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**CITY COUNCIL AGENDA
WEDNESDAY, APRIL 15, 2026
250 NORTH 5TH STREET - AUDITORIUM
5:30 PM – REGULAR MEETING**

Call to Order, Pledge of Allegiance, Moment of Silence

Proclamations

Proclaiming April 25, 2025 as Arbor Day in the City of Grand Junction

Appointments

To the Parks and Recreation Advisory Board

Public Comments

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

The public has four options to provide Public Comments: 1) in person during the meeting, 2) virtually during the meeting (registration required), 3) via phone by leaving a message at 970-244-1504 until noon on Wednesday, April 15, 2026 or 4) submitting comments [online](#) until noon on Wednesday, April 15, 2026 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 March 30, 2026 Workshop
- b. Minutes of the March 30, 2026 Special Meeting Executive Session
- c. Minutes of the April 1, 2026 Regular Meeting

2. Agreements

- a. Agreement for Mesa County Clifton Community Campus Field Reservations Scheduling

3. Procurements

- a. Authorize the Contract to Provide and Install Fitness Equipment at the Community Recreation Center (CRC)
- b. Authorization for Two Contracts for On-Demand Traffic Control Services with Ultra Traffic Management, LLC and Traffic Control Specialists, LLC
- c. Authorize Contract: Water Treatment Plant South Tank Interior Recoating

4. Resolutions

- a. A Resolution Amending Resolution No's. 37-22, 56-23 and 59-23 Amending Various Fees and Charges Relating to Title 5 Chapter 13 of the Grand Junction Municipal Code Pertaining to Cannabis Business Licenses
- b. A Resolution to Appoint a Hearing Officer for Cannabis Licensing
- c. A Resolution Authorizing the City Manager to Submit a Grant Request to the US Department of Justice (DOJ) FY FY25 Edward Byrne Memorial Justice Assistance Grant (JAG) Program
- d. Resolution Authorizing the Mayor to Sign Amendment #1 to the Memorandum of Understanding with Mesa County and School District #51 for the Design and Construction of 22 1/2 Road and Greenbelt Drive Sidewalk and Drainage Improvements

REGULAR AGENDA

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

5. Procurements

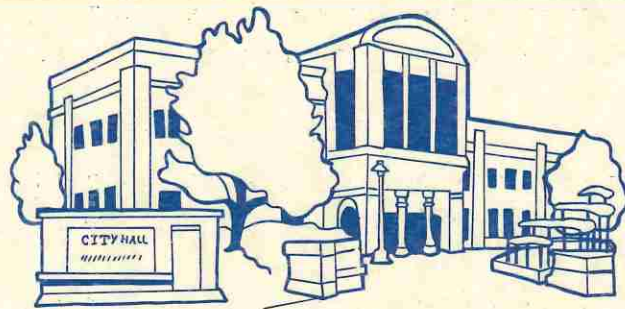
- a. Award of Construction Contract for Material Recovery Facility Modifications Phase 1 to KR Construction Group, INC.

6. 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.

7. Other Business

8. Adjournment



City of Grand Junction, State of Colorado

Proclamation

Whereas, trees are an important natural resource asset to the City of Grand Junction, State of Colorado, providing cooling shade, filtering air pollution, improving water quality, shielding properties from storms, and providing oxygen for the air we breathe; and

Whereas, trees increase property values, enhance the economic vitality of business areas, and enhance the beauty of the City of Grand Junction; with various forms, textures; and

Whereas, providing residents with a closer connection to nature through an urban tree canopy has been linked to improved mental and physical health, better social cohesion, and crime reduction; and

Whereas, all citizens of Grand Junction, now and in the future, will benefit from the planting of trees, and the services provided by our current canopy of over 57,000 public trees as a living component of our City's green infrastructure; and

Whereas, the City of Grand Junction has officially declared the 25th day of April as Arbor Day and the City will be celebrating with the distributions of tree seedlings, widespread tree planting, and educational opportunities for citizens about the care and benefits of trees; and

Whereas, the City of Grand Junction has been recognized as a Tree City USA for forty-three consecutive years by The National Arbor Day Foundation and desires to continue its tree-planting ways.

NOW, THEREFORE, I, Cody Kennedy, by the power vested in me as Mayor of the City of Grand Junction, do hereby proclaim April 25, 2026 as

"Arbor Day"

in the City of Grand Junction and encourage all community members to support our City's Urban Forestry Program and to participate in this effort by planting a tree for a better future.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the official Seal of the City of Grand Junction to be affixed this 15th day of April 2026.



Cody Kennedy

Mayor



Grand Junction City Council

Regular Session

Item #

Meeting Date: April 15, 2026
Presented By: Selestina Sandoval, City Clerk
Department: City Clerk
Submitted By: Kerry Graves

Information

SUBJECT:

To the Parks and Recreation Advisory Board

RECOMMENDATION:

To appoint the interview committee's recommendation to the Parks and Recreation Advisory Board.

EXECUTIVE SUMMARY:

There are three full-term and one partial-term vacancies on the Parks and Recreation Advisory Board.

BACKGROUND OR DETAILED INFORMATION:

William Findlay, Nancy Strippel, and Byron Wiehe have terms expiring June 30, 2026. Lilly Simond resigned with an expiration date of June 30, 2027.

FISCAL IMPACT:

N/A

SUGGESTED MOTION:

I move to (appoint/not appoint) and (reappoint/not reappoint) the interview committee's recommendation to the Parks and Recreation Advisory Board.

Attachments

None

GRAND JUNCTION CITY COUNCIL WORKSHOP SUMMARY MARCH 30, 2026

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, Jason Nguyen, Anna Stout, Ben Van Dyke, and Mayor Cody Kennedy.

Staff present: City Manager Mike Bennett, Interim City Attorney Jeremiah Boies, Deputy City Manager Kimberly Bullen, Chief Financial Officer Jay Valentine, Assistant to the City Manager Johnny McFarland, Parks and Recreation Director Ken Sherbenou, Community Development Director Tamra Allen, Deputy City Clerk Krystle Koehler, and City Clerk Selestina Sandoval.

1. Discussion Topics

a. Parks Impact Fee Update and 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 was adopted on April 2, 2025. The process for updating included a city-appointed stakeholder group, numerous workshops with the City Council and Planning Commission, community meetings, as well as a joint workshop between the City Council and the appointed stakeholder group. Information about the fee study including all fees were made available throughout the process on <https://engagegj.org/impact-fees-study>.

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 therein. The city has subsequently received a request from the HBA to not collect the increase to the adopted parks fees that, at the time, were scheduled to become effective on January 1, 2026 until a thorough review has been completed and Council has made a decision on whether the fees should be adjusted.

Staff presented at the December 15, 2025 City Council workshop different methods of sorting the dataset to determine the per acre cost for park and open space land acquisition. At that time, the Council directed staff to utilize "Option 3" that would produce a weighted average price per acre of \$108,008. Since that workshop, staff has met with HBA representative Kevin Bray to review the original dataset. Staff subsequently engaged an MAI Appraiser to review the dataset.

Overview:

- An MAI appraiser reviewed transactions, resulting in two new options:

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

- Option 3A: Refined sales data → ~\$113K/acre
- Option 3B: Appraised values → ~\$90K/acre

Key Points:

- Both methodologies are legally defensible.
- Option 3B uses a larger dataset and may better reflect market value.
- Lower fees = reduced cost burden on housing, but:
 - Tradeoff: less revenue for future park development.

Council Discussion Themes:

- Strong interest in housing affordability impacts.
- Recognition this is a policy trade-off (short-term affordability vs. long-term park funding).
- Some skepticism about how much fees truly affect affordability, but agreement that incremental reductions matter.

Direction:

- Consensus to move forward with Option 3B (~\$90K/acre).

b. Councilmember Ballard's Deployment

Overview:

- Discussion of Councilmember Ballard's military deployment and ability to serve.

Key Topics:

- Legal clarity: Whether a resolution is needed to excuse absences.
- Access & representation: Communication with constituents while deployed.
- Technology: Confirmed ability to attend meetings remotely.
- Risk scenario: What happens if multiple meetings are missed.

Council Positions:

- Split views:
 - Some support a resolution now for legal certainty.
 - Others see it as unnecessary unless absences occur.

Key Themes:

- Strong support for Ballard's service.
- Emphasis on maintaining representation and flexibility.
- Recognition of legal ambiguity in charter vs. state law.

Direction:

- Informal direction to bring resolution forward for consideration at a regular meeting.

c. Councilmember Communication and Decorum

Overview:

- Discussion initiated regarding tone, accuracy, and professionalism in council communications.

Key Concerns Raised:

- Misstatements of fact in public forums.
- Disparaging language toward:
 - Staff
 - Community partners
 - Other councilmembers
- Impact on public trust and relationships.

Themes:

- Distinction between:
 - Policy disagreement (acceptable)
 - vs. personal attacks / misinformation (problematic)
- Need for:
 - Respectful communication
 - Accurate public statements
 - Stronger working relationships

Councilmember Response:

- Acknowledgment of need to improve tone and effectiveness.
- Commitment to work on communication and collaboration.

Outcome:

- No immediate censure.
- Expectation of improved conduct moving forward.

2. Council Communication

Items Discussed:

- Upcoming Mayor/Mayor Pro Tem rotation and board assignments.
- CML (Colorado Municipal League) conference registration.
- Advocacy updates deferred.

3. Next Workshop Topics

Planned items include:

- 7th & 9th Street conceptual study (transportation/CMU connection)

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

- Public land use in development calculations
- Possible workshop on 29 Road item
- Discussion of mayoral rotation and board assignments
- Recreation center tour (upcoming)

4. Other Business

- **Urban Trails Committee**
 - Interview Committee updated Council on their selections for the vacancies.
- **Downtown Development Authority (DDA)**
 - Interview Committee updated Council on their selections for the vacancies.
- **Zoning Board of Appeals**
 - Proposed shift to role-based appointments (by Planning Commission position rather than individual).
 - Ensures continuity and efficiency.
- **Teacher Appreciation Week Proclamation**
 - General support to issue civic proclamation going forward.

5. Adjournment

There being no further business, the workshop was adjourned at 8:09 p.m.

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

**City Hall Administration Conference Room
March 30, 2026**

Call to Order

Council President Kennedy called the Special Meeting of the Grand Junction City Council to order at 3:04 p.m. on the 30th day of March 2026.

Councilmembers Robert Ballard, Scott Beilfuss, Laurel Lutz, Jason Nguyen, Anna Stout, Ben Van Dyke, and Council President Cody Kennedy were present.

Interim City Attorney Jeremiah Boies and Consultant Dan Petersen (virtual) were also present.

Executive Session

Councilmember Ballard moved, and Councilmember Lutz 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 PERTAINING TO COUNCIL PERFORMANCE REVIEW OF THE CITY MANAGER. THE CITY MANAGER HAS NOT REQUESTED DISCUSSION IN OPEN SESSION.***

It was a unanimous 7-0 vote to convene in Executive Session for the stated purpose.

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

The Special Meeting was reconvened at 3:32 p.m.

Adjournment

There being no further business, the meeting adjourned at 3:33 p.m.

Selestina Sandoval, MMC

City Clerk



Grand Junction City Council
Minutes of the Regular Meeting

April 1, 2026

Call to Order, Pledge of Allegiance, Moment of Silence

The City Council of the City of Grand Junction convened into regular session on the 1st day of April, at 5:30 p.m. Those present were Councilmembers Robert Ballard, Scott Beilfuss, Laurel Lutz, Jason Nguyen, Anna Stout, Ben Van Dyke, and Council President Cody Kennedy.

Also present were City Manager Mike Bennett, Interim City Attorney Jeremiah Boies, Environmental Compliance and Sustainability Manager Ashley Firl, Utilities Director Randi Kim, Chief Financial Officer Jay Valentine, City Clerk Selestina Sandoval, and Deputy City Clerk Krystle Koehler.

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

Proclamations

Proclaiming April 2026 as National Donate Life Month in the City of Grand Junction

Council President Kennedy read the proclamation, and Executive Director of the Chris Klug Foundation Jessi Rochel accepted it.

Proclaiming April 2026 as Water Conservation Month in the City Grand Junction

Councilmember Lutz read the proclamation, and Utilities Director Randi Kim accepted it.

Appointments

To the Urban Trails Committee

Councilmember Nguyen moved, and Councilmember Ballard seconded to reappoint Athena Fouts and to appoint Killian Bailey, Breanna Gonzalez, Imad Burleigh and David Thornton to the Urban Trails Committee for full terms expiring June 30, 2029. Motion carried by a unanimous voice vote.

To the Downtown Development Authority Business Improvement District

Councilmember Stout moved, and Councilmember Van Dyke seconded to reappoint Karli Hyland and to appoint Jeremy Arthur to the Downtown Development

Authority/Downtown Grand Junction Business Improvement District for full terms expiring June 30, 2030. Motion carried by a unanimous voice vote.

To the Zoning Board of Appeals

Councilmember Ballard moved, and Councilmember Lutz seconded to appoint the Planning Commission Chair, the 1st Alternate Planning Commissioner and the 2nd Alternate Planning Commissioner to the Zoning Board of Appeals. Motion carried by a unanimous voice vote.

Public Comments

Public comments were heard from Thomas Copp, Shilo Mcgruff, Cindy Ficklin, Hogan Peterson, Ken Adamson, Ed Kowalski, Ruth Kinnett, Lisa Fry, Molly Heckman, Diane Schwenke, Theresa Cambron, Raquel Sienna, Courtney Webb, Paul Reinwick, Dennis Simpson and Rowdy Allen.

City Manager Report

City Manager Mike Bennett reported that the City is encouraging residents to apply for the new Judicial Performance Committee. He also noted that the Mayor, Mayor Pro Tem, and department directors participated in events with the Grand Junction Chamber of Commerce. Additionally, a Community Conversation was held at Perdita's Coffee. He concluded by reporting on a citywide presentation focused on core values, fundamentals, and best practices, and by highlighting that the Downtown Colorado, Inc. conference was being held in Grand Junction.

Boards and Commission Liaison Reports

Councilmember Beilfuss gave an update regarding the Homeless Coalition, Riverside Technology Corp. and the Business Incubator Center.

Councilmember Ballard reported on the Forestry Board.

Councilmember Van Dyke reported on the (DDA) Downtown Development Authority mobility hub, and April 18th, 2026, is the Grand Valley River Cleanup from Palisade to Fruita.

Councilmember Lutz gave an update on the Commission on Arts and Culture which will be selecting art for the new Community Recreation Center and reported on the Grand Junction Housing Authority.

Councilmember Stout reported on the Colorado Municipal League (CML).

CONSENT AGENDA

1. Approval of Minutes

- a. Minutes of the March 18, 2026 Regular Meeting

2. Agreements

- a. Agreement for Palisade Pool Operations

3. Procurements

- a. Authorize the Contract to Provide and Install Furniture at the Community Recreation Center (CRC)

4. Resolutions

- a. A Resolution Authorizing an Application Great Outdoors Colorado (GOCO) Community Impact Program for Riverfront Trail Completion
- b. A Resolution to Adopt Wildfire Resiliency Code Fees
- c. A Resolution Supporting a Grant Application to the Statewide Internet Portal Authority (SIPA) for Procurement, Project Management, and Permitting Software Systems – **MOVED TO THE REGULAR AGENDA**
- d. A Resolution Approving the Settlement of New National Opioids Six Remnant Defendants Lawsuit and Authorizing the City Manager to Sign Settlement Agreement

Councilmember Nguyen moved, and Councilmember Ballard seconded to adopt Consent Agenda Item #1-4, excluding item 4.c. Motion carried by a unanimous voice vote.

REGULAR AGENDA

4.c. A Resolution Supporting the Grant Application to the Statewide Internet Portal Authority (SIPA) for Procurement, Project Management, and Permitting Software Systems

Staff sought City Council support to pursue grant funding through the Statewide Internet Portal Authority (SIPA) to assist with the acquisition and implementation of software solutions for procurement & contracting, project management, and right-of-way permitting. These tools would improve efficiency, transparency, and coordination across

departments while leveraging recent investments in enterprise systems, keeping in alignment with the City's Core Values of Continuous Improvement, Collaborative Partnerships, and Exemplary Service to our community.

Chief Financial Officer Jay Valentine gave a brief presentation and was available to answer questions from council.

Comments were heard from Councilmember Beilfuss.

Councilmember Van Dyke moved, and Councilmember Stout seconded to adopt Resolution No.31-26, a resolution approving City Manager to submit a grant application to Colorado's Statewide Internet Portal Authority for purchase and implementation of improved procurement, project management, and permitting software systems. Motion carried by a unanimous voice vote.

Council took a short break at 6:39 p.m.

Council resumed at 6:49 p.m.

**5.a.i. An Ordinance Amending the Water and Sewers Code Section 13.40
Graywater Control Program**

The City adopted a Graywater Control Program by ordinance in 2022 to comply with the State of Colorado's Regulation 86 – Graywater Control Regulation (5 CCR 1002-86). Staff recommended amending the ordinance to incorporate recent updates to Regulation 86, to maintain consistency with state requirements, and preserve alignment with the structure of the Grand Junction Municipal Code.

Environmental Compliance and Sustainability Manager Ashley Firl gave a presentation and was available to answer questions from council.

Comments were heard from Councilmember Beilfuss.

The public hearing opened at 6:57 p.m.

No comments were heard.

The public hearing closed at 6:57 p.m.

There were no further comments heard from Council.

Councilmember Nguyen moved, and Councilmember Van Dyke seconded to adopt Ordinance No. 5316, an ordinance amending Section 13.40 of the Grand Junction Municipal Code (GJMC) regarding the Graywater Control Program, on final passage

and ordered final publication in pamphlet form. Motion carried by a unanimous roll call vote.

**5.a.ii. An Ordinance for Downtown Development Authority ("DDA")
Supplemental Appropriation**

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 or significant operating programs 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 DDA Board authorizes the district budget through resolution and the City Council authorizes spending through ordinance. This supplemental appropriation is to authorize the carryforward of the fourth payment to Conjunction Junction, LLC ("Developer") and the carryforward of grant funding for the Terminal project, as well as new spending of a grant awarded to the DDA on behalf of the GJ Union Depot, and funding for the acquisition of a parking lot in support of the Terminal project.

Chief Financial Officer Jay Valentine gave a presentation and was available to answer questions from council.

There were no comments heard from Council.

The public hearing opened at 7:02 p.m.

No comments were heard.

The public hearing closed at 7:02 p.m.

Councilmember Stout moved, and Councilmember Lutz seconded to adopt Ordinance No. 5317, an ordinance making supplemental appropriations to the 2026 Budget of the Downtown Development Authority for the year beginning January 1, 2026, and ending December 31, 2026, on final passage and ordered final publication in pamphlet form. Motion carried by a unanimous roll call vote.

**6.a. A Resolution of the City Council of the City of Grand Junction,
Colorado, Excusing Councilmember Ballard From Certain Absences
During Military Deployment and Authorizing Remote Participation**

Councilmember Ballard recused himself and left the auditorium at 7:06 p.m.

At the City Council's regular meeting on January 21, 2026, Councilmember Ballard advised Council that he will be deployed in connection with his duties as a member of

the Army National Guard. This resolution is submitted for Council's consideration pursuant to Section 37 of the Grand Junction Charter to excuse Councilmember Ballard's absences and to authorize his remote participation in Council meetings during such deployment. Council discussed this item at the March 30, 2026 workshop, with direction to bring this resolution back to the April 1, 2026 Regular Meeting.

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

Comments were heard from Councilmember Stout, Lutz, Beilfuss, Nguyen and Council President Kennedy.

Councilmember Van Dyke moved, and Councilmember Lutz seconded to adopt a Resolution of the City Council of the City of Grand Junction, Colorado, excusing Councilmember Ballard from certain absences during military deployment and authorizing remote participation. Motion carried 6-0 by a unanimous roll call vote.

Councilmember Ballard returned to the auditorium at 7:22 p.m.

7. Non-Scheduled Comments

Comments were heard from Ken Adamson and Thomas Copp.

8. Other Business

City Manager Bennett gave an update on the City Attorney selection process and the need for a committee of two Councilmembers to choose a recruitment firm after an RFP process.

Council requested an update of the follow up with Mesa County Valley School District 51 regarding Orchard Mesa Pool.

9. Adjournment

The meeting adjourned at 7:30 p.m.

Selestina Sandoval, MMC

City Clerk





Grand Junction City Council

Regular Session

Item #2.a.

Meeting Date: April 15, 2026
Presented By: Ken Sherbenou, Parks and Recreation Director
Department: Parks and Recreation
Submitted By: Emily Krause, Recreation Superintendent

Information

SUBJECT:

Agreement for Mesa County Clifton Community Campus Field Reservations Scheduling

RECOMMENDATION:

Staff recommends approval of the agreement as proposed.

EXECUTIVE SUMMARY:

The City of Grand Junction Parks and Recreation Department was asked to manage the reservation process for all programs, special events, sporting events, or shelter reservations for the Long's Park facility in exchange for reimbursement. This includes covering all direct and indirect costs of providing this service. The City and Mesa County first entered into this agreement in January 2019, and it was renewed on October 10, 2023, for a five-year period.

With the completion of the Clifton Community Campus and associated outdoor fields, there are additional spaces available for community rental beyond the facilities at Long's Park. As such, both parties desire to add the scheduling responsibility of the Clifton Community Campus fields to the existing Intergovernmental Agreement signed on October 10, 2023. If approved by City Council, the City will provide these same scheduling responsibilities to the Clifton Community Campus fields. From a customer perspective, having the City oversee the scheduling of Long's Park provides continuity in customer service for large athletic venues that are reserved throughout the community. It also achieves expanded governmental efficiency in the management of the community's resources.

BACKGROUND OR DETAILED INFORMATION:

Based on the terms of the original agreement, and this amendment to the original agreement, the City agrees to provide all required labor for the Recreation Services

Representative staff to reserve the fields at Clifton Community Campus. The City is responsible for maintaining the software system to complete facility reservations, handle customer payments, and create facility schedules. There are increased operational efficiencies and economies of scale since the City also manages the reservation system and processes for the other park facilities within the Parks and Recreation system such as Canyon View Park, Lincoln Park and the other 33 developed parks. This also allows for a more seamless process for customers during the reservation process. Mesa County, as the park owner, is responsible for all maintenance of the Clifton Community Campus fields including irrigation, mowing, facility repairs, park amenities, and any park improvements. The cost to maintain the park, including repairs, upkeep and utilities shall be the sole expense and liability of the County. The City is responsible for communication with Mesa County by providing schedules of park events and or reservations, allowing Mesa County to schedule and staff the park facility for maintenance or reservation management. The agreement outlines that the City will collect all fees paid to the City by users or customers of Long's Park reservations. The City's annual expenses for overseeing the reservations at Long's Park are \$29,471, and the additional fields reservation responsibility for the fields at the Clifton Community Campus is \$5,541.

Enclosed with this agenda documentation is the executed October 10, 2023 agreement as well as this proposed first amendment to that agreement.

FISCAL IMPACT:

Under the terms of the existing Intergovernmental Agreement and proposed amendment, Mesa County will reimburse the City of Grand Junction for all direct and indirect costs associated with managing reservation services. The City's current annual cost for Long's Park is \$29,471. Expanding these services to include the Clifton Community Campus fields is estimated to add \$5,541 annually, for a total annual cost of approximately \$35,012. These costs will be offset through reimbursement from Mesa County and user fees collected by the City.

SUGGESTED MOTION:

I move to (authorize/not authorize) the City Manager to execute the First Amendment to the Long's Park Agreement as proposed between the City of Grand Junction and Mesa County.

Attachments

- 1. Final 2024 - 2028 Long's Memorial IGA
- 2. City-County Agreement for Parks Prgramming 3.2026

INTERGOVERNMENTAL AGREEMENT

THIS INTERGOVERNMENTAL AGREEMENT ("Agreement") is made and entered into this _____ day of August, 2023, by and between MESA COUNTY, hereinafter called "County" and THE CITY OF GRAND JUNCTION, a Colorado Home Rule City, hereinafter called "City," collectively the "Parties."

RECITALS

The County is the owner of real property situated at 3117 F Road, in Mesa County, Colorado, known as Long Family Memorial Park, hereinafter called "Park".

The City and the County agree that the provision of recreation programs is important to the public in general and specifically to those persons utilizing Long Family Memorial Park.

In support of the Park, the City and County agree that the City will schedule all recreation activities at Long Family Memorial Park.

An intergovernmental agreement for such purpose is authorized pursuant to Section 18, Article XIV of the Colorado Constitution, Section 29-1-203, C.R.S., Section 22-32-110(1)(f), C.R.S., and other applicable laws.

NOW, THEREFORE, in consideration of the mutual covenants and conditions contained herein and other valuable consideration, the sufficiency of which is acknowledged, the Parties agree as follows:

1. The term of this Agreement will be for five years, commencing January 1, 2024 and ending December 31, 2028, and may be extended for an additional term upon mutual agreement.
2. The City agrees to provide programming for the Park. Programming for purposes of this Agreement is the scheduling and management of all organized, recreational activities at the Park, including but not limited to, youth and adult sports, recreation events and other organized and scheduled sporting events and activities. The County agrees that the standard and customary City/County recreation rules and regulations shall be applied to the programming of the Park. For purposes of scheduling maintenance, the City will provide the County seasonal schedules, with weekly updates, for all City scheduled and programmed activities in the Park. The County acknowledges that the schedule may be subject to change. The City shall provide the County with its schedule via e-mail or fax on a day and time agreed upon by both parties. The County reserves the right to review scheduling and use of the Park and recommend changes in City programming from time to time.
3. As owner of the Park, County agrees to be responsible for maintenance of the Park. Without limiting the generality of that responsibility, the County shall repair and/or replace parking lot improvements, irrigation lines, pump(s) and sprinklers, fences, lights, restrooms, shelters, tables, benches, playground equipment, sign(s), trash receptacles and any other feature, facility or installation of the Park. Furthermore, the County shall mow, water, fertilize, spray, stripe, aerate and maintain all turf grass and playing fields on a schedule and to a condition mutually determined by the City and County.

The cost to maintain the Park, including repairs, upkeep and utilities shall be the sole expense and liability of the County.

4. The County and City agree to promptly notify each other should the physical condition of the Park not be conducive to the safe conduct of any programmed activity, event or

recreation in the Park and/or if maintenance practices may impact in any way, the scheduling of activities in the Park.

5. The City will collect all fees paid to the City by users of the Park. The City agrees that it shall report annually to the County in a form mutually determined by the City and County. The City and County agree that for purposes of this Agreement the City's annual expenses are estimated to be \$29,471.00 for the subsequent years. The City shall be entitled to retain that amount as compensation for its services. Any funds collected in excess of that amount belongs to the County. Should collected funds fall below the annual amount, the County shall owe the City the difference which the City will bill the County by December 31. In the event the City's annual expense exceeds the annual amount, the City and County may renegotiate the base amount based on the City's actual cost.

6. The County understands and agrees that it may not reserve, schedule or hold any activity at the Park, for itself or for any other person or entity, without securing the prior written permission of the City's Director of Parks and Recreation or his or her designee. Such permission shall not be unreasonably withheld.

7. The City and the County will set the fees and charges for Park usage and programming in accordance with the prevailing City or County rates in effect as of the date of this Agreement. Fees and charges shall be reviewed annually based on activity level, park wear and tear. All fees collected by the City shall belong to the City as compensation for the services provided and will be reconciled per the provisions of Paragraph 5 herein.

8. The Parties understand and agree that both the City and the County may be protected by and will rely on and do not waive or intend to waive by any provision of this Agreement the monetary insurance limitations or any other rights, immunities and protections provided by the Colorado Governmental Immunity Act, 24-1-101 et seq., 10 C.R.S., as from time to time amended, or otherwise available.

9. The County agrees to indemnify and hold harmless the City and its officers and its employees, from and against all liability, claims, demands and expenses, including court costs and attorney fees, on account of any injury, loss or damage, which arise out of or are in any manner connected with the maintenance work to be performed by the County under this Agreement, if such injury, loss or damage is caused by, or is claimed to be caused by, the act, omission or other fault of the County or any officer or employee of the County.

The City agrees to indemnify and hold harmless the County and its officers and its employees, from and against all liability, claims, demands and expenses including court costs and attorney fees, on account of any injury, loss or damage, which arise out of or are in any manner connected with the programming work to be performed by the City under this agreement, if such injury, loss or damage is caused by, or is claimed to be caused by, the act, omission, or other fault of the City or any officer or employee of the City.

10. Any persons employed by either the City or the County for the performance of work hereunder shall be employees of the respective party and not agents or employees of the other.

11. Neither party may assign or delegate this Agreement or any portion thereof without the prior written consent of the other Party.

12. Each and every term and condition hereof shall be deemed to be a material element of this Agreement. In the event either Party should fail or refuse to perform according to the terms of this Agreement; such party may be declared in default.

13. This Agreement may be terminated by either party for material breach, default of the Agreement by the other party not caused by any action or omission of the other party, or for no reason, by giving the other party written notice of at least thirty (30) days in advance of

the termination date. Termination pursuant to this subsection shall not prevent either party from exercising any other legal remedies which may be available to it.

14. The Parties shall reasonably comply with the applicable provisions of the American with Disabilities Act of 1990 and any and all other applicable federal, state or local laws and regulations.

15. This Agreement represents the entire agreement between the Parties and there are no oral or collateral agreements or understandings. Only an instrument in writing signed by the parties may amend this Agreement.


16. The traditional rule that ambiguities shall be construed against the drafter is waived.

17. Venue for any action arising out of or occurring under this Agreement shall be Mesa County, Colorado. The agreement shall be controlled by, construed and interpreted in accordance with the law of Mesa County and State of Colorado.

Mesa County:

DocuSigned by:
Pam Noonan 9/7/2023 | 10:53 MDT
19368D213A1842E
Mesa County Finance Director Date

City of Grand Junction, Colorado:


Greg Caton, City Manager 10/10/2023
Date

FIRST AMENDMENT TO INTERGOVERNMENTAL AGREEMENT

THIS FIRST AMENDMENT TO INTERGOVERNMENTAL AGREEMENT (“Amendment”) is made and entered into this ___ day of March, 2026, by and between MESA COUNTY, hereinafter called “County” and THE CITY OF GRAND JUNCTION, a Colorado Home Rule City, hereinafter called “City,” collectively the “Parties.”

RECITALS

The Parties entered into an Intergovernmental Agreement made and entered into in August, 2023 (the “Agreement”).

The County is the owner of real property situated at 3117 F Road, in Mesa County, Colorado, known as Long Family Memorial Park, hereinafter called “Park”.

The City and the County agree that the provision of recreation programs is important to the public in general and specifically to those persons utilizing Long Family Memorial Park, and the City will schedule all recreation activities at Long Family Memorial Park.

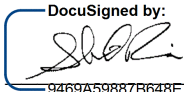
The County is also the owner and/or operator of the Clifton Campus located at 3270 D 1/2 Rd. #A, in Mesa County, Colorado (“Clifton Campus”), and the Parties desire that the City provide the same parks and recreation programming services at the Clifton Campus under the terms and conditions of the Agreement, as amended herein.

NOW, THEREFORE, in consideration of the Recitals, mutual covenants and conditions contained herein and other valuable consideration, the sufficiency of which is acknowledged, the Parties agree as follows:

1. For purposes of Paragraphs 2 through 7 of the Agreement, the term “Park” shall mean and include both (a) Long Family Memorial Park and (b) the Clifton Campus. All rights, obligations, limitations, and procedures applicable to the Park under Paragraphs 2 through 7 of the Agreement shall apply equally to the Clifton Campus.
2. Additional Compensation for Clifton Campus. In addition to the compensation and reconciliation provisions set forth in Paragraph 5 of the Agreement, the Agreement is further amended to require that the County shall pay the City \$5,541.00 per year for the City’s provision of the parks and recreation programming services at the Clifton Campus. Such payment shall be invoiced and paid in the same manner and on the same schedule as payments under Paragraph 5 of the Agreement. The compensation set forth herein constitutes the sole and exclusive compensation for services provided at the Clifton Campus unless otherwise agreed in writing by the Parties.
 1. Coordination at Clifton Campus. Programming at the Clifton Campus shall be reasonably coordinated with County operations. The County retains priority for governmental functions and public services conducted at the Clifton Campus.

2. Insurance. The City's insurance obligations under the Agreement shall apply to all programming conducted at the Clifton Campus.
 3. Suspension of Clifton Campus Programming. The County may suspend programming at the Clifton Campus upon reasonable notice if such programming materially interferes with County operations, public safety, or the intended use of the facility.
3. Ratification. Except as expressly amended hereby, all terms and conditions of the Agreement remain in full force and effect, and are hereby ratified and confirmed.

Mesa County:

By:  3/27/2026 | 08:07 MDT
Sheila Reiner, Finance Director Date

City of Grand Junction, Colorado:

By: _____
Mike Bennett, City Manager Date



Grand Junction City Council

Regular Session

Item #3.a.

Meeting Date: April 15, 2026
Presented By: Ken Sherbenou, Parks and Recreation Director
Department: Parks and Recreation
Submitted By: Ken Sherbenou

Information

SUBJECT:

Authorize the Contract to Provide and Install Fitness Equipment at the Community Recreation Center (CRC)

RECOMMENDATION:

Staff recommends the City Council authorize the Purchasing Division to enter into a Professional Services Contract with Advanced Exercise Equipment for the provision and installation of Fitness Equipment at the Community Recreation Center (CRC) at Matchett Park for the not-to-exceed amount of \$696,049.90.

EXECUTIVE SUMMARY:

The City issued a Request for Proposals (RFP) to select the contractor to complete the provision and installation of fitness equipment at the CRC in the summer of 2026. This includes all fitness and weight equipment necessary for the three group fitness rooms, as well as the comprehensive fitness and weight center in the upstairs of the Community Recreation Center. The selected contractor is responsible for ensuring a professional, complete, and timely provision and installation that meets the City's operational needs. After evaluation of proposals, the evaluation committee selected Advanced Exercise Equipment to complete this important and very visible element of the Community Recreation Center (CRC) that is crucial in driving memberships.

BACKGROUND OR DETAILED INFORMATION:

The City issued an RFP to qualified contractors to provide commercial-grade fitness and weight equipment for the new Community Recreation Center. This ensured competitive pricing. As presented to City Council at the discussion and approval of the Guaranteed Maximum Price on November 6, 2024, this is the final remaining element to be approved.

The City completed the Parks, Recreation, and Open Space (PROS) Master Plan in January 2021. This led to an election on April 6, 2021, in which dedicated funding was secured through taxation on cannabis sales. The number one item on the PROS Plan was the Community Recreation Center (CRC). Throughout the summer and fall of 2022, a CRC feasibility study planning process was underway, led by the Council-appointed Parks and Recreation Advisory Board (PRAB). This robust community input process was conducted to develop recommendations for the new CRC, including the location, funding sources, facility size, as well as the amenities.

On April 4, 2023, the citizens of Grand Junction voted to approve the ballot question to build a new Community Recreation Center. The design by lead architect Barker-Rinker-Seacat is complete, and construction is about 70% complete. Construction is being led by FCI Constructors, working with 35 subcontractors. The final design is for a 107,000 square foot comprehensive Community Recreation Center with five pools, a three-court gym, party rooms, community rooms, fitness rooms, a full-service fitness/weights center, an indoor walk/jog track, child watch, space for St. Mary's hospital physical therapy clinic, a family game area, administrative space, community lounges, and an indoor climbing wall. Furnishings are needed in all the aforementioned spaces.

The formal Request for Proposal (RFP) for the City of Grand Junction Community Recreation Center Fitness (RFP-5785-26-KF) was publicly advertised through BidNet Direct, the City's online procurement platform. The solicitation was also posted on the City of Grand Junction Purchasing website and distributed through the Grand Junction Chamber of Commerce, the Western Colorado Contractors Association, and a targeted list of known commercial fitness equipment providers. An additional notice was published in *The Daily Sentinel* to ensure broad visibility and promote competitive participation. In total, approximately 326 suppliers were notified of the opportunity.

The solicitation attracted approximately 56 plan holders. In response, the City received six (6) proposals from firms. The following firms submitted proposals (with locations noted):

- **Advanced HealthStyles, Advanced Exercise** — Littleton, CO
- **Commercial Fitness Solutions, Inc.** — Littleton, CO
- **Design 2B Fit Inc.** — Snowmass Village, CO
- **Direct Fitness** — Mundelein, IL
- **Johnson Health Tech Retail, Inc., d/b/a Johnson Fitness & Wellness** — Cottage Grove, CO
- **Push Pedal Pull** — Denver, CO

An evaluation committee consisting of staff members from parks and recreation, engineering/transportation, general services, and purchasing evaluated proposals and conducted interviews with the top four highest-ranked firms: Advanced Exercise Equipment, Commercial Fitness Solutions, Inc., Design 2B Fit Inc., and Push Pedal

Pull. Based on initial scoring and interviews, the selection committee identified Advanced Exercise Equipment as the preferred vendor. Negotiation then ensued as final selections were made with the goal of maintaining the price, maintaining quality, and adding additional needed scope. This included all items specified, as well as additional scope needed to maximize the success of the spaces, such as the recently funded outdoor fitness area, thanks to the generous contribution from the Patterson Family. The budget for this portion of the soft cost budget was \$700,000, slightly above the amount recommended for contract approval, which includes the added scope valued at approximately \$14,000. This outcome is yet another example of the CRC project being below budget while still achieving additional value and scope from what was initially envisioned. More detail is included in the cost summary enclosed with this agenda documentation. Provision and installation of all equipment is scheduled for the summer of 2026.

Per Section 1.1.3 of the Purchasing Manual, confidential information obtained during procurement activities will be protected in accordance with applicable law.

FISCAL IMPACT:

The \$696,049.90 cost of the CRC fitness and weight equipment is included in the \$82.1 million CRC budget.

SUGGESTED MOTION:

I move to (authorize/not authorize) the City Purchasing Division to enter into a Professional Services Contract with Advanced Exercise Equipment for the provision and installation of fitness and weight equipment for the Community Recreation Center (CRC) at Matchett Park for the not-to-exceed amount of \$696,049.90.

Attachments

1. FINAL - Response RFP-5785-26-KF Advanced HealthStyles - Advanced Exercise PRICING summary updated

Grand Junction Community Recreation Center

Entity Name: Advanced Exercise

Original Solicitation Scope

Equipment Category	Number of Pieces	Total Cost – Purchase
Mezzanine Strength	303	\$ 108,183.88
Mezzanine Cardio	30	\$ 200,103.92
Mezzanine Circuit	15	\$ 68,341.25
Mezzanine Functional & Recovery	45	\$ 31,287.78
Group Fitness	285	\$ 156,760.14
Outdoor Fitness	2	\$ 48,771.10
Total:	680	\$ 613,448.07

Added Scope

Equipment Category	Number of Pieces	Total Cost – Purchase
Mezzanine Strength	27	\$ 28,852.27
Mezzanine Cardio	8	\$ 29,298.85
Outdoor Fitness	24	\$ 38,858.68
Total:	59	\$ 97,009.80
Discount Extended:		\$ (14,407.97)
Package Total:	739	\$ 696,049.90



Grand Junction City Council

Regular Session

Item #3.b.

Meeting Date: April 15, 2026

Presented By: Jay Valentine, Chief Financial Officer, Trenton Prall, Engineering & Transportation Director

Department: General Services

Submitted By: Trent Prall

Information

SUBJECT:

Authorization for Two Contracts for On-Demand Traffic Control Services with Ultra Traffic Management, LLC and Traffic Control Specialists, LLC

RECOMMENDATION:

Staff recommends approval for the City Purchasing Division to contract with Ultra Traffic Management, LLC and Traffic Control Specialists, LLC in the amount of \$200,000 for 2026.

EXECUTIVE SUMMARY:

The purpose of this contract is for traffic control services for a wide variety of City projects and events on an as-needed basis. This contract was competitively bid. While the anticipated annual spend does not exceed \$200,000 for the initial contract, the contract includes three additional one-year renewal options that have a high likelihood of exceeding \$200,000.

BACKGROUND OR DETAILED INFORMATION:

The City and the Downtown Development Authority contract for traffic control services for a wide variety of purposes, such as the Junior College World Series, emergency incidents, Parks and Recreation 4th of July Fireworks, Market-on-Main, utilities water and sewer maintenance and emergency work, engineering and transportation survey and design work, and General Services' street and storm drain maintenance along with Spring Cleanup.

To achieve economies of scale, the City Purchasing Division issued a Request for Proposal (RFP-5869-26-KF) to establish annual contracts with qualified contractors to provide comprehensive, on-demand traffic control services. This includes both planned

support for annual projects and events, as well as responsive assistance for unexpected situations such as emergency road closures due to weather conditions, utility outages, natural disasters, power outages, motor vehicle incidents, and other unforeseen circumstances.

The estimated contract amount is provided below.

Department or Division	2026 Estimated Budget
JUCO	\$45,000
GJPD Other Incidents	\$5,000
Parks and Recreation - 4th of July Fireworks	\$9,250
Utilities	\$20,000
Engineering and Transportation	\$10,000
General Services	\$48,750
Total	\$138,000

The formal RFP was distributed via BidNet Direct, reaching 168 suppliers, and resulting in approximately 20 plan takers. Additionally, a Secondary Vendor List included two (2) traffic management contractors. The solicitation was sent to the Grand Junction Chamber of Commerce and the Western Colorado Contractors Association, advertised in *The Daily Sentinel*, and posted on the City’s Purchasing website.

Three contractors submitted proposals, which were evaluated by a six-member staff panel based on the contractor’s understanding of the project, experience, necessary resources, strategy & implementation plan, references, and fees. The contractors that submitted proposals were:

- Superior Traffic Control, LLC of Denver, CO
- Traffic Control Specialists LLC of Grand Junction, CO
- Ultra Traffic Management, LLC of Clifton, CO

Upon the review and evaluation of proposals received and interviews held, both Ultra Traffic Management, LLC and Traffic Control Specialists, LLC were selected as the preferred proposers. They will each serve the following capacities:

- **Ultra Traffic Management, LLC – Primary** Contractor for Construction, Capital Improvement, and Operational Maintenance Activities
- **Traffic Control Specialists, LLC – Primary** Contractor for Events and Special Activities; **Secondary** Contractor for Construction, Capital Improvement, and Operational Maintenance Activities

Per Section 1.1.3 of the Purchasing Manual, confidential information obtained during procurement activities will be protected in accordance with applicable law.

FISCAL IMPACT:

The funds for traffic control services are included in the 2026 Adopted Budget within the City departments that contract for these services throughout the year including Police, Parks and Recreation, General Services, Water and Sewer Utilities, and Engineering and Transportation.

SUGGESTED MOTION:

I move to (authorize/not authorize) the City Purchasing Division to enter into a contract with Ultra Traffic Management, LLC and Traffic Control Specialists, LLC for On-Demand Traffic Control Services for the City of Grand Junction in the amount of \$200,000.

Attachments

None



Grand Junction City Council

Regular Session

Item #3.c.

Meeting Date: April 15, 2026
Presented By: Randi Kim, Utilities Director
Department: Utilities
Submitted By: Evan Sales, Engineering Specialist

Information

SUBJECT:

Authorize Contract: Water Treatment Plant South Tank Interior Recoating

RECOMMENDATION:

Staff recommends authorizing the City Purchasing Division to execute a construction contract with Mandros Painting, Inc. for the Water Treatment Plant South Tank Interior Recoating project in the amount of \$821,300.00.

EXECUTIVE SUMMARY:

This item is to award a construction contract for the Water Treatment Plant South Tank Interior Recoating project. The City has procured plans and chosen a bidder for this project. The scope of work for the project includes all material, equipment and labor to recoat the interior of the tank, and to perform two add alternate maintenance tasks: (1) replace the outlet nozzle and (2) seal the exterior joint of the wall and floor plates.

BACKGROUND OR DETAILED INFORMATION:

Background: The City of Grand Junction stores potable water in two 4-million-gallon steel tanks at the Water Treatment Plant (WTP), located at 244 26 1/4 Rd. These tanks measure approximately 170 feet in diameter, have perimeter walls 24 feet high, and an interior surface area of 58,214 square feet. The tanks rest on a concrete ring wall around its perimeter and an interior base of 6 inch granular fill. The interior has additional features such as support columns, girders, rafters, an overflow pipe, etc. (see tank detail). The tanks were constructed in 1968. Both tank interiors were recoated in 1981, 1998 and 2014. A warranty inspection of the south tank in 2015 found that the ceiling coating had significant peeling. In 2017 the south tank's ceiling was recoated to resolve these defects. A 2024 annual inspection of the south tank observed the interior coating was failing on parts of the ceiling and support columns. In 2025 an inspection of the south tank floor was conducted. This inspection recommended the following

maintenance items in addition to recoating: installing patch plates on floor deficiencies, replacement of the outlet nozzle, sealing the exterior transition between the floor plate projection and concrete ring wall.

Project Description: The project work generally consists of recoating the full interior of the south storage steel tank the Water Treatment Plant, located at 244 26 ¼ Rd, Grand Junction, CO. The full interior surface area of the ceiling, wall and floor is approximately 58,214 square feet. All interior structures such as rafters, girders, support columns, overflow pipe, etc. are to be recoated as well. This project additionally includes the following maintenance tasks: installing patch plates on floor deficiencies, replacement of the outlet nozzle, sealing the exterior transition between the floor plate projection and concrete ring wall. The City has performed the installation of patch plates.

Bid: A formal Invitation for Bids was issued via BidNet (an online site for government agencies to post solicitations), posted on the City’s Purchasing website, sent to the Grand Junction Chamber of Commerce, the Western Colorado Contractors Association, and advertised in The Grand Junction Daily Sentinel. The City received eleven bids for the project (inclusive of the two added alternates) and were found to be responsive and responsible in the following amounts.

Contractor	Location	Bid Amount
Mandros Painting, Inc.	Rock Springs, WY	\$ 821,300.00
WBS Coatings, Inc.	Grand Junction, CO	\$ 876,817.00
Riley Industrial Service, Inc	Farmington, NM	\$ 967,024.00
Coblaco Services, Inc	Henderson, CO	\$ 963,445.00
Swedish Industrial Coatings	Parker, CO	\$ 1,028,650.00
TMI Coatings	St Paul, MN	\$ 968,800.00
Classic Protective Coatings	Menomonie, WI	\$ 1,241,900.00
Markleys Precision Company	New London, OH	\$ 1,477,000.00
Utility Service Co., Inc	Perry, GA	\$ 1,387,600.00
Viking Industrial Painting LLC	Omaha, NE	\$ 1,615,400.00
Protective Finishes Company	Denver, CO	\$ 1,627,000.00

Per Section 1.1.3 of the Purchasing Manual, Confidential information obtained during procurement activities will be respected and protected as provided by law. If awarded, construction will begin in early Fall 2026.

FISCAL IMPACT:

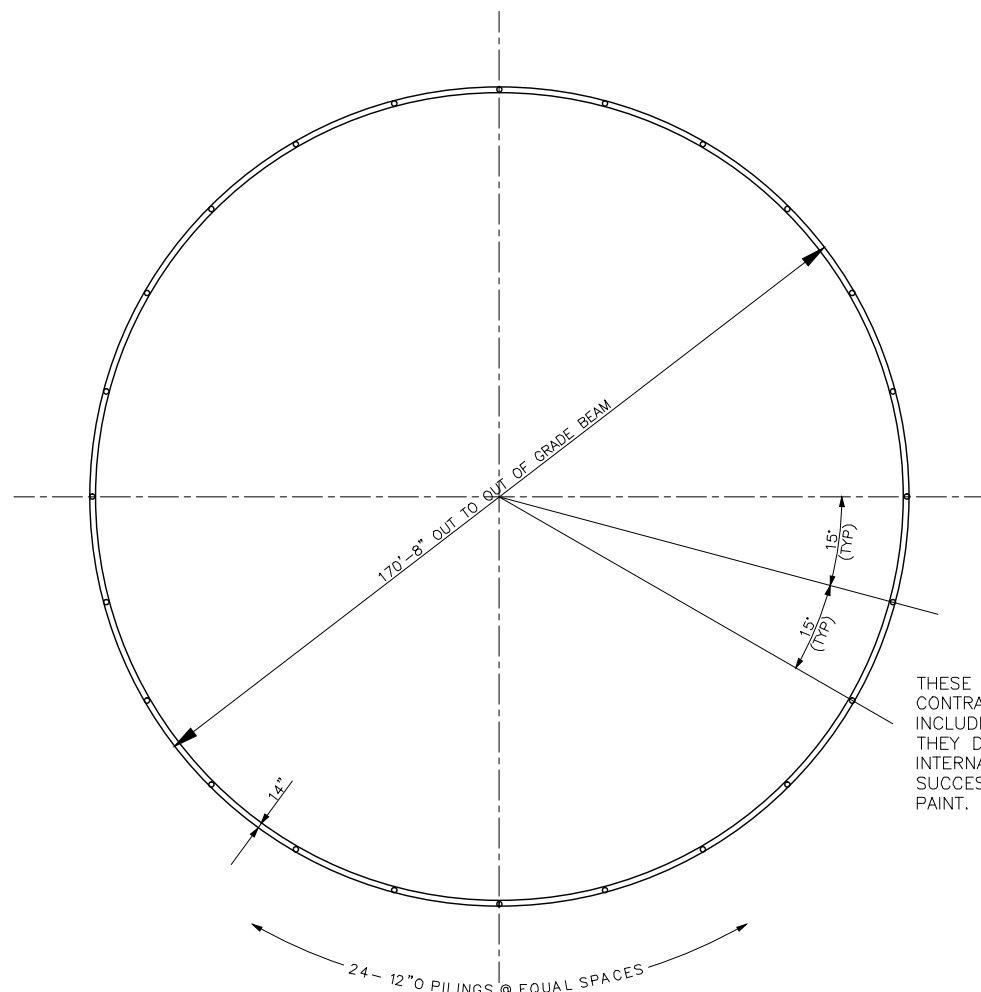
Funding for this project is included in the 2026 Adopted Budget for the Water Services Enterprise Fund.

SUGGESTED MOTION:

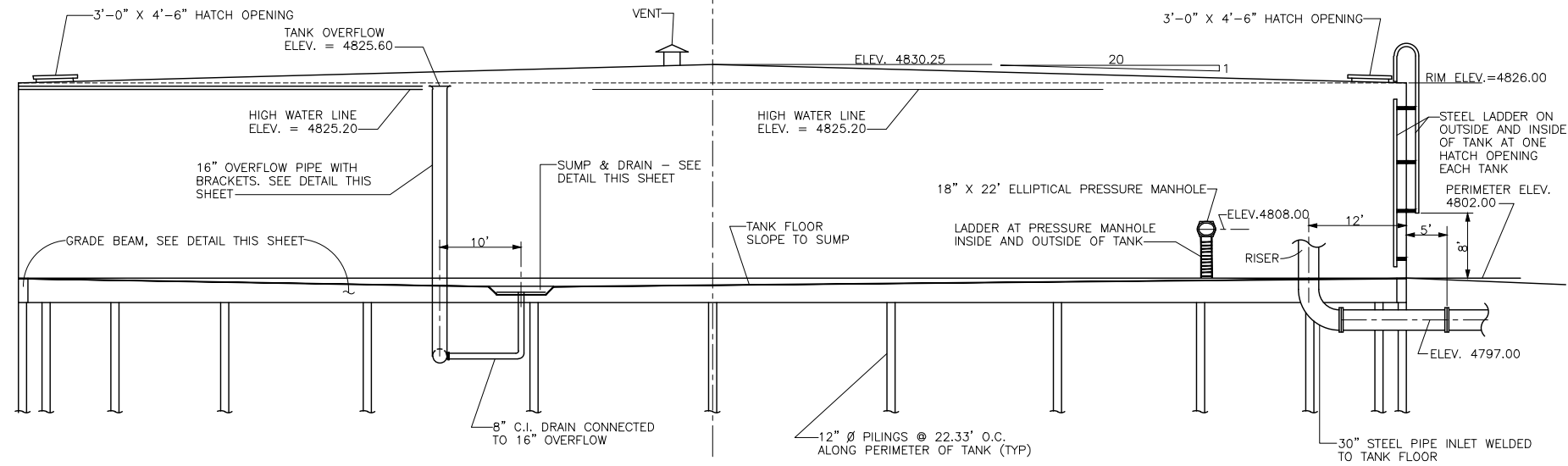
I move to (authorize/ not authorize) the City Purchasing Division to enter into a contract with Mandros Paintng, Inc. of Rock Springs, Wyoming for the WTP South Tank Interior Recoating project in the amount of \$821,300.00.

Attachments

1. Tank Detail

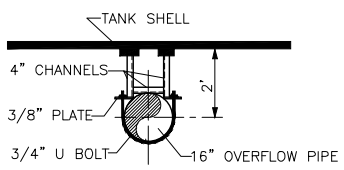


**PLAN
TANK GRADE BEAM**
1" = 20'



TYPICAL RESERVOIR SECTION
1" = 10'

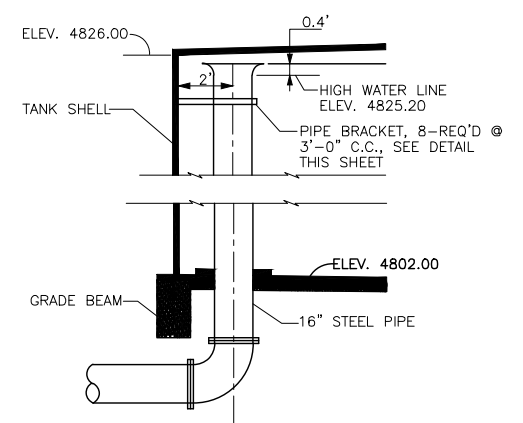
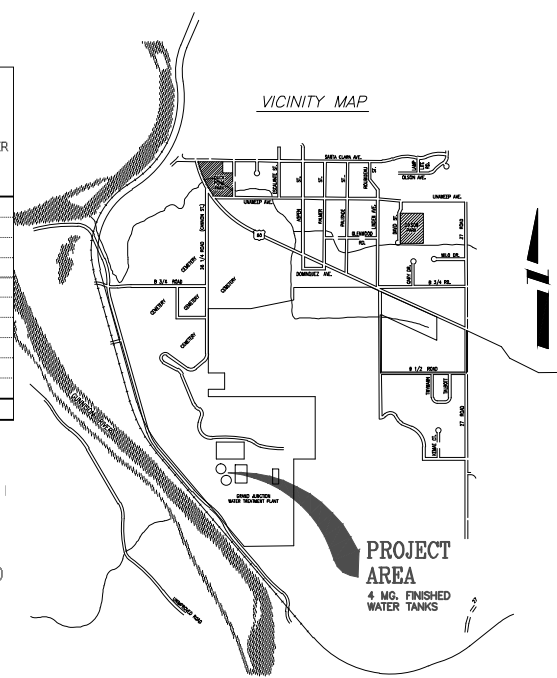
THESE PLANS ARE INTENDED TO PROVIDE THE PAINTING CONTRACTOR A GENERAL LAYOUT OF EACH TANK INCLUDING SOME OF THE INTERNAL STRUCTURES. THEY DO NOT DEPICT COLUMNS AND SOME OTHER INTERNAL STRUCTURES IN EACH TANK THAT THE SUCCESSFUL CONTRACTOR WILL BE RESPONSIBLE TO PAINT.



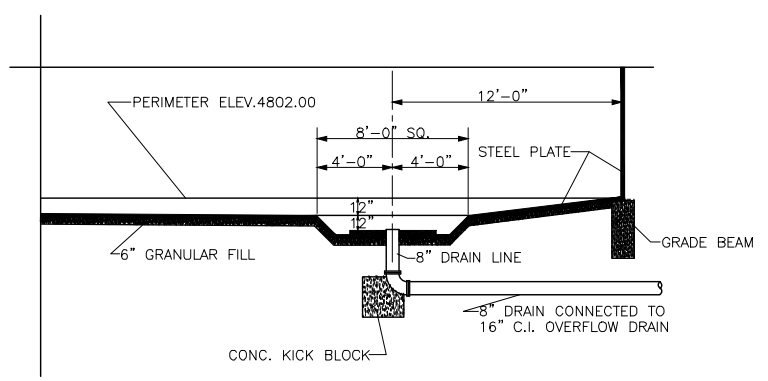
TANK BRACKET DETAIL
NO SCALE

SUMMARY OF PAINTING AREAS - FOR INFORMATION ONLY (See Notes Below)

INTERIOR SURFACE AREA OF TANKS	SURFACE AREA (SF)	SURFACE AREA AT OR ABOVE THE WATER LINE (ASSUMED TOP 5 FEET OF WALL) (SF)	SURFACE AREA BELOW THE WATER LINE (SF)
SOUTH TANK, 4 million gallons, 180 ft diameter, 24 ft wall height at sides			
Interior Walls (24 ft height)	12,818	2,670	10,148
Interior Ceiling	22,698	22,698	
Interior Floor	22,698		22,698
	58,214		

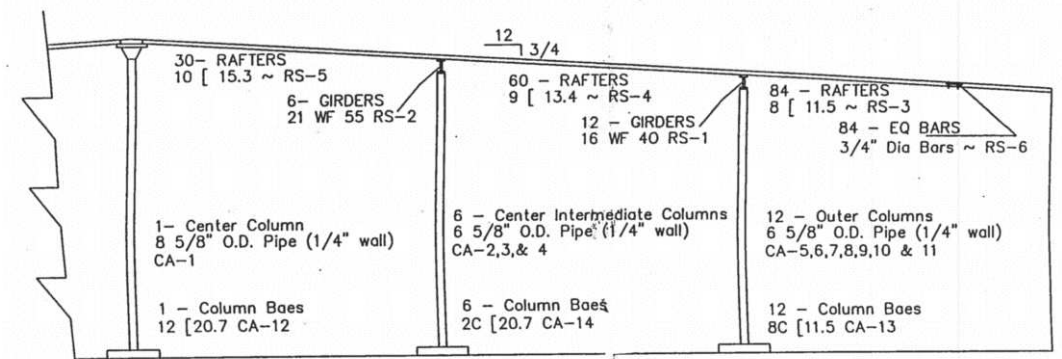


TANK OVERFLOW PIPING DETAIL
NO SCALE



TANK SUMP & DRAIN DETAIL
NO SCALE

- NOTES:**
- This table is being provided for information only, to provide additional clarity on what the specified scope of work includes.
 - Areas shown are FLAT SURFACE ONLY and do not include any interior columns, supports, or any other protruding or overlapping surfaces. Contractor is responsible for calculating actual surface areas.
 - Up to 10% of the surface area below the water line of the tanks may require additional surface preparation to the Near White Blast (SSPC-SP 10) level in order to address localized areas of corrosion.
 - Up to 5% of the total surface area of the tanks may require Hand Tool Cleaning (SSPC-SP 2) and/or Power Tool Cleaning (SSPC-SP 3).



170' - 0" Inside Diameter
170' - 8" Outside Bottom

INTERNAL TANK DIMENSIONS

ALL DRAWINGS AND NOTES APPLICABLE TO BOTH TANKS

REVISION	DESCRIPTION	DATE	DRAWN BY	DATE	SCALE
REVISION			DESIGNED BY	DATE	AS SHOWN
REVISION			CHECKED BY	DATE	
REVISION			APPROVED BY	DATE	



**PUBLIC WORKS
AND UTILITIES
ENGINEERING DIVISION**

**APPENDIX B
TANK RECOATING PROJECT**



Grand Junction City Council

Regular Session

Item #4.a.

Meeting Date: April 15, 2026
Presented By: Selestina Sandoval, City Clerk
Department: City Clerk
Submitted By: Selestina Sandoval

Information

SUBJECT:

A Resolution Amending Resolution No's. 37-22, 56-23 and 59-23 Amending Various Fees and Charges Relating to Title 5 Chapter 13 of the Grand Junction Municipal Code Pertaining to Cannabis Business Licenses

RECOMMENDATION:

Staff recommends approval of the resolution.

EXECUTIVE SUMMARY:

The City of Grand Junction is proposing the addition of cannabis licensing fees related to changes in ownership and business structure following the expiration of the three-year ownership restriction established through the City's cannabis lottery. At the time of license issuance, cannabis businesses were prohibited from transferring ownership or modifying controlling interests for three (3) years to promote stability and discourage speculative applications. That restriction has now expired, and license holders may pursue ownership changes in accordance with state regulations.

Because these transactions were previously prohibited, the City's current fee schedule does not address the administrative review required for ownership changes. Staff is recommending the adoption of new fees to recover costs associated with processing these requests and to align with practices in comparable Colorado municipalities. Adoption of these fees will support effective administration and continued regulatory oversight of the City's cannabis licensing program.

BACKGROUND OR DETAILED INFORMATION:

In 2023, the City of Grand Junction established its local cannabis licensing framework, including the use of a lottery system to award a limited number of retail marijuana business licenses. As part of that process, the City imposed a condition prohibiting

license holders from transferring ownership or making changes to controlling beneficial ownership for a period of three (3) years following license issuance. This provision was adopted to promote equity in the licensing process, discourage speculative participation, and ensure that selected applicants were committed to establishing and operating their businesses within the community.

During this initial three-year period, ownership changes, including transfers of ownership, changes in controlling beneficial owners (CBOs), and modifications to business structures, were not permitted. As a result, the City's adopted cannabis fee schedule did not include fees associated with these types of transactions. As the three-year restriction period has now expired, cannabis license holders are eligible to pursue ownership changes consistent with state regulations administered by the Colorado Marijuana Enforcement Division (MED). These changes require both state and local review and approval, and may involve background investigations, financial disclosures, and compliance verification.

With ownership changes now permissible, the City must establish a local process and corresponding fee structure to evaluate and administer these requests. The addition of these fees will align the City's regulatory framework with current operational realities and ensure that staff resources required to process ownership changes are appropriately supported.

FISCAL IMPACT:

The proposed fees are intended to recover the administrative costs associated with processing cannabis ownership changes, including staff review, coordination with the State of Colorado Marijuana Enforcement Division, and compliance verification. Revenue will be expended in accordance with the provisions outlined in the City's original cannabis ordinance.

SUGGESTED MOTION:

I move to adopt Resolution No. 33-26, a resolution Amending Resolution No's. 37-22, 56-23 and 59-23 Amending Various Fees and Charges Relating to Title 5 Chapter 13 of the Grand Junction Municipal Code Pertaining to Cannabis Business Licenses

Attachments

1. Resolution to Add Transfer Fees to Cannabis Licensing

RESOLUTION NO. XX-26

A RESOLUTION AMENDING RESOLUTION NO'S. 37-22, 56-23 and 59-23 AMENDING VARIOUS FEES AND CHARGES RELATING TO TITLE 5 CHAPTER 13 OF THE GRAND JUNCTION MUNICIPAL CODE PERTAINING TO CANNABIS BUSINESS LICENSES

Recitals.

Fees charged by the City for various licenses, permits and programs are set by resolution of City Council. With this Resolution the City Council amends Resolution No's. 37-22, 56-23 and 59-23 regarding fees related and referred to in Title 5, Chapter 13 of the Grand Junction Municipal Code pertaining to regulated cannabis business licenses, specifically amending the fees for transfers of ownership and other changes in ownership.

In 2023, the City of Grand Junction established its local cannabis licensing framework, including the use of a lottery system to award a limited number of retail marijuana business licenses. As part of that process, the City imposed a condition prohibiting license holders from transferring ownership or making changes to controlling beneficial ownership for a period of three (3) years following license issuance. This provision was adopted to promote equity in the licensing process, discourage speculative participation, and ensure that selected applicants were committed to establishing and operating their businesses within the community.

During this initial three-year period, ownership changes, including transfers of ownership, changes in controlling beneficial owners (CBOs), and modifications to business structures, were not permitted. As a result, the City's adopted cannabis fee schedule did not include fees associated with these types of transactions. As the three-year restriction period has now expired, cannabis license holders are eligible to pursue ownership changes consistent with state regulations administered by the Colorado Marijuana Enforcement Division (MED). These changes require both state and local review and approval, and may involve background investigations, financial disclosures, and compliance verification.

With ownership changes now permissible, the City must establish a local process and corresponding fee structure to evaluate and administer these requests. The addition of these fees will align the City's regulatory framework with current operational realities and ensure that staff resources required to process ownership changes are appropriately supported.

The City Council having been duly advised and considered the fees proposed in this Resolution does establish, set, and determine the same and make the fees as provided in the Resolution applicable to regulated cannabis business license

applications.

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

1. The foregoing Recitals are adopted, and the fees are established with the understanding that the fees shall be paid to compensate the City for some of the costs incurred by it in the reviewing and processing of applications, including as applicable, the publication, hearing, administration, inspection and enforcement of regulated cannabis business applications and licenses.
2. The fees shown in Exhibit A ("Fees") are hereby approved and adopted. The Fees shall apply upon adoption of this Resolution and will remain in effect until amended by subsequent resolution of the City Council.
3. The fees established and provided by and with the adoption of Resolution No's. 37-22, 56-23 and 59-23 are not changed.

PASSED AND ADOPTED this 19th day of July, 2023.

President of the Council

Attest:

City Clerk

-

Exhibit A

Transfer of Ownership	\$3,000
Change in Controlling Beneficial Owner	\$750
Add/Remove Owner	\$500 per owner
Entity Restructure	\$500

Other Fees and charges established and provided by and with the adoption of Resolution No's. 37-22, 56-23 59-23 and are unchanged. All Fees are nonrefundable unless otherwise provided in Ordinance No. 5064.



Grand Junction City Council

Regular Session

Item #4.b.

Meeting Date: April 15, 2026
Presented By: Jeremiah Boies, Interim City Attorney
Department: City Attorney
Submitted By: Jeremiah Boies

Information

SUBJECT:

A Resolution to Appoint a Hearing Officer for Cannabis Licensing

RECOMMENDATION:

Appoint Jill Cenamo as the hearing officer for Cannabis Licensing in the City of Grand Junction

EXECUTIVE SUMMARY:

Ordinance 5064 provides for and establishes a local Cannabis Licensing Authority for hearing and deciding certain matters related to cannabis licensing and enforcement in the City. This Resolution appoints local attorney and current Liquor and Beer licensing hearing officer Jill Cenamo as the hearing officer for Cannabis licensing.

BACKGROUND OR DETAILED INFORMATION:

Ordinance 5064 provides for and establishes a local Cannabis Licensing Authority for hearing and deciding certain matters related to cannabis licensing and enforcement in the City. The Ordinance, which is in accordance with the Colorado Constitution and Colorado law creates and vests the Hearing Officer with certain authority. The vesting of that authority follows from and with the City Council appointment of the Cannabis Licensing Authority.

By and with this Resolution the City Council being duly advised does appoint Jill Cenamo as the Hearing Officer for the Grand Junction Cannabis Licensing Authority. Ms. Cenamo is succeeding Hearing Officer Starritt following his resignation.

Ms. Cenamo is a private attorney in the City and presently serves the City as the Hearing Officer for Liquor and Beer licensing matters. Ms. Cenamo has no actual or

apparent conflicts of interest and is ready, willing, and capable of serving to administer the law relative to cannabis business licensing and operations.

FISCAL IMPACT:

The position of hearing officer for cannabis licensing is accounted for in the 2026 adopted budget.

SUGGESTED MOTION:

I move to adopt Resolution 34-26, a Resolution to Appoint Jill Cenamo as Hearing Officer for Cannabis Licensing for the City of Grand Junction Cannabis Licensing Authority.

Attachments

- 1. RES - Jill Cenamo Appointment to Cannabis Hearing Officer

**CITY OF GRAND JUNCTION
RESOLUTION NO. __-25**

**A RESOLUTION TO APPOINT A HEARING OFFICER FOR
CANNABIS LICENSING**

RECITALS:

Ordinance 5064 provides for and establishes a local Cannabis Licensing Authority for hearing and deciding certain matters related to cannabis licensing and enforcement in the City. The Ordinance, which is in accordance with the Colorado Constitution and Colorado law creates and vests the Hearing Officer with certain authority. The vesting of that authority follows from and with the City Council appointment of the Cannabis Licensing Authority.

By and with this Resolution the City Council being duly advised does appoint Jill Cenamo as the Hearing Officer for the Grand Junction Cannabis Licensing Authority. Ms. Cenamo is succeeding Hearing Officer Starritt following his resignation.

Ms. Cenamo is a private attorney in the City and presently serves the City as the Hearing Officer for Liquor and Beer licensing matters. Ms. Cenamo has no actual or apparent conflicts of interest and is ready, willing, and capable of serving to administer the law relative to cannabis business licensing and operations.

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

Jill Cenamo is hereby appointed and shall serve until replaced as Hearing Officer for the Cannabis Licensing Authority in and for the City of Grand Junction, in accordance with Title 5 Chapter 13 of the Grand Junction Municipal Code, the Colorado Constitution, Colorado Revised Statutes and the regulations promulgated thereunder.

PASSED AND ADOPTED this ____ day of April, 2026.

Cody Kennedy, President of the Council

ATTEST:

City Clerk



Grand Junction City Council

Regular Session

Item #4.c.

Meeting Date: April 15, 2026
Presented By: Matthew Smith, Chief of Police
Department: Police
Submitted By: William Baker

Information

SUBJECT:

A Resolution Authorizing the City Manager to Submit a Grant Request to the US Department of Justice (DOJ) FY FY25 Edward Byrne Memorial Justice Assistance Grant (JAG) Program

RECOMMENDATION:

Staff recommends adoption of the resolution authorizing application for the 2025 BJA JAG grant.

EXECUTIVE SUMMARY:

The Grand Junction Police Department has been solicited by the Bureau of Justice Assistance (BJA) program of the US Department of Justice (DOJ) to apply for an annual, formula grant in the amount of \$40,241.

As part of the application process, the Bureau of Justice Assistance requires that City Council review/authorize receipt of the grant and provide an opportunity for public comment (30 days minimum). Therefore, a public comment opportunity is requested for the purpose of satisfying this requirement.

BACKGROUND OR DETAILED INFORMATION:

The Grand Junction Police Department continues to focus on initiatives that will further strengthen our community policing and officer safety initiatives. While at the Grand Junction Police Department, we already provide NIK drug testing kits to each of our officers. However, recent movement within the Colorado legislature could limit the ability to utilize this type of testing in the future. Updating our field-testing process will necessitate the utilization of JAG funds to accomplish this mission to an even greater level that will correspond with our community's expectations.

NIK field test kits have historically served as a practical presumptive tool for law enforcement officers investigating suspected controlled substances. Their primary value lies in providing a rapid, low-cost field assessment that can assist with probable cause determinations, support investigative decision-making, and help identify cases that warrant laboratory confirmation. However, these kits have important limitations. They are presumptive rather than confirmatory, require officers to handle unknown substances directly, and rely on subjective interpretation of color changes. Results can be affected by contamination, environmental conditions, packaging, and the presence of adulterants or cutting agents. For these reasons, NIK test kits are viewed as a preliminary investigative resource rather than a definitive method of drug identification.

A TruNarc device represents a strong modernization of this process by enhancing safety, improving reliability, and increasing operational efficiency. Using Raman spectroscopy, the device can identify many substances through clear packaging, substantially reducing officer exposure to hazardous narcotics such as fentanyl and minimizing the need to open evidence in the field. It also provides a more objective and standardized result than traditional color-based testing, which can strengthen case documentation, improve consistency in enforcement decisions, and reduce avoidable laboratory submissions. For the Grand Junction Police Department, investment in TruNarc reflects a commitment to officer safety, sound evidence-handling practices, and the adoption of technology that supports more accurate and efficient field operations.

This will provide the needed safety equipment for officers of the Grand Junction Police Department without increasing our impact on the city budget in 2027. These grants are specifically designed for law enforcement and public safety improvements, making them an ideal source for this critical investment. This purchase will be for a TruNarc Delta Unlimited Model. We anticipate the purchase/deployment to take place in the first year and we expect funds to be expended in that same time frame.

The Edward Byrne Memorial Justice Assistance Grant (JAG) is an annual formula grant offered through the Federal Bureau of Justice Assistance. Based upon population and crime statistics, the BJA awards funds to be used for operational and training needs.

FISCAL IMPACT:

An application will be submitted for \$40,241, to be shared with the Mesa County Sheriff's Department. The Grand Junction Police Department's portion will be used to purchase drug field testing equipment for patrol officers.

SUGGESTED MOTION:

I move to adopt Resolution 35-26, a resolution authorizing the City Manager to submit a grant request to the US Department of Justice (DOJ) FY 2025 Edward Byrne Memorial Justice Assistance Grant (JAG).

Attachments

1. RES-Justice Assistance Grant 10112024

RESOLUTION NO. __-26

A RESOLUTION SUPPORTING THE APPLICATION FOR THE EDWARD BYRNE MEMORIAL JUSTICE ASSISTANCE GRANT (JAG) FROM THE DEPARTMENT OF JUSTICE (DOJ) BUREAU OF JUSTICE ASSISTANCE PROGRAM (BJA)

Recitals:

City Council has considered and for the reasons stated, authorizes an application for the 2025 Edward Byrne Memorial Justice Assistance Grant which will provide financial assistance to the Grand Junction Police Department (GJPD).

The GJPD has been solicited by the Bureau of Justice Assistance (BJA) program of the US Department of Justice (DOJ) to apply for an annual formula grant in the amount of \$40,241. The grant is a joint award that will be apportioned with the Mesa County Sheriff's Office per the grant requirements. If awarded, the grant funds will be used to procure essential field drug identification equipment providing sound evidence-handling practices, and the adoption of technology that supports more accurate and efficient field operations.

GJPD has been awarded this grant annually and would like to apply for the current cycle, which requires assurance of community priority. Applications cannot be submitted unless approved by the City Council.

As part of the application process, the Bureau of Justice Assistance requires that the City Council review/authorize receipt of the grant and provide an opportunity for public comment (30 days minimum). Therefore, a public comment opportunity will be provided for the purpose of satisfying this requirement.

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

1. The City Council of the City of Grand Junction supports the application to the DOJ to obtain funds needed to complete the training. The City Manager is authorized and directed to finalize and submit such DOJ BJA grant application; and,
2. If the grant is awarded, the City Council supports the use of the funds as provided in the grant agreement which the City Manager is authorized to sign on behalf of the City as grantee of the DOJ BJA grant.

This Resolution shall be in full force and effect from and after its passage

Passed and adopted this 15th day of April 2026.

Cody Kennedy
President of the City Council

ATTEST:

Selestina Sandoval
City Clerk

DRAFT



Grand Junction City Council

Regular Session

Item #4.d.

Meeting Date: April 15, 2026
Presented By: Trenton Prall, Engineering & Transportation Director
Department: Engineering & Transportation
Submitted By: Trent Prall, Engineering and Transportation Director

Information

SUBJECT:

Resolution Authorizing the Mayor to Sign Amendment #1 to the Memorandum of Understanding with Mesa County and School District #51 for the Design and Construction of 22 1/2 Road and Greenbelt Drive Sidewalk and Drainage Improvements

RECOMMENDATION:

Adopt resolution authorizing the Mayor to sign Amendment #1 to the Memorandum of Understanding with Mesa County and School District 51 for the 22 1/2 Road and Greenbelt Drive Sidewalk and Drainage Improvements Project.

EXECUTIVE SUMMARY:

This Amendment #1 to the Memorandum of Understanding with Mesa County and School District 51 adjusts the funding for the project based on actual construction phase bids received. The project will improve drainage and sidewalk facilities on 22 1/2 Road and Greenbelt Drive adjacent and near Broadway Elementary.

BACKGROUND OR DETAILED INFORMATION:

The existing asphalt trail on the west side of 22 1/2 Road adjacent to Broadway Elementary is more than 35 years old and in poor condition, with extensive block cracking that is difficult to repair. These conditions have created safety concerns, including a recent incident in which a student's wheelchair became caught in a crack. In addition, a nearby drainage channel has progressively incised, creating a hazardous drop-off along the edge of the trail.

To address these issues, the project proposes construction of a new 10-foot-wide concrete path on the west side of 22 1/2 Road, along with drainage improvements that

include piped infrastructure.

Greenbelt Drive also serves as an important walking route to school for neighborhoods east of Redlands Parkway. Mesa County proposes to pipe an existing drainage ditch and construct a new 10-foot-wide concrete path on the north side of Greenbelt Drive.

The original Memorandum of Understanding (MOU), approved by City Council on April 17, 2024, and executed on May 21, 2024, established roles, responsibilities, and cost-sharing among the City, Mesa County, and School District 51. Under the agreement, design costs are split evenly among all three parties. Construction costs for the 22 1/2 Road improvements are shared equally by the City and the School District, while Mesa County is responsible for construction costs along Greenbelt Drive. Since execution of the MOU, Mesa County added design scope, which is fully funded by the County.

This amendment updates the MOU to reflect revised project costs based on received construction bids.

The project generally includes the design and construction of sidewalk and drainage improvements along the west side of 22 1/2 Road adjacent to Broadway Elementary, and along the north side of Greenbelt Drive from 22 1/2 Road to the existing sidewalk at Milena Way. No right-of-way or easement acquisition is required.

The total estimated project cost is \$1,159,074. The City’s share is estimated at \$222,440, which includes design work completed in 2025 and \$170,187 for construction which is slated for summer of 2026 during school break.

FISCAL IMPACT:

The 2026 budget includes \$134,000 for the project. Based on the bids received, the City's share has increased to \$170,187. Staff proposes to move the necessary funds from 2026 Contract Street Maintenance to cover the additional \$36,187.

SUGGESTED MOTION:

I move to adopt Resolution 36-26 authorizing the Mayor to sign Amendment #1 to the Memorandum of Understanding with Mesa County and School District #51 for the Design and Construction of 22 1/2 Road and Greenbelt Drive Sidewalk and Drainage Improvements.

Attachments

- 1. MOU City County & D51 Greenbelt & 22.5 Amendment 1
- 2. Resolution ___-26 22.5Rd_Greenbelt MOU Amend 1

MEMORANDUM OF UNDERSTANDING

between

The City of Grand Junction, Mesa County Valley School District 51,
and Mesa County, Colorado

for the

DESIGN AND CONSTRUCTION OF 22 ½ ROAD AND GREENBELT DRIVE
SIDEWALK AND DRAINAGE IMPROVEMENTS

Amendment #1

The parties to this Memorandum of Understanding (“Agreement”) are Mesa County, Colorado, a political subdivision of the State of Colorado, acting through the Mesa County Board of County Commissioners (“County”), the City of Grand Junction, Colorado, a Colorado Home Rule Municipality, acting through the Grand Junction City Council (“City”), and Mesa County Valley School District 51 (“School District”). The County, City and School District may be collectively referred to as “Parties or “the Parties”.

I. Introduction

Both the City and the County have responsibilities for developing and implementing transportation plans and authorizing capital improvements within their respective jurisdictions. The School District has a responsibility to maintain safe access to its schools and associated properties. The Parties recognize that transportation related improvement decisions by one party affect decisions by the others, and that cooperative planning and spending can help to make the most of the community’s resources that are available to fund improvements.

The Parties further recognize the need to make sidewalk and drainage improvements to 22 ½ Road and Greenbelt Drive in unincorporated Mesa County (“Project”) in order to provide Americans with Disabilities Act (“ADA”) compliant access to Broadway Elementary School. Broadway Elementary is a School District facility located on the west side of 22 ½ Road, south of Greenbelt Drive. 22 ½ Road is designated as a City right-of-way and Greenbelt Drive, between 22 ½ and Redlands Parkway is designated as a County right-of-way. Because of the common and related interests of the City, the County and the School District they as the Parties to this Agreement acknowledge and agree that it is in their singular and collective best interests to work cooperatively in the planning and construction of the Project.

II. Purpose

The purpose of this Agreement is to establish the relative rights and responsibilities for the various work necessary to accomplish the Project. To that end this Agreement establishes the intention of the City, County, and School District to cooperatively fund and prosecute to completion the design, bidding, and construction of the Project.

III. Procedure

Now, therefore, it is agreed that the Parties will:

- 1) Include in their respective 2024 - 2025 Capital Improvement Plans the funds and staff to pay for and complete the Project. Accordingly, the Parties will make every effort to budget no less than the sums ("Project Funds") shown below:

Fund Source	Design 2024	Construction 2026	Project Funds
City	\$52,252	\$170,187	\$222,440
School District	\$52,252	\$170,187	\$222,440
County	\$52,252	\$661,942	\$714,194
C.O. on County portion	\$43,448		
TOTAL	\$200,205	\$1,002,317	\$1,159,074

Design costs will be split evenly between all three parties, **except for additional design work authorized by County on the Greenbelt Road improvements**. Construction costs on 22-1/2 Road improvements will be split evenly between the City and the School District. Construction costs on Greenbelt Drive will be paid for by the County.

- 2) The Parties agree to carry over any unexpended Project Funds from year to year until the Project is constructed.
- 3) The Project generally is described as and will include design and construction of sidewalk and drainage improvements to the west side of 22 ½ Road along Broadway Elementary School property and to the north side of Greenbelt Drive between 22 ½ Road to the existing sidewalk at Milena Way. All work will be designed and constructed to City/CDOT standards. It is anticipated that no right-of-way or easement acquisitions will be required.
- 4) The County will manage the Project from design through bidding and construction. The City, County, and School District will perform their respective public relations coordinated through the County's Project Engineer.
- 5) The County shall contract with a Consulting Engineer for design services. Design services include design to the most current City/CDOT standards, any permitting required for the Project,

coordination with utilities, as well as outreach and coordination with affected interests.

- 6) The County shall contract with a civil contractor to construct the Project. The construction contract shall be in accordance with County procurement and contracting standards.
- 7) So that revenue limitations under TABOR are not implicated, the contract(s) between the County and the third-party contractors performing the work on the Project may be written so that payments may be made directly to the third-party contractor by either the City and/or the County, and/or the School District in amounts consistent with the contributions of the Parties as established by this Agreement. Under such a contract, the third-party contractors shall issue invoices directly to the paying Party(ies) and payment shall be made directly to the third-party contractor by the paying Party(ies).
- 8) The City, County, and School District may not necessarily pay exactly equal shares of every individual portion of the Project; however, all Parties agree that the total share of the Project actual cost will be divided as in the proportion shown in III(1) above. Should a Party receive a grant for the Project, it is the general intent of the Parties to apply the grant money to the Project as a whole, with the contributions of each Party being reduced by the application of the grant funds. At the time of a grant award(d), the Parties shall generate a written amendment to this Agreement detailing how the grant(s) shall be applied in accordance with this Agreement and in compliance with any requirements of the grant(s). The Project Funds to be paid by each Party shall not exceed the amount shown in III(1) above except by mutual, written modification of this Agreement.

IV. Administration

- 1) Nothing in this Agreement shall be construed as requiring any Party to assume or expend any sum in the excess of appropriations available. All expenditures contemplated by any Party under this Agreement shall be subject to that Party's annual appropriations pursuant to Colorado Law.
- 2) This Agreement shall become effective when signed by the Parties. The Parties may amend the Agreement in writing as mutually agreed, including changes in scope or cost as the performance of the Project progresses. Any Party may terminate this Agreement for its convenience after giving the non-terminating Parties 30 days written notice of the terminating Party's intent to terminate. Any outstanding obligations or other responsibilities accrued in accordance with the

performance of this Agreement until the time of its termination, including any amounts owed or reimbursements to be paid, shall remain in effect and shall be performed by the Parties.

- 3) The County shall advertise, receive bids, and award the bid based on the County's Purchasing Policy and the recommendation of the Project management team. The Project management team shall be comprised of a named representative of each Party. The County shall include all the terms and conditions regarding bonding, insurance, and indemnification in construction contract so that the Project is protected as the County would customarily require.
- 4) This Agreement may be signed in counterparts. Each counterpart shall become part of the final Agreement and shall have the same force and effect thereof. A copy of any signature on a signature page shall be as valid and binding as an original signature.

In Witness whereof, the parties hereto have executed this Agreement as of the dates set forth below.

MESA COUNTY

James "JJ" Fletcher, Chair
Mesa County Board of Commissioners

ATTEST:
Date: _____

CITY OF GRAND JUNCTION

Cody Kennedy, President of City Council
Grand Junction City Council

ATTEST:
Date: _____

MESA COUNTY VALLEY SCHOOL DISTRICT 51

José Luis Chávez
President of the Board of Education
Mesa County Valley School District 51

ATTEST:
Date: _____

CITY OF GRAND JUNCTION, COLORADO

Resolution No. __-26

A RESOLUTION AUTHORIZING THE MAYOR TO SIGN AMENDMENT #1 TO THE MEMORANDUM OF UNDERSTANDING WITH MESA COUNTY AND SCHOOL DISTRICT #51 FOR THE DESIGN AND CONSTRUCTION OF 22 1/2 ROAD AND GREENBELT DRIVE SIDEWALK AND DRAINAGE IMPROVEMENTS

Recitals:

The City of Grand Junction and Mesa County are responsible for transportation planning and capital improvements within their respective jurisdictions. Mesa County Valley School District #51 is responsible for providing safe access to its schools and facilities. The parties recognize that coordinated planning and investment improve the effective use of limited public resources.

The parties have identified the need for sidewalk and drainage improvements along 22 ½ Road and Greenbelt Drive (the “Project”) to provide Americans with Disabilities Act (ADA) compliant access to Broadway Elementary School, located west of 22 ½ Road south of Greenbelt Drive. 22 ½ Road is within City right-of-way, and Greenbelt Drive (between 22 ½ Road and Redlands Parkway) is within County right-of-way.

In 2024, the parties entered into a Memorandum of Understanding (MOU) to define roles and responsibilities for the Project and to support cooperative planning and construction.

Amendment #1 to the MOU confirms the parties’ commitment to jointly fund and complete the Project and updates cost-sharing based on received construction bids.

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

The City Council finds the Project necessary to improve safe routes to school and drainage along 22 ½ Road (from Highway 340 to Greenbelt Drive) and along Greenbelt Drive (from 22 ½ Road to Redlands Parkway). The City Council hereby authorizes the Mayor to sign Amendment #1 to the Memorandum of Understanding with Mesa County and Mesa County Valley School District #51.

PASSED and ADOPTED this 15th day of April 2026.

Cody Kennedy
President of the Council

ATTEST:

Selestina Sandoval
City Clerk



Grand Junction City Council

Regular Session

Item #5.a.

Meeting Date: April 15, 2026
Presented By: Jerod Timothy, Project Engineer
Department: General Services
Submitted By: Jerod Timothy, General Services Director

Information

SUBJECT:

Award of Construction Contract for Material Recovery Facility Modifications Phase 1 to KR Construction Group, INC.

RECOMMENDATION:

Staff recommends awarding the construction contract for the Materials Recovery Facility Phase 1 – Building Modifications project to KR Construction Group Inc. in the amount of \$4,281,380.00.

EXECUTIVE SUMMARY:

The City of Grand Junction is advancing Phase 1 of the Materials Recovery Facility (MRF) Re-Purpose and Construction Project located at 365 32 Road. This phase includes critical building modifications necessary to prepare the existing facility for installation of processing equipment and future recycling operations. Improvements include structural modifications, demolition, concrete work, and upgrades to mechanical, electrical, plumbing, and fire suppression systems.

This project is a key step in the City’s long-term strategy to enhance recycling operations, improve efficiency, and support a more sustainable materials management system. Due to the complexity of retrofitting an existing structure and the need to maintain an accelerated schedule, timely completion of Phase 1 is essential to support overall project delivery and future facility operations.

BACKGROUND OR DETAILED INFORMATION:

The City of Grand Junction is advancing the development of a regional Materials Recovery Facility (MRF) located at 365 32 Road to support long-term recycling and materials management needs for the community and surrounding region. This project is a key component of the City’s strategy to improve operational efficiency, increase

diversion, and provide a more sustainable and resilient recycling system.

In 2022, the City acquired the existing curbside recycling operation, transitioning from a privately operated system to a municipally managed program. Since that time, the City has been evaluating opportunities to enhance recycling services and infrastructure, including the development of a regional MRF capable of processing materials more efficiently and adapting to evolving market conditions.

The MRF Re-Purpose and Construction Project is being implemented in phases. Phase 1 focuses on necessary building modifications to prepare the existing structure for installation of specialized processing equipment and future operations. This work includes selective demolition, structural modifications, installation of concrete foundations and pits, and upgrades to mechanical, electrical, plumbing, and fire suppression systems.

Due to the nature of retrofitting an existing facility, the project presents several complexities, including coordination of multiple trades, integration of new systems within the existing structure, and the need to maintain a tight construction schedule to align with future equipment installation and operational timelines.

Completion of Phase 1 is critical to maintaining overall project momentum and ensuring the facility can be brought online in accordance with the City's planned schedule.

What's Next / Phase 2:

Following completion of Phase 1 building modifications, the City will advance into Phase 2 of the Materials Recovery Facility (MRF) project. Phase 2 will focus on developing the operational, administrative, and support spaces necessary for full facility functionality and long-term use.

Key elements of Phase 2 include improvements to the tipping floor, such as construction of push walls and the addition of loading docks to support efficient material handling and outbound commodity shipment. The phase will also include renovation and expansion of office and support areas, including administrative offices, reception space, meeting and training areas, and a public-facing educational/viewing component.

Additional improvements include construction of a mezzanine level, installation of an elevator and stair access, and development of employee facilities such as locker rooms, restrooms, break areas, and support spaces. The project will also include necessary upgrades to building systems, including HVAC, electrical, plumbing, fire suppression, and structural enhancements to support new loads and configurations.

Design for Phase 2 is currently underway and is approximately 90 percent complete. Upon completion of final design, the project is anticipated to be advertised for competitive bidding.

Phase 2 will build upon the foundational work completed in Phase 1 and is critical to achieving full operational capability of the facility. Staff will continue to evaluate budget and delivery considerations and will return to City Council with additional information and recommendations as the project progresses.

FISCAL IMPACT:

The contract for Phase 1 of the MRF re-purpose and construction is \$4,281,380.00. Funding for this phase is budgeted in the Solid Waste and Recycling Fund supported by Certificates of Participation (COPs) issued by the City of Grand Junction in late 2025.

As the project advances into Phase 2, staff will return to City Council for an additional contract approval. A second tranche of the previously authorized COPs is anticipated to support Phase 2 construction.

SUGGESTED MOTION:

Staff recommends that City Council authorize the City Manager to enter into a construction contract with KR Construction Group Inc. for the Materials Recovery Facility Phase 1 – Building Modifications project in the amount of \$4,281,380.00.

Attachments

None