUTION \_\_\_\_

A RESOLUTION AMENDING THE PURCHASE AND SALE AGREEMENT TERMS FOR THE SALE OF REAL PROPERTY LOCATED IN THE DOS RIOS SUBDIVISION, GRAND JUNCTION, COLORADO

RECITALS:

With Ordinance 4992 the City Council authorized and confirmed a purchase and sale agreement ("PSA") for sale of real property located in the Dos Rios Subdivision. The Purchaser has acquired all of the Property that is the subject of the PSA except for Lot 1, Riverfront at Dos Rios Filing Three, as shown on the plat thereof recorded in Mesa County land records with Reception #2942736, County of Mesa, State of Colorado ("Lot 1") and Lot 5, Riverfront at Dos Rios Filing Three, as shown on the plat thereof recorded in Mesa County land records with Reception #2942736, County of Mesa, State of Colorado ("Lot 5"). The PSA refers to those Lots as the Part: II Land. The Purchaser is presently contracted to close, in accordance with the amendment to the contract approved with Resolution 81-24, on the remaining Part II land by December 1, 2025; however, for a number of reasons has proposed, as provided in the attached Eleventh Amendment to the PSA ("Amendment") to extend the closing on the remaining Part II land to on or before December 31, 2026.

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

1. The foregoing Recitals are incorporated by this reference.
2. The City-owned property located in the Dos Rios Subdivision as authorized to be sold by Ordinance 4992 (Property) will be sold, in accordance with the Amendment ("Eleventh Amendment to the Purchase and Sale Agreement") attached hereto and incorporated by this reference.
3. All actions heretofore taken or to be taken by the officers, employees and agents of the City relating to the sale of the Property which are consistent with the provisions of the Amendment, the Purchase and Sale agreement as amended, and this Resolution for the sale of the Property are hereby approved, authorized, directed, and confirmed.

PASSED and ADOPTED this 19<sup>th</sup> day of November 2025.

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Cody Kennedy  
President of the City Council

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Selestina Sandoval  
City Clerk

DRAFT

## ELEVENTH AMENDMENT TO PURCHASE AND SALE AGREEMENT

This Eleventh Amendment to Purchase and Sale Agreement (“Eleventh Amendment”) amends the PURCHASE AND SALE AGREEMENT dated September 30, 2020 (as previously amended) (“PSA”) between the City of Grand Junction, a Colorado home-rule municipal corporation (“Seller”), and DR LAND LLC (f/k/a DR DEVCO LLC) a Colorado limited liability company (together with its successors and assigns, “Purchaser”), as amended, and relating to the purchase and sale of the Property together with the improvements and appurtenances as described in the PSA and as authorized by the Seller with the adoption of Ordinance 4992.

(1) **Effective Date.** The Effective Date of this Eleventh Amendment shall be the date of its mutual execution by the Seller and Purchaser.

(2) **Part II Land Closing Deadline.** The Purchaser has acquired all of the Property that is the subject of the PSA except for:

Lot 1, Riverfront at Dos Rios Filing Three, as shown on the plat thereof recorded in Mesa County land records with Reception #2942736, County of Mesa, State of Colorado; and

Lot 1, Confluence Village, as shown on the plat thereof recorded in Mesa County land records with Reception # \_\_\_\_\_, County of Mesa, State of Colorado.

(“Remaining Part II Land”). The Closing as provided in the PSA on the Remaining Part II Land shall occur on or before December 31, 2026, at a time and place agreed upon by the Seller and Purchaser.

All provisions of the PSA not expressly amended, extended or otherwise modified hereby remain in effect, except as they may be merged in the deed of the of conveyance of any part of the Property. The City Council has by and with the adoption and approval of Resolution \_\_\_25 authorized the execution hereof by the Interim City Manager.

IN WITNESS WHEREOF, the Seller and the Purchaser have caused this Eleventh Amendment to be executed effective as of the date last signed by a party below.

### SELLER:

CITY OF GRAND JUNCTION, a Colorado home rule municipal corporation

By: \_\_\_\_\_  
Michael P. Bennett  
City Manager

Date: \_\_\_\_\_

### PURCHASER:

DR LAND LLC, a Colorado limited liability company

By: \_\_\_\_\_  
Kevin Riegler  
Manager

Date: \_\_\_\_\_





## Grand Junction City Council

### Regular Session

Item #4.b.

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**Meeting Date:** November 19, 2025

**Presented By:** Trenton Prall, Engineering & Transportation Director, Ken Sherbenou, Parks and Recreation Director

**Department:** Parks and Recreation

**Submitted By:** Anne Opitz

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### **Information**

#### **SUBJECT:**

A Resolution Authorizing the Conveyance of Easement to the Bureau of Reclamation for Relocation and Piping of Lateral 1A

#### **RECOMMENDATION:**

Recommend approval of the Resolution authorizing conveyance of the easement

#### **EXECUTIVE SUMMARY:**

This item is to authorize the conveyance of easement to the Bureau of Reclamation to allow for the relocation and piping of the irrigation ditch, known as Lateral 1A, through Matchett Park to allow for the development of the Community Recreation Center and future development of Matchett Park.

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

The United States Reclamation Service (later renamed Bureau of Reclamation) constructed a series of canals, laterals, and other irrigation facilities as part of the Grand Valley Project in the early 1900's to provide irrigation water to the community. Many of these irrigation facilities continue to be owned by the federal government and are operated by local irrigation providers. One such facility is the Government Highline Canal and its associated irrigation laterals operated by the Grand Valley Water Users Association. The Government Highline Canal is located on the north side of the Matchett Park properties owned by the City of Grand Junction with an open irrigation ditch, known as Lateral 1A, that traverses through the site to serve the park properties as well as numerous other irrigation customers downstream.

The 2014 Matchett Park Plan provides a framework for development of the 207-acre site and identifies the need to relocate and pipe Lateral 1A to the west side of the

property as part of the site development. The relocation work will include the installation of approximately 4,900 feet of new irrigation pipe buried below grade to accommodate flow of irrigation water to the downstream users while reducing maintenance and increasing public safety. Once relocation is complete, Grand Valley Water Users Association will abandon the existing irrigation ditch and will be responsible for maintenance of the new piped facility. Although the piping of Lateral 1A is not currently funded, the approval of this easement enables this future improvement to serve the entirety of Matchett Park.

The City is in the process of subdividing the Matchett Park property that will establish most of the utility easements and rights-of-ways necessary for the park development. The new easement required for the relocation of Lateral 1A ditch will be granted by separate instrument to follow the federal acquisition process required due to Bureau of Reclamation ownership. This agenda item includes a proposed resolution for consideration that would formally authorize the conveyance of the easement to the Bureau of Reclamation.

**FISCAL IMPACT:**

Granting of a new easement does not have any direct financial impact on the City. Funding for the physical relocation and piping of the irrigation ditch will be budgeted as part of the Community Recreation Center and/or Matchett development projects.

**SUGGESTED MOTION:**

I move to adopt Resolution No. 72-25, a resolution authorizing the City Manager to convey an easement to the Bureau of Reclamation for relocating and piping of the lateral 1A irrigation pipe.

**Attachments**

1. GVVUA Lateral 1A easement description-stamped
2. GVVUA Lateral 1A easement exhibit-stamped
3. Resolution\_Matchett Park Easement\_FINAL\_25.11.03

A parcel of land situated in the E1/2 of the SW1/4 of Section 6, Township 1 South, Range 1 East, of the Ute Meridian, in the City of Grand Junction, Mesa County, Colorado, described as:

Commencing at the SW1/16 corner of said Section 6, whence the CW1/16 corner bears N00°03'25"W 1321.78 feet, being the basis of bearing in the Mesa County Local Coordinate System for the Grand Valley Area, running thence along the west line of the NE1/4 of the SW1/4 of Section 6 N00°03'25"W 519.02 feet, thence leaving said west line N89°56'35"E 38.14 feet to the east side of the 30' Bureau of Reclamation Easement recorded at Reception No. 1810743 and the Point of Beginning.

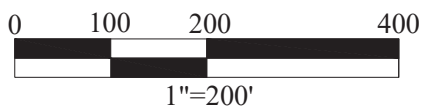
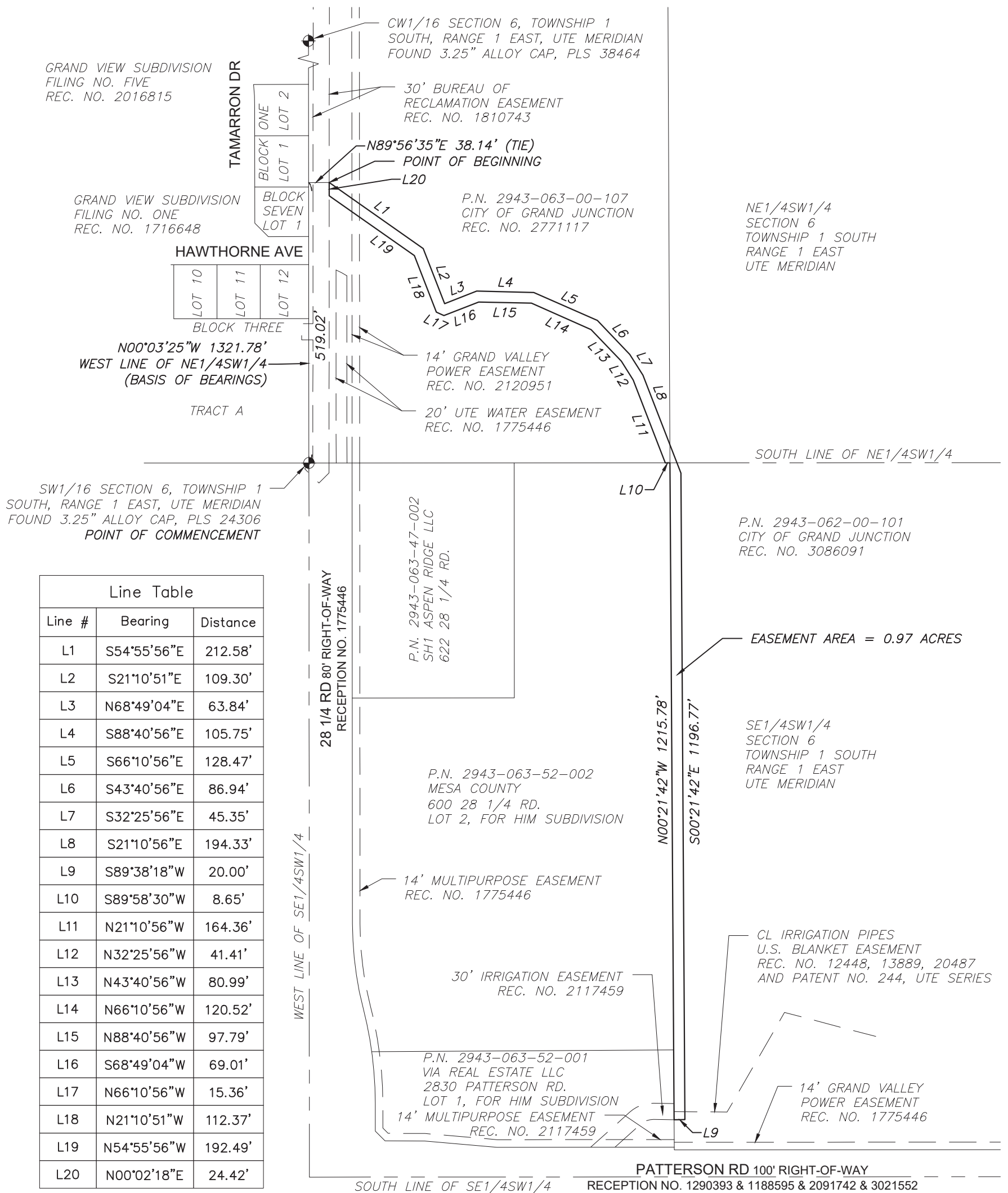
Running thence S54°55'56"E 212.58 feet; thence S21°10'51"E 109.30 feet; thence N68°49'04"E 63.84 feet; thence S88°40'56"E 105.75 feet; thence S66°10'56"E 128.47 feet; thence S43°40'56"E 86.94 feet; thence S32°25'56"E 45.35 feet; thence S21°10'56"E 194.33 feet; thence S00°21'42"E 1196.77 feet; thence S89°38'18"W 20.00 feet to the east line of For Him Subdivision (Rec. No. 3021552); thence along said east line of For Him Subdivision N00°21'42"W 1215.78 feet to the northeast corner of Lot 2, For Him Subdivision; thence along the north line of said Lot 2 S89°58'30"W 8.65 feet; thence leaving said north line of Lot 2 N21°10'56"W 164.36 feet; thence N32°25'56"W 41.41 feet; thence N43°40'56"W 80.99 feet; thence N66°10'56"W 120.52 feet; thence N88°40'56"W 97.79 feet; thence S68°49'04"W 69.01 feet; thence N66°10'56"W 15.36 feet; thence N21°10'51"W 112.37 feet; thence N54°55'56"W 192.49 feet to the east line of the said 30' Bureau of Reclamation Easement; thence along said east line N00°02'18"E 24.42 feet to the Point of Beginning.

Parcel contains 0.97 acres.

Description prepared by:  
Alexandre B. Lheritier, PLS 38464  
City of Grand Junction  
244 N. 7<sup>th</sup> St.  
Grand Junction, 81501

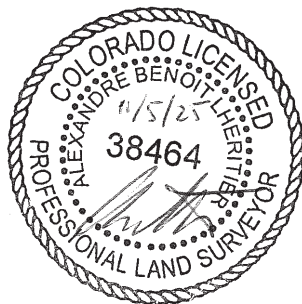


2844 Patterson Rd, Grand Junction, CO 81506



Linear units are U.S. Survey Foot

THIS EXHIBIT IS FOR THE PURPOSE OF GRAPHICALLY  
REPRESENTING A WRITTEN DESCRIPTION - IT DOES NOT  
REPRESENT A MONUMENTED BOUNDARY SURVEY



Alexandre B. Lheritier  
Colorado PLS 38464

EASEMENT BOUNDARY  
ADJOINER

P.N. PARCEL NUMBER

REC. NO. RECEPTION NUMBER

PROJECT NO.	G2321	DATE:	10/29/2025
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ENGINEERING AND  
TRANSPORTATION DEPARTMENT

**RESOLUTION NO. \_\_-25**

**A RESOLUTION AUTHORIZING THE CITY MANAGER TO CONVEY AN EASEMENT TO  
THE BUREAU OF RECLAMATION FOR RELOCATING AND PIPING OF THE LATERAL  
1A IRRIGATION PIPE**

**RECITALS:**

The Bureau of Reclamation, on behalf of the Grand Valley Water Users Association, requires an easement from the City to relocate and pipe a portion of the Lateral 1A Ditch which will allow for the development of the Community Recreation Center at Matchett Park, according to the Master Plan. The project is currently underway with anticipated completion in 2026.

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

1. That the City Council hereby authorizes the grant of easement based on the attached Memorandum of Agreement and Legal Description. All actions heretofore taken by the officers, employees and agents of the City relating to allowance of said use of the easements are consistent with the provisions of the City Charter. The City Charter provides that the City Council has the power to sell certain real estate by ordinance or resolution; with this resolution the City Council ratifies and confirms the authority of the City acting through the City Manager, consistent with the Charter and applicable law to sell and dispose of the Rights of Way as provided in the Agreement and prior City Council motion(s), resolution(s) and action(s) taken by the City in furtherance of the sale of the property,
2. That the officers, employees and agents of the City are hereby authorized and directed to take all actions necessary or appropriate to effectuate the provisions of this Resolution, including, without limitation, the execution and delivery of such easement for use by the Bureau of Reclamation during construction.

**PASSED** and **ADOPTED** this \_\_\_\_ day of November 2025.

**BY ORDER OF THE CITY COUNCIL  
CITY OF GRAND JUNCTION, COLORADO**

\_\_\_\_\_  
President of the Council

**Attest:**

\_\_\_\_\_  
City Clerk



## Grand Junction City Council

### Regular Session

Item #4.c.

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**Meeting Date:** November 19, 2025  
**Presented By:** John Gross, Associate Planner  
**Department:** Community Development  
**Submitted By:** John Gross, Associate Planner

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### **Information**

#### **SUBJECT:**

A Resolution Issuing a Revocable Permit Within a Portion of the Sixty Foot Right-of-Way and a Portion of the Twenty Foot Alley Right-of-Way for a Building Encroachment at 410 Hill Avenue

#### **RECOMMENDATION:**

Staff recommends approval of this request.

#### **EXECUTIVE SUMMARY:**

410 Hill Avenue, LLC is requesting a Revocable Permit for the encroachment of an existing building located within the 4th Street public right-of-way adjacent to the Applicant's western property line at 410 Hill Avenue, and within the alley right-of-way adjacent to the Applicant's northern property line. The Revocable Permit allows the City to acknowledge the encroachment while retaining the ability to require the removal of the improvements from the right-of-way should it be needed in the future.

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

##### **BACKGROUND**

The applicant, 410 Hill Avenue, LLC, is requesting a Revocable Permit for an existing encroachment of 238 square feet in the 4th Street public right-of-way, and an existing encroachment of 193 square feet in the alley right-of-way. The encroachment consists of two separate portions of the existing building, located along the western property line and the northern property line. The property contains a 3,422-square-foot residential duplex dwelling built in 1910, which was previously used as office space for School District 51. The applicant intends to redevelop the interior of the dwelling in order to accommodate additional residents and create more housing for the community. No new encroachments or expansions are proposed. The Revocable Permit would allow the applicant to proceed with the interior remodels while allowing the City to maintain



authority over the right-of-way and require removal of the encroachment if necessary in the future.

## **ANALYSIS**

Applications for a Revocable Permit shall demonstrate compliance with the following criteria.

*(1) There will be benefits derived by the community or area by granting the proposed Revocable Permit.*

Granting the proposed Revocable Permit benefits the community and the surrounding area by allowing the applicant to proceed with interior renovations of an existing duplex dwelling and create additional residential capacity. This redevelopment supports the City's goal of increasing housing availability within established neighborhoods, utilizing existing infrastructure and minimizing the need for new land development. By allowing the encroachment to remain in place through a revocable mechanism, the City retains full authority over the public right-of-way while enabling productive use of an existing structure. The project contributes to neighborhood vitality, preserves the architectural character of the area, and provides additional housing opportunities without expanding the building footprint or creating new encroachments. Overall, approval of the permit balances community housing needs with continued public oversight and protection of the right-of-way.

*(2) Community Need for the Private Development Use Proposed for the City Property.*

The *residential dwelling, duplex* use will provide additional capacity within an existing structure, directly addressing the community's ongoing demand for diverse and attainable housing options. By converting a former office space previously occupied by School District 51 back into residential use, the proposal helps meet local housing needs without requiring new land development or significant infrastructure expansion. Permitting the encroachment allows for the adaptive reuse of this centrally located duplex rather than requiring demolition and new construction, preserving the character of the structure, and reducing redevelopment costs. It further supports City objectives to increase housing opportunities within established neighborhoods and near existing services, employment centers, and transportation routes. The project efficiently utilizes existing building stock to create new housing options that contribute to neighborhood stability and community sustainability.

*(3) Suitability of City Property for the Proposed Uses and Potential Conflicting Uses.*

The existing encroachment has been in place since 1910 without reported issues or conflicts. The public right-of-way in this location does not appear to have immediate conflicting uses, and the encroachment does not impede vehicular or pedestrian movement. No foreseeable City projects or alternative uses for this portion of the right-of-way are anticipated that would be negatively impacted by the continued presence of the existing encroachment.

*(4) Impacts on Access, Traffic Circulation, Neighborhood Stability, Character, and Sensitive Areas.*

The proposed Revocable Permit does not introduce new structures or modifications that would negatively affect traffic circulation or pedestrian access. The encroachment is minor and does not obstruct sidewalks or roadways. The use of the property as a residential dwelling is consistent with the established character of the neighborhood and does not pose any concerns related to sensitive areas such as floodplains or natural hazard zones.

*(5) Conformance with Comprehensive Plan, Adopted Plans, and City Policies.*

The proposed Revocable Permit aligns with the goals and objectives of the City's Comprehensive Plan by promoting responsible and managed growth, supporting housing in the downtown core, strong neighborhoods and housing choices, and supporting the adaptive reuse of existing structures.

Plan Principle 3.2.a directs growth inward, encouraging redevelopment and reuse of existing structures over outward expansion. This project exemplifies that principle by reusing an existing building and maintaining the current building footprint. No new encroachments are proposed, and the Revocable Permit merely recognizes existing conditions while enabling reinvestment in the property—consistent with infill development and sustainable land use practices.

The property is in a Residential Medium zone district and located within the Greater Downtown Residential Overlay. An overall goal of the Overlay is to promote downtown living by providing a wide range of housing opportunities, and to stabilize, preserve, protect and enhance the downtown residential neighborhoods. Residential infill development is also encouraged by Plan Principle 4.1.a which further emphasizes the historic nature of the Downtown District. Allowing the encroachment to remain supports these objectives by maintaining an existing structure that contributes to the corridor's character rather than requiring demolition and redevelopment.

The Comprehensive Plan Principle 5.1.c and 5.3.a likewise emphasize the importance of providing diverse and attainable housing options within existing neighborhoods. The applicant's proposal to redevelop the interior of the existing 1910 duplex to accommodate additional residents supports this goal by adding housing within an established residential area that already has access to public infrastructure and services. The project strengthens the neighborhood's residential fabric without altering its character or scale.

By rehabilitating an existing structure rather than constructing a new one, the project supports Plan Principle 8.1.a by emphasizing resource efficiency, sustainability, and preservation of existing infrastructure. The adaptive reuse minimizes waste, conserves materials, and reduces the need for new infrastructure or utility extensions.

The request does not conflict with any City policies or development codes, and the Revocable Permit will ensure the City retains long-term control over the public right-of-way. Given that the existing building encroachment would require a permit through the City of Grand Junction, it provides the opportunity to bring the entire property into

compliance as much as possible, subject to the stipulations of the permit and agreement. The Revocable Permit allows the City to acknowledge the encroachment while retaining the ability to require the removal of the improvements from the right-of-way.

#### **FINDING OF FACT AND RECOMMENDATION**

After review of the proposed Revocable Permit, the following finding of fact has been made:

In accordance with Section 21.02.050(l)(3)(i-ii) of the Grand Junction Zoning and Development Code, the proposed Revocable Permit is consistent with the submittal requirements and review criteria set forth.

Therefore, staff recommends approval.

#### **FISCAL IMPACT:**

This action does not have a direct fiscal impact to the City. Should the permit be revoked in the future, the property owner would carry the full cost related to the removal of these encroachments from the right-of-way.

#### **SUGGESTED MOTION:**

I move to (adopt/deny) Resolution No. 73-25, a resolution concerning the issuance of a revocable permit to 410 Hill Avenue, LLC to allow for the encroachment of existing building within the public right-of-way adjacent to 410 Hill Avenue.

#### **Attachments**

1. PROPOSED RESOLUTION, 410 HILL AVE RVP

**RESOLUTION NO. \_\_-25**

**A RESOLUTION CONCERNING  
THE ISSUANCE OF A REVOCABLE PERMIT TO 410 HILL AVENUE, LLC TO  
ALLOW FOR THE ENCROACHMENT OF EXSITING BUILDING WITHIN THE  
PUBLIC RIGHT-OF-WAY ADJACENT TO 410 HILL AVENUE.**

**Recitals.**

A. 410 Hill Avenue, LLC, hereinafter referred to as the Petitioner, represents they are the owner of the following described real property in the City of Grand Junction, County of Mesa, State of Colorado, to wit:

LOTS 26 TO 32 INC BLK 30 CITY OF GRAND JUNCTION RESURVEY OF SECOND DIVISION  
SEC 14 1S 1W UM RECD 4/17/1905 RECPT NO 54332 MESA CO RECDs

B. The Petitioner has requested that the City of Grand Junction issue a Revocable Permit to allow for existing building encroachment, subject to the terms of the permit, within the limits of the following described public right-of-way for N. 4<sup>th</sup> Street and north Alley, to wit (refer to Exhibit B for graphical representation):

A Portion of that sixty (60') foot Right-of-Way dedicated to the City of Grand Junction for 4th Street by Plat of Resurvey of Second Division of City of Grand Junction as recorded at the Mesa County Clerk and Recorder at Reception Number 54332, situated in the northeast quarter of the northwest quarter of Section 14, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado. Said portion being more particularly described as follows:

The East 3.5 feet of said 4th Street Right-of-Way parallel with and adjoining the south sixty-eight (68') feet of the west line of Lot 32 of Block 30 of said Plat of Resurvey of Second Division of City of Grand Junction,

Containing 238 Sq. feet more or less.

TOGETHER WITH:

A portion of the twenty (20') foot Alley Right-of-Way within block 30 of the Plat of Resurvey of Second Division of City of Grand Junction as recorded at Reception Number 54332, situated in the northeast quarter of the northwest quarter of Section 14, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado. Said portion being more particularly described as follows:

The west 55 feet of said Alley Right-of-Way,

except the north 16.50 feet of said Alley Right-of-Way.

Containing 193 Sq. feet more or less.

C. Relying on the information supplied by the Petitioner and contained in File No. RVP-2025-647 in the office of the City's Community Development Department, the City Council has determined that such action would not at this time be detrimental to the inhabitants of the City of Grand Junction.

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

1. That the City Manager is hereby authorized and directed to issue the attached Revocable Permit to the above-named Petitioner for the purpose aforescribed and within the limits of the public right-of-way aforescribed, subject to each and every term and condition contained in the attached Revocable Permit.

PASSED and ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

Attest:

\_\_\_\_\_  
City Clerk

\_\_\_\_\_  
President of the City Council

## **REVOCABLE PERMIT**

### **Recitals.**

A. 410 Hill Avenue, LLC, hereinafter referred to as the Petitioner, represents they are the owner of the following described real property in the City of Grand Junction, County of Mesa, State of Colorado, to wit:

LOTS 26 TO 32 INC BLK 30 CITY OF GRAND JUNCTION RESURVEY OF SECOND DIVISION  
SEC 14 1S 1W UM RECD 4/17/1905 RECPT NO 54332 MESA CO RECDS

B. The Petitioner has requested that the City of Grand Junction issue a Revocable Permit to allow for existing building encroachment, subject to the terms of the permit, within the limits of the following described public right-of-way for N. 4th Street and north Alley, to wit (refer to Exhibit B for graphical representation):

A Portion of that sixty (60') foot Right-of-Way dedicated to the City of Grand Junction for 4th Street by Plat of Resurvey of Second Division of City of Grand Junction as recorded at the Mesa County Clerk and Recorder at Reception Number 54332, situated in the northeast quarter of the northwest quarter of Section 14, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado. Said portion being more particularly described as follows:

The East 3.5 feet of said 4th Street Right-of-Way parallel with and adjoining the south sixty-eight (68') feet of the west line of Lot 32 of Block 30 of said Plat of Resurvey of Second Division of City of Grand Junction,

Containing 238 Sq. feet more or less.

TOGETHER WITH:

A portion of the twenty (20') foot Alley Right-of-Way within block 30 of the Plat of Resurvey of Second Division of City of Grand Junction as recorded at Reception Number 54332, situated in the northeast quarter of the northwest quarter of Section 14, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado. Said portion being more particularly described as follows:

The west 55 feet of said Alley Right-of-Way,

except the north 16.50 feet of said Alley Right-of-Way.

Containing 193 Sq. feet more or less.

C. Relying on the information supplied by the Petitioner and contained in File No. RVP-2025-647 in the office of the City's Community Development Department, the City Council



has determined that such action would not at this time be detrimental to the inhabitants of the City of Grand Junction.

NOW, THEREFORE, IN ACCORDANCE WITH THE ACTION OF THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION, COLORADO:

1. The Petitioner's use and occupancy of the public right-of-way as authorized pursuant to this Permit shall be performed with due care or any other higher standard of care as may be required to avoid creating hazardous or dangerous situations and to avoid damaging public improvements and public utilities or any other facilities presently existing or which may in the future exist in said right-of-way.
2. The City hereby reserves and retains a perpetual right to utilize all or any portion of the public right-of-way for any purpose whatsoever. The City further reserves and retains the right to revoke this Permit at any time and for any or no reason.
3. The Petitioner, for themselves and for their successors and assigns, agree that they shall not hold, nor attempt to hold, the City of Grand Junction, its officers, employees and agents, liable for damages caused to any improvements and/or facilities to be installed by the Petitioners within the limits of the public right-of-way (including the removal thereof), or any other property of the Petitioners or any other party, as a result of the Petitioners' occupancy, possession or use of said public right-of-way or as a result of any City, County, State or Public Utility activity or use thereof or as a result of the installation, operation, maintenance, repair and replacement of public improvements.
4. The Petitioner agrees that they shall at all times keep the above described public right-of-way and the facilities authorized pursuant to this Permit in good condition and repair.
5. This Revocable Permit for existing building, including walls and roof that encroach in the right-of-way shall be issued only upon concurrent execution by the Petitioner of an agreement that the Petitioner and the Petitioner's successors and assigns shall save and hold the City of Grand Junction, its officers, employees and agents harmless from, and indemnify the City, its officers, employees and agents, with respect to any claim or cause of action however stated arising out of, or in any way related to, the encroachment or use permitted, and that upon revocation of this Permit by the City the Petitioner shall, at the sole expense and cost of the Petitioner, within thirty (30) days of notice of revocation (which may occur by mailing a first class letter to Petitioner's last known address), peaceably surrender said public right-of-way and, at their own expense, remove any encroachment so as to make the described public right-of-way available for use by the City, the County of Mesa, the State of Colorado, the Public Utilities or the general public. The provisions concerning holding harmless and indemnity shall survive the expiration, revocation, termination or other ending of this Permit.

6. This Revocable Permit, the foregoing Resolution and the following Agreement shall be recorded by the Petitioner, at the Petitioner's expense, in the off of the Mesa County Clerk and Recorder.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

The City of Grand Junction,  
a Colorado home rule municipality

Attest:

\_\_\_\_\_  
City Clerk

\_\_\_\_\_  
City Manager

Acceptance by the Petitioner:

\_\_\_\_\_  
410 Hill Avenue, LLC

**AGREEMENT**

410 Hill Avenue, LLC, for themselves and successors and assigns, does hereby agree to:

- (a) Abide by each and every term and condition contained in the foregoing Revocable Permit;
- (b) Indemnify and hold harmless the City of Grand Junction, its officers, employees and agents with respect to all claims and causes of action, as provided for in the approved Resolution and Revocable Permit;
- (c) Within thirty (30) days of revocation of said Permit by the City Council, peaceably surrender said public right-of-way fully available for use by the City of Grand Junction or the general public; and
- (d) At the sole cost and expense of the petitioner, remove any encroachment so as to make said public right-of-way fully available for use by the City of Grand Junction or the general public.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
410 Hill Avenue, LLC

State of Colorado    )  
                                  )ss.  
County of Mesa        )

The foregoing Agreement was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2025, by 410 Hill Avenue, LLC.

My Commission expires: \_\_\_\_\_  
Witness my hand and official seal.

\_\_\_\_\_  
Notary Public

## EXHIBIT A

A Portion of that sixty (60') foot Right-of-Way dedicated to the City of Grand Junction for 4th Street by Plat of Resurvey of Second Division of City of Grand Junction as recorded at the Mesa County Clerk and Recorder at Reception Number 54332, situated in the northeast quarter of the northwest quarter of Section 14, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado. Said portion being more particularly described as follows:

The East 3.5 feet of said 4th Street Right-of-Way parallel with and adjoining the south sixty-eight (68') feet of the west line of Lot 32 of Block 30 of said Plat of Resurvey of Second Division of City of Grand Junction,

Containing 238 Sq. feet more or less.

TOGETHER WITH:

A portion of the twenty (20') foot Alley Right-of-Way within block 30 of the Plat of Resurvey of Second Division of City of Grand Junction as recorded at Reception Number 54332, situated in the northeast quarter of the northwest quarter of Section 14, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado. Said portion being more particularly described as follows:

The west 55 feet of said Alley Right-of-Way,

except the north 16.50 feet of said Alley Right-of-Way.

Containing 193 Sq. feet more or less.



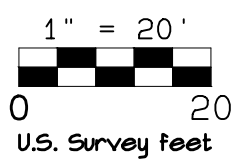
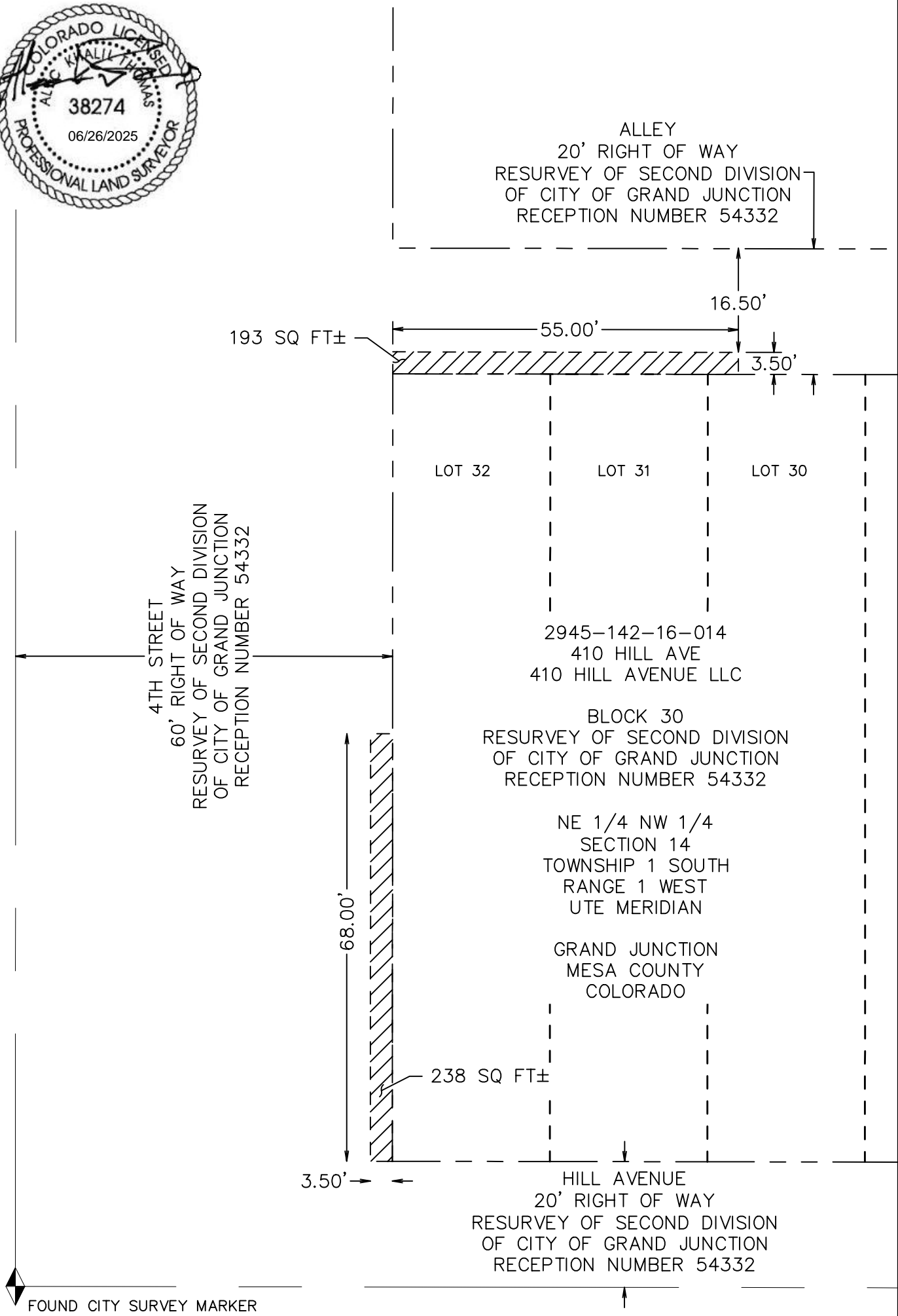
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This description was prepared by:  
Alec K. Thomas  
Colorado P.L.S. 38274  
215 Pitkin Avenue, Unit 201  
Grand Junction, CO 81506

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NOTICE: Any rewriting or retyping of this description must NOT include this preparation information. Lack of an original seal indicates this document is not the original

EXHIBIT B



THIS EXHIBIT IS FOR THE PURPOSE OF GRAPHICALLY REPRESENTING A WRITTEN DESCRIPTION - IT DOES NOT REPRESENT A MONUMENTED BOUNDARY SURVEY



**RIVER CITY**  
CONSULTANTS

215 Pitkin Avenue, Unit 201  
Grand Junction, CO 81501  
Phone: 970.241.4722  
Fax: 970.241.8841  
www.rccwest.com

Drawn: BLC	Checked: AKT	6/26/25	Job No. 0356-031
S:\PROJECTS\0356 Redlands Mesa\061 410 Hill Ave\Survey\DWG			



## Grand Junction City Council

### Regular Session

Item #4.d.

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**Meeting Date:** November 19, 2025  
**Presented By:** Brandon Stam, DDA Executive Director  
**Department:** Downtown Development Authority  
**Submitted By:** Brandon Stam

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### Information

#### **SUBJECT:**

A Resolution Finding that Downtown Redevelopment Projects Support and Promote the Plan of Development

#### **RECOMMENDATION:**

Recommend approval of Resolution 74-25, a resolution finding that Downtown redevelopment projects support and promote the Plan of Development.

#### **EXECUTIVE SUMMARY:**

This resolution, adopted by the City Council of Grand Junction, together with the annual budget and operating plan, affirms that several downtown redevelopment projects are consistent with and promote the goals of the Downtown Development Authority (DDA) Plan of Development. It authorizes and validates financial participation by the DDA and City to stimulate reinvestment, deter deterioration, and advance the vitality of downtown Grand Junction.

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

The City of Grand Junction Downtown Development Authority (DDA) was established to eliminate blight, encourage reinvestment, and promote economic vitality within the downtown district. Upon its formation, the Plan of Development was adopted by City Council in 1981 and has been amended over time to reflect evolving community goals, most recently through City Ordinances 4881 and 4937 and DDA Resolutions 2019-04 and 2020-02. The Plan of Development provides the policy framework for guiding downtown revitalization and allows the use of Tax Increment Financing (TIF) as a tool to stimulate redevelopment.

Over the past several years, the DDA has identified and advanced key redevelopment projects within its boundaries that address blighted conditions, support mixed-use development, and strengthen the downtown core. These projects include:

1) Union Depot Renovation – Rehabilitation of the historic Union Depot building to restore its architectural integrity and return it to productive use, addressing longstanding vacancy and deterioration.

2) 600 White Avenue Townhomes – Construction of new residential townhomes to expand attainable housing options within the downtown area and promote a more vibrant, 24-hour downtown environment.

3) 702 Main Street Food Truck Plaza – Activation of a formerly underutilized property into a food truck plaza that fosters small business activity, provides a community gathering space, and contributes to downtown’s cultural and economic vitality.

The DDA Board of Directors adopted individual resolutions supporting each of these initiatives, affirming that they align with the goals and priorities of the Plan of Development. These actions include the commitment of DDA financial resources—both TIF and non-TIF—to encourage reinvestment, mitigate deterioration, and enhance downtown’s long-term viability.

The City Council resolution builds upon those DDA actions by formally acknowledging that the identified projects promote and support the Plan of Development and serve a public purpose under state law. It confirms that funding commitments have been or will be properly budgeted and appropriated, and that the projects contribute to the health, safety, prosperity, and general welfare of Grand Junction residents.

This coordinated action between the DDA and City Council ensures continued alignment between downtown redevelopment efforts and the City’s broader economic development objectives, while providing the statutory authorization required under Colorado Revised Statutes §31-25-801 through 822 for DDA activities and expenditures.

**FISCAL IMPACT:**

None

**SUGGESTED MOTION:**

I move to approve Resolution 74-25, a resolution finding that downtown redevelopment projects support and promote the plan of development.

**Attachments**

1. RES-2025 PROJECTS 20251111



1 CITY OF GRAND JUNCTION, COLORADO

2 RESOLUTION NO. \_\_\_\_

3 A RESOLUTION FINDING THAT DOWNTOWN REDEVELOPMENT PROJECTS SUPPORT AND  
4 PROMOTE THE PLAN OF DEVELOPMENT

5 RECITALS:

6 By and with the attached Resolutions the Downtown Development Authority Board has  
7 found that the Union Depot renovation, the Terminal, 600 White Avenue townhomes,  
8 and 702 Main food truck plaza development initiatives ("Projects") located within the  
9 boundaries of the Downtown Development Authority ("DDA") all of which are or were  
10 blighted properties will benefit from redevelopment in which the DDA is participating.  
11 In accordance with Colorado law, the DDA has established tax increment financing  
12 ("TIF") which provides a financial tool to stimulate and support certain redevelopment  
13 activities such as these. As well, the DDA may expend non-TIF revenue in support of its  
14 mission.

15 With the formation of the DDA a Plan of Development ("Plan of Development") was  
16 adopted by the Grand Junction City Council in 1981, with the Plan of Development  
17 being revised by Ordinances 4881, 4937, and DDA Resolutions 2019-04 and 2020-02.  
18 Consistent with the Plan of Development as revised, and to the extent the same is  
19 implemented by the construction of the Projects, certain financial support has been  
20 made or offered to stimulate reinvestment and/or to deter further economic and  
21 physical deterioration. With this Resolution, together with the attached Resolutions of  
22 the DDA Board ("DDA Resolutions"), the City Council finds that the Projects, individually  
23 and collectively in their respective plan of development areas, support and promote  
24 the Plan of Development and that the funding made or to be made all as provided in  
25 the DDA Resolutions has been or will be accounted for in budgeted appropriations,  
26 and the Projects serve a public purpose, promote the health, safety, prosperity, security,  
27 and general welfare of the inhabitants of the City, and will halt or prevent the  
28 deterioration of property values or structures within the DDA redevelopment boundary  
29 area/the City as provided by law.

30 NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GRAND  
31 JUNCTION, COLORADO THAT:

- 32 1. The foregoing Recitals are incorporated and adopted and in accordance with  
33 and pursuant to this Resolution, the annual operating plan and budget the City  
34 Council of the City of Grand Junction hereby adopts and approves the Projects  
35 and the certain financial support that has been made or offered to stimulate  
36 reinvestment and/or to deter further economic and physical deterioration as  
37 consistent with and advancing the Plan of Development, as amended, all as  
38 provided in the DDA Resolutions.

- 40 2. In accordance with and pursuant to this Resolution, the City Council of the City  
41 of Grand Junction, Colorado confirms all actions consistent with the DDA  
42 Resolutions, the Plan of Development as revised and with the approval of this  
43 Resolution the actions of the officers, employees, and agents of the City  
44 pursuant to C.R.S 31-25-801-822 and the Plan of Development.  
45  
46 3. The City Council finds and declares that this Resolution is promulgated and  
47 adopted for the public health, safety, and welfare of the City.  
48

49 PASSED, ADOPTED AND APPROVED this 19<sup>th</sup> day of November 2025.

50 \_\_\_\_\_  
51 Cody Kennedy  
52 President of the City Council  
53

54 \_\_\_\_\_  
55 Selestina Sandoval  
56 City Clerk



## Grand Junction City Council

### Regular Session

Item #4.e.

**Meeting Date:** November 19, 2025

**Presented By:** Jay Valentine, General Services Director

**Department:** Finance

**Submitted By:** Jodi Welch, Interim Finance Director

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### **Information**

#### **SUBJECT:**

Resolutions Levying Taxes for the Year 2025 in the City of Grand Junction, Colorado and the Downtown Development Authority

#### **RECOMMENDATION:**

Staff recommends adopting the resolutions certifying the 2025 mill levies.

#### **EXECUTIVE SUMMARY:**

The resolutions set the mill levies for both the City of Grand Junction and the Downtown Development Authority (DDA). The mill levy is applied to the assessed valuations to determine the property tax revenue. The levy year is 2025 and the mill levy will generate revenues in 2026. There is no change to the mill levy for either the City or DDA.

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

The adoption of the Tax Levy Resolutions will generate property tax revenue for the City and the DDA. The amount of property tax generated is calculated by taking the adopted mill levy multiplied by the assessed valuation of property located within the taxing area. The 2025 mill levy will be assessed and collected in 2026. The 2026 tax revenue is based on the mill levy on properties valued for the period between January 1, 2024, to June 30, 2025. There is no change to the mill levy for either the City or DDA.

#### **FISCAL IMPACT:**

The revenue generated by the City's 8 mills is estimated to be \$12.9 million. The revenue generated by the Downtown Development Authority's 5 mills is estimated to be \$346,000. Both estimates are based on the preliminary certifications provided by Mesa County Assessor on August 25, 2025.

**SUGGESTED MOTION:**

I move to (adopt/deny) Resolution No. 75-25, a resolution levying taxes for the year 2025 in the City of Grand Junction, Colorado and Resolution No. 76-25, a resolution levying taxes for the year 2025 in the Downtown Development Authority.

**Attachments**

1. City GJ Levy Resolution
2. City GJ Tax Levy Certification
3. DDA Tax Levy Resolution
4. DDA Tax Levy Certification

RESOLUTION NO. \_\_\_\_\_

**A RESOLUTION LEVYING TAXES FOR THE YEAR 2025 IN THE  
CITY OF GRAND JUNCTION, COLORADO**

**BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION,  
COLORADO:**

That there shall be and hereby is levied upon all taxable property within the limits of the **City of Grand Junction**, Colorado, for the year 2025 according to the assessed valuation of said property, a tax of eight **(8.000)** mills on the dollar (\$1.00) upon the total assessment of taxable property within the City of Grand Junction, Colorado for the purpose of paying the expenses of the municipal government of said City for the fiscal year ending December 31, 2026.

**ADOPTED AND APPROVED THIS** \_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
President of the Council

ATTEST:

\_\_\_\_\_  
City Clerk

## TAX LEVY CERTIFICATION

TO COUNTY COMMISSIONERS AND ASSESSOR

STATE OF COLORADO  
COUNTY OF MESA  
CITY OF GRAND JUNCTION

To the Commissioners of Mesa County, Colorado:

This is to certify that the tax levy to be assessed by you upon all property within the limits of the **City of Grand Junction** for the year 2025, as determined and fixed by the City Council by Resolution duly passed on the \_\_\_\_\_ day of \_\_\_\_\_, 2025, is eight **(8.000)** mills, the revenue yield of said levy to be used for the purpose of paying the expenses of the municipal government, and you are authorized and directed to extend said levy upon your tax list.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the City of Grand Junction, Colorado, this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

---

City Clerk, City of Grand Junction

C: County Assessor



RESOLUTION NO. \_\_\_\_\_

**A RESOLUTION LEVYING TAXES FOR THE YEAR 2025 IN THE  
DOWNTOWN DEVELOPMENT AUTHORITY**

**BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION,  
COLORADO:**

That there shall be and hereby is levied upon all taxable property within the Grand Junction, Colorado, **Downtown Development Authority** limits, for the year 2025 according to the assessed valuation of said property, a tax of five **(5.000)** mills on the dollar (\$1.00) upon the total assessment of taxable property within the City of Grand Junction, Colorado, Downtown Development Authority, for the purpose of paying the expenses of said Authority for the fiscal year ending December 31, 2026.

**ADOPTED AND APPROVED THIS** \_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
President of the Council

ATTEST:

\_\_\_\_\_  
City Clerk

# TAX LEVY CERTIFICATION

TO COUNTY COMMISSIONERS AND ASSESSOR

STATE OF COLORADO  
COUNTY OF MESA  
CITY OF GRAND JUNCTION

To the Commissioners of Mesa County, Colorado:

This is to certify that the tax levy to be assessed by you upon all property within the Grand Junction, Colorado, **Downtown Development Authority** limits, for the year 2025, as determined and fixed by the City Council by Resolution duly passed on the \_\_\_\_\_ day of \_\_\_\_\_, 2025, is five **(5.000)** mills, the revenue yield of said levy to be used for the purpose of paying the expenses of the Grand Junction, Colorado, Downtown Development Authority, and you are authorized and directed to extend said levy upon your tax list.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the City of Grand Junction, Colorado, this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_

City Clerk, City of Grand Junction

C: County Assessor



## Grand Junction City Council

### Regular Session

Item #4.f.

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**Meeting Date:** November 19, 2025

**Presented By:** Jay Valentine, General Services Director

**Department:** Finance

**Submitted By:** Jodi Welch, Interim Finance Director

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### **Information**

#### **SUBJECT:**

A Resolution Adopting Rates, Fees, and Charges Effective January 1, 2026

#### **RECOMMENDATION:**

Staff recommends the adoption of the resolution setting rates and fees for Water, Irrigation, Wastewater, Graywater, Solid Waste, Recycling and Parking.

#### **EXECUTIVE SUMMARY:**

Recommended changes to rates, fees, and charges were discussed in the Council Budget Workshops as well as the Joint Sewer Board Meeting. Rate changes are in accordance with financial plan and rate studies conducted and approved.

The City operates the Water, Sewer, Solid Waste and Recycling and Parking operations as enterprise accounts/funds. Rates and fees in enterprise operations are planned for and set to generate sufficient revenue to cover the cost of operations, maintenance, and capital while maintaining minimum reserves. Rates are reviewed every year by City Council for adoption in the final budget. Rates for these services are very competitive as compared to other similar service providers in the state and are among the lowest in the Grand Junction area. Rates are developed based on a 10-year financial forecast model that includes expenses in the operational budget, as well as anticipated capital needs over the 10-year period. The forecast model is interactive and is adjusted as more accurate information becomes available throughout the year. Rates are set and adjusted in the model and can be smoothed out over several years to minimize annual increases. Small increases each year are preferred to large step increases.

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

Below is a summary of changes for 2026, and a complete listing of rate and fee changes are included in the resolution. The proposed rates and fee changes are effective January 1, 2026.

Water rates are proposed to increase across all tiers ranging from \$0.27 to \$2.62 per month. Ridges irrigation rates increase 6% which equates to \$1.45 more per month for a single-family home. The water meter fees will increase 2.5% increase across all meter sizes.

Wastewater rates will increase \$3.31 per month for a single-family home and sewer plant investment fees will increase 2.5%.

Solid Waste residential rates are increasing by \$1.00 to \$2.00 per month depending on size of container with commercial dumpster rates increasing by \$4.00 to \$8.00 per month based on size of dumpster.

Parking rates will increase between \$0.20 and \$0.30 per hour for short-term meters, with long-term meter rates seeing no change. Permits and garage parking increase between \$5 and \$15 per month. Increases are needed to cover base operating costs. Parking fines will not increase in 2026.

**FISCAL IMPACT:**

The recommended rates and fees are incorporated in the revenues of the 2025 recommended budget, as discussed during the Council workshops, and for the wastewater fees during the Joint Persigo Board meeting.

**SUGGESTED MOTION:**

I move to (adopt/deny) Resolution No. 77-25, a resolution adopting rates, fees and charges for Water, Irrigation, Wastewater, Graywater, Solid Waste, Recycling and Parking.

**Attachments**

1. 2026 Rates and Fees Resolution

**RESOLUTION NO. \_\_\_\_-25****A RESOLUTION ADOPTING RATES, FEES, AND CHARGES FOR WATER, IRRIGATION, WASTEWATER, GRAYWATER, SOLID WASTE, RECYCLING, AND PARKING****Recitals:**

The City of Grand Junction establishes rates, fees, and charges for Water, Irrigation, Graywater, Wastewater, Solid Waste, and Recycling services, and by this resolution, the City Council establishes these rates, fees, and charges to implement decisions made in the long-term financial plans.

**Now, therefore, be it resolved that:**

Effective January 1, 2026, rates and fees for Water, Irrigation, Graywater, Wastewater, Solid Waste, Recycling Services, and Parking change according to the following schedule:

Monthly Water Rates					
City Service Area	2025 Adopted	2026 Proposed	Amount Change	% Change	2026 Proposed Drought Rates*
Availability Charge – 3/4-inch and less	\$ 15.99	\$ 16.75	\$ 0.76	5.0%	\$ 50.25
Availability Charge – 1 inch	\$ 15.99	\$ 24.13	\$ 8.14	51.0%	\$ 72.39
Availability Charge – 1.5 inch	\$ 15.99	\$ 42.57	\$ 26.58	166.0%	\$ 127.71
Availability Charge – 2 inches	\$ 15.99	\$ 64.72	\$ 48.73	305.0%	\$ 194.16
Availability Charge – 3 inches	\$ 15.99	\$ 116.37	\$ 100.38	628.0%	\$ 349.11
Availability Charge – 4 inches	\$ 15.99	\$ 190.17	\$ 174.18	1089.0%	\$ 570.51
Availability Charge – 6 inches	\$ 15.99	\$ 374.66	\$ 358.67	2243.0%	\$ 1,123.98
Availability Charge – 8 inches	\$ 15.99	\$ 596.05	\$ 580.06	3628.0%	\$ 1,788.15
Availability Charge – Multi-Unit per DU	\$ 15.99	\$ 12.56	\$ (3.43)	(21%)	\$ 37.68
Minimum Charge (Less than 2,000 Gallons)	\$ 3.42	\$ 6.04	\$ 2.62	77.0%	\$ 18.12
2,001 – 10,000 Gallons (per 1,000)	\$ 4.33	\$ 4.60	\$ 0.27	6.0%	\$ 13.80
10,001 - 20,000 Gallons (per 1,000)	\$ 5.13	\$ 5.75	\$ 0.62	12.0%	\$ 17.25
> 20,000 Gallons (per 1,000)	\$ 6.31	\$ 6.90	\$ 0.59	9.0%	\$ 20.70
<b>Kannah Creek Service Area</b>					
Availability Charge – 3/4-inch and less	\$ 53.50	\$ 16.75	\$ (36.75)	(69%)	\$ 50.25
Availability Charge – Multi-Unit per DU	\$ 53.50	\$ 12.56	\$ (40.94)	(76.5%)	\$ 37.68
Capital Surcharge – 3/4-inch and less	-	\$ 59.25	\$ 59.25	0%	\$ 177.75
Capital Surcharge – Multi-Unit per DU	-	\$ 44.44	\$ 44.44	0%	\$ 133.32
Minimum Charge (Less than 2,000 gallons)	-	\$ 6.04	\$ 6.04	0%	\$ 18.12
3,000 – 10,000 Gallons (per 1,000)	\$ 6.67	\$ 4.60	\$ (2.07)	(31%)	\$ 13.80
10,000 – 20,000 Gallons (per 1,000)	\$ 8.21	\$ 5.75	\$ (2.46)	(30%)	\$ 17.25
> 20,000 Gallons (per 1,000)	\$ 9.56	\$ 6.90	\$ (2.66)	(28%)	\$ 20.70
<b>Bulk Water (Fill Stations)</b>					
Per 1,000 Gallons – In City	\$ 10.52	\$ 11.78	\$ 1.26	12.0%	\$ 35.34
Per 1,000 Gallons – Kannah Creek	\$ 12.42	\$ 12.42	\$ -	0.0%	\$ 37.26
<b>Raw Water (Irrigation)</b>					
Per 1,000 Gallons	\$ 1.90	\$ 2.00	\$ 0.10	5.0%	\$ 6.00

\*Drought Rates (3x 2026 Proposed) implemented when Grand Junction Region is in D4 Drought and mandatory water restrictions.

\*\*For Multi-family units, the complex is billed the [Water Availability Fee] x [# of Units] + [0 – 2000 gallon rate] x [# of units] + Rate per 1,000 gallons] x [collective usage]

Water Meter Fees								
	2025 Adopted			2026 Proposed			Total Connection Fee Change	% Change
Water Meter Size	Tap Fee	Plant Investment Fee	Total Connection Fee	Tap Fee	Plant Investment Fee	Total Connection Fee		
3/4 x 5/8	\$ 779.76	\$ 4,895.42	\$ 5,675.18	\$ 799.25	\$5,018.00	\$ 5,817.25	\$ 142.07	2.5%
1	\$ 974.70	\$ 6,731.20	\$ 7,705.90	\$ 999.07	\$6,901.00	\$ 7,900.07	\$ 194.17	2.5%
1.5	\$ 2,283.59	\$ 15,298.18	\$ 17,581.77	\$ 2,340.68	\$15,681.00	\$ 18,021.68	\$ 439.91	2.5%
2	\$ 3,230.44	\$ 28,148.65	\$ 31,379.09	\$ 3,311.20	\$28,852.00	\$ 32,163.20	\$ 784.11	2.5%
3	\$ 7,658.37	\$ 48,954.17	\$ 56,612.54	\$ 7,849.83	\$50,178.00	\$ 58,027.83	\$ 1,415.29	2.5%
4	\$14,314.19	\$ 89,341.36	\$103,655.55	\$14,672.04	\$91,575.00	\$106,247.04	\$ 2,591.49	2.5%
6	\$22,111.81	\$152,981.78	\$175,093.59	\$22,664.61	\$156,806.00	\$179,470.61	\$ 4,377.02	2.5%
Kannah Creek			\$ 8,500			\$ 8,712.50		2.5%

Ridges Irrigation Rates				
	2025 Adopted	2026 Proposed	Amount Change	% Change
Multi-Family (billed Individually)	\$ 17.32	\$ 18.36	\$ 1.04	6.0%
Single Family Residence	\$ 24.20	\$ 25.65	\$ 1.45	6.0%
Multi-Family Duplex	\$ 34.64	\$ 36.72	\$ 2.08	6.0%
2 Taps	\$ 47.37	\$ 50.21	\$ 2.84	6.0%
Multi-Family 6-plex	\$ 86.59	\$ 91.79	\$ 5.20	6.0%
Multi-Family 5-plex	\$ 103.91	\$ 110.14	\$ 6.23	6.0%
Multi-Family 7-plex	\$ 121.23	\$ 128.50	\$ 7.27	6.0%
Multi-Family 12-plex	\$ 207.81	\$ 220.28	\$ 12.47	6.0%
Multi-Family 19-plex	\$ 329.04	\$ 348.78	\$ 19.74	6.0%
Multi-Family 22-plex	\$ 380.99	\$ 403.85	\$ 22.86	6.0%
Multi-Family 40-plex	\$ 692.72	\$ 734.28	\$ 41.56	6.0%
Parks	\$ 616.61	\$ 653.61	\$ 37.00	6.0%
Golf Course	\$ 12,073.43	\$ 12,797.84	\$ 724.41	6.0%
Ridges Irrigation Fees				
Irrigation Tap Fee	\$ 300.90	\$ 308.42	\$ 7.52	2.5%

### Wastewater Rates

Sewer System	2025 Adopted	2026 Proposed	Amount Change	% Change
Monthly Service Charge	\$ 27.58	\$ 30.89	\$ 3.31	12.0%

### Wastewater Fees

	2025 Adopted	2026 Proposed	Amount Change	% Change
<b>Sewer Plant Investment Fee per EQU</b>	\$ 5,544.00	\$ 6,544.00	\$ 1,000.0	18.0%
<b>Trunk Line Extension Fee</b>				
<b>Developer</b>				
1 unit/acre	\$ 1,456.33	\$ 1,492.74	\$36.41	2.5%
>1-3 units/acre	\$ 1,298.42	\$ 1,330.88	\$32.46	2.5%
>3 units/acre	\$ 961.33	\$ 985.36	\$24.03	2.5%
>5.5 - 12 units/acre	\$ 667.48	\$ 684.17	\$16.69	2.5%
12+ units/acre	\$ 444.99	\$ 456.11	\$11.12	2.5%
<b>Builder</b>				
1 unit/acre	\$ 3,397.01	\$ 3,481.94	\$84.93	2.5%
>1-3 units/acre	\$ 2,909.43	\$ 2,982.17	\$72.74	2.5%
>3 units/acre	\$ 1,940.69	\$ 1,989.21	\$37.31	2.5%
>5.5 - 12 units/acre	\$ 1,334.22	\$ 1,367.58	\$25.65	2.5%
12+ units/acre	\$ 889.48	\$ 911.72	\$17.10	2.5%

### Industrial Pretreatment Rates

	2025 Adopted	2026 Proposed	Amount Change	% Change
<b>Monthly Charge per EQU</b>	\$ 27.58	\$ 30.89	\$ 3.31	12.0%
<b>Industrial Pretreatment Surcharges</b>				
BOD Surcharge per pound	\$ 0.55	\$ 0.69	\$ 0.14	25.5%
TSS Surcharge per pound	\$ 0.49	\$ 0.70	\$ 0.21	42.9%
Excess Flow Surcharge per 1000 Gal	\$ 5.77	\$ 6.81	\$ 1.04	18.0%
Septage Disposal per 1000 Gal	\$ 117.00	\$ 120.00	\$ 3.00	2.6%
Grease Trap Interceptor per 1000 Gal	\$ 117.00	\$ 105.00	\$ (12.00)	(10.3%)

Accelerated cleaning charges are for non-compliant food service establishments. BOD/TSS and the current EQU rate are used to establish monthly costs. The surcharge is used to recoup costs for additional line cleanings and treating higher than normal BOD/TSS. Accelerated Cleaning uses the formula above.

### Graywater Control Program Permit Fees

	2025 Adopted	2026 Proposed	Amount Change	% Change
Category A – Single Family, outdoor subsurface irrigation	\$ 50.00	\$ 50.00	\$ 0.00	0.0%
Category B – Non-Single Family, subsurface irrigation	\$ 100.00	\$ 100.00	\$ 0.00	0.0%
Category C – Single Family, indoor and outdoor	\$ 200.00	\$ 200.00	\$ 0.00	0.0%
Category D – Non-Single Family, indoor and outdoor	\$ 400.00	\$ 400.00	\$ 0.00	0.0%



### Administrative Fees

	2025 Adopted	2026 Proposed	Amount Change	% Change
Delinquent Tag Fee	\$ 5.00	\$ 5.00	\$ -	0.0%
Disconnect Fee	\$ 40.00	\$ 40.00	\$ -	0.0%
Web Payment Return Fee	\$ 10.95	\$ 10.95	\$ -	0.0%
Return Check Charge	\$ 20.00	\$ 20.00	\$ -	0.0%
Title Company Cancellation Fee	\$ 50.00	\$ 50.00	\$ -	0.0%
Water Meter Lock-Off Fee	\$ 50.00	\$ 50.00	\$ -	0.0%
After-Hours Service Call	\$ 50.00	\$ 50.00	\$ -	0.0%
New Account Setup	\$ 15.00	\$ 15.00	\$ -	0.0%
Paper Bill Fee	\$ 0.00	\$ 1.00	\$ 1.00	100.0%

### Solid Waste Rates

Automated Monthly Container Prices	2025 Adopted	2026 Proposed	Amount Change	% Change
1 - 64 Gallon Container	\$ 17.00	\$ 18.00	\$ 1.00	5.9%
2 - 64 Gallon Container	\$ 31.00	\$ 32.00	\$ 1.00	3.2%
1 - 96 Gallon Container	\$ 25.00	\$ 26.00	\$ 1.00	4.0%
2 - 96 Gallon Container	\$ 47.00	\$ 49.00	\$ 2.00	4.3%
1 – 64, 1-96 Gallon Container	\$ 39.00	\$ 40.00	\$ 1.00	2.6%

### Solid Waste and Recycle Rates - Includes Dual Stream and Yard Waste

Automated Monthly Container Prices	2025 Adopted	2026 Proposed	Amount Change	% Change
1 - 48 Gallon Container	\$ 15.00	\$ 16.00	\$ 1.00	6.7%
1 - 64 Gallon Container	\$ 20.00	\$ 22.00	\$ 2.00	10.0%
1 - 96 Gallon Container	\$ 33.00	\$ 35.00	\$ 2.00	6.1%

### Commercial Monthly Dumpster Rates (Solid Waste)

Monthly Container Prices	2025 Adopted	2026 Proposed	Amount Change	% Change
1-2 Cubic Yard (Serviced 1 per Week)	\$ 93.00	\$ 97.00	\$ 4.00	4.3%
1-3 Cubic Yard (Serviced 1 per Week)	\$ 118.50	\$ 125.00	\$ 6.50	5.5%
1-4 Cubic Yard (Serviced 1 per Week)	\$ 130.00	\$ 136.00	\$ 6.00	4.6%
1-6 Cubic Yard (Serviced 1 per Week)	\$ 151.00	\$ 158.00	\$ 7.00	4.6%
1-8 Cubic Yard (Serviced 1 per Week)	\$ 180.00	\$ 188.00	\$ 8.00	4.4%

### Commercial Monthly Dumpster Rates (Recycle - Cardboard)

Monthly Container Prices	2025 Adopted	2026 Proposed	Amount Change	% Change
1-2 Cubic Yard (Serviced 1 per Week)	\$ 60.00	\$ 65.00	\$ 5.00	8.3%
1-4 Cubic Yard (Serviced 1 per Week)	\$ 120.00	\$ 127.00	\$ 7.00	5.8%
1-6 Cubic Yard (Serviced 1 per Week)	\$ 132.00	\$ 140.00	\$ 8.00	6.1%
1-8 Cubic Yard (Serviced 1 per Week)	\$ 176.00	\$ 185.00	\$ 9.00	5.1%

### Parking Rates

	2025 Adopted	2026 Proposed	Amount Change	% Change
2 Hour Meters	\$ 1.00	\$ 1.30	\$ 0.30	30.0%
4 Hour Meters	\$ 1.00	\$ 1.20	\$ 0.20	20.0%

10 Hour Meters (rate 1)	\$ 0.50	\$ 0.50	\$ -	0.0%
10 Hour Meters (rate 2)	\$ 0.50	\$ 0.50	\$ -	0.0%
10 Hour Permits (per month)	\$ 40.00	\$ 50.00	\$ 10.00	25.0%
Garage Covered Parking (per month)	\$ 75.00	\$ 80.00	\$ 5.00	6.7%
Garage Uncovered Parking (per month)	\$ 40.00	\$ 55.00	\$ 15.00	37.5%

Parking Fines						
	2025 Adopted	2025 Current Deadline	2026 Proposed	2026 Proposed Deadline	Amount Change	% Change
Expired Meter	\$ 25.00	1-7 days = \$25 8-14 days = \$35 15-29 days = \$45 30 Days = \$100	\$ 25.00	1-7 days = \$25 8-14 days = \$35 15-29 days = \$45 30 Days = \$100	\$ -	0.0%
Illegal Parking	\$ 25.00	1-7 days = \$25 8-14 days = \$35 15-29 days = \$45 30 Days = \$100	\$ 25.00	1-7 days = \$25 8-14 days = \$35 15-29 days = \$45 30 Days = \$100	\$ -	0.0%
Handicap Parking Violation	\$ 150.00	1-7 days = \$150 8-14 days = \$160 15-29 days = \$170 30 Days = \$220	\$ 150.00	1-7 days = \$150 8-14 days = \$160 15-29 days = \$170 30 Days = \$220	\$ -	0.0%

PASSED and ADOPTED this \_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
President of the Council

Attest:

\_\_\_\_\_  
City Clerk



## Grand Junction City Council

### Regular Session

Item #4.g.

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**Meeting Date:** November 19, 2025

**Presented By:** Jay Valentine, General Services Director

**Department:** Finance

**Submitted By:** Jay Valentine, Chief Financial Officer

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### **Information**

#### **SUBJECT:**

A Resolution Allocating Certain Property Tax and Sales Tax Revenues for the Grand Junction Downtown Development Authority and for Certification of Property Tax Distribution Percentages to the County Assessor

#### **RECOMMENDATION:**

Staff recommends approval of the resolutions allocating certain property tax and sales tax revenues to the Downtown Development Authority and the certification of property tax distribution to the County Assessor.

#### **EXECUTIVE SUMMARY:**

The Downtown Development Authority was formally established in 1981 and is funded in part through tax increment funding (TIF) revenues. Through State statute, the DDA receives these revenues from all the taxing jurisdictions within the DDA boundary. This Resolution affirms the commitment of 100 percent of the City property taxes attributable to the increment in property assessments. This resolution also confirms the commitment of 100 percent of the City sales tax revenues within the DDA district attributable to the increment of sales tax growth.

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

The DDA was formally established in 1981 and operated under the provisions of the original statute enabling legislation for its first 30 years. Ad valorem real property tax revenues attributable to the growth in the taxable assessed basis of property within the DDA boundary (the "increment") are the primary source of capital funds for DDA projects. Tax revenues derived from the increment are held in a designated fund used exclusively for debt service for DDA undertakings. The City of Grand Junction further established sales tax increment districts in the DDA and has paid revenues to the DDA attributable to the increment in sales tax growth.

In 2008, the Colorado legislature modified 31-25-807, C.R.S., to allow the extension of Downtown Development Authorities for an additional 20-year term, subject to new provisions regarding the increment. During the 20-year extension, the DDA shall receive 50 percent of the property tax revenues attributable to the increment in property assessments as measured from a new base year of 1991, unless a taxing entity agrees to allocate a greater percentage.

The DDA receives property tax revenues attributable to the increment from several other local taxing authorities in addition to the City; Mesa County (General Fund and Human Services levies), School District 51, Mesa County Public Library District, Colorado River Water District, Grand Valley Drainage District, and the Mosquito Control District.

During the process to extend the authorization of the DDA, School District 51 agreed to allocate 100 percent of the increment revenues to the DDA during the extension period (Board of Education Resolution 10/11: 90). The remainder of taxing entities have not allocated any additional revenues beyond the base 50 percent mandated by state law, including most recently, the Mesa County Public Library District Board which voted in June 2012 to allow only the base 50 percent allocation.

Additionally, 31-25-807, C.R.S., requires that the governing body (the City of Grand Junction) annually certify and itemize to the County Assessor the property tax distribution percentages from each of the taxing entities that contribute to the special revenue fund. The proposed Property Tax TIF Resolution directs the City Manager to provide such certification to the County Assessor. The Sales Tax TIF Resolution confirms the commitment of 100 percent of the DDA district sales taxes attributable to the increment of sales tax growth.

**FISCAL IMPACT:**

Under the provisions of 31-25-807, C.R.S., local taxing entities, including the City of Grand Junction, are not required to provide any additional TIF allocation beyond the statutory requirement of 50 percent. In agreeing to a 100 percent allocation of property tax increment and sales tax increment revenues, the City is foregoing an estimated \$267,000 in property tax revenues and an estimated \$682,000 in sales tax revenues for 2026.

**SUGGESTED MOTION:**

I move to (adopt/deny) Resolution No. 78-25, a resolution for the allocation of certain property tax revenues for the Grand Junction Downtown Development Authority and for certification of property tax distribution percentages to the County Assessor, and Resolution No. 79-25, a resolution for the allocation of certain sales tax revenues for the Grand Junction Downtown Development Authority.

**Attachments**

1. DDA Property Tax TIF Resolution
2. DDA Sales Tax TIF Resolution

**RESOLUTION NO. \_\_\_\_-25**

**A RESOLUTION FOR ALLOCATION OF CERTAIN PROPERTY TAX REVENUES  
FOR THE GRAND JUNCTION DOWNTOWN DEVELOPMENT AUTHORITY AND  
FOR CERTIFICATION OF PROPERTY TAX DISTRIBUTION PERCENTAGES TO  
THE COUNTY ASSESSOR**

Recitals:

WHEREAS, the Grand Junction Downtown Development Authority (“DDA”) was established and exists to enhance the built environment of the public spaces, buildings, and property by the expenditure of money to prevent and remedy slum and blight within the boundaries of the DDA; and,

WHEREAS, the DDA strives to create a more pleasing urban environment and expand the opportunities for residents and visitors to experience a quality urban landscape, streets, buildings, and design in public places; and,

WHEREAS, in 2008 the Colorado Legislature changed section 31-25-807, C.R.S., providing that fifty percent (50%) of the property taxes levied, or such greater amount as may be set forth in an agreement negotiated by the municipality and the respective public bodies, shall be paid into the designated fund of the municipality (which portion of the taxes is also and may for the purpose of this resolution be known as and referred to as the “increment” of the “TIF”); and,

WHEREAS, section 31-25-807, C.R.S., further requires that the governing body annually certify to the county assessor an itemized list of the property tax distribution percentages attributable to the designated fund of the municipality from the mill levies of each public body; and,

WHEREAS, the City of Grand Junction has committed to allocate one hundred percent (100%) of the ad valorem property tax increment to the DDA debt service fund; and,

WHEREAS, the purpose of the allocation shall be for the continued construction of capital improvement projects as provided by state law in the City of Grand Junction’s downtown area; and,

WHEREAS, such allocation is in the best interests of the community of the City of Grand Junction;

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

1. The City of Grand Junction agrees that one hundred percent (100%) of the ad valorem property taxes attributable to the increment of assessed values of properties

located within the DDA boundaries and subject to the City of Grand Junction mill levy for the benefit and use of the DDA for the 2026 budget period. Funds shall be approved for expenditure in accordance with City financial policies but shall not constitute funds of the City for any purpose, including but not limited to the application of Article X, Section 20 of the Colorado Constitution.

2. The City Manager is hereby authorized and directed to certify to the county assessor the property tax distribution percentages attributable to the designated fund of the municipality from the mill levies of each participating public body.

PASSED and ADOPTED this \_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
President of the Council

Attest:

\_\_\_\_\_  
City Clerk



**RESOLUTION NO. \_\_\_\_-25**

**A RESOLUTION FOR ALLOCATION OF CERTAIN SALES TAX REVENUES FOR  
THE GRAND JUNCTION DOWNTOWN DEVELOPMENT AUTHORITY**

Recitals:

WHEREAS, the Grand Junction Downtown Development Authority (“DDA”) was established and exists to enhance the built environment of the public spaces, buildings, and property by the expenditure of money to prevent and remedy slum and blight within the boundaries of the DDA; and,

WHEREAS, the DDA strives to create a more pleasing urban environment and expand the opportunities for residents and visitors to experience a quality urban landscape, streets, buildings, and design in public places; and,

WHEREAS, the City of Grand Junction has committed to allocate one hundred percent (100%) of the sales tax increment to the DDA debt service fund; and,

WHEREAS, the purpose of the allocation shall be for the continued construction of capital improvement projects as provided by state law in the City of Grand Junction’s downtown area; and,

WHEREAS, such allocation is in the best interests of the community of the City of Grand Junction;

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

1. The City of Grand Junction agrees that one hundred percent (100%) of the sales taxes are attributable to the increment of sales tax growth within sales tax districts located within the DDA boundaries for the benefit and use of the DDA for the 2026 budget period. Funds shall be approved for expenditure in accordance with City financial policies but shall not constitute funds of the City for any purpose, including but not limited to the application of Article X, Section 20 of the Colorado Constitution.

PASSED and ADOPTED this \_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
President of the Council

Attest:

\_\_\_\_\_  
City Clerk



## Grand Junction City Council

### Regular Session

Item #5.a.

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**Meeting Date:** November 19, 2025

**Presented By:** Brandon Stam, DDA Executive Director

**Department:** Downtown GJ Business Improvement District

**Submitted By:** Brandon Stam, DDA Executive Director

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### **Information**

#### **SUBJECT:**

Downtown Grand Junction Business Improvement District's 2026 Operating Plan and Budget

#### **RECOMMENDATION:**

The DGJBID Board has reviewed and approved the 2026 Operating Plan and Budget and recommends City Council approval.

#### **EXECUTIVE SUMMARY:**

Annually, the Downtown Grand Junction Business Improvement District (DGJBID) is required to file an operating plan and budget with the City Clerk by September 30. The City Council then approves or disapproves the plan and budget. The total DGJBID budget for 2026 is \$448,403.

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

In 2005, the City Council created the Downtown Grand Junction Business Improvement District (BID), approved its 2006 Operating Plan and Budget, conducted a mail ballot election to create a Special Assessment, and then turned over the board to the DDA. State Statutes (31-25-1212 C.R.S.) require business improvement districts to submit an operating plan and budget. The municipality shall approve or disapprove the operating plan and budget.

#### **FISCAL IMPACT:**

The City makes an annual Payment In Lieu of Tax (PILT) to the BID. In 2025 the City paid \$15,269 to the BID; that amount remains unchanged in the City's 2026 budget.

#### **SUGGESTED MOTION:**

I move to (approve/not approve) the Downtown Grand Junction Business Improvement District's 2026 Operating Plan and Budget.

**Attachments**

1. Downtown Business Improvement District 2026 Line Item Budget
2. 2026 BID Operating Plan



**2026 Adopted Budget**  
**By Department, By Fund, By Account Classification**  
**November 19, 2025**

Line Item Ref #	By Department By Fund By Classification	2023 Actual	2024 Actual	2025 Adopted	2025 Actual YTD	2025 Amended	2026 Working
<b>1</b>	<b>Downtown Development Authority</b>						
<b>2</b>	<b>701 - Downtown Business Improvement District Fund</b>	<b>\$ 31,253</b>	<b>\$ 30,266</b>	<b>\$ 19,657</b>	<b>\$ 7,948</b>	<b>\$ 19,656</b>	<b>\$ 12,754</b>
<b>3</b>	<b>Revenue</b>	<b>\$ 433,108</b>	<b>\$ 466,899</b>	<b>\$ 471,618</b>	<b>\$ 319,631</b>	<b>\$ 471,618</b>	<b>\$ 448,403</b>
4	Charges for Services	138	5,244	5,600	4,702	5,600	5,600
5	License and Permits	136,186	160,625	157,750	45,232	157,750	64,000
6	Special Assessments	195,954	203,189	210,700	209,460	210,700	221,235
7	Intergovernmental	7,500	-	-	-	-	-
8	Contributions	80,844	80,844	90,269	54,000	90,269	150,269
9	Other Revenue	9,016	9,733	6,300	3,241	6,300	6,300
10	Interest Revenue	3,470	7,262	999	2,996	999	999
<b>11</b>	<b>Expenses</b>	<b>\$ 401,855</b>	<b>\$ 436,633</b>	<b>\$ 451,961</b>	<b>\$ 311,683</b>	<b>\$ 451,962</b>	<b>\$ 435,649</b>
12	Labor and Benefits	170,993	187,698	216,611	135,439	216,612	196,619
13	Employment Taxes	10,873	11,832	12,913	8,083	12,913	11,378
14	Health, Dental, Vision Insurance	7,331	8,467	9,945	8,658	9,945	10,978
15	Health Programs	540	540	5,412	3,313	5,413	5,780
16	Other Insurance	810	904	902	576	902	953
17	Other Compensation	3,215	1,125	3,094	0	3,094	1,327
18	Overtime	-	51	-	-	-	-
19	Part-Time Wages	28,794	30,481	40,800	13,922	40,800	15,300
20	Regular Wages	111,705	125,855	133,647	93,359	133,647	140,845
21	Retirement	6,895	7,551	8,743	6,565	8,743	9,090
22	Workers Compensation Insurance	831	892	1,154	963	1,155	968
23	Operating	230,862	248,935	235,350	176,244	235,350	239,030
24	Charges and Fees	9,231	9,944	10,100	6,298	10,100	10,100
25	Contract Services	102,809	121,876	113,800	73,324	113,800	118,630
26	Equipment	-	-	-	4,779	-	-
27	Fuel	-	-	-	58	-	100
28	Grants and Contributions	91,673	90,441	81,000	71,820	81,000	90,500
29	Operating Costs	8,194	9,480	10,650	5,099	10,650	8,200
30	Professional Development	17,240	15,479	18,000	13,478	18,000	9,700
31	Utilities	1,716	1,715	1,800	1,389	1,800	1,800












# BUSINESSES

## IMPROVEMENT DISTRICT



# EVENT SNAPSHOTS

	<b>24</b> PARTICIPATING RESTAURANTS <b>14</b> WINNERS		<b>6,000</b> VISITORS <b>22</b> NEW AOTC SCULPTURES <b>75+</b> ARTISTS
	<b>5,300+</b> WEEKEND VISITORS <b>714</b> RIDERS <b>15</b> BANDS		<b>5,000+</b> TRICK-OR-TREATERS*
	<b>35+</b> FLOATS <b>8,200</b> PARADE VISITORS		<b>110</b> TREES DECORATED <b>6,000</b> VISITORS*
	<b>5,000</b> AVERAGE WEEKLY <b>120</b> VENDORS <b>17</b> FARMERS		<b>26,500</b> VISITORS <b>100+</b> FLOATS*
	<b>7,800</b> VISITORS <b>150+</b> REGISTERED CARS	In 2025 we raised over <b>\$93,750</b> in <b>EVENT</b> Sponsorships!	





# VISITOR DATA

A snapshot of downtown visitors:

- Average household income of \$90,000
- Average dwell time of 150 minutes
- Peak visitor hours are 11 a.m. - 1 p.m. and 5 p.m. - 8 p.m.
- Top Demographic groups:
  - Singles and Starters - 35 years or younger (18%)
  - Golden Years - 65 years+, with moderate retirement savings
  - Autumn Years - financially secure retirees



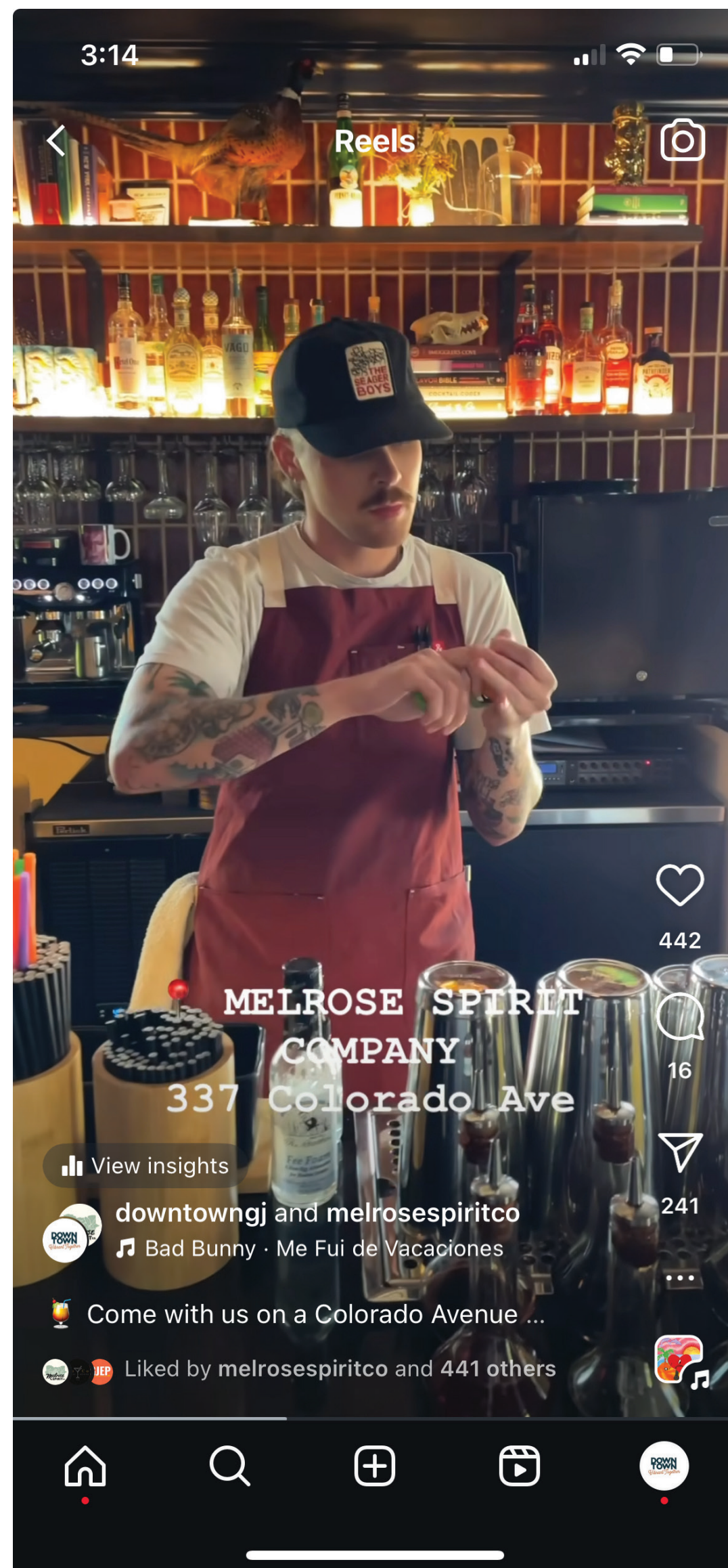


# BID

The BID introduced new marketing programs including:

- Monthly Billboard CO-OP – 12 downtown businesses participated at a 50% cost share
- Community Activation Grant – downtown gave out \$3,000 to help incubate new events
- Hosted a merchandising and display workshop for downtown business owners with DCI





# SOCIAL MEDIA

Downtown and GJCreates recap:

Downtown pages:

- Downtown Facebook - 23,000+ followers
- Downtown Instagram - 13,600 followers
- GJ Creates Facebook - 1,400+ followers
- GJ Creates Instagram - 2,457 followers





# GIFT CARDS

**Supporting local shopping in  
our downtown:**

- 1,331 gift cards sold
- \$73,133 total amount sold
- \$160,370 total amount sold in 2025 (December accounts for almost half of annual sales)
- Most popular use for gift cards:

Suehiro, Rockslide, Goat and Clover, Brown Shoes

January 1 – October 23, 2025





# LOOKING FORWARD

## Upcoming in 2026:

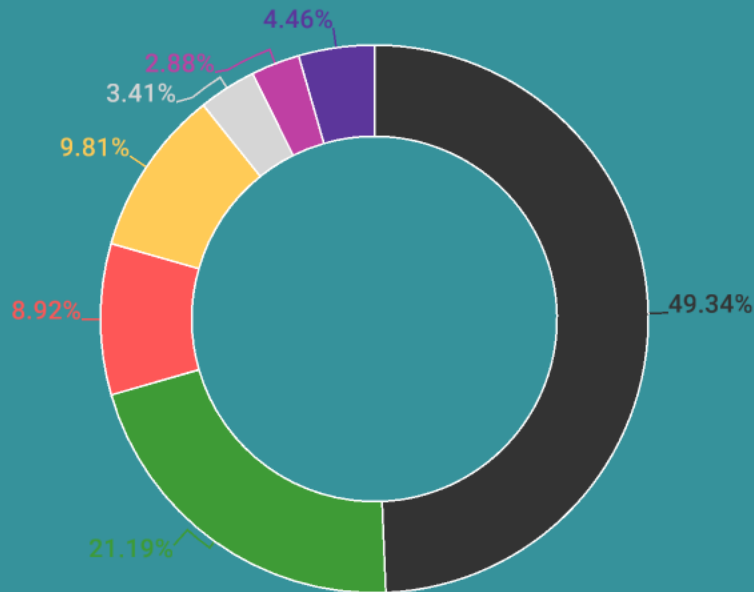
- Expand Downtown Activation grant offerings
- Social media ambassador program
- Continuation of billboard program and TV Ad buys with KREX
- Expanded business workshops with partners like DCI
- Event support for third party events through data analytics and logistical support



# 2026 Proposed Budget

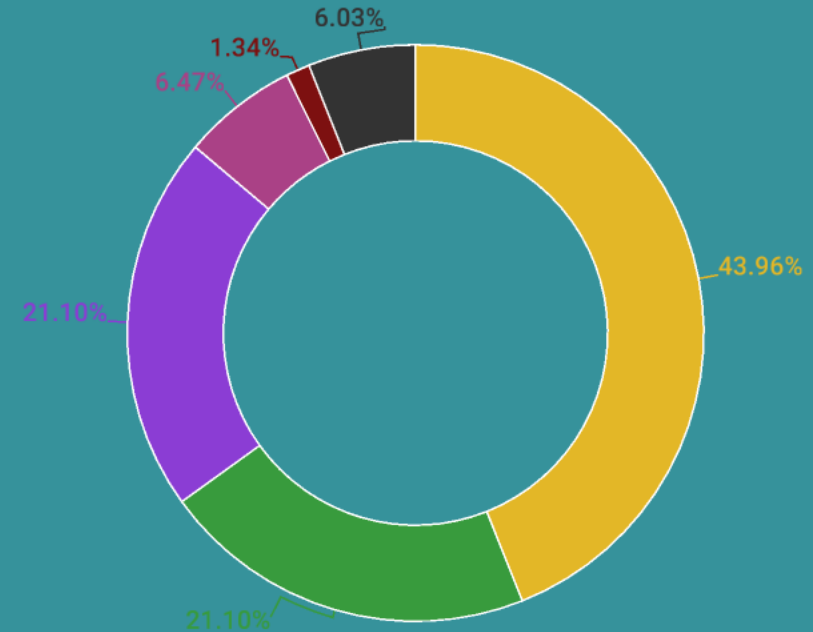
## Revenue \$448,403

- Special Assessment \$221,235
- Sponsorships \$95,000
- DDA Contribution \$40,000
- Vendor Fees \$44,000
- City PILT \$15,269
- Misc. \$12,899
- Outdoor Dining leases \$20,000



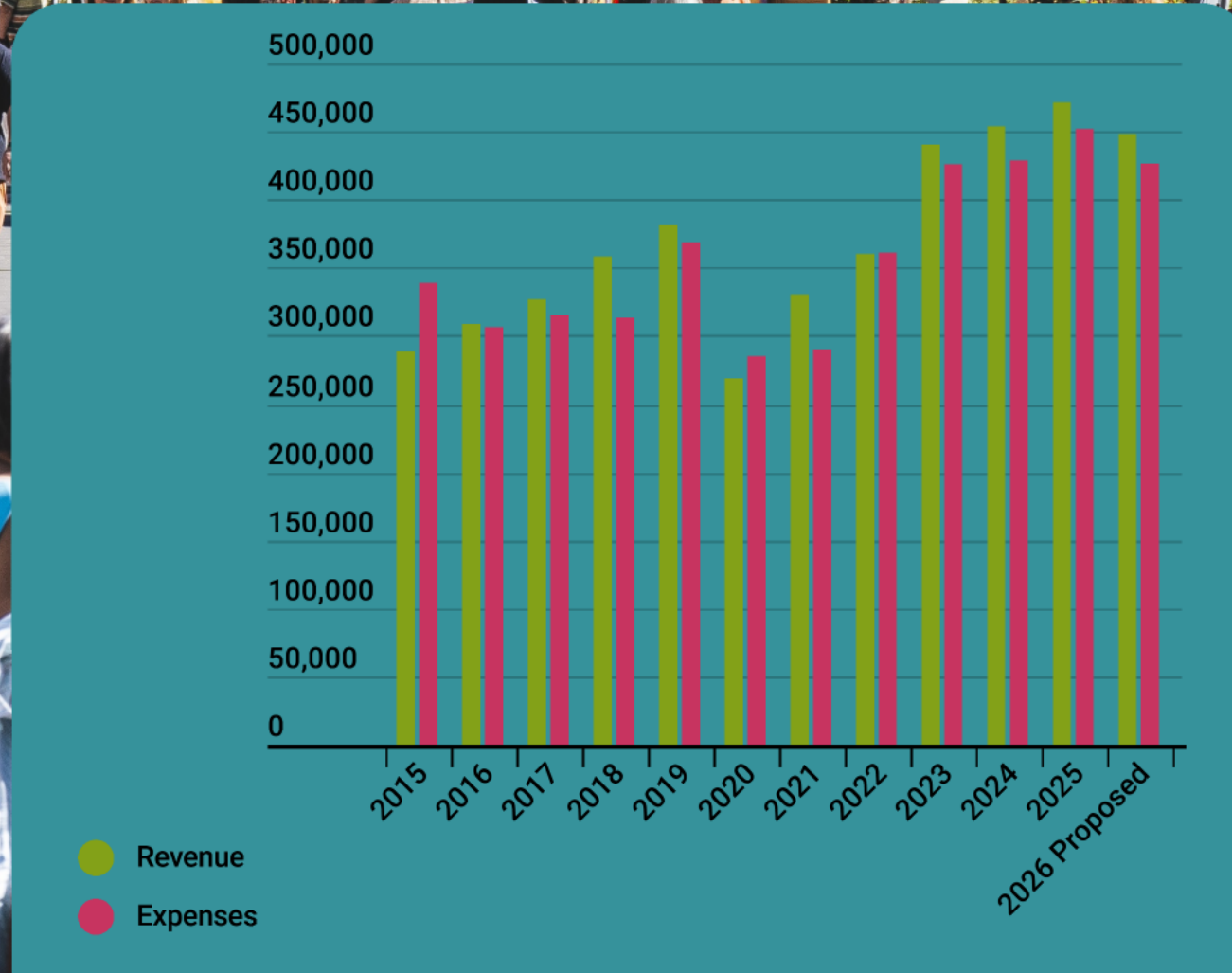
## Expenses \$426,581

- Personnel \$187,551
- Event Production \$90,000
- Advertising \$90,030
- Contract Services \$27,600
- Dues/License \$5,700
- Operating \$25,470



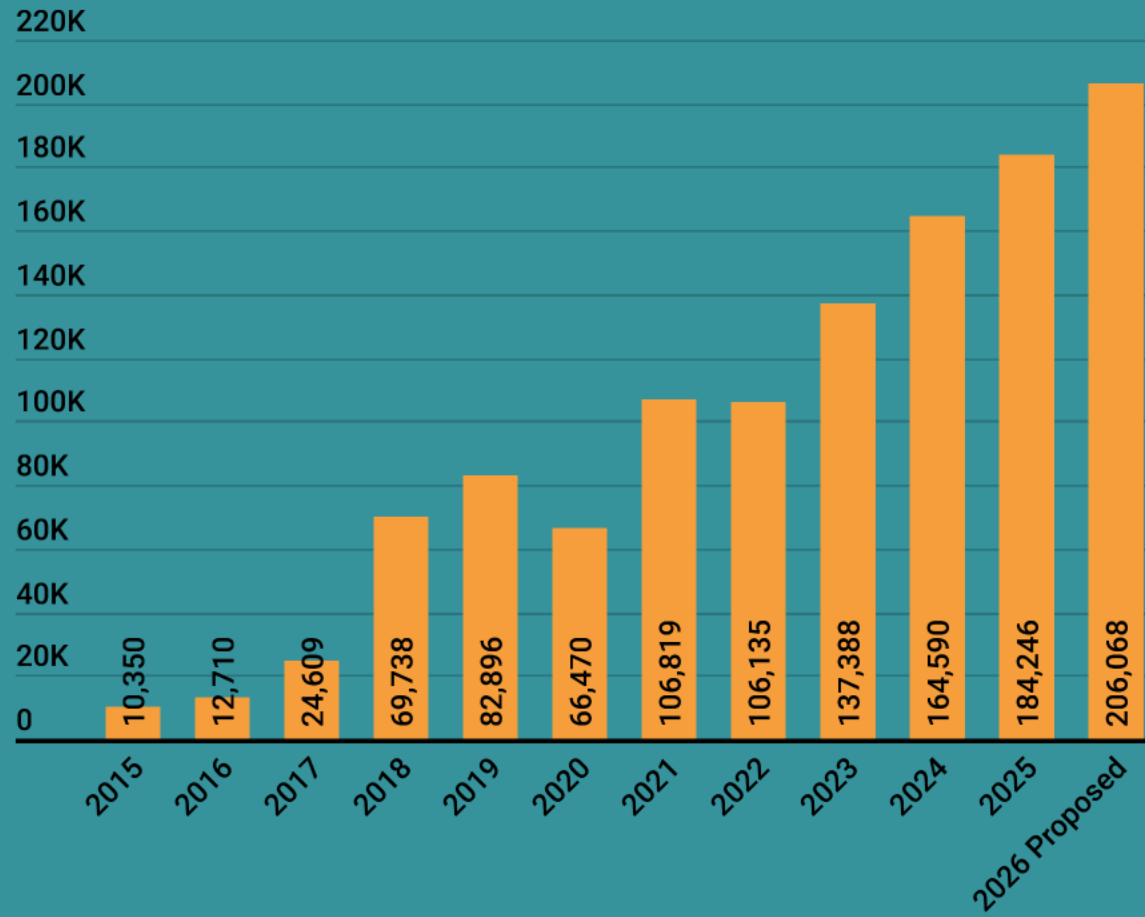


# 2016 - 2026 Revenue & Expense Chart





# Fund Balance Summary





## Grand Junction City Council

### Regular Session

Item #5.b.

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**Meeting Date:** November 19, 2025

**Presented By:** Sandra Zoldowski, HDBID Executive Director

**Department:** Horizon Drive Association Business Improvement District

**Submitted By:** Sandra Zoldowski, HDBID Executive Director

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### **Information**

#### **SUBJECT:**

Horizon Drive Business Improvement District's 2026 Operating Plan and Budget

#### **RECOMMENDATION:**

The HDBID Board has reviewed and approved the 2026 Operating Plan and Budget and recommends City Council approval.

#### **EXECUTIVE SUMMARY:**

Annually, the Horizon Drive Business Improvement District (HDBID) is required to file an operating plan and budget with the City Clerk by September 30. The City Council then approves or disapproves the plan and budget. The total HDBID budget for 2026 is \$244,222 and was approved by the Horizon Drive Business Improvement Board on 9/17/2025.

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

In 2004, the City Council created the Horizon Drive Association Business Improvement District, approved the 2005 Operating Plan and Budget and appointed the board. State Statutes require business improvement districts to annually submit an operating plan and budget. The municipality shall approve or disapprove the operating plan and budget.

#### **FISCAL IMPACT:**

There is no direct fiscal impact to the City. In the past, the City has partnered with the HDBID on improvement projects within the district as approved in the City's annual capital budget. There are no partner projects planned for 2026.

#### **SUGGESTED MOTION:**

I move to approve the Horizon Drive Business Improvement District's 2026 Operating Plan and Budget.

**Attachments**

1. Horizon Drive Business Improvement District 2026 Budget
2. 2026 Horizon Drive Business Improvement District Operating Plan

	2024	2025	2026
	Budget	Budget	Budget
<b>FUND BALANCE - Beg. Year</b>	<b>369,749</b>	<b>445,141</b>	<b>421,884</b>
<b>ESTIMATED REVENUE</b>			
BID's Mil Levy	304,165	167,238	280,000
Interest	6552	3,500	6,551
Pass-Through Advertising /pay for print '25	0	5,370	
<b>TOTAL REVENUES</b>	<b>310,716</b>	<b>176,108</b>	<b>286,551</b>
<b>BUDGETED EXPENDITURES</b>			
<b>DISTRICT Services:</b>			
Christmas Light	1600	1,600	1,600
Maintenance Phase HD Trail Clean-up	11535	12,648	9,600
Crosswalk LED lights @ I-70	0		66,000
Art on Horizon		60,000	
Public safety (absorbed into façade grant 2024 on)	0	0	0
CDOT Grant Street Furniture Project	0		
Events/Sponsorship	0	5,000	5,000
Façade Grant			30,000
Contingency Fund			15,000
Façade Grant			
Lease Grant	0		
<b>TOTAL DISTRICT Services</b>	<b>13,135</b>	<b>79,248</b>	<b>127,200</b>
<b>GENERAL Operating Expenses:</b>			
Administration			
<b>TOTAL Administration</b>	<b>82,470</b>	<b>94,962</b>	<b>94,279</b>
Operations			
Rent & other	10,463	8,425	9,216
Marketing & Comm.	13,921	15,730	13,527
Maintenance/repair	100	1,000	
Miscellaneous Expenses			
<b>TOTAL GENERAL Operating Expense:</b>	<b>106,954</b>	<b>120,117</b>	<b>117,022</b>
<b>TOTAL EXPENSES</b>	<b>120,089</b>	<b>199,365</b>	<b>244,222</b>
<b>Net Income</b>	<b>190,627</b>	<b>-23,257</b>	<b>42,329</b>
<b>FUND BALANCE - End Year</b>	<b>560,376</b>	<b>421,884</b>	<b>464,213</b>
Reserve Balance (Years of General Operating Expense in Fund Balance - 1.03 MIN)	5.2	3.5	4.0





## **HORIZON DRIVE** **D i s t r i c t**

*Gateway to Grand Junction*

### **Service & Operating Plan 2026**

#### INTRODUCTION

The Horizon Drive Association Business Improvement District (the “District”) is comprised of commercial properties within the general geographic areas of Horizon Drive between G Road and H Road. The District was formed in 2004 under Colorado Revised Statute 31-25-1201, which allows Business Improvement Districts to be formed within municipalities of Colorado, and to levy and collect ad-valorem taxes on commercial property within the boundaries of the District. The City of Grand Junction oversees the District and appoints the Board of Directors.

As the “Gateway to Grand Junction”®, the District is often the first and lasting impression people have of the City of Grand Junction. As such, City government also takes an active role and fiscal partnership in the maintenance and improvements to the District.

The Horizon Drive District is home to more than 200 businesses, including over 65% of the City’s lodging and an overall economic impact of over \$300 million annually. The District sees over 7 million cars annually and connects the community and travelers to the Regional Airport, Downtown, Colorado Mesa University and points in between.

The mission of the Horizon Drive District is to build community, enhance the beauty and advocate the economic vitality of the Horizon Drive District.

In 2025, the Horizon Drive Association Business Improvement District focused on the District, and we plan to do the same in 2026.

In accordance with the Board’s stated objectives, the District adopted the following general Service & Operating Plan for 2026

#### Ongoing Projects:

- Development of business & community projects
- Marketing -Business Directory
- Safety and Public Safety
- District expansion

**VISIT THE DISTRICT**

[WWW.HORIZONDRIVEDISTRICT.COM](http://WWW.HORIZONDRIVEDISTRICT.COM)

970-985-1833

743 Horizon Court, Suit 323 Grand Junction, CO 81506

## 2026 GOALS

1. Improve Safety for Public - Continue focus on mitigating pedestrian safety hazards, improve pedestrian connectivity between District businesses, plan for critical growth and necessary safety improvements, as well as enhance overall safety, traffic flow, and efficiency of travel.
2. Improve the District Image and neighborhood identity. The District is the “Gateway to Grand Junction,”® as well as a distinct neighborhood continuing to define its identity. The District is currently developing and implementing a multi-tier strategy to promote its distinct image and develop the unique District neighborhood aesthetic. These objectives are critical to the District as the “front door” to Grand Junction.
3. Enlarge the District – Continue efforts to strategically enlarge the District by voluntary annexation of adjacent parcels and nearby parcels that logically benefit from and fit within the District sphere of influence. Progress towards accomplishing this objective has been enhanced by the substantive and tangible improvements to the District in Phases 1 and 2 that demonstrate benefits to potential stakeholders.
4. Stimulate Economic Development – Encourage development of un-developed parcels, as well as improvements on existing parcels within the District, to enlarge the tax base and economic impact for the benefit of Grand Junction, as a direct result of infrastructure improvements.

## SERVICES AND IMPROVEMENTS OFFERED BY THE DISTRICT

- Plan for future growth and enhance the District with long range planning of improvements.
- Represent the District in decisions that may impact the area.
- The District is allowed to make and contemplate a broad range of public improvements including, but not limited to: streets, sidewalks, curbs, gutters, pedestrian malls, streetlights, drainage facilities, landscaping, decorative structures, statuary, fountains, identification signs, traffic safety devices, bicycle paths, off street parking facilities, benches, restrooms, information booths, public meeting facilities, and all incidentals, including relocation of utility lines.

## GOVERNANCE OF THE DISTRICT

- The Board of Directors is appointed by the Grand Junction City Council.
- The Board of Directors appoints management staff in accordance with District Bylaws.

## POWERS OF THE DISTRICT

- The power to levy taxes against taxable commercial property.
- To consider and, if deemed necessary, provide services within the District including but not limited to:
  - Management and planning
  - Maintenance of improvements, by contract if necessary
  - Promotion or marketing
  - Organization, promotion, and marketing of public events
  - Activities in support of business recruitment, management, and development
  - Snow removal or refuse collection / recycling.
  - Design assistance
- To acquire, construct, finance, install and operate public improvements and to acquire and dispose of real and personal property.
- To refund bonds of the district.
- To have management, control, and supervision of business affairs of the district.
- To construct and install improvements across or along any public street, alley, or highway and to construct work across any stream or watercourse.
- To fix, and from time to time increase or decrease, rates, tolls, or charges for any services or improvements. Until paid, such charges become a lien on commercial property in the District, and such liens can be foreclosed like any other lien on real or personal commercial property.
- The power to sue and to be sued, to enter into contracts and incur indebtedness, to issue bonds subject to statutory authority.

## 2026 BUDGET

Please see attached 2025 Budget.



## Grand Junction City Council

### Regular Session

Item #6.a.i.

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**Meeting Date:** November 19, 2025  
**Presented By:** Tim Lehrbach, Principal Planner  
**Department:** Community Development  
**Submitted By:** Tim Lehrbach, Principal Planner

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### **Information**

#### **SUBJECT:**

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

#### **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 (adopt/deny) Ordinance No. 5283, an ordinance amending Title 21 Zoning and Development Code, regarding Landscaping, Buffering, and Screening and Measurements and Definitions, upon final passage and order final publication in pamphlet form.



### **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.*

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**CONSENT AGENDA**

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**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.*

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**REGULAR AGENDA**

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**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](http://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](http://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

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...

### 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**

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...

#### **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 5<sup>th</sup> day of November 2025 and ordered published in pamphlet form.

**ADOPTED** on second reading this 19<sup>th</sup> day of November 2025 and ordered published in pamphlet form.

ATTEST:

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Cody Kennedy  
President of the City Council

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Selestina Sandoval  
City Clerk



## Grand Junction City Council

### Regular Session

Item #6.a.ii.

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**Meeting Date:** November 19, 2025  
**Presented By:** John Shaver, City Attorney  
**Department:** City Attorney  
**Submitted By:** John Shaver

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### Information

#### **SUBJECT:**

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.

#### **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:**

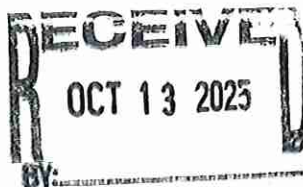
There is no fiscal impact from this action. The assignee, Scrips Media Inc. will be obligated to make the lease payments.

**SUGGESTED MOTION:**

I move to adopt Ordinance 5284, an ordinance transferring, authorizing, and approving the transfer of 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. on final passage and order final publication in pamphlet form.

**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](mailto: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 #6.b.i.

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**Meeting Date:** November 19, 2025  
**Presented By:** Randi Kim, Utilities Director  
**Department:** Utilities  
**Submitted By:** Randi Kim, Utilities Director

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### Information

#### **SUBJECT:**

An Ordinance Amending the Wastewater System Code Section 13.04.090 Connection to Sewer Mandatory

#### **RECOMMENDATION:**

Staff recommends approval of the municipal code amendment.

#### **EXECUTIVE SUMMARY:**

Staff proposes these amendments to the Wastewater System regulations to 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 ADU to the sanitary sewer system.

#### **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 adopt Ordinance 5285, 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 on final passage and order final publication in pamphlet form.

**Attachments**

1. ORD-ADU Connection to Sewer 20251114

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.

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Cody Kennedy

President of the City Council

ATTEST:

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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 #6.b.ii.

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**Meeting Date:** November 19, 2025  
**Presented By:** Mike Bennett, City Manager  
**Department:** City Manager's Office  
**Submitted By:** Jay Valentine, CFO  
Jodi Welch, Budget Manager

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### Information

#### **SUBJECT:**

Presentation, Second Reading, and Public Hearing of the Appropriation Ordinance for the 2026 Budget

#### **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. Staff recommends adoption of the Ordinance No. 5286.

#### **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 \$316.5 million, which is a decrease of \$42.6 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 \$698,443, primarily to support affordable and attainable housing incentives and services for unhoused individuals, as well as increase the funding for the Arts & Culture Commission by \$30,000 to \$70,000. 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. The City Manager presented the proposed 2026 Budget during the November 5th regular City Council meeting during first public hearing on the budget. 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 November 5th regular City Council meeting included a thorough presentation of the recommended 2026 Budget, provided time for the Council to ask questions and discuss, and held a public hearing with the public on the proposed Budget. At the November 5th City Council Meeting, Council voted to increase the funding for the Art & Cultural Commission by \$30,000 to \$70,000. This change was made to the 2026 budget, correspondingly increased the use of General Fund Reserve, and is reflected in all detail budget documents.

The budget documents attached to this staff report represent the culmination of the budget process for the City's 2026 Recommended Budget of \$316.5 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 adopt and approve on final passage and order final publication in pamphlet form Ordinance 5286 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. 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 Second Reading November 19, 2025
2. 02 2026 Budget Reconciliation to Appropriation Ordinance
3. 03 2026 Budget Fund Balance Worksheet November 19, 2025
4. 04 2026 Recommended Capital Project List November 19, 2025
5. 05 2026 Recommended Capital Descriptions November 19, 2025
6. 06 2026 Recommended 10 Year Capital Plan 2026-2035
7. 07 2026 Line Item Budget by Department, By Fund, By Classification November 19, 2026 (3)
8. 08 Line Item Budget By Fund, By Classification November 19, 2025 (2)
9. 09 DDA 2026 Budget Fund Balance Worksheet November 19, 2025
10. 10 2026 DDA Line Item Budget By Fund, By Classification November 19, 2025
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:

<b>Fund Name</b>	<b>Fund #</b>	<b>Appropriation</b>
General Fund	100	\$ 118,821,047
Enhanced 911 Fund	101	\$ 6,985,648
Visit Grand Junction Fund	102	\$ 4,621,950
D.D.A. Operations	103	\$ 1,419,207
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 19th day of November 2025

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President of the Council

Attest:

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City Clerk



**2026 Budget-Reconciliation of Fund Balance Worksheets to Appropriations  
November 19, 2025**

Fund #	Fund Name	Per Fund Balance Worksheets			Total 2026 Appropriations
		Total Expense	Transfers Out	Contingency Funds	
100	General Fund	\$118,396,047	-	\$ 425,000	\$ 118,821,047
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*	\$ 1,169,207	-	\$ 250,000	\$ 1,419,207
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 19, 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	41,650,142	118,366,047	-	30,000	118,396,047	2,375,203	-	(273,443)	425,000	(698,443)	46,663,306
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	8,666,527	-	-	-	-	27,435,437	27,435,437	-	-	(18,768,910)	-	(18,768,910)	16,113,333
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	\$ 198,058,100	\$ 99,634,670	\$ 56,737,966	\$ 156,372,636	\$ 10,645,053	\$ 81,822,400	\$ 248,840,089	\$ 23,998,658	\$ 25,346,203	\$ (52,129,534)	\$ 575,000	\$ (52,704,534)	\$ 78,775,536
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	1,186,994	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 \$ 279,535,164 \$ 115,999,013 \$ 75,432,124 \$ 191,431,137 \$ 16,129,713 \$ 108,317,400 \$ 315,878,250 \$ 24,118,658 \$ 25,566,203 \$ (37,790,631) \$ 575,000 \$ (38,365,631) \$ 106,558,333														
								Contingency \$ 575,000						
								City of Grand Junction 2026 Budget \$ 316,453,250						
*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 \$ 406,669,806						



**2026 Recommended Capital Projects List**  
**City Council Workshop**  
**November 19, 2025**

Line Ref #	Department	Project Title	2026 Recommended Budget
<b>201 - Sales Tax Capital Improvements Fund</b>			
1	Community Development	Salt Flats Infrastructure	\$ 1,250,000
<b>Total Community Development</b>			<b>\$ 1,250,000</b>
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
<b>Total Engineering and Transportation</b>			<b>\$ 16,334,825</b>
17	General Services	Street Maintenance – Chipseal and Crack Fill (self-performed)	\$ 1,365,000
<b>Total General Services</b>			<b>\$ 1,365,000</b>
18	Police	Police Department Annex	\$ 2,000,000
19	Police	BearCat Tactical Vehicle	470,000
<b>Total Police</b>			<b>\$ 2,470,000</b>
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
<b>Total Parks and Recreation</b>			<b>\$ 3,016,500</b>
<b>Total 0.75% Sales Tax Capital Fund Projects</b>			<b>\$ 24,436,325</b>
<b>202 - Storm Drainage Development Fund</b>			
32	Engineering & Transportation	Drainage System Improvements	\$ 21,000
33	Engineering & Transportation	Walnut Ave & 1st St Drain Improvements	75,000
<b>Total Drainage Fund Projects</b>			<b>\$ 96,000</b>
<b>204 - Major Projects Fund</b>			
34	Parks and Recreation	Community Recreation Center Construction	\$ 23,300,000
35	Parks and Recreation	Community Recreation Center Outside Project	2,440,000
<b>Total Major Projects Capital Fund Projects</b>			<b>\$ 25,740,000</b>
<b>207 - Transportation Capacity Fund</b>			
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
<b>Total Transportation Capacity Capital Projects</b>			<b>\$ 27,435,437</b>
<b>301 - Water Fund</b>			
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
<b>Total Water Projects</b>			<b>\$ 5,590,000</b>
<b>302 - Solid Waste Fund</b>			
56	General Services	New Refuse Truck for Recycling Pickup	\$ 435,000
<b>Total Solid Waste Projects</b>			<b>\$ 435,000</b>
<b>305 - Golf Fund</b>			
57	General Services	Irrigation Pond Dredging	\$ 150,000
<b>Total Golf Projects</b>			<b>\$ 150,000</b>
<b>309 - Irrigation Fund</b>			
58	Utilities - Water	Ridges Primary Pump MCC Replacement	\$ 200,000
<b>Total Ridges Irrigation Projects</b>			<b>\$ 200,000</b>
<b>401 - Information Technology Fund</b>			
59	Information Technology	Storage Replacements	\$ 50,000
60	Information Technology	Infrastructure Replacements	136,000
61	Information Technology	Document Records Management System replacement.	250,000
<b>Total Information Technology Projects</b>			<b>\$ 436,000</b>
<b>402 - Equipment Fund</b>			
62	General Services	Annual Fleet Replacement	\$ 4,678,960
63	General Services	Lifecycle replacement of (2) CNG Compressors	\$ 1,075,550
<b>Total Equipment Fund Projects</b>			<b>\$ 5,754,510</b>
<b>405 - Communications Center Fund</b>			
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
<b>Total Communications Center Projects</b>			<b>\$ 3,664,640</b>
<b>406 - Facilities Management Fund</b>			
67	General Services	Facilities Systems Maintenance and Lifecycle Replacement	\$ 1,500,000
<b>Total Facilities Management Projects</b>			<b>\$ 1,500,000</b>
<b>900 - Joint Sewer Fund</b>			
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
<b>Total Sewer</b>			<b>\$ 20,060,000</b>



2026 Recommended Capital Projects List  
City Council Workshop  
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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 19, 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.

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

- 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.

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

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.



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

- 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 4<sup>th</sup> 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

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

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).

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

- 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.

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

- 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

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

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 9<sup>th</sup> 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



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

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

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

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.

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

- 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 19, 2025

<div><div><div><div><div></div><div></div></div><div><div><span>CITY OF</span></div><div><span>Grand Junction</span></div></div><div><div><span>COLORADO</span></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		
	<b>201 - Sales Tax Capital Improvements Fund</b>												
1	<b>REVENUE</b>												
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	<b>Total Ongoing Revenues</b>	<b>\$ 23,221,501</b>	<b>\$ 54,332,982</b>	<b>\$ 21,962,809</b>	<b>\$ 22,611,530</b>	<b>\$ 23,279,713</b>	<b>\$ 23,967,941</b>	<b>\$ 24,676,816</b>	<b>\$ 25,268,183</b>	<b>\$ 26,020,229</b>	<b>\$ 26,594,836</b>	<b>\$ 145,408,535</b>	<b>\$ 271,936,541</b>
11													
12	<b>EXPENSE</b>												
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	<b>Total Ongoing Expenses</b>	<b>\$ 10,522,449</b>	<b>\$ 11,340,706</b>	<b>\$ 11,362,291</b>	<b>\$ 11,382,250</b>	<b>\$ 11,408,236</b>	<b>\$ 11,443,935</b>	<b>\$ 11,469,001</b>	<b>\$ 10,806,526</b>	<b>\$ 10,834,760</b>	<b>\$ 10,906,806</b>	<b>\$ 56,015,933</b>	<b>\$ 111,476,960</b>
30	<b>Revenue Available for Projects</b>	<b>\$ 12,699,052</b>	<b>\$ 42,992,276</b>	<b>\$ 10,600,518</b>	<b>\$ 11,229,280</b>	<b>\$ 11,871,477</b>	<b>\$ 12,524,006</b>	<b>\$ 13,207,815</b>	<b>\$ 14,461,657</b>	<b>\$ 15,185,469</b>	<b>\$ 15,688,031</b>	<b>\$ 89,392,603</b>	<b>\$ 160,459,581</b>
31													
32	<b>PROJECT SPECIFIC REVENUES</b>												
33	<b>Transfer(s) In:</b>	<b>2,776,500</b>	<b>1,390,350</b>	<b>1,225,000</b>	<b>275,000</b>	<b>275,000</b>	<b>275,000</b>	<b>275,000</b>	<b>275,000</b>	<b>275,000</b>	<b>275,000</b>	<b>5,941,850</b>	<b>7,316,850</b>
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	<b>Grants, Contributions and Reimbursements:</b>	<b>7,835,200</b>	<b>3,525,000</b>	<b>2,075,000</b>	<b>125,000</b>	<b>-</b>	<b>1,900,000</b>	<b>-</b>	<b>140,000</b>	<b>6,040,000</b>	<b>-</b>	<b>13,560,200</b>	<b>21,640,200</b>
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 19, 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  
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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		
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	<b>201 - Information Technology - Capital</b>	-	<b>1,250,000</b>	<b>1,345,000</b>	-	-	-	-	-	<b>1,500,000</b>	-	<b>2,595,000</b>	<b>4,095,000</b>
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	<b>440 - Police - Capital</b>	<b>2,470,000</b>	<b>33,000,000</b>	-	-	-	-	-	-	-	-	<b>35,470,000</b>	<b>35,470,000</b>
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	<b>550 - Fire - Capital</b>	-	-	-	-	-	<b>2,310,500</b>	<b>4,250,000</b>	-	<b>6,515,626</b>	<b>18,716,640</b>	-	<b>31,792,766</b>
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	<b>780 - Parks and Recreation - Capital</b>	<b>3,016,500</b>	<b>5,535,350</b>	<b>4,045,000</b>	<b>1,825,000</b>	<b>325,000</b>	<b>68,628,626</b>	<b>28,930,500</b>	<b>25,525,000</b>	<b>35,412,991</b>	<b>5,225,000</b>	<b>14,746,850</b>	<b>178,468,967</b>
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  
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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	Saccomonno 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 19, 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	<b>207 - Transportation Capacity Fund</b>												
199	<b>REVENUE</b>												
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	<b>Total Ongoing Revenues</b>	<b>\$ 3,036,527</b>	<b>\$ 2,636,527</b>	<b>\$ 2,636,527</b>	<b>\$ 2,636,527</b>	<b>\$ 2,636,527</b>	<b>\$ 2,636,527</b>	<b>\$ 2,636,527</b>	<b>\$ 2,636,527</b>	<b>\$ 2,636,527</b>	<b>\$ 2,636,527</b>	<b>\$ 13,582,635</b>	<b>\$ 26,765,270</b>
203													
204	<b>EXPENSE</b>												
205			-	-	-	-	-	-	-	-	-	-	-
206	<b>Total Ongoing Expenses</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
207	<b>Revenue Available for Projects</b>	<b>\$ 3,036,527</b>	<b>\$ 2,636,527</b>	<b>\$ 2,636,527</b>	<b>\$ 2,636,527</b>	<b>\$ 2,636,527</b>	<b>\$ 2,636,527</b>	<b>\$ 2,636,527</b>	<b>\$ 2,636,527</b>	<b>\$ 2,636,527</b>	<b>\$ 2,636,527</b>	<b>\$ 13,582,635</b>	<b>\$ 26,765,270</b>
208													
209	<b>PROJECT SPECIFIC REVENUES</b>												
210	<b>Grants, Contributions and Reimbursements:</b>												
211	Broadway at Reed Mesa Left Hand Turn Lane - Contributions	-	-	-	-	-	-	-	-	150,000	-	-	150,000
212	Four Canyons Parkway, Market to Patterson - Ute Water Reimbursement	910,000	-	-	-	-	-	-	-	-	-	910,000	910,000
213	Persigo Agreement Contributions - B 1/2 Road		500,000	-	-	-	-	-	-	-	-	500,000	500,000
214	Persigo Agreement Contributions - Broadway & 23 Road Roundabout	500,000	-	-	-	-	-	-	-	-	-	500,000	500,000
215	29 Road (F Rd to G Rd) - Congressional Directed Spending	2,000,000	-	-	-	-	-	-	-	-	-	2,000,000	2,000,000
216	29 Road (F Rd to G Rd) - Rural & Tribal Assistance Program	1,000,000	-	-	-	-	-	-	-	-	-	1,000,000	1,000,000
217	29 Road (F Rd to G Rd) - Mesa County	220,000	-	-	-	-	-	-	-	-	-	220,000	220,000
218	Crosby Avenue, 25 1/2 Road to Main Street;Grants - State	1,000,000	-	-	-	-	-	-	-	-	-	1,000,000	1,000,000
219	<b>Project Specific Revenues</b>	<b>\$ 5,630,000</b>	<b>\$ 500,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 150,000</b>	<b>\$ -</b>	<b>\$ 6,130,000</b>	<b>\$ 6,280,000</b>
220	<b>Total Revenue for Projects</b>	<b>\$ 8,666,527</b>	<b>\$ 3,136,527</b>	<b>\$ 2,636,527</b>	<b>\$ 2,636,527</b>	<b>\$ 2,636,527</b>	<b>\$ 2,636,527</b>	<b>\$ 2,636,527</b>	<b>\$ 2,636,527</b>	<b>\$ 2,786,527</b>	<b>\$ 2,636,527</b>	<b>\$ 19,712,635</b>	<b>\$ 33,045,270</b>
221	<b>PROJECT EXPENSES</b>												
222	<b>175 - Engineering and Transportation - Capital</b>	<b>27,435,437</b>	<b>6,215,000</b>	<b>8,550,000</b>	<b>6,500,000</b>	<b>4,402,000</b>	<b>30,647,000</b>	<b>40,510,000</b>	<b>37,044,000</b>	<b>25,356,000</b>	<b>40,000,000</b>	<b>53,102,437</b>	<b>226,659,437</b>
223	24 1/2 Road, Patterson to G 1/4 Road	-	-	6,000,000	-	-	-	-	7,000,000	-	-	6,000,000	13,000,000
224	B 1/2 Road, 29 Road to 29 1/2 Road	350,000	5,815,000	-	-	-	-	-	-	-	-	6,165,000	6,165,000
225	Four Canyons Parkway, Market to Patterson	12,000,000	-	-	-	-	-	-	-	-	-	12,000,000	12,000,000
226	Broadway at Reed Mesa Left Hand Turn Lane	-	-	-	-	-	-	-	-	450,000	-	-	450,000
227	D 1/2 Road, 29 to 30 Road	6,000,000	-	-	-	-	-	-	-	-	-	6,000,000	6,000,000
228	F 1/2 Parkway, 23 3/4 to 24 Road (Mesa Trails)	-	-	-	-	-	200,000	3,000,000	-	-	-	-	3,200,000
229	24 Road and Riverside Parkway Interchange	-	200,000	-	-	2,200,000	-	-	-	-	-	2,400,000	2,400,000
230	Riverside Parkway at 9th Street Turn Lane	120,000	-	-	-	-	-	-	-	-	-	120,000	120,000
231	26 1/2 Road, Horizon Drive to Summerhill Way	-	200,000	1,750,000	6,500,000	-	-	-	-	-	-	8,450,000	8,450,000
232	Crosby Avenue, 25 1/2 Road to Main Street	2,462,699	-	-	-	-	-	-	-	-	-	2,462,699	2,462,699
233	Patterson Road Access Control Plan Implementation	-	-	50,000	-	50,000	-	50,000	-	50,000	-	100,000	200,000
234	Highway 50 at Palmer Street Intersection Improvements	562,738	-	-	-	-	-	-	-	-	-	562,738	562,738
235	Patterson Capacity Improvements (5 Intersections)	450,000	-	-	-	-	-	-	-	-	-	450,000	450,000
236	Riverside Parkway at Winters/Las Colonias Dr Intersection		-	-	-	-	1,200,000	-	-	-	-	-	1,200,000
237	Riverside Parkway - Turn Lane for Sugar Beet Development	-	-	-	-	-	120,000	-	-	-	-	-	120,000
238	28 1/4 Road Extension from North Avenue to I70B	-	-	-	-	-	4,300,000	-	-	-	-	-	4,300,000
239	28 Road and Orchard Ave Intersection Improvements	-	-	750,000	-	-	-	-	-	-	-	750,000	750,000
240	Community Lane Project (Vanover Property)	-	-	-	-	-	-	-	-	-	2,000,000	-	2,000,000
241	Redlands 360 Development Redlands Parkway/South Camp Rd	-	-	-	-	-	2,500,000	-	-	-	-	-	2,500,000
242	Riverside Parkway at Deseo Drive Intersection Improvements	550,000	-	-	-	-	-	-	-	-	-	550,000	550,000
243	Westside Industrial - 22 Road RR Xing (RR Revenue & CDOT HSIP)	-	-	-	-	-	180,000	960,000	3,860,000	-	-	-	5,000,000
244	25 1/2 Road Right Turn Lane	-	-	-	-	300,000	-	-	-	-	-	300,000	300,000
245	23 Road (I-70B to I-70)	-	-	-	-	-	-	-	-	-	6,000,000	-	6,000,000
246	23 Road I-70 Bike/Pedestrian Bridge	-	-	-	-	-	-	-	-	3,000,000	-	-	3,000,000
247	24 Road I-70 Bike/Pedestrian Underpass	-	-	-	-	-	-	3,000,000	-	-	-	-	3,000,000
248	25 Road (F 1/2 Rd to G 3/8 Rd)	-	-	-	-	-	-	-	3,115,000	-	-	-	3,115,000
249	25 Road Widening (I-70 B to Patterson)	-	-	-	-	-	-	-	-	-	12,000,000	-	12,000,000
250	26 Road (Patterson to H Road)	-	-	-	-	-	-	-	-	-	10,000,000	-	10,000,000
251	27 Road (Horizon Dr to H Road)	-	-	-	-	-	-	-	-	4,720,000	-	-	4,720,000
252	27 Road I-70 Bike/Pedestrian Bridge	-	-	-	-	-	-	-	3,000,000	-	-	-	3,000,000
253	27 1/2 Road (Hwy 50 to Unaweep Ave)	-	-	-	-	-	-	-	-	1,807,000	-	-	1,807,000
254	27 1/2 Intersection Improvements (B 1/2 & Unaweep)	-	-	-	-	-	-	-	-	900,000	-	-	900,000
255	29 1/2 Road (F Rd to G Rd)	-	-	-	-	-	5,000,000	-	-	-	-	-	5,000,000
256	31 Road N/O Orchard along Lewis Wash	-	-	-	-	-	200,000	-	-	-	-	-	200,000
257	B 1/2 Road (Hwy 50 to 29 1/4 Road)	-	-	-	-	-	-	-	3,920,000	-	-	-	3,920,000
258	Broadway and Redlands Parkway Roundabout Capacity Expansion	-	-	-	-	-	2,500,000	-	-	-	-	-	2,500,000
259	Broadway and Ridges Blvd Intersection Improvements	-	-	-	-	-	264,000	4,500,000	-	-	-	-	4,764,000

10 Year Capital Plan by Fund by Department  
Council Meeting  
November 19, 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		
260	Redlands Parkway Capacity Expansion (Broadway to 24 Road)	-	-	-	-	-	-	12,000,000	-	-	-	-	12,000,000
261	Broadway Capacity Improvements (Redlands)	-	-	-	-	-	-	15,600,000	-	-	-	-	15,600,000
262	D Road (29 Road to 32 Road)	-	-	-	-	-	-	-	-	9,589,000	-	-	9,589,000
263	D Road & 30 Road Intersection	-	-	-	-	-	-	-	-	760,000	-	-	760,000
264	D Road & 31 Road Intersection	-	-	-	-	-	-	-	-	760,000	-	-	760,000
265	D 1/2 Road and 30 Road Intersection	-	-	-	-	-	-	-	-	760,000	-	-	760,000
266	E Road (29 Road to 30 Road)	-	-	-	-	-	-	-	-	2,560,000	-	-	2,560,000
267	F 1/2 Road, (29 1/2 Road to Broken Spoke)	-	-	-	-	-	1,200,000	-	-	-	-	-	1,200,000
268	F 1/2 Road (Matchett Park to 29 Road)	-	-	-	-	-	4,383,000	-	-	-	-	-	4,383,000
269	F 1/2 Road and 30 Road Intersection Improvements	-	-	-	-	-	-	-	450,000	-	-	-	450,000
270	F 1/4 Road Multimodal Improvements (24 1/2 Road to 25 Road)	-	-	-	-	-	-	-	260,000	-	-	-	260,000
271	F 1/2 Road (30 Road to Persigo Boundary)	-	-	-	-	-	5,500,000	-	-	-	-	-	5,500,000
272	G Road and 23 1/2 Rd Intersection Improvements	-	-	-	-	1,500,000	-	-	-	-	-	1,500,000	1,500,000
273	G Road and 26 Rd Intersection Improvements	-	-	-	-	352,000	1,900,000	-	-	-	-	352,000	2,252,000
274	G Road and 27 Road Intersection	-	-	-	-	-	-	1,400,000	-	-	-	-	1,400,000
275	G Road Corridor Improvements (23 to 23 1/2; 24 1/2 to Horizon Drive)	-	-	-	-	-	-	-	11,464,000	-	-	-	11,464,000
276	South Broadway	-	-	-	-	-	-	-	3,975,000	-	-	-	3,975,000
277	29 Road (F Rd to G Rd)	3,440,000	-	-	-	-	-	-	-	-	10,000,000	3,440,000	13,440,000
278	Riverside Parkway at Winters/Las Colonias Dr.	-	-	-	-	-	1,200,000	-	-	-	-	-	1,200,000
279	Redlands360 - 23 Rd & Hwy 340 Roundabout	1,200,000	-	-	-	-	-	-	-	-	-	1,200,000	1,200,000
280	Redlands360 - 23 Road (Hwy 340 to S. Broadway)	300,000	-	-	-	-	-	-	-	-	-	300,000	300,000
281	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
282													
283	NET REVENUE (EXPENSE)	\$ (18,768,910)	\$ (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)	\$ (33,389,802)	\$ (193,614,167)
284	BEGINNING FUND BALANCE	\$ 34,882,243	\$ 16,113,333	\$ 13,034,860	\$ 7,121,387	\$ 3,257,914	\$ 1,492,441	\$ (26,518,032)	\$ (64,391,505)	\$ (98,798,978)	\$ (121,368,451)	\$ 34,882,243	\$ 34,882,243
285	ENDING FUND BALANCE	\$ 16,113,333	\$ 13,034,860	\$ 7,121,387	\$ 3,257,914	\$ 1,492,441	\$ (26,518,032)	\$ (64,391,505)	\$ (98,798,978)	\$ (121,368,451)	\$ (158,731,924)	\$ 1,492,441	\$ (158,731,924)

10 Year Capital Plan by Fund by Department  
Council Meeting  
November 19, 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												
286	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
287	Riverside Parkway at 7th Street Drainage Improvements	-	-	-	-	-	250,000	-	-	-	-	-	250,000
288	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
289	Buthorn Drain Capacity Improvements (25.5 Rd to 26 Rd)	-	-	-	-	-	900,000	-	-	-	-	-	900,000
290	Walnut Ave & 1st St Drain Improvements	75,000	-	-	-	-	-	-	-	-	-	75,000	75,000
291	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
292													
293	204 - Major Projects Fund												
294	Parks and Recreation - Capital	25,740,000	-	-	-	-	-	-	-	-	-	25,740,000	25,740,000
295	Community Recreation Center Construction	23,300,000	-	-	-	-	-	-	-	-	-	23,300,000	23,300,000
296	Community Recreation Center Outside Project	2,440,000	-	-	-	-	-	-	-	-	-	2,440,000	2,440,000
297	Total Major Projects Fund Expenses	\$ 25,740,000	-	-	-	-	-	-	-	-	-	\$ 25,740,000	\$ 25,740,000
298													
299	301 - Water Fund												
300	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
301	Gunnison River Infrastructure	500,000	500,000	-	-	-	-	-	-	-	-	1,000,000	1,000,000
302	Kannah Creek Water System Improvements	-	-	-	-	1,000,000	-	-	-	-	-	1,000,000	1,000,000
303	Historic Water Treatment Plant Preservation	-	-	450,000	-	-	-	-	-	-	-	450,000	450,000
304	Lead Water Line Replacements	100,000	100,000	100,000	100,000	-	-	-	-	-	-	400,000	400,000
305	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
306	Juniata Enlarged Ditch Piping	-	5,000,000	-	-	-	-	-	-	-	-	5,000,000	5,000,000
307	Linden Ave Waterline Phase 2 (2026)	1,300,000	-	-	-	-	-	-	-	-	-	1,300,000	1,300,000
308	28 Rd to Cindy Ann Waterline Parse 46 (2026)	-	200,000	-	-	-	-	-	-	-	-	200,000	200,000
309	UPRR Waterline Crossing to Crosby Ave	500,000	-	-	-	-	-	-	-	-	-	500,000	500,000
310	CDOT I-70B 4th to 6th Street Waterline	1,290,000	-	-	-	-	-	-	-	-	-	1,290,000	1,290,000
311	Waterline Replacement on Aspen St, Palisade St, and Glenwood Dr.	400,000	-	-	-	-	-	-	-	-	-	400,000	400,000
312	9th-17th N of Orchard Waterline	-	300,000	900,000	900,000	-	-	-	-	-	-	2,100,000	2,100,000
313	Colorado Ave 9th-12th Street Waterline	-	-	200,000	-	-	-	-	-	-	-	200,000	200,000
314	CDOT I-70B Waterline 6th-9th St	-	-	1,800,000	-	-	-	-	-	-	-	1,800,000	1,800,000
315	Chipeta Ave Waterline 12th-15th Street	-	-	-	250,000	-	-	-	-	-	-	250,000	250,000
316	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
317	Juniata Reservoir Outlet Seepage Repair	400,000	1,560,000	-	-	-	-	-	-	-	-	1,960,000	1,960,000
318	Kannah Creek Flowline, Whitewater Creek to Whitewater Hill	-	2,000,000	-	-	-	-	-	-	-	-	2,000,000	2,000,000
319	Kannah Creek Flowline, Reeder Mesa to Whitewater Creek	-	-	100,000	2,500,000	-	-	-	-	-	-	2,600,000	2,600,000
320	Clymer Way and 5th Street Bridge Area Waterline Replacement (2027)	-	1,650,000	-	-	-	-	-	-	-	-	1,650,000	1,650,000
321	South Water Tank Painting	1,000,000	-	-	-	-	-	-	-	-	-	1,000,000	1,000,000
322	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
323													
324	302 - Solid Waste Fund												
325	General Services - Capital	435,000	-	-	-	-	-	-	-	-	-	435,000	435,000
326	New Refuse Truck for Recycling Pickup (2026)	435,000	-	-	-	-	-	-	-	-	-	435,000	435,000
327	Total Solid Waste Fund Expenses	\$ 435,000	-	-	-	-	-	-	-	-	-	\$ 435,000	\$ 435,000
328													
329	305 - Golf Courses Fund												
330	General Services - Capital	150,000	-	-	-	-	-	-	-	-	-	150,000	150,000
331	Irrigation Pond Dredging at Tiara Rado and Lincoln Park Golf Courses	150,000	-	-	-	-	-	-	-	-	-	150,000	150,000
332	Total Golf Courses Fund Expenses	\$ 150,000	-	-	-	-	-	-	-	-	-	\$ 150,000	\$ 150,000
333													
334	309 - Irrigation Fund												
335	Utilities - Capital	200,000	-	-	-	-	-	-	-	-	-	200,000	200,000
336	Ridges Primary Pump MCC Replacement	200,000	-	-	-	-	-	-	-	-	-	200,000	200,000
337	Total Irrigation Fund Expenses	\$ 200,000	-	-	-	-	-	-	-	-	-	\$ 200,000	\$ 200,000
338													
339	401 - Information Technology Fund												
340	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
341	Storage Replacements	50,000	-	70,000	-	-	-	-	-	-	-	120,000	120,000
342	Switch Replacements	-	-	-	-	-	-	200,000	-	240,000	-	-	440,000
343	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
344	Document Records Management System replacement.	250,000	250,000	100,000	-	-	-	-	-	-	-	600,000	600,000
345	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
346													

10 Year Capital Plan by Fund by Department  
Council Meeting  
November 19, 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		
347	<b>402 - Equipment Fund</b>												
348	<b>General Services - Capital</b>	5,754,510	5,284,744	-	-	-	-	-	-	-	-	11,039,254	11,039,254
349	Annual Fleet Replacement	4,678,960	5,284,744	-	-	-	-	-	-	-	-	9,963,704	9,963,704
350	Lifecycle replacement of (2) CNG Compressors	1,075,550	-	-	-	-	-	-	-	-	-	1,075,550	1,075,550
351	<b>Total Equipment Fund Expenses</b>	<b>\$ 5,754,510</b>	<b>\$ 5,284,744</b>	-	-	-	-	-	-	-	-	<b>\$ 11,039,254</b>	<b>\$ 11,039,254</b>
352													
353	<b>405 - Communications Center Fund</b>												
354	<b>Police - Capital</b>	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
355	Microwave Replacements at Radio Sites	-	-	-	-	1,500,000	-	-	-	-	-	1,500,000	1,500,000
356	9-1-1 Telephone Upgrade	364,640	364,640	364,640	-	-	-	-	-	-	-	1,093,920	1,093,920
357	Comm Center Workstation/Furniture Replacement	-	1,000,000	-	-	-	-	-	-	-	-	1,000,000	1,000,000
358	Back Up Comm Center / Training Center	-	-	-	-	1,000,000	-	-	-	-	-	1,000,000	1,000,000
359	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
360	Planned Radio Site Upgrades (Gateway, switches, etc.)	-	-	-	150,000	-	-	-	-	-	-	150,000	150,000
361	Radio Analyst Service Monitor Replacement	-	-	65,000	-	-	-	-	-	-	-	65,000	65,000
362	Tower Site Upgrades	200,000	-	-	250,000	-	-	250,000	-	-	250,000	450,000	950,000
363	MCC 7500 Dispatch Console and Handheld Radio Replacements	3,100,000	350,000	-	-	-	-	-	-	-	-	3,450,000	3,450,000
364	<b>Total Communications Center Fund Expenses</b>	<b>\$ 3,664,640</b>	<b>\$ 1,714,640</b>	<b>\$ 1,129,640</b>	<b>\$ 1,100,000</b>	<b>\$ 3,200,000</b>	<b>\$ 700,000</b>	<b>\$ 950,000</b>	<b>\$ 700,000</b>	<b>\$ 7,000,000</b>	<b>\$ 250,000</b>	<b>\$ 10,808,920</b>	<b>\$ 20,408,920</b>
365													
366	<b>406 - Facilities Management Fund</b>												
367	<b>309 - General Services - Capital</b>	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	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
369	<b>Total Facilities Management Fund Expenses</b>	<b>\$ 1,500,000</b>	<b>\$ 1,500,000</b>	<b>\$ 1,500,000</b>	<b>\$ 1,500,000</b>	<b>\$ 1,500,000</b>	<b>\$ 1,500,000</b>	<b>\$ 1,500,000</b>	<b>\$ 1,500,000</b>	<b>\$ 1,500,000</b>	<b>\$ 1,500,000</b>	<b>\$ 7,500,000</b>	<b>\$ 15,000,000</b>
370													
371	<b>Joint Sewer System Operations Fund</b>												
372	<b>660 - Utilities - Capital</b>												
373	OM river syphon	-	5,490,000	-	-	-	-	-	-	-	-	5,490,000	5,490,000
374	Grand Valley Byproducts lift station replacement	-	12,300,000	-	-	-	-	-	-	-	-	12,300,000	12,300,000
375	2026 Sewer Replacement Projects	4,000,000	-	-	-	-	-	-	-	-	-	4,000,000	4,000,000
376	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
377	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
378	2027 Sewer Replacement Projects	520,000	4,330,000	-	-	-	-	-	-	-	-	4,850,000	4,850,000
379	Capacity OM-1	-	-	-	-	1,220,000	13,850,000	-	-	-	-	1,220,000	15,070,000
380	Capacity OM-2	-	-	-	-	-	-	680,000	7,770,000	-	-	-	8,450,000
381	Capacity OM-3	-	-	-	-	-	-	-	-	360,000	4,090,000	-	4,450,000
382	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
383	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
384	Phase 3 Wastewater Treatment Plant Expansion	-	-	-	-	-	-	-	-	-	3,800,000	-	3,800,000
385	Wastewater Treatment Plant Administrative Building	7,470,000	4,980,000	-	-	-	-	-	-	-	-	12,450,000	12,450,000
386	<b>Total Joint Sewer System Operation Fund Expenses</b>	<b>\$ 20,060,000</b>	<b>\$ 34,850,000</b>	<b>\$ 35,400,000</b>	<b>\$ 42,580,000</b>	<b>\$ 15,610,000</b>	<b>\$ 21,580,000</b>	<b>\$ 8,700,000</b>	<b>\$ 16,090,000</b>	<b>\$ 8,990,000</b>	<b>\$ 16,840,000</b>	<b>\$ 148,500,000</b>	<b>\$ 220,700,000</b>





**2026 Recommended Budget**  
**By Department, By Fund, By Account Classification**  
**November 19, 2025**

Line	By Department						
Item	By Fund	2023	2024	2025	2025	2025	2026
Ref #	By Classification	Actual	Actual	Adopted	Actual YTD	Amended	Recommended
<b>1</b>	<b>City Council</b>						
<b>2</b>	<b>100 - General Fund</b>	<b>\$ (349,701)</b>	<b>\$ (1,244,871)</b>	<b>\$ (270,525)</b>	<b>\$ 89,430</b>	<b>\$ (570,274)</b>	<b>\$ (342,397)</b>
<b>3</b>	<b>Revenue</b>	<b>\$ 500</b>	<b>-</b>	<b>-</b>	<b>\$ 201,250</b>	<b>-</b>	<b>-</b>
4	Intergovernmental	-	-	-	201,250	-	-
5	Other Revenue	500	-	-	-	-	-
<b>6</b>	<b>Expenses</b>	<b>\$ 350,201</b>	<b>\$ 1,244,871</b>	<b>\$ 270,525</b>	<b>\$ 111,820</b>	<b>\$ 570,274</b>	<b>\$ 342,397</b>
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)	-	-
<b>22</b>	<b>City Manager</b>						
<b>23</b>	<b>100 - General Fund</b>	<b>\$ (3,606,925)</b>	<b>\$ (4,214,649)</b>	<b>\$ (2,993,982)</b>	<b>\$ (1,532,423)</b>	<b>\$ (2,993,983)</b>	<b>\$ (3,654,040)</b>
<b>24</b>	<b>Revenue</b>	<b>\$ 28,477</b>	<b>\$ 1,173</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
25	Intergovernmental	28,477	1,173	-	-	-	-
<b>26</b>	<b>Expenses</b>	<b>\$ 3,635,402</b>	<b>\$ 4,215,823</b>	<b>\$ 2,993,982</b>	<b>\$ 1,532,423</b>	<b>\$ 2,993,983</b>	<b>\$ 3,654,040</b>
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	1,559,128
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	1,376,000
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
<b>51</b>	<b>201 - Sales Tax Capital Improvements Fund</b>	<b>\$ (2,676,059)</b>	<b>\$ (3,321,481)</b>	<b>\$ (9,442,235)</b>	<b>\$ (3,736,126)</b>	<b>\$ (11,843,129)</b>	<b>\$ (3,345,919)</b>
<b>52</b>	<b>Expenses</b>	<b>\$ 2,676,059</b>	<b>\$ 3,321,481</b>	<b>\$ 9,442,235</b>	<b>\$ 3,736,126</b>	<b>\$ 11,843,129</b>	<b>\$ 3,345,919</b>
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 19, 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	-
<b>60</b>	<b>City Attorney</b>						
<b>61</b>	<b>100 - General Fund</b>	<b>\$ (1,119,444)</b>	<b>\$ (1,203,652)</b>	<b>\$ (1,611,290)</b>	<b>\$ (1,066,442)</b>	<b>\$ (1,611,290)</b>	<b>\$ (1,741,587)</b>
<b>62</b>	<b>Revenue</b>	<b>\$ 1,690</b>	<b>\$ 1,105</b>	<b>\$ 2,825</b>	<b>\$ 2,335</b>	<b>\$ 2,825</b>	<b>\$ 2,825</b>
63	License and Permits	1,690	-	2,825	-	2,825	2,825
64	Fines	-	1,105	-	2,335	-	-
<b>65</b>	<b>Expenses</b>	<b>\$ 1,121,134</b>	<b>\$ 1,204,757</b>	<b>\$ 1,614,115</b>	<b>\$ 1,068,777</b>	<b>\$ 1,614,115</b>	<b>\$ 1,744,412</b>
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
<b>88</b>	<b>City Clerk</b>						
<b>89</b>	<b>100 - General Fund</b>	<b>\$ (626,733)</b>	<b>\$ (618,528)</b>	<b>\$ (740,349)</b>	<b>\$ (579,629)</b>	<b>\$ (740,347)</b>	<b>\$ (657,863)</b>
<b>90</b>	<b>Revenue</b>	<b>\$ 119,691</b>	<b>\$ 119,737</b>	<b>\$ 105,950</b>	<b>\$ 109,108</b>	<b>\$ 105,950</b>	<b>\$ 107,275</b>
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
<b>96</b>	<b>Expenses</b>	<b>\$ 746,424</b>	<b>\$ 738,265</b>	<b>\$ 846,299</b>	<b>\$ 688,737</b>	<b>\$ 846,297</b>	<b>\$ 765,138</b>
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 19, 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
<b>121</b>	<b>Community Development</b>						
<b>122</b>	<b>100 - General Fund</b>	<b>\$ (3,534,294)</b>	<b>\$ (3,130,011)</b>	<b>\$ (3,622,775)</b>	<b>\$ (2,321,472)</b>	<b>\$ (3,622,775)</b>	<b>\$ (4,701,518)</b>
<b>123</b>	<b>Revenue</b>	<b>\$ 2,598,321</b>	<b>\$ 507,208</b>	<b>\$ 196,000</b>	<b>\$ 197,655</b>	<b>\$ 196,000</b>	<b>\$ 208,000</b>
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	-	-
<b>128</b>	<b>Expenses</b>	<b>\$ 6,132,615</b>	<b>\$ 3,637,219</b>	<b>\$ 3,818,775</b>	<b>\$ 2,519,127</b>	<b>\$ 3,818,775</b>	<b>\$ 4,909,518</b>
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	-	-	-	-	-
<b>156</b>	<b>104 - Community Development Block Grant Fund</b>	<b>\$ 139,453</b>	<b>\$ 346,402</b>	<b>\$ 260,991</b>	<b>\$ 7,387</b>	<b>\$ 654,019</b>	<b>\$ 611,101</b>
<b>157</b>	<b>Revenue</b>	<b>\$ 452,662</b>	<b>\$ 504,093</b>	<b>\$ 499,552</b>	<b>\$ 41,438</b>	<b>\$ 925,432</b>	<b>\$ 611,101</b>
158	Intergovernmental	452,662	504,093	499,552	41,438	925,432	611,101
<b>159</b>	<b>Expenses</b>	<b>\$ 313,209</b>	<b>\$ 157,691</b>	<b>\$ 238,561</b>	<b>\$ 34,052</b>	<b>\$ 271,413</b>	<b>-</b>
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	-	-
<b>165</b>	<b>201 - Sales Tax Capital Improvements Fund</b>	<b>\$ 10,784</b>	<b>\$ (390,637)</b>	<b>\$ (3,050,000)</b>	<b>\$ (1,599,819)</b>	<b>\$ (2,054,678)</b>	<b>\$ (1,250,000)</b>
<b>166</b>	<b>Revenue</b>	<b>\$ 10,784</b>	<b>\$ 59,000</b>	<b>-</b>	<b>\$ 3,230,369</b>	<b>\$ 5,200,000</b>	<b>-</b>
167	Intergovernmental	10,784	59,000	-	2,230,000	4,200,000	-
168	Contributions	-	-	-	1,000,369	1,000,000	-
<b>169</b>	<b>Expenses</b>	<b>-</b>	<b>\$ 449,637</b>	<b>\$ 3,050,000</b>	<b>\$ 4,830,187</b>	<b>\$ 7,254,678</b>	<b>\$ 1,250,000</b>
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
<b>177</b>	<b>Engineering and Transportation</b>						
<b>178</b>	<b>100 - General Fund</b>	<b>\$ (6,528,921)</b>	<b>\$ (7,337,389)</b>	<b>\$ (7,332,809)</b>	<b>\$ (5,751,845)</b>	<b>\$ (7,465,165)</b>	<b>\$ (7,069,067)</b>
<b>179</b>	<b>Revenue</b>	<b>\$ 566,720</b>	<b>\$ 643,778</b>	<b>\$ 561,761</b>	<b>\$ 339,594</b>	<b>\$ 561,761</b>	<b>\$ 612,511</b>
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	-	-	-	-
<b>185</b>	<b>Expenses</b>	<b>\$ 7,095,641</b>	<b>\$ 7,981,167</b>	<b>\$ 7,894,570</b>	<b>\$ 6,091,439</b>	<b>\$ 8,026,926</b>	<b>\$ 7,681,578</b>
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	-	-	-	-
<b>216</b>	<b>104 - Community Development Block Grant Fund</b>	<b>-</b>	<b>-</b>	<b>\$ (200,000)</b>	<b>-</b>	<b>-</b>	<b>\$ (200,000)</b>
<b>217</b>	<b>Expenses</b>	<b>-</b>	<b>-</b>	<b>\$ 200,000</b>	<b>-</b>	<b>-</b>	<b>\$ 200,000</b>
218	Transfers Out	-	-	200,000	-	-	200,000
219	Transfers Out	-	-	200,000	-	-	200,000
<b>220</b>	<b>201 - Sales Tax Capital Improvements Fund</b>	<b>\$ (4,771,682)</b>	<b>\$ (4,898,658)</b>	<b>\$ (7,787,006)</b>	<b>\$ (4,358,019)</b>	<b>\$ (7,320,961)</b>	<b>\$ (8,354,623)</b>
<b>221</b>	<b>Revenue</b>	<b>\$ 116,939</b>	<b>\$ 943,886</b>	<b>\$ 850,000</b>	<b>\$ 731,465</b>	<b>\$ 1,688,342</b>	<b>\$ 7,985,200</b>
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
<b>229</b>	<b>Expenses</b>	<b>\$ 4,888,621</b>	<b>\$ 5,842,544</b>	<b>\$ 8,637,006</b>	<b>\$ 5,089,484</b>	<b>\$ 9,009,303</b>	<b>\$ 16,339,823</b>
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
<b>241</b>	<b>202 - Storm Drainage Development Fund</b>	<b>\$ (55,959)</b>	<b>\$ (200,126)</b>	<b>\$ (70,000)</b>	<b>\$ (37,066)</b>	<b>\$ (270,000)</b>	<b>\$ (75,000)</b>
<b>242</b>	<b>Revenue</b>	<b>\$ 4,939</b>	<b>\$ 6,817</b>	<b>\$ 200,000</b>	<b>\$ 17,418</b>	<b>\$ 180,000</b>	<b>\$ 21,000</b>
243	Charges for Services	4,939	6,817	-	17,418	-	21,000
244	Contributions	-	-	200,000	-	180,000	-
<b>245</b>	<b>Expenses</b>	<b>\$ 60,898</b>	<b>\$ 206,943</b>	<b>\$ 270,000</b>	<b>\$ 54,484</b>	<b>\$ 450,000</b>	<b>\$ 96,000</b>
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
<b>251</b>	<b>207 - Transportation Capacity Fund</b>	<b>\$ (16,508,425)</b>	<b>\$ (11,574,852)</b>	<b>\$ (23,813,473)</b>	<b>\$ (3,866,441)</b>	<b>\$ (11,463,741)</b>	<b>\$ (19,168,910)</b>
<b>252</b>	<b>Revenue</b>	<b>\$ 2,163,778</b>	<b>\$ 3,338,912</b>	<b>\$ 3,636,527</b>	<b>\$ 3,045,803</b>	<b>\$ 4,136,527</b>	<b>\$ 8,266,527</b>
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	-	-	-	-	-	1,630,000
<b>256</b>	<b>Expenses</b>	<b>\$ 18,672,202</b>	<b>\$ 14,913,764</b>	<b>\$ 27,450,000</b>	<b>\$ 6,912,244</b>	<b>\$ 15,600,268</b>	<b>\$ 27,435,437</b>
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
<b>272</b>	<b>900 - Joint Sewer Systems</b>	<b>-</b>	<b>-</b>	<b>\$ (15,883)</b>	<b>-</b>	<b>-</b>	<b>\$ (3,410)</b>
<b>273</b>	<b>Expenses</b>	<b>-</b>	<b>-</b>	<b>\$ 15,883</b>	<b>-</b>	<b>-</b>	<b>\$ 3,410</b>
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
<b>280</b>	<b>Finance</b>						
<b>281</b>	<b>100 - General Fund</b>	<b>\$ (3,689,357)</b>	<b>\$ (4,271,474)</b>	<b>\$ (4,036,784)</b>	<b>\$ (3,597,060)</b>	<b>\$ (4,036,778)</b>	<b>\$ (4,151,879)</b>
<b>282</b>	<b>Revenue</b>	<b>\$ 259,475</b>	<b>\$ 571,627</b>	<b>\$ 667,615</b>	<b>\$ 408,057</b>	<b>\$ 667,615</b>	<b>\$ 885,778</b>
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**  
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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)	-	-
<b>289</b>	<b>Expenses</b>	<b>\$ 3,948,832</b>	<b>\$ 4,843,101</b>	<b>\$ 4,704,399</b>	<b>\$ 4,005,116</b>	<b>\$ 4,704,393</b>	<b>\$ 5,037,657</b>
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	-	-	-	-
<b>316</b>	<b>305 - Golf Courses Fund</b>	<b>\$ (196,645)</b>	<b>\$ (183,165)</b>	<b>\$ 219,868</b>	<b>\$ 109,346</b>	<b>\$ (5,129)</b>	<b>\$ (172,553)</b>
<b>317</b>	<b>Revenue</b>	<b>\$ 2,472,758</b>	<b>\$ 2,766,221</b>	<b>\$ 3,246,285</b>	<b>\$ 2,487,970</b>	<b>\$ 3,021,285</b>	<b>\$ 2,965,150</b>
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
<b>323</b>	<b>Expenses</b>	<b>\$ 2,669,403</b>	<b>\$ 2,949,386</b>	<b>\$ 3,026,417</b>	<b>\$ 2,378,624</b>	<b>\$ 3,026,414</b>	<b>\$ 3,137,703</b>
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**  
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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
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
<b>355</b>	<b>Human Resources</b>						
<b>356</b>	<b>100 - General Fund</b>	<b>\$ (2,248,320)</b>	<b>\$ (2,630,351)</b>	<b>\$ (3,272,724)</b>	<b>\$ (1,871,318)</b>	<b>\$ (3,272,722)</b>	<b>\$ (2,720,786)</b>
<b>357</b>	<b>Revenue</b>	<b>\$ 432</b>	<b>\$ 6,243</b>	<b>-</b>	<b>\$ 264</b>	<b>-</b>	<b>-</b>
358	Other Revenue	432	6,243	-	264	-	-
<b>359</b>	<b>Expenses</b>	<b>\$ 2,248,752</b>	<b>\$ 2,636,594</b>	<b>\$ 3,272,724</b>	<b>\$ 1,871,582</b>	<b>\$ 3,272,722</b>	<b>\$ 2,720,786</b>
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
<b>384</b>	<b>440 - Insurance</b>	<b>\$ 675,678</b>	<b>\$ (642,443)</b>	<b>\$ 1,338,505</b>	<b>\$ 2,496,076</b>	<b>\$ 1,338,503</b>	<b>\$ 26,289</b>
<b>385</b>	<b>Revenue</b>	<b>\$ 18,388,311</b>	<b>\$ 21,370,074</b>	<b>\$ 26,544,268</b>	<b>\$ 20,687,482</b>	<b>\$ 26,544,268</b>	<b>\$ 28,326,631</b>
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
<b>390</b>	<b>Expenses</b>	<b>\$ 17,712,633</b>	<b>\$ 22,012,516</b>	<b>\$ 25,205,763</b>	<b>\$ 18,191,406</b>	<b>\$ 25,205,765</b>	<b>\$ 28,300,342</b>
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**  
**November 19, 2025**

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	-	-
<b>414</b>	<b>Information Technology</b>						
<b>415</b>	<b>201 - Sales Tax Capital Improvements Fund</b>	<b>\$ (250,625)</b>	<b>\$ (4,564,852)</b>	<b>-</b>	<b>\$ (11)</b>	<b>-</b>	<b>-</b>
<b>416</b>	<b>Revenue</b>	<b>\$ 217,527</b>	<b>\$ 4,128</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
417	Intergovernmental	217,527	4,128	-	-	-	-
<b>418</b>	<b>Expenses</b>	<b>\$ 468,153</b>	<b>\$ 4,568,980</b>	<b>-</b>	<b>\$ 11</b>	<b>-</b>	<b>-</b>
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	-	-	-	-
<b>423</b>	<b>401 - Information Technology Fund</b>	<b>\$ 367,947</b>	<b>\$ 1,754,079</b>	<b>\$ (275,000)</b>	<b>\$ 334,041</b>	<b>\$ (1,523,599)</b>	<b>\$ (2,299,607)</b>
<b>424</b>	<b>Revenue</b>	<b>\$ 10,432,710</b>	<b>\$ 12,725,903</b>	<b>\$ 16,046,937</b>	<b>\$ 13,460,747</b>	<b>\$ 16,046,936</b>	<b>\$ 14,528,506</b>
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	-	-	-	-
<b>429</b>	<b>Expenses</b>	<b>\$ 10,064,763</b>	<b>\$ 10,971,824</b>	<b>\$ 16,321,937</b>	<b>\$ 13,126,707</b>	<b>\$ 17,570,535</b>	<b>\$ 16,828,113</b>
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**  
**November 19, 2025**

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	-	-	-	-
<b>459</b>	<b>Visit Grand Junction</b>						
<b>460</b>	<b>102 - Visit Grand Junction Fund</b>	<b>\$ (1,255,727)</b>	<b>\$ (1,698,378)</b>	<b>\$ (1,121,989)</b>	<b>\$ 395,949</b>	<b>\$ (990,172)</b>	<b>\$ (635,585)</b>
<b>461</b>	<b>Revenue</b>	<b>\$ 3,382,739</b>	<b>\$ 3,505,996</b>	<b>\$ 3,768,064</b>	<b>\$ 2,794,456</b>	<b>\$ 3,493,152</b>	<b>\$ 3,616,365</b>
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
<b>466</b>	<b>Expenses</b>	<b>\$ 4,638,466</b>	<b>\$ 5,204,374</b>	<b>\$ 4,890,054</b>	<b>\$ 2,398,507</b>	<b>\$ 4,483,324</b>	<b>\$ 4,251,950</b>
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
<b>490</b>	<b>General Services</b>						
<b>491</b>	<b>100 - General Fund</b>	<b>\$ (8,262,793)</b>	<b>\$ (8,327,724)</b>	<b>\$ (9,077,879)</b>	<b>\$ (6,669,719)</b>	<b>\$ (9,101,714)</b>	<b>\$ (8,120,328)</b>
<b>492</b>	<b>Revenue</b>	<b>\$ 337,176</b>	<b>\$ 226,274</b>	<b>\$ 293,500</b>	<b>\$ 90,598</b>	<b>\$ 293,500</b>	<b>\$ 232,000</b>
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
<b>496</b>	<b>Expenses</b>	<b>\$ 8,599,969</b>	<b>\$ 8,553,997</b>	<b>\$ 9,371,379</b>	<b>\$ 6,760,317</b>	<b>\$ 9,395,214</b>	<b>\$ 8,352,328</b>
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**  
**November 19, 2025**

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	-	-
<b>527</b>	<b>201 - Sales Tax Capital Improvements Fund</b>	<b>\$ (2,886,548)</b>	<b>\$ (2,301,827)</b>	<b>\$ (1,639,949)</b>	<b>\$ (1,451,913)</b>	<b>\$ (1,952,065)</b>	<b>\$ (2,865,000)</b>
<b>528</b>	<b>Revenue</b>	<b>\$ 200,005</b>	<b>-</b>	<b>\$ 350,000</b>	<b>-</b>	<b>\$ 479,430</b>	<b>-</b>
529	Intergovernmental	200,000	-	-	-	129,430	-
530	Contributions	-	-	350,000	-	350,000	-
531	Other Revenue	5	-	-	-	-	-
<b>532</b>	<b>Expenses</b>	<b>\$ 3,086,553</b>	<b>\$ 2,301,827</b>	<b>\$ 1,989,949</b>	<b>\$ 1,451,913</b>	<b>\$ 2,431,495</b>	<b>\$ 2,865,000</b>
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
<b>543</b>	<b>202 - Storm Drainage Development Fund</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>\$ (7,920)</b>	<b>-</b>	<b>-</b>
<b>544</b>	<b>Expenses</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>\$ 7,920</b>	<b>-</b>	<b>-</b>
545	Capital Outlay	-	-	-	7,920	-	-
546	Utility Systems	-	-	-	7,920	-	-
<b>547</b>	<b>302 - Solid Waste Fund</b>	<b>\$ 248,436</b>	<b>\$ (13,814)</b>	<b>\$ 162,271</b>	<b>\$ 9,009,002</b>	<b>\$ (1,601,423)</b>	<b>\$ 306,448</b>
<b>548</b>	<b>Revenue</b>	<b>\$ 6,032,190</b>	<b>\$ 7,609,300</b>	<b>\$ 7,857,317</b>	<b>\$ 24,569,888</b>	<b>\$ 26,172,517</b>	<b>\$ 8,352,448</b>
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
<b>556</b>	<b>Expenses</b>	<b>\$ 5,783,754</b>	<b>\$ 7,623,114</b>	<b>\$ 7,695,046</b>	<b>\$ 15,560,886</b>	<b>\$ 27,773,940</b>	<b>\$ 8,046,000</b>
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**  
**November 19, 2025**

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	<b>305 - Golf Courses Fund</b>	-	-	-	-	-	<b>\$ (150,000)</b>
591	<b>Expenses</b>	-	-	-	-	-	<b>\$ 150,000</b>
592	Capital Outlay	-	-	-	-	-	150,000
593	Utility Systems	-	-	-	-	-	150,000
594	<b>308 - Parking Fund</b>	<b>\$ (46,494)</b>	<b>\$ (550,339)</b>	<b>\$ 73,881</b>	<b>\$ 104,899</b>	<b>\$ 73,882</b>	<b>\$ (83)</b>
595	<b>Revenue</b>	<b>\$ 767,532</b>	<b>\$ 984,976</b>	<b>\$ 1,198,384</b>	<b>\$ 804,122</b>	<b>\$ 1,198,384</b>	<b>\$ 1,186,984</b>
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	<b>Expenses</b>	<b>\$ 814,026</b>	<b>\$ 1,535,316</b>	<b>\$ 1,124,503</b>	<b>\$ 699,222</b>	<b>\$ 1,124,502</b>	<b>\$ 1,187,067</b>
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**  
**By Department, By Fund, By Account Classification**  
**November 19, 2025**

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
<b>632</b>	<b>402 - Equipment Fund</b>	<b>\$ 294,186</b>	<b>\$ (22,913)</b>	<b>\$ 378,984</b>	<b>\$ (471,760)</b>	<b>\$ (3,190,346)</b>	<b>\$ (792,196)</b>
<b>633</b>	<b>Revenue</b>	<b>\$ 8,550,146</b>	<b>\$ 9,849,321</b>	<b>\$ 10,983,482</b>	<b>\$ 8,571,628</b>	<b>\$ 10,983,483</b>	<b>\$ 11,392,973</b>
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
<b>639</b>	<b>Expenses</b>	<b>\$ 8,255,960</b>	<b>\$ 9,872,234</b>	<b>\$ 10,604,498</b>	<b>\$ 9,043,388</b>	<b>\$ 14,173,829</b>	<b>\$ 12,185,169</b>
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	-	-
<b>667</b>	<b>406 - Facilities Management Fund</b>	<b>\$ 11,740</b>	<b>\$ 200,795</b>	<b>\$ (2,807)</b>	<b>\$ 109,137</b>	<b>\$ (2,805)</b>	<b>\$ (123,111)</b>
<b>668</b>	<b>Revenue</b>	<b>\$ 4,143,783</b>	<b>\$ 4,236,075</b>	<b>\$ 3,450,995</b>	<b>\$ 2,823,751</b>	<b>\$ 3,450,995</b>	<b>\$ 6,051,226</b>
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
<b>675</b>	<b>Expenses</b>	<b>\$ 4,132,043</b>	<b>\$ 4,035,280</b>	<b>\$ 3,453,801</b>	<b>\$ 2,714,613</b>	<b>\$ 3,453,800</b>	<b>\$ 6,174,337</b>
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**  
**By Department, By Fund, By Account Classification**  
**November 19, 2025**

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
<b>700</b>	<b>Police</b>						
<b>701</b>	<b>100 - General Fund</b>	<b>\$ (28,885,550)</b>	<b>\$ (31,584,354)</b>	<b>\$ (36,339,100)</b>	<b>\$ (29,123,512)</b>	<b>\$ (36,533,051)</b>	<b>\$ (38,320,079)</b>
<b>702</b>	<b>Revenue</b>	<b>\$ 1,764,111</b>	<b>\$ 1,983,403</b>	<b>\$ 1,603,267</b>	<b>\$ 1,083,421</b>	<b>\$ 1,603,267</b>	<b>\$ 1,471,813</b>
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
<b>709</b>	<b>Expenses</b>	<b>\$ 30,649,661</b>	<b>\$ 33,567,757</b>	<b>\$ 37,942,367</b>	<b>\$ 30,206,933</b>	<b>\$ 38,136,318</b>	<b>\$ 39,791,892</b>
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
<b>740</b>	<b>101 - Enhanced 911 Fund</b>	<b>\$ 3,995,391</b>	<b>\$ 4,275,348</b>	<b>\$ 3,788,030</b>	<b>\$ 2,971,757</b>	<b>\$ 4,300,970</b>	<b>\$ 1,015,326</b>
<b>741</b>	<b>Revenue</b>	<b>\$ 3,995,391</b>	<b>\$ 4,275,348</b>	<b>\$ 4,300,970</b>	<b>\$ 2,971,757</b>	<b>\$ 4,300,970</b>	<b>\$ 4,679,966</b>



**2026 Recommended Budget**  
**By Department, By Fund, By Account Classification**  
**November 19, 2025**

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	<b>Expenses</b>	-	-	<b>\$ 512,940</b>	-	-	<b>\$ 3,664,640</b>
746	Transfers Out	-	-	512,940	-	-	3,664,640
747	Transfers Out	-	-	512,940	-	-	3,664,640
748	<b>107 - First Responder Tax Fund</b>	<b>\$ (1,491,885)</b>	<b>\$ (1,902,444)</b>	<b>\$ (3,047,380)</b>	<b>\$ (1,693,460)</b>	<b>\$ (3,047,379)</b>	<b>\$ (3,904,058)</b>
749	<b>Revenue</b>	<b>\$ 1</b>	-	-	-	-	-
750	Other Revenue	1	-	-	-	-	-
751	<b>Expenses</b>	<b>\$ 1,491,885</b>	<b>\$ 1,902,444</b>	<b>\$ 3,047,380</b>	<b>\$ 1,693,460</b>	<b>\$ 3,047,379</b>	<b>\$ 3,904,058</b>
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	<b>115 - Public Safety Impact Fee Fund</b>	<b>\$ 138,300</b>	<b>\$ 235,614</b>	<b>\$ 216,050</b>	<b>\$ 189,340</b>	<b>\$ 216,050</b>	<b>\$ (253,950)</b>
773	<b>Revenue</b>	<b>\$ 138,300</b>	<b>\$ 235,614</b>	<b>\$ 216,050</b>	<b>\$ 189,340</b>	<b>\$ 216,050</b>	<b>\$ 216,050</b>
774	Charges for Services	132,494	235,614	216,050	189,340	216,050	216,050
775	Interest Revenue	5,807	-	-	-	-	-
776	<b>Expenses</b>	-	-	-	-	-	<b>\$ 470,000</b>
777	Transfers Out	-	-	-	-	-	470,000
778	Transfers Out	-	-	-	-	-	470,000
779	<b>201 - Sales Tax Capital Improvements Fund</b>	<b>-</b>	<b>\$ (93,450)</b>	-	-	-	-
780	<b>Revenue</b>	-	-	-	-	-	<b>\$ 2,470,000</b>
781	Debt Proceeds	-	-	-	-	-	2,000,000
782	Transfers In	-	-	-	-	-	470,000
783	<b>Expenses</b>	-	<b>\$ 93,450</b>	-	-	-	<b>\$ 2,470,000</b>
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	<b>405 - Communications Center Fund</b>	<b>\$ (1,842,517)</b>	<b>\$ (2,716,204)</b>	<b>\$ (3,599,821)</b>	<b>\$ (1,892,327)</b>	<b>\$ (3,892,503)</b>	<b>\$ (3,390,350)</b>
790	<b>Revenue</b>	<b>\$ 5,612,990</b>	<b>\$ 5,985,705</b>	<b>\$ 6,957,846</b>	<b>\$ 5,398,897</b>	<b>\$ 6,957,846</b>	<b>\$ 10,479,656</b>
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	<b>Expenses</b>	<b>\$ 7,455,508</b>	<b>\$ 8,701,909</b>	<b>\$ 10,557,667</b>	<b>\$ 7,291,225</b>	<b>\$ 10,850,349</b>	<b>\$ 13,870,006</b>



**2026 Recommended Budget**  
**By Department, By Fund, By Account Classification**  
**November 19, 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
<b>826</b>	<b>Fire</b>						
<b>827</b>	<b>100 - General Fund</b>	<b>\$ (9,020,633)</b>	<b>\$ (10,963,655)</b>	<b>\$ (12,496,959)</b>	<b>\$ (13,288,222)</b>	<b>\$ (12,257,771)</b>	<b>\$ (13,347,831)</b>
<b>828</b>	<b>Revenue</b>	<b>\$ 11,940,912</b>	<b>\$ 13,374,220</b>	<b>\$ 12,608,547</b>	<b>\$ 8,132,298</b>	<b>\$ 12,847,734</b>	<b>\$ 13,636,187</b>
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	-	-
<b>835</b>	<b>Expenses</b>	<b>\$ 20,961,544</b>	<b>\$ 24,337,875</b>	<b>\$ 25,105,506</b>	<b>\$ 21,420,519</b>	<b>\$ 25,105,505</b>	<b>\$ 26,984,018</b>
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**  
**By Department, By Fund, By Account Classification**  
**November 19, 2025**

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	-	-
<b>867</b>	<b>107 - First Responder Tax Fund</b>	<b>\$ (6,488,706)</b>	<b>\$ (6,867,119)</b>	<b>\$ (11,338,857)</b>	<b>\$ (8,048,750)</b>	<b>\$ (11,338,856)</b>	<b>\$ (12,314,769)</b>
<b>868</b>	<b>Revenue</b>	<b>\$ 2,046,924</b>	<b>\$ 2,188,202</b>	<b>\$ 12,504</b>	<b>\$ 341,521</b>	<b>\$ 12,504</b>	<b>\$ 12,504</b>
869	Intergovernmental	2,046,924	2,188,202	12,504	341,521	12,504	12,504
<b>870</b>	<b>Expenses</b>	<b>\$ 8,535,630</b>	<b>\$ 9,055,321</b>	<b>\$ 11,351,361</b>	<b>\$ 8,390,271</b>	<b>\$ 11,351,360</b>	<b>\$ 12,327,273</b>
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	-	-	-	-
<b>895</b>	<b>115 - Public Safety Impact Fee Fund</b>	<b>\$ 322,389</b>	<b>\$ 539,083</b>	<b>\$ 489,301</b>	<b>\$ 442,054</b>	<b>\$ 489,301</b>	<b>\$ 489,301</b>
<b>896</b>	<b>Revenue</b>	<b>\$ 322,389</b>	<b>\$ 539,083</b>	<b>\$ 489,301</b>	<b>\$ 442,054</b>	<b>\$ 489,301</b>	<b>\$ 489,301</b>
897	Charges for Services	308,869	539,083	489,301	442,054	489,301	489,301
898	Interest Revenue	13,520	-	-	-	-	-
<b>899</b>	<b>201 - Sales Tax Capital Improvements Fund</b>	<b>\$ (2,051,699)</b>	<b>\$ (4,023,201)</b>	<b>\$ (39,000)</b>	<b>\$ (4,350,270)</b>	<b>\$ (5,672,944)</b>	<b>-</b>
<b>900</b>	<b>Revenue</b>	<b>-</b>	<b>\$ 341,241</b>	<b>-</b>	<b>\$ 599,088</b>	<b>\$ 657,056</b>	<b>-</b>
901	Intergovernmental	-	341,241	-	599,088	657,056	-
<b>902</b>	<b>Expenses</b>	<b>\$ 2,051,699</b>	<b>\$ 4,364,441</b>	<b>\$ 39,000</b>	<b>\$ 4,949,358</b>	<b>\$ 6,330,000</b>	<b>-</b>
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	-	-	-	-	-
<b>912</b>	<b>Utilities</b>						



**2026 Recommended Budget**  
**By Department, By Fund, By Account Classification**  
**November 19, 2025**

Line	By Department						
Item	By Fund	2023	2024	2025	2025	2025	2026
Ref #	By Classification	Actual	Actual	Adopted	Actual YTD	Amended	Recommended
913	<b>100 - General Fund</b>	-	-	-	\$ (4,018)	-	-
914	<b>Expenses</b>	-	-	-	\$ 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	<b>301 - Water Fund</b>	\$ 9,756,030	\$ (1,280,867)	\$ (1,910,264)	\$ 488,493	\$ (4,515,276)	\$ (405,202)
923	<b>Revenue</b>	\$ 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	<b>Expenses</b>	\$ 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	<b>309 - Irrigation Fund</b>	\$ (59,346)	\$ 41,775	\$ (5,899)	\$ 91,243	\$ (5,897)	\$ (197,710)
967	<b>Revenue</b>	\$ 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
<b>971</b>	<b>Expenses</b>	<b>\$ 422,904</b>	<b>\$ 356,789</b>	<b>\$ 397,417</b>	<b>\$ 278,842</b>	<b>\$ 397,415</b>	<b>\$ 658,834</b>
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
<b>999</b>	<b>900 - Joint Sewer Systems</b>	<b>\$ (3,334,972)</b>	<b>\$ 45,638,786</b>	<b>\$ (48,122,973)</b>	<b>\$ (25,079,919)</b>	<b>\$ (75,408,876)</b>	<b>\$ 15,061,412</b>
<b>1000</b>	<b>Revenue</b>	<b>\$ 19,788,571</b>	<b>\$ 88,987,148</b>	<b>\$ 21,755,575</b>	<b>\$ 19,081,565</b>	<b>\$ 23,726,704</b>	<b>\$ 51,501,709</b>
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
<b>1009</b>	<b>Expenses</b>	<b>\$ 23,123,543</b>	<b>\$ 43,348,362</b>	<b>\$ 69,878,548</b>	<b>\$ 44,161,484</b>	<b>\$ 99,135,580</b>	<b>\$ 36,440,297</b>
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
<b>1043</b>	<b>Parks and Recreation</b>						
<b>1044</b>	<b>100 - General Fund</b>	<b>\$ (10,105,735)</b>	<b>\$ (11,485,846)</b>	<b>\$ (12,714,278)</b>	<b>\$ (10,146,944)</b>	<b>\$ (12,714,281)</b>	<b>\$ (13,086,177)</b>
<b>1045</b>	<b>Revenue</b>	<b>\$ 3,008,787</b>	<b>\$ 2,939,077</b>	<b>\$ 3,268,190</b>	<b>\$ 2,575,510</b>	<b>\$ 3,268,190</b>	<b>\$ 3,557,170</b>
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
<b>1053</b>	<b>Expenses</b>	<b>\$ 13,114,522</b>	<b>\$ 14,424,923</b>	<b>\$ 15,982,468</b>	<b>\$ 12,722,454</b>	<b>\$ 15,982,471</b>	<b>\$ 16,643,347</b>
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**  
**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
1084	Land	141,688	28,778	-	-	-	-
<b>1085</b>	<b>104 - Community Development Block Grant Fund</b>	-	-	-	-	-	<b>\$ (50,000)</b>
<b>1086</b>	<b>Expenses</b>	-	-	-	-	-	<b>\$ 50,000</b>
1087	Transfers Out	-	-	-	-	-	50,000
1088	Transfers Out	-	-	-	-	-	50,000
<b>1089</b>	<b>105 - Parkland Expansion Fund</b>	-	-	<b>\$ (450,000)</b>	-	-	<b>\$ (1,406,500)</b>
<b>1090</b>	<b>Expenses</b>	-	-	<b>\$ 450,000</b>	-	-	<b>\$ 1,406,500</b>
1091	Transfers Out	-	-	450,000	-	-	1,406,500
1092	Transfers Out	-	-	450,000	-	-	1,406,500
<b>1093</b>	<b>110 - Conservation Trust Fund</b>	-	-	<b>\$ (100,000)</b>	-	-	<b>\$ (650,000)</b>
<b>1094</b>	<b>Expenses</b>	-	-	<b>\$ 100,000</b>	-	-	<b>\$ 650,000</b>
1095	Transfers Out	-	-	100,000	-	-	650,000
1096	Transfers Out	-	-	100,000	-	-	650,000
<b>1097</b>	<b>116 - Community Recreation Center Tax Fund</b>	-	<b>\$ (53,033)</b>	<b>\$ (443,280)</b>	<b>\$ (131,922)</b>	<b>\$ (443,283)</b>	<b>\$ (2,148,815)</b>
<b>1098</b>	<b>Revenue</b>	-	-	-	-	-	<b>\$ 852,473</b>
1099	Charges for Services	-	-	-	-	-	705,011
1100	License and Permits	-	-	-	-	-	38,000
1101	Lease Revenue	-	-	-	-	-	109,462
<b>1102</b>	<b>Expenses</b>	-	<b>\$ 53,033</b>	<b>\$ 443,280</b>	<b>\$ 131,922</b>	<b>\$ 443,283</b>	<b>\$ 3,001,288</b>
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
<b>1127</b>	<b>201 - Sales Tax Capital Improvements Fund</b>	<b>\$ (5,850,044)</b>	<b>\$ (5,785,630)</b>	<b>\$ (570,000)</b>	<b>\$ (1,763,163)</b>	<b>\$ (1,540,022)</b>	<b>\$ (355,000)</b>
<b>1128</b>	<b>Revenue</b>	<b>\$ 310,780</b>	<b>\$ 377,960</b>	<b>\$ 764,300</b>	<b>\$ 480,017</b>	<b>\$ 1,481,503</b>	<b>\$ 2,661,500</b>
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
<b>1133</b>	<b>Expenses</b>	<b>\$ 6,160,823</b>	<b>\$ 6,163,590</b>	<b>\$ 1,334,300</b>	<b>\$ 2,243,180</b>	<b>\$ 3,021,525</b>	<b>\$ 3,016,500</b>
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	-	-	-	-





**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
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
<b>1145</b>	<b>204 - Major Projects Fund</b>	<b>\$ (1,102,187)</b>	<b>\$ 62,087,880</b>	<b>\$ (54,568,693)</b>	<b>\$ (27,501,833)</b>	<b>\$ (37,591,412)</b>	<b>\$ (24,109,000)</b>
<b>1146</b>	<b>Revenue</b>	<b>-</b>	<b>\$ 78,034,681</b>	<b>\$ 1,500,000</b>	<b>\$ 4,500,747</b>	<b>\$ 5,358,588</b>	<b>\$ 1,631,000</b>
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	-
<b>1151</b>	<b>Expenses</b>	<b>\$ 1,102,187</b>	<b>\$ 15,946,801</b>	<b>\$ 56,068,693</b>	<b>\$ 32,002,580</b>	<b>\$ 42,950,000</b>	<b>\$ 25,740,000</b>
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	-	-
<b>1160</b>	<b>Non-Departmental</b>						
<b>1161</b>	<b>100 - General Fund</b>	<b>\$ 84,498,783</b>	<b>\$ 87,122,818</b>	<b>\$ 94,623,699</b>	<b>\$ 74,636,799</b>	<b>\$ 93,807,192</b>	<b>\$ 97,215,109</b>
<b>1162</b>	<b>Revenue</b>	<b>\$ 85,651,633</b>	<b>\$ 91,526,423</b>	<b>\$ 93,017,635</b>	<b>\$ 74,895,623</b>	<b>\$ 91,329,514</b>	<b>\$ 97,409,045</b>
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
<b>1171</b>	<b>Expenses</b>	<b>\$ 1,152,849</b>	<b>\$ 4,403,605</b>	<b>\$ (1,606,064)</b>	<b>\$ 258,824</b>	<b>\$ (2,477,678)</b>	<b>\$ 193,936</b>
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	-
<b>1188</b>	<b>101 - Enhanced 911 Fund</b>	<b>\$ (2,922,097)</b>	<b>\$ (3,201,046)</b>	<b>\$ (2,975,215)</b>	<b>-</b>	<b>\$ (3,742,836)</b>	<b>\$ (3,321,008)</b>
<b>1189</b>	<b>Expenses</b>	<b>\$ 2,922,097</b>	<b>\$ 3,201,046</b>	<b>\$ 2,975,215</b>	<b>-</b>	<b>\$ 3,742,836</b>	<b>\$ 3,321,008</b>
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
<b>1192</b>	<b>102 - Visit Grand Junction Fund</b>	<b>\$ 820,436</b>	<b>\$ 801,736</b>	<b>\$ 980,482</b>	<b>\$ 835,885</b>	<b>\$ 774,336</b>	<b>\$ 615,168</b>
<b>1193</b>	<b>Revenue</b>	<b>\$ 1,020,436</b>	<b>\$ 1,021,736</b>	<b>\$ 1,200,482</b>	<b>\$ 835,885</b>	<b>\$ 994,336</b>	<b>\$ 985,168</b>
1194	Transfers In	1,020,436	1,021,736	1,200,482	835,885	994,336	985,168
<b>1195</b>	<b>Expenses</b>	<b>\$ 200,000</b>	<b>\$ 220,000</b>	<b>\$ 220,000</b>	<b>-</b>	<b>\$ 220,000</b>	<b>\$ 370,000</b>
1196	Contingency	-	-	-	-	-	150,000
1197	Contingency	-	-	-	-	-	150,000



**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
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**  
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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
1255	Transfers Out	-	2,103,981	-	-	1,555,785	-
1256	Transfers Out	-	2,103,981	-	-	1,555,785	-
1257	<b>115 - Public Safety Impact Fee Fund</b>	<b>\$ (1,760)</b>	<b>\$ 38,567</b>	<b>\$ 18,252</b>	<b>\$ 23,692</b>	<b>\$ 18,252</b>	<b>\$ 18,252</b>
1258	<b>Revenue</b>	<b>\$ (1,760)</b>	<b>\$ 38,567</b>	<b>\$ 18,252</b>	<b>\$ 23,692</b>	<b>\$ 18,252</b>	<b>\$ 18,252</b>
1259	Interest Revenue	(1,760)	38,567	18,252	23,692	18,252	18,252
1260	<b>116 - Community Recreation Center Tax Fund</b>	<b>\$ 297,573</b>	<b>\$ 2,000,083</b>	<b>\$ (518,166)</b>	<b>\$ 3,168,840</b>	<b>\$ (571,183)</b>	<b>\$ 1,183,238</b>
1261	<b>Revenue</b>	<b>\$ 1,398,280</b>	<b>\$ 3,720,748</b>	<b>\$ 3,732,166</b>	<b>\$ 3,168,840</b>	<b>\$ 3,679,149</b>	<b>\$ 3,846,555</b>
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	<b>Expenses</b>	<b>\$ 1,100,707</b>	<b>\$ 1,720,665</b>	<b>\$ 4,250,332</b>	<b>-</b>	<b>\$ 4,250,332</b>	<b>\$ 2,663,317</b>
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	<b>201 - Sales Tax Capital Improvements Fund</b>	<b>\$ 14,235,897</b>	<b>\$ 31,114,511</b>	<b>\$ 15,656,621</b>	<b>\$ 16,518,328</b>	<b>\$ 17,487,953</b>	<b>\$ 13,544,970</b>
1268	<b>Revenue</b>	<b>\$ 20,472,626</b>	<b>\$ 37,663,786</b>	<b>\$ 20,332,525</b>	<b>\$ 16,518,359</b>	<b>\$ 22,659,857</b>	<b>\$ 20,721,501</b>
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	<b>Expenses</b>	<b>\$ 6,236,729</b>	<b>\$ 6,549,276</b>	<b>\$ 4,675,904</b>	<b>\$ 32</b>	<b>\$ 5,171,904</b>	<b>\$ 7,176,531</b>
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	<b>202 - Storm Drainage Development Fund</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>\$ 73,000</b>	<b>-</b>
1281	<b>Revenue</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>\$ 73,000</b>	<b>-</b>
1282	Transfers In	-	-	-	-	73,000	-
1283	<b>204 - Major Projects Fund</b>	<b>\$ 1,102,187</b>	<b>\$ 230,553</b>	<b>-</b>	<b>\$ 43,234</b>	<b>\$ (73,000)</b>	<b>-</b>
1284	<b>Revenue</b>	<b>\$ 1,102,187</b>	<b>\$ 730,553</b>	<b>-</b>	<b>\$ 43,234</b>	<b>-</b>	<b>-</b>
1285	Interest Revenue	1,480	36,347	-	43,234	-	-
1286	Transfers In	1,100,707	694,206	-	-	-	-
1287	<b>Expenses</b>	<b>-</b>	<b>\$ 500,000</b>	<b>-</b>	<b>-</b>	<b>\$ 73,000</b>	<b>-</b>
1288	Transfers Out	-	500,000	-	-	73,000	-
1289	Transfers Out	-	500,000	-	-	73,000	-
1290	<b>207 - Transportation Capacity Fund</b>	<b>\$ 735,945</b>	<b>\$ 581,800</b>	<b>\$ 20,200,000</b>	<b>\$ 344,793</b>	<b>\$ 20,200,000</b>	<b>\$ 400,000</b>
1291	<b>Revenue</b>	<b>\$ 935,945</b>	<b>\$ 740,723</b>	<b>\$ 20,400,000</b>	<b>\$ 460,421</b>	<b>\$ 20,400,000</b>	<b>\$ 400,000</b>
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	<b>Expenses</b>	<b>\$ 200,000</b>	<b>\$ 158,922</b>	<b>\$ 200,000</b>	<b>\$ 115,628</b>	<b>\$ 200,000</b>	<b>-</b>
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	<b>302 - Solid Waste Fund</b>	<b>\$ (220,000)</b>	<b>\$ (220,000)</b>	<b>\$ (220,000)</b>	<b>-</b>	<b>\$ (220,000)</b>	<b>\$ (220,000)</b>
1300	<b>Expenses</b>	<b>\$ 220,000</b>	<b>\$ 220,000</b>	<b>\$ 220,000</b>	<b>-</b>	<b>\$ 220,000</b>	<b>\$ 220,000</b>
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	<b>305 - Golf Courses Fund</b>	<b>\$ 120,000</b>	<b>\$ 120,000</b>	<b>\$ 20,000</b>	<b>-</b>	<b>\$ 20,000</b>	<b>\$ 120,000</b>
1304	<b>Revenue</b>	<b>\$ 120,000</b>	<b>\$ 120,000</b>	<b>\$ 120,000</b>	<b>-</b>	<b>\$ 120,000</b>	<b>\$ 120,000</b>
1305	Transfers In	120,000	120,000	120,000	-	120,000	120,000
1306	<b>Expenses</b>	<b>-</b>	<b>-</b>	<b>\$ 100,000</b>	<b>-</b>	<b>\$ 100,000</b>	<b>-</b>
1307	Contingency	-	-	100,000	-	100,000	-
1308	Contingency	-	-	100,000	-	100,000	-
1309	<b>308 - Parking Fund</b>	<b>-</b>	<b>\$ (1,991)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
1310	<b>Expenses</b>	<b>-</b>	<b>\$ 1,991</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
1311	Transfers Out	-	1,991	-	-	-	-



**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
1312	Transfers Out	-	1,991	-	-	-	-
1313	<b>401 - Information Technology Fund</b>	-	-	-	-	\$ 496,000	-
1314	Revenue	-	-	-	-	\$ 496,000	-
1315	Transfers In	-	-	-	-	496,000	-
1316	<b>402 - Equipment Fund</b>	\$ 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	<b>405 - Communications Center Fund</b>	\$ 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	<b>406 - Facilities Management Fund</b>	-	-	\$ (75,000)	-	\$ (75,000)	-
1329	Expenses	-	-	\$ 75,000	-	\$ 75,000	-
1330	Contingency	-	-	75,000	-	75,000	-
1331	Contingency	-	-	75,000	-	75,000	-
1332	<b>440 - Insurance</b>	\$ (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	<b>610 - General Debt Service Fund</b>	\$ 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	<b>614 - Grand Junction Public Finance Corporation Fund</b>	\$ (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	<b>615 - Riverside Parkway Debt Retirement Fund</b>	\$ 72,689	-	-	-	-	-
1367	Revenue	\$ 72,689	-	-	-	-	-
1368	Transfers In	72,689	-	-	-	-	-



**2026 Recommended Budget  
By Fund, By Account Classification  
November 19, 2025**

Line Item Ref #	By Fund By Classification	2023 Actual	2024 Actual	2025 Adopted	2025 Actual YTD	2025 Amended	2026 Recommended
<b>1</b>	<b>100 - General Fund</b>						
<b>2</b>	<b>Revenue</b>	<b>\$ 106,277,925</b>	<b>\$ 111,900,268</b>	<b>\$ 112,325,289</b>	<b>\$ 88,035,713</b>	<b>\$ 110,876,356</b>	<b>\$ 118,122,604</b>
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
<b>15</b>	<b>Expenses</b>	<b>\$ 99,757,547</b>	<b>\$ 111,789,953</b>	<b>\$ 112,211,044</b>	<b>\$ 89,262,088</b>	<b>\$ 111,989,315</b>	<b>\$ 118,821,047</b>
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	18,033,318
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	-
<b>22</b>	<b>101 - Enhanced 911 Fund</b>						
<b>23</b>	<b>Revenue</b>	<b>\$ 3,995,391</b>	<b>\$ 4,275,348</b>	<b>\$ 4,300,970</b>	<b>\$ 2,971,757</b>	<b>\$ 4,300,970</b>	<b>\$ 4,679,966</b>
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
<b>27</b>	<b>Expenses</b>	<b>\$ 2,922,097</b>	<b>\$ 3,201,046</b>	<b>\$ 3,488,155</b>	<b>\$ -</b>	<b>\$ 3,742,836</b>	<b>\$ 6,985,648</b>
28	Transfers Out	2,922,097	3,201,046	3,488,155	-	3,742,836	6,985,648
<b>29</b>	<b>102 - Visit Grand Junction Fund</b>						
<b>30</b>	<b>Revenue</b>	<b>\$ 4,403,175</b>	<b>\$ 4,527,732</b>	<b>\$ 4,968,546</b>	<b>\$ 3,630,341</b>	<b>\$ 4,487,488</b>	<b>\$ 4,601,533</b>
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
<b>36</b>	<b>Expenses</b>	<b>\$ 4,838,466</b>	<b>\$ 5,424,374</b>	<b>\$ 5,110,054</b>	<b>\$ 2,398,507</b>	<b>\$ 4,703,324</b>	<b>\$ 4,621,950</b>
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
<b>42</b>	<b>104 - Community Development Block Grant Fund</b>						
<b>43</b>	<b>Revenue</b>	<b>\$ 452,662</b>	<b>\$ 504,093</b>	<b>\$ 499,552</b>	<b>\$ 41,438</b>	<b>\$ 925,432</b>	<b>\$ 611,101</b>
44	Intergovernmental	452,662	504,093	499,552	41,438	925,432	611,101
<b>45</b>	<b>Expenses</b>	<b>\$ 452,662</b>	<b>\$ 504,093</b>	<b>\$ 499,552</b>	<b>\$ 34,052</b>	<b>\$ 925,432</b>	<b>\$ 611,101</b>
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
<b>48</b>	<b>105 - Parkland Expansion Fund</b>						
<b>49</b>	<b>Revenue</b>	<b>\$ 997,452</b>	<b>\$ 1,292,972</b>	<b>\$ 1,160,227</b>	<b>\$ 1,006,782</b>	<b>\$ 1,160,227</b>	<b>\$ 728,349</b>
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
<b>53</b>	<b>Expenses</b>	<b>\$ 75,773</b>	<b>\$ 2,550,830</b>	<b>\$ 509,792</b>	<b>\$ -</b>	<b>\$ 509,792</b>	<b>\$ 1,466,292</b>
54	Transfers Out	75,773	2,550,830	509,792	-	509,792	1,466,292
<b>55</b>	<b>106 - Lodging Tax Share Fund</b>						
<b>56</b>	<b>Revenue</b>	<b>\$ 2,349,089</b>	<b>\$ 2,466,204</b>	<b>\$ 2,893,157</b>	<b>\$ 2,008,479</b>	<b>\$ 2,398,406</b>	<b>\$ 2,376,403</b>
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  
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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	<b>Expenses</b>	<b>\$ 2,449,046</b>	<b>\$ 2,452,166</b>	<b>\$ 2,881,157</b>	<b>\$ 2,196,831</b>	<b>\$ 2,386,406</b>	<b>\$ 2,364,403</b>
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	<b>107 - First Responder Tax Fund</b>						
63	<b>Revenue</b>	<b>\$ 14,555,167</b>	<b>\$ 15,544,749</b>	<b>\$ 13,507,942</b>	<b>\$ 11,575,645</b>	<b>\$ 13,311,707</b>	<b>\$ 14,806,514</b>
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	<b>Expenses</b>	<b>\$ 12,521,972</b>	<b>\$ 21,332,888</b>	<b>\$ 14,537,709</b>	<b>\$ 10,083,732</b>	<b>\$ 14,537,707</b>	<b>\$ 16,614,490</b>
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	<b>110 - Conservation Trust Fund</b>						
76	<b>Revenue</b>	<b>\$ 943,305</b>	<b>\$ 845,462</b>	<b>\$ 882,448</b>	<b>\$ 585,939</b>	<b>\$ 882,448</b>	<b>\$ 809,575</b>
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	<b>Expenses</b>	<b>\$ 940,194</b>	<b>\$ 890,748</b>	<b>\$ 600,782</b>	<b>-</b>	<b>\$ 600,782</b>	<b>\$ 1,128,794</b>
80	Transfers Out	940,194	890,748	600,782	-	600,782	1,128,794
81	<b>111 - Cannabis Tax Fund</b>						
82	<b>Revenue</b>	<b>\$ 169,178</b>	<b>\$ 1,499,684</b>	<b>\$ 1,454,784</b>	<b>\$ 1,505,619</b>	<b>\$ 1,454,784</b>	<b>\$ 1,808,324</b>
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	<b>Expenses</b>	<b>\$ 113,364</b>	<b>\$ 132,767</b>	<b>\$ 147,362</b>	<b>\$ 1,328</b>	<b>\$ 147,362</b>	<b>\$ 1,756,193</b>
87	Operating	-	-	-	1,328	-	-
88	Transfers Out	113,364	132,767	147,362	-	147,362	1,756,193
89	<b>114 - American Rescue Plan Fund</b>						
90	<b>Revenue</b>	<b>\$ 5,725,449</b>	<b>\$ 2,111,677</b>	<b>-</b>	<b>\$ 16,571</b>	<b>-</b>	<b>-</b>
91	Intergovernmental	5,539,536	2,002,157	-	-	-	-
92	Interest Revenue	185,913	109,520	-	16,571	-	-
93	<b>Expenses</b>	<b>\$ 5,656,113</b>	<b>\$ 2,103,981</b>	<b>-</b>	<b>-</b>	<b>\$ 1,555,785</b>	<b>-</b>
94	Operating	5,656,113	-	-	-	-	-
95	Transfers Out	-	2,103,981	-	-	1,555,785	-
96	<b>115 - Public Safety Impact Fee Fund</b>						
97	<b>Revenue</b>	<b>\$ 458,930</b>	<b>\$ 813,264</b>	<b>\$ 723,603</b>	<b>\$ 655,086</b>	<b>\$ 723,603</b>	<b>\$ 723,603</b>
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	<b>Expenses</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>\$ 470,000</b>
101	Transfers Out	-	-	-	-	-	470,000
102	<b>116 - Community Recreation Center Tax Fund</b>						
103	<b>Revenue</b>	<b>\$ 1,398,280</b>	<b>\$ 3,720,748</b>	<b>\$ 3,732,166</b>	<b>\$ 3,168,840</b>	<b>\$ 3,679,149</b>	<b>\$ 4,699,028</b>
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	<b>Expenses</b>	<b>\$ 1,100,707</b>	<b>\$ 1,773,698</b>	<b>\$ 4,693,612</b>	<b>\$ 131,922</b>	<b>\$ 4,693,615</b>	<b>\$ 5,664,605</b>
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	<b>201 - Sales Tax Capital Improvements Fund</b>						
115	<b>Revenue</b>	<b>\$ 21,328,661</b>	<b>\$ 39,390,002</b>	<b>\$ 22,296,825</b>	<b>\$ 21,559,298</b>	<b>\$ 32,166,188</b>	<b>\$ 33,838,201</b>



**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
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	<b>Expenses</b>	<b>\$ 25,568,637</b>	<b>\$ 33,655,227</b>	<b>\$ 29,168,394</b>	<b>\$ 22,300,291</b>	<b>\$ 45,062,034</b>	<b>\$ 36,463,773</b>
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	<b>202 - Storm Drainage Development Fund</b>						
132	<b>Revenue</b>	<b>\$ 4,939</b>	<b>\$ 6,817</b>	<b>\$ 200,000</b>	<b>\$ 17,418</b>	<b>\$ 253,000</b>	<b>\$ 21,000</b>
133	Charges for Services	4,939	6,817	-	17,418	-	21,000
134	Contributions	-	-	200,000	-	180,000	-
135	Transfers In	-	-	-	-	73,000	-
136	<b>Expenses</b>	<b>\$ 60,898</b>	<b>\$ 206,943</b>	<b>\$ 270,000</b>	<b>\$ 62,404</b>	<b>\$ 450,000</b>	<b>\$ 96,000</b>
137	Operating	7,229	-	-	28,721	-	-
138	Capital Outlay	53,669	206,943	270,000	33,683	450,000	96,000
139	<b>204 - Major Projects Fund</b>						
140	<b>Revenue</b>	<b>\$ 1,102,187</b>	<b>\$ 78,765,234</b>	<b>\$ 1,500,000</b>	<b>\$ 4,543,981</b>	<b>\$ 5,358,588</b>	<b>\$ 1,631,000</b>
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	<b>Expenses</b>	<b>\$ 1,102,187</b>	<b>\$ 16,446,801</b>	<b>\$ 56,068,693</b>	<b>\$ 32,002,580</b>	<b>\$ 43,023,000</b>	<b>\$ 25,740,000</b>
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	<b>207 - Transportation Capacity Fund</b>						
151	<b>Revenue</b>	<b>\$ 3,099,723</b>	<b>\$ 4,079,635</b>	<b>\$ 24,036,527</b>	<b>\$ 3,506,225</b>	<b>\$ 24,536,527</b>	<b>\$ 8,666,527</b>
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	-	-	-	-	-	1,630,000
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	<b>Expenses</b>	<b>\$ 18,872,202</b>	<b>\$ 15,072,687</b>	<b>\$ 27,650,000</b>	<b>\$ 7,027,873</b>	<b>\$ 15,800,268</b>	<b>\$ 27,435,437</b>
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	<b>301 - Water Fund</b>						
163	<b>Revenue</b>	<b>\$ 22,434,270</b>	<b>\$ 11,775,676</b>	<b>\$ 12,843,613</b>	<b>\$ 10,165,184</b>	<b>\$ 12,851,319</b>	<b>\$ 17,009,649</b>
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	<b>Expenses</b>	<b>\$ 12,678,240</b>	<b>\$ 13,056,543</b>	<b>\$ 14,753,877</b>	<b>\$ 9,676,692</b>	<b>\$ 17,366,595</b>	<b>\$ 17,414,851</b>



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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
<b>179</b>	<b>302 - Solid Waste Fund</b>						
<b>180</b>	<b>Revenue</b>	<b>\$ 6,032,190</b>	<b>\$ 7,609,300</b>	<b>\$ 7,857,317</b>	<b>\$ 24,569,888</b>	<b>\$ 26,172,517</b>	<b>\$ 8,352,448</b>
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
<b>188</b>	<b>Expenses</b>	<b>\$ 6,003,754</b>	<b>\$ 7,843,114</b>	<b>\$ 7,915,046</b>	<b>\$ 15,560,886</b>	<b>\$ 27,993,940</b>	<b>\$ 8,266,000</b>
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
<b>195</b>	<b>305 - Golf Courses Fund</b>						
<b>196</b>	<b>Revenue</b>	<b>\$ 2,592,758</b>	<b>\$ 2,886,221</b>	<b>\$ 3,366,285</b>	<b>\$ 2,487,970</b>	<b>\$ 3,141,285</b>	<b>\$ 3,085,150</b>
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
<b>203</b>	<b>Expenses</b>	<b>\$ 2,669,403</b>	<b>\$ 2,949,386</b>	<b>\$ 3,126,417</b>	<b>\$ 2,378,624</b>	<b>\$ 3,126,414</b>	<b>\$ 3,287,703</b>
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
<b>210</b>	<b>308 - Parking Fund</b>						
<b>211</b>	<b>Revenue</b>	<b>\$ 767,532</b>	<b>\$ 984,976</b>	<b>\$ 1,198,384</b>	<b>\$ 804,122</b>	<b>\$ 1,198,384</b>	<b>\$ 1,186,984</b>
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	-	-
<b>219</b>	<b>Expenses</b>	<b>\$ 814,026</b>	<b>\$ 1,537,307</b>	<b>\$ 1,124,503</b>	<b>\$ 699,222</b>	<b>\$ 1,124,502</b>	<b>\$ 1,187,067</b>
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	-	-	-	-
<b>226</b>	<b>309 - Irrigation Fund</b>						
<b>227</b>	<b>Revenue</b>	<b>\$ 363,557</b>	<b>\$ 398,564</b>	<b>\$ 391,518</b>	<b>\$ 370,085</b>	<b>\$ 391,518</b>	<b>\$ 461,124</b>
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
<b>231</b>	<b>Expenses</b>	<b>\$ 422,904</b>	<b>\$ 356,789</b>	<b>\$ 397,417</b>	<b>\$ 278,842</b>	<b>\$ 397,415</b>	<b>\$ 658,834</b>



**2026 Recommended Budget  
By Fund, By Account Classification  
November 19, 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	<b>401 - Information Technology Fund</b>						
238	<b>Revenue</b>	<b>\$ 10,432,710</b>	<b>\$ 12,725,903</b>	<b>\$ 16,046,937</b>	<b>\$ 13,460,747</b>	<b>\$ 16,542,936</b>	<b>\$ 14,528,506</b>
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	<b>Expenses</b>	<b>\$ 10,064,763</b>	<b>\$ 10,971,824</b>	<b>\$ 16,321,937</b>	<b>\$ 13,126,707</b>	<b>\$ 17,570,535</b>	<b>\$ 16,828,113</b>
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	<b>402 - Equipment Fund</b>						
250	<b>Revenue</b>	<b>\$ 8,631,728</b>	<b>\$ 9,849,321</b>	<b>\$ 10,983,482</b>	<b>\$ 8,571,628</b>	<b>\$ 10,983,483</b>	<b>\$ 11,392,973</b>
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	<b>Expenses</b>	<b>\$ 8,255,960</b>	<b>\$ 9,872,234</b>	<b>\$ 10,854,498</b>	<b>\$ 9,043,388</b>	<b>\$ 14,423,829</b>	<b>\$ 12,185,169</b>
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	<b>405 - Communications Center Fund</b>						
264	<b>Revenue</b>	<b>\$ 8,064,285</b>	<b>\$ 8,717,528</b>	<b>\$ 9,433,061</b>	<b>\$ 5,398,897</b>	<b>\$ 9,687,742</b>	<b>\$ 13,300,664</b>
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	<b>Expenses</b>	<b>\$ 7,455,508</b>	<b>\$ 8,701,909</b>	<b>\$ 10,077,856</b>	<b>\$ 7,291,225</b>	<b>\$ 10,370,538</b>	<b>\$ 13,870,006</b>
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	<b>406 - Facilities Management Fund</b>						
278	<b>Revenue</b>	<b>\$ 4,143,783</b>	<b>\$ 4,236,075</b>	<b>\$ 3,450,995</b>	<b>\$ 2,823,751</b>	<b>\$ 3,450,995</b>	<b>\$ 6,051,226</b>
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	<b>Expenses</b>	<b>\$ 4,132,043</b>	<b>\$ 4,035,280</b>	<b>\$ 3,528,801</b>	<b>\$ 2,714,613</b>	<b>\$ 3,528,800</b>	<b>\$ 6,174,337</b>
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 19, 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	<b>440 - Insurance</b>						
292	<b>Revenue</b>	<b>\$ 19,139,273</b>	<b>\$ 22,977,660</b>	<b>\$ 26,900,755</b>	<b>\$ 21,059,386</b>	<b>\$ 26,900,754</b>	<b>\$ 28,766,396</b>
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	<b>Expenses</b>	<b>\$ 18,502,028</b>	<b>\$ 23,128,515</b>	<b>\$ 25,743,723</b>	<b>\$ 19,309,804</b>	<b>\$ 25,743,725</b>	<b>\$ 29,462,734</b>
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	<b>610 - General Debt Service Fund</b>						
307	<b>Revenue</b>	<b>\$ 6,295,135</b>	<b>\$ 7,595,007</b>	<b>\$ 9,206,236</b>	<b>-</b>	<b>\$ 9,206,236</b>	<b>\$ 9,952,553</b>
308	Interest Revenue	1,207	-	-	-	-	-
309	Transfers In	6,293,928	7,595,007	9,206,236	-	9,206,236	9,952,553
310	<b>Expenses</b>	<b>\$ 6,294,927</b>	<b>\$ 7,593,506</b>	<b>\$ 9,206,236</b>	<b>\$ 7,713,985</b>	<b>\$ 9,206,236</b>	<b>\$ 9,952,553</b>
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	<b>614 - Grand Junction Public Finance Corporation Fund</b>						
314	<b>Revenue</b>	<b>\$ 696,164</b>	<b>\$ 705,206</b>	<b>\$ 701,800</b>	<b>\$ 401,916</b>	<b>\$ 701,800</b>	<b>\$ 679,812</b>
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	<b>Expenses</b>	<b>\$ 699,800</b>	<b>\$ 699,000</b>	<b>\$ 701,800</b>	<b>\$ 192,150</b>	<b>\$ 701,800</b>	<b>\$ 699,000</b>
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	<b>900 - Joint Sewer Systems</b>						
322	<b>Revenue</b>	<b>\$ 19,788,571</b>	<b>\$ 88,987,148</b>	<b>\$ 21,755,575</b>	<b>\$ 19,081,565</b>	<b>\$ 23,726,704</b>	<b>\$ 51,501,709</b>
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	<b>Expenses</b>	<b>\$ 23,123,543</b>	<b>\$ 43,348,362</b>	<b>\$ 69,894,431</b>	<b>\$ 44,161,484</b>	<b>\$ 99,135,580</b>	<b>\$ 36,443,707</b>
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 19, 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	356,559	812,648	1,169,207	-	-	1,169,207	-	-	333,375	250,000	83,375	3,460,944
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	\$ 356,559	\$ 1,456,205	\$ 1,812,764	\$ 2,248,680	-	\$ 4,061,443	-	-	\$ 170,396	\$ 250,000	\$ (79,604)	\$ 6,094,207



**Downtown Development Authority  
2026 Budget  
By Fund, By Classification  
November 19, 2025**

Line Item Ref #	By Fund By Classification	2023 Actual	2024 Actual	2025 Adopted	2025 Actual YTD	2025 Amended	2026 Budget
<b>1</b>	<b>103 - DDA Operations Fund</b>						
<b>2</b>	<b>Revenue</b>	<b>\$ 1,517,913</b>	<b>\$ 1,611,520</b>	<b>\$ 1,472,033</b>	<b>\$ 505,795</b>	<b>\$ 1,472,033</b>	<b>\$ 1,502,581</b>
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
<b>10</b>	<b>Expenses</b>	<b>\$ 1,008,588</b>	<b>\$ 1,058,376</b>	<b>\$ 1,348,119</b>	<b>\$ 632,141</b>	<b>\$ 1,348,119</b>	<b>\$ 1,419,207</b>
11	Contingency	-	-	-	-	-	250,000
12	Labor and Benefits	260,607	284,265	313,874	253,671	313,874	356,559
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	-	-	-	-
<b>16</b>	<b>203 - DDA Capital Improvements Fund</b>						
<b>17</b>	<b>Revenue</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>\$ 13,180</b>	<b>\$ 4,831,471</b>	<b>-</b>
18	Intergovernmental	-	-	-	13,180	4,831,471	-
<b>19</b>	<b>Expenses</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>\$ 304,678</b>	<b>\$ 4,831,471</b>	<b>-</b>
20	Capital Outlay	-	-	-	304,678	4,831,471	-
<b>21</b>	<b>611 - DDA TIF Debt Service Fund</b>						
<b>22</b>	<b>Revenue</b>	<b>\$ 3,072,457</b>	<b>\$ 3,439,869</b>	<b>\$ 3,487,658</b>	<b>\$ 3,469,126</b>	<b>\$ 4,229,658</b>	<b>\$ 2,729,258</b>
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
<b>28</b>	<b>Expenses</b>	<b>\$ 2,779,932</b>	<b>\$ 2,552,602</b>	<b>\$ 3,083,428</b>	<b>\$ 1,241,395</b>	<b>\$ 4,283,429</b>	<b>\$ 2,892,237</b>
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 6<sup>th</sup> 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.