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CITY COUNCIL AGENDA
WEDNESDAY, NOVEMBER 4, 2026
250 NORTH 5TH STREET - AUDITORIUM
5:30 PM – REGULAR MEETING

Call to Order, Pledge of Allegiance, Moment of Silence

Proclamations

Proclaiming November 2026 as National Hospice and Palliative Care Month in the City of Grand Junction

Proclaiming November 15, 2026, as Sister City / El Espino Day in the City of Grand Junction

Appointments

Appointments to the Visit Grand Junction Board

Appointments to the Planning Commission / Zoning Board of Appeals

Public Comments

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

The public has four options to provide Public Comments: 1) in person during the meeting, 2) virtually during the meeting (registration required), 3) via phone by leaving a message at 970-244-1504 until noon on Wednesday, November 4, 2026 or 4) submitting comments online until noon on Wednesday, November 4, 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. Minutes of the October 21, 2026 Regular Meeting

b. Summary of the October 26, 2026 Workshop

2. Set Public Hearings

a. Legislative

i. Introduction of an Ordinance Amending Figure 04.04-1 in Section § 21.04.040(e)(2)(i)(E) of the Zoning and Development Code (Title 21 of the Grand Junction Municipal Code) Regarding the Prohibition of Restaurant and Retail Drive-Through Uses Within a Specified Area, and Setting a Public Hearing for November 18, 2026

3. Procurements

a. Authorize Construction Contract for Patterson Curb Ramp Replacements

b. Authorize a Construction Contract for the 2026-2027 Sanitary Sewer Cured-In-Place-Pipe (CIPP) Lining Rehabilitation Project

4. Resolutions

c. Resolution Requesting Coverage Under the FPPA Statewide Retirement Plan for New Police Officers and Offering Active Members of the City's Local Money Purchase Plan the Option to Participate, Repealing and Replacing Resolution No. 84-26

d. 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)

REGULAR AGENDA

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

5. Public Hearings

a. Legislative

i. Introducing the Appropriation Ordinance for the 2027 Budget, Presentation, First Public Hearing and Setting a Second Public Hearing for November 18, 2026

ii. An Ordinance Authorizing the issuance of a Bank Loan for the Terminal Project

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, for nearly 35 years, HopeWest has been Grand Junction community-owned, nonprofit organization where people turn when facing life's most difficult times; and

Whereas, as a nationally recognized hospice, palliative care, dementia support, PACE, adult bereavement, and children's bereavement program, HopeWest provides care to more than 3,700 individuals across western Colorado each year. With every year, the need for HopeWest services is growing; and

Whereas, Hospice and Palliative Care Month highlights the importance of comfort for those facing aging, serious illness, or grief. HopeWest is privileged to provide exceptional care every day, helping patients and their families transform an overwhelming or fearful time into one of comfort, healing, and hope; and

Whereas, this public declaration celebrates our community's unique spirit of helping each other every day and honors the compassion of the many nursing assistants, social workers, chaplains, physicians, counselors, registered nurses, and volunteers at HopeWest; and

Whereas, Hospice and Palliative Care Month presents a unique opportunity to increase awareness of these programs and honor all who make them possible.

NOW, THEREFORE, I, Laurel Lutz, by the power vested in me as Mayor of the City of Grand Junction, do hereby proclaim November 2026 as

"Hospice and Palliative Care Month"

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



IN WITNESS WHEREOF, I have hereunto set my hand and caused to be affixed the official Seal of the City of Grand Junction this 4th day of November 2026.

Laurel Lutz

Mayor



City of Grand Junction, State of Colorado

Proclamation

Whereas, in 2005, the City of Grand Junction recognized El Espino, El Salvador as its official Sister City; and

Whereas, since the inaugural trip in 2004 with students from Colorado Mesa University, more than 100 members of the Grand Junction community have traveled to El Espino and participated in cultural immersion with the people as well as the spay/neuter brigades led by the Foundation for Cultural Exchange; and

Whereas, many Grand Junction residents have played an integral role in the education of youth in El Espino who are dedicated to creating a better life for the people of El Salvador; and

Whereas, sponsors of the Foundation for the Cultural Exchange's student scholarship program support over 30 high school and university students each year and have contributed to helping more than 25 students earn their university degrees; and

Whereas, throughout the previous 21 years, this city through its community partnership has fostered long-term relationships between the people of Grand Junction and El Espino, thereby advancing peace, prosperity, and cultural understanding in both communities; and

Whereas, it is appropriate to recognize all the efforts of the Foundation for Cultural Exchange on this twenty-first anniversary and to express appreciation for the work they and other community members have done.

NOW, THEREFORE, I, Laurel Lutz, by the power vested in me as Mayor of the City of Grand Junction, do hereby proclaim November 15, 2026, as

"El Espino Day"

in the City of Grand Junction and congratulate the Foundation and all of the community members who have participated in cultural exchange with the people of El Espino.

IN WITNESS WHEREOF, I have hereunto set my hand and caused to be affixed the official Seal of the City of Grand Junction this 4th day of November 2026.

Laurel Lutz

Mayor

Grand Junction City Council

Regular Session

Item #

Meeting Date: November 4, 2026

Presented By: Selestina Sandoval, City Clerk

Department: City Clerk

Submitted By: Selestina Sandoval

Information

SUBJECT:

Appointments to the Visit Grand Junction Board

RECOMMENDATION:

To appoint the interview committee's recommendations.

EXECUTIVE SUMMARY:

The interview committee interviewed three applicants to fill two vacancies on the Visit Grand Junction Board.

BACKGROUND OR DETAILED INFORMATION:

The interview committee interviewed three applicants to fill two vacancies on the Visit Grand Junction Board. Incumbents Theresa Horvat and Manon Desrosiers have terms expiring 12/31/2026, and both are eligible to serve another term. Theresa Horvat has decided not to apply.

FISCAL IMPACT:

There is no direct fiscal impact.

SUGGESTED MOTION:

I move to appoint the interview committee's recommendations.

Attachments

None

Grand Junction City Council

Regular Session

Item #

Meeting Date: November 4, 2026

Presented By: Selestina Sandoval, City Clerk

Department: City Clerk

Submitted By: Selestina Sandoval

Information

SUBJECT:

Appointments to the Planning Commission / Zoning Board of Appeals

RECOMMENDATION:

To appoint the interview committee's recommendations.

EXECUTIVE SUMMARY:

Planning Commission has two members with expiring terms and the Zoning Board of Appeals has one vacancy that the interview committee interviewed for.

BACKGROUND OR DETAILED INFORMATION:

The Planning Commission has two positions with terms expiring on October 31, 2026, currently held by Sandra Weckerly and Robert Quintero. Ms. Weckerly submitted an application for reappointment, while Mr. Quintero did not seek reappointment. Additionally, the Zoning Board of Appeals has one vacancy resulting from the resignation of Merritt Sixbey.

The interview committee interviewed four applicants to fill the vacancies. Caleb Abeloe, currently serving as the First Alternate on the Zoning Board of Appeals, will move into one of the vacant Planning Commission positions. The committee selected one applicant to fill the remaining Planning Commission vacancy and two applicants to serve as the First and Second Alternates to the Planning Commission, who also serve as members of the Zoning Board of Appeals.

FISCAL IMPACT:

There is no direct fiscal impact.

SUGGESTED MOTION:

I move to adopt the interview committee's recommended appointments.

Attachments

None

Grand Junction City Council

Minutes of the Regular Meeting

October 21, 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 21st day of October, at 5:30 p.m. Those present were Councilmembers Scott Beilfuss, Cody Kennedy, Jason Nguyen, Anna Stout (virtual), Ben Van Dyke, and Council President Laurel Lutz. Councilmember Robert Ballard was absent.

Also present were City Manager Mike Bennett, Interim City Attorney Jeremiah Boies, Senior Planner Lily Sutton, Interim Community Development Director Thomas Lloyd, Enviro Comp Sustain Manager Ashley Firl, Human Resource Director Shelley Caskey, Chief Financial Officer Jay Valentine, City Clerk Selestina Sandoval, and Deputy City Clerk Misty Williams.

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

City Manager Report

City Manager Mike Bennett announced that the Senior Recreation Center located at 550 Ouray Ave, Grand Junction, will not be closing. He explained the reasoning behind the decision and reported on how the municipal budget effects services like these. He also thanked the audience for the constructive feedback that was given regarding this program

Proclamations

Proclaiming October 10, 2026, as the 100th Anniversary of Lincoln Park Golf Course in the City of Grand Junction

The proclamation was read by Councilmember Kennedy and was accepted by City of Grand Junction Golf Director Tim Tafoya.

Public Comments

Public comments were heard from Howard Haworth, Daria Ymir, Stephanie Hall, Carol Rathbun, Leslie Kiesler, Tracy Willits, Diana Tap, Melanie Kenney, Claudeen Diaz, Sara Pfifer, Jim Greasley, Rick Parkins, Larry Fukui, Roberta Stacey, Susanne Sietmann,

Steve Garner, David DeRose, Debi Nelson, Phyliss Flower, Jesse Miltier, Donald Hunger, Sharon Lindsay, Nate Schwapps, and Wendy Ginesan.

Boards and Commission Liaison Reports

Councilmember Beilfuss provided updates on the Business Incubator's 40th Anniversary celebration, the Avalon Theater Foundation, and the Homeless Coalition.

Councilmember Kennedy reported on Grand Junction Economic Partnership, Grand Junction Regional Airport Authority, and the Resiliency in the Rockies Summit.

Councilmember Van Dyke reported on the Business Incubator's 40th Anniversary celebration and the Downtown Development Authority's progress on The Terminal project.

Councilmember Nguyen reported on the Urban Trails fall walk audit.

Councilmember Stout reported on the Colorado Municipal League Policy Committee and the Sister City Event to be held on November 15, 2026.

Council President Lutz reported on the Visit Grand Junction board.

Council took a short break at 6:49 p.m.

Council resumed at 7:04 p.m.

CONSENT AGENDA

1. Approval of Minutes

a. Summary of the October 5, 2026, Workshop

b. Minutes of the October 7, 2026, Regular Meeting

2. Set Public Hearings

a. Legislative

i. Introduction of an Ordinance Authorizing the issuance of a Bank Loan for the Terminal Project and Setting a Public Hearing for November 4, 2026

b. Quasi-judicial

i. A Resolution Referring a Petition to the City Council for the Annexation of Lands to the City of Grand Junction, Colorado, Setting a Public Hearing on Such Annexation, Exercising Land Use Control, and Introducing the Proposed Annexation Ordinance for the Redlands 360 Annexations No. 2, 3, 4, and 5 Annexing Right-of-Way along Easter Hill, South Broadway, 23 Road, Broadway (State HWY 340) and portion of Alcove Dr in the Redlands and Setting a Public Hearing for December 2, 2026

3. Agreements

a. North Avenue Enhanced Transportation Corridor Project Memorandum of Understanding Between the City of Grand Junction and Mesa County

4. Procurements

a. Ridges Irrigation Pump Motor Control Center Replacement Project

5. Resolutions

a. A Resolution Authorizing the City Manager to Submit a Grant Request to the Colorado Department of Local Affairs Under HB-1152 Accessory Dwelling Unit (ADU) Grant Program

b. A Resolution Authorizing the Transfer of a 0.14 Acre City Property Identified by Mesa County Assessor as Parcel 2945-143-36-004 to Mesa County for the Purposes of Operating a Transportation Hub by Grand Valley Transit

Councilmember Van Dyke moved to adopt Consent Agenda Items 1-5, seconded by Councilmember Kennedy. Motion carried by a unanimous voice vote.

REGULAR AGENDA

6.a.i. An Ordinance for 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 that begin in one year and need to be carried forward to the current year to complete. Supplemental appropriations are also required to approve new projects or expenditures.

This supplemental appropriation is for the authorization to spend grant funding and other outside revenues not anticipated in the original 2026 budget. It also includes

spending authority for health insurance claims, as well as the reinvestment of funds into the self-insurance plan.

Chief Financial Officer Jay Valentine gave a presentation on this supplemental appropriation and was available to answer questions from Council.

Comments were heard from Councilmembers Beilfuss, Kennedy, Nguyen, and Van Dyke.

The public hearing opened at 7:19 p.m.

No comments were heard.

The public hearing closed at 7:19 p.m.

Councilmember Nguyen moved, and Councilmember Stout seconded, to adopt Ordinance No. 5344, an ordinance making supplemental appropriations to the 2026 Budget of the City of Grand Junction, Colorado, for the year beginning January 1, 2026, and ending December 31, 2026, and on final passage and ordered final publication in pamphlet form. Motion carried by a unanimous roll call vote.

6.a.ii. An Ordinance Enacting a Temporary Moratorium on the Acceptance, Processing, and Approval of Applications for Data Centers Within the City of Grand Junction; Providing that the Moratorium Shall Terminate at the Earliest of the City's Adoption of Amendment(s) to Title 21 of the Grand Junction Municipal Code Addressing Data Centers or the Expiration of Three Hundred Sixty-Five (365) Days from the Effective Date of this Ordinance, Providing for Findings, Intent and Purpose; Providing for Definitions, Directing a Code Study; and Providing for Severability

The City of Grand Junction received inquiries regarding Data Centers and the City's current approach, regulations, or planned initiatives related to the approval and management of data centers within city limits. Communities considering data-center development often evaluate whether their land-use regulations adequately address the facilities' distinctive operational and infrastructure needs. A temporary moratorium is narrowly tailored, is temporary in nature, is necessary to protect the public health, safety and welfare, and is adopted in good faith for the purpose of completing needed planning and regulatory work. The moratorium will allow the City Manager, by and through the Community Development Department, in conjunction with the City Attorney and such other departments as the City Manager designates, to study the impacts of data centers, to evaluate appropriate zone districts, use classifications, thresholds and use-

specific standards, and to present recommended amendments to Title 21 to the City Council. The moratorium is limited in duration and terminates automatically upon the earlier of the City Council's adoption of such amendments or the expiration of 365 days. Interim Community Development Director Thomas Lloyd gave a presentation on this ordinance and was available to answer questions from Council.

Comments were heard from Councilmembers Kennedy, Nguyen, Beilfuss, and Stout.

The public hearing opened at 7:33 p.m.

Comments were heard from Daria Emir, Eric Reckel, Kimmy Ward, Stephanie Hall and Jack Byron.

The public hearing closed at 7:42 p.m.

Councilmember Kennedy moved, and Councilmember Van Dyke seconded, to adopt Ordinance No. 5345, an ordinance enacting a temporary moratorium on the acceptance, processing, and approval of applications for data centers within the City of Grand Junction; providing that the moratorium shall terminate at the earliest of the City's Adoption of Amendment(s) to Title 21 of the Grand Junction Municipal Code addressing data centers or the expiration of three hundred sixty-five (365) days from the effective date of this ordinance, providing for findings, intent and purpose; providing for definitions, directing a code study; and providing for severability, on final passage and ordered final publication in pamphlet form. Motion carried by a unanimous roll call vote.

6.b.i. An Ordinance to Rezone 2.88 Acres from I-1 (Industrial Light) to CG (Commercial General), Located at 2324 Highway 6 and 50

RAMS 1 Ho, LLC, property owner, requested a rezone of a total of 2.88 acres from I-1 (Industrial Light) to CG (Commercial General), located at 2324 Highway 6 & 50. If approved, the requested CG zone district would be consistent with the Comprehensive Plan which has a Land Use Map designation of Commercial.

Senior Planner Lily Sutton gave a presentation on this ordinance and was available to answer questions from Council.

Comments were heard from Councilmembers

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

There were no comments.

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

Councilmember Van Dyke moved, and Councilmember Nguyen seconded, to adopt Ordinance No. 5346, an Ordinance Rezoning 2.88 Acres from I-1 (Industrial Light) to CG (Commercial General), Located at 2324 Highway 6 and 50, on final passage and ordered final publication in pamphlet form. Motion carried by a unanimous roll call vote.

7.a. Authorize Contract Amendment with AE2S for the Persigo Wastewater Treatment Plant Phase 2 Expansion Project

Recent failures of secondary clarification infrastructure at the Persigo Wastewater Treatment Plant (Persigo) have significantly reduced operational reliability and eliminated redundancy within this essential step of the treatment process. Although Secondary Clarifier #1 has been returned to service following emergency repairs, Secondary Clarifier #4 remains out of service, leaving Persigo dependent on Secondary Clarifiers #1 and #2 without a standby unit.

The City's 2020 Wastewater Treatment Facilities Master Plan identified construction of Secondary Clarifier #3 as a future improvement. However, the original Phase 2 Expansion Project anticipated rehabilitation of the three existing clarifiers rather than construction of an additional system. Recent mechanical failures and potential structural deficiencies at Clarifier #4 have raised concerns about whether rehabilitation remains a viable long-term solution.

Staff recommended amending the existing AE2S engineering services contract in an amount not to exceed $950,000 to accelerate design and permitting of Clarifier #3 while assessing the condition of Clarifier #4. Construction of Clarifier #3 will be accelerated as part of the Phase 2 Expansion Project to restore operational redundancy and allow for the planned rehabilitation of Clarifiers #1 and #2 while maintaining treatment capacity.

Enviro Comp Sustain Manager Ashley Firl gave a presentation on this contract amendment and was available to answer questions from Council.

Councilmember Van Dyke moved, and Councilmember Nguyen seconded, to authorize the City Purchasing Division to execute a contract amendment with Advanced Engineering and Environmental Services, LLC (AE2S) in an amount not to exceed $950,000 for secondary clarifier assessment, design, and permitting services as part of the Persigo Wastewater Treatment Plant Phase 2 Expansion Project. Motion carried by a unanimous voice vote.

8. Non-Scheduled Comments

No comments were heard.

9. Other Business

Comments were heard from Councilmember Kennedy regarding the Senior Recreational Center, and Council President Lutz regarding Councilmembers representation of Council.

10. Adjournment

The meeting adjourned at 8:12 p.m.

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Selestina Sandoval, MMC

City Clerk

GRAND JUNCTION CITY COUNCIL WORKSHOP SUMMARY
October 26, 2026

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

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

Staff present: City Manager Mike Bennett, Interim City Attorney Jeremiah Boies, Deputy City Manager Kimberly Bullen, Chief Financial Officer Jay Valentine, Interim Utilities Director Ashley Firl, Assistant to the City Manager Johnny McFarland, Transportation and Engineering Director Trent Prall, Parks and Recreation Director Ken Sherbenou, IT Director Scott Hockins, Communications Manager Kelsey Coleman, General Services Director Jerod Timothy, Human Resources Director Shelley Caskey, Interim Community Development Director Thomas Lloyd, Fire Chief Peter Skeris, Police Chief Matt Smith, Deputy Finance Director Brandon Hinze, Visit Grand Junction Director Elizabeth Fogarty, Budget Manager Matt Martinez, and City Clerk Selestina Sandoval.

1. Discussion Topics

a. 2027 City Manager's Recommended Budget

City Manager Mike Bennett and staff continued their presentation of the proposed 2027 budget, focusing on enterprise and internal service funds, utility rates, capital improvements, and one-time funding requests.

Key Points:

Budget Overview and Fund Balance

- Staff reviewed efforts to address the structural deficit through strategic expenditure reductions, personnel adjustments, cost reallocations, and use of fund balance.
- The proposed budget includes 20 additional positions, primarily supporting public safety and expanded recycling operations.
- The projected General Fund balance is $42.8 million, approximately $13 million above the City's minimum reserve requirement.
- Fund balance will continue to support the First Responder Fund expenses while the City pursues a long-term funding solution through a potential fire district.

Internal Service and Special Revenue Funds

- Staff reviewed the Visit Grand Junction, Information Technology, Equipment, Facilities, and Communications Center funds.

- Visit Grand Junction's budget includes deferred marketing expenditures from 2026 to 2027 to maximize their economic impact.
- The Equipment Fund includes $4.87 million for fleet replacement. Council discussed the aging fleet, replacement priorities, and opportunities for sharing equipment with neighboring jurisdictions.
- Staff reviewed facility maintenance needs, regional emergency communications funding, investment earnings, and changes to the City's financial partnership with Colorado Mesa University.

Enterprise Funds and Utility Rates

- Staff presented proposed budgets and rates for water, wastewater, Ridges irrigation, solid waste and recycling, golf, and parking operations.
- Council discussed proposed utility rate increases, water conservation, infrastructure investments, and the long-term sustainability of utility funding.
- Staff highlighted improvements planned for the Juniata Ditch, which experiences approximately 1,400 acre-feet of water loss annually, and discussed the proposed dam expansion.
- Council discussed utility availability charges, tap fees, and their relationship to housing affordability.
- Staff reviewed the expansion of citywide recycling and optional seasonal yard waste collection, including associated rate adjustments.
- Council discussed proposed golf course fee increases, particularly their impact on affordability at Lincoln Park Golf Course.
- Staff reported that the Parking Fund has stabilized following operational adjustments and public outreach, although reserves remain limited for future infrastructure expansion.

Capital Improvement Program

- Staff presented the proposed $93.5 million capital improvement program, including approximately $19.1 million from the dedicated capital sales tax fund and $8.1 million for transportation capacity projects.
- Major projects include the next phase of the Persigo wastewater treatment facility expansion, water infrastructure improvements, street maintenance, bridge repairs, and transportation safety projects.
- Council discussed project prioritization, maintenance of existing infrastructure, and opportunities to leverage outside funding.
- Projects reviewed included North Avenue improvements, the C 1/2 Road Riverfront Trail connection, school safety routes, intersection improvements, and storm drainage infrastructure.
- Staff explained the reallocation of approximately $2.1 million in personnel expenses to capital projects to more accurately reflect project costs.

One-Time Funding Requests

- Council reviewed funding requests from organizations serving individuals experiencing homelessness, including Joseph Center, Catholic Outreach, Hilltop, Homeward Bound, and Mutual Aid Partners.
- Discussion focused on the importance of these services, available City resources, accountability, and the sustainability of using one-time funding for ongoing operations.
- Council expressed differing perspectives regarding additional funding outside the established request-for-proposals process.
- Council requested that Homeward Bound submit a revised written funding request with updated financial information before further consideration.
- Staff noted that additional funding would require Council direction and would come from available one-time funds.

Budget Adoption Schedule

- Staff reviewed the remaining budget process, with the first reading scheduled for November 4, 2026, and public hearings and final adoption anticipated for November 18, 2026.

2. Council Communication

There was none.

3. Next Workshop Topics

- Council reviewed potential upcoming workshop topics, including Council norms of conduct and other pending discussions.
- Council discussed requests for additional public engagement regarding the Police Department's use of automated license plate recognition cameras.
- Staff reviewed the updated departmental policy and information available to the public.
- Council expressed interest in an educational update and an opportunity for community input. Staff will explore an appropriate public engagement format outside the regular workshop setting.

4. Other Business

a. Visit Grand Junction Interview Team Discuss Appointment Selections

- The interview team shared their recommended the appointments.
- The team highlighted the candidates' qualifications and the additional tourism perspective the new applicant would bring to the Board.

b. Planning Commission Interview Team Discuss Appointment Selections

- The interview team shared their recommended the appointments.
- The team noted the strong qualifications of the applicants interviewed.

5. Adjournment

There being no further business, the workshop was adjourned at 7:47 p.m.

Grand Junction City Council

Regular Session

Item #2.a.i.

Meeting Date: November 4, 2026

Presented By: Tim Lehrbach, Principal Planner

Department: Community Development

Submitted By: Tim Lehrbach, Zoning Supervisor

Information

SUBJECT:

Introduction of an Ordinance Amending Figure 04.04-1 in Section § 21.04.040(e)(2)(i)(E) of the Zoning and Development Code (Title 21 of the Grand Junction Municipal Code) Regarding the Prohibition of Restaurant and Retail Drive-Through Uses Within a Specified Area, and Setting a Public Hearing for November 18, 2026

RECOMMENDATION:

Staff recommends approval of a motion to introduce the ordinance and set the public hearing. Staff recommends approval of the request. The request will be heard at the November 10, 2026 regular meeting of the Planning Commission. Their recommendation will be included in the staff report for the November 18, 2026 public hearing.

EXECUTIVE SUMMARY:

WinCo Foods LLC requests an amendment to the Zoning and Development Code to remove two parcels totaling approximately 39.3 acres from the area depicted at Figure 04.04-1 “Prohibited Restaurant and Retail Drive-Through Areas.” The effect would be to allow drive-throughs associated with restaurant and retail sales uses on the two parcels.

BACKGROUND OR DETAILED INFORMATION:

BACKGROUND

WinCo Foods LLC requests an amendment to the Zoning and Development Code to remove two parcels totaling approximately 39.3 acres from the area depicted at Figure 04.04-1 “Prohibited Restaurant and Retail Drive-Through Areas.” The effect would be to allow drive-throughs associated with restaurant and retail sales uses on the two parcels comprising the applicant’s properties presently within the prohibition area (“affected

property”).

The prohibition on restaurant and retail drive-throughs has evolved across multiple codes and plans.

The affected property was a portion of the Neighbors Annexation of 1985 (Ordinance No. 2239). Upon annexation, it was zoned Planned Recreation (PREC, Ordinance No. 2240).

Early conceptual planning for 24 Road development and infrastructure was incorporated into the City’s first Growth Plan in 1996 (Resolution No. 91-96). Action Items 38 and 39 in the Growth Plan called for “corridor development regulations […] addressing appropriate uses and development design” and for 24 Road to be constructed “as an urban parkway with a trail system.”

An updated Zoning and Development Code was adopted March 7, 2000 by Ordinance No. 3240 (“2000 Code”). With this adoption, Planned Development zone districts formerly identified by their type and addressed within prior codes, including the affected property’s PREC zone district, were collapsed into a single Planned Development zone district.

During and after the 2000 Code adoption process, the City was undertaking a study of the greater 24 Road area, which culminated in the adoption of the 24 Road Corridor Subarea Plan in November 2000 (Resolution No. 109-00). It introduced the “Preferred Plan” for the 24 Road Corridor, which included the assignment of subarea-specific land use categories to different parts of the subarea. The Commercial designation was assigned to a “node in the north east corner of the I-70 interchange, as well as expansion of commercial uses along U.S. Highway 6/50.” The affected property of this proposed amendment, on the other hand, was assigned the Mixed Use Development designation, which applied to approximately 41.6% of the subarea, and which limits the extent of retail uses:

> Mixed use development is encouraged in the remaining areas to include employment, residential and open space. Retail commercial may be appropriate as a secondary use, integral to other uses and structures or as a small (eight to 10 acres) nodal development at 24 Road and G Road intersection.

The Mixed Use (M-U) zone district was also introduced in November (Ordinance No. 3303) explicitly for the purpose of implementing 24 Road Corridor Subarea Plan recommendations, and it was applied to properties including the affected property by Ordinance No. 3304.

The M-U zone district in the 2000 Code (as amended) provided for “a mix of light manufacturing and office park centers, limited retail, service and multifamily residential uses,” where those limitations on retail included a maximum floor-area ratio (0.5), a maximum building size for retail (30,000 square feet), and a minimum of 20% of parcels

or projects exceeding 5 acres developed as residential. Restaurant and retail drive-throughs were not allowed in the M-U district, and office drive-through uses required a conditional use permit.

Ordinance No. 3305, also adopted in November 2000, established the 24 Road Corridor Design Standards and Guidelines. Among other requirements, “Auto-Oriented Uses” were addressed. Following minor revisions in 2016, those standards provide that “drive-up and drive-through facilities (order stations, pick-up windows, bank teller windows, money machines, car drop-off areas for auto service or rental, etc.) shall be located on the side or rear of a building and away from residential uses,” with a limited exception for buildings greater than 100 feet from the street when an “adequate landscaping buffer from the right-of-way line” is provided.

February and April 2010 saw a new Comprehensive Plan (Ordinance No. 4406, replacing the 1996 Growth Plan) and a new Zoning and Development Code (Ordinance No. 4419, “2010 Code”) adopted. The 2010 Comprehensive Plan assigned new land use designations across much of the City, which included splitting the affected property into the Commercial Industrial and Village Center – Mixed Use (7 DU/acre) designations. At the time of the 2010 Code’s adoption, the M-U zone district was an implementing district for the Commercial Industrial land use designation, but it was not an implementing district for the VC-MU designation.

The 2010 Code retained the two principal uses, “Drive-Through Uses (Restaurants)” and “Drive-Through Uses (Retail),” which were not allowed in the Mixed Use (M-U) zone district (among other districts). “Office with Drive-Through,” however, was allowed in M-U. Under the 2010 Code, the affected property remained zoned Mixed Use (M-U); therefore, drive-through restaurants and retail were not allowed on the affected property.

The One Grand Junction Comprehensive Plan (“2020 Comprehensive Plan”) replaced the 2010 Comprehensive Plan upon adoption on December 16, 2020. The 2020 Comprehensive Plan again assigned new land use designations across the City. The Commercial designation supplanted the previously split designations for the entire affected property. The Commercial designation is characterized by primary uses including “commercial, offices, retail, employment, medical campus/hospitals, and service-oriented uses.”

Following the adoption of the 2023 Zoning and Development Code, as described below, and a corresponding Comprehensive Plan amendment to update its Implementing Zone Districts, the Commercial designation is implemented by Mixed-Use Light Commercial (the present zone district of the affected property), Commercial General, Public, Civic, and Institutional Campus, and Planned Development.

The 2020 Comprehensive Plan also incorporated existing neighborhood and subarea plans, including, for example, those previously adopted for Pear Park and Orchard Mesa. Notably, as will be discussed further under the analysis below, the 24 Road

Corridor Subarea Plan was not similarly incorporated and was instead explicitly sunset by the adoption of the 2020 Comprehensive Plan in favor of the latter's treatment of the subarea.

Ordinance No. 5190, adopted December 20, 2023, repealed the 2010 Code and adopted its replacement ("2023 Code"). The 2023 Code introduced a new organizational structure and new content across most sections. The 2023 Code also introduced new zone districts, which resulted in the consolidation of several zone districts established under the 2010 Code into fewer zone districts under the 2023 Code. The 2023 Code became effective on January 21, 2024. The Official Zoning Map was updated on the same date from the 2010 Code's zone districts to the 2023 Code's zone districts by Ordinance No. 5191.

The 2010 Code's Mixed Use (M-U), Light Commercial (C-1), Business Park Mixed-Use (BP), and some among that code's form-based districts were consolidated into the 2023 Code's Mixed-Use Light Commercial (MU-2) zone district. At the time of the 2023 Code's adoption, there were 1,114.22 acres of land zoned C-1 (71.6%), 366.26 acres zoned M-U (23.5%), and 75.76 acres zoned BP (4.9%), for a total of 1,556.24 acres. Today, following the district consolidation and a few annexations and zone changes throughout the City, there are 1,635.44 acres of land zoned MU-2. Beginning January 21, 2024, and continuing through the present, the affected property has been and is zoned Mixed-Use Light Commercial (MU-2).

Combining these zone districts ("legacy districts" in the 2023 Code) with disparate development standards (dimensions, uses, etc.) entailed selecting for preservation only those standards from each legacy district which would cohere to meet the intent of the MU-2 district. Whereas M-U had not allowed "Drive-Through Uses (Restaurants)" and "Drive-Through Uses (Retail)," these uses were allowed in the 2010 Code's C-1 and BP districts.

Given that the preponderance of the land to be zoned MU-2 had been zoned C-1, it would have represented a significant expansion of the prohibition on restaurant and retail drive-throughs to apply the M-U's restriction. Instead of doing so, a new approach was adopted. First, drive-throughs from principal uses paired with one of three business types to accessory uses ("Drive-Through Facility"), while preserving the tripartite division into Office, Restaurant, or Retail. Each of these is allowed in MU-2. Second, the prohibition was partially preserved by shifting it from being zone district-based to geographically bound, as represented by Figure 04.04-1 at § 21.04.040(e)(2)(i)(E) of the 2023 Code. This had the effect of maintaining the prohibition for 233.07 acres of land, or 63.6% of the total land that had been zoned M-U.

More specifically, both the 2010 Code's M-U prohibition and the 2023 Code's geographic prohibition area were and remain of greatest impact on the 24 Road Corridor. Of all land previously zoned M-U, 264.73 acres (72.3%) were located within the 24 Road Corridor, as previously defined by Title 33, 24 Road Corridor Subarea Plan, and implemented by Title 25, 24 Road Corridor Design Standards. The

geographic prohibition area is contained entirely within the 24 Road Corridor. The 233.07 acres subject to the geographic prohibition represent 88% of those lands previously zoned M-U in the 24 Road Corridor.

Altogether, the focus of the restaurant and retail drive-through prohibition across time and varying means has historically been to ensure that development in the 24 Road Corridor Subarea is compatible with adopted plans and the vision for the subarea. The applicant argues, however, that amending the area subject to the prohibition is compatible with the Comprehensive Plan and is more consistent with the Zoning and Development Code than the present extent.

PROPOSED AMENDMENT
The applicant proposes to amend Figure 04.04-1 at Section § 21.04.040(e)(2)(i)(E) to allow drive-throughs associated with restaurant and retail sales uses on the two parcels comprising the applicant's properties presently within the prohibition area. The existing Figure 04.04-1 and the amended figure proposed by the applicant are attached to this staff report and shown in the proposed ordinance.

NOTIFICATION REQUIREMENTS
Notice was completed as required by GJMC § 21.02.030(g). Notice of the public hearing was published on October 31, 2026, in the Grand Junction Daily Sentinel.

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

(A) Consistency with Comprehensive Plan
The proposed Code Text Amendment is generally consistent with applicable provisions of the Comprehensive Plan.
(B) Consistency with Zoning and Development Code Standards
The proposed Code Text Amendment is consistent with and does not conflict with or contradict other provisions of this Code.
(C) Specific Reasons
The proposed Code Text Amendment shall meet at least one of the following specific reasons:
a. To address trends in development or regulatory practices;
b. To expand, modify, or add requirements for development in general or to address specific development issues;
c. To add, modify or expand zone districts; or
d. To clarify or modify procedures for processing development applications.

Staff reviewed the request and found that the approval criteria are met; accordingly, staff recommends approval. The complete analysis will be provided to the Planning Commission in the staff report for the November 10, 2026 regular meeting, at which a

public hearing will be held and a recommendation provided by the Planning Commission, and to the City Council for the November 18, 2026 regular meeting, at which the second reading and public hearing will be held to consider approval of the ordinance.

Staff recommends approval of a motion to introduce the ordinance and set the public hearing.

FISCAL IMPACT:

There is no direct fiscal impact for this item.

SUGGESTED MOTION:

I move to introduce and order publication in pamphlet form an ordinance amending Figure 04.04-1 in Section § 21.04.040(e)(2)(i)(E) of the Zoning and Development Code (Title 21 of the Grand Junction Municipal Code) regarding the prohibition of restaurant and retail drive-through uses within a specified area, and set a public hearing for November 18, 2026.

Attachments

1. Development Application
2. Draft Ordinance

CITY OF Grand Junction COLORADO
COMMUNITY DEVELOPMENT

Development Application

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

Petition For: Code Text Amendment

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

Existing Land Use Designation: _____ Existing Zoning: _____

Proposed Land Use Designation: _____ Proposed Zoning: _____

Property Information

Site Location: 39.112114, -108.610710 & 39.110133, -1086.0610 Site Acreage: 26.127 & 13.171

Site Tax No(s): 2701-324-00-113 & 2701-324-00-114 Site Zoning: MU-2

Project Description: Amend drive-thru restrictions in Figure 04.04-1 in Grand Junction Zoning & Development Code.

Property Owner Information	Applicant Information	Representative Information
Name: WinCo Foods, LLC	Name: Hoskin Farina & Kampf PC	Name: Hoskin Farina & Kampf PC
Mailing Address: 650 N Armstrong Pl	Mailing Address: 200 Grand Ave Suite 400	Mailing Address: 200 Grand Ave Suite 400
City/State/Zip: Boise, ID 83704	City/State/Zip: Grand Junction, CO 81501	City/State/Zip: Grand Junction, CO 81501
Business Phone #: (208) 859-1993	Business Phone #: (970) 986-3400	Business Phone #: (970) 986-3400
Contact Person: Ronald Schrieber	Contact Person: Andrew Teske	Contact Person: Andrew Teske
Contact Phone #: (208) 859-1993	Contact Phone #: (970) 986-3400	Contact Phone #: (970) 986-3400
Pref Contact Method: Phone	Pref Contact Method: Phone	Pref Contact Method: Phone

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

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

Signature of Person Completing the Application: _____ Date: 6/17/26

Signature of Legal Property Owner: _____ Date: 6/17/26

Ronald Schrieber II
Sr. Project Manager, WinCo Foods, LLC

OWNERSHIP STATEMENT - CORPORATION OR LIMITED LIABILITY COMPANY

(a) WinCo Foods, LLC, a Delaware limited liability company ("Entity") is the owner of the following property:

(b) See attached Exhibit A of Rec. No. 3087897 and Exhibit A of Rec. No. 3103091

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

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

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

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

☑ The Entity is the sole owner of the property.

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

On behalf of Entity, I have reviewed the application for the (d) Drive-Thru Code Text Amendment

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

(e) n/a

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

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

Signature of Entity representative:

Printed name of person signing: ANDREW TESKE, ATTORNEY

State of Colorado)

County of Mesa) ss.

Subscribed and sworn to before me on this 17th day of June, 2026

by Andrew Teske

Witness my hand and seal.

My Notary Commission expires on 03-11-2030

KATHY MARIE CARRIO
Notary Public
State of Colorado
Notary ID # 20224009984
My Commission Expires 03-11-2030

Notary Public Signature

RECEPTION#: 3087897, at 3/13/2024 2:19:38 PM, 1 of 5
Recording: $33.00, Doc Fee $451.26 Bobbie Gross, Mesa County, CO. CLERK AND RECORDER

AFTER RECORDING MAIL TO:

WinCo Foods, LLC
Attn: Melanie Buckley
650 N. Armstrong Place
Boise, ID 83704

Space Above This Line for Recorder's Use Only

SPECIAL WARRANTY DEED

Eric Jacobson, as an individual, and as Trustee of The Marian Jacobson Living Trust, a/k/a The Marion Jacobson Living Trust, a/k/a the Marion Jacobson Living Trust, a/k/a the Marion Jacobson Living Trust dated December 29, 2008, a/k/a The Marion Jacobson Living Trust dated December 29, 2008 (collectively "Grantor"), in consideration of the sum of Ten Dollars and other good and valuable consideration, in hand paid, hereby sells, transfers, conveys and warrants against all claiming by, through or under Grantor, to **WinCo Foods, LLC**, a Delaware limited liability company ("Grantee"), whose address is 650 N. Armstrong Place, Boise, ID 83704, the following real property situated in Mesa County, State of Colorado:

See **Exhibit A** attached hereto and incorporated herein by reference.

Subject to all exceptions listed on **Exhibit B**, together with all rights, benefits, privileges, easements, tenements, hereditaments and appurtenances thereon or in any way appertaining thereto, including water and mineral rights and any and all right, title, and interest of Grantor in and to adjacent roads, rights-of-way, and easements.

[Signature on next page]

IN WITNESS WHEREOF, Grantor has executed this instrument this 13th day of March, 2024.

GRANTOR:

ERIC JACOBSON

THE MARIAN JACOBSON LIVING TRUST

By:
Eric Jacobson, Trustee

STATE OF Colorado)
: ss
COUNTY OF Montrose)

The foregoing instrument was acknowledged before me this 11th day of March, 2024, by **Eric Jacobson, as an individual and as Trustee of The Marian Jacobson Living Trust.**

WITNESS my hand and official seal.

My commission expires: 10/25/2025.

MACKYNZIE UTTER
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20214042093
MY COMMISSION EXPIRES OCTOBER 25, 2025

5383968.1

EXHIBIT A

Legal Description

A portion of the east half of the southeast quarter of Section 32, Township 1 North, Range 1 West of the Ute Meridian, City of Grand Junction, Mesa County, Colorado, described as follows:

Note:

1. The Basis of Bearings is the east line of the northeast quarter of the southeast quarter of Section 32 T1N R1W Ute Meridian as monumented with an aluminum cap PLS 20677 at the south end and an aluminum cap PLS 38077 at the north end with a grid bearing of N 01°57'18" E.

Commencing at the southeast corner of the northeast quarter of the southeast quarter of said Section 32, an aluminum cap PLS 20677; Thence N 88°06'58" W, along the south line of the northeast quarter of the southeast quarter of said Section 32, a distance of 1319.06 feet to the southeast sixteenth corner of said Section 32 and the POINT OF BEGINNING;

Thence N 01°58'37" E, along the west line of the northeast quarter of the southeast quarter of said Section 32, a distance of 321.67 feet;

Thence S 86°37'57" E a distance of 901.35 feet;

Thence S 88°02'42" E a distance of 300.00 feet to the southwesterly line of Parcel No. 102 Rev. as described in RULE AND ORDER recorded October 25, 2007 and October 29, 2007 at Reception Numbers 2409255 and 2409634;

Thence S 01°52'10" E, along said southwesterly line, a distance of 211.29 feet to a corner of Right of Way Parcel No. RW-9 as described in WARRANTY DEEDs recorded November 24, 2021 at Reception Numbers 3009411, 3009412, 3009413, and 3009414;

Thence along the westerly line of said Right of Way Parcel No. RW-9 the following five (5) courses:

1. Thence S 03°07'02" E a distance of 87.46 feet;

2. Thence S 01°57'43" W a distance of 102.57 feet;

3. Thence S 59°27'30" W a distance of 61.33 feet;

4. Thence N 88°04'03" W a distance of 17.18 feet;

5. Thence S 01°57'43" W a distance of 30.00 feet to the north line of the south 1155 feet of the east half of the southeast quarter of said Section 32;

Thence N 88°03'56" W, along said north line, a distance of 1154.16 feet to the the west line of the southeast quarter of the southeast quarter of said Section 32;

Thence N 01°58'37" E, along said west line, a distance of 164.42 feet to the POINT OF BEGINNING.

Exhibit B

Permitted Exceptions

1. Taxes and assessments for the year 2024 and subsequent years.

2. Any water rights, claims of title to water, in, on or under the real property defined on Exhibit A.

3. Right of way for ditches and canals as constructed by the authority of the United States, as reserved in United States Patent recorded June 24, 1908 at Reception No. 76762.

4. Terms, conditions, provisions, obligations and agreements as set forth in the Road Document recorded August 7, 1957 at Reception No. 700396.

5. Terms, conditions, provisions, obligations, easements and agreements as set forth in the Permanent Easement recorded December 26, 1963 at Reception No. 855282.

6. Each and every right or rights of access to and from any part of the right of way for Colorado State Highway No. I-70, from and to any part of the subject property abutting upon said highway, as granted to The Department of Highways, State of Colorado, by The Department of Highways Deed recorded December 26, 1963 in Book 861 at Page 271.

7. Terms, conditions, provisions, obligations, easements and agreements as set forth in the Permanent Easement recorded December 26, 1963 at Reception No. 855285.

8. Terms, conditions, provisions, obligations, easements and agreements as set forth in the Permanent Easement recorded August 3, 1964 at Reception No. 871374.

9. Terms, conditions, provisions, obligations, easements and agreements as set forth in the Right of Way Easement recorded March 20, 1975 at Reception No. 1084922.

10. Each and every right or rights of access to and from any part of the right of way for Colorado State Highway No. I-70, from and to any part of the subject property abutting upon said highway, as granted to The Department of Highways, State of

Colorado, by Rule and Order recorded October 25, 2007 at Reception No. 2409255.

11. Terms, conditions, provisions, obligations, easements and agreements as set forth in the Grant of Multi-Purpose Easement recorded November 24, 2021 at Reception No. 3009416.

12. Terms, conditions, provisions, obligations, easements and agreements as set forth in the Grant of Multi-Purpose Easement recorded November 24, 2021 at Reception No. 3009417.

13. Terms, conditions, provisions, obligations, easements and agreements as set forth in the Grant of Multi-Purpose Easement recorded November 24, 2021 at Reception No. 3009418.

14. Terms, conditions, provisions, obligations, easements and agreements as set forth in the Grant of Multi-Purpose Easement recorded November 24, 2021 at Reception No. 3009419.

15. Any facts, rights, interests or claims that may exist or arise by reason of the following matters disclosed by an ALTA/NSPS survey made by Polaris Surveying on September 1, 2023, designated 2023-106:

    A- 1.0' PVC Pipe at NE corner.

    B - Multiple easements disclosed as shown on unrecorded partition survey plat.

    C - Fence line inside the Easterly boundary.

    D - Fence line inside the Westerly boundary crosses the North boundary into Northerly adjoiner and crosses the Southerly boundary into Southerly adjoiner.

    E - Apparent easement for drainage ditch along the Westerly boundary.

    F - 24" CMP Culvert along the Westerly boundary.

RECEPTION#: 3103091, at 9/3/2024 12:15:15 PM, 1 of 3
Recording: $23.00, Doc Fee $1,198.42 Bobbie Gross, Mesa County, CO. CLERK AND RECORDER

AFTER RECORDING MAIL TO:

WinCo Foods, LLC
Attn: Hilary Vaughn
650 N. Armstrong Place
Boise, ID 83704

Space Above This Line for Recorder's Use Only

SPECIAL WARRANTY DEED

KIRSTEN JACOBSON LERNER, individually and as the Trustee for the WARREN R. JACOBSON REVOCABLE TRUST (collectively, "Grantor"), in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration, in hand paid, hereby sells, transfers, conveys and warrants against all claiming by, through or under Grantor, to WINCO FOODS, LLC, a Delaware limited liability company ("Grantee"), whose address is 650 N. Armstrong Place, Boise, Idaho 83704, the following real property situated in Mesa County, State of Colorado:

See **Exhibit A** attached hereto and incorporated herein by reference.

Subject to statutory exceptions; provided, however, that reference thereto shall not serve to re-impose any matters of record that have expired or are no longer of legal effect.

IN WITNESS WHEREOF, Grantor has executed this instrument this 30th day of August, 2024.

GRANTOR:

Kirsten Jacobson Lerner
KIRSTEN JACOBSON LERNER, individually

WARREN R. JACOBSON REVOCABLE TRUST

By: Kirsten Jacobson Lerner, Trustee
Kirsten Jacobson Lerner, Trustee

[Notary acknowledgement follows.]

STATE OF Colorado)

COUNTY OF Eagle)

This instrument was acknowledged before me on August 30, 2024 by Kirsten Jacobson Lerner, an individual.

JULIA PARETTI
NOTARY PUBLIC - STATE OF COLORADO
NOTARY ID 20214018404
MY COMMISSION EXPIRES MAY 11, 2025

JParetti
Notary Public
My commission expires: May 11, 2025

STATE OF Colorado)

COUNTY OF Eagle)

This instrument was acknowledged before me on August 30, 2024 by Kirsten Jacobson Lerner, as the Trustee of the Warren R. Jacobson Revocable Trust.

JULIA PARETTI
NOTARY PUBLIC - STATE OF COLORADO
NOTARY ID 20214018404
MY COMMISSION EXPIRES MAY 11, 2025

JParetti
Notary Public
My commission expires: May 11, 2025

EXHIBIT A

Legal Description:

A portion of the East half of the Southeast Quarter of Section 32, Township 1 North, Range 1 West of the Ute Meridian, City of Grand Junction, Mesa County, Colorado, described as follows:

Note: 1. The Basis of Bearings is the east line of the Northeast Quarter of the Southeast Quarter of Section 32 T1N R1W Ute Meridian as monumented with an aluminum cap PLS 20677 at the South end and an aluminum cap PLS 38077 at the North end with a grid bearing of N 01°57'18" E.

Commencing at the Southeast corner of the Northeast Quarter of the Southeast Quarter of said Section 32, an aluminum cap PLS 20677; Thence N 88°06'58" W, along the South line of the Northeast Quarter of the Southeast Quarter of said Section 32, a distance of 1319.06 feet to the Southeast sixteenth corner of said Section 32; Thence N 01°58'37" E, along the West line of the Northeast Quarter of the Southeast Quarter of said Section 32, a distance of 321.67 feet to the POINT OF BEGINNING;

Thence N 01°58'37" E, continuing along said West line, a distance of 999.53 feet to the center-east sixteenth corner of said Section 32;

Thence S 88°04'23" E, along the North line of the Northeast Quarter of the Southeast Quarter of said Section 32, a distance of 576.21 feet to the Southerly right-of-way line of Interstate 70 as described in Special Warranty Deed recorded December 26, 1963 at Book 861 Page 271, Reception Number 855283;

Thence S 77°24'48" E, along said Southerly line, a distance of 273.77 feet to a corner of Parcel No. 102 Rev. as described in RULE AND ORDER recorded October 25, 2007 and October 29, 2007 at Reception Numbers 2409255 and 2409634;

Thence S 71°30'39" E, along the Southerly line of said Parcel No. 102 Rev., a distance of 227.33 feet;

Thence S 22°16'12" E, along the Southwesterly line of said Parcel No. 102 Rev., a distance of 220.00 feet;

Thence S 01°52'10" E, along the Southwesterly line of said Parcel No. 102 Rev., a distance of 707.78 feet;

Thence N 88°02'42" W a distance of 300.00 feet;

Thence N 86°37'57" W a distance of 901.35 feet to the POINT OF BEGINNING, County of Mesa, State of Colorado.

Code Amendment Narrative

WinCo Foods, LLC ("Applicant"), submits this narrative regarding its request to amend the Grand Junction Zoning & Development Code (the "Code") §21.04.040(e)(2)(i)(F) and Figure 04.04-1.

This request is made in connection with anticipated supermarket and related shopping center development (the "Project") on Parcels No. 2701-324-00-113 and No. 2701-324-00-114 in Grand Junction, Colorado 81505 (collectively, the "Property"). The Property is a combined 39.3-acre parcel (approximately) and is currently designated as Mixed-Use Light Commercial ("MU-2") subject to the 24 Road Corridor Design Standards under Title 25 of the Code. Drive through uses are generally allowed by right in the MU-2 zone district. However, drive-through restrictions under § 21.04.040(e)(2)(i)(F) and Figure 04.04-1 of the Code preclude retail and restaurant drive through uses on the Property, as well as certain surrounding lands which are common uses on major corridors, particularly in proximity to a freeway interchange. This prohibition makes development of the Project economically infeasible.

All that is needed to permit these uses is amendment of Figure 04.04-1 to remove the Property. As amended, Figure 04.04-1 would appear as follows (the "Amendment"):

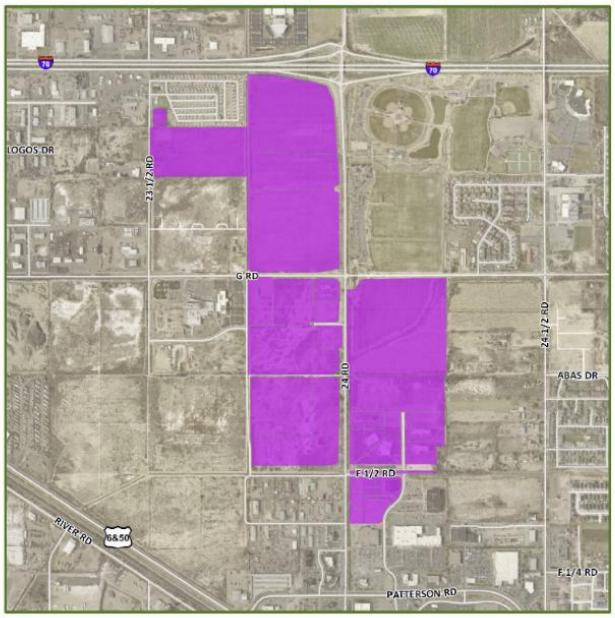


Figure 04.04-1
Prohibited Restaurant and Retail Drive-Through Areas



Proposed Figure 04.04-1
Prohibited Restaurant and Retail Drive-Through Areas

This request should be reviewed under the criteria in Code §21.02.050(d). With respect to those criteria, Applicant is a landowner within the City and seeks the Amendment in order to reflect trends in development established by similar shopping center projects elsewhere and

specific demand that has been expressed to Applicant, and to address the specific development issues presented for the Project by the existing prohibition on drive-through uses specific to the Property.

The Amendment is needed to permit the Property to be developed economically as a traditional shopping center, as planned by the Applicant. The proximity of the Property to the highway interchange at 24 Road and I-70, as well as the surrounding regional attractions, including the Canyon View Park complex, Mesa Mall, and Community Hospital facilities, among others, suggest that highway-oriented uses, including retail and restaurant drive-throughs, are appropriate for the area. Recent street construction along 24 Road has also significantly improved the corridor and removing use restrictions that present barriers to development along the corridor will help the City to maximize the return on its infrastructure investments. Additionally, drive through uses are allowed uses by right in the MU-2 zone district throughout and the City, it is only within the area defined by Figure 04.04-1 that drive-through use is restricted. Allowing drive-through uses in this area by modifying the figure will make MU-2 zoning in the 24 Road corridor more consistent with similar zoning elsewhere in the City.

The Amendment is consistent with the Comprehensive Plan. The lands to which the Amendment would apply are anticipated for Commercial development under the Comprehensive Plan Future Land Use Map, in Growth Tier 1. Eliminating barriers to successful commercial development through the Amendment helps to make those anticipated future uses a reality. Passing the Amendment now helps to focus those development efforts in Growth Tier 1, as intended. In addition the Amendment serves the following Comprehensive Plan Principles and Goals:

Comprehensive Plan Principle 2, *Resilient and Diverse Economy*

- Goal 1(a), **Economic Diversity**. The Amendment will open development opportunities on presently vacant lands along the 24 Road corridor, specifically including the Project. This will make way for new commercial development opportunities, including a WinCo supermarket, which will give consumers in the City more choices for their shopping needs, provide new shopping opportunities and other commercial offerings, help make the local economy more resilient, and facilitate competition among existing business operations to improve pricing for local consumers.
- Goal 1(b), **Employment Base.** New commercial development facilitated by the Amendment will create new job opportunities in the community increasing overall income dollars.
- Goal 1(g), **Sales and Use Tax Revenue**. While grocery sales and other sales tax exempt activities may not increase overall sales and use tax revenues in the City, typical complementary uses that would be part of the Project, including drive-through retail and restaurant uses, are generative of additional sales and use tax

revenues in the City. Locating these uses close to the highway exchange also helps to capture and retain sales-tax generating revenues in the City, rather than having them occur in neighboring jurisdictions.

- Goal 3(b), **Proactive Investment.** Expanding allowed uses in the 24 Road corridor allows the City to maximize the benefit of its existing investments in new infrastructure along the corridor. It will also allow for more supportive uses around Canyon View Park.
- Goal 3(e), **Business Retention and Attraction.** Eliminating the prohibition on drive-through uses and allowing these MU-2 properties to be used consistently with other MU-2 zoned property in the City generates new opportunities to attract and retain businesses that are not presently operating in the City, including WinCo itself.
- Goal 3(f), **Barriers**. It is a specific goal of the Comprehensive Plan to identify and reduce barriers to entry for new businesses, and the Amendment directly serves this goal.

Comprehensive Plan Principle 3, Responsible and Managed Growth

- Goal 1(b), **Intensification and Tiered Growth**. The Amendment eliminates barriers to commercial and mixed-use development in this area, facilitating additional intensification of use in Growth Tier 1.
- Goal 1(e), **Zoning and Development Code**. The Amendment makes zoning entitlements in the MU-2 zone district more consistent internally and makes the Code more consistent with the Comprehensive Plan.
- Goal 2(a), **Underutilized Properties**. The Amendment promotes the productive use of currently vacant land in Growth Tier 1.
- Goal 6(a), **Employment Areas**. The Amendment opens the opportunity for new shopping center development that will provide new employment areas where the City's residents can find work.
- Goal 7(a), **Gateways**. The Amendment allows for development of shopping center facilities along the 24 Road corridor, which maximizes the opportunities presented by the highway exchange. Retail and restaurant drive-through uses are supportive of entry by the traveling public to the City from the 24 Road gateway, and activating those areas with commercial activity, promotes the impression of the City as a vibrant, active place with desirable goods and services available.

For all of these reasons, and perhaps others, the Amendment is consistent with the Comprehensive Plan and does not conflict with the Zoning & Development Code.

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. _____

AN ORDINANCE AMENDING FIGURE 04.04-1 IN SECTION § 21.04.040(e)(2)(i)(E) OF THE ZONING AND DEVELOPMENT CODE (TITLE 21 OF THE GRAND JUNCTION MUNICIPAL CODE) REGARDING ALLOWED LOCATIONS OF DRIVE-THROUGHS FOR RESTAURANT AND RETAIL SALES USES

Recitals

The City Council desires to maintain effective zoning and development regulations that implement the vision and goals of the Comprehensive Plan while being flexible and responsive to the community's desires and market conditions and has directed that the Code be reviewed and amended as necessary.

In November 2000, the City Council adopted Ordinance No. 3303, which introduced the Mixed Use zone district, and Ordinance No. 3304, which updated the City's zoning map to apply the Mixed Use (M-U) zone district to properties designated as Mixed Use by the 24 Road Corridor Subarea Plan (also adopted in November 2000 by Resolution No. 109-00). Restaurant and retail drive-throughs were not allowed in the M-U district.

The City has maintained a prohibition on restaurant and retail drive-throughs, either by zone district or by a geographic area, since that time. However, changes to adopted plans, including the Comprehensive Plan, support removing certain property from the area subject to the current, geographic prohibition. The area affected by this amendment is appropriate for the establishment of land uses with restaurant and retail drive-throughs.

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

After public notice and public hearing, the Grand Junction City Council finds that the amendments to the Zoning & Development Code implement the vision and goals of the Comprehensive Plan and that the amendments provided in this Ordinance are responsive to the community's desires, encourage orderly development of real property in the City, and otherwise advance and protect the public health, safety, and welfare of the City and its residents.

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

DRAFT

The following sections of the Zoning and Development Code (Title 21 of the Grand Junction Municipal Code) are amended as follows (deletions ~~struck through~~, added language <u>underlined</u>):

21.04.040(E) ACCESSORY USE-SPECIFIC STANDARDS

...

(2) Commercial Uses.

...

(i) Drive-Through Facility.

(E) Drive-throughs for restaurants and retail are not allowed within the boundaries shown in Figure 04.04-1.

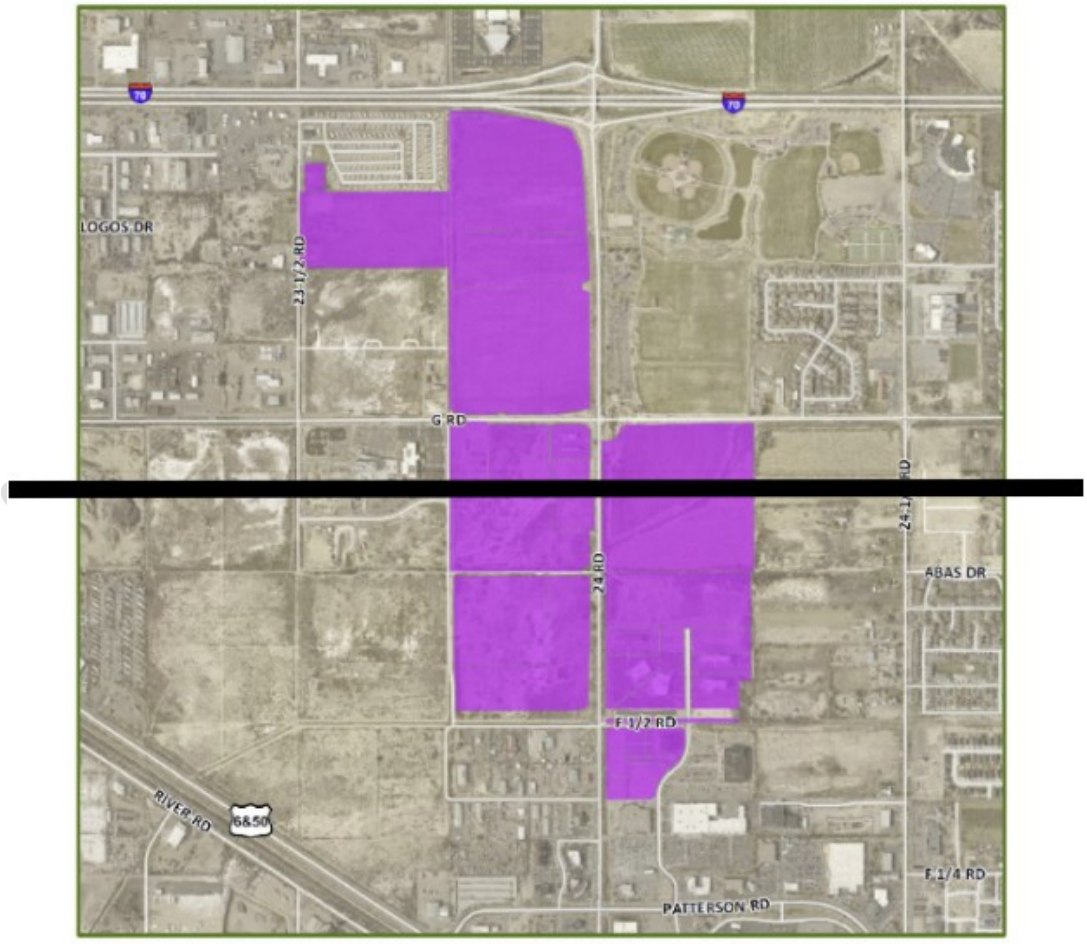


Figure 04.04-1

Prohibited Restaurant and Retail Drive-Through Areas

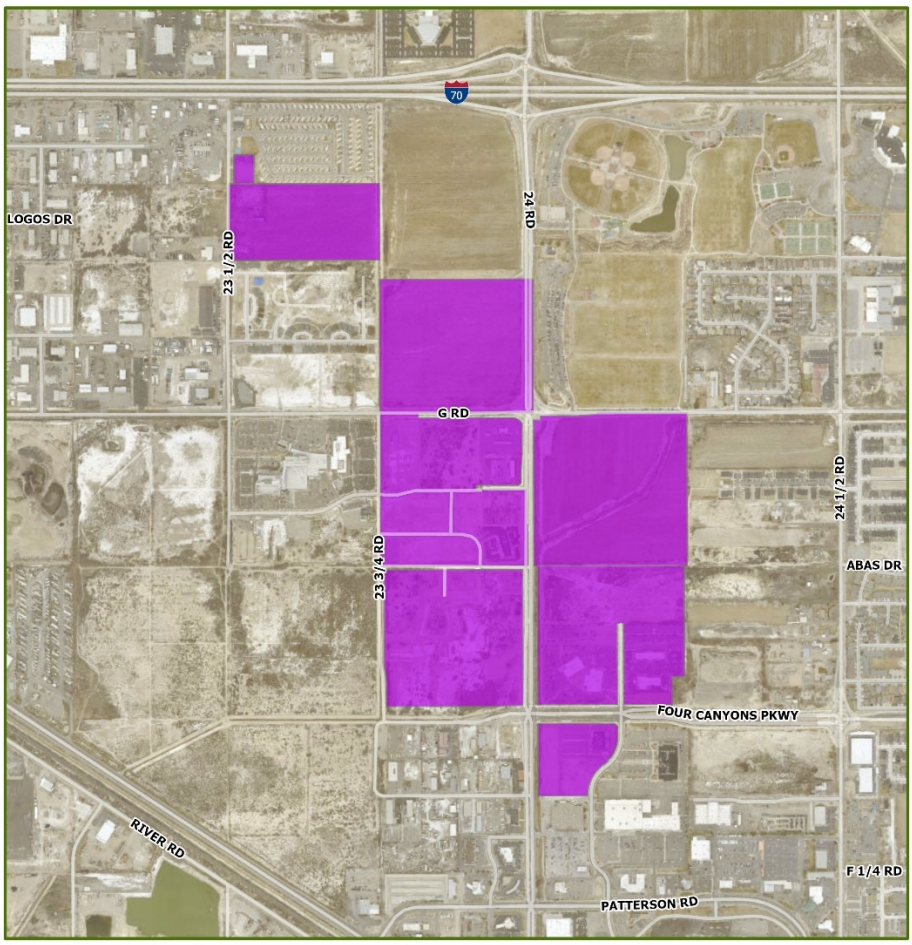


Figure 04-04-1
Prohibited Restaurant and Retail Drive-Through Areas

...

...

INTRODUCED on first reading this 4th day of November 2026 and ordered published in pamphlet form.

ADOPTED on second reading this 18th day of November 2026 and ordered published in pamphlet form.

ATTEST:

_____

Laurel Lutz
President of the City Council

_____

Selestina Sandoval
City Clerk

DRAFT

Grand Junction City Council

Regular Session

Item #3.a.

Meeting Date: November 4, 2026

Presented By: Trenton Prall, Engineering & Transportation Director

Department: Engineering & Transportation

Submitted By: Eric Rink, Project Engineer

Information

SUBJECT:

Authorize Construction Contract for Patterson Curb Ramp Replacements

RECOMMENDATION:

Authorize the City Purchasing Division to enter into a contract with Agave Construction, LLC of Grand Junction, CO for the 2026 Contract Street Maintenance - Patterson Curb Ramp Replacements Project in the amount of $454,265.00.

EXECUTIVE SUMMARY:

This item is to request approval of a construction contract with Agave Construction, LLC to complete concrete curb ramp replacements on Patterson Road to meet ADA requirements in advance of a planned overlay on Patterson Road in 2027.

BACKGROUND OR DETAILED INFORMATION:

This contract will replace various defective concrete elements along Patterson Road between 27 1/2 Road and 30 Road prior to a planned mill and overlay project, in order to meet ADA requirements.

It will include the removal and replacement of approximately 1,910 square yards of concrete curb ramps and sidewalk.

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 and the Western Colorado Contractors Association, and advertised in The Grand Junction Daily Sentinel. Three companies submitted formal bids and were found to be responsive and responsible in the following bid amounts:

Firm	Location	Bid Amount
Agave Construction, LLC	Grand Junction, CO	$454,265.00
A-1 Chipseal Company	Denver, CO	$493,210.00
KSK, LLC	Grand Junction, CO	$565,000.00

This project is scheduled to begin in November with an expected final completion date in January 2027.

Per Section 1.1.3 of the Purchasing Manual, confidential information obtained during procurement activities will be respected and protected as provided by law.

FISCAL IMPACT:

The funding for this project is included in the 2026 Adopted Sales Tax Capital Improvement Fund budget.

SUGGESTED MOTION:

I move to authorize the City Purchasing Division to enter into a contract with Agave Construction, LLC of Grand Junction, CO for the 2026 Contract Street Maintenance - Patterson Curb Ramp Replacements Project in the amount of $454,265.00.

Attachments

None

Grand Junction City Council

Regular Session

Item #3.b.

Meeting Date: November 4, 2026

Presented By: Ashley Firl, Interim Utilities Director

Department: Utilities

Submitted By: Rachel Wall, PE, Project Engineer

Information

SUBJECT:

Authorize a Construction Contract for the 2026-2027 Sanitary Sewer Cured-In-Place-Pipe (CIPP) Lining Rehabilitation Project

RECOMMENDATION:

Staff recommends approval for the City Purchasing Division to enter into a contract with QP Services, LLC for the amount of $2,534,894.00 for cured-in-place-pipe lining rehabilitation of sanitary sewers for the 2026-2027 CIPP Lining Rehabilitation Project.

EXECUTIVE SUMMARY:

The purpose of this contract is to hire a contractor who specializes in Cured-In-Place-Pipe Lining and Rehabilitation to line existing sanitary sewer lines that are nearing the end of their useful life. The work will also include lining a water main under the Union Pacific Railroad. The scope of this project includes lining approximately 23,309 linear feet of sanitary sewer pipe and 263 linear feet of water pipe.

BACKGROUND OR DETAILED INFORMATION:

The City of Grand Junction is responsible for maintaining over 588 miles of sanitary sewer lines throughout the Persigo 201 service area and all water infrastrusture, including water mains, associated with the City's Water Services. The condition of the sanitary sewer collection system is continually inventoried as part of the regular cleaning and inspection program. The City's asset management program prioritizes repair of sanitary sewer lines based on factors such as age of infrastructure, condition of pipe, maintenance history, and consequences of failure. Water main lines are categorized in a similar way through the City's asset management program and critical locations, such as under railroads, help identify areas where lining can be advantageous. The sanitary sewer lines and water main included in this contract will be rehabilitated through lining to extend their useful life and restore pipe integrity without

requiring full replacement.

The sanitary sewer pipes to be lined in this project consist of segments that were noted as structurally depreciating, holes in the pipe wall, and visible soil from within the pipe. Pipe sizes range from 6-inches to 20-inches in diameter. The water main included in this project is an aging 8-inch cast iron pipe located beneath a railroad crossing. Although previously identified for full replacement, inspection confirmed that the pipe can be cost-effectively rehabilitated through lining instead. The parses identified for CIPP lining will be completed in 2026 and early 2027.

A formal Invitation for Bid (IFB) 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 Daily Sentinel. The City received four (4) bids for the project, all of which were found to be responsive and responsible in the following amounts:

Contractor	Location	Bid Amount
QP Services, LLC	Centennial, CO	$2,534,894.00
Mocon Pacific	Yampa, CO	$2,630,399.75
Inliner Solutions, LLC	Kiowa, CO	$2,895,225.00
Insituform Technologies	Littleton, CO	$3,107,894.00

Per Section 1.1.3 of the Purchasing Manual, confidential information obtained during procurement activities will be respected and protected as provided by law.

FISCAL IMPACT:

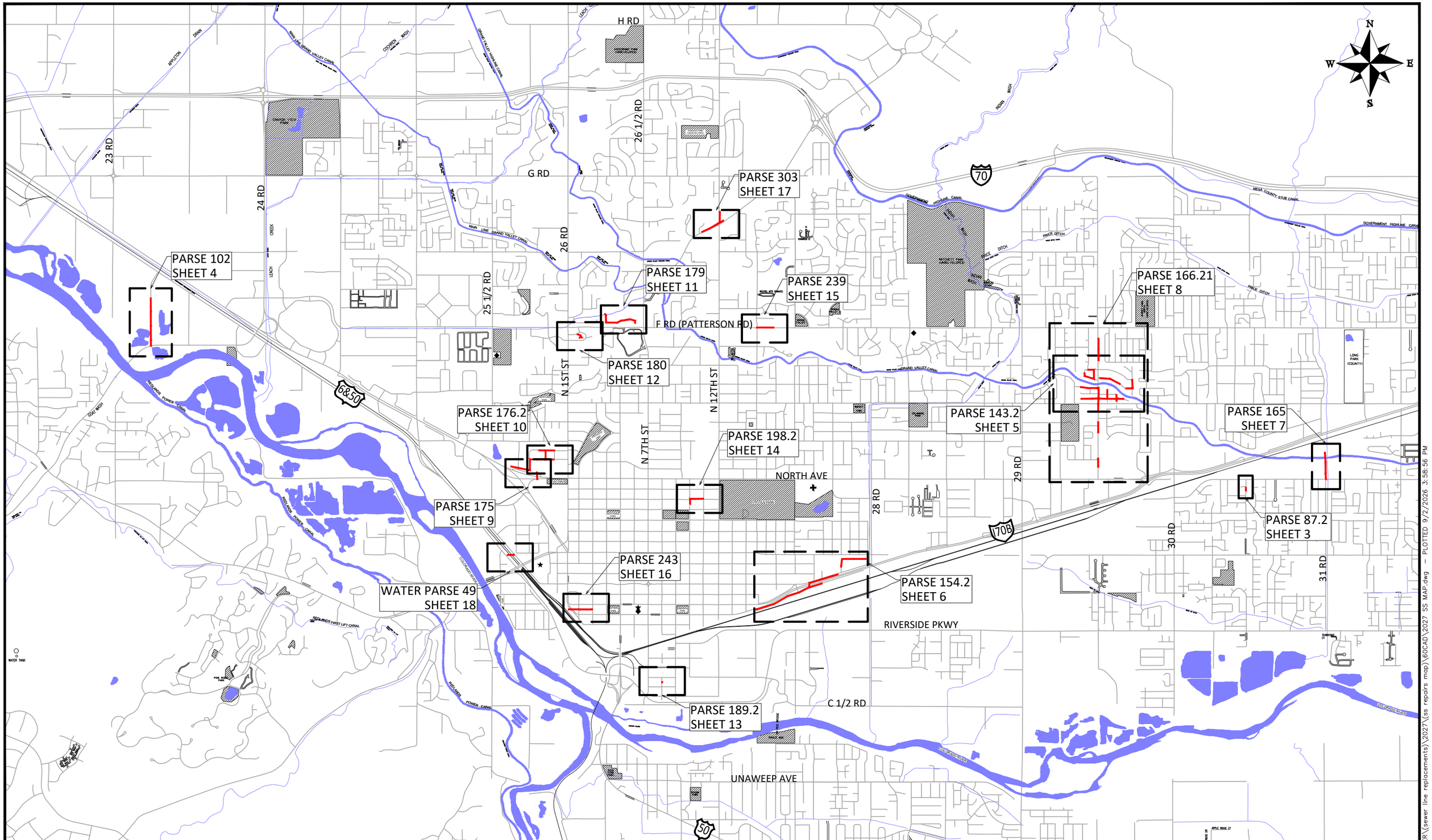
The costs associated with this contract are included in the adopted 2026 Sewer and Water Enterprise Fund budgets.

SUGGESTED MOTION:

I move to authorize the City Purchasing Division to enter into a contract with QP Services, LLC for the amount of $2,534,894.00 for the rehabilitation of sanitary sewer lines and a water main as specified in the 2026-2027 Sanitary Sewer Cured-In-Place-Pipe (CIPP) Lining Rehabilitation Project.

Attachments

1. CIPP Locations Master Map



DESCRIPTION	DATE
REVISION 1	
REVISION 2	
REVISION 3	
REVISION 4	

DRAWN BY	HMC	DATE	2027
DESIGNED BY	RW	DATE	2027
CHECKED BY	RW	DATE	2027
APPROVED BY	ES	DATE	2027

SCALES:
PLAN
HORIZONTAL: 1" = 20'
0 5' 10' 20

CITY OF Grand Junction COLORADO

ENGINEERING AND TRANSPORTATION DEPARTMENT
PROJECT NO. ----

2027 SANITARY SEWER REPAIRS
MASTER MAP
September 2, 2026

2

n:\EngProj\SEWER\(sewer line replacements)\2027\(ss repairs map)\60CAD\2027 SS MAP.dwg – PLOTTED 9/2/2026 3:58:56 PM

Grand Junction City Council

Regular Session

Item #4.c.

Meeting Date: November 4, 2026

Presented By: Shelley Caskey, Human Resources Director

Department: Human Resources

Submitted By: Shelley Caskey, Human Resources Director

Information

SUBJECT:

Resolution Requesting Coverage Under the FPPA Statewide Retirement Plan for New Police Officers and Offering Active Members of the City's Local Money Purchase Plan the Option to Participate, Repealing and Replacing Resolution No. 84-26

RECOMMENDATION:

Adopt the resolution repealing and replacing Resolution No. 84-26 to meet the Fire and Police Pension Association's requirements for requesting participation in the Defined Benefit Component of the Statewide Retirement Plan.

EXECUTIVE SUMMARY:

On September 16, 2026, the City Council adopted Resolution No. 84-26, expressing its intent to request coverage for newly hired police officers under the Defined Benefit Component of the Fire and Police Pension Association (FPPA) Statewide Retirement Plan and to offer eligible current officers the option to participate.
Following the submission, FPPA advised that the resolution must adhere to its standardized format. The proposed resolution repeals and replaces Resolution No. 84-26 using that format and requests an effective date of August 1, 2027. Eligible current officers would have the option to remain in the City's Empower 401(a) money purchase plan or elect to participate in FPPA's Defined Benefit Component. Newly hired eligible police officers would participate in the Defined Benefit Component effective on the new-hire date.

BACKGROUND OR DETAILED INFORMATION:

City Council adopted Resolution No. 84-26 on September 16, 2026, initiating the process for Police participation in the FPPA Statewide Retirement Plan. FPPA subsequently required the City to use its standardized resolution format. The proposed resolution repeals and replaces Resolution No. 84-26 using FPPA's required format.

FISCAL IMPACT:

No additional fiscal impact results from replacing the resolution. The City previously budgeted for increased employer contributions to the Police money purchase plan to match FPPA's employer contribution rates.

SUGGESTED MOTION:

I move to adopt Resolution 97-26, a Resolution repealing and replacing Resolution No. 84-26 and requesting coverage under the FPPA Statewide Retirement Plan for eligible newly hired police officers and offering eligible active members of the City's local money purchase plan the option to participate.

Attachments

1. Grand Junction PD Resolution FINAL 10.19.26

Form of Resolution for the Partial Reentry Process for a Local Money Purchase Plan

RESOLUTION NO. XX-26

A RESOLUTION REPEALING AND REPLACING RESOLUTION 84-26, AND REQUESTING COVERAGE UNDER
THE FPPA STATEWIDE RETIREMENT PLAN
ADMINISTERED BY THE FIRE AND POLICE PENSION ASSOCIATION
FOR NEW **POLICE OFFICERS** FOR THE
CITY OF GRAND JUNCTION

WHEREAS, the Grand Junction City Council heard and passed Resolution 84-26, a Resolution of Intent to Apply for Coverage of Newly Hired Police Officers under the Defined Benefit Component of the Statewide Retirement Plan Administered by the Fire and Police Pension Association, and Offer Active Members of the City's Local Money Purchase Plan the Option to Participate at its September 16, 2026, Council meeting; and

WHEREAS, Resolution 84-26 was not accepted by the Fire and Police Pension Association (FPPA), who require a resolution in a standardized format, presented here; and

WHEREAS, pursuant to FPPA Rules and Regulations Rule 702, **the City of Grand Junction** may elect to cover all newly hired **Police Officers** under the FPPA Statewide Retirement Plan in lieu of coverage under the Empower 401(a) money purchase plan; and

WHEREAS, after consideration of this matter **the City of Grand Junction** has determined to have all newly hired **Police Officers** meeting the definition of Member under Rule 101 participate in the **Defined Benefit Component of the Statewide Retirement Plan** beginning on the Effective Date for New Hires, as defined herein; and

WHEREAS, pursuant to Rule 702, all current members of the Empower 401(a) Plan may individually elect to participate in the Statewide Retirement Plan or may remain in the **Empower 401(a) Plan.**

WHEREAS, at a hearing held on this date, the City of Grand Junction **(known herein as The Employer)** determined to take the following action;

NOW, THEREFORE, BE IT RESOLVED BY THE **GRAND JUNCTION CITY COUNCIL** OF **THE CITY OF GRAND JUNCTION** AS FOLLOWS.

1. Resolution 84-26 is repealed in its entirety and replaced by this Resolution.

2. The City of Grand Junction hereby requests that the effective date of coverage be August 1, 2027.

3. The Employer elects to offer the Members who are active prior to the Effective Date of coverage (or an earlier date as agreed upon after filing the Certification of Compliance), the option of continuing to participate in the Local Money Purchase Plan or to participate in one of the following components of the Statewide Retirement Plan:
   __X__ Defined Benefit Component
   _____ Hybrid Component
   _____ Money Purchase Component

4. The Member and Employer contribution rates to the Components selected in number two (2) above and the Local Money Purchase Plan on the effective date of entry, for Members who are active prior to the Effective Date for New Hires, shall be as indicated in Exhibit A of this resolution.

5. The City of Grand Junction elects to cover all Members hired on or after **August 1, 2027,** or such earlier date after the filing of the Certification of Compliance designated by the Employer (known herein as the Effective Date for New Hires), under the **Defined Benefit Component** at the contribution rates set forth in Exhibit B.

6. The Employer shall transfer all of the current active Members' account balances to the Statewide Retirement Plan Money Purchase Component for all Members moving to FPPA.

7. The Members' employer accounts shall be 100% vested upon transfer to the FPPA Statewide Retirement Plan.

8. The Local Money Purchase Plan **does** provide loans to plan members. Loans to plan members shall be transferred to the Money Purchase Component as part of the transfer of assets of the Local Money Purchase Plan, subject to approval and acceptance by FPPA.

9. The Employer acknowledges that the election for coverage under the FPPA Statewide Retirement Plan is irrevocable once the final Certification of Compliance is filed by the Employer and approved by FPPA.

10. Full-time clerical and other support personnel employed by the **City of Grand Junction Police Department** prior to the Effective Date of New Hires **may not** individually elect to participate in the Statewide Retirement Plan or may remain in the local plan.

11. Full-time clerical and other support personnel hired by the **City of Grand Junction Police Department** after the effective date **shall not** participate in the plan.

12. Part-time **Police Officers, clerical or other support personnel** if applicable, hired by the **City of Grand Junction Police Department** after the effective date of entry **shall not** participate in the Statewide Money Purchase Plan administered by FPPA.

13. Part-time Firefighters, Police Officers, and fire district clerical and other support personnel employed by the **City or Grand Junction Police Department** on the effective date **will not** participate in the Statewide Money Purchase Plan.

14. In addition to this Resolution, **the City of Grand Junction** understands that it must make the certifications contained in the "Form of Certification of Compliance" attached hereto as Exhibit C and which must be completed as the final Certification of Compliance by the employer. Entry into the Statewide Retirement Plan is not complete and final until the Certification is made and filed with FPPA.

15. The **City of Grand Junction,** in conjunction with the FPPA, will prepare a disclosure statement which compares the main provisions of the Local Money Purchase Plan and the Component or Components offered under the FPPA Statewide Retirement Plan, as applicable. Said disclosure statement will be submitted to FPPA for approval. The Employer will submit the approved disclosure statement to all eligible members at least 10 days prior to the deadline for making individual elections.

MEMBER SELECTION

16. In conjunction with FPPA, the **City of Grand Junction** shall implement a procedure for making individual selections of plan options for all eligible members pursuant to the rules and procedures established by FPPA.

The **City of Grand Junction** understands that if the Certification of Compliance for coverage under the FPPA Statewide Retirement Plan is accepted, all future members of the **Police Department** who would have been covered under the Local Money Purchase Plan, will be covered under the **Defined Benefit Component** of the FPPA Statewide Retirement Plan.

That this resolution of intent shall be certified and transmitted to FPPA for processing in accordance with all applicable law and regulations as part of the application process.

RESOLVED AND ADOPTED this **4th** day of **November 2026**.

ATTEST:

_____ Approved: _____

Exhibit A

Contribution Rate Schedules for Members hired prior to the effective date of entry
Defined Benefit Component – Contribution Rate Schedule - Reentry Members

	1.	*2.*	*3.*	*4.*	*5.*	*6.*	*7.*
Effective January 1 of Year	*Minimum Mandatory Member Contribution Rate*	*Minimum Mandatory Employer Contribution Rate*	*Total Combined Member and Employer Contribution Rate*	*Additional required rate for Reentry Members* *	*Additional required rate for Reentry Employers* *	*Total Required Rate for Reentry Members*	*Portion of the Member contribution to be paid "after-tax"*
2027	*12.0%*	*11.5%*	*23.5%*	***1.9%***	***0%***	*25.4%*	***3.25%***
2028	*12.0%*	*12.0%*	*24.0%*	***1.9%***	***0%***	*25.9%*	***3.25%***
2029	*12.0%*	*12.5%*	*24.5%*	***1.9%***	***0%***	*26.4%*	***3.25%***
2030 and thereafter	*12.0%*	*13.0%*	*25.0%*	***1.9%***	***0%***	*26.9%*	***3.25%***

Additional required rate of contribution for this Component is 1.9%. This additional required contribution can be paid by the Member, Employer, or split 50%/50%.

Empower 401(a) Local Money Purchase Plan - Police
Contribution Rate Schedule

	1.	2.	3.	4.
Effective January 1 of Year	*Member Contribution Rate*	*Employer Contribution Rate*	*Total Combined Member and Employer Contribution Rate for Reentry Members*	Portion of the Member Contribution Rate noted in column 1 to be paid "after-tax"
2027	*10.65%*	*11.5%*	*22.15%*	*0%*
2028	*10.65%*	*12.0%*	*22.65%*	*0%*
2029	*10.65%*	*12.5%*	*23.15%*	*0%*
2030 +	*10.65%*	*13.0%*	*23.65%*	*0%*

Exhibit B

Contribution Rate Schedule for Members Hired <u>After the Effective Date of Reentry</u>

<u>Defined Benefit Component- Contribution Rate Schedule</u>

	1.	*2.*	*3.*
Effective January 1 of Year	*Minimum Mandatory Member Contribution Rate*	*Minimum Mandatory Employer Contribution Rate*	*Total Combined Member and Employer Contribution Rate*
2027	*12.0%*	*11.5%*	*23.5%*
2028	*12.0%*	*12.0%*	*24.0%*
2029	*12.0%*	*12.5%*	*24.5%*
2030 and thereafter	*12.0%*	*13.0%*	*25.0%*

All contribution rates for the FPPA Components are calculated on the Member's base salary as defined in FPPA Rule 101(8).

Exhibit C

Form of Certification of Compliance

In order to comply with FPPA Rules and Regulations, Rule 702, it is necessary for **the City of Grand Junction** to certify the following to the FPPA Board of Directors:

a) the **City of Grand Junction Police** Department's Local Money Purchase Plan meets the qualification requirements of the Federal "Internal Revenue Code of 1986" that are applicable to governmental plans;

b) by separate action **the City of Grand Junction** has adopted a Resolution to partially terminate participation in the Local Money Purchase Plan in accordance with the terms of that plan;

c) the Resolution partially terminating participation does not adversely affect the qualified status of the Local Money Purchase Plan;

d) the rights of the members in the Local Money Purchase Plan who were affected by the partial termination of the Local Money Purchase Plan to benefits accrued to the date of termination are non-forfeitable;

e) active Members in the Local Money Purchase Plan who have so elected (the Transferred Members), as of the Effective Date, shall become Members in the FPPA Statewide Retirement Plan;

f) the Employer will transfer or cause to be transferred to the FPPA Statewide Retirement Plan all assets of the Local Money Purchase Plan that are attributable to the accrued benefits of the Transferred Members, pursuant to the procedure established by the Board;

g) all Employer and Member contributions required to be made to the Local Money Purchase Plan as of the date of the partial termination have been made;

h) Transferred Members in the Local Money Purchase Plan shall not incur a reduction in their account balances in their Local Money Purchase Plan, determined as of the Effective Date, as a result of their transfer to the FPPA Statewide Retirement Plan. For vesting purposes with regard to the Local Money Purchase Plan account balances and with regard to the Money Purchase Component of the FPPA Statewide Retirement Plan, years of service in the Local Money Purchase Plan shall be combined with Years of Service in the Money Purchase Component of the FPPA Statewide Retirement Plan. For vesting purposes with regard to the Defined Benefit Component, Years of Service Credit shall be based upon service credit either earned or purchased while in the FPPA Statewide Retirement Plan; and

i) The Employer agrees to participate in the FPPA Statewide Retirement Plan and to be bound by the terms of the FPPA Statewide Retirement Plan and the decisions and actions of the Board with respect to the FPPA Statewide Retirement Plan;

j) All Members hired on or after **the Effective Date or an earlier date after this filing of the Certification of Compliance, designated by the Employer and agreed upon by FPPA**, the Effective Date for New Hires, shall participate in the FPPA Statewide Retirement Plan, as previously determined by the Employer;

k) There are outstanding loans, liens, assignments, court orders including domestic relations orders, or other types of encumbrances of any nature against any funds transferred to the Statewide Retirement Plan by the Trustee of the local money purchase plan. The employer will notify FPPA at the time of transfer of any pending domestic relations orders.

Date: _____

_____
Employer

_____
Signature of Authorized Representative

_____
Title

State of Colorado)
) ss.
County of _____)

The foregoing certification was acknowledged before me this _____ day of _____, 20____, by _____

WITNESS my hand and official seal.

_____
Notary Public

My commission expires: _____

Grand Junction City Council

Regular Session

Item #4.d.

Meeting Date: November 4, 2026

Presented By: Matthew Smith, Chief of Police

Department: Police

Submitted By: William Baker

Information

SUBJECT:

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)

RECOMMENDATION:

Staff recommends adoption of the resolution authorizing application for the 2026 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 $42,582. 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. The Grand Junction Police Department will use these funds to purchase one additional TAC-WALL 48 Modular Defense System for the Grand Junction Police Department. The system includes three 20 x 48 inch ballistic shield panels, Level III ballistic protection, a crossbar, and a carrying case. The project will expand mobile ballistic protection available through patrol supervisors' vehicles for response to incidents involving firearms, protection of exposed persons, and rescue operations. The equipment will be compatible with the Department's existing TAC-WALL platform, supporting consistent training and interoperable defensive configurations. These grants are specifically

designed for law enforcement and public safety improvements, making them an ideal source for this critical investment.

FISCAL IMPACT:

An application will be submitted for $42,582, 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 98-26, a resolution authorizing the City Manager to submit a grant request to the US Department of Justice (DOJ) FY 2026 Edward Byrne Memorial Justice Assistance Grant (JAG).

Attachments

1. GJPD_JAG_2026_Resolution Final

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:

The City Council supports an application for the Fiscal Year 2026 Edward Byrne Memorial Justice Assistance Grant (JAG), administered by the United States Department of Justice (DOJ), Office of Justice Programs, Bureau of Justice Assistance (BJA), to provide financial assistance to the Grand Junction Police Department (GJPD).

The 2026 Colorado Local JAG Allocations identify a joint award of $42,582 for the City of Grand Junction and Mesa County, consisting of $29,892 allocated to the City and $12,690 allocated to Mesa County.

The City proposes to use its $29,892 portion for mobile ballistic shields.
The proposed purchase is one additional Special Ops Bunker TAC-WALL 48 Modular Defense System, for deployment within the patrol supervisor vehicle fleet. The estimated total project cost for the complete system is $38,500. The City will request $29,892 in JAG funds and fund the remaining $8,608 from the Police Department budget.

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 ____ day of _____, 2026.

_____
Laurel Lutz
President of the City Council

ATTEST:

_____
Selestina Sandoval
City Clerk

Grand Junction City Council

Regular Session

Item #5.a.i.

Meeting Date: November 4, 2026

Presented By: Mike Bennett, City Manager

Department: City Manager's Office

Submitted By: Jay Valentine

Information

SUBJECT:

Introducing the Appropriation Ordinance for the 2027 Budget, Presentation, First Public Hearing and Setting a Second Public Hearing for November 18, 2026

RECOMMENDATION:

Following a presentation and public comment on the City Manager's 2027 Proposed Budget, staff recommends introducing a proposed Ordinance making appropriations to fund the 2027 City of Grand Junction Budget and ordering publication in pamphlet form.

EXECUTIVE SUMMARY:

The Budget is the highest expression of City Council policy and decision-making and reflects the City of Grand Junction's continued commitment to aligning financial resources with the strategic vision established by the City Council. Guided by the five pillars of the Strategic Framework, the Budget takes a "One GJ" Citywide approach to addressing a structural deficit while protecting the core services the community relies on. The Budget continues to invest in public safety personnel and equipment, ensuring the protection of our community remains a top priority, and advances the City's efforts to enhance transparency and improve service delivery efficiencies. The five pillars of the Strategic Framework include (1) Core Services, (2) Housing, (3) Fiscal Policy & Position, (4) Government Transparency & Accountability, and (5) Government Efficiency.

The 2027 Recommended Budget totals $319.5 million, which is an increase of $3.0 million, less than 1% from the 2026 Adopted Budget of $316.5 million. While the increase is small, its makeup has shifted. Capital spending decreased by $20.9 million, primarily due to the completion of the Community Recreation Center (CRC) and lower Transportation Capacity project spending, partially offset by the start of Phase II of the Persigo Wastewater Treatment Plant expansion. This decrease is offset by a $13.9 million increase in labor, reflecting new public safety positions, the first full year of operations at the CRC, and

compounding wage and benefit costs. Operating costs increased by $6.4 million and debt service increased by $3.7 million, predominantly in the enterprise funds.

The 2027 Budget addresses a structural deficit in the General Fund driven primarily by growth in labor costs and health insurance. The Budget closes the gap through department reductions that are sustainable long-term strategies, some of which reduce service levels. The General Fund supplement to the First Responder Fund serves as a bridge rather than a permanent solution, and 2027 is projected as the final year the First Responder Fund has a fund balance available to draw on.

The Budget includes a planned use of General Fund reserves totaling $2,763,460, of which $2,301,960 supports the First Responder Fund and $461,500 is Council-directed one-time spending. The projected 2027 ending General Fund balance is $42.3 million, which includes a minimum reserve of $29.9 million and an available balance of $12.4 million for future needs and one-time initiatives.

The Budget was reviewed with the City Council during three budget workshops on August 31, October 5, and October 26.

The City remains committed to serving the community through essential services in public safety, engineering, transportation, parks, recreation, community development, and utilities. The 2027 Budget makes the decisions needed to keep ongoing operations sustainable, and further decisions will be necessary in the coming years, including a long-term funding solution for the First Responder Fund. This budget presents a sound financial plan that aligns with the City Council’s long-term strategic vision and positions the City to meet community needs in 2027 and beyond.

BACKGROUND OR DETAILED INFORMATION:

Every City department took part in developing the 2027 Budget. Work began with revenue forecasts built on current economic conditions, market trends, and recent collection history. With costs, particularly labor and insurance, growing faster than revenue, departments were asked to identify sustainable reductions alongside their labor, operating, and capital requests. The City Manager and an internal review team then reviewed each department’s budget line by line with the department before the Recommended Budget was finalized.

The Joint Persigo Sewer Budget Workshop was held on September 17, where the joint board — consisting of all City Council members and County Commissioners — received detailed presentations on the operating and capital budgets for the Sewer Fund. The Board of County Commissioners and City Council will formally adopt the Persigo budget through their respective approval processes.

City Council reviewed the Budget at three workshops, and the full budget documents for each workshop were posted online for the community.

The August 31 workshop provided a high-level introduction to the 2027 budget and the General Fund's structural deficit.

The October 5 workshop presented the 2027 Recommended Budget in detail and focused on the General Fund's structural deficit. Ongoing costs, driven largely by labor and employee health insurance, have grown faster than ongoing revenue. The City Manager

walked through the size of the gap and how the budget closes it. Every department identified reductions designed to be sustainable over the long term, and some reduced service levels. The City Manager described how these reductions affect the organization’s operations and the services residents receive.

The October 26 workshop began by presenting changes made since the October 5 workshop. It then turned to the funds outside the General Fund. Staff reviewed the internal service funds for Information Technology, Fleet, and Facilities, as well as the Communications Center Fund. The internal service funds provide services to other City departments and recover their costs through charges to those departments. Staff also reviewed the enterprise funds, which operate like businesses and are supported by user rates and fees: Water, Solid Waste, Irrigation, Golf, Parking, and the Joint Sewer System. For each fund, staff presented 2027 rates and fees, fund balance, and major capital projects. The workshop concluded with recommended 2027 funding for the City's economic development partners and one-time requests that were not in the recommended budget. Materials from all three workshops are available to the public on the City's website.

Changes to the Budget since the October 5 and October 26 workshops include:

- Visit Grand Junction: A strategic shift of $1.1 million in planned spending from 2026 to 2027.
- Ridges Irrigation Fund: An increase of $350,000 in 2027 to replace the motor control center for the Ridges primary irrigation pump.
- Economic development partner contributions: Contributions are moved from the City Manager's budget to the Non-Departmental budget so they are presented in one place. This change has no fiscal impact.
- Unhoused funding from RFP of $411,500 for Joseph Center, Catholic Outreach, and Hilltop.
- Funding for Mutual Aid Partners of $50,000.

Other notable items in the 2027 Budget include:

- Capital labor: Chip seal crew and project engineer labor are now budgeted in the capital fund, so that capital projects reflect their full cost.
- Public safety staffing: The Budget adds six Police positions, three Communications Center positions, and three administrative fire officer positions. It no longer assumes a SAFER grant award.
- Compensation: The Budget sets aside funding to implement the classification and compensation study.

The budget documents attached to this staff report represent the culmination of the budget process for the City's 2027 Recommended Budget of $319.5 million. The 2027 Appropriation Ordinance is the legal adoption of the City's budget (and the DDA's budget) by the City Council for the upcoming fiscal year. In accordance with the Charter, the City Manager shall prepare the annual budget and, upon approval of it and the appropriation ordinance, expend sums of money to pay salaries and other expenses for the operation of the City. The documentation of the proposed revenue and expenses prepared and maintained by the Chief Financial Officer in support of the budget and ordinance, including

and pursuant to Article VII, Paragraph 57 of the City Charter regarding the setting of the City Manager's salary, are incorporated by and made part of this ordinance by this reference as if fully set forth. Accordingly, this request is to appropriate certain sums of money to defray the necessary expenses and liabilities of the accounting funds of the City of Grand Junction based on the Budget.

FISCAL IMPACT:

The 2027 appropriation ordinance and budget are presented to ensure sufficient appropriation by fund to defray the necessary expenses of the City and the Downtown Development Authority. The appropriation ordinances are consistent with, and as proposed for adoption, reflective of lawful and proper governmental accounting practices and are supported by the supplementary documents incorporated by reference.

SUGGESTED MOTION:

I move to introduce the proposed ordinance appropriating certain sums of money to defray the necessary expenses and liabilities of the City of Grand Junction pursuant to Article VII of the City Charter, and to defray the necessary expenses and liabilities of the Downtown Development Authority for the year beginning January 1, 2027, and ending December 31, 2027, and set a public hearing for November 18, 2026. Together with the documentation of the proposed revenue and expenses prepared in support of the budget and appropriation ordinance, including and pursuant to Article VII, Paragraph 57 regarding the setting of the City Manager's salary with Ordinance No. XXXX are incorporated by and made part of this ordinance by this reference as if fully set forth.

Attachments

1. 01 2027 Appropriation Ordinance First Reading November 4, 2026
2. 02 2027 Budget Reconciliation to Appropriation Ordinance
3. 03 2027 Recommended Fund Balance Worksheet
4. 04 2027 Recommended Capital Project List
5. 05 2027 Recommended Capital Descriptions
6. 06 2027 Recommended 10-Year Capital Plan 2027-2036
7. 07 2027 Line Item Budget by Department, By Fund, By Classification
8. 08 2027 Line Item Budget By Fund, By Classification
9. 09 2027 DDA Recommended Fund Balance Worksheet
10. 10 2027 DDA Line Item Budget By Fund, By Classification
11. 11 2027 Certificate of Participation Supplemental Budget Information

ORDINANCE NO. ___

AN ORDINANCE APPROPRIATING CERTAIN SUMS OF MONEY TO DEFRAY THE NECESSARY EXPENSES AND LIABILITIES OF THE CITY OF GRAND JUNCTION, COLORADO AND THE DOWNTOWN DEVELOPMENT AUTHORITY FOR THE YEAR BEGINNING JANUARY 1, 2027, AND ENDING DECEMBER 31, 2027.

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

SECTION 1. That the following sums of money, or so much therefore as may be necessary, be and the same are hereby appropriated for the purpose of defraying the necessary expenses and liabilities, and for the purpose of establishing emergency reserves of the City of Grand Junction, for the fiscal year beginning January 1, 2027, and ending December 31, 2027, said sums to be derived from the various funds as indicated for the expenditures of:

Fund Name	Fund #	Appropriation
General Fund	100	$ 123,738,041
Enhanced 911 Fund	101	$ 5,141,486
Visit Grand Junction Fund	102	$ 5,619,965
D.D.A. Operations	103	$ 2,021,513
CDBG Fund	104	$ 692,938
Parkland Expansion Fund	105	$ 925,000
Lodgers Tax Increase Fund	106	$ 2,550,285
First Responder Tax Fund	107	$ 19,569,930
Conservation Trust Fund	110	$ 893,800
Cannabis Sales Tax Fund	111	$ 1,247,197
Public Safety Impact Fee Fund	115	$ 300,000
Community Recreation Center Tax Fund	116	$ 8,063,568
Sales Tax CIP Fund	201	$ 34,287,933
Storm Drainage Fund	202	$ 172,000
D.D.A. Capital Improvements Fund	203	$ 4,065,013
Transportation Capacity Fund	207	$ 8,138,000
Water Fund	301	$ 20,072,681
Solid Waste Removal Fund	302	$ 13,070,344
Golf Courses Fund	305	$ 3,075,010
Parking Authority Fund	308	$ 1,276,317
Ridges Irrigation Fund	309	$ 807,377
Information Technology Fund	401	$ 16,853,122
Equipment Fund	402	$ 11,716,815
Communication Center Fund	405	$ 12,192,916
Facilities Management Fund	406	$ 6,749,218
Insurance Fund	440	$ 38,395,361
General Debt Service Fund	610	$ 10,499,522
D.D.A. T.I.F. Debt Service	611	$ 3,340,298
GJ Public Finance Corp Fund	614	$ 700,800
Joint Sewer Operations Fund	900	$ 69,411,120

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

INTRODUCED AND ORDERED PUBLISHED IN PAMPHLET FORM this 4th day of November 2026.

TO BE PASSED AND ADOPTED AND ORDERED PUBLISHED IN PAMPHLET FORM this _____ day of _____, 2026

_____
President of the Council

Attest:

_____
City Clerk

CITY OF Grand Junction COLORADO

2027 Budget Reconciliation of Fund Balance Worksheets to Appropriations
November 4, 2026

		Per Fund Balance Worksheets			
Fund #	Fund Name	Total Expense	Transfers Out	Contingency Funds	Total 2027 Appropriations
100	General Fund	$ 121,011,081	$ 2,301,960	$ 425,000	$ 123,738,041
101	Enhanced 911 Fund	-	$ 5,141,486	-	$ 5,141,486
102	Visit Grand Junction	$ 5,619,965	-	-	$ 5,619,965
103	DDA Operations*	$ 2,021,513	-	$ -	$ 2,021,513
104	Community Development Block Grant Fund	$ 608,025	$ 84,913	-	$ 692,938
105	Parkland Expansion Fund	-	$ 925,000	-	$ 925,000
106	Lodging Tax Share Fund	$ 1,487,666	$ 1,062,619	-	$ 2,550,285
107	First Responder Tax Fund	$ 19,569,930	-	-	$ 19,569,930
110	Conservation Trust Fund	-	$ 893,800	-	$ 893,800
111	Cannabis Sales Tax Fund	-	$ 1,247,197	-	$ 1,247,197
115	Public Safety Impact Fee Fund	-	$ 300,000	-	$ 300,000
116	Community Recreation Center Tax Fund	$ 4,879,136	$ 3,184,432	-	$ 8,063,568
201	Sales Tax Capital Improvements Fund	$ 26,435,939	$ 7,851,994	-	$ 34,287,933
202	Storm Drainage Fund	$ 172,000	-	-	$ 172,000
203	DDA Capital Improvements Fund	$ 4,065,013	-	-	$ 4,065,013
207	Transportation Capacity Fund	$ 8,138,000	-	-	$ 8,138,000
301	Water Fund	$ 20,072,681	-	-	$ 20,072,681
302	Solid Waste Removal Fund	$ 13,070,344	-	-	$ 13,070,344
305	Golf Courses Fund	$ 3,075,010	-	-	$ 3,075,010
308	Parking Fund	$ 1,276,317	-	-	$ 1,276,317
309	Ridges Irrigation Fund	$ 807,377	-	-	$ 807,377
401	Information Technology Fund	$ 16,853,122	-	-	$ 16,853,122
402	Equipment Fund	$ 11,716,815	-	-	$ 11,716,815
405	Communications Center Fund	$ 12,192,916	-	-	$ 12,192,916
406	Facilities Management Fund	$ 6,749,218	-	-	$ 6,749,218
440	Insurance Fund	$ 38,395,361	-	-	$ 38,395,361
610	General Debt Service Fund	$ 10,499,522	-	-	$ 10,499,522
611	DDA TIF Debt Service Fund*	$ 3,340,298	-	-	$ 3,340,298
614	GJ Public Finance Debt Service Fund	$ 700,800	-	-	$ 700,800
900	Joint Sewer System Fund	$ 69,411,120	-	-	$ 69,411,120

*per DDA Fund Balance Worksheet

CITY OF Grand Junction COLORADO

2027 Recommended Fund Balance Worksheet
City Council Meeting
November 4, 2026

	PROJECTED BEGINNING FUND BALANCES	TOTAL REVENUE	LABOR	NON PERSONNEL OPERATING	TOTAL OPERATING EXPENSE	DEBT SERVICE	MAJOR CAPITAL	TOTAL EXPENSE	TRANSFERS IN	TRANSFERS OUT	NET SOURCE (USE) OF FUNDS	CONTINGENCY	NET CHANGE IN FUND BALANCE	PROJECTED ENDING FUND BALANCE
General Government														
100 - General Fund	45,089,043	120,133,517	81,796,598	38,903,459	120,700,057	-	311,024	121,011,081	841,064	2,301,960	(2,338,460)	425,000	(2,763,460)	42,325,583
101 - Enhanced 911 Fund	4,441,912	5,008,954	-	-	-	-	-	-	-	5,141,486	(132,532)	-	(132,532)	4,309,380
102 - Visit Grand Junction Fund	2,048,252	2,559,093	924,879	4,695,086	5,619,965	-	-	5,619,965	1,062,619	-	(1,998,252)	-	(1,998,252)	50,000
104 - Community Development Block Grant Fund	-	692,938	-	608,025	608,025	-	-	608,025	-	84,913	-	-	-	-
105 - Parkland Expansion Fund	931,150	752,079	-	-	-	-	-	-	-	925,000	(172,921)	-	(172,921)	758,229
106 - Lodging Tax Share Fund	51,464	2,515,338	-	1,487,666	1,487,666	-	-	1,487,666	-	1,062,619	(34,947)	-	(34,947)	16,517
107 - First Responder Tax Fund	2,335,096	14,632,873	16,229,031	2,519,086	18,748,117	-	821,813	19,569,930	2,601,960	-	(2,335,096)	-	(2,335,096)	-
110 - Conservation Trust Fund	182,140	794,575	-	-	-	-	-	-	-	893,800	(99,225)	-	(99,225)	82,915
111 - Cannabis Tax Fund	3,007,788	1,784,828	-	-	-	-	-	-	-	1,247,197	537,631	-	537,631	3,545,419
115 - Public Safety Impact Fee Fund	2,796,161	758,707	-	-	-	-	-	-	-	300,000	458,707	-	458,707	3,254,868
116 - Community Recreation Center Tax Fund	750,536	7,639,059	2,806,671	2,072,465	4,879,136	-	-	4,879,136	-	3,184,432	(424,509)	-	(424,509)	326,027
201 - Sales Tax Capital Improvements Fund	6,726,726	28,015,279	2,138,761	5,150,328	7,289,089	-	19,146,850	26,435,939	1,398,000	7,851,994	(4,874,654)	-	(4,874,654)	1,852,072
202 - Storm Drainage Development Fund	54,007	5,000	-	-	-	-	172,000	172,000	150,000	-	(17,000)	-	(17,000)	37,007
204 - Major Projects Fund	84,200	-	-	-	-	-	-	-	-	-	-	-	-	84,200
207 - Transportation Capacity Fund	17,133,150	3,730,375	-	3,000	3,000	-	8,135,000	8,138,000	-	-	(4,407,625)	-	(4,407,625)	12,725,525
405 - Communications Center Fund	1,623,162	7,372,546	8,074,921	3,117,995	11,192,916	-	1,000,000	12,192,916	4,641,486	-	(178,885)	-	(178,885)	1,444,277
610 - General Debt Service Fund	3,191	-	-	4,000	4,000	10,495,522	-	10,499,522	10,499,522	-	-	-	-	3,191
614 - Grand Junction Public Finance Corporation Fund	10,680	400,000	-	2,500	2,500	698,300	-	700,800	300,800	-	-	-	-	10,680
Subtotal	$ 87,268,658	$ 196,795,161	$ 111,970,861	$ 58,563,610	$ 170,534,471	$ 11,193,822	$ 29,586,687	$ 211,314,980	$ 21,495,451	$ 22,993,401	$ (16,017,768)	$ 425,000	$ (16,442,768)	$ 70,825,890
Enterprise Operations														
301 - Water Fund	5,718,811	16,117,564	5,544,990	5,017,041	10,562,031	1,718,071	7,792,580	20,072,681	-	-	(3,955,118)	-	(3,955,118)	1,763,693
302 - Solid Waste Fund	2,433,580	13,685,503	4,588,895	6,676,448	11,265,344	1,805,000	-	13,070,344	-	-	615,159	-	615,159	3,048,739
305 - Golf Courses Fund	263,985	3,174,155	1,069,749	1,917,464	2,987,213	87,797	-	3,075,010	120,000	-	219,145	-	219,145	483,130
308 - Parking Fund	170,327	1,253,239	599,579	432,971	1,032,550	243,767	-	1,276,317	-	-	(23,078)	-	(23,078)	147,249
309 - Irrigation Fund	45,985	820,268	191,374	249,842	441,215	16,162	350,000	807,377	-	-	12,891	-	12,891	58,876
900 - Joint Sewer System Fund	23,517,794	60,747,538	5,898,415	9,007,350	14,905,765	4,772,560	49,732,795	69,411,120	-	-	(8,663,581)	-	(8,663,581)	14,854,213
Subtotal	$ 32,150,482	$ 95,798,267	$ 17,893,001	$ 23,301,116	$ 41,194,117	$ 8,643,357	$ 57,875,375	$ 107,712,849	$ 120,000	-	$ (11,794,582)	-	$ (11,794,582)	$ 20,355,900
Total	**$ 119,419,140**	**$ 292,593,428**	**$ 129,863,862**	**$ 81,864,726**	**$ 211,728,588**	**$ 19,837,179**	**$ 87,462,062**	**$ 319,027,829**	**$ 21,615,451**	**$ 22,993,401**	**$ (27,812,350)**	**$ 425,000**	**$ (28,237,350)**	**$ 91,181,790**

Contingency	**$ 425,000**
City of Grand Junction 2027 Recommended Budget	**$ 319,452,829**

***General Fund Balance**	**$ 42.3**	**million**
Internal Loans	**$ 0.6**	**million**
Minimum Reserve	**$ 29.9**	**million**

Internal Service Operations														
401 - Information Technology Fund	3,946,662	13,906,460	4,081,099	12,322,024	16,403,122	-	450,000	16,853,122	-	-	(2,946,663)	-	(2,946,663)	1,000,000
402 - Equipment Fund	2,263,701	11,940,944	2,385,036	4,465,660	6,850,697	-	4,866,118	11,716,815	-	-	224,129	-	224,129	2,487,830
406 - Facilities Management Fund	1,707	5,358,548	1,665,634	3,654,874	5,320,508	-	1,428,710	6,749,218	1,428,710	-	38,040	-	38,040	39,747
440 - Insurance Fund	3,454,277	39,209,992	667,194	37,728,167	38,395,361	-	-	38,395,361	-	-	814,632	-	814,632	4,268,909
Subtotal	$ 9,666,347	$ 70,415,944	$ 8,798,963	$ 58,170,724	$ 66,969,688	-	$ 6,744,828	$ 73,714,516	$ 1,428,710	-	$ (1,869,862)	-	$ (1,869,862)	$ 7,796,485

Total Appropriated City Funds	**$ 416,160,746**

CITY OF Grand Junction COLORADO

2027 Recommended Capital Projects List
By Fund By Department
November 4, 2026

Line Ref #	Department	Project Title		2027 Recommended Budget
201 - Sales Tax Capital Improvement Fund 0.75%				
1	Engineering & Transportation	North Avenue Enhanced Transit Corridor	$	3,000,000
2	Engineering & Transportation	Traffic Signal Upgrades	$	308,700
3	Engineering & Transportation	Contract Street Maintenance	$	3,475,100
4	Engineering & Transportation	C ½ Road Overlay (27 1/2 Road to 29 Road)	$	600,000
5	Engineering & Transportation	Riverside Parkway at Highway 50 Retaining Wall	$	1,450,000
6	Engineering & Transportation	Curb, Gutter, and Sidewalk Safety Repairs	$	463,050
7	Engineering & Transportation	Infrastructure Improvements	$	1,650,000
8	Engineering & Transportation	Traffic Safety Improvements	$	150,000
9	Engineering & Transportation	Bridge Repair (guardrails, lighting, paint, etc.)	$	80,000
10	Engineering & Transportation	Bridge Replacement GRJM-21.25-D.7- South Broadway over Limekiln Gulch	$	800,000
11	Engineering & Transportation	7th St and Elm Ave Signalized Intersection	$	500,000
		Total Engineering & Transportation	**$**	**12,476,850**
12	Information Technology	City Hall UPS Replacement Project	$	800,000
		Total Information Technology	**$**	**800,000**
13	Police	Police Department Annex Design	$	1,000,000
14	Police	Impound Lot	$	100,000
		Total Police	**$**	**1,100,000**
15	Parks & Recreation	River Trail Expansion, C 1/2 Road Gap	$	3,700,000
16	Parks & Recreation	Asphalt Trail Replacements	$	200,000
17	Parks & Recreation	Water Conservation Projects, Turf to Native	$	70,000
18	Parks & Recreation	Land Acquisition	$	250,000
19	Parks & Recreation	Playground Repair	$	125,000
20	Parks & Recreation	Rocket Park Pour in Place Replacement	$	110,000
21	Parks & Recreation	Parking Lot Improvements: Duck Pond, Eagle Rim, Junior Service	$	100,000
22	Parks & Recreation	Lincoln Park Diving Board Replacement	$	65,000
23	Parks & Recreation	Botanical Gardens Phase II	$	150,000
		Total Parks & Recreation	**$**	**4,770,000**
		Total Sales Tax Capital Improvement Fund 0.75% Projects	**$**	**19,146,850**
202 - Storm Drainage Development Fund				
24	Engineering & Transportation	Drainage System Improvements	$	22,000
25	Engineering & Transportation	28 1/4 Road Storm Drain	$	50,000
26	Engineering & Transportation	Orchard Mesa Basin Master Plan	$	100,000
		Total Engineering & Transportation	**$**	**172,000**
		Total Storm Drainage Development Fund Projects	**$**	**172,000**
207 - Transportation Capacity Fund				
27	Engineering & Transportation	24 1/2 Road, Patterson to G 1/4 Road	$	250,000
28	Engineering & Transportation	B 1/2 Road, 29 Road to 29 3/4 Road	$	5,815,000
29	Engineering & Transportation	24 Road and Riverside Parkway Interchange	$	200,000
30	Engineering & Transportation	Riverside Parkway at 9th Street Turn Lane	$	120,000
31	Engineering & Transportation	26 1/2 Road, Horizon Drive to Summerhill Way	$	1,750,000
		Total Engineering & Transportation	**$**	**8,135,000**
		Total Transportation Capacity Fund Projects	**$**	**8,135,000**
301 - Water Fund				
32	Utilities - Water	Gunnison River Infrastructure	$	500,000
33	Utilities - Water	Lead Water Line Replacements	$	100,000
34	Utilities - Water	Ranch Improvements/Sustainable Agriculture	$	200,000
35	Utilities - Water	Water Rights Infrastructure Development	$	100,000
36	Utilities - Water	Juniata Enlarged Ditch Piping	$	1,492,580
37	Utilities - Water	Juniata Reservoir Outlet Seepage Repair	$	2,300,000
38	Utilities - Water	9th-17th N of Orchard Waterline	$	300,000
39	Utilities - Water	CDOT I-70B Waterline 6th-9th St	$	700,000
40	Utilities - Water	Waterline Replacements	$	450,000
41	Utilities - Water	Kannah Creek Flowline, Whitewater Creek to Whitewater Hill	$	100,000
42	Utilities - Water	Clymer Way and 5th Street Bridge Area Waterline Replacement	$	850,000
43	Utilities - Water	Juniata Reservoir Dam Raise Project Design ($250k Grant Funded)	$	700,000
		Total Utilities - Water	**$**	**7,792,580**
		Total Water Fund Projects	**$**	**7,792,580**

Line Ref #	Department	Project Title		2027 Recommended Budget
309 - Irrigation Fund				
44	Utilities - Capital	Ridges Primary Pump MCC Replacement	$	350,000
		Total Utilities - Capital	**$**	**350,000**
		Total Irrigation Fund Projects	**$**	**350,000**
401 - Information Technology Fund				
45	Information Technology	Document Records Management System Replacement	$	250,000
46	Information Technology	Infrastructure Replacements	$	200,000
		Total Information Technology	**$**	**450,000**
		Total Information Technology Fund Projects	**$**	**450,000**
402 - Equipment Fund				
47	General Services	2027-2036 Fleet Replacement	$	4,866,118
		Total General Services	**$**	**4,866,118**
		Total Equipment Fund Projects	**$**	**4,866,118**
405 - Communications Center Fund				
48	Police	Comm Center Workstation/Furniture Replacement	$	1,000,000
		Total Police	**$**	**1,000,000**
		Total Communications Center Fund Projects	**$**	**1,000,000**
406 - Facilities Management Fund				
49	General Services	Facilities Systems Maintenance and Lifecycle Replacement	$	1,428,710
		Total General Services	**$**	**1,428,710**
		Total Facilities Management Fund Projects	**$**	**1,428,710**
900 - Joint Sewer Fund				
50	Utilities - Sewer	Lift Station Elimination/Rehabilitation	$	5,287,795
51	Utilities - Sewer	OM River Syphon	$	1,000,000
52	Utilities - Sewer	Grand Valley Byproducts Lift Station Replacement	$	4,000,000
53	Utilities - Sewer	El Poso Lift Station Replacement	$	205,000
54	Utilities - Sewer	Sewer Improvement Districts	$	1,000,000
55	Utilities - Sewer	Wastewater Treatment Plant Improvements and Asset Replacements	$	810,000
56	Utilities - Sewer	Sewer Line Replacements/Rehabilitation	$	4,880,000
57	Utilities - Sewer	Phase 2 Wastewater Treatment Plant Expansion	$	20,300,000
58	Utilities - Sewer	Wastewater Treatment Administrative Building	$	12,000,000
59	Utilities - Sewer	Property Acquisition	$	250,000
		Total Utilities - Sewer	**$**	**49,732,795**
		Total Joint Sewer Fund Projects	**$**	**49,732,795**
		Total Capital	**$**	**93,074,053**

2027 Recommended Capital Project Descriptions
By Fund, By Department
November 4, 2026

201 – Sales Tax Capital Improvement Fund 0.75%

Engineering and Transportation – Capital

1. **North Avenue Enhanced Transit Corridor - $ 3,000,000** In 2022, the City provided the matching funds for the Grand Valley Regional Transportation Planning Office's North Avenue Enhanced Transit corridor study. The study evaluated pedestrian access analysis, traffic safety analysis, bus stop amenities analysis, transit speed, and reliability analysis, a detailed review of transit signal prioritization, and multimodal path analysis. The study helped identify and prioritize a series of projects. This project will construct detached multi-modal sidewalks along the north side of North Avenue between 28 1/2 Road and 29 ½ Road. Future grant requests are proposed to fund the balance of the north side from 29 ½ Rd east to I-70B as well as the south side from 29 Rd east to I-70B.

2. **Traffic Signal Upgrades - $ 308,700** The City currently owns 52 traffic signals with electronic controllers of varying age and functionality and operates the 46 state highway signals inside the City limits under a maintenance contract. Upgrades to signal equipment are required for safety and compliance with Federal requirements. This is an ongoing replacement/upgrade program for traffic signal controllers and other equipment. Maintaining a replacement cycle for signal controllers and equipment is necessary, primarily because of the limited service life of the equipment which is exposed to in-the-field conditions. It is also necessary to keep pace with current technology supporting traffic signal coordination, vehicle detection, and emergency pre-emption systems; all of which contribute to safer and less congested roadways.

3. **Contract Street Maintenance - $ 3,475,100** Street maintenance requires an ongoing annual investment to preserve the City's $266 million street network. The City uses a pavement management system to evaluate pavement conditions and prioritize maintenance based on ride quality, structural adequacy, and surface distress. The City is divided into 12 Street Maintenance Areas (SMAs), with one area generally scheduled for maintenance each year. Streets within each SMA are evaluated individually to determine the most appropriate treatment, which may include fog seal, chip seal, microsurfacing, asphalt overlay, or reconstruction. Contracted Street Maintenance typically includes a variety of competitively bid and contracted work such as hot-mix asphalt overlays, asphalt patching, high-density mineral bond (HA5) treatments, and street reconstruction. In 2027, the primary projects for the Contracted Street Maintenance program will focus on asphalt overlays on Patterson Road, replacement of the 12th Street & Horizon Drive Roundabout, and completing an updated assessment of the street network's pavement condition. The City will separately self-perform chip seal and crackfill work with a budget of $1,463,250, which is not included in the Contract Street Maintenance amount. Crackfill helps prevent water intrusion and slows pavement deterioration, while chip seal provides a moisture-resistant surface and improves skid resistance. This work will continue to be performed by City crews.

4. **C 1/2 Road Overlay (27 1/2 Road to 29 Road) - $600,000** Partner project with Mesa County and Gravel Mining property to complete isolated street reconstructions and street asphalt overlay on C 1/2 Road from 27 1/2 Road to 29 Road.

5. **Riverside Parkway at Highway 50 Retaining Wall - $ 1,450,000** The Riverside Parkway interchange was constructed with tall mechanically stabilized earth (MSE) walls. These walls have settled and moved over the last 15 years since it was constructed. While the walls are still currently safe, this project will stabilize the walls ensuring longevity of the structures. In a separate contract, reconstruction of much of the curb, gutter, sidewalks, medians, and road surface is planned to repair the infrastructure damaged by the differential settlement.

6. **Curb, Gutter, and Sidewalk Safety Repairs - $ 463,050** This program includes the replacement or repair of deteriorated or hazardous curbs, gutters, and sidewalks on City streets annually. It also includes replacement of curbs and gutters that do not properly drain. Tripping hazards on sidewalks are given the highest priority. Concrete replacement locations are determined from field surveys and community member complaints. Each location is rated and prioritized according to the type of problem and degree of hazard. The benefits include keeping curb, gutter, and sidewalks in a state of good repair providing a reliable surface for non-motorized users, and conveyance of stormwater without standing water.

7. **Infrastructure Improvements - $1,650,000** This is unallocated funding for infrastructure improvements that support the City's long-term capital needs, operational priorities, and continued investment in public infrastructure.

8. **Traffic Safety Improvements - $ 150,000** Annual Requests for Streetlights, Crosswalks, Traffic Calming, etc. This project is funded by the 0.75% sales tax. For 2027, planned traffic safety improvements include crosswalk improvements on Orchard Avenue near 10th Street, South Camp Road near Jurassic Flats Trailhead, and Unaweep Avenue near Orchard Mesa Middle School.

9. **Bridge Repair (guardrails, lighting, paint, etc.) - $80,000** The City of Grand Junction owns and maintains a total of 112 bridge structures (44 major bridges, 45 minor bridges, and 23 pedestrian bridges). The major bridge structures are inspected through the CDOT Off-System Bridge Inspection Program on a 24-month cycle and the City contracts out inspection of the minor bridge structures on a 48-month cycle. In addition to tracking the condition of the individual bridges, the bridge inspections identify recommended repairs to prolong the life of the bridge structures. For 2027, there are approximately $80,000 of repairs that have been identified as a high priority with $20,000 identified on pedestrian bridges and $60,000 on vehicular bridges. The identified repairs are in addition to the routine maintenance that is included in the City's operating budget. This work is intended to be completed by City Staff if able but may require certain repairs to be contracted out.

10. **Bridge Replacement GRJM-21.25-D.7- South Broadway over Limekiln Gulch - $800,000** The bridge on South Broadway over Limekiln Gulch is located near the intersection of Wildwood Drive. This structure is a minor bridge structure that has load restrictions in place due to structural deficiencies. This structure has been identified for replacement rather than rehabilitation due to the extensive nature of the repairs that would be required. The design of this project was completed in 2026 and construction is planned to start in 2027. This project will require a road closure on South Broadway that will require significant detours and will be coordinated with residents, emergency services, sanitation and utility purveyors to minimize impacts.

11. **7th St. and Elm Ave. Signalized Intersection - $500,000** Installation of a full motion signalized intersection to accommodate vehicular turning movements and pedestrian crossings on 7th Street. This project is proposed to be completed in partnership with CMU.

Information Technology – Capital

12. **City Hall UPS Replacement Project - $ 800,000** This project replaces the end-of-life uninterruptible power supply (UPS) systems in the City Hall data center, which houses the City's core technology infrastructure, including systems that support public safety. The UPS keeps servers, network and phone systems running through power outages, surges and fluctuations, bridging the gap until generator power takes over. A failure of the current equipment could interrupt City and public safety operations, damage hardware and corrupt data. The project covers design, installation and the supporting data center systems needed to operate the new UPS safely and reliably:

    - **UPS equipment:** Replacement units sized for current load and future growth, with better energy efficiency than the existing systems.
    - **Electrical:** Upgrades to power distribution serving the data center.
    - **HVAC:** Cooling improvements to maintain proper operating conditions for critical equipment.
    - **Fire suppression:** Protection for data center equipment and the building.

    Replacing this equipment on a planned schedule avoids the higher cost and service disruption of an emergency failure. It also protects the City's technology investments and keeps essential services, including public safety, available to residents.

2027 Recommended Capital Project Descriptions
By Fund, By Department
November 4, 2026

Police – Capital

13. **Police Department Annex Design- $ 1,000,000** When the Police Department and Regional Communications Center moved into their current facility in 2012, the building was already fully utilized to meet existing needs, leaving no space for future growth. As the department expanded over time, it has been necessary to retrofit existing areas and operate out of remote locations leading to operational inefficiencies. The annex will provide the critical space needed for staff, equipment, and operations to grow in alignment with the city's needs. The $1,000,000 will serve as the City's grant match for the pre-construction and architectural design phase of the project. Once the design phase is complete and a construction plan has been developed, the project is anticipated to be funded through the issuance of Certificates of Participation (COPs), with the timing of construction dependent on the finalized plan.

14. **Impound Lot - $ 100,000** The current impound lot at City Shops is full. Need an additional secure area.

Parks and Recreation – Capital

15. **River Trail Expansion, C 1/2 Road Gap - $3,700,000** The Riverfront Trail gap between 27 1/2 and 29 Road has required bicyclists and pedestrians to use the narrow, farm-to-market C 1/2 Road. This key link has been on hold for over 25 years with easements needed from remaining properties. All rights-of-way and easements have now been acquired. Colorado Parks and Wildlife has completed design on the project and a Great Outdoors Colorado (GOCO) grant has been applied for. If awarded, construction is slated for 2027.

16. **Asphalt Trail Replacements - $ 200,000** The City has over 4.3 miles of asphalt trails over 25 years old and in various states of disrepair. This includes various trail locations along the Ridges, E Dakota Drive, Broadway, Audubon Trail, and South Rim Access to the State Park. This program utilizes Project Team staff to replace trails with concrete. A total of 10.6 miles will have been replaced since 2022 when the project is completed in 2031. This project has been completed by City Staff and will again be self-performed. Performing in-house provides an estimated 60% savings on the project compared to contracting out.

17. **Water Conservation Projects, Turf to Native - $ 70,000** Several areas in the parks and recreation system including rights of way have turf that has a very low level of utilization. To conserve water and reduce maintenance resources while still preserving an attractive aesthetic and preservation of the most important green infrastructure, the parks department uses this funding to convert manicured turf areas to native areas. The native areas employ local flora, including shrubs and trees, along with other attractive landscaping elements. This budget also supports the installation of infrastructure to achieve water-wise landscaping and to design larger conversions for future consideration. This project is funded by CTF.

18. **Land Acquisition - $250,000** The department maintains an ongoing list of parcels of interest. Since land acquisitions are often opportunity driven, and interest could drive up prices, this list is not public. Should an opportunity arise in 2027, this budget will enable the pursuit of a parcel/s that enhance the parks and recreation system. This project is funded by Parkland.

19. **Playground Repair - $ 125,000** This is an annual ongoing expense to repair and replace needed components of the 25 playgrounds in the system. Many playgrounds are aging and have components that require replacement due to high levels of use, weather, as well as age. The budget is used for materials, and the labor is typically provided by Certified Playground Safety inspectors. This project is funded by CTF.

20. **Rocket Park Pour in Place Replacement - $110,000** This popular park requires replacement of its poured in place playground surfacing. Staff closely monitor the condition of all playground components including the surfacing. Poured in Place surfaces offer the advantage of engineered wood fiber with improved accessibility as well as providing better fall protection as engineered wood fiber can more easily be distributed, creating areas of less protection. However, due to climate and the wear and tear imposed by the outdoor environment along with high levels of use, poured in place surfacing must be regularly replaced. This project is funded by CTF.

21. **Parking Lot Improvements: Duck Pond, Eagle Rim, Junior Service - $100,000** Several parks have deteriorating asphalt parking lots in need of repair. Cost estimates to cover asphalt repairs at Duck Pond (Orchard Mesa), Eagle Rim, Junior Service League, and Pine Ridge address the substandard conditions at these parks. Additionally, the parks operations parking lot where parks employees park and organize most park equipment and vehicles is in a similar state of disrepair. This constitutes six parking sites that directly impact park operations. This budget funds materials and staff plan to get as far as possible with these priorities given workload. Additional repairs to other parking lots are anticipated in future years. This project is funded by CTF.

22. **Lincoln Park Diving Board Replacement - $65,000** The two 1M diving boards and one 3M diving board at Lincoln Park are at the end of their useful life and need to be replaced. Even with the Community Recreation Center (CRC) now open, Lincoln Park is anticipated to continue its high level of service, averaging about 600 patrons per day. The outdoor aquatics in the summer is a different service than the indoor aquatics provided by the CRC.

23. **Botanical Gardens Phase II - $150,000** 2026 funded the beginning of the first greenhouse adjacent to the Botanic Gardens. This replaces the rented space on the far east side of the city limits that entailed significant inefficiencies with staff driving long distances to support the growth of plant material that serves the 35 developed parks and over 500 acres of right-of-way, along with high interest planter beds downtown and

at other city facilities. This next wave of funding finishes out the greenhouse and enables further progression. This project is partially funded by CTF at $68,000.

202 – Storm Drainage Development Fund

Engineering and Transportation- Capital

24. **Drainage System Improvements - $ 22,000** This project includes many small drainage improvements that address capacity issues. This is for materials only and is self-performed by City crews. This project is funded by the Storm Drainage Fund.

25. **28 1/4 Road Storm Drain - $ 50,000** This project will design a storm drain on 28 1/4 Road from GVIC Canal to Indian Wash that will divert storm flows that currently flow into GVIC's canal. This project will storm divert flows from 28 ¼ Rd, Ridgewood Heights west of 28 ¼ Rd, existing subdivisions north of Grand Falls Drive, as well as allow for development of approximately 12 acres of land. A cost share has been proposed with the developer to pay a proportionate share of the project. Design is planned for 2027 with construction slated for 2029.

26. **Orchard Mesa Basin Master Plan - $100,000** Partner with OMID to complete storm drainage master plan for Orchard Mesa area and evaluate stormwater infrastructure needs associated with piping the OMID Canals.

207 – Transportation Capacity Fund

Engineering and Transportation – Capital

27. **24 1/2 Road, Patterson to G 1/4 Road - $250,000** 24 1/2 Road will be widened to a three-lane collector including a center turn lane, curb, gutter, sidewalks, bike lanes, and streetlights from Patterson Road to G 1/4 Road. In 2027, construction of the sidewalk is proposed along the east side of 24 ½ Rd from G Road to existing sidewalk north of Caprock Academy. The subsequent phase of the corridor improvements on 24 ½ Road include planned street reconstruction from Patterson Road to Four Canyons Parkway that is proposed in 2028.

28. **B 1/2 Road, 29 Road to 29 3/4 Road - $ 5,815,000** B 1/2 Road will be widened to a three-lane collector road including turn lanes, curb, gutter, sidewalk, bike lanes, and streetlights from 29 Road to 29 3/4 Road providing safer routes for kids to get to and from school at Lincoln Orchard Mesa Elementary. Right-of-way has been acquired. Construction is proposed for 2027. This project is funded by the TCP Fund.

29. **24 Road and Riverside Parkway Interchange - $ 200,000** Intersection improvements are planned to improve circulation and make the interchange more intuitive. This project also constructs a bike path connecting the Riverfront Trail to Mesa Mall and onto Canyon View Park. The 3/8 mile section to Canyon View was completed in 2023. For 2027, the funding is proposed for grant match for a project that will design the bike/pedestrian facility connecting the Riverfront Trail to Mesa Mall. Staff proposes to submit for a federal grant to fund the design and position the City for construction grant dollars for the same program.

30. **Riverside Parkway at 9th Street Turn Lane - $ 120,000** The Residences at Kimball is at 1101 Kimball Avenue, also known as the Sugar Beet property, and proposes 164 multi-family units along with commercial development. With projected traffic growth both regionally and including this development, a new turn lane is warranted. This project will construct a right-turn lane for westbound Riverside Parkway onto northbound 9th Street. This does not include a signal that will be funded as part of a future project. This project is funded by the TCP Fund.

31. **26 1/2 Road, Horizon Drive to Summerhill Way - $ 1,750,000** 26 1/2 Road will be widened to a three-lane collector road including turn lanes, curb, gutter, sidewalks, bike lanes, and streetlights from Horizon Drive to Summerhill Way including a new pedestrian bridge over I-70. The design will be finalized in 2027 along with the right of way acquisition. Construction is slated for 2028.

301 – Water Fund

Utilities – Capital

32. **Gunnison River Infrastructure - $ 500,000** This project provides preliminary engineering and property acquisition associated with the conversion of two gravel pits along the Gunnison River into future water storage facilities to supplement the City's water supply. Property acquisition is planned in advance of future improvements, which may occur beyond the City's current 10-year capital planning horizon.

33. **Lead Water Line Replacements - $ 100,000** This annual program provides for replacement of lead service lines within the City's water service area in accordance with regulatory requirements. The City is implementing a phased replacement program and remains on schedule to complete required replacements within the established compliance timeframe.

34. **Ranch Improvements/Sustainable Agriculture - $200,000** The Water Enterprise owns agricultural properties associated with the City's water rights portfolio and leases the properties for agricultural use. This project provides for improvements to City-owned ranch properties, including installation of gated pipe at Anderson Ranch to improve irrigation efficiency and support continued agricultural operations.

35. **Water Rights Infrastructure Development - $ 100,000** This annual program supports acquisition and development of water rights necessary to maintain and strengthen the City's water supply portfolio. Funding may be used for acquisition of available water rights and activities necessary to develop, protect, and perfect existing City water rights, including efforts to make conditional water rights absolute.

36. **Juniata Enlarged Ditch Piping - $1,492,580** This project is the second and final construction phase to replace the remaining open section of the Juniata Enlarged Ditch with buried pipeline. The project will reduce conveyance losses and improve reliability of the City's raw water delivery system while conserving an estimated 1,420 acre-feet of water annually for municipal and agricultural use. The first phase of funding has not yet been confirmed, but each phase can be completed independently of the other. This phase of the project is supported by federal grant funding and other project partners.

37. **Juniata Reservoir Outlet Seepage Repair - $2,300,000** This project will repair the Juniata Reservoir outlet structures to address identified seepage. The reservoir must be drained and allowed to dry sufficiently before repairs can be completed, with construction planned for 2027 prior to refilling the reservoir.

38. **9th-17th N. of Orchard Waterline - $300,000** This project provides for replacement of approximately 10,000 feet of aging cast iron waterline in areas north of Orchard Avenue between 9th and 17th Streets. Replacement of cast iron waterlines reduces the risk of waterline failures and supports long-term reliability of the City's distribution system.

39. **CDOT I-70B Waterline 6th-9th St - $700,000** This project will replace an existing HDPE waterline along Ute and Pitkin Avenues between 6th and 9th Streets that has experienced repeated waterline failures. The replacement will be coordinated with planned CDOT roadway improvements to complete the work while the corridor is under construction.

40. **Waterline Replacements - $450,000** This funding provides for the replacement of aging or deteriorated waterlines within the City’s distribution system. Projects are prioritized based on condition, maintenance history, and operational needs to reduce the risk of waterline failures and maintain reliable water service.

41. **Kannah Creek Flowline, Whitewater Creek to Whitewater Hill - $100,000** Kannah Creek Flowline conveys raw water from the Grand Mesa watershed to the City's Water

Treatment Plant. This project provides for replacement of approximately four miles of the flowline between Whitewater Creek and Whitewater Hill to improve the long-term reliability of this critical raw water conveyance infrastructure.

42. **Clymer Way and 5th Street Bridge Area Waterline Replacement - $850,000** This project provides for waterline improvements in the Clymer Way and 5th Street Bridge area to improve system reliability and water quality. Improvements include looping existing water services, eliminating the Highway 50 crossing at Santa Clara Avenue, and replacing aging waterline infrastructure near the 5th Street Bridge.

43. **Juniata Reservoir Dam Raise Project Design - $700,000** This project provides for design and construction of improvements to raise Juniata Reservoir Dam and increase available water storage capacity. The additional storage will support the reliability and resiliency of the City's long-term water supply. Project funding includes $250,000 in anticipated grant revenue.

309 – Irrigation Fund

Utilities – Capital

44. **Ridges Primary Pump MCC Replacement - $350,000** This project provides for the replacement of the Motor Control Center (MCC) for the Ridges Primary Pumpstation.

401 - Information Technology Fund

Information Technology – Capital

45. **Document Records Management System Replacement - $ 250,000** This project replaces HP TRIM, the City's records management system, at the City Clerk's request. TRIM is aging and doesn't integrate with Oracle Fusion (GJ Cloud). A modern platform will capture official documents automatically from GJ Cloud and apply retention schedules consistently across departments. Funding focuses on converting existing records out of TRIM. The new system will provide:

    - **Centralized retention:** One system of record for official City documents, managed to Colorado State Archives retention schedules.
    - **Compliant disposition:** Records purged on schedule instead of held indefinitely, which reduces storage cost and public-records exposure.
    - **Better access:** Faster retrieval for staff and responses to Colorado Open Records Act requests.

46. **Infrastructure Replacements - $ 200,000** This project funds the scheduled replacement of end-of-life network, server and storage equipment that supports City operations. Replacing hardware on a lifecycle schedule keeps systems supported and secure, avoids emergency purchases and prevents service disruptions for staff and residents.

402 – Equipment Fund

General Services – Capital

47. **2027-2036 Fleet Replacement - $4,866,118** The Fleet fund accrues funds to replace fleet through internal support charges to the Departments using the units. The annual units to be replaced are determined by prioritizing based on useful life and maintenance records.

405 – Communications Center Fund

Police – Capital

48. **Comm Center Workstation/Furniture Replacement - $1,000,000** Workstations are at the end of their useful life. Replacement of existing furniture.

406 – Facilities Management Fund

General Services – Capital

49. **Facilities Systems Maintenance and Lifecycle Replacement - $ 1,428,710** Maintenance of all city facilities that are capital in nature such as lifecycle replacement of HVAC equipment, security equipment, flooring, and roofing ext. This project is funded by the Facilities Management Fund with a transfer from the .75% sales tax.

900 - Joint Sewer Fund

Utilities – Capital

50. **Lift Station Elimination/Rehabilitation - $5,287,795** The 2027 requested funds will be used to complete design and initiate construction of the Lake Road Lift Station. This new lift station will replace and eliminate the Brachs and Ridges #1 lift stations, which have exceeded their design lives, and is recommended to be replaced due to existing deficiencies regarding their condition, capacity, and long-term reliability. This project is funded by the Sewer Enterprise Fund.

51. **OM River Syphon - $ 1,000,000** This project provides for condition assessment of the Orchard Mesa River Siphon, which serves as the primary means of conveying Orchard Mesa wastewater flows across the Colorado River. The redundant pipelines cross the river near the 5th Street bridge and require specialized cleaning and inspection to evaluate their condition and identify future rehabilitation needs. This project is funded by the Sewer Enterprise Fund.

52. **Grand Valley Byproducts Lift Station Replacement - $ 4,000,000** The 2027 requested funds will be used to complete design and construction of a replacement lift station. The Grand Valley Byproducts Lift Station is nearing the end of its useful life and is located on a site that does not have long-term accessibility. The new station will be relocated outside of the floodplain to a recently acquired site with improved maintenance access. This project is funded by the Sewer Enterprise Fund.

53. **El Poso Lift Station Replacement - $ 205,000** This lift station will be rehabilitated with submersible pumps and infrastructure better suited to the site. The lift station is one of the oldest in the Persigo system, originally put into service in 1984, and is selected for replacement due to poor condition of equipment. This project is funded by the Sewer Enterprise Fund.

54. **Sewer Improvement Districts - $ 1,000,000** In 2000, the City and County established the Septic System Elimination Program to incentivize connection of properties served by septic systems to sanitary sewer. Approximately 1,550 properties remain on septic systems within the Persigo 201 service area. In 2026, the Persigo Board increased the Joint Sewer Fund cost share from 30% to 50%. At least two districts have since progressed toward formation, and staff will continue pursuing additional districts. This project is funded by the Sewer Enterprise Fund.

55. **Wastewater Treatment Plant Improvements and Asset Replacements - $ 810,000** This annual program provides for improvements and replacement of aging infrastructure and equipment at the Persigo Wastewater Treatment Plant to maintain reliable treatment operations. This project is funded by the Sewer Enterprise Fund.

56. **Sewer Line Replacements/Rehabilitation - $4,880,000** These project funds provide for the design, rehabilitation, and replacement of sewer mains within the collection system. Annual condition assessments are used to prioritize projects, with a combination of cured-in-place pipe (CIPP) lining and open-trench replacement used to maximize the investment. The collection system is comprised of approximately 577 miles of pipe of which approximately 200 miles are scheduled for replacement over the next 30 years. This project is funded by the Sewer Enterprise Fund.

57. **Phase 2 Wastewater Treatment Plant Expansion - $20,300,000** Phase 2 is the next major investment identified in the 2020 Wastewater Treatment Facilities Master Plan following completion of Phase 1. Improvements include replacement of the anaerobic digesters and improvements to the raw sewage pump station and secondary clarification system. The 2027 budget supports continued design, early procurement, and construction of priority components, including work being advanced to address recently identified reliability concerns within the secondary clarification system. This project is funded by debt proceeds in the Sewer Enterprise Fund.

58. **Wastewater Treatment Administrative Building - $12,000,000** The Administration and Maintenance Building was identified through the 2020 Wastewater Treatment Facilities Master Plan as part of Phase 2 and is being delivered as a separate project. A CM/GC was selected in 2026 and design has progressed to approximately 60%. Construction is anticipated to begin in the second quarter of 2027. Additional capital is budgeted for completion of the building in 2028. This project is funded by debt proceeds in the Sewer Enterprise Fund.

59. **Property Acquisition - $250,000** The next phase of Persigo master planning will focus on the collection system and the infrastructure necessary to support long-term system needs. Lift station elimination and rehabilitation, interceptor capacity improvements, and future development require advance planning and may require acquisition of real property, easements, and rights-of-way. This funding will allow the utility to strategically secure property interests needed to preserve options for future collection system improvements. This project is funded by the Sewer Enterprise Fund.

CITY OF Grand Junction COLORADO

10 Year Recommended Capital Plan By Fund, By Department
City Council Meeting
November 4, 2026

		Recommended	Planned	Planned	Planned	Planned	Planned	Planned	Planned	Planned	Planned	Five Year Total	Ten Year Total
		2027	2028	2029	2030	2031	2032	2033	2034	2035	2036		
		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10		
1	**201 - Sales Tax Capital Improvements Fund**												
2	**REVENUES**												
3	Contributions	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	-	-	1,000,000	1,600,000
4	Sales Tax-Updated	21,202,309	21,838,378	22,493,530	23,168,336	23,863,386	24,579,287	25,316,666	26,076,166	26,076,166	26,858,451	112,565,938	241,472,673
5	Sales Tax - Audit	179,204	63,277	65,176	67,131	69,145	71,219	73,356	75,557	77,824	77,824	443,933	819,713
6	Use Tax	398,481	410,435	422,748	435,431	448,494	461,949	475,807	490,081	504,784		2,115,590	4,048,211
7	**Total Ongoing Revenues**	**$ 21,979,994**	**$ 22,512,091**	**$ 23,181,454**	**$ 23,870,897**	**$ 24,581,024**	**$ 25,312,455**	**$ 26,065,829**	**$ 26,841,804**	**$ 26,658,774**	**$ 26,936,275**	**$ 116,125,461**	**$ 247,940,597**
8													
9	**EXPENSES**												
10	Public Safety COP/Debt Payment (xfer to Debt Service Fund 610)	1,500,000	1,500,500	1,498,250	1,498,250	1,500,250	1,499,000	1,499,500	1,496,500	1,500,000	1,500,000	7,497,250	13,492,250
11	Parkway and Transportation Expansion Debt Payment (xfer to Debt Service Fund 610)	2,957,441	2,959,564	2,952,700	2,954,600	2,954,300	2,951,800	2,952,000	2,954,700	2,954,800	2,954,300	14,778,605	26,591,905
12	2025 Parkway and Transportation Expansion Debt Payment (xfer to Debt Service Fund 610)	1,288,750	1,285,875	1,292,000	1,287,125	1,291,250	1,294,125	1,290,875	1,291,500	1,290,875	1,293,375	6,445,000	11,612,375
13	Spring Clean Up (xfer to General Fund 100)	527,093	542,906	559,193	575,969	593,248	611,045	629,377	648,258	667,706	687,737	2,798,408	6,042,531
14	Engineering Labor	1,807,703	1,862,898	1,918,785	1,976,349	2,035,639	2,096,708	2,159,610	2,224,398	2,291,130	2,359,864	9,602,310	20,734,019
15	General Services - Chip Seal Labor	481,368	496,713	511,615	526,963	542,772	559,055	575,827	593,102	610,895	629,222	2,560,310	5,528,410
16	Business Incubator	53,600	53,600	53,600	53,600	53,600	53,600	53,600	53,600	53,600	53,600	268,000	536,000
17	CMU Classroom Building - (2027 - 2036)	250,000	250,000	250,000	250,000	250,000	250,000	250,000	250,000	250,000	250,000	1,250,000	2,500,000
18	Downtown Business Improvement District - Marketing	15,269	15,269	15,269	15,269	15,269	15,269	15,269	15,269	15,269	15,269	76,345	152,690
19	GJEP - Operational Funding	40,000	40,000	40,000	40,000	40,000	40,000	40,000	40,000	40,000	40,000	200,000	400,000
20	Grand Valley Transit - Operations (Update with actuals when received)	922,200	940,644	959,457	978,646	998,219	1,018,183	1,038,547	1,059,318	1,080,504	1,102,114	4,799,166	10,097,833
21	Annual Contribution to DDA	454,921	454,921	454,921	454,921	454,921	454,921	258,087	258,087	258,087	258,087	2,274,605	3,761,874
22	Dos Rios GID Debt Service	866,304	1,081,250	1,086,250	1,105,250	1,112,650	-	-	-	-	-	5,251,704	5,251,704
23	Street Maintenance - PCHIP and PCRAK	1,463,250	1,504,913	1,580,158	1,659,166	1,742,124	1,829,231	1,920,692	2,016,727	2,077,229	2,139,546	7,949,611	13,716,261
24	DDA Sales Tax TIF	934,473	-	-	-	-	-	-	-	-	-	934,473	934,473
25	Note Principal (Police Annex/Evidence Storage)		2,302,820	2,302,820	2,302,820	2,302,820	2,302,820	2,302,820	2,302,820	2,302,820	2,302,820	9,211,280	20,725,380
26	**Total Ongoing Expenses**	**$ 13,562,372**	**$ 15,290,005**	**$ 15,473,093**	**$ 15,676,945**	**$ 15,885,020**	**$ 14,973,655**	**$ 14,984,037**	**$ 15,202,047**	**$ 15,390,616**	**$ 15,583,566**	**$ 75,887,436**	**$ 152,021,358**
27	**Revenue Available for Projects**	**$ 8,417,622**	**$ 7,222,086**	**$ 7,708,361**	**$ 8,193,952**	**$ 8,696,004**	**$ 10,338,800**	**$ 11,081,792**	**$ 11,639,757**	**$ 11,268,157**	**$ 11,352,708**	**$ 40,238,025**	**$ 95,919,238**
28													
29	**PROJECT SPECIFIC REVENUES**												
30	**Transfer(s) In:**	**1,398,000**	**575,000**	**676,975**	**455,000**	**757,000**	**625,000**	**325,000**	**375,000**	**275,000**	**275,000**	**3,861,975**	**5,736,975**
31	River Trail Expansion, C 1/2 Road Gap - Parkland	675,000	-	-	-	-	-	-	-	-	-	675,000	675,000
32	Water Conservation Projects - Turf to Native - Parkland	-	75,000	75,000	75,000	75,000	75,000	75,000	75,000	75,000	75,000	300,000	675,000
33	Las Colonias Shade Shelter - Parkland	-	-	156,975	-	-	-	-	-	-	-	156,975	156,975
34	Botanical Gardens Master Plan - Parkland	-	-	-	-	150,000	-	-	-	-	-	150,000	150,000
35	Canyon View Park Playground Repair/Replacement - Parkland	-	150,000	-	-	-	-	-	-	-	-	150,000	150,000
36	Dos Rios Landscaping Connection to Riverside Park - Parkland	-	50,000	-	-	-	-	-	-	-	-	50,000	50,000
37	Land Acquisition - Parkland	250,000	-	-	-	-	-	-	-	-	-	250,000	250,000
38	West Lake Playground Replacement - Parkland	-	-	-	-	-	300,000	-	-	-	-	-	300,000
39	Redlands Tailrace Whitewater Park Design - Parkland	-	-	-	-	282,000	-	-	-	-	-	282,000	282,000
40	Playground Repair - CTF	125,000	150,000	125,000	150,000	150,000	150,000	150,000	200,000	200,000	200,000	700,000	1,600,000
41	Lincoln Park Playground Pour in Place Replacement - CTF	-	-	200,000	-	-	-	-	-	-	-	200,000	200,000
42	Parking Lot Improvements: Duck Pond, Eagle Rim, Junior Service - CTF	100,000	-	100,000	100,000	-		-	-	-	-	300,000	300,000
43	Rocket Park Pour in Place Replacement - CTF	110,000	-	-	-	-	-	-	-	-	-	110,000	110,000
44	Duck Pond Park Pour in Place Replacement - CTF	-	-	-	30,000	-	-	-	-	-	-	30,000	30,000
45	Botanical Gardens Phase 2 - 2nd greenhouse, nursery area, demonstration garden - CTF	68,000	-	-	-	-	-	-	-	-	-	68,000	68,000
46	Water Conservation Projects - Turf to Native - CTF	70,000	-	-	-	-	-	-	-	-	-	70,000	70,000
47	Toolcat Vehicle with Brush Hog and Plow for Matchett Park - CTF	-	100,000	-	-	-	-	-	-	-	-	100,000	100,000
48	Trail Repair Budget, Annual - CTF	-	50,000	20,000	100,000	100,000	100,000	100,000	100,000	-	-	270,000	570,000
49	**Grants, Contributions and Reimbursements:**	**6,035,285**	**1,200,000**	**125,000**	**-**	**-**	**4,225,000**	**140,000**	**6,040,000**	**-**	**-**	**7,360,285**	**17,765,285**
50	North Avenue Enhanced Transit Corridor;Grants - CDOT	2,478,285	-	-	-	-	-	-	-	-	-	2,478,285	2,478,285
51	C 1/2 Road Overlay (27.5 Rd to 29 Road) - Contributions $300k Mesa County, $150k Developer	450,000										450,000	450,000
52	Mill Tailing Repository Removal; Grants - State	-	-	125,000	-	-	-	140,000	-	-	-	125,000	265,000

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		Recommended	Planned	Planned	Planned	Planned	Planned	Planned	Planned	Planned	Planned	Five Year Total	Ten Year Total
		2027	2028	2029	2030	2031	2032	2033	2034	2035	2036		
		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10		
53	River Trail Expansion, C 1/2 Road Gap; Grants - State	2,250,000	-	-	-	-	-	-	-	-	-	2,250,000	2,250,000
54	River Trail Expansion, C 1/2 Road Gap; Contributions	775,000	-	-	-	-	-	-	-	-	-	775,000	775,000
55	West Lake Playground Replacement - Foundation Grant	-	-	-	-	-	300,000	-	-	-	-	-	300,000
56	Botanical Gardens Phase 2 - 2nd greenhouse, nursery area, demonstration garden - Grant	75,000										75,000	75,000
57	Botanical Gardens Phase 2 - 2nd greenhouse, nursery area, demonstration garden - Contributions	7,000										7,000	7,000
58	Riverfront Trail Widening Broadway & Colorado River - CDOT ($1.2m TAP Grant)	-	1,200,000	-	-	-	-	-	-	-	-	1,200,000	1,200,000
59	Stocker Stadium Turf Replacement; Contributions	-	-	-	-	-	375,000	-	-	-	-	-	375,000
60	Cemetery Irrigation Full Replacement; Grants - Federal	-	-	-	-		1,900,000	-	-	-	-	-	1,900,000
61	Stadium Suplizio Field Artificial Turf; Contributions - PIAB	-	-	-	-	-	1,600,000	-	-	-	-	-	1,600,000
62	Downtown Shade Sail Replacements	-	-	-	-	-	50,000	-	-	-	-	-	50,000
63	Stadium Master Plan Improvements - Long Term Contributions	-	-	-	-	-	-	-	6,040,000	-	-	-	6,040,000
64	**Project Specific Revenues**	**$ 7,433,285**	**$ 1,775,000**	**$ 801,975**	**$ 455,000**	**$ 757,000**	**$ 4,850,000**	**$ 465,000**	**$ 6,415,000**	**$ 275,000**	**$ 275,000**	**$ 11,222,260**	**$ 23,502,260**
65	**Total Revenue for Projects**	**$ 15,850,907**	**$ 8,997,086**	**$ 8,510,336**	**$ 8,648,952**	**$ 9,453,004**	**$ 15,188,800**	**$ 11,546,792**	**$ 18,054,757**	**$ 11,543,157**	**$ 11,627,708**	**$ 51,460,285**	**$ 119,421,498**
66	**PROJECT SPECIFIC EXPENSES**												
67	**Transfer(s) Out:**	**1,578,710**	**1,500,000**	**1,500,000**	**1,500,000**	**1,500,000**	**1,500,000**	**1,500,000**	**1,500,000**	**1,500,000**	**1,500,000**	**7,578,710**	**15,078,710**
68	Facilities Systems Maintenance and Lifecycle	1,428,710	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	7,428,710	14,928,710
69	Transfer to Storm Drainage Development Fund	150,000	-	-	-	-	-	-	-	-	-	150,000	150,000
70	**175 - Engineering and Transportation - Capital**	**12,476,850**	**4,765,938**	**6,034,955**	**5,956,398**	**6,561,066**	**20,424,220**	**30,402,118**	**8,538,952**	**9,919,699**	**16,356,685**	**35,795,207**	**121,436,881**
71	North Avenue Enhanced Transit Corridor	3,000,000	-	-	-	-	-	-	-	-	-	3,000,000	3,000,000
72	Alley Improvement Districts	-	-	-	-	-	250,000	260,000	270,000	280,000	290,000	-	1,350,000
73	4th and 5th Street Design and Improvements	-	-	150,000	-	-	200,000	770,000	825,000	990,000	1,030,000	150,000	3,965,000
74	Union Pacific Railroad Downtown Quiet Zone	-	-	-	-	-	1,200,000	-	-	-	-	-	1,200,000
75	Traffic Signal Upgrades	308,700	324,135	340,342	357,360	375,226	393,988	413,687	434,373	456,092	478,896	1,705,763	3,882,799
76	Contract Street Maintenance	3,475,100	3,562,600	3,710,100	4,068,000	4,237,000	4,517,250	4,759,900	5,015,227	5,265,988	5,529,288	19,052,800	44,140,453
77	C 1/2 Road Overlay (27 1/2 Road to 29 Road)	600,000	-	-	-	-	-	-	-	-	-	600,000	600,000
78	Mill Tailing Repository Removal	-	-	125,000	-	-	-	140,000	-	-	165,000	125,000	430,000
79	Riverside Parkway at Highway 50 Retaining Wall	1,450,000	-	-	-	-	-	-	-	-	-	1,450,000	1,450,000
80	Curb, Gutter, and Sidewalk Safety Repairs	463,050	486,203	510,513	536,038	562,840	590,982	620,531	645,352	677,620	711,501	2,558,644	5,804,629
81	Infrastructure Improvements	1,650,000	-	-	-	-	-	-	-	-	-	1,650,000	1,650,000
82	Traffic Safety Improvements	150,000	143,000	144,000	145,000	146,000	147,000	148,000	149,000	150,000	152,000	728,000	1,474,000
83	Bridge Repair (guardrails, lighting, paint, etc.)	80,000	-	80,000	-	90,000	-	90,000	-	100,000	-	250,000	440,000
84	Downtown to Dos Rios Bike/Ped Bridge	-	-	-	-	-	900,000	7,500,000	-	-	-	-	8,400,000
85	Bridge Replacement GRJM-21.25-D.7- South Broadway Over Limekiln Gulch	800,000	-	-	-	-	-	-	-	-	-	800,000	800,000
86	Bridge Replacement, GRJM 21.7-G.4 - River Road at Persigo Wash	-	-	-	100,000	850,000	-	-	-	-	-	950,000	950,000
87	Streetlight Municipalization Separation Study	-	-	425,000	-	-	-	-	-	-	-	425,000	425,000
88	Riverfront Trail Widening at Broadway & Railroad	-	-	-	-	-	-	600,000	-	-	-	-	600,000
89	23 Road Sidewalk (Hwy 340 to South Rim)	-	-	-	-	-	400,000	-	-	-	-	-	400,000
90	25 1/2 Road Reconstruction (F Rd to G Rd)	-	-	-	-	-	95,000	900,000	-	-	-	-	995,000
91	6th & Rood Pedestrian Improvements	-	125,000	-	-	-	-	-	-	-	-	125,000	125,000
92	Bridge Replacement, Horizon Dr. GRJ-F.4-26.7	-	-	-	-	-	150,000	2,200,000	-	-	-	-	2,350,000
93	Bridge Replacement, D Road Bridge at Lewis Wash	-	-	-	-	-	100,000	2,000,000	200,000	2,000,000	-	-	4,300,000
94	Downtown - Spruce to 1st Reconstruction / Roundabout	-	-	-	-	-	2,300,000	-	-	-	-	-	2,300,000
95	Downtown to Riverfront Connection - 9th Street Reconstruction	-	-	-	-	-	4,000,000	-	-	-	-	-	4,000,000
96	Downtown to Riverfront Connection - 12th St Bike/Ped Path	-	-	-	-	-	-	-	-	-	8,000,000	-	8,000,000
97	Expansion Projects: 23 3/4 Road Mosaic Factory Development	-	-	-	-	-	80,000	-	-	-	-	-	80,000
98	GVWUA/BOR Trail-Visitors Way to 28 Road	-	-	-	-	-	1,000,000	-	-	-	-	-	1,000,000
99	Horizon Drive Improvements - Phase 2 (G Rd to I-70)	-	-	-	-	-	300,000	3,000,000	1,000,000	-	-	-	4,300,000
100	Horizon Drive Improvements - Phase 3 (I-70 to H Road)	-	-	-	-	-	200,000	7,000,000	-	-	-	-	7,200,000
101	Horizon Drive Trail (G Rd to I-70)	-	-	-	-	-	1,500,000	-	-	-	-	-	1,500,000
102	Horizon Drive Trail (1st St. to 7th St.)	-	-	-	-	-	2,100,000	-	-	-	-	-	2,100,000
103	Riverfront Trail Bank Stabilization - Phase II	-	-	400,000	-	-	-	-	-	-	-	400,000	400,000
104	7th St and Elm Ave Signalized Intersection	500,000	-	-	-	-	-	-	-	-	-	500,000	500,000

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November 4, 2026

		Recommended	Planned	Planned	Planned	Planned	Planned	Planned	Planned	Planned	Planned	Five Year Total	Ten Year Total
		2027	2028	2029	2030	2031	2032	2033	2034	2035	2036		
		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10		
105	South Camp Sidewalk (450 S. Camp Rd)	-	125,000	-	-	-	-	-	-	-	-	125,000	125,000
106	South Camp Sidewalk (Standing Rock to Granite Falls)	-	-	-	-	300,000	-	-	-	-	-	300,000	300,000
107	28 3/4 Road Sidewalk (Grand Mesa Little League)	-	-	150,000	-	-	-	-	-	-	-	150,000	150,000
108	28 Road and Orchard Ave Intersection Improvements (**Moved from 207 Fund**)				750,000							750,000	750,000
109	**201 - Information Technology - Capital**	**800,000**	**1,900,000**	-	-	-	-	-	-	-	-	**2,700,000**	**2,700,000**
110	City Hall UPS Replacement Project	800,000	-	-	-	-	-	-	-	-	-	800,000	800,000
111	Server Replacements	-	1,900,000	-	-	-	-	-	-	-	-	1,900,000	1,900,000
112	**440 - Police - Capital**	**1,100,000**	-	-	-	-	**2,000,000**	-	-	-	-	**1,100,000**	**3,100,000**
113	Police Department Annex Design - Grant Match	1,000,000	-	-	-	-	-	-	-	-	-	1,000,000	1,000,000
114	Uninterrupted Power Supply System Replacement - Police Building	-	-	-	-	-	2,000,000	-	-	-	-	-	2,000,000
115	Impound Lot	100,000										100,000	100,000
116	**550 - Fire - Capital**	-	-	-	-	-	**2,010,500**	**4,250,000**	**6,515,626**	**18,716,640**	-	-	**31,492,766**
117	Fire Training Center Public Safety Classroom Bldg (Partner with CMU)	-	-	-	-	-	-	-	150,000	4,700,000	-	-	4,850,000
118	Fire Station No. 9	-	-	-	-	-	-	-	2,917,529	13,300,000	-	-	16,217,529
119	Fire Station No. 10	-	-	-	-	-	-	-	3,448,097	716,640	-	-	4,164,737
120	Fire Station No. 2 - Remodel and Addition (Dual Company)	-	-	-	-	-	2,010,500	4,250,000	-	-	-	-	6,260,500
121	**780 - Parks and Recreation - Capital**	**4,770,000**	**2,075,000**	**676,975**	**655,000**	**957,000**	**22,848,469**	**27,003,877**	**40,861,246**	**5,250,000**	**73,175,935**	**9,133,975**	**178,273,502**
122	River Trail Expansion, C 1/2 Road Gap ($675k Parkland, $2.25m Grant, $775k Contributions)	3,700,000	-	-	-	-	-	-	-	-	-	3,700,000	3,700,000
123	Whitman Park Improvements Planning & Design - Parkland	-	-	-	-	-	4,630,000	-	-	-	-	-	4,630,000
124	Riverfront Trail Widening Broadway & Colorado River ($1.2m TAP Grant)	-	1,500,000	-	-	-	-	-	-	-	-	1,500,000	1,500,000
125	Asphalt Trail Replacements	200,000	-	-	200,000	200,000	-	-	-	-	-	600,000	600,000
126	Water Conservation Projects - Turf to Native - CTF	70,000	75,000	75,000	75,000	75,000	-	-	-	-	-	370,000	370,000
127	Playground Repair - CTF	125,000	150,000	125,000	150,000	150,000	150,000	150,000	200,000	200,000	200,000	700,000	1,600,000
128	Botanical Gardens Renovation and Greenhouses	-	-	-	-	-	2,000,000	-	-	-	-	-	2,000,000
129	Canyon View Tennis Court Improvements, 4 - Parkland	-	-	-	-	-	-	-	-	-	2,775,000	-	2,775,000
130	Lincoln Park Pool Renovation	-	-	-	-	-	-	25,000,000	-	-	-	-	25,000,000
131	Cemetery Expansion	-	-	-	-	-	-	-	6,000,000	-	-	-	6,000,000
132	Hawthorn Park Playground Replacement	-	-	-	-	-	550,000	-	-	-	-	-	550,000
133	Stocker Stadium Turf Replacement	-	-	-	-	-	750,000	-	-	-	-	-	750,000
134	Botanical Gardens Master Plan - Parkland	-	-	-	-	150,000	-	-	-	-	-	150,000	150,000
135	Canyon View Baseball Field Lighting	-	-	-	-	-	800,000	-	-	-	-	-	800,000
136	Canyon View Park Baseball Field Uplift	-	-	-	-	-	500,000	-	-	-	-	-	500,000
137	Canyon View Park Playground Repair/Replacement - Parkland	-	150,000	-	-	-	1,000,000	-	-	-	-	150,000	1,150,000
138	Canyon View Pour in Place Playground Surfacing Replacement	-	-	-	-	-	520,000	-	-	-	-	-	520,000
139	Cemetery Irrigation Full Replacement ($950k Parkland, $950k 201 Fund, $1.9m Grant)	-	-	-	-	-	3,800,000	-	-	-	-	-	3,800,000
140	Columbine Park Renovation	-	-	-	-	-	2,600,000	-	-	-	-	-	2,600,000
141	Paradise Hills Playground Replacement	-	-	-	-	-	468,563	-	-	-	-	-	468,563
142	Feber Acquisition	-	-	-	-	-	-	-	-	250,000	-	-	250,000
143	Flint Park Construction	-	-	-	-	-	-	-	-	2,600,000	-	-	2,600,000
144	Founder's Colony Construction	-	-	-	-	-	-	-	-	1,600,000	-	-	1,600,000
145	Horizon Park Construction	-	-	-	-	-	-	-	5,169,378	-	-	-	5,169,378
146	Kronkright Softball Field LED Lights	-	-	-	-	-	-	-	400,000	-	-	-	400,000
147	Lincoln Park Playground Pour in Place Replacement - CTF	-	-	200,000	-	-	-	-	-	-	-	200,000	200,000
148	Darla Jean Park Playground Replacement	-	-	-	-	-	665,500	-	-	-	-	-	665,500
149	Riverside Park Playground Replacement	-	-	-	-	-	-	-	665,500	-	-	-	665,500
150	Eagle Rim Park Playground Replacement	-	-	-	-	-	-	-	665,500	-	-	-	665,500
151	Matchett Park Infrastructure	-	-	-	-	-	-	-	-	-	13,816,250	-	13,816,250
152	Maxicom Replacement at 45 Sites	-	-	-	-	-	-	-	500,000	-	-	-	500,000
153	Matchett Park Central Phase	-	-	-	-	-	-	-	-	-	10,387,105	-	10,387,105
154	Matchett Park Eastern Edge	-	-	-	-	-	-	-	-	-	3,349,195	-	3,349,195
155	Matchett Park Southern Phase	-	-	-	-	-	-	-	-	-	18,808,385	-	18,808,385
156	Monument Road/Parking Area for Climbers-Painted Bowl Bouldering Area	-	-	-	-	-	-	-	-	-	300,000	-	300,000

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		Recommended	Planned	Planned	Planned	Planned	Planned	Planned	Planned	Planned	Planned	Five Year Total	Ten Year Total
		2027	2028	2029	2030	2031	2032	2033	2034	2035	2036		
		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10		
157	Pine Ridge Park Renovation	-	-	-	-	-	-	-	-	-	250,000	-	250,000
158	Burkey Park South Construction	-	-	-	-	-	-	200,000	4,000,000	-	-	-	4,200,000
159	Watson Island Disc Golf Revegetation	-	-	-	-	-	125,000	-	-	-	-	-	125,000
160	River Park Phase II Las Colonias to Dos Rios - Parkland	-	-	-	-	-	150,000	1,200,000	-	-	-	-	1,350,000
161	Rocket Park Pour in Place Replacement - CTF	110,000	-	-	-	-	289,406	303,877	303,877	-	-	110,000	1,007,160
162	Duck Pond Park Pour in Place Replacement - CTF	-	-	-	30,000	-	-	-	-	-	-	30,000	30,000
163	Saccomonno Park Construction	-	-	-	-	-	-	-	12,000,000	-	-	-	12,000,000
164	Stadium Master Plan Improvements - Mid Term	-	-	-	-	-	-	-	-	-	23,140,000	-	23,140,000
165	Stadium Suplizio Field Artificial Turf ($700k Parkland, $1.6m PIAB)	-	-	-	-	-	2,300,000	-	-	-	-	-	2,300,000
166	Wayfinding and Signage	-	-	-	-	-	-	-	-	150,000	-	-	150,000
167	Westlake Skate Park Renovations	-	-	-	-	-	500,000	-	-	-	-	-	500,000
168	Downtown Shade Sails	-	-	-	-	-	100,000	-	-	-	-	-	100,000
169	Pine Ridge Park Playground Replacement	-	-	-	-	-	-	-	491,991	-	-	-	491,991
170	5th Street Interchange Renovation	-	-	-	-	-	-	-	-	300,000	-	-	300,000
171	West Lake Playground Replacement	-	-	-	-	-	600,000	-	-	-	-	-	600,000
172	Columbine Park Renovation Master Plan	-	-	-	-	-	100,000	-	-	-	-	-	100,000
173	Las Colonias Shade Shelter - Parkland	-	-	156,975	-	-	-	-	-	-	-	156,975	156,975
174	Parking Lot Improvements: Duck Pond, Eagle Rim, Junior Service - CTF	100,000	-	100,000	100,000	-		-	-	-	-	300,000	300,000
175	Crime Prevention Through Environmental Design	-	-	-	-	-	50,000	50,000	50,000	50,000	50,000	-	250,000
176	Canyon View Tennis Court, 4 more courts and parking lot completion	-	-	-	-	-	-	-	2,775,000	-	-	-	2,775,000
177	Stadium Master Plan Improvements - Long Term	-	-	-	-	-	-	-	7,540,000	-	-	-	7,540,000
178	Lincoln Park Diving Board Replacement	65,000	-	-	-	-	-	-	-	-	-	65,000	65,000
179	Toolcat Vehicle with Brush Hog and Plow for Matchett Park - CTF	-	100,000	-	-	-	-	-	-	-	-	100,000	100,000
180	Trail Repair Budget, Annual - CTF	-	50,000	20,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	270,000	770,000
181	Downtown Shade Sail Replacements	-	-	-	-	-	100,000	-	-	-	-	-	100,000
182	Dos Rios Landscaping Connection to Riverside Park - Parkland	-	50,000	-	-	-	-	-	-	-	-	50,000	50,000
183	Land Acquisition - Parkland	250,000	-	-	-	-	-	-	-	-	-	250,000	250,000
184	Redlands Tailrace Whitewater Park Design - Parkland	-	-	-	-	282,000	-	-	-	-	-	282,000	282,000
185	Botanical Gardens Phase II -2nd greenhouse, nursery area, demonstration garden - $68k CTF, $75k grant, $7k Contribution	150,000	-	-	-	-	-	-	-	-	-	150,000	150,000
186	**Total Sales Tax Capital Improvement Fund Expenses**	**$ 20,725,560**	**$ 10,240,938**	**$ 8,211,930**	**$ 8,111,398**	**$ 9,018,066**	**$ 48,783,189**	**$ 63,155,995**	**$ 57,415,824**	**$ 35,386,339**	**$ 91,032,620**	**$ 56,307,892**	**$ 352,081,859**
187													
188	**NET REVENUE (EXPENSE)**	**$ (4,874,653)**	**$ (1,243,852)**	**$ 298,406**	**$ 537,554**	**$ 434,938**	**$ (33,594,389)**	**$ (51,609,203)**	**$ (39,361,067)**	**$ (23,843,182)**	**$ (79,404,911)**	**$ (4,847,607)**	**$ (232,660,361)**
189	**BEGINNING FUND BALANCE**	**$ 6,726,726**	**$ 1,852,073**	**$ 608,221**	**$ 906,627**	**$ 1,444,181**	**$ 1,879,119**	**$ (31,715,271)**	**$ (83,324,474)**	**$ (122,685,541)**	**$ (146,528,723)**	**$ 6,726,726**	**$ 6,726,726**
190	**ENDING FUND BALANCE**	**$ 1,852,073**	**$ 608,221**	**$ 906,627**	**$ 1,444,181**	**$ 1,879,119**	**$ (31,715,271)**	**$ (83,324,474)**	**$ (122,685,541)**	**$ (146,528,723)**	**$ (225,933,635)**	**$ 1,879,119**	**$ (225,933,635)**

CITY OF Grand Junction COLORADO

10 Year Recommended Capital Plan By Fund, By Department
City Council Meeting
November 4, 2026

		Recommended	Planned	Planned	Planned	Planned	Planned	Planned	Planned	Planned	Planned	Five Year Total	Ten Year Total
		2027	2028	2029	2030	2031	2032	2033	2034	2035	2036		
		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10		
191	**207 Transportation Capacity Fund**												
192	**REVENUE**												
193	Development Fees	2,636,527	2,636,527	2,636,527	2,636,527	2,636,527	2,636,527	2,636,527	2,636,527	2,636,527		13,182,635	23,728,743
194	Direct Interest Earnings	32,083	-	-	-	-	-	-	-	-	-	32,083	32,083
195	Interest Revenue	561,765	-	-	-	-	-	-	-	-	-	561,765	561,765
196	**Total Ongoing Revenues**	**$ 3,230,375**	**$ 2,636,527**	**$ 2,636,527**	**$ 2,636,527**	**$ 2,636,527**	**$ 2,636,527**	**$ 2,636,527**	**$ 2,636,527**	**$ 2,636,527**	**$ -**	**$ 13,776,483**	**$ 24,322,591**
197													
198	**EXPENSE**												
199	Arbitrage Tax Return Consulting Work for TCP 2nd Round.	3,000	-	-	-	-	-	-	-	-	-	3,000	3,000
200	**Total Ongoing Expenses**	**3,000**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**3,000**	**3,000**
201	**Revenue Available for Projects**	**$ 3,227,375**	**$ 2,636,527**	**$ 2,636,527**	**$ 2,636,527**	**$ 2,636,527**	**$ 2,636,527**	**$ 2,636,527**	**$ 2,636,527**	**$ 2,636,527**	**$ -**	**$ 13,773,483**	**$ 24,319,591**
202													
203	**PROJECT SPECIFIC REVENUES**												
204	**Grants, Contributions and Reimbursements:**	**500,000**	**500,000**	**-**	**-**	**-**	**-**	**-**	**35,150,000**	**-**	**-**	**1,000,000**	**36,150,000**
205	Broadway at Reed Mesa Left Hand Turn Lane; Development Impact Fees	-	-	-	-	-	-	-	150,000	-	-	-	150,000
206	Persigo Agreement Contributions - B 1/2 Road, 29 Road to 29 3/4 Road	500,000	-	-	-	-	-	-	-	-	-	500,000	500,000
207	I-70/29 Road Interchange Phase 2 - Mesa County	-	-	-	-	-	-	-	35,000,000	-	-	-	35,000,000
208	Persigo Agreement Contributions - D 1/2 Road, 29 1/4 Road to 30 Road	-	500,000	-	-	-	-	-	-	-	-	500,000	500,000
209	**Project Specific Revenues**	**$ 500,000**	**$ 500,000**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 35,150,000**	**$ -**	**$ -**	**$ 1,000,000**	**$ 36,150,000**
210	**Total Revenue for Projects**	**$ 3,727,375**	**$ 3,136,527**	**$ 2,636,527**	**$ 2,636,527**	**$ 2,636,527**	**$ 2,636,527**	**$ 2,636,527**	**$ 37,786,527**	**$ 2,636,527**	**$ -**	**$ 14,773,483**	**$ 60,469,591**
211	**PROJECT EXPENSES**												
212	**175 - Engineering and Transportation - Capital**	**8,135,000**	**10,102,000**	**1,900,000**	**4,050,000**	**6,700,000**	**34,257,000**	**35,149,000**	**103,716,000**	**29,100,000**	**43,035,000**	**30,887,000**	**276,144,000**
213	24 1/2 Road, Patterson to G 1/4 Road	250,000	3,200,000	-	-	-	7,000,000	-	-	-	-	3,450,000	10,450,000
214	B 1/2 Road, 29 Road to 29 3/4 Road	5,815,000	-	-	-	-	-	-	-	-	-	5,815,000	5,815,000
215	Broadway at Reed Mesa Left Hand Turn Lane	-	-	-	-	-	-	-	450,000	-	-	-	450,000
216	F 1/2 Parkway, 23 3/4 to 24 Road (Mesa Trails)	-	-	-	-	-	200,000	3,000,000	-	-	-	-	3,200,000
217	24 Road and Riverside Parkway Interchange	200,000	-	-	2,200,000		-	-	-	-	-	2,400,000	2,400,000
218	Riverside Parkway at 9th Street Turn Lane	120,000	-	-	-	-	-	-	-	-	-	120,000	120,000
219	26 1/2 Road, Horizon Drive to Summerhill Way	1,750,000	6,500,000		-	-	-	6,000,000	4,000,000	6,500,000	-	8,250,000	24,750,000
220	Patterson Road Access Control Plan Implementation	-	50,000	-	50,000	-	50,000	-	50,000	-	-	100,000	200,000
221	29 Road (F Rd to G Rd) Phase 1	-	-	-	-	5,000,000	-	-	-	-	-	5,000,000	5,000,000
222	I-70/29 Road Interchange Phase 2	-	-	-	-	-	-	-	70,000,000	-	-	-	70,000,000
223	Riverside Parkway - Turn Lane for Sugar Beet Development	-	-	-	-	120,000	-	-	-	-	-	120,000	120,000
224	28 1/4 Road Extension from North Avenue to I70B	-	-	-	-	-	4,300,000	-	-	-	-	-	4,300,000
225	Community Lane Project (Vanover Property)	-	-	-	-		-	-	-	2,000,000	-	-	2,000,000
226	Redlands 360 Development Redlands Parkway/South Camp Rd	-	-	-	-		-	2,500,000	-	-	-	-	2,500,000
227	Westside Industrial - 22 Road RR Xing (RR Revenue & CDOT HSIP)	-	-	-	-	180,000	960,000	3,860,000	-	-	-	180,000	5,000,000
228	25 1/2 Road Right Turn Lane	-	-	-	300,000	-	-	-	-	-	-	300,000	300,000
229	23 Road (I-70B to I-70)	-	-	-	-	-	-	-	-	-	6,000,000	-	6,000,000
230	23 Road I-70 Bike/Pedestrian Bridge	-	-	-	-	-	-	-	-	-	3,000,000	-	3,000,000
231	24 Road I-70 Bike/Pedestrian Underpass	-	-	-	-	-	-	-	3,000,000	-	-	-	3,000,000
232	25 Road (F 1/2 Rd to G 3/8 Rd)	-	-	-	-	-	-	3,115,000	-	-	-	-	3,115,000
233	25 Road Widening (I-70 B to Patterson)	-	-	-	-	-	12,000,000	-	-	-	-	-	12,000,000
234	26 Road (Patterson to H Road)	-	-	-	-	-	-	-	-	-	10,000,000	-	10,000,000
235	27 Road (Horizon Dr to H Road)	-	-	-	-	-	-	-	4,720,000	-	-	-	4,720,000
236	27 Road I-70 Bike/Pedestrian Bridge	-	-	-	-	-	-	-	3,000,000	-	-	-	3,000,000
237	27 1/2 Road (Hwy 50 to Unaweep Ave)	-	-	-	-	-	-	-	1,807,000	-	-	-	1,807,000
238	27 1/2 Intersection Improvements (B 1/2 & Unaweep)	-	-	-	-	-	-	-	900,000	-	-	-	900,000
239	29 1/2 Road (F Rd to G Rd)	-	-	-	-	-	-	-	-	5,000,000	-	-	5,000,000
240	31 Road N/O Orchard along Lewis Wash	-	-	-	-	-	200,000	-	-	-	-	-	200,000
241	B 1/2 Road (Hwy 50 to 29 1/4 Road)	-	-	-	-	-	-	-	3,920,000	-	-	-	3,920,000
242	Broadway and Redlands Parkway Roundabout Capacity Expansion	-	-	-	-	-	2,500,000	-	-	-	-	-	2,500,000
243	Broadway and Ridges Blvd Intersection Improvements	-	-	-	-	-	264,000	4,500,000	-	-	-	-	4,764,000
244	Redlands Parkway Capacity Expansion (Broadway to 24 Road)	-	-	-	-	-	-	-	-	-	12,000,000	-	12,000,000
245	Broadway Capacity Improvements (Redlands)	-	-	-	-	-	-	-	-	15,600,000	-	-	15,600,000
246	D Road (29 Road to 32 Road)	-	-	-	-	-	-	-	9,589,000	-	-	-	9,589,000
247	D Road & 30 Road Intersection	-	-	-	-	-	-	-	760,000	-	-	-	760,000

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November 4, 2026

		Recommended	Planned	Planned	Planned	Planned	Planned	Planned	Planned	Planned	Planned	Five Year Total	Ten Year Total
		2027	2028	2029	2030	2031	2032	2033	2034	2035	2036		
		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10		
248	D Road & 31 Road Intersection	-	-	-	-	-	-	-	760,000	-	-	-	760,000
249	D 1/2 Road and 30 Road Intersection	-	-	-	-	-	-	-	760,000	-	-	-	760,000
250	E Road (29 Road to 30 Road)	-	-	-	-	-	-	-	-	-	2,560,000	-	2,560,000
251	F 1/2 Road, (29 1/2 Road to Broken Spoke)	-	-	-	-	-	1,200,000	-	-	-	-	-	1,200,000
252	F 1/2 Road (Matchett Park to 29 Road)	-	-	-	-	-	4,383,000	-	-	-	-	-	4,383,000
253	F 1/2 Road and 30 Road Intersection Improvements	-	-	-	-	-	-	450,000	-	-	-	-	450,000
254	F 1/4 Road Multimodal Improvements (24 1/2 Road to 25 Road)	-	-	-	-	-	-	260,000	-	-	-	-	260,000
255	F 1/2 Road (30 Road to Persigo Boundary)	-	-	-	-	-	-	-	-	-	5,500,000	-	5,500,000
256	G Road and 23 1/2 Rd Intersection Improvements	-	-	-	1,500,000	-	-	-	-	-	-	1,500,000	1,500,000
257	G Road and 26 Rd Intersection Improvements	-	352,000	1,900,000	-	-	-	-	-	-	-	2,252,000	2,252,000
258	G Road and 27 Road Intersection	-	-	-	-	1,400,000	-	-	-	-	-	1,400,000	1,400,000
259	G Road Corridor Improvements (23 to 23 1/2; 24 1/2 to Horizon Drive)	-	-	-	-	-	-	11,464,000	-	-	-	-	11,464,000
260	South Broadway	-	-	-	-	-	-	-	-	-	3,975,000	-	3,975,000
261	Riverside Parkway at Winters/Las Colonias Dr Intersection	-	-	-	-	-	1,200,000	-	-	-	-	-	1,200,000
262	**Total Transportation Capacity Fund Expenses**	**$ 8,135,000**	**$ 10,102,000**	**$ 1,900,000**	**$ 4,050,000**	**$ 6,700,000**	**$ 34,257,000**	**$ 35,149,000**	**$ 103,716,000**	**$ 29,100,000**	**43,035,000**	**$ 30,887,000**	**$ 276,144,000**
263													
264	**NET REVENUE (EXPENSE)**	**$ (4,407,625)**	**$ (6,965,473)**	**$ 736,527**	**$ (1,413,473)**	**$ (4,063,473)**	**$ (31,620,473)**	**$ (32,512,473)**	**$ (65,929,473)**	**$ (26,463,473)**	**(43,035,000)**	**$ (16,113,517)**	**$ (215,674,409)**
265	**BEGINNING FUND BALANCE**	**$ 17,133,150**	**$ 12,725,525**	**$ 5,760,052**	**$ 6,496,579**	**$ 5,083,106**	**$ 1,019,633**	**$ (30,600,840)**	**$ (63,113,313)**	**$ (129,042,786)**	**$ (155,506,259)**	**$ 17,133,150**	**$ 17,133,150**
266	**ENDING FUND BALANCE**	**$ 12,725,525**	**$ 5,760,052**	**$ 6,496,579**	**$ 5,083,106**	**$ 1,019,633**	**$ (30,600,840)**	**$ (63,113,313)**	**$ (129,042,786)**	**$ (155,506,259)**	**$ (198,541,259)**	**$ 1,019,633**	**$ (198,541,259)**

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10 Year Recommended Capital Plan By Fund, By Department
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November 4, 2026

		Recommended	Planned	Planned	Planned	Planned	Planned	Planned	Planned	Planned	Planned	Five Year Total	Ten Year Total
		2027	2028	2029	2030	2031	2032	2033	2034	2035	2036		
		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10		
265	**202 - Storm Drainage Development Fund**												
266	**Engineering and Transportation - Capital**	**172,000**	**23,150**	**524,300**	**25,500**	**276,800**	**928,150**	**29,500**	**31,000**	**-**	**-**	**1,021,750**	**2,010,400**
267	Riverside Parkway at 7th Street Drainage Improvements	-	-	-	-	250,000	-	-	-	-	-	250,000	250,000
268	Drainage System Improvements	22,000	23,150	24,300	25,500	26,800	28,150	29,500	31,000	-	-	121,750	210,400
269	Buthorn Drain Capacity Improvements (25.5 Rd to 26 Rd)	-	-	-	-	-	900,000	-	-	-	-	-	900,000
270	28 1/4 Road Storm Drain	50,000	-	500,000	-	-	-	-	-	-	-	550,000	550,000
271	Orchard Mesa Basin Master Plan	100,000	-	-	-	-	-	-	-	-	-	100,000	100,000
272	**Total Storm Drainage Development Fund Expenses**	**$ 172,000**	**$ 23,150**	**$ 524,300**	**$ 25,500**	**$ 276,800**	**$ 928,150**	**$ 29,500**	**$ 31,000**	**-**	**-**	**$ 1,021,750**	**$ 2,010,400**
273													
274	**301 - Water Fund**												
275	**Utilities - Capital**	**7,792,580**	**7,300,000**	**4,219,437**	**3,400,000**	**1,711,971**	**1,760,330**	**1,810,140**	**1,850,000**	**-**	**-**	**24,423,988**	**29,844,458**
276	Gunnison River Infrastructure	500,000	-	-	500,000	-	-	-	-	-	-	1,000,000	1,000,000
277	Kannah Creek Water System Improvements	-	-	-	1,000,000	-	-	-	-	-	-	1,000,000	1,000,000
278	Lead Water Line Replacements	100,000	100,000	100,000	-	-	-	-	-	-	-	300,000	300,000
279	Ranch Improvements/Sustainable Agriculture	200,000	-	-	-	-	-	-	-	-	-	200,000	200,000
280	Water Rights Infrastructure Development	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	-	-	500,000	800,000
281	Juniata Enlarged Ditch Piping	1,492,580	3,000,000	-	-	-	-	-	-	-	-	4,492,580	4,492,580
282	Juniata Reservoir Outlet Seepage Repair	2,300,000	-	-	-	-	-	-	-	-	-	2,300,000	2,300,000
283	28 Rd to Cindy Ann Waterline Parse 46 (2026)	-	200,000	-	-	-	-	-	-	-	-	200,000	200,000
284	9th-17th N of Orchard Waterline	300,000	900,000	900,000	-	-	-	-	-	-	-	2,100,000	2,100,000
285	Colorado Ave 9th-12th Street Waterline	-	200,000	-	-	-	-	-	-	-	-	200,000	200,000
286	CDOT I-70B Waterline 6th-9th St	700,000	-	-	-	-	-	-	-	-	-	700,000	700,000
287	Chipeta Ave Waterline 12th-15th Street	-	-	250,000	-	-	-	-	-	-	-	250,000	250,000
288	Waterline Replacements	450,000	700,000	369,437	1,800,000	1,611,971	1,660,330	1,710,140	1,750,000	-	-	4,931,408	10,051,878
289	Kannah Creek Flowline, Whitewater Creek to Whitewater Hill	100,000	2,000,000	-	-	-	-	-	-	-	-	2,100,000	2,100,000
290	Kannah Creek Flowline, Reeder Mesa to Whitewater Creek	-	100,000	2,500,000	-	-	-	-	-	-	-	2,600,000	2,600,000
291	Clymer Way and 5th Street Bridge Area Waterline Replacement (2027)	850,000	-	-	-	-	-	-	-	-	-	850,000	850,000
292	Juniata Reservoir Dam Raise Project Design (Grant - $250k)	700,000	-	-	-	-	-	-	-	-	-	700,000	700,000
293	**Total Water Fund Expenses**	**$ 7,792,580**	**$ 7,300,000**	**$ 4,219,437**	**$ 3,400,000**	**$ 1,711,971**	**$ 1,760,330**	**$ 1,810,140**	**$ 1,850,000**	**-**	**-**	**$ 24,423,988**	**$ 29,844,458**
294													
295	**309 - Irrigation Fund**												
296	**Utilities - Capital**	**350,000**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**350,000**	**350,000**
297	C1083 - Ridges Primary Pump MCC Replacement	350,000	-	-	-	-	-	-	-	-	-	350,000	350,000
298	**Total Irrigation Fund Expenses**	**$ 350,000**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**$ 350,000**	**$ 350,000**
299													
300	**401 - Information Technology Fund**												
301	**Information Technology - Capital**	**450,000**	**540,000**	**840,000**	**321,000**	**343,470**	**567,513**	**343,470**	**583,470**	**-**	**-**	**2,494,470**	**3,988,923**
302	Storage Replacements	-	70,000	-	-	-	-	-	-	-	-	70,000	70,000
303	Document Records Management System replacement.	250,000	100,000	-	-	-	-	-	-	-	-	350,000	350,000
304	Infrastructure Replacements	200,000	370,000	840,000	321,000	343,470	367,513	343,470	343,470	-	-	2,074,470	3,128,923
305	Switch Replacements	-	-	-	-	-	200,000	-	240,000	-	-	-	440,000
306	**Total Information Technology Fund Expenses**	**$ 450,000**	**$ 540,000**	**$ 840,000**	**$ 321,000**	**$ 343,470**	**$ 567,513**	**$ 343,470**	**$ 583,470**	**-**	**-**	**$ 2,494,470**	**$ 3,988,923**
307													
308	**402 - Equipment Fund**												
309	**General Services - Capital**	**4,866,118**	**5,012,102**	**5,162,465**	**5,317,339**	**5,476,859**	**5,641,164**	**5,810,399**	**5,984,711**	**6,164,253**	**6,349,180**	**25,834,881**	**55,784,589**
310	2027-2036 Fleet Replacement	4,866,118	5,012,102	5,162,465	5,317,339	5,476,859	5,641,164	5,810,399	5,984,711	6,164,253	6,349,180	25,834,881	55,784,589
311	**Total Equipment Fund Expenses**	**$ 4,866,118**	**$ 5,012,102**	**$ 5,162,465**	**$ 5,317,339**	**$ 5,476,859**	**$ 5,641,164**	**$ 5,810,399**	**$ 5,984,711**	**$ 6,164,253**	**$ 6,349,180**	**$ 25,834,881**	**$ 55,784,589**
312													
313	**405 - Communications Center Fund**												
314	**Police - Capital**	**1,000,000**	**2,065,000**	**2,400,000**	**4,500,000**	**-**	**250,000**	**-**	**-**	**250,000**	**-**	**9,965,000**	**10,465,000**
315	Microwave Replacements at Radio Sites	-	-	-	1,500,000	-	-	-	-	-	-	1,500,000	1,500,000
316	Tower Site Upgrades	-	-	250,000	-	-	250,000	-	-	250,000	-	250,000	750,000
317	Comm Center Workstation/Furniture Replacement	1,000,000	-	-	-	-	-	-	-	-	-	1,000,000	1,000,000
318	Back Up Comm Center / Training Center	-	-	-	1,000,000	-	-	-	-	-	-	1,000,000	1,000,000
319	Motorola GTR 8000 Radio Site Transmitters Replacements Project	-	2,000,000	2,000,000	2,000,000	-	-	-	-	-	-	6,000,000	6,000,000
320	Planned Radio Site Upgrades (Gateway, switches, etc.)	-	-	150,000	-	-	-	-	-	-	-	150,000	150,000
321	Radio Analyst Service Monitor Replacement	-	65,000	-	-	-	-	-	-	-	-	65,000	65,000

CITY OF Grand Junction COLORADO

10 Year Recommended Capital Plan By Fund, By Department
City Council Meeting
November 4, 2026

		Recommended	Planned	Planned	Planned	Planned	Planned	Planned	Planned	Planned	Planned	Five Year Total	Ten Year Total
		2027	2028	2029	2030	2031	2032	2033	2034	2035	2036		
		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10		
322	**Total Communications Center Fund Expenses**	**$ 1,000,000**	**$ 2,065,000**	**$ 2,400,000**	**$ 4,500,000**	**-**	**$ 250,000**	**-**	**-**	**$ 250,000**	**-**	**$ 9,965,000**	**$ 10,465,000**
323													
324	**406 - Facilities Management Fund**												
325	**General Services - Capital**	**1,428,710**	**1,500,000**	**1,500,000**	**1,500,000**	**1,500,000**	**1,500,000**	**1,500,000**	**1,500,000**	**1,500,000**	**-**	**7,428,710**	**13,428,710**
326	C1136 - Facilities Systems Maintenance and Lifecycle Replacement	-	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	-	6,000,000	12,000,000
327	Public Safe Water Heater Replacement	30,000	-	-	-	-	-	-	-	-	-	30,000	30,000
328	Public Safety 90 Ton RTU 1 Replacement	395,000	-	-	-	-	-	-	-	-	-	395,000	395,000
329	City Hall Court Yard Concrete Bench Replacement	30,000	-	-	-	-	-	-	-	-	-	30,000	30,000
330	Fire Station 5 RTU replacement (3 ton)	63,000	-	-	-	-	-	-	-	-	-	63,000	63,000
331	Commercial 400 MBH and 200 MBH Gas Water Heater Replacement located in the Lincoln Park Stadium Towers	86,000	-	-	-	-	-	-	-	-	-	86,000	86,000
332	L.P. Towers Evaporative Cooler Replacement (4 coolers)	45,250	-	-	-	-	-	-	-	-	-	45,250	45,250
333	Stadium Locker Room & Clubhouse Water Heater Replacements	80,500	-	-	-	-	-	-	-	-	-	80,500	80,500
334	Stadium Locker Room 10 ton RTU Replacement	44,000	-	-	-	-	-	-	-	-	-	44,000	44,000
335	Make Up Air w/ Evaporative Cooling Replacement	152,810	-	-	-	-	-	-	-	-	-	152,810	152,810
336	Fire Station 2 Gas Water Heater Replacements	39,650	-	-	-	-	-	-	-	-	-	39,650	39,650
337	City Hall Gas Fired Hot Water Heater Replacement	28,000	-	-	-	-	-	-	-	-	-	28,000	28,000
338	Evaporative Cooler Replacement and cooler relocation, multiple facilities.	26,000	-	-	-	-	-	-	-	-	-	26,000	26,000
339	Heat Pump Replacements Multiple Buildings	33,000	-	-	-	-	-	-	-	-	-	33,000	33,000
340	Card Access for Fire Station 2 and 5	50,000	-	-	-	-	-	-	-	-	-	50,000	50,000
341	Locks and Panic Bar Replacements (Multiple Facilities)	30,000	-	-	-	-	-	-	-	-	-	30,000	30,000
342	Roof Replacement Tiara Rado Golf	75,500	-	-	-	-	-	-	-	-	-	75,500	75,500
343	Trane HVAC Automation Controls Upgrade	50,000	-	-	-	-	-	-	-	-	-	50,000	50,000
344	Reserve Pumps, Motors and High Lead Time HVAC Equipment crucial to CRC operations.	170,000	-	-	-	-	-	-	-	-	-	170,000	170,000
345	**Total Facilities Management Fund Expenses**	**$ 1,428,710**	**$ 1,500,000**	**$ 1,500,000**	**$ 1,500,000**	**$ 1,500,000**	**$ 1,500,000**	**$ 1,500,000**	**$ 1,500,000**	**$ 1,500,000**	**-**	**$ 7,428,710**	**$ 13,428,710**
346													
347	**Joint Sewer System Operations Fund**												
348	**Utilities - Capital**	**49,732,795**	**33,845,000**	**43,025,000**	**27,860,000**	**21,830,000**	**8,270,000**	**8,570,000**	**9,240,000**	**17,090,000**	**250,000**	**176,292,795**	**219,712,795**
349	Lift Station Elimination/Rehabilitation	5,287,795	5,000,000	-	-	-	-	-	-	-	-	10,287,795	10,287,795
350	OM River Syphon	1,000,000	-	-	-	-	-	-	-	-	-	1,000,000	1,000,000
351	Grand Valley Byproducts Lift Station Replacement	4,000,000	-	-	-	-	-	-	-	-	-	4,000,000	4,000,000
352	El Poso Lift Station Replacement	205,000	-	-	-	-	-	-	-	-	-	205,000	205,000
353	Sewer Improvement Districts	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	-	5,000,000	9,000,000
354	Wastewater Treatment Plant Improvements and Asset Replacements	810,000	860,000	910,000	960,000	1,010,000	1,070,000	1,130,000	1,190,000	1,250,000	-	4,550,000	9,190,000
355	Capacity OM-1	-	-	-	1,220,000	13,850,000	-	-	-	-	-	15,070,000	15,070,000
356	Capacity OM-3	-	-	-	-	-	-	-	360,000	4,090,000	-	-	4,450,000
357	Sewer Line Replacements/Rehabilitation	4,880,000	5,070,000	5,280,000	5,500,000	5,720,000	5,950,000	6,190,000	6,440,000	6,700,000	-	26,450,000	51,730,000
358	Phase 2 Wastewater Treatment Plant Expansion	20,300,000	17,665,000	35,585,000	18,930,000	-	-	-	-	-	-	92,480,000	92,480,000
359	WWTP Admin Building	12,000,000	4,000,000	-	-	-	-	-	-	-	-	16,000,000	16,000,000
360	Phase 3 Wastewater Treatment Plant Expansion	-	-	-	-	-	-	-	-	3,800,000	-	-	3,800,000
361	Property Acquisition	250,000	250,000	250,000	250,000	250,000	250,000	250,000	250,000	250,000	250,000	1,250,000	2,500,000
362	**Total Joint Sewer Operations Fund Expenses**	**$ 49,732,795**	**$ 33,845,000**	**$ 43,025,000**	**$ 27,860,000**	**$ 21,830,000**	**$ 8,270,000**	**$ 8,570,000**	**$ 9,240,000**	**$ 17,090,000**	**$ 250,000**	**$ 176,292,795**	**$ 219,712,795**

CITY OF Grand Junction COLORADO

2027 Recommended Budget
By Department, By Fund, By Account Classification
November 4, 2026

Line Item Ref #	By Department / By Fund / By Classification	2024 Actual	2025 Actual	2026 Adopted	2026 Actual YTD	2026 Amended	2027 Recommended
1	**City Council**						
2	**100 - General Fund**	**$ (1,244,871)**	**$ (542,276)**	**$ (342,397)**	**$ (182,062)**	**$ (282,398)**	**$ (283,079)**
3	**Revenue**	**-**	**$ 105,061**	**-**	**-**	**-**	**-**
4	Intergovernmental	-	14,625	-	-	-	-
5	Sale of Capital Assets	-	90,436	-	-	-	-
6	**Expenses**	**$ 1,244,871**	**$ 647,337**	**$ 342,397**	**$ 182,062**	**$ 282,398**	**$ 283,079**
7	Labor and Benefits	54,204	57,441	60,204	43,433	60,205	60,204
8	Employment Taxes	3,843	4,073	4,271	3,081	4,272	4,271
9	Other Compensation	5,040	5,715	7,085	4,245	7,085	7,085
10	Part-Time Wages	45,195	47,523	48,750	36,027	48,750	48,750
11	Workers Compensation Insurance	126	130	98	81	98	97
12	Operating	1,110,770	510,023	182,000	55,135	122,000	124,260
13	Contract Services	27,749	29,250	0	10,450	-	-
14	Equipment	174	1,289	0	-	-	-
15	Grants and Contributions	1,017,306	312,758	71,900	7,138	11,900	11,900
16	Operating Costs	14,950	28,548	19,200	13,432	19,200	19,200
17	Professional Development	50,592	138,179	90,900	24,114	90,900	93,160
18	Interfund Charges	79,897	79,873	100,193	83,494	100,193	98,615
19	Information Technology Internal Support Charge	79,897	79,873	100,193	83,494	100,193	98,615
20	**City Manager**						
21	**100 - General Fund**	**$ (4,214,649)**	**$ (2,772,195)**	**$ (3,654,040)**	**$ (2,160,642)**	**$ (3,663,172)**	**$ (2,308,158)**
22	**Revenue**	**$ 1,173**	**-**	**-**	**$ 57,224**	**-**	**-**
23	Intergovernmental	1,173	-	-	-	-	-
24	Sale of Capital Assets	-	-	-	57,224	-	-
25	**Expenses**	**$ 4,215,823**	**$ 2,772,195**	**$ 3,654,040**	**$ 2,217,866**	**$ 3,663,172**	**$ 2,308,158**
26	Labor and Benefits	1,033,587	1,099,269	1,810,509	1,412,115	1,810,509	1,887,096
27	Employment Taxes	60,707	56,659	94,991	75,581	94,992	96,554
28	Health, Dental, Vision Insurance	69,503	104,866	200,845	154,325	200,845	224,362
29	Health Programs	9,929	12,869	24,566	28,179	24,565	40,828
30	Other Insurance	3,596	3,298	7,413	4,281	7,412	7,199
31	Other Compensation	11,400	25,037	8,500	8,869	8,500	9,668
32	Part-Time Wages	-	-	-	-	-	23,040
33	Regular Wages	814,069	828,569	1,362,217	1,053,765	1,362,217	1,370,515
34	Retirement	62,332	65,851	109,243	84,990	109,243	112,142
35	Workers Compensation Insurance	2,051	2,119	2,735	2,126	2,735	2,788
36	Operating	2,787,542	1,444,370	1,559,128	568,749	1,568,261	99,573
37	Charges and Fees	1,545	3,668	400	370	400	380
38	Contract Services	150,511	100,587	127,300	40,467	101,300	14,000
39	Equipment	3,432	3,374	0	-	4,000	-
40	Grants and Contributions	2,605,211	1,302,661	1,376,000	483,887	1,376,000	28,500
41	Operating Costs	6,176	6,483	10,590	12,149	32,590	10,090
42	Professional Development	20,665	27,597	43,270	31,875	52,403	46,603
43	Utilities	-	-	1,568	-	1,568	-
44	Interfund Charges	394,694	228,556	284,402	237,002	284,402	321,489
45	Facility Internal Support Charge	36,028	37,365	37,358	31,132	37,358	38,113
46	Insurance Premiums Internal Support Charge	140,896	5,410	126,205	105,171	126,205	156,488
47	Information Technology Internal Support Charge	207,939	177,611	112,744	93,953	112,744	119,342
48	Utilities Internal Support Charge	9,831	8,170	8,095	6,746	8,095	7,546
49	**201 - Sales Tax Capital Improvements Fund**	**$ (3,321,481)**	**$ (8,324,169)**	**$ (3,345,919)**	**$ (1,845,270)**	**$ (3,466,033)**	**-**
50	**Expenses**	**$ 3,321,481**	**$ 8,324,169**	**$ 3,345,919**	**$ 1,845,270**	**$ 3,466,033**	**-**
51	Operating	3,320,103	7,809,729	3,345,919	1,753,480	3,345,919	-
52	Contract Services	2,865	53,313	-	-	-	-
53	Equipment	-	2,156	-	-	-	-
54	Grants and Contributions	3,317,239	7,715,628	3,345,919	1,756,070	3,345,919	-
55	Operating Costs	-	38,632	-	(2,590)	-	-

Line Item Ref #	By Department / By Fund / By Classification	2024 Actual	2025 Actual	2026 Adopted	2026 Actual YTD	2026 Amended	2027 Recommended
56	Capital Outlay	1,378	514,440	-	91,790	120,114	-
57	Land	-	300,000	-	-	-	-
58	Other Capital	1,378	214,440	-	26,678	120,114	-
59	Street Infrastructure	-	-	-	15,719	-	-
60	Utility Systems	-	-	-	49,394	-	-
61	**City Attorney**						
62	**100 - General Fund**	**$ (1,203,652)**	**$ (1,412,126)**	**$ (1,741,587)**	**$ (1,136,538)**	**$ (1,741,589)**	**$ (1,823,979)**
63	**Revenue**	**$ 1,105**	**$ 3,065**	**$ 2,825**	**$ 3,515**	**$ 2,825**	**$ 2,825**
64	License and Permits	-	-	2,825	-	2,825	2,825
65	Fines	1,105	3,065	-	3,515	-	-
66	**Expenses**	**$ 1,204,757**	**$ 1,415,191**	**$ 1,744,412**	**$ 1,140,053**	**$ 1,744,414**	**$ 1,826,804**
67	Labor and Benefits	1,038,794	1,219,032	1,503,484	976,519	1,503,486	1,592,130
68	Employment Taxes	54,807	62,493	81,440	52,364	81,440	82,126
69	Health, Dental, Vision Insurance	95,531	116,556	173,487	111,464	173,488	236,466
70	Health Programs	9,502	15,067	24,566	28,771	24,566	27,218
71	Other Insurance	4,336	5,273	6,534	3,321	6,534	6,452
72	Other Compensation	9,398	5,797	5,000	240	5,000	400
73	Regular Wages	803,988	933,455	1,118,368	721,102	1,118,368	1,142,890
74	Retirement	59,214	78,067	91,844	57,816	91,844	94,291
75	Workers Compensation Insurance	2,019	2,326	2,246	1,442	2,246	2,287
76	Operating	25,002	20,463	88,484	35,489	88,484	44,700
77	Charges and Fees	220	50	800	171	800	800
78	Contract Services	250	25	9,800	18,000	9,800	1,300
79	Equipment	3,623	-	-	-	-	-
80	Insurance and Claims	10,901	11,983	52,600	178	52,600	12,600
81	Operating Costs	2,523	1,339	2,000	2,931	2,000	2,000
82	Professional Development	7,484	7,066	22,500	14,209	22,500	28,000
83	Utilities	-	-	784	-	784	-
84	Interfund Charges	140,961	175,696	152,444	128,045	152,444	189,974
85	Facility Internal Support Charge	21,060	21,842	21,838	18,198	21,838	22,279
86	Insurance Premiums Internal Support Charge	5,606	-	5,021	4,184	5,021	83,727
87	Information Technology Internal Support Charge	108,563	148,952	120,728	101,615	120,728	79,440
88	Utilities Internal Support Charge	5,732	4,902	4,857	4,048	4,857	4,528
89	**City Clerk**						
90	**100 - General Fund**	**$ (618,528)**	**$ (705,949)**	**$ (657,863)**	**$ (431,850)**	**$ (657,863)**	**$ (946,756)**
91	**Revenue**	**$ 119,737**	**$ 126,642**	**$ 107,275**	**$ 101,009**	**$ 107,275**	**$ 101,825**
92	Charges for Services	130	400	0	-	-	0
93	License and Permits	56,723	59,223	48,200	50,089	48,200	42,750
94	Fines	-	500	0	-	-	0
95	Other Revenue	3,250	6,952	2,075	3,543	2,075	2,075
96	Tax Revenue	59,635	59,567	57,000	47,377	57,000	57,000
97	**Expenses**	**$ 738,265**	**$ 832,591**	**$ 765,138**	**$ 532,858**	**$ 765,138**	**$ 1,048,581**
98	Labor and Benefits	455,146	484,053	490,185	400,947	490,184	746,976
99	Employment Taxes	24,817	25,230	26,730	19,971	26,730	40,397
100	Health, Dental, Vision Insurance	56,018	74,450	73,391	66,830	73,391	172,761
101	Health Programs	5,780	8,676	11,560	14,076	11,560	23,816
102	Other Insurance	1,906	2,228	2,260	1,744	2,260	3,666
103	Other Compensation	2,246	0	601	3,605	601	400
104	Overtime	68	464	-	203	-	-
105	Part-Time Wages	6,703	8,826	18,020	1,664	18,020	-
106	Regular Wages	332,232	336,655	330,792	271,396	330,792	466,670
107	Retirement	24,528	26,661	26,130	20,937	26,130	38,210
108	Workers Compensation Insurance	847	862	700	521	700	1,056
109	Operating	129,830	180,732	152,894	30,195	152,894	190,740
110	Charges and Fees	208	34	-	323	-	-
111	Contract Services	99,540	130,785	110,900	19,983	110,900	138,000
112	Equipment	3,072	6,037	-	-	-	1,590
113	Grants and Contributions	665	325	500	64	500	2,500
114	Operating Costs	13,098	26,354	23,600	1,711	23,600	28,650
115	Professional Development	13,246	17,197	17,110	8,114	17,110	20,000
116	Utilities	-	-	784	-	784	-
117	Interfund Charges	153,289	167,806	122,060	101,717	122,060	110,865
118	Facility Internal Support Charge	20,434	21,193	21,189	17,658	21,189	21,617

Line Item Ref #	By Department / By Fund / By Classification	2024 Actual	2025 Actual	2026 Adopted	2026 Actual YTD	2026 Amended	2027 Recommended
119	Insurance Premiums Internal Support Charge	5,606	5,410	5,021	4,184	5,021	10,086
120	Information Technology Internal Support Charge	121,517	136,301	90,992	75,828	90,993	74,634
121	Utilities Internal Support Charge	5,732	4,902	4,857	4,048	4,857	4,528
122	**Community Development**						
123	**100 - General Fund**	**$ (3,130,011)**	**$ (2,942,214)**	**$ (4,701,518)**	**$ (3,424,156)**	**$ (6,429,558)**	**$ (3,393,346)**
124	**Revenue**	**$ 507,208**	**$ 249,229**	**$ 208,000**	**$ 681,822**	**$ 533,000**	**$ 221,500**
125	Charges for Services	97,188	105,244	110,000	74,450	110,000	95,000
126	License and Permits	163,963	99,776	98,000	119,744	98,000	126,500
127	Intergovernmental	245,820	38,946	-	486,628	325,000	-
128	Other Revenue	237	4,262	0	-	-	0
129	Lease Revenue	-	1,000	-	1,000	-	-
130	**Expenses**	**$ 3,637,219**	**$ 3,191,443**	**$ 4,909,518**	**$ 4,105,978**	**$ 6,962,558**	**$ 3,614,846**
131	Labor and Benefits	2,101,985	2,231,979	2,286,027	1,556,671	2,286,025	1,964,341
132	Employment Taxes	117,317	122,263	129,353	83,696	129,352	104,092
133	Health, Dental, Vision Insurance	228,515	262,294	272,222	172,822	272,221	335,592
134	Health Programs	24,942	39,752	60,692	71,478	60,693	54,437
135	Other Insurance	10,263	10,406	11,646	6,119	11,645	9,135
136	Other Compensation	33,815	24,223	4,249	7,135	4,249	3,527
137	Overtime	799	1,151	4,633	2,761	4,633	6,150
138	Part-Time Wages	4,890	10,136	13,470	11,161	13,470	18,821
139	Regular Wages	1,579,075	1,644,269	1,670,679	1,123,192	1,670,680	1,334,329
140	Retirement	98,309	113,308	115,691	76,017	115,690	95,538
141	Workers Compensation Insurance	4,060	4,176	3,392	2,288	3,392	2,720
142	Operating	1,034,450	419,099	2,114,417	2,125,079	4,167,459	1,230,105
143	Charges and Fees	9,324	2,660	13,000	115	13,000	13,000
144	Contract Services	647,681	64,591	8,000	74,680	8,000	546,000
145	Equipment	50,613	156,146	111,883	10,191	102,750	-
146	Grants and Contributions	63,832	63,843	1,872,533	1,975,562	3,934,708	574,000
147	Operating Costs	29,682	30,129	26,200	12,075	26,200	24,700
148	Professional Development	233,318	101,730	81,233	52,456	81,233	72,405
149	Utilities	-	-	1,568	-	1,568	-
150	Interfund Charges	500,784	540,365	509,074	424,228	509,074	420,401
151	Facility Internal Support Charge	59,215	61,412	61,400	51,167	61,400	62,641
152	Fleet and Fuel Internal Support Charge	2,934	2,327	5,499	4,583	5,499	29,940
153	Insurance Premiums Internal Support Charge	63,160	60,949	56,575	47,146	56,575	10,086
154	Information Technology Internal Support Charge	359,926	401,790	371,839	309,865	371,838	304,905
155	Utilities Internal Support Charge	15,549	13,887	13,762	11,468	13,762	12,828
156	**104 - Community Development Block Grant Fund**	**$ 346,402**	**$ 263,039**	**$ 611,101**	**$ (5,005)**	**$ 761,048**	**$ 84,913**
157	**Revenue**	**$ 504,093**	**$ 299,085**	**$ 611,101**	**$ 39,088**	**$ 761,048**	**$ 692,938**
158	Intergovernmental	504,093	299,085	611,101	39,088	761,048	692,938
159	**Expenses**	**$ 157,691**	**$ 36,046**	**-**	**$ 44,093**	**-**	**$ 608,025**
160	Labor and Benefits	-	0	-	1,477	-	-
161	Employment Taxes	-	0	-	105	-	-
162	Part-Time Wages	-	-	-	1,369	-	-
163	Workers Compensation Insurance	-	-	-	3	-	-
164	Operating	157,691	36,046	-	42,616	-	608,025
165	Contract Services	7,156	8,610	-	35,083	-	-
166	Grants and Contributions	140,082	18,586	-	7,533	-	608,025
167	Operating Costs	132	551	-	-	-	-
168	Professional Development	10,322	8,298	-	-	-	-
169	**201 - Sales Tax Capital Improvements Fund**	**$ (390,637)**	**$ (1,057,150)**	**$ (1,250,000)**	**$ (405,195)**	**$ (2,225,050)**	**-**
170	**Revenue**	**$ 59,000**	**$ 4,885,436**	**-**	**$ 344,933**	**$ 344,933**	**-**
171	Intergovernmental	59,000	3,885,067	-	344,933	344,933	-
172	Contributions	-	1,000,369	-	-	-	-
173	**Expenses**	**$ 449,637**	**$ 5,942,587**	**$ 1,250,000**	**$ 750,128**	**$ 2,569,983**	**-**
174	Operating	40,273	258,212	-	14,220	-	-
175	Contract Services	-	5,330	-	8,987	-	-
176	Equipment	40,273	6,107	-	-	-	-
177	Grants and Contributions	-	246,775	-	5,232	-	-
178	Capital Outlay	409,364	5,684,374	1,250,000	735,908	2,569,983	-
179	Capital Equipment	409,364	0	-	-	-	-
180	Land	-	3,204,358	-	-	-	-
181	Other Capital	-	-	-	687,952	-	-

Line Item Ref #	By Department / By Fund / By Classification	2024 Actual	2025 Actual	2026 Adopted	2026 Actual YTD	2026 Amended	2027 Recommended
182	Street Infrastructure	-	2,480,017	1,250,000	47,956	2,569,983	-
183	**Engineering and Transportation**						
184	**100 - General Fund**	**$ (7,337,389)**	**$ (7,252,993)**	**$ (7,069,067)**	**$ (5,622,490)**	**$ (7,069,066)**	**$ (5,723,881)**
185	**Revenue**	**$ 643,778**	**$ 582,754**	**$ 612,511**	**$ 374,345**	**$ 612,511**	**$ 632,511**
186	Charges for Services	441,761	465,345	441,761	220,880	441,761	441,761
187	License and Permits	116,630	94,372	170,000	126,714	170,000	190,000
188	Special Assessments	-	-	-	881	-	-
189	Intergovernmental	3,500	-	-	-	-	-
190	Other Revenue	21,298	23,036	750	25,869	750	750
191	Sale of Capital Assets	60,590	-	-	-	-	-
192	**Expenses**	**$ 7,981,167**	**$ 7,835,747**	**$ 7,681,578**	**$ 5,996,834**	**$ 7,681,577**	**$ 6,356,392**
193	Labor and Benefits	3,873,450	4,316,525	4,203,947	3,319,608	4,151,095	2,917,641
194	Employment Taxes	214,494	235,554	236,421	173,724	236,422	157,652
195	Health, Dental, Vision Insurance	421,971	498,436	492,590	426,475	487,173	409,343
196	Health Programs	39,504	69,236	98,408	118,608	98,406	65,324
197	Other Insurance	18,242	21,772	20,039	15,498	20,040	12,537
198	Other Compensation	48,930	13,841	25,159	24,455	25,159	77,254
199	Overtime	33,826	32,243	39,009	36,773	39,009	42,444
200	Part-Time Wages	58,720	74,438	112,528	60,024	112,528	86,789
201	Regular Wages	2,816,867	3,101,795	2,928,962	2,271,806	2,883,194	1,890,524
202	Retirement	171,104	209,046	201,730	154,868	200,065	138,175
203	Workers Compensation Insurance	49,790	60,164	49,100	37,375	49,100	37,600
204	Operating	2,404,325	2,308,840	2,306,192	1,645,821	2,340,532	2,574,845
205	Charges and Fees	4,462	1,110	0	1,465	-	-
206	Contract Services	164,757	26,749	31,900	37,127	84,751	76,750
207	Equipment	(74,344)	32,608	30,900	10,931	30,900	254,920
208	Operating Costs	509,178	636,885	544,445	327,434	525,934	435,675
209	Professional Development	48,500	44,166	54,900	26,587	54,900	65,000
210	Utilities	1,751,772	1,567,322	1,644,047	1,242,277	1,644,047	1,742,500
211	Interfund Charges	1,029,444	1,210,381	1,171,439	987,536	1,171,439	863,906
212	Facility Internal Support Charge	66,739	69,253	72,355	60,296	72,355	72,964
213	Fleet and Fuel Internal Support Charge	217,927	290,429	315,892	274,580	315,892	322,417
214	Insurance Premiums Internal Support Charge	249,756	241,015	223,715	186,429	223,715	100,975
215	Information Technology Internal Support Charge	458,778	577,567	537,808	448,173	537,808	347,790
216	Utilities Internal Support Charge	36,244	32,117	21,669	18,058	21,669	19,759
217	Capital Outlay	673,948	0	-	43,870	18,511	-
218	Capital Equipment	288,467	-	-	18,511	18,511	-
219	Street Infrastructure	1,638	0	-	25,359	-	-
220	Utility Systems	383,843	-	-	-	-	-
221	**104 - Community Development Block Grant Fund**	**-**	**-**	**$ (200,000)**	**-**	**$ (200,000)**	**-**
222	**Expenses**	**-**	**-**	**$ 200,000**	**-**	**$ 200,000**	**-**
223	Transfers Out	-	-	200,000	-	200,000	-
224	Transfers Out	-	-	200,000	-	200,000	-
225	**201 - Sales Tax Capital Improvements Fund**	**$ (4,898,658)**	**$ (4,957,644)**	**$ (8,504,623)**	**$ (5,295,129)**	**$ (8,994,771)**	**$ (11,481,481)**
226	**Revenue**	**$ 943,886**	**$ 1,112,855**	**$ 7,835,200**	**$ 566,060**	**$ 2,896,300**	**$ 2,928,285**
227	Charges for Services	244,061	97,817	-	14,919	-	-
228	Special Assessments	130,485	3,014	-	770	-	-
229	Intergovernmental	526,092	1,012,024	6,835,200	549,496	2,196,300	2,478,285
230	Contributions	-	-	300,000	-	0	450,000
231	Other Revenue	43,248	0	-	0	-	-
232	Sale of Capital Assets	-	-	500,000	-	500,000	-
233	Lease Revenue	-	-	-	875	-	-
234	Transfers In	-	-	200,000	-	200,000	-
235	**Expenses**	**$ 5,842,544**	**$ 6,070,499**	**$ 16,339,823**	**$ 5,861,189**	**$ 11,891,071**	**$ 14,409,766**
236	Labor and Benefits	-	-	-	-	-	1,671,294
237	Employment Taxes	-	-	-	-	-	86,816
238	Health, Dental, Vision Insurance	-	-	-	-	-	313,406
239	Health Programs	-	-	-	-	-	42,699
240	Other Insurance	-	-	-	-	-	7,994
241	Other Compensation	-	-	-	-	-	4,160
242	Regular Wages	-	-	-	-	-	1,135,300
243	Retirement	-	-	-	-	-	68,466
244	Workers Compensation Insurance	-	-	-	-	-	12,454

Line Item Ref #	By Department / By Fund / By Classification	2024 Actual	2025 Actual	2026 Adopted	2026 Actual YTD	2026 Amended	2027 Recommended
245	Operating	98,347	2,075,056	-	331,944	-	-
246	Charges and Fees	-	500	-	-	-	-
247	Contract Services	99,845	884,901	-	38,507	-	-
248	Equipment	(1,975)	321,741	-	226,646	-	-
249	Grants and Contributions	-	669,064	-	-	-	-
250	Operating Costs	477	198,850	-	66,791	-	-
251	Interfund Charges	-	-	-	-	-	111,622
252	Information Technology Internal Support Charge	-	-	-	-	-	111,622
253	Capital Outlay	5,744,197	3,995,443	16,339,823	5,529,245	11,891,071	12,476,850
254	Capital Facilities	-	-	-	-	-	1,650,000
255	Other Capital	-	7,470	-	-	-	-
256	Parks and Trails	613,884	461,130	1,107,903	1,510,858	1,557,903	-
257	Street Infrastructure	5,062,851	3,507,281	15,136,050	2,781,123	10,137,298	10,826,850
258	Utility Systems	67,463	19,562	95,870	1,237,264	195,870	-
259	Transfers Out	-	-	-	-	-	150,000
260	Transfers Out	-	-	-	-	-	150,000
261	**202 - Storm Drainage Development Fund**	**$ (200,126)**	**$ (33,691)**	**$ (75,000)**	**$ 462**	**$ (312,000)**	**$ (17,000)**
262	**Revenue**	**$ 6,817**	**$ 23,913**	**$ 21,000**	**$ 3,189**	**$ 21,000**	**$ 155,000**
263	Charges for Services	6,817	23,913	21,000	3,189	21,000	5,000
264	Transfers In	-	-	-	-	-	150,000
265	**Expenses**	**$ 206,943**	**$ 57,604**	**$ 96,000**	**$ 2,727**	**$ 333,000**	**$ 172,000**
266	Operating	-	34,456	-	-	237,000	-
267	Contract Services	-	33,731	-	-	-	-
268	Grants and Contributions	-	-	-	-	237,000	-
269	Operating Costs	-	725	-	-	-	-
270	Capital Outlay	206,943	23,148	96,000	2,727	96,000	172,000
271	Utility Systems	206,943	23,148	96,000	2,727	96,000	172,000
272	**207 - Transportation Capacity Fund**	**$ (11,574,852)**	**$ (5,886,893)**	**$ (19,168,910)**	**$ (13,314,809)**	**$ (24,214,101)**	**$ (5,001,473)**
273	**Revenue**	**$ 3,338,912**	**$ 5,477,855**	**$ 8,266,527**	**$ 3,876,818**	**$ 8,266,527**	**$ 3,136,527**
274	Charges for Services	3,010,576	3,760,883	2,636,527	2,047,627	2,636,527	2,636,527
275	Intergovernmental	328,337	1,500,000	4,000,000	1,036,684	4,000,000	-
276	Contributions	-	216,973	1,630,000	696,507	1,630,000	500,000
277	Sale of Capital Assets	-	-	-	96,000	-	-
278	**Expenses**	**$ 14,913,764**	**$ 11,364,748**	**$ 27,435,437**	**$ 17,191,627**	**$ 32,480,628**	**$ 8,138,000**
279	Operating	(3,486)	50,813	-	8,883	-	3,000
280	Contract Services	(5,145)	48,987	-	7,380	-	-
281	Operating Costs	1,239	-	-	-	-	3,000
282	Utilities	420	1,827	-	1,503	-	-
283	Capital Outlay	14,917,250	11,313,935	27,435,437	17,182,744	32,480,628	8,135,000
284	Land	-	-	500,000	450,547	500,000	1,750,000
285	Street Infrastructure	14,917,250	10,958,296	26,935,437	16,732,198	31,980,628	6,385,000
286	Utility Systems	-	355,639	-	-	-	-
287	**900 - Joint Sewer Systems**	**-**	**-**	**$ (3,410)**	**-**	**$ (3,410)**	**-**
288	**Expenses**	**-**	**-**	**$ 3,410**	**-**	**$ 3,410**	**-**
289	Labor and Benefits	-	-	3,410	-	3,410	-
290	Employment Taxes	-	-	241	-	242	-
291	Overtime	-	-	3,154	-	3,154	-
292	Workers Compensation Insurance	-	-	14	-	14	-
293	**Finance**						
294	**100 - General Fund**	**$ (4,271,474)**	**$ (4,574,353)**	**$ (4,151,879)**	**$ (4,136,898)**	**$ (4,211,883)**	**$ (4,063,672)**
295	**Revenue**	**$ 571,627**	**$ 355,935**	**$ 885,778**	**$ 463,917**	**$ 925,778**	**$ 981,409**
296	Charges for Services	-	126,691	232,878	111,203	232,878	215,709
297	License and Permits	31,630	60,553	60,000	62,421	60,000	80,000
298	Fines	277,966	485,009	467,900	397,007	467,900	533,000
299	Intergovernmental	259,111	(37,798)	-	-	-	-
300	Contributions	-	-	-	40,000	40,000	-
301	Other Revenue	2,920	(129,374)	125,000	8,512	125,000	152,700
302	Tax Revenue	-	(149,146)	-	(155,226)	-	-
303	**Expenses**	**$ 4,843,101**	**$ 4,930,288**	**$ 5,037,657**	**$ 4,600,815**	**$ 5,137,661**	**$ 5,045,081**
304	Labor and Benefits	2,926,374	2,987,003	3,087,964	2,307,632	3,087,969	3,185,097
305	Employment Taxes	157,044	155,645	164,819	115,700	164,819	172,296
306	Health, Dental, Vision Insurance	358,230	429,166	536,428	368,615	536,429	625,979
307	Health Programs	32,828	58,786	80,200	96,965	80,200	83,356

Line Item Ref #	By Department / By Fund / By Classification	2024 Actual	2025 Actual	2026 Adopted	2026 Actual YTD	2026 Amended	2027 Recommended
308	Other Insurance	11,932	12,045	14,436	8,787	14,435	15,175
309	Other Compensation	34,853	28,554	3,500	1,903	3,500	7,135
310	Overtime	-	7,597	-	17,106	-	-
311	Part-Time Wages	103,323	93,676	-	68,189	-	100,038
312	Regular Wages	2,091,282	2,064,773	2,152,066	1,530,208	2,152,068	2,046,139
313	Retirement	131,327	131,392	132,194	96,923	132,197	130,484
314	Workers Compensation Insurance	5,554	5,369	4,321	3,236	4,321	4,495
315	Operating	476,334	825,858	797,268	1,241,121	797,268	772,217
316	Charges and Fees	39,270	61,584	64,561	38,924	64,561	42,161
317	Cost of Goods Sold	(815)	0	-	154	-	-
318	Contract Services	382,129	431,238	613,284	508,721	613,284	603,020
319	Equipment	27,587	68,298	1,800	8,612	1,800	-
320	Operating Costs	21,920	222,581	49,760	56,560	49,760	66,230
321	Professional Development	6,242	41,810	64,595	628,149	64,595	60,306
322	Utilities	-	347	3,268	-	3,268	500
323	Interfund Charges	1,162,871	1,030,460	1,152,425	960,354	1,152,424	1,087,767
324	Facility Internal Support Charge	108,095	111,775	111,753	93,127	111,752	114,011
325	Fleet and Fuel Internal Support Charge	4,498	6,634	6,794	5,662	6,794	6,754
326	Insurance Premiums Internal Support Charge	-	-	-	-	-	68,003
327	Information Technology Internal Support Charge	852,183	712,567	801,174	667,644	801,173	689,245
328	Utilities Internal Support Charge	198,096	199,484	232,705	193,921	232,705	209,755
329	Capital Outlay	277,522	86,968	-	91,708	100,000	-
330	Capital Equipment	277,522	86,968	-	-	-	-
331	Capital Facilities	-	-	-	91,708	100,000	-
332	**305 - Golf Courses Fund**	**$ (183,165)**	**$ (45,785)**	**$ (172,553)**	**$ 85,021**	**$ (172,551)**	**$ 109,334**
333	**Revenue**	**$ 2,766,221**	**$ 3,023,100**	**$ 2,965,150**	**$ 2,530,217**	**$ 2,965,150**	**$ 3,174,155**
334	Charges for Services	2,125,107	2,382,141	2,329,150	1,885,161	2,329,150	2,502,900
335	License and Permits	159,942	173,741	175,000	177,992	175,000	185,000
336	Other Revenue	20,827	14,589	13,000	18,146	13,000	13,500
337	Interest Revenue	5,651	13,382	-	9,705	-	5,255
338	Lease Revenue	454,693	439,247	448,000	439,215	448,000	467,500
339	**Expenses**	**$ 2,949,386**	**$ 3,068,886**	**$ 3,137,703**	**$ 2,445,197**	**$ 3,137,701**	**$ 3,064,820**
340	Labor and Benefits	1,024,795	1,136,196	1,194,239	926,527	1,194,239	1,059,559
341	Employment Taxes	59,576	64,906	70,980	53,885	70,979	62,643
342	Health, Dental, Vision Insurance	94,616	116,899	120,122	70,226	120,122	117,006
343	Health Programs	7,984	15,041	20,231	24,516	20,231	17,011
344	Other Insurance	3,227	3,802	3,699	2,145	3,698	2,815
345	Other Compensation	12,072	837	19,502	3,204	19,502	17,024
346	Overtime	788	1,730	-	1,529	-	-
347	Part-Time Wages	330,877	363,732	399,750	380,810	399,750	414,300
348	Regular Wages	469,536	517,641	511,520	354,719	511,520	390,464
349	Retirement	28,512	32,097	32,630	22,762	32,631	24,650
350	Workers Compensation Insurance	17,606	19,510	15,806	12,732	15,806	13,645
351	Operating	1,078,699	1,093,581	1,087,790	875,639	1,030,790	1,093,543
352	Charges and Fees	98,584	90,191	117,000	88,107	117,000	102,200
353	Cost of Goods Sold	492,717	506,383	367,000	337,346	367,000	383,500
354	Contract Services	19,484	29,653	20,150	31,552	20,150	28,760
355	Equipment	210,141	177,262	245,600	160,181	217,600	194,875
356	Operating Costs	207,478	233,076	268,340	196,958	239,340	311,438
357	Professional Development	2,509	8,441	8,500	6,854	8,500	9,450
358	Utilities	47,787	48,575	61,200	54,641	61,200	63,320
359	Interfund Charges	728,496	751,311	767,876	643,030	767,875	823,920
360	Facility Internal Support Charge	51,285	53,542	48,126	40,104	48,125	48,358
361	Fleet and Fuel Internal Support Charge	268,140	262,659	270,233	228,329	270,233	397,947
362	General Government Internal Support Charge	198,574	199,635	212,078	176,732	212,078	206,067
363	Insurance Premiums Internal Support Charge	39,429	38,049	35,318	29,431	35,317	22,665
364	Information Technology Internal Support Charge	92,382	117,083	103,689	86,408	103,689	56,221
365	Utilities Internal Support Charge	78,686	80,343	98,433	82,027	98,433	92,663
366	Capital Outlay	29,599	-	-	-	57,000	-
367	Capital Equipment	-	-	-	-	57,000	-
368	Land	29,599	-	-	-	-	-
369	Debt Service	87,797	87,798	87,797	-	87,797	87,797
370	Interest Expense	7,503	6,299	5,076	-	5,076	3,835

Line Item Ref #	By Department / By Fund / By Classification	2024 Actual	2025 Actual	2026 Adopted	2026 Actual YTD	2026 Amended	2027 Recommended
371	Principal	80,294	81,499	82,721	-	82,721	83,962
372	**Human Resources**						
373	**100 - General Fund**	**$ (2,630,351)**	**$ (2,459,373)**	**$ (2,720,786)**	**$ (1,936,916)**	**$ (2,720,787)**	**$ (2,534,548)**
374	**Revenue**	**$ 6,243**	**$ 4,779**	**-**	**$ 72**	**-**	**-**
375	Other Revenue	6,243	4,779	-	72	-	-
376	**Expenses**	**$ 2,636,594**	**$ 2,464,152**	**$ 2,720,786**	**$ 1,936,988**	**$ 2,720,787**	**$ 2,534,548**
377	Labor and Benefits	1,667,516	1,636,048	1,740,210	1,189,992	1,740,211	1,649,836
378	Employment Taxes	85,621	90,994	101,996	61,775	101,995	88,181
379	Health, Dental, Vision Insurance	138,983	173,744	184,434	151,654	184,435	240,415
380	Health Programs	70,923	40,731	34,681	42,131	34,681	35,724
381	Other Insurance	7,006	7,517	7,216	5,509	7,216	6,902
382	Other Compensation	54,126	26,238	142,890	22,541	142,890	120,992
383	Overtime	686	280	-	49	-	-
384	Part-Time Wages	209,923	175,169	124,320	54,376	124,320	52,320
385	Regular Wages	922,696	1,043,330	1,066,066	792,331	1,066,066	1,029,377
386	Retirement	59,334	74,695	76,217	57,924	76,217	73,762
387	Unemployment Insurance	113,756	-	-	-	-	-
388	Workers Compensation Insurance	4,461	3,350	2,391	1,702	2,391	2,164
389	Operating	528,846	543,669	728,139	536,631	728,139	662,655
390	Contract Services	202,506	265,983	298,700	259,144	298,700	261,700
391	Equipment	16,199	71	-	238	-	-
392	Grants and Contributions	-	471	-	-	-	-
393	Operating Costs	197,915	144,356	191,000	159,254	191,000	247,700
394	Professional Development	112,225	132,788	237,655	117,995	237,655	153,255
395	Utilities	-	-	784	-	784	-
396	Interfund Charges	440,232	284,436	252,437	210,364	252,437	222,057
397	Facility Internal Support Charge	59,984	62,210	62,198	51,832	62,198	63,455
398	Insurance Premiums Internal Support Charge	7,007	6,762	6,276	5,230	6,276	10,734
399	Information Technology Internal Support Charge	358,523	201,577	170,202	141,834	170,201	135,040
400	Utilities Internal Support Charge	14,718	13,887	13,762	11,468	13,762	12,828
401	**440 - Insurance**	**$ (642,443)**	**$ 135,390**	**$ 26,289**	**$ 2,127,692**	**$ (3,473,712)**	**$ 1,045,551**
402	**Revenue**	**$ 21,370,074**	**$ 25,043,593**	**$ 28,326,631**	**$ 24,850,515**	**$ 28,326,631**	**$ 38,376,767**
403	Charges for Services	579,492	688,239	500,000	340,220	500,000	600,000
404	Interfund Revenue	20,750,116	24,287,937	27,736,411	24,488,284	27,736,411	37,770,767
405	Other Revenue	40,466	67,417	6,000	22,011	6,000	6,000
406	Interest Revenue	-	-	84,220	-	84,220	0
407	**Expenses**	**$ 22,012,516**	**$ 24,908,203**	**$ 28,300,342**	**$ 22,722,823**	**$ 31,800,343**	**$ 37,331,216**
408	Labor and Benefits	705,000	734,849	716,240	496,681	716,241	653,069
409	Employment Taxes	38,761	40,573	41,615	26,047	41,615	36,035
410	Health, Dental, Vision Insurance	60,301	77,580	73,868	65,867	73,867	97,363
411	Health Programs	4,796	12,790	17,341	21,060	17,341	17,011
412	Other Insurance	3,000	3,669	3,922	2,123	3,923	2,994
413	Other Compensation	67,773	44,704	450	562	450	684
414	Part-Time Wages	-	-	-	-	-	11,520
415	Regular Wages	499,083	516,765	543,541	357,121	543,541	458,838
416	Retirement	29,996	35,683	34,412	23,187	34,413	27,682
417	Workers Compensation Insurance	1,291	3,085	1,091	714	1,091	941
418	Operating	21,107,661	24,062,616	27,508,057	22,162,248	31,008,057	36,619,023
419	Charges and Fees	7,786	9,021	10,554	8,024	10,554	11,000
420	Contract Services	217,293	1,112,521	1,835,603	1,255,021	1,835,603	2,256,963
421	Equipment	2,553	616	-	-	-	-
422	Insurance and Claims	20,043,922	22,412,550	25,360,503	20,770,322	28,860,503	33,981,531
423	Operating Costs	824,022	516,869	273,887	123,064	273,887	338,574
424	Professional Development	10,240	9,480	25,950	4,517	25,950	29,395
425	Utilities	1,845	1,560	1,560	1,300	1,560	1,560
426	Interfund Charges	66,021	84,738	76,044	63,894	76,045	59,124
427	Facility Internal Support Charge	-	-	13,653	11,378	13,653	13,969
428	Fleet and Fuel Internal Support Charge	-	1,966	-	523	-	-
429	Information Technology Internal Support Charge	66,021	82,772	62,392	51,993	62,392	45,155
430	Capital Outlay	133,834	26,000	-	-	-	-
431	Capital Equipment	-	26,000	-	-	-	-
432	Capital Facilities	133,834	0	-	-	-	-
433	**Information Technology**						

Line Item Ref #	By Department / By Fund / By Classification	2024 Actual	2025 Actual	2026 Adopted	2026 Actual YTD	2026 Amended	2027 Recommended
434	**201 - Sales Tax Capital Improvements Fund**	**$ (4,564,852)**	**$ 2,705**	**-**	**-**	**-**	**$ (800,000)**
435	**Revenue**	**$ 4,128**	**$ 12,500**	**-**	**-**	**-**	**-**
436	Intergovernmental	4,128	12,500	-	-	-	-
437	**Expenses**	**$ 4,568,980**	**$ 9,795**	**-**	**-**	**-**	**$ 800,000**
438	Operating	-	9,795	-	-	-	-
439	Equipment	-	9,795	-	-	-	-
440	Capital Outlay	4,568,980	0	-	-	-	800,000
441	Capital Equipment	4,568,980	0	-	-	-	800,000
442	**401 - Information Technology Fund**	**$ 1,754,079**	**$ 1,553,649**	**$ (2,299,607)**	**$ 1,467,762**	**$ (2,299,608)**	**$ (2,871,154)**
443	**Revenue**	**$ 12,725,903**	**$ 16,076,113**	**$ 14,528,506**	**$ 12,292,381**	**$ 14,528,506**	**$ 13,906,460**
444	License and Permits	16,800	19,475	7,200	26,600	7,200	23,600
445	Interfund Revenue	12,530,472	15,983,008	14,497,624	12,129,697	14,497,624	13,773,541
446	Other Revenue	-	-	-	4,333	-	-
447	Interest Revenue	53,631	73,630	23,682	131,751	23,682	109,319
448	Lease Revenue	125,000	-	-	-	-	-
449	**Expenses**	**$ 10,971,824**	**$ 14,522,464**	**$ 16,828,113**	**$ 10,824,619**	**$ 16,828,114**	**$ 16,777,614**
450	Labor and Benefits	3,588,703	3,936,418	4,123,623	3,357,820	4,123,623	4,005,590
451	Employment Taxes	197,659	209,694	224,939	173,292	224,938	203,251
452	Health, Dental, Vision Insurance	441,912	551,988	629,049	505,083	629,050	841,143
453	Health Programs	35,657	65,731	89,593	109,028	89,593	91,862
454	Other Insurance	16,942	19,370	20,580	14,568	20,580	18,608
455	Other Compensation	81,996	51,056	34,757	206,529	34,757	17,811
456	Overtime	3,745	802	-	542	-	-
457	Part-Time Wages	8,418	11,598	-	2,893	-	12,960
458	Regular Wages	2,630,552	2,834,881	2,925,799	2,195,271	2,925,799	2,640,815
459	Retirement	165,044	184,100	193,028	146,086	193,027	173,832
460	Workers Compensation Insurance	6,779	7,196	5,879	4,528	5,879	5,309
461	Operating	6,491,849	8,162,197	12,139,926	7,261,241	12,139,926	12,194,254
462	Contract Services	4,745,338	2,147,717	52,000	159,279	52,000	53,560
463	Equipment	894,029	5,197,294	11,250,442	6,381,922	11,250,442	11,283,597
464	Fuel	-	130	-	-	-	-
465	Operating Costs	168,923	53,370	42,200	23,375	42,200	39,500
466	Professional Development	89,450	85,458	87,000	41,432	87,000	87,240
467	Utilities	594,109	678,228	708,284	655,233	708,284	730,357
468	Interfund Charges	117,359	126,390	128,564	107,444	128,565	127,770
469	Facility Internal Support Charge	74,235	76,990	76,975	64,146	76,975	78,531
470	Fleet and Fuel Internal Support Charge	1,420	1,803	3,064	2,860	3,064	748
471	Insurance Premiums Internal Support Charge	4,462	4,306	3,997	3,331	3,997	10,957
472	Information Technology Internal Support Charge	19,256	0	-	-	-	-
473	Utilities Internal Support Charge	17,986	43,291	44,529	37,108	44,529	37,534
474	Capital Outlay	773,913	2,297,458	436,000	98,114	436,000	450,000
475	Capital Equipment	773,663	794,153	436,000	98,114	436,000	450,000
476	Other Capital	-	1,503,306	-	-	-	-
477	Utility Systems	250	-	-	-	-	-
478	**Visit Grand Junction**						
479	**102 - Visit Grand Junction Fund**	**$ (1,698,378)**	**$ (1,062,668)**	**$ (635,585)**	**$ 1,619,577**	**$ 1,402,268**	**$ (3,045,004)**
480	**Revenue**	**$ 3,505,996**	**$ 3,488,710**	**$ 3,616,365**	**$ 3,195,280**	**$ 3,755,242**	**$ 2,559,093**
481	Charges for Services	-	0	12,250	8,050	12,250	8,050
482	Intergovernmental	-	-	-	69,000	69,000	-
483	Tax Revenue	3,461,597	3,456,944	3,599,054	3,109,860	3,668,931	2,498,822
484	Interest Revenue	44,399	31,765	5,061	8,370	5,061	52,222
485	**Expenses**	**$ 5,204,374**	**$ 4,551,378**	**$ 4,251,950**	**$ 1,575,703**	**$ 2,352,974**	**$ 5,604,098**
486	Labor and Benefits	584,330	673,356	919,907	533,038	674,653	909,012
487	Employment Taxes	33,199	36,999	51,711	27,792	51,710	47,461
488	Health, Dental, Vision Insurance	58,463	84,757	127,695	72,990	127,695	175,396
489	Health Programs	9,108	9,941	19,508	21,520	19,508	20,414
490	Other Insurance	1,859	2,427	3,617	1,778	3,617	3,300
491	Other Compensation	5,543	3,781	6,909	2,498	6,909	6,295
492	Overtime	-	31	-	24	-	-
493	Part-Time Wages	19,026	33,089	66,243	37,120	66,243	84,564
494	Regular Wages	428,197	470,877	602,806	342,909	357,553	529,550
495	Retirement	27,813	30,190	40,075	25,633	40,075	40,804
496	Workers Compensation Insurance	1,122	1,264	1,343	775	1,343	1,229

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497	Operating	4,365,057	3,640,475	3,116,003	858,353	1,462,280	4,482,237
498	Contract Services	4,095,534	3,187,712	2,650,867	446,489	1,041,466	4,008,911
499	Equipment	142,472	291,610	336,677	304,152	304,399	339,072
500	Grants and Contributions	11,353	10,000	10,980	10,762	10,980	11,029
501	Operating Costs	64,235	84,200	47,643	39,624	49,643	52,577
502	Professional Development	46,985	63,246	65,168	52,241	50,129	65,747
503	Utilities	4,478	3,706	4,668	5,085	5,663	4,901
504	Interfund Charges	254,987	208,185	216,040	184,312	216,041	212,848
505	Fleet and Fuel Internal Support Charge	18,649	9,763	10,404	8,573	10,404	10,980
506	General Government Internal Support Charge	118,837	116,001	118,220	101,261	118,220	124,941
507	Insurance Premiums Internal Support Charge	3,370	3,252	3,019	2,516	3,019	7,263
508	Information Technology Internal Support Charge	108,291	73,192	75,918	64,896	75,918	61,758
509	Utilities Internal Support Charge	5,840	5,976	8,480	7,067	8,480	7,907
510	Capital Outlay	-	29,363	-	-	-	-
511	Capital Facilities	-	29,363	-	-	-	-
512	**General Services**						
513	**100 - General Fund**	**$ (8,327,724)**	**$ (8,699,999)**	**$ (8,120,328)**	**$ (6,000,216)**	**$ (8,120,332)**	**$ (7,291,605)**
514	**Revenue**	**$ 226,274**	**$ 147,202**	**$ 232,000**	**$ 194,912**	**$ 232,000**	**$ 285,800**
515	Charges for Services	186,186	127,037	209,000	177,093	209,000	263,000
516	Other Revenue	29,781	16,878	14,000	15,954	14,000	19,500
517	Sale of Capital Assets	10,306	3,287	9,000	1,865	9,000	3,300
518	**Expenses**	**$ 8,553,997**	**$ 8,847,200**	**$ 8,352,328**	**$ 6,195,128**	**$ 8,352,332**	**$ 7,577,405**
519	Labor and Benefits	4,057,721	4,291,361	4,080,751	2,954,089	4,080,753	3,514,758
520	Employment Taxes	211,520	213,359	212,792	141,452	212,791	173,766
521	Health, Dental, Vision Insurance	470,851	599,646	579,598	436,866	579,598	647,332
522	Health Programs	46,858	84,014	114,881	139,469	114,881	96,625
523	Other Insurance	16,017	17,445	16,966	11,296	16,968	13,210
524	Other Compensation	30,965	30,146	16,346	6,794	16,346	14,198
525	Overtime	84,240	82,627	91,455	62,051	91,456	93,831
526	Part-Time Wages	311,989	298,054	308,880	208,913	308,880	318,226
527	Regular Wages	2,481,542	2,528,327	2,366,791	1,682,181	2,366,791	1,854,116
528	Retirement	151,524	164,576	157,730	110,443	157,732	122,629
529	Workers Compensation Insurance	252,216	273,168	215,311	154,625	215,310	180,826
530	Operating	1,689,532	1,553,991	1,543,760	841,741	1,393,760	1,526,400
531	Charges and Fees	154,388	103,805	150,050	93,592	150,050	134,650
532	Cost of Goods Sold	14,091	(2,984)	4,275	-	4,275	8,000
533	Contract Services	801,491	946,028	939,740	408,915	779,740	797,765
534	Equipment	290,433	23,252	10,000	43,747	10,000	151,040
535	Grants and Contributions	704	-	-	-	-	-
536	Operating Costs	385,775	441,205	394,115	284,555	394,115	405,815
537	Professional Development	35,956	37,670	30,500	5,330	30,500	19,480
538	Utilities	6,694	5,015	15,080	5,602	25,080	9,650
539	Interfund Charges	2,476,988	2,751,847	2,727,818	2,399,298	2,877,819	2,536,247
540	Facility Internal Support Charge	144,602	119,304	108,210	90,175	108,210	107,932
541	Fleet and Fuel Internal Support Charge	1,572,122	1,578,704	1,608,988	1,494,534	1,758,988	1,708,168
542	Insurance Premiums Internal Support Charge	243,694	235,165	218,285	181,904	218,285	196,808
543	Information Technology Internal Support Charge	475,859	630,654	566,312	471,927	566,312	335,693
544	Utilities Internal Support Charge	40,710	188,020	226,023	160,758	226,024	187,647
545	Capital Outlay	329,756	250,002	-	0	-	-
546	Capital Equipment	329,693	119,047	-	-	-	-
547	Capital Facilities	64	130,955	-	0	-	-
548	**201 - Sales Tax Capital Improvements Fund**	**$ (2,301,827)**	**$ (1,638,463)**	**$ (2,865,000)**	**$ (1,055,705)**	**$ (2,475,570)**	**$ (3,373,328)**
549	**Revenue**	**-**	**$ 85,802**	**-**	**$ 129,430**	**$ 393,631**	**-**
550	Intergovernmental	-	-	-	129,430	129,430	-
551	Contributions	-	85,799	-	-	264,201	-
552	Other Revenue	-	3	-	-	-	-
553	**Expenses**	**$ 2,301,827**	**$ 1,724,264**	**$ 2,865,000**	**$ 1,185,135**	**$ 2,869,201**	**$ 3,373,328**
554	Labor and Benefits	-	-	-	-	-	442,679
555	Employment Taxes	-	-	-	-	-	20,647
556	Health, Dental, Vision Insurance	-	-	-	-	-	93,583
557	Health Programs	-	-	-	-	-	14,800
558	Other Insurance	-	-	-	-	-	1,976
559	Other Compensation	-	-	-	-	-	210

Line Item Ref #	By Department / By Fund / By Classification	2024 Actual	2025 Actual	2026 Adopted	2026 Actual YTD	2026 Amended	2027 Recommended
560	Regular Wages	-	-	-	-	-	271,257
561	Retirement	-	-	-	-	-	16,181
562	Workers Compensation Insurance	-	-	-	-	-	24,025
563	Operating	1,272,534	987,777	-	1,126,673	1,200,000	1,463,250
564	Contract Services	75,487	88,930	-	72,612	43,000	50,000
565	Equipment	34,498	92,038	-	15,487	-	-
566	Operating Costs	1,159,749	806,809	-	1,031,882	1,151,000	1,406,000
567	Professional Development	-	-	-	6,693	6,000	7,250
568	Utilities	2,800	-	-	-	-	-
569	Interfund Charges	-	-	-	-	-	38,690
570	Information Technology Internal Support Charge	-	-	-	-	-	38,690
571	Capital Outlay	1,029,293	736,487	1,365,000	58,461	169,201	0
572	Capital Facilities	1,029,293	736,487	-	58,461	334,201	-
573	Street Infrastructure	-	0	1,365,000	-	(165,000)	0
574	Transfers Out	-	-	1,500,000	-	1,500,000	1,428,710
575	Transfers Out	-	-	1,500,000	-	1,500,000	1,428,710
576	**302 - Solid Waste Fund**	**$ (13,814)**	**$ 3,524,629**	**$ 306,448**	**$ (8,906,934)**	**$ (2,841,591)**	**$ 674,010**
577	**Revenue**	**$ 7,609,300**	**$ 43,098,908**	**$ 8,352,448**	**$ 9,255,860**	**$ 22,977,755**	**$ 13,685,503**
578	Charges for Services	6,866,288	7,743,196	8,176,028	8,847,709	10,131,028	13,532,500
579	License and Permits	150,867	187,422	150,000	149,903	150,000	150,000
580	Intergovernmental	540,646	2,986,703	-	309,998	2,850,282	-
581	Other Revenue	(20)	2,603	0	870	-	1,740
582	Debt Proceeds	-	31,864,817	-	-	9,820,025	-
583	Interest Revenue	51,519	314,167	26,420	(52,619)	26,420	1,263
584	**Expenses**	**$ 7,623,114**	**$ 39,574,278**	**$ 8,046,000**	**$ 18,162,794**	**$ 25,819,346**	**$ 13,011,493**
585	Labor and Benefits	2,705,152	3,082,758	3,308,154	2,675,860	3,308,158	4,530,044
586	Employment Taxes	127,105	138,752	162,812	116,398	162,813	199,531
587	Health, Dental, Vision Insurance	441,835	570,688	662,101	532,833	662,101	1,200,425
588	Health Programs	30,428	60,191	91,038	110,922	91,039	118,230
589	Other Insurance	10,831	13,115	14,885	10,743	14,885	18,397
590	Other Compensation	17,477	2,533	9,798	500	9,798	6,556
591	Overtime	64,827	43,751	46,562	12,325	46,562	47,789
592	Part-Time Wages	2,504	8,056	25,920	2,974	25,920	28,930
593	Regular Wages	1,699,409	1,899,581	1,974,116	1,638,529	1,974,116	2,529,323
594	Retirement	101,574	117,932	128,710	102,836	128,711	160,648
595	Workers Compensation Insurance	209,163	228,159	192,213	147,800	192,213	220,215
596	Operating	2,023,505	1,747,322	1,354,119	1,263,594	2,231,431	2,875,159
597	Charges and Fees	930,756	1,115,014	779,800	594,090	872,112	967,550
598	Contract Services	109,044	31,786	73,700	53,399	103,700	1,236,050
599	Equipment	878,403	402,798	394,650	511,822	1,149,650	516,000
600	Grants and Contributions	1,172	883	1,500	938	1,500	1,500
601	Operating Costs	89,172	163,866	85,339	75,965	85,339	115,209
602	Professional Development	14,957	26,131	15,850	26,851	15,850	38,850
603	Utilities	-	6,844	3,280	529	3,280	-
604	Interfund Charges	2,373,136	2,667,190	2,948,727	2,465,883	2,948,728	3,801,289
605	Facility Internal Support Charge	28,846	29,992	28,046	23,373	28,047	27,195
606	Fleet and Fuel Internal Support Charge	1,148,640	1,311,355	1,502,697	1,260,857	1,502,697	1,925,571
607	General Government Internal Support Charge	475,885	432,547	563,965	469,972	563,966	518,237
608	Insurance Premiums Internal Support Charge	97,693	94,273	87,507	72,923	87,507	313,377
609	Information Technology Internal Support Charge	302,764	472,753	400,527	333,772	400,527	414,366
610	Utilities Internal Support Charge	319,308	326,270	365,984	304,987	365,984	602,544
611	Capital Outlay	521,321	13,440,008	435,000	11,447,193	16,619,327	-
612	Capital Equipment	32,694	3,015,664	435,000	1,598,000	1,570,000	-
613	Capital Facilities	488,258	9,710,477	-	9,703,393	14,849,327	-
614	Land	-	713,867	-	-	-	-
615	Other Capital	-	-	-	145,800	200,000	-
616	Utility Systems	369	-	-	-	-	-
617	Debt Service	-	18,637,000	-	310,264	711,702	1,805,000
618	Interest Expense	-	637,000	-	310,264	711,702	1,085,000
619	Principal	-	18,000,000	-	-	-	720,000
620	**305 - Golf Courses Fund**	**-**	**-**	**$ (150,000)**	**$ (36,988)**	**$ (150,000)**	**-**
621	**Expenses**	**-**	**-**	**$ 150,000**	**$ 36,988**	**$ 150,000**	**-**
622	Operating	-	-	-	36,988	-	-

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623	Equipment	-	-	-	22,558	-	-
624	Operating Costs	-	-	-	14,430	-	-
625	Capital Outlay	-	-	150,000	-	150,000	-
626	Utility Systems	-	-	150,000	-	150,000	-
627	**308 - Parking Fund**	**$ (550,339)**	**$ 146,301**	**$ (83)**	**$ 267,779**	**$ (80)**	**$ (16,006)**
628	**Revenue**	**$ 984,976**	**$ 1,013,189**	**$ 1,186,984**	**$ 1,032,026**	**$ 1,186,984**	**$ 1,253,239**
629	Charges for Services	224,788	621,088	766,600	671,830	766,600	807,000
630	License and Permits	467,851	117,910	155,000	112,060	155,000	145,000
631	Special Assessments	2,350	-	-	-	-	-
632	Fines	270,590	253,670	250,000	226,610	250,000	290,000
633	Other Revenue	(360)	9,026	4,788	6,826	4,788	4,788
634	Interest Revenue	14,567	3,030	10,596	6,885	10,596	6,451
635	Lease Revenue	5,190	8,465	-	7,815	-	-
636	**Expenses**	**$ 1,535,316**	**$ 866,889**	**$ 1,187,067**	**$ 764,247**	**$ 1,187,064**	**$ 1,269,245**
637	Labor and Benefits	488,713	474,197	498,765	376,300	498,763	592,506
638	Employment Taxes	23,641	21,719	24,483	16,655	24,482	27,301
639	Health, Dental, Vision Insurance	86,278	98,326	105,123	78,609	105,123	153,450
640	Health Programs	6,618	11,313	15,173	18,570	15,173	18,713
641	Other Insurance	1,727	2,062	2,311	1,691	2,310	2,573
642	Other Compensation	1,884	795	678	375	678	177
643	Overtime	5,247	2,835	3,858	1,558	3,858	2,869
644	Regular Wages	328,547	304,971	315,496	235,858	315,496	353,833
645	Retirement	19,720	18,882	20,559	14,884	20,559	22,130
646	Workers Compensation Insurance	15,050	13,293	11,084	8,099	11,084	11,461
647	Operating	174,179	229,486	254,340	229,260	254,340	307,740
648	Charges and Fees	106,538	106,911	120,000	124,102	120,000	175,000
649	Contract Services	21,560	67,249	88,530	57,462	88,530	88,530
650	Equipment	5,264	19,501	0	-	-	-
651	Operating Costs	40,801	8,127	16,700	11,630	16,700	14,800
652	Professional Development	16	27,697	29,110	36,067	29,110	29,410
653	Interfund Charges	152,559	163,206	190,195	158,687	190,194	125,231
654	Facility Internal Support Charge	476	500	303	253	303	173
655	Fleet and Fuel Internal Support Charge	4,683	4,008	4,956	4,322	4,956	6,834
656	General Government Internal Support Charge	66,496	60,878	110,541	92,118	110,541	59,923
657	Insurance Premiums Internal Support Charge	17,402	16,812	15,605	13,004	15,605	5,433
658	Information Technology Internal Support Charge	56,681	72,677	58,789	48,991	58,789	52,868
659	Utilities Internal Support Charge	6,821	8,331	-	-	-	0
660	Capital Outlay	476,098	-	-	-	-	-
661	Capital Equipment	476,098	-	-	-	-	-
662	Debt Service	243,767	-	243,767	-	243,767	243,767
663	Interest Expense	17,488	-	10,648	-	10,648	10,648
664	Principal	226,279	-	233,119	-	233,119	233,119
665	**402 - Equipment Fund**	**$ (22,913)**	**$ (183,622)**	**$ (792,196)**	**$ 296,054**	**$ (4,432,366)**	**$ 262,369**
666	**Revenue**	**$ 9,849,321**	**$ 10,794,325**	**$ 11,392,973**	**$ 9,797,111**	**$ 11,392,973**	**$ 11,940,944**
667	Charges for Services	1,100,675	1,085,989	1,401,703	938,085	1,401,703	1,375,230
668	Interfund Revenue	8,087,782	9,189,044	9,738,998	8,419,902	9,738,998	10,037,484
669	Other Revenue	151,346	186,023	186,500	67,132	186,500	188,000
670	Sale of Capital Assets	293,494	133,080	50,000	221,615	50,000	100,000
671	Interest Revenue	216,025	200,190	15,772	150,377	15,772	240,230
672	**Expenses**	**$ 9,872,234**	**$ 10,977,947**	**$ 12,185,169**	**$ 9,501,057**	**$ 15,825,339**	**$ 11,678,575**
673	Labor and Benefits	1,658,561	1,835,414	2,078,655	1,630,439	2,078,655	2,346,796
674	Employment Taxes	82,880	91,376	109,687	77,005	109,687	112,107
675	Health, Dental, Vision Insurance	269,366	298,198	324,547	294,849	324,546	543,407
676	Health Programs	21,541	39,488	61,414	72,639	61,415	73,149
677	Other Insurance	8,039	8,407	10,247	6,585	10,247	10,429
678	Other Compensation	4,788	1,075	2,661	1,332	2,661	1,372
679	Overtime	3,630	4,234	20,564	8,839	20,564	4,588
680	Part-Time Wages	-	-	-	-	-	24,480
681	Regular Wages	1,151,074	1,258,896	1,410,599	1,064,807	1,410,599	1,437,191
682	Retirement	68,401	79,622	89,927	67,997	89,927	91,204
683	Workers Compensation Insurance	48,840	54,118	49,009	36,386	49,009	48,868
684	Operating	3,298,374	3,164,635	3,867,226	2,868,146	3,867,226	3,971,833
685	Charges and Fees	1,027	82	675	515	675	675

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686	Contract Services	36,182	36,451	35,270	33,212	35,270	41,441
687	Equipment	50,912	155,689	52,500	149,788	52,500	68,000
688	Fuel	1,127,257	1,163,980	1,540,838	1,132,294	1,540,838	1,615,302
689	Operating Costs	2,063,993	1,797,267	2,201,258	1,530,225	2,201,258	2,222,140
690	Professional Development	19,003	11,167	20,500	22,112	20,500	23,500
691	Utilities	-	-	16,185	-	16,185	775
692	Interfund Charges	599,924	540,057	484,778	404,578	484,778	493,827
693	Facility Internal Support Charge	37,676	39,155	35,280	29,400	35,280	32,645
694	Fleet and Fuel Internal Support Charge	18,103	29,688	30,822	26,281	30,822	53,323
695	Insurance Premiums Internal Support Charge	196,705	107,875	79,696	66,413	79,696	37,953
696	Information Technology Internal Support Charge	266,221	291,098	248,922	207,435	248,922	223,290
697	Utilities Internal Support Charge	81,220	72,242	90,058	75,048	90,058	146,615
698	Capital Outlay	4,315,375	5,437,841	5,754,510	4,597,894	9,394,680	4,866,118
699	Capital Equipment	4,315,375	5,432,438	5,754,510	4,597,894	9,394,680	4,866,118
700	Capital Facilities	-	5,403	-	-	-	-
701	**406 - Facilities Management Fund**	**$ 200,795**	**$ (91,934)**	**$ (123,111)**	**$ (334,411)**	**$ (123,109)**	**$ 65,789**
702	**Revenue**	**$ 4,236,075**	**$ 3,429,790**	**$ 6,051,226**	**$ 3,709,390**	**$ 6,051,225**	**$ 6,787,258**
703	Interfund Revenue	4,207,251	3,382,195	4,421,306	3,684,425	4,421,305	5,101,341
704	Contributions	-	-	25,000	-	25,000	-
705	Other Revenue	903	16,924	71,267	12,675	71,267	216,000
706	Interest Revenue	6,160	5,680	1,653	8,169	1,653	9,207
707	Lease Revenue	21,760	24,992	32,000	4,120	32,000	32,000
708	Transfers In	-	-	1,500,000	-	1,500,000	1,428,710
709	**Expenses**	**$ 4,035,280**	**$ 3,521,724**	**$ 6,174,337**	**$ 4,043,800**	**$ 6,174,334**	**$ 6,721,470**
710	Labor and Benefits	899,091	1,009,886	1,442,226	1,038,893	1,442,224	1,637,886
711	Employment Taxes	47,455	51,233	72,326	48,818	72,326	78,917
712	Health, Dental, Vision Insurance	110,341	147,112	269,049	178,065	269,048	339,963
713	Health Programs	12,736	23,790	46,964	52,858	46,963	59,540
714	Other Insurance	4,328	4,167	6,571	3,113	6,571	7,467
715	Other Compensation	6,013	2,684	1,720	4,034	1,720	548
716	Overtime	5,321	4,864	7,190	12,848	7,190	8,217
717	Regular Wages	639,838	698,111	939,677	665,208	939,677	1,029,124
718	Retirement	38,566	42,868	56,823	41,571	56,823	63,560
719	Workers Compensation Insurance	34,495	35,057	41,906	32,379	41,906	50,551
720	Operating	2,781,763	2,097,869	2,880,664	1,729,571	2,880,663	3,228,641
721	Cost of Goods Sold	-	-	-	128	-	-
722	Contract Services	255,677	280,029	300,350	213,902	300,350	393,000
723	Equipment	12,828	2,929	18,500	11,632	18,500	1,000
724	Operating Costs	70,698	105,762	111,990	94,769	111,990	202,000
725	Professional Development	1,907	2,953	7,875	1,472	7,875	7,875
726	Utilities	2,440,654	1,706,197	2,441,949	1,407,668	2,441,948	2,624,766
727	Interfund Charges	353,053	413,969	351,447	292,703	351,447	426,233
728	Facility Internal Support Charge	11,653	12,104	11,818	9,848	11,818	12,064
729	Fleet and Fuel Internal Support Charge	16,029	22,713	26,121	21,598	26,121	37,762
730	Insurance Premiums Internal Support Charge	151,136	145,846	135,378	112,815	135,378	129,135
731	Information Technology Internal Support Charge	163,499	222,926	167,125	139,270	167,124	237,232
732	Utilities Internal Support Charge	10,736	10,380	11,006	9,172	11,006	10,040
733	Capital Outlay	1,373	0	1,500,000	982,633	1,500,000	1,428,710
734	Capital Equipment	-	-	-	-	-	170,000
735	Capital Facilities	1,373	0	1,500,000	982,633	1,500,000	1,258,710
736	**Police**						
737	**100 - General Fund**	**$ (31,584,354)**	**$ (35,881,791)**	**$ (38,320,079)**	**$ (29,606,504)**	**$ (38,697,586)**	**$ (40,918,660)**
738	**Revenue**	**$ 1,983,403**	**$ 1,458,672**	**$ 1,471,813**	**$ 1,679,056**	**$ 1,721,824**	**$ 1,551,584**
739	Charges for Services	752,530	682,520	709,416	709,609	709,416	920,984
740	License and Permits	210	475	1,000	4,080	1,000	3,500
741	Fines	6,589	7,605	7,500	5,790	7,500	7,500
742	Intergovernmental	900,957	621,440	711,497	565,128	711,497	579,500
743	Contributions	194,010	102,102	-	101,500	100,000	-
744	Other Revenue	129,107	44,530	42,400	292,949	192,411	40,100
745	**Expenses**	**$ 33,567,757**	**$ 37,340,463**	**$ 39,791,892**	**$ 31,285,560**	**$ 40,419,410**	**$ 42,470,244**
746	Labor and Benefits	23,165,242	26,142,801	27,961,754	21,722,184	27,961,755	30,855,542
747	Employment Taxes	416,066	465,075	649,404	366,113	649,406	659,824
748	Health, Dental, Vision Insurance	2,438,471	3,076,376	3,292,633	2,814,191	3,292,635	4,903,981

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749	Health Programs	184,086	336,429	494,206	601,609	494,202	585,194
750	Other Insurance	96,106	116,765	122,910	86,736	122,910	126,604
751	Other Compensation	245,096	51,590	51,699	68,589	51,699	91,623
752	Overtime	1,993,468	2,115,248	2,453,727	1,697,662	2,453,726	2,413,590
753	Part-Time Wages	18,525	29,015	-	27,022	-	18,652
754	Regular Wages	15,130,636	16,870,336	17,971,462	13,839,783	17,971,462	18,678,732
755	Retirement	1,703,382	2,013,822	2,018,161	1,509,869	2,018,161	2,428,042
756	Unemployment Insurance	-	(17,250)	-	-	-	-
757	Workers Compensation Insurance	939,405	1,085,395	907,553	710,613	907,554	949,300
758	Operating	2,472,566	1,934,205	2,726,236	1,852,841	3,120,752	2,338,052
759	Charges and Fees	1,923	1,168	2,000	1,213	2,000	2,000
760	Cost of Goods Sold	-	(358)	-	-	-	-
761	Contract Services	880,872	662,940	836,619	406,638	1,100,855	815,542
762	Equipment	442,855	165,950	492,500	651,343	622,780	149,633
763	Fuel	576	184	-	-	-	-
764	Grants and Contributions	19,073	72,381	88,000	73,690	88,000	84,000
765	Operating Costs	627,941	648,985	757,420	420,479	769,420	795,130
766	Professional Development	499,162	382,955	525,277	299,149	513,277	467,327
767	Utilities	165	-	24,420	329	24,420	24,420
768	Interfund Charges	7,776,717	9,168,722	9,073,902	7,633,110	9,073,903	9,198,149
769	Communications Center Internal Support Charge	2,590,706	2,701,675	2,829,801	2,358,168	2,829,801	3,002,111
770	Facility Internal Support Charge	512,951	531,287	529,962	441,635	529,962	549,515
771	Fleet and Fuel Internal Support Charge	1,316,266	1,253,973	1,484,870	1,308,915	1,484,870	1,302,106
772	Insurance Premiums Internal Support Charge	512,664	494,721	459,211	382,676	459,211	783,442
773	Information Technology Internal Support Charge	2,641,557	3,924,517	3,506,827	2,922,356	3,506,827	3,289,390
774	Utilities Internal Support Charge	202,573	262,548	263,232	219,360	263,232	271,585
775	Capital Outlay	153,232	94,735	30,000	77,425	263,000	78,500
776	Capital Equipment	153,232	94,735	30,000	77,425	263,000	78,500
777	**101 - Enhanced 911 Fund**	**$ 4,275,348**	**$ 4,100,890**	**$ 1,015,326**	**$ 3,601,245**	**$ 1,015,325**	**$ 4,008,954**
778	**Revenue**	**$ 4,275,348**	**$ 4,100,890**	**$ 4,679,966**	**$ 3,601,245**	**$ 4,679,965**	**$ 5,008,954**
779	Charges for Services	4,126,132	3,896,205	4,646,821	3,451,776	4,646,821	4,926,077
780	Tax Revenue	(72,630)	(76,418)	(76,132)	(61,947)	(76,132)	(98,522)
781	Interest Revenue	221,847	281,104	109,276	211,417	109,276	181,399
782	**Expenses**	**-**	**-**	**$ 3,664,640**	**-**	**$ 3,664,640**	**$ 1,000,000**
783	Transfers Out	-	-	3,664,640	-	3,664,640	1,000,000
784	Transfers Out	-	-	3,664,640	-	3,664,640	1,000,000
785	**107 - First Responder Tax Fund**	**$ (1,902,444)**	**$ (2,771,461)**	**$ (3,904,058)**	**$ (2,346,053)**	**$ (3,904,056)**	**$ (4,790,974)**
786	**Expenses**	**$ 1,902,444**	**$ 2,771,461**	**$ 3,904,058**	**$ 2,346,053**	**$ 3,904,056**	**$ 4,790,974**
787	Labor and Benefits	1,103,455	2,102,812	2,655,483	1,865,476	2,655,480	3,589,337
788	Employment Taxes	56,450	94,360	105,761	56,591	105,761	114,578
789	Health, Dental, Vision Insurance	166,666	329,521	444,384	265,631	444,382	725,448
790	Health Programs	12,662	47,548	49,132	59,834	49,131	71,448
791	Other Insurance	4,645	9,272	12,269	7,115	12,267	15,729
792	Other Compensation	4,327	695	450	22,923	450	1,400
793	Overtime	19,061	72,100	75,781	98,731	75,781	78,079
794	Regular Wages	769,200	1,395,299	1,739,561	1,187,615	1,739,562	2,236,855
795	Retirement	45,913	99,554	156,404	116,235	156,404	248,586
796	Workers Compensation Insurance	24,530	54,461	71,743	50,802	71,742	97,213
797	Operating	47,162	175,019	363,100	34,137	363,100	358,800
798	Contract Services	-	7,266	-	-	-	-
799	Equipment	46,632	163,205	297,700	31,202	297,700	280,000
800	Operating Costs	-	3,657	36,400	2,433	36,400	78,800
801	Professional Development	530	892	29,000	503	29,000	0
802	Interfund Charges	358,140	402,255	470,475	371,870	470,476	450,337
803	Fleet and Fuel Internal Support Charge	210,589	161,320	257,471	194,366	257,471	228,005
804	Information Technology Internal Support Charge	147,551	240,935	213,004	177,504	213,005	222,332
805	Capital Outlay	393,687	91,375	415,000	74,569	415,000	392,500
806	Capital Equipment	393,687	91,375	415,000	74,569	415,000	392,500
807	**115 - Public Safety Impact Fee Fund**	**$ 235,614**	**$ 254,333**	**$ (253,950)**	**$ 144,394**	**$ (253,950)**	**$ 192,392**
808	**Revenue**	**$ 235,614**	**$ 254,333**	**$ 216,050**	**$ 144,394**	**$ 216,050**	**$ 192,392**
809	Charges for Services	235,614	254,333	216,050	144,394	216,050	192,392
810	**Expenses**	**-**	**-**	**$ 470,000**	**-**	**$ 470,000**	**-**
811	Transfers Out	-	-	470,000	-	470,000	-

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812	Transfers Out	-	-	470,000	-	470,000	-
813	**201 - Sales Tax Capital Improvements Fund**	**$ (93,450)**	**-**	**$ 0**	**-**	**$ 0**	**$ (1,100,000)**
814	**Revenue**	**-**	**-**	**$ 2,470,000**	**-**	**$ 470,000**	**-**
815	Debt Proceeds	-	-	2,000,000	-	0	-
816	Transfers In	-	-	470,000	-	470,000	-
817	**Expenses**	**$ 93,450**	**-**	**$ 2,470,000**	**-**	**$ 470,000**	**$ 1,100,000**
818	Operating	2,990	-	-	-	-	-
819	Equipment	2,990	-	-	-	-	-
820	Capital Outlay	90,460	-	2,470,000	-	470,000	1,100,000
821	Capital Equipment	90,460	-	470,000	-	470,000	-
822	Capital Facilities	-	-	2,000,000	-	0	1,000,000
823	Land	-	-	-	-	-	100,000
824	**405 - Communications Center Fund**	**$ (2,716,204)**	**$ (2,591,700)**	**$ (3,390,350)**	**$ (3,551,815)**	**$ (3,390,350)**	**$ (3,713,003)**
825	**Revenue**	**$ 5,985,705**	**$ 6,489,899**	**$ 10,479,656**	**$ 5,711,823**	**$ 10,479,656**	**$ 8,372,546**
826	Charges for Services	2,562,845	2,840,290	2,971,576	2,506,866	2,971,576	3,204,632
827	Interfund Revenue	3,309,196	3,527,715	3,730,526	3,108,772	3,730,526	4,011,180
828	Intergovernmental	-	7,625	-	-	-	-
829	Other Revenue	750	29	-	-	-	-
830	Interest Revenue	21,714	23,040	21,714	20,085	21,714	65,534
831	Lease Revenue	91,200	91,200	91,200	76,100	91,200	91,200
832	Transfers In	-	-	3,664,640	-	3,664,640	1,000,000
833	**Expenses**	**$ 8,701,909**	**$ 9,081,599**	**$ 13,870,006**	**$ 9,263,638**	**$ 13,870,006**	**$ 12,085,549**
834	Labor and Benefits	5,396,419	5,797,913	7,008,808	5,014,879	7,008,808	7,967,554
835	Employment Taxes	303,195	309,975	385,177	252,845	385,176	422,009
836	Health, Dental, Vision Insurance	590,767	780,730	1,026,964	772,483	1,026,963	1,612,666
837	Health Programs	61,546	113,137	160,400	194,984	160,400	185,425
838	Other Insurance	20,396	24,120	28,930	18,979	28,931	32,729
839	Other Compensation	21,463	1,723	13,536	31,586	13,536	7,468
840	Overtime	991,310	796,339	1,040,373	558,831	1,040,373	1,052,543
841	Part-Time Wages	44,066	-	-	-	-	-
842	Regular Wages	3,158,326	3,531,449	4,072,782	2,981,974	4,072,782	4,356,196
843	Retirement	190,303	224,624	266,316	192,846	266,317	283,121
844	Workers Compensation Insurance	15,048	15,816	14,330	10,351	14,330	15,397
845	Operating	342,224	407,538	356,010	265,246	356,010	371,452
846	Contract Services	17,992	5,647	54,626	3,665	54,626	42,600
847	Equipment	107,687	143,862	67,764	127,035	67,764	35,000
848	Grants and Contributions	298	264	1,470	491	1,470	1,470
849	Operating Costs	79,067	202,668	129,450	80,065	129,450	190,615
850	Professional Development	60,672	55,097	102,700	53,991	102,700	101,767
851	Utilities	76,507	-	-	-	-	-
852	Interfund Charges	2,141,742	2,763,079	2,840,548	2,366,788	2,840,548	2,746,543
853	Fleet and Fuel Internal Support Charge	81,215	35,292	41,814	34,509	41,814	71,491
854	General Government Internal Support Charge	474,127	557,571	625,718	521,432	625,718	619,946
855	Insurance Premiums Internal Support Charge	14,739	14,223	13,202	11,002	13,202	4,401
856	Information Technology Internal Support Charge	1,475,080	2,136,323	2,149,104	1,790,920	2,149,104	2,040,614
857	Utilities Internal Support Charge	96,581	19,670	10,710	8,925	10,710	10,091
858	Capital Outlay	821,524	113,069	3,664,640	1,616,725	3,664,640	1,000,000
859	Capital Equipment	821,524	113,069	3,464,640	1,616,725	3,464,640	1,000,000
860	Capital Facilities	-	-	200,000	-	200,000	-
861	**Fire**						
862	**100 - General Fund**	**$ (10,963,655)**	**$ (11,093,439)**	**$ (13,347,831)**	**$ (10,835,795)**	**$ (13,690,835)**	**$ (15,672,815)**
863	**Revenue**	**$ 13,374,220**	**$ 14,740,542**	**$ 13,636,187**	**$ 11,065,177**	**$ 13,736,187**	**$ 13,366,699**
864	Charges for Services	11,947,894	13,474,622	12,596,007	9,503,592	12,596,007	12,149,200
865	License and Permits	123,347	120,987	131,800	112,022	131,800	131,800
866	Intergovernmental	1,216,226	1,074,474	907,380	1,283,191	907,380	1,017,954
867	Contributions	2,049	2,443	1,000	103,070	101,000	1,000
868	Other Revenue	82,100	65,876	-	62,123	-	66,745
869	Interest Revenue	2,603	2,139	-	1,180	-	-
870	**Expenses**	**$ 24,337,875**	**$ 25,833,981**	**$ 26,984,018**	**$ 21,900,972**	**$ 27,427,022**	**$ 29,039,514**
871	Labor and Benefits	17,558,511	18,696,016	20,002,351	16,035,915	20,002,355	21,777,534
872	Employment Taxes	225,237	233,611	381,131	200,296	381,130	385,697
873	Health, Dental, Vision Insurance	1,830,159	2,252,467	2,424,287	2,188,901	2,424,288	3,682,485
874	Health Programs	151,187	247,443	352,591	429,253	352,591	415,080

Line Item Ref #	By Department / By Fund / By Classification	2024 Actual	2025 Actual	2026 Adopted	2026 Actual YTD	2026 Amended	2027 Recommended
875	Other Insurance	70,321	82,851	82,884	62,901	82,887	84,646
876	Other Benefits	47,380	74,204	40,228	52,177	40,228	58,007
877	Other Compensation	146,083	84,036	41,474	96,707	41,474	6,232
878	Overtime	1,532,294	1,882,295	2,043,065	1,703,437	2,043,065	2,034,859
879	Part-Time Wages	81,471	66,974	79,412	63,507	79,412	60,967
880	Regular Wages	10,922,598	10,994,194	11,789,790	9,058,704	11,789,790	12,148,975
881	Retirement	1,732,329	1,925,961	2,024,929	1,593,914	2,024,930	2,136,307
882	Unemployment Insurance	-	(45,460)	-	-	-	-
883	Workers Compensation Insurance	819,451	897,439	742,560	586,117	742,560	764,279
884	Operating	1,972,047	1,692,746	1,714,364	1,413,190	1,862,363	2,272,750
885	Charges and Fees	156,598	165,574	160,000	87,481	160,000	177,000
886	Contract Services	713,615	413,513	508,167	367,797	508,168	684,467
887	Equipment	15,698	1,900	-	69,559	48,000	33,000
888	Fuel	17,049	-	1,440	88	1,440	1,440
889	Grants and Contributions	2,300	2,700	2,700	2,700	2,700	2,700
890	Operating Costs	860,877	886,620	686,680	709,147	840,867	1,005,205
891	Professional Development	177,816	191,697	326,717	149,086	272,528	336,493
892	Utilities	28,094	30,743	28,660	27,332	28,660	32,445
893	Interfund Charges	4,772,372	5,445,219	5,267,302	4,423,065	5,267,304	4,756,706
894	Communications Center Internal Support Charge	718,490	826,040	900,725	750,604	900,725	961,679
895	Facility Internal Support Charge	318,373	331,727	309,021	257,518	309,022	315,721
896	Fleet and Fuel Internal Support Charge	1,735,844	2,017,675	2,007,738	1,706,760	2,007,738	1,570,327
897	Insurance Premiums Internal Support Charge	334,809	323,091	299,900	249,917	299,900	407,390
898	Information Technology Internal Support Charge	1,561,371	1,840,825	1,615,169	1,345,974	1,615,169	1,376,203
899	Utilities Internal Support Charge	103,485	105,861	134,750	112,292	134,750	125,386
900	Capital Outlay	34,945	0	-	28,803	295,000	232,524
901	Capital Equipment	34,945	-	-	28,803	295,000	232,524
902	**107 - First Responder Tax Fund**	**$ (6,867,119)**	**$ (11,076,613)**	**$ (12,314,769)**	**$ (8,941,394)**	**$ (12,314,768)**	**$ (14,529,061)**
903	**Revenue**	**$ 2,188,202**	**$ 341,521**	**$ 12,504**	**$ 445,763**	**$ 454,329**	**$ 13,687**
904	Intergovernmental	2,188,202	341,521	12,504	445,763	454,329	13,687
905	**Expenses**	**$ 9,055,321**	**$ 11,418,134**	**$ 12,327,273**	**$ 9,387,157**	**$ 12,769,097**	**$ 14,542,748**
906	Labor and Benefits	7,794,462	9,574,379	10,733,927	7,810,943	10,733,922	12,403,486
907	Employment Taxes	84,205	107,673	217,164	92,458	217,165	205,311
908	Health, Dental, Vision Insurance	918,291	1,282,608	1,478,453	1,143,357	1,478,451	2,237,622
909	Health Programs	75,934	151,542	187,856	228,921	187,855	258,574
910	Other Insurance	35,624	43,137	47,434	31,682	47,435	51,208
911	Other Benefits	24,267	-	22,628	29,349	22,628	32,629
912	Other Compensation	81,944	9,302	2,354	13,900	2,354	5,477
913	Overtime	207,679	383,337	849,597	423,105	849,597	921,570
914	Regular Wages	5,335,512	6,325,274	6,611,477	4,892,775	6,611,476	7,230,396
915	Retirement	672,995	842,291	920,577	672,866	920,577	1,026,475
916	Workers Compensation Insurance	358,011	429,214	396,386	282,530	396,384	434,225
917	Operating	235,233	402,159	389,177	392,130	571,203	705,269
918	Contract Services	453	59,046	47,653	27,690	47,652	119,223
919	Operating Costs	199,731	299,228	284,217	334,028	466,244	512,197
920	Professional Development	24,054	32,570	39,731	19,186	39,731	56,956
921	Utilities	10,995	11,315	17,576	11,227	17,576	16,894
922	Interfund Charges	940,227	1,441,597	1,204,170	1,005,626	1,204,172	1,004,679
923	Facility Internal Support Charge	84,702	88,470	79,208	66,007	79,208	81,043
924	Fleet and Fuel Internal Support Charge	240,437	496,533	406,330	340,757	406,330	200,238
925	Information Technology Internal Support Charge	583,423	824,482	673,900	561,585	673,902	681,653
926	Utilities Internal Support Charge	31,665	32,112	44,732	37,277	44,732	41,745
927	Capital Outlay	85,399	-	-	178,457	259,800	429,313
928	Capital Equipment	85,399	-	-	178,457	259,800	429,313
929	**115 - Public Safety Impact Fee Fund**	**$ 539,083**	**$ 593,545**	**$ 489,301**	**$ 349,704**	**$ 489,301**	**$ 462,210**
930	**Revenue**	**$ 539,083**	**$ 593,545**	**$ 489,301**	**$ 349,704**	**$ 489,301**	**$ 462,210**
931	Charges for Services	539,083	593,545	489,301	349,704	489,301	462,210
932	**201 - Sales Tax Capital Improvements Fund**	**$ (4,023,201)**	**$ (4,317,170)**	**-**	**$ 350**	**-**	**-**
933	**Revenue**	**$ 341,241**	**$ 684,877**	**-**	**-**	**-**	**-**
934	Intergovernmental	341,241	684,877	-	-	-	-
935	**Expenses**	**$ 4,364,441**	**$ 5,002,047**	**-**	**$ (350)**	**-**	**-**
936	Operating	25,982	203,807	-	(350)	-	-
937	Charges and Fees	-	350	-	(350)	-	-

Line Item Ref #	By Department / By Fund / By Classification	2024 Actual	2025 Actual	2026 Adopted	2026 Actual YTD	2026 Amended	2027 Recommended
938	Contract Services	5,680	-	-	-	-	-
939	Equipment	17,184	145,689	-	-	-	-
940	Operating Costs	2,959	57,534	-	-	-	-
941	Utilities	159	235	-	-	-	-
942	Capital Outlay	4,338,460	4,798,240	-	-	-	-
943	Capital Equipment	1,811,453	0	-	-	-	-
944	Capital Facilities	2,527,007	4,798,240	-	-	-	-
945	**Utilities**						
946	**301 - Water Fund**	**$ (1,280,867)**	**$ (309,051)**	**$ (405,202)**	**$ 8,288,154**	**$ 243,290**	**$ (3,864,635)**
947	**Revenue**	**$ 11,775,676**	**$ 13,578,562**	**$ 17,009,649**	**$ 16,778,842**	**$ 18,419,649**	**$ 16,117,564**
948	Charges for Services	9,691,642	10,321,568	11,442,000	9,477,891	11,442,000	12,094,500
949	License and Permits	72,725	139,528	120,000	274,574	120,000	356,000
950	Interfund Revenue	1,051,052	1,271,571	1,402,745	1,152,289	1,402,745	1,315,734
951	Intergovernmental	256,370	138,625	-	27,125	-	1,742,580
952	Contributions	-	1,250	-	5,000	-	-
953	Other Revenue	11,684	15,479	40,000	57,490	40,000	40,000
954	Debt Proceeds	399,763	1,425,905	3,890,000	5,540,162	5,300,000	300,000
955	Interest Revenue	177,922	199,100	49,484	214,839	49,484	202,403
956	Lease Revenue	114,517	65,537	65,420	29,472	65,420	66,347
957	**Expenses**	**$ 13,056,543**	**$ 13,887,613**	**$ 17,414,851**	**$ 8,490,687**	**$ 18,176,359**	**$ 19,982,199**
958	Labor and Benefits	4,217,231	4,654,109	5,576,791	3,740,283	5,576,783	5,454,508
959	Employment Taxes	213,794	232,947	292,224	174,856	292,220	263,301
960	Health, Dental, Vision Insurance	630,626	722,586	899,309	682,837	899,308	1,280,364
961	Health Programs	49,603	93,277	134,389	162,153	134,389	143,066
962	Other Insurance	18,715	20,354	25,909	14,251	25,908	23,491
963	Other Compensation	39,943	6,940	54,098	24,782	54,098	5,543
964	Overtime	123,265	146,329	141,015	109,481	141,015	139,173
965	Part-Time Wages	-	47,384	23,040	7,595	23,040	17,280
966	Regular Wages	2,829,410	3,031,867	3,624,945	2,317,039	3,624,943	3,239,109
967	Retirement	173,641	204,719	248,873	154,610	248,873	214,362
968	Workers Compensation Insurance	138,235	147,705	132,989	92,680	132,989	128,817
969	Operating	1,371,456	1,621,125	2,387,608	1,380,598	2,308,285	2,803,121
970	Charges and Fees	7,323	11,844	7,200	87,680	7,200	11,000
971	Contract Services	142,134	242,656	329,378	178,024	407,581	521,630
972	Equipment	83,616	63,683	176,200	126,805	96,200	286,300
973	Grants and Contributions	142,446	288,286	553,900	138,517	476,374	667,550
974	Operating Costs	923,074	936,929	1,208,590	793,099	1,208,590	1,195,189
975	Professional Development	51,048	63,215	87,310	47,312	87,310	79,922
976	Utilities	21,815	14,511	25,030	9,160	25,030	41,530
977	Interfund Charges	1,975,851	2,385,175	2,411,518	2,013,409	2,411,517	2,213,920
978	Facility Internal Support Charge	38,189	39,630	39,426	32,855	39,426	39,676
979	Fleet and Fuel Internal Support Charge	337,130	487,244	480,692	408,555	480,692	474,059
980	General Government Internal Support Charge	724,544	948,160	938,841	782,368	938,841	598,647
981	Insurance Premiums Internal Support Charge	160,731	155,105	143,972	119,977	143,972	161,003
982	Information Technology Internal Support Charge	653,453	694,325	669,096	557,580	669,096	809,170
983	Utilities Internal Support Charge	61,804	60,711	139,490	112,075	139,490	131,365
984	Capital Outlay	4,514,655	4,250,067	5,650,000	934,277	6,294,393	7,792,580
985	Capital Equipment	68,925	64,524	60,000	29,742	180,000	-
986	Capital Facilities	-	-	-	82,187	50,000	-
987	Land	-	3,389	-	-	75,000	-
988	Utility Systems	4,445,730	4,182,154	5,590,000	822,348	5,989,393	7,792,580
989	Debt Service	977,349	977,137	1,388,934	422,120	1,585,381	1,718,071
990	Interest Expense	204,652	139,649	222,891	239,659	336,336	414,693
991	Principal	772,697	837,488	1,166,043	182,461	1,249,045	1,303,377
992	**309 - Irrigation Fund**	**$ 41,775**	**$ 58,056**	**$ (197,710)**	**$ (6,824)**	**$ (222,710)**	**$ 15,929**
993	**Revenue**	**$ 398,564**	**$ 421,986**	**$ 461,124**	**$ 377,108**	**$ 461,124**	**$ 820,268**
994	Charges for Services	391,746	413,268	456,791	371,667	456,791	468,127
995	Debt Proceeds	1,141	887	900	918	900	350,900
996	Interest Revenue	5,677	7,831	3,433	4,523	3,433	1,241
997	**Expenses**	**$ 356,789**	**$ 363,930**	**$ 658,834**	**$ 383,932**	**$ 683,834**	**$ 804,340**
998	Labor and Benefits	134,039	166,237	169,957	136,409	169,958	188,336
999	Employment Taxes	6,797	8,125	8,613	6,410	8,613	8,748
1000	Health, Dental, Vision Insurance	19,276	28,227	29,540	25,352	29,540	45,743

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1001	Health Programs	536	2,824	3,613	4,396	3,613	4,253
1002	Other Insurance	591	799	797	586	796	808
1003	Other Compensation	2,675	260	786	2,090	786	25
1004	Overtime	5,591	3,119	-	4,103	-	-
1005	Part-Time Wages	-	232	-	-	-	-
1006	Regular Wages	87,944	109,255	113,654	83,457	113,654	115,680
1007	Retirement	5,533	7,184	7,829	5,781	7,830	7,879
1008	Workers Compensation Insurance	5,096	6,214	5,126	4,234	5,126	5,200
1009	Operating	31,220	22,267	61,200	30,894	61,200	41,500
1010	Contract Services	3,215	8,138	4,500	3,799	4,500	7,500
1011	Equipment	460	-	2,000	118	2,000	500
1012	Operating Costs	26,981	13,771	54,000	26,698	54,000	32,800
1013	Utilities	565	358	700	279	700	700
1014	Interfund Charges	143,721	159,264	211,515	176,263	211,515	208,342
1015	Fleet and Fuel Internal Support Charge	5,961	1,555	-	-	-	-
1016	General Government Internal Support Charge	29,206	31,627	25,655	21,379	25,655	24,039
1017	Insurance Premiums Internal Support Charge	1,956	1,888	1,752	1,460	1,752	8,840
1018	Information Technology Internal Support Charge	-	15,741	12,856	10,713	12,856	11,118
1019	Utilities Internal Support Charge	106,598	108,453	171,252	142,710	171,252	164,345
1020	Capital Outlay	31,647	0	200,000	40,367	225,000	350,000
1021	Capital Facilities	-	-	-	-	-	350,000
1022	Utility Systems	31,647	0	200,000	40,367	225,000	-
1023	Debt Service	16,162	16,162	16,162	-	16,161	16,162
1024	Interest Expense	3,041	2,844	2,644	-	2,644	2,441
1025	Principal	13,121	13,318	13,517	-	13,517	13,720
1026	**900 - Joint Sewer Systems**	**$ 45,638,786**	**$ (37,680,400)**	**$ 15,061,412**	**$ (3,541,033)**	**$ (23,813,608)**	**$ (8,560,961)**
1027	**Revenue**	**$ 88,987,148**	**$ 25,487,460**	**$ 51,501,709**	**$ 21,225,195**	**$ 26,901,709**	**$ 60,747,538**
1028	Charges for Services	16,735,962	17,929,504	20,662,652	16,410,817	20,662,652	23,261,287
1029	License and Permits	-	34,000	-	222	-	-
1030	Interfund Revenue	83,765	64,533	195,000	1,572	195,000	195,000
1031	Special Assessments	3,861	-	-	-	-	-
1032	Fines	-	-	1,000	2,432	1,000	1,000
1033	Other Revenue	95,573	159,727	276,350	80,669	276,350	30,350
1034	Debt Proceeds	68,974,995	4,163,561	28,516,200	3,625,137	3,916,200	35,557,183
1035	Interest Revenue	3,092,992	3,136,134	1,850,507	1,104,346	1,850,507	1,702,718
1036	**Expenses**	**$ 43,348,362**	**$ 63,167,860**	**$ 36,440,297**	**$ 24,766,228**	**$ 50,715,317**	**$ 69,308,499**
1037	Labor and Benefits	4,240,840	4,520,893	5,613,026	3,914,905	5,613,026	5,795,795
1038	Employment Taxes	226,633	239,031	301,929	196,396	301,928	322,141
1039	Health, Dental, Vision Insurance	514,892	575,522	846,164	581,183	846,165	1,038,918
1040	Health Programs	53,618	93,497	135,690	164,955	135,691	162,289
1041	Other Insurance	19,318	19,686	26,976	14,504	26,973	28,722
1042	Other Compensation	86,639	19,035	11,672	18,288	11,672	2,893
1043	Overtime	108,677	143,296	142,632	71,730	142,631	145,504
1044	Part-Time Wages	-	-	23,040	7,493	23,040	23,040
1045	Regular Wages	2,953,789	3,127,767	3,781,775	2,625,888	3,781,774	3,754,121
1046	Retirement	179,506	203,926	246,288	171,304	246,290	221,263
1047	Workers Compensation Insurance	97,768	99,133	96,861	63,164	96,862	96,903
1048	Operating	2,840,540	3,448,729	4,183,492	2,615,096	4,007,492	5,970,634
1049	Charges and Fees	653,111	434,183	350,914	314,714	350,914	352,367
1050	Contract Services	681,162	873,410	997,350	323,580	997,350	1,677,490
1051	Equipment	28,597	50,535	326,000	144,206	150,000	363,150
1052	Fuel	-	75	-	-	-	-
1053	Grants and Contributions	2,994	4,692	5,100	2,357	5,100	5,120
1054	Operating Costs	1,391,829	1,504,224	1,575,776	1,134,928	1,575,776	2,596,205
1055	Professional Development	67,950	131,787	78,285	63,195	78,285	126,235
1056	Utilities	14,896	449,822	850,067	632,116	850,067	850,067
1057	Interfund Charges	3,455,399	3,054,767	2,835,779	2,339,343	2,835,779	3,036,716
1058	Fleet and Fuel Internal Support Charge	358,001	342,680	356,041	289,561	356,041	375,050
1059	General Government Internal Support Charge	812,229	858,624	892,969	744,141	892,969	762,056
1060	Insurance Premiums Internal Support Charge	141,202	136,260	126,480	105,400	126,480	314,317
1061	Information Technology Internal Support Charge	543,049	692,696	613,821	511,517	613,820	786,530
1062	Utilities Internal Support Charge	1,600,918	1,024,507	846,469	688,724	846,469	798,763
1063	Capital Outlay	30,017,007	48,392,722	20,060,000	14,522,884	34,511,020	49,732,795

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1064	Capital Equipment	19,900	399,042	-	46,080	236,000	-
1065	Capital Facilities	-	-	-	12,424,956	-	-
1066	Land	-	32,597	-	-	-	-
1067	Utility Systems	29,997,107	47,961,084	20,060,000	2,051,848	34,275,020	49,732,795
1068	Debt Service	2,794,577	3,750,750	3,748,000	1,374,000	3,748,000	4,772,560
1069	Interest Expense	2,189,577	2,795,750	2,748,000	1,374,000	2,748,000	2,935,060
1070	Principal	605,000	955,000	1,000,000	-	1,000,000	1,837,500
1071	**Parks and Recreation**						
1072	**105 - Parkland Expansion Fund**	**-**	**-**	**$ (1,406,500)**	**-**	**$ (1,406,500)**	**$ (925,000)**
1073	**Expenses**	**-**	**-**	**$ 1,406,500**	**-**	**$ 1,406,500**	**$ 925,000**
1074	Transfers Out	-	-	1,406,500	-	1,406,500	925,000
1075	Transfers Out	-	-	1,406,500	-	1,406,500	925,000
1076	**100 - General Fund**	**$ (11,485,846)**	**$ (12,679,352)**	**$ (13,086,177)**	**$ (9,996,278)**	**$ (13,075,181)**	**$ (12,707,722)**
1077	**Revenue**	**$ 2,939,077**	**$ 2,932,885**	**$ 3,557,170**	**$ 3,164,299**	**$ 3,557,169**	**$ 3,606,401**
1078	Charges for Services	1,228,259	1,198,471	1,293,130	1,257,748	1,293,129	1,230,183
1079	License and Permits	1,300,166	1,452,501	1,843,445	1,364,417	1,843,445	1,854,535
1080	Intergovernmental	322,830	194,258	381,775	181,775	381,775	190,864
1081	Contributions	9,930	5,455	10,500	(1,178)	10,500	11,000
1082	Other Revenue	68,740	76,391	23,800	58,016	23,800	15,300
1083	Lease Revenue	9,151	5,808	4,520	303,521	4,520	304,520
1084	**Expenses**	**$ 14,424,923**	**$ 15,612,236**	**$ 16,643,347**	**$ 13,160,578**	**$ 16,632,350**	**$ 16,314,124**
1085	Labor and Benefits	8,381,083	9,454,509	10,113,519	8,080,257	10,113,524	9,823,073
1086	Employment Taxes	465,545	512,872	556,705	426,384	556,703	557,884
1087	Health, Dental, Vision Insurance	875,086	1,120,480	1,379,506	1,050,510	1,379,507	1,711,589
1088	Health Programs	80,632	149,206	216,757	264,712	216,760	255,337
1089	Other Insurance	26,915	30,941	33,321	22,108	33,320	33,314
1090	Other Compensation	94,396	21,401	86,525	38,628	86,525	80,091
1091	Overtime	99,357	104,009	255,695	87,361	255,695	148,208
1092	Part-Time Wages	1,959,092	2,525,145	2,312,240	2,255,102	2,312,242	1,947,745
1093	Regular Wages	4,178,879	4,330,011	4,638,932	3,443,912	4,638,931	4,512,298
1094	Retirement	256,766	280,968	307,636	228,607	307,638	288,018
1095	Workers Compensation Insurance	344,414	379,476	326,202	262,933	326,203	288,588
1096	Operating	3,317,621	3,365,105	3,726,500	2,697,255	3,715,501	3,475,666
1097	Charges and Fees	60,733	63,921	67,850	75,608	67,850	76,850
1098	Cost of Goods Sold	35,793	38,213	35,948	115,802	35,948	21,948
1099	Contract Services	983,658	1,127,974	1,282,865	629,228	1,282,866	1,048,997
1100	Equipment	198,945	154,170	139,392	86,857	139,392	128,621
1101	Fuel	-	-	-	112	-	-
1102	Grants and Contributions	24,698	28,547	54,257	36,606	54,257	53,257
1103	Insurance and Claims	350	-	-	-	-	-
1104	Operating Costs	1,049,917	935,561	1,144,699	826,004	1,133,699	1,156,260
1105	Professional Development	29,113	41,222	65,381	31,431	65,381	70,843
1106	Utilities	934,414	975,496	936,108	895,606	936,108	918,890
1107	Interfund Charges	2,402,000	2,792,623	2,803,327	2,383,066	2,803,325	3,015,385
1108	Facility Internal Support Charge	147,402	153,150	168,756	140,630	168,756	170,908
1109	Fleet and Fuel Internal Support Charge	811,205	872,689	918,572	804,165	918,572	1,153,137
1110	Insurance Premiums Internal Support Charge	195,702	188,853	175,297	146,080	175,296	239,165
1111	Information Technology Internal Support Charge	834,746	1,117,102	961,195	800,996	961,196	861,982
1112	Utilities Internal Support Charge	412,944	460,829	579,507	491,195	579,505	590,194
1113	Capital Outlay	324,219	-	-	-	-	-
1114	Capital Equipment	292,273	-	-	-	-	-
1115	Capital Facilities	3,168	-	-	-	-	-
1116	Land	28,778	-	-	-	-	-
1117	**104 - Community Development Block Grant Fund**	**-**	**-**	**$ (50,000)**	**-**	**$ (50,000)**	**-**
1118	**Expenses**	**-**	**-**	**$ 50,000**	**-**	**$ 50,000**	**-**
1119	Transfers Out	-	-	50,000	-	50,000	-
1120	Transfers Out	-	-	50,000	-	50,000	-
1121	**110 - Conservation Trust Fund**	**-**	**-**	**$ (650,000)**	**-**	**$ (440,000)**	**$ (473,000)**
1122	**Expenses**	**-**	**-**	**$ 650,000**	**-**	**$ 440,000**	**$ 473,000**
1123	Transfers Out	-	-	650,000	-	440,000	473,000
1124	Transfers Out	-	-	650,000	-	440,000	473,000
1125	**116 - Community Recreation Center Tax Fund**	**$ (53,033)**	**$ (176,625)**	**$ (2,148,815)**	**$ (1,020,570)**	**$ (2,148,813)**	**$ (1,312,094)**
1126	**Revenue**	**-**	**-**	**$ 852,473**	**$ 365,499**	**$ 852,473**	**$ 3,512,274**

Line Item Ref #	By Department / By Fund / By Classification	2024 Actual	2025 Actual	2026 Adopted	2026 Actual YTD	2026 Amended	2027 Recommended
1127	Charges for Services	-	-	705,011	323,060	705,011	2,861,874
1128	License and Permits	-	-	38,000	-	38,000	233,750
1129	Lease Revenue	-	-	109,462	42,438	109,462	416,650
1130	**Expenses**	**$ 53,033**	**$ 176,625**	**$ 3,001,288**	**$ 1,386,068**	**$ 3,001,286**	**$ 4,824,368**
1131	Labor and Benefits	48,944	95,052	1,600,640	561,203	1,600,638	2,751,903
1132	Employment Taxes	2,833	5,169	88,729	29,012	88,729	168,414
1133	Health, Dental, Vision Insurance	3,048	8,272	233,417	68,127	233,416	201,392
1134	Health Programs	-	3,819	34,681	31,356	34,681	39,126
1135	Other Insurance	-	93	3,347	1,455	3,346	4,273
1136	Other Compensation	365	481	21,054	1,679	21,054	51,304
1137	Overtime	-	14	-	2,715	-	-
1138	Part-Time Wages	-	-	618,127	83,576	618,127	1,539,112
1139	Regular Wages	38,312	68,932	520,671	308,831	520,671	611,070
1140	Retirement	2,299	4,319	34,956	19,451	34,956	37,677
1141	Workers Compensation Insurance	2,087	3,954	45,658	15,000	45,658	99,536
1142	Operating	4,089	6,015	589,042	148,393	589,042	501,900
1143	Cost of Goods Sold	-	-	9,500	392	9,500	25,000
1144	Contract Services	-	6,015	239,700	87,573	239,700	93,620
1145	Equipment	4,089	-	2,800	2,961	2,800	10,600
1146	Fuel	-	-	1,000	-	1,000	0
1147	Grants and Contributions	-	-	10,000	9,195	10,000	-
1148	Operating Costs	-	-	250,600	28,898	250,600	255,600
1149	Professional Development	-	-	33,550	15,646	33,550	32,080
1150	Utilities	-	-	41,892	3,729	41,892	85,000
1151	Interfund Charges	-	75,558	811,605	676,472	811,606	1,570,566
1152	Facility Internal Support Charge	-	-	362,006	301,672	362,006	787,333
1153	Fleet and Fuel Internal Support Charge	-	-	-	134	-	4,941
1154	General Government Internal Support Charge	-	-	-	-	-	120,789
1155	Insurance Premiums Internal Support Charge	-	-	-	-	-	47,006
1156	Information Technology Internal Support Charge	-	75,558	125,599	104,666	125,600	175,796
1157	Utilities Internal Support Charge	-	-	324,000	270,000	324,000	434,700
1158	**201 - Sales Tax Capital Improvements Fund**	**$ (5,785,630)**	**$ (1,779,273)**	**$ (355,000)**	**$ (808,717)**	**$ (28,947)**	**$ (265,000)**
1159	**Revenue**	**$ 377,960**	**$ 689,997**	**$ 2,661,500**	**$ 192,892**	**$ 3,161,500**	**$ 4,505,000**
1160	License and Permits	6,276	0	-	0	-	-
1161	Intergovernmental	371,684	475,697	40,000	96,892	540,000	2,325,000
1162	Contributions	-	214,300	510,000	-	510,000	782,000
1163	Sale of Capital Assets	-	-	-	96,000	-	-
1164	Transfers In	-	-	2,111,500	-	2,111,500	1,398,000
1165	**Expenses**	**$ 6,163,590**	**$ 2,469,271**	**$ 3,016,500**	**$ 1,001,609**	**$ 3,190,447**	**$ 4,770,000**
1166	Operating	1,546	244,136	-	83,750	11,000	-
1167	Charges and Fees	1,421	-	-	154	-	-
1168	Contract Services	125	135,475	-	64	-	-
1169	Equipment	-	108	-	13,036	-	-
1170	Operating Costs	-	108,552	-	70,496	11,000	-
1171	Capital Outlay	6,162,044	2,225,135	3,016,500	917,859	3,179,447	4,770,000
1172	Capital Equipment	17,070	-	-	-	-	-
1173	Capital Facilities	998	226,382	2,586,500	361,422	2,376,500	4,320,000
1174	Land	5,071,016	446,804	110,000	29,961	125,000	250,000
1175	Other Capital	517,266	215,657	-	16,033	-	-
1176	Parks and Trails	555,695	1,336,292	320,000	509,839	677,947	200,000
1177	Utility Systems	-	-	-	605	-	-
1178	**204 - Major Projects Fund**	**$ 62,087,880**	**$ (34,631,902)**	**$ (24,109,000)**	**$ (23,971,019)**	**$ (26,904,119)**	**$ 0**
1179	**Revenue**	**$ 78,034,681**	**$ 7,237,858**	**$ 1,631,000**	**$ 1,340,899**	**$ 967,172**	**$ 0**
1180	Intergovernmental	174,431	948,737	-	854,572	966,172	-
1181	Contributions	1,500,000	4,054,000	1,631,000	-	1,000	-
1182	Debt Proceeds	74,106,729	-	-	-	-	-
1183	Interest Revenue	2,253,521	2,235,122	-	486,327	-	0
1184	**Expenses**	**$ 15,946,801**	**$ 41,869,760**	**$ 25,740,000**	**$ 25,311,918**	**$ 27,871,291**	**-**
1185	Operating	402,580	66,525	-	1,682,532	-	-
1186	Charges and Fees	400,369	-	-	-	-	-
1187	Contract Services	-	-	-	1,000	-	-
1188	Equipment	2,101	66,525	-	1,679,544	-	-
1189	Operating Costs	110	-	-	1,988	-	-

Line Item Ref #	By Department / By Fund / By Classification	2024 Actual	2025 Actual	2026 Adopted	2026 Actual YTD	2026 Amended	2027 Recommended
1190	Capital Outlay	15,544,221	41,803,235	25,740,000	23,629,386	27,871,291	-
1191	Capital Facilities	15,544,221	41,765,143	25,740,000	21,292,535	27,871,291	-
1192	Land	-	9,970	-	0	-	-
1193	Other Capital	-	28,122	-	-	-	-
1194	Parks and Trails	-	-	-	2,336,851	-	-
1195	**Non-Departmental**						
1196	**105 - Parkland Expansion Fund**	**$ (1,257,858)**	**$ 1,493,153**	**$ 668,557**	**$ 549,675**	**$ 668,557**	**$ 752,079**
1197	**Revenue**	**$ 1,292,972**	**$ 1,568,243**	**$ 728,349**	**$ 609,467**	**$ 728,349**	**$ 752,079**
1198	Charges for Services	1,226,866	1,543,319	718,349	560,584	718,349	718,349
1199	Fines	1,495	1,800	-	2,030	-	-
1200	Interest Revenue	64,611	23,124	10,000	46,854	10,000	33,730
1201	**Expenses**	**$ 2,550,830**	**$ 75,091**	**$ 59,792**	**$ 59,792**	**$ 59,792**	**-**
1202	Transfers Out	2,550,830	75,091	59,792	59,792	59,792	-
1203	Transfers Out	2,550,830	75,091	59,792	59,792	59,792	-
1204	**100 - General Fund**	**$ 87,122,818**	**$ 91,036,559**	**$ 97,215,109**	**$ 80,445,382**	**$ 96,953,967**	**$ 94,904,761**
1205	**Revenue**	**$ 91,526,423**	**$ 91,258,028**	**$ 97,409,045**	**$ 81,300,687**	**$ 101,070,103**	**$ 100,224,026**
1206	License and Permits	21,921	6,389	9,500	5,675	9,500	8,842
1207	Interfund Revenue	2,931,573	3,280,400	3,564,091	2,935,186	3,564,091	3,097,818
1208	Contributions	-	-	-	66	-	-
1209	Other Revenue	239,820	103,049	88,300	504,738	482,164	80,000
1210	Tax Revenue	84,808,486	86,061,864	90,040,572	76,291,467	91,125,222	94,341,602
1211	Interest Revenue	1,135,891	711,420	1,331,379	903,453	1,331,379	1,759,628
1212	Lease Revenue	100	100	-	100	-	95,072
1213	Transfers In	2,388,631	1,094,805	2,375,203	660,000	4,557,747	841,064
1214	**Expenses**	**$ 4,403,605**	**$ 221,468**	**$ 193,936**	**$ 855,305**	**$ 4,116,136**	**$ 5,319,266**
1215	Contingency	-	-	425,000	-	342,000	425,000
1216	Contingency	-	-	425,000	-	342,000	425,000
1217	Labor and Benefits	66,692	(31,179)	(625,000)	(625,761)	(625,000)	1,822,370
1218	Employment Taxes	58	176	-	21	-	-
1219	Other Benefits	(162)	(3,813)	-	(2,132)	-	-
1220	Other Compensation	915	-	-	0	-	2,172,370
1221	Overtime	1,412	-	-	-	-	-
1222	Retirement	62,855	(27,688)	(625,000)	(623,662)	(625,000)	(350,000)
1223	Workers Compensation Insurance	1,613	146	-	13	-	-
1224	Operating	236,978	237,647	393,936	1,481,065	1,478,586	769,936
1225	Charges and Fees	235,752	237,647	193,936	291,412	193,936	193,936
1226	Equipment	-	-	-	73,485	-	-
1227	Grants and Contributions	-	-	-	1,084,650	1,084,650	576,000
1228	Insurance and Claims	-	-	-	28,882	-	-
1229	Operating Costs	-	-	200,000	-	200,000	-
1230	Professional Development	1,226	0	-	2,637	-	-
1231	Interfund Charges	-	15,000	-	-	-	-
1232	Insurance Premiums Internal Support Charge	-	15,000	-	-	-	-
1233	Transfers Out	4,099,935	-	-	-	2,920,550	2,301,960
1234	Transfers Out	4,099,935	-	-	-	2,920,550	2,301,960
1235	**101 - Enhanced 911 Fund**	**$ (3,201,046)**	**$ (3,391,466)**	**$ (3,321,008)**	**$ (500,000)**	**$ (3,321,008)**	**$ (4,141,486)**
1236	**Expenses**	**$ 3,201,046**	**$ 3,391,466**	**$ 3,321,008**	**$ 500,000**	**$ 3,321,008**	**$ 4,141,486**
1237	Transfers Out	3,201,046	3,391,466	3,321,008	500,000	3,321,008	4,141,486
1238	Transfers Out	3,201,046	3,391,466	3,321,008	500,000	3,321,008	4,141,486
1239	**102 - Visit Grand Junction Fund**	**$ 801,736**	**$ 997,173**	**$ 615,168**	**$ 625,444**	**$ 595,226**	**$ 1,046,752**
1240	**Revenue**	**$ 1,021,736**	**$ 997,173**	**$ 985,168**	**$ 845,444**	**$ 985,168**	**$ 1,062,619**
1241	Transfers In	1,021,736	997,173	985,168	845,444	985,168	1,062,619
1242	**Expenses**	**$ 220,000**	**-**	**$ 370,000**	**$ 220,000**	**$ 389,942**	**$ 15,867**
1243	Contingency	-	-	150,000	-	150,000	-
1244	Contingency	-	-	150,000	-	150,000	-
1245	Labor and Benefits	-	-	-	-	-	15,867
1246	Other Compensation	-	-	-	-	-	15,867
1247	Transfers Out	220,000	-	220,000	220,000	239,942	-
1248	Transfers Out	220,000	-	220,000	220,000	239,942	-
1249	**104 - Community Development Block Grant Fund**	**$ (346,402)**	**$ (263,039)**	**$ (361,101)**	**-**	**$ (361,101)**	**$ (84,913)**
1250	**Expenses**	**$ 346,402**	**$ 263,039**	**$ 361,101**	**-**	**$ 361,101**	**$ 84,913**
1251	Transfers Out	346,402	263,039	361,101	-	361,101	84,913
1252	Transfers Out	346,402	263,039	361,101	-	361,101	84,913

Line Item Ref #	By Department / By Fund / By Classification	2024 Actual	2025 Actual	2026 Adopted	2026 Actual YTD	2026 Amended	2027 Recommended
1253	**106 - Lodging Tax Share Fund**	**$ 14,038**	**$ 10,136**	**$ 12,000**	**$ 6,704**	**$ 12,000**	**$ (34,947)**
1254	**Revenue**	**$ 2,466,204**	**$ 2,403,351**	**$ 2,376,403**	**$ 2,035,769**	**$ 2,376,403**	**$ 2,515,338**
1255	Tax Revenue	2,452,487	2,393,215	2,364,403	2,029,065	2,364,403	2,498,822
1256	Interest Revenue	13,717	10,136	12,000	6,704	12,000	16,516
1257	**Expenses**	**$ 2,452,166**	**$ 2,393,215**	**$ 2,364,403**	**$ 2,029,065**	**$ 2,364,403**	**$ 2,550,285**
1258	Operating	1,430,430	1,396,042	1,379,235	1,183,621	1,379,235	1,487,666
1259	Grants and Contributions	1,430,430	1,396,042	1,379,235	1,183,621	1,379,235	1,487,666
1260	Transfers Out	1,021,736	997,173	985,168	845,444	985,168	1,062,619
1261	Transfers Out	1,021,736	997,173	985,168	845,444	985,168	1,062,619
1262	**107 - First Responder Tax Fund**	**$ 2,981,424**	**$ 13,301,723**	**$ 14,410,851**	**$ 12,783,738**	**$ 14,410,851**	**$ 16,984,938**
1263	**Revenue**	**$ 13,356,547**	**$ 13,601,879**	**$ 14,794,010**	**$ 12,783,738**	**$ 14,794,010**	**$ 17,221,146**
1264	Tax Revenue	13,032,664	13,417,083	13,628,232	11,695,494	13,628,232	14,519,981
1265	Interest Revenue	323,883	184,797	165,778	105,611	165,778	99,206
1266	Transfers In	-	-	1,000,000	982,633	1,000,000	2,601,960
1267	**Expenses**	**$ 10,375,123**	**$ 300,157**	**$ 383,159**	**$ -**	**$ 383,159**	**$ 236,208**
1268	Labor and Benefits	-	-	-	-	-	236,208
1269	Other Compensation	-	-	-	-	-	236,208
1270	Transfers Out	10,375,123	300,157	383,159	-	383,159	-
1271	Transfers Out	10,375,123	300,157	383,159	-	383,159	-
1272	**110 - Conservation Trust Fund**	**$ (45,286)**	**$ 251,044**	**$ 330,781**	**$ 136,817**	**$ 330,781**	**$ 373,775**
1273	**Revenue**	**$ 845,462**	**$ 836,158**	**$ 809,575**	**$ 615,611**	**$ 809,575**	**$ 794,575**
1274	Intergovernmental	830,488	822,714	794,575	606,824	794,575	794,575
1275	Interest Revenue	14,974	13,444	15,000	8,786	15,000	0
1276	**Expenses**	**$ 890,748**	**$ 585,115**	**$ 478,794**	**$ 478,794**	**$ 478,794**	**$ 420,800**
1277	Transfers Out	890,748	585,115	478,794	478,794	478,794	420,800
1278	Transfers Out	890,748	585,115	478,794	478,794	478,794	420,800
1279	**111 - Cannabis Tax Fund**	**$ 1,366,917**	**$ 1,699,258**	**$ 52,131**	**$ 551,728**	**$ (182,380)**	**$ 537,631**
1280	**Revenue**	**$ 1,499,684**	**$ 1,836,160**	**$ 1,808,324**	**$ 1,551,753**	**$ 1,573,813**	**$ 1,784,828**
1281	License and Permits	58,500	75,000	50,000	91,500	50,000	75,000
1282	Tax Revenue	1,416,126	1,679,344	1,733,266	1,375,443	1,498,755	1,590,402
1283	Interest Revenue	25,058	81,816	25,058	84,810	25,058	119,426
1284	**Expenses**	**$ 132,767**	**$ 136,902**	**$ 1,756,193**	**$ 1,000,026**	**$ 1,756,193**	**$ 1,247,197**
1285	Operating	-	1,440	-	-	-	-
1286	Contract Services	-	1,440	-	-	-	-
1287	Transfers Out	132,767	135,462	1,756,193	1,000,026	1,756,193	1,247,197
1288	Transfers Out	132,767	135,462	1,756,193	1,000,026	1,756,193	1,247,197
1289	**115 - Public Safety Impact Fee Fund**	**$ 38,567**	**$ 66,935**	**$ 18,252**	**$ 69,261**	**$ 18,252**	**$ (195,895)**
1290	**Revenue**	**$ 38,567**	**$ 66,935**	**$ 18,252**	**$ 69,261**	**$ 18,252**	**$ 104,105**
1291	Interest Revenue	38,567	66,935	18,252	69,261	18,252	104,105
1292	**Expenses**	**-**	**-**	**-**	**-**	**-**	**$ 300,000**
1293	Transfers Out	-	-	-	-	-	300,000
1294	Transfers Out	-	-	-	-	-	300,000
1295	**116 - Community Recreation Center Tax Fund**	**$ 2,000,083**	**$ (351,887)**	**$ 1,183,238**	**$ 1,650,811**	**$ 1,183,238**	**$ 887,585**
1296	**Revenue**	**$ 3,720,748**	**$ 3,898,445**	**$ 3,846,555**	**$ 3,326,014**	**$ 3,846,555**	**$ 4,126,785**
1297	Tax Revenue	3,649,241	3,756,783	3,846,555	3,274,773	3,846,555	4,096,244
1298	Interest Revenue	71,507	141,661	-	51,241	-	30,540
1299	**Expenses**	**$ 1,720,665**	**$ 4,250,332**	**$ 2,663,317**	**$ 1,675,202**	**$ 2,663,317**	**$ 3,239,200**
1300	Labor and Benefits	-	-	-	-	-	54,768
1301	Other Compensation	-	-	-	-	-	54,768
1302	Transfers Out	1,720,665	4,250,332	2,663,317	1,675,202	2,663,317	3,184,432
1303	Transfers Out	1,720,665	4,250,332	2,663,317	1,675,202	2,663,317	3,184,432
1304	**201 - Sales Tax Capital Improvements Fund**	**$ 31,114,511**	**$ 16,883,972**	**$ 13,544,970**	**$ 13,880,553**	**$ 11,362,426**	**$ 12,145,156**
1305	**Revenue**	**$ 37,663,786**	**$ 22,055,938**	**$ 20,721,501**	**$ 17,879,013**	**$ 20,721,501**	**$ 21,979,994**
1306	Contributions	200,000	200,000	200,000	200,000	200,000	200,000
1307	Sale of Capital Assets	907,835	-	-	-	-	-
1308	Tax Revenue	19,253,210	19,817,388	20,382,727	17,539,840	20,382,727	21,779,994
1309	Interest Revenue	142,026	1,389	-	399	-	0
1310	Transfers In	17,160,715	2,037,161	138,774	138,774	138,774	-
1311	**Expenses**	**$ 6,549,276**	**$ 5,171,966**	**$ 7,176,531**	**$ 3,998,460**	**$ 9,359,075**	**$ 9,834,839**
1312	Labor and Benefits	-	-	-	-	-	24,788
1313	Other Compensation	-	-	-	-	-	24,788
1314	Operating	954,934	62	-	23	-	3,536,767
1315	Charges and Fees	13	62	-	23	-	-

Line Item Ref #	By Department / By Fund / By Classification	2024 Actual	2025 Actual	2026 Adopted	2026 Actual YTD	2026 Amended	2027 Recommended
1316	Grants and Contributions	954,921	-	-	-	-	3,536,767
1317	Transfers Out	5,594,342	5,171,904	7,176,531	3,998,437	9,359,075	6,273,284
1318	Transfers Out	5,594,342	5,171,904	7,176,531	3,998,437	9,359,075	6,273,284
1319	**202 - Storm Drainage Development Fund**	**-**	**-**	**-**	**-**	**$ 73,000**	**-**
1320	**Revenue**	**-**	**-**	**-**	**-**	**$ 73,000**	**-**
1321	Transfers In	-	-	-	-	73,000	-
1322	**204 - Major Projects Fund**	**$ 230,553**	**$ (625,212)**	**-**	**$ 142,595**	**$ (73,000)**	**$ 0**
1323	**Revenue**	**$ 730,553**	**$ (625,212)**	**-**	**$ 142,595**	**-**	**$ 0**
1324	Interest Revenue	36,347	(625,212)	-	142,595	-	0
1325	Transfers In	694,206	-	-	-	-	-
1326	**Expenses**	**$ 500,000**	**-**	**-**	**-**	**$ 73,000**	**-**
1327	Transfers Out	500,000	-	-	-	73,000	-
1328	Transfers Out	500,000	-	-	-	73,000	-
1329	**207 - Transportation Capacity Fund**	**$ 581,800**	**$ 20,688,160**	**$ 400,000**	**$ 895,718**	**$ 400,000**	**$ 593,848**
1330	**Revenue**	**$ 740,723**	**$ 21,003,078**	**$ 400,000**	**$ 921,168**	**$ 400,000**	**$ 593,848**
1331	Debt Proceeds	-	20,227,826	-	-	-	-
1332	Interest Revenue	740,723	775,252	400,000	921,168	400,000	593,848
1333	**Expenses**	**$ 158,922**	**$ 314,918**	**-**	**$ 25,450**	**-**	**-**
1334	Operating	158,922	314,918	-	25,450	-	-
1335	Charges and Fees	158,922	314,918	-	22,950	-	-
1336	Contract Services	-	-	-	2,500	-	-
1337	**301 - Water Fund**	**-**	**-**	**-**	**-**	**$ (210,135)**	**$ (90,482)**
1338	**Expenses**	**-**	**-**	**-**	**-**	**$ 210,135**	**$ 90,482**
1339	Labor and Benefits	-	-	-	-	-	90,482
1340	Other Compensation	-	-	-	-	-	90,482
1341	Transfers Out	-	-	-	-	210,135	-
1342	Transfers Out	-	-	-	-	210,135	-
1343	**302 - Solid Waste Fund**	**$ (220,000)**	**$ (220,000)**	**$ (220,000)**	**$ (156,032)**	**$ (369,135)**	**$ (58,851)**
1344	**Revenue**	**-**	**-**	**-**	**$ 63,968**	**-**	**$ 0**
1345	Interest Revenue	-	-	-	63,968	-	0
1346	**Expenses**	**$ 220,000**	**$ 220,000**	**$ 220,000**	**$ 220,000**	**$ 369,135**	**$ 58,851**
1347	Labor and Benefits	-	-	-	-	-	58,851
1348	Other Compensation	-	-	-	-	-	58,851
1349	Transfers Out	220,000	220,000	220,000	220,000	369,135	-
1350	Transfers Out	220,000	220,000	220,000	220,000	369,135	-
1351	**305 - Golf Courses Fund**	**$ 120,000**	**$ 120,000**	**$ 120,000**	**$ 120,000**	**$ 86,096**	**$ 109,811**
1352	**Revenue**	**$ 120,000**	**$ 120,000**	**$ 120,000**	**$ 120,000**	**$ 120,000**	**$ 120,000**
1353	Transfers In	120,000	120,000	120,000	120,000	120,000	120,000
1354	**Expenses**	**-**	**-**	**-**	**-**	**$ 33,904**	**$ 10,190**
1355	Labor and Benefits	-	-	-	-	-	10,190
1356	Other Compensation	-	-	-	-	-	10,190
1357	Transfers Out	-	-	-	-	33,904	-
1358	Transfers Out	-	-	-	-	33,904	-
1359	**308 - Parking Fund**	**$ (1,991)**	**-**	**-**	**-**	**$ (25,840)**	**$ (7,073)**
1360	**Expenses**	**$ 1,991**	**-**	**-**	**-**	**$ 25,840**	**$ 7,073**
1361	Labor and Benefits	-	-	-	-	-	7,073
1362	Other Compensation	-	-	-	-	-	7,073
1363	Transfers Out	1,991	-	-	-	25,840	-
1364	Transfers Out	1,991	-	-	-	25,840	-
1365	**309 - Irrigation Fund**	**-**	**-**	**-**	**-**	**-**	**$ (3,038)**
1366	**Expenses**	**-**	**-**	**-**	**-**	**-**	**$ 3,038**
1367	Labor and Benefits	-	-	-	-	-	3,038
1368	Other Compensation	-	-	-	-	-	3,038
1369	**401 - Information Technology Fund**	**-**	**$ 496,000**	**-**	**-**	**$ (155,667)**	**$ (75,509)**
1370	**Revenue**	**-**	**$ 496,000**	**-**	**-**	**-**	**-**
1371	Transfers In	-	496,000	-	-	-	-
1372	**Expenses**	**-**	**-**	**-**	**-**	**$ 155,667**	**$ 75,509**
1373	Labor and Benefits	-	-	-	-	-	75,509
1374	Other Compensation	-	-	-	-	-	75,509
1375	Transfers Out	-	-	-	-	155,667	-
1376	Transfers Out	-	-	-	-	155,667	-
1377	**402 - Equipment Fund**	**-**	**-**	**-**	**-**	**$ (94,235)**	**$ (38,240)**
1378	**Expenses**	**-**	**-**	**-**	**-**	**$ 94,235**	**$ 38,240**

Line Item Ref #	By Department / By Fund / By Classification	2024 Actual	2025 Actual	2026 Adopted	2026 Actual YTD	2026 Amended	2027 Recommended
1379	Labor and Benefits	-	-	-	-	-	38,240
1380	Other Compensation	-	-	-	-	-	38,240
1381	Transfers Out	-	-	-	-	94,235	-
1382	Transfers Out	-	-	-	-	94,235	-
1383	**405 - Communications Center Fund**	**$ 2,731,823**	**$ 2,891,466**	**$ 2,821,008**	**-**	**$ 2,612,695**	**$ 3,534,118**
1384	**Revenue**	**$ 2,731,823**	**$ 2,891,466**	**$ 2,821,008**	**-**	**$ 2,821,008**	**$ 3,641,486**
1385	Transfers In	2,731,823	2,891,466	2,821,008	-	2,821,008	3,641,486
1386	**Expenses**	**-**	**-**	**-**	**-**	**$ 208,313**	**$ 107,368**
1387	Labor and Benefits	-	-	-	-	-	107,368
1388	Other Compensation	-	-	-	-	-	107,368
1389	Transfers Out	-	-	-	-	208,313	-
1390	Transfers Out	-	-	-	-	208,313	-
1391	**406 - Facilities Management Fund**	**-**	**-**	**-**	**-**	**-**	**$ (27,749)**
1392	**Expenses**	**-**	**-**	**-**	**-**	**-**	**$ 27,749**
1393	Labor and Benefits	-	-	-	-	-	27,749
1394	Other Compensation	-	-	-	-	-	27,749
1395	**440 - Insurance**	**$ 491,588**	**$ (680,014)**	**$ (722,627)**	**$ (30,044)**	**$ 3,277,373**	**$ (230,920)**
1396	**Revenue**	**$ 1,607,586**	**$ 703,728**	**$ 439,765**	**$ 628,668**	**$ 4,439,765**	**$ 833,225**
1397	Contributions	145,419	126,707	105,792	88,382	105,792	106,565
1398	Debt Proceeds	269,593	278,284	333,973	308,579	333,973	537,002
1399	Interest Revenue	192,574	298,737	-	231,707	-	189,658
1400	Transfers In	1,000,000	-	-	-	4,000,000	-
1401	**Expenses**	**$ 1,115,998**	**$ 1,383,742**	**$ 1,162,392**	**$ 658,712**	**$ 1,162,392**	**$ 1,064,145**
1402	Labor and Benefits	4,665	4,542	-	3,667	-	14,125
1403	Health, Dental, Vision Insurance	4,665	4,542	-	3,667	-	-
1404	Other Compensation	-	-	-	-	-	14,125
1405	Operating	1,111,333	1,379,200	1,162,392	655,044	1,162,392	1,050,020
1406	Insurance and Claims	1,111,333	1,379,200	1,162,392	655,044	1,162,392	1,050,020
1407	**610 - General Debt Service Fund**	**$ 1,501**	**$ (60)**	**$ 0**	**$ (2,423,455)**	**$ 0**	**$ 0**
1408	**Revenue**	**$ 7,595,007**	**$ 9,206,175**	**$ 9,952,553**	**$ 5,971,032**	**$ 9,952,553**	**$ 10,499,522**
1409	Other Revenue	-	(61)	-	-	-	-
1410	Transfers In	7,595,007	9,206,236	9,952,553	5,971,032	9,952,553	10,499,522
1411	**Expenses**	**$ 7,593,506**	**$ 9,206,235**	**$ 9,952,553**	**$ 8,394,487**	**$ 9,952,553**	**$ 10,499,522**
1412	Operating	3,000	3,500	4,000	3,500	4,000	4,000
1413	Charges and Fees	3,000	3,500	4,000	3,500	4,000	4,000
1414	Debt Service	7,590,506	9,202,735	9,948,553	8,390,987	9,948,553	10,495,522
1415	Interest Expense	4,565,506	6,017,735	6,638,553	6,120,987	6,638,553	6,705,522
1416	Principal	3,025,000	3,185,000	3,310,000	2,270,000	3,310,000	3,790,000
1417	**614 - Grand Junction Public Finance Corporation Fund**	**$ 6,206**	**$ 5,680**	**$ (19,188)**	**$ 495,354**	**$ (19,188)**	**$ 0**
1418	**Revenue**	**$ 705,206**	**$ 707,480**	**$ 679,812**	**$ 681,104**	**$ 679,812**	**$ 700,800**
1419	Contributions	400,000	400,000	400,000	400,000	400,000	400,000
1420	Interest Revenue	6,206	5,680	-	1,292	-	-
1421	Transfers In	299,000	301,800	279,812	279,812	279,812	300,800
1422	**Expenses**	**$ 699,000**	**$ 701,800**	**$ 699,000**	**$ 185,750**	**$ 699,000**	**$ 700,800**
1423	Operating	2,500	2,500	2,500	2,500	2,500	2,500
1424	Charges and Fees	2,500	2,500	2,500	2,500	2,500	2,500
1425	Debt Service	696,500	699,300	696,500	183,250	696,500	698,300
1426	Interest Expense	391,500	379,300	366,500	183,250	366,500	353,300
1427	Principal	305,000	320,000	330,000	-	330,000	345,000
1428	**900 - Joint Sewer Systems**	**-**	**$ (657,286)**	**-**	**-**	**-**	**$ (102,620)**
1429	**Revenue**	**-**	**$ (657,286)**	**-**	**-**	**-**	**-**
1430	Interest Revenue	-	(657,286)	-	-	-	-
1431	**Expenses**	**-**	**-**	**-**	**-**	**-**	**$ 102,620**
1432	Labor and Benefits	-	-	-	-	-	102,620
1433	Other Compensation	-	-	-	-	-	102,620

CITY OF Grand Junction COLORADO

2027 Recommended Budget
By Fund, By Account Classification
November 4, 2026

Line Item Ref #	By Fund By Classification	2024 Actual	2025 Actual	2026 Adopted	2026 Actual YTD	2026 Amended	2027 Recommended
1	**100 - General Fund**						
2	**Revenue**	**$ 111,900,268**	**$ 111,964,792**	**$ 118,122,604**	**$ 99,086,035**	**$ 122,498,672**	**$ 120,974,581**
3	Charges for Services	14,653,949	16,180,330	15,592,192	12,054,576	15,592,191	15,315,837
4	License and Permits	1,814,590	1,894,277	2,364,770	1,845,162	2,364,770	2,440,752
5	Interfund Revenue	2,931,573	3,280,400	3,564,091	2,935,186	3,564,091	3,097,818
6	Special Assessments	-	-	-	881	-	-
7	Fines	285,660	496,179	475,400	406,312	475,400	540,500
8	Intergovernmental	2,949,618	1,905,945	2,000,652	2,516,723	2,325,652	1,788,318
9	Contributions	205,989	110,001	11,500	243,459	251,500	12,000
10	Other Revenue	583,495	216,379	296,325	971,775	840,200	377,170
11	Sale of Capital Assets	70,896	93,723	9,000	59,089	9,000	3,300
12	Tax Revenue	84,868,121	85,972,285	90,097,572	76,183,618	91,182,222	94,398,602
13	Interest Revenue	1,138,494	713,559	1,331,379	904,633	1,331,379	1,759,628
14	Lease Revenue	9,251	6,908	4,520	304,621	4,520	399,592
15	Transfers In	2,388,631	1,094,805	2,375,203	660,000	4,557,747	841,064
16	**Expenses**	**$ 111,789,953**	**$ 111,944,292**	**$ 118,821,047**	**$ 94,110,997**	**$ 125,904,955**	**$ 123,738,041**
17	Contingency	-	-	425,000	-	342,000	425,000
18	Labor and Benefits	66,380,303	72,584,857	76,715,905	59,373,602	76,663,071	81,796,598
19	Operating	18,185,844	15,036,747	18,033,318	14,524,312	21,535,999	16,081,899
20	Interfund Charges	21,330,249	23,890,984	23,616,824	19,971,278	23,766,824	22,821,560
21	Capital Outlay	1,793,622	431,704	30,000	241,805	676,511	311,024
22	Transfers Out	4,099,935	-	-	-	2,920,550	2,301,960
23	**101 - Enhanced 911 Fund**						
24	**Revenue**	**$ 4,275,348**	**$ 4,100,890**	**$ 4,679,966**	**$ 3,601,245**	**$ 4,679,965**	**$ 5,008,954**
25	Charges for Services	4,126,132	3,896,205	4,646,821	3,451,776	4,646,821	4,926,077
26	Tax Revenue	(72,630)	(76,418)	(76,132)	(61,947)	(76,132)	(98,522)
27	Interest Revenue	221,847	281,104	109,276	211,417	109,276	181,399
28	**Expenses**	**$ 3,201,046**	**$ 3,391,466**	**$ 6,985,648**	**$ 500,000**	**$ 6,985,648**	**$ 5,141,486**
29	Transfers Out	3,201,046	3,391,466	6,985,648	500,000	6,985,648	5,141,486
30	**102 - Visit Grand Junction Fund**						
31	**Revenue**	**$ 4,527,732**	**$ 4,485,883**	**$ 4,601,533**	**$ 4,040,724**	**$ 4,740,410**	**$ 3,621,712**
32	Charges for Services	-	-	12,250	8,050	12,250	8,050
33	Intergovernmental	-	-	-	69,000	69,000	-
34	Tax Revenue	3,461,597	3,456,944	3,599,054	3,109,860	3,668,931	2,498,822
35	Interest Revenue	44,399	31,765	5,061	8,370	5,061	52,222
36	Transfers In	1,021,736	997,173	985,168	845,444	985,168	1,062,619
37	**Expenses**	**$ 5,424,374**	**$ 4,551,378**	**$ 4,621,950**	**$ 1,795,703**	**$ 2,742,916**	**$ 5,619,965**
38	Contingency	-	-	150,000	-	150,000	-
39	Labor and Benefits	584,330	673,356	919,907	533,038	674,653	924,879
40	Operating	4,365,057	3,640,475	3,116,003	858,353	1,462,280	4,482,237
41	Interfund Charges	254,987	208,185	216,040	184,312	216,041	212,848
42	Capital Outlay	-	29,363	-	-	-	-
43	Transfers Out	220,000	-	220,000	220,000	239,942	-
44	**104 - Community Development Block Grant Fund**						
45	**Revenue**	**$ 504,093**	**$ 299,085**	**$ 611,101**	**$ 39,088**	**$ 761,048**	**$ 692,938**
46	Intergovernmental	504,093	299,085	611,101	39,088	761,048	692,938
47	**Expenses**	**$ 504,093**	**$ 299,085**	**$ 611,101**	**$ 44,093**	**$ 611,101**	**$ 692,938**
48	Labor and Benefits	-	-	-	1,477	-	-
49	Operating	157,691	36,046	-	42,616	-	608,025
50	Transfers Out	346,402	263,039	611,101	-	611,101	84,913
51	**105 - Parkland Expansion Fund**						
52	**Revenue**	**$ 1,292,972**	**$ 1,568,243**	**$ 728,349**	**$ 609,467**	**$ 728,349**	**$ 752,079**
53	Charges for Services	1,226,866	1,543,319	718,349	560,584	718,349	718,349
54	Fines	1,495	1,800	-	2,030	-	-
55	Interest Revenue	64,611	23,124	10,000	46,854	10,000	33,730
56	**Expenses**	**$ 2,550,830**	**$ 75,091**	**$ 1,466,292**	**$ 59,792**	**$ 1,466,292**	**$ 925,000**
57	Transfers Out	2,550,830	75,091	1,466,292	59,792	1,466,292	925,000
58	**106 - Lodging Tax Share Fund**						

59	**Revenue**	**$ 2,466,204**	**$ 2,403,351**	**$ 2,376,403**	**$ 2,035,769**	**$ 2,376,403**	**$ 2,515,338**
60	Tax Revenue	2,452,487	2,393,215	2,364,403	2,029,065	2,364,403	2,498,822
61	Interest Revenue	13,717	10,136	12,000	6,704	12,000	16,516
62	**Expenses**	**$ 2,452,166**	**$ 2,393,215**	**$ 2,364,403**	**$ 2,029,065**	**$ 2,364,403**	**$ 2,550,285**
63	Operating	1,430,430	1,396,042	1,379,235	1,183,621	1,379,235	1,487,666
64	Transfers Out	1,021,736	997,173	985,168	845,444	985,168	1,062,619
65	**107 - First Responder Tax Fund**						
66	**Revenue**	**$ 15,544,749**	**$ 13,943,401**	**$ 14,806,514**	**$ 13,229,502**	**$ 15,248,339**	**$ 17,234,833**
67	Intergovernmental	2,188,202	341,521	12,504	445,763	454,329	13,687
68	Tax Revenue	13,032,664	13,417,083	13,628,232	11,695,494	13,628,232	14,519,981
69	Interest Revenue	323,883	184,797	165,778	105,611	165,778	99,206
70	Transfers In	-	-	1,000,000	982,633	1,000,000	2,601,960
71	**Expenses**	**$ 21,332,888**	**$ 14,489,752**	**$ 16,614,490**	**$ 11,733,210**	**$ 17,056,312**	**$ 19,569,930**
72	Labor and Benefits	8,897,916	11,677,190	13,389,410	9,676,419	13,389,402	16,229,031
73	Operating	282,395	577,178	752,277	426,268	934,303	1,064,069
74	Interfund Charges	1,298,367	1,843,852	1,674,645	1,377,496	1,674,648	1,455,016
75	Capital Outlay	479,086	91,375	415,000	253,027	674,800	821,813
76	Transfers Out	10,375,123	300,157	383,159	-	383,159	-
77	**110 - Conservation Trust Fund**						
78	**Revenue**	**$ 845,462**	**$ 836,158**	**$ 809,575**	**$ 615,611**	**$ 809,575**	**$ 794,575**
79	Intergovernmental	830,488	822,714	794,575	606,824	794,575	794,575
80	Interest Revenue	14,974	13,444	15,000	8,786	15,000	-
81	**Expenses**	**$ 890,748**	**$ 585,115**	**$ 1,128,794**	**$ 478,794**	**$ 918,794**	**$ 893,800**
82	Transfers Out	890,748	585,115	1,128,794	478,794	918,794	893,800
83	**111 - Cannabis Tax Fund**						
84	**Revenue**	**$ 1,499,684**	**$ 1,836,160**	**$ 1,808,324**	**$ 1,551,753**	**$ 1,573,813**	**$ 1,784,828**
85	License and Permits	58,500	75,000	50,000	91,500	50,000	75,000
86	Tax Revenue	1,416,126	1,679,344	1,733,266	1,375,443	1,498,755	1,590,402
87	Interest Revenue	25,058	81,816	25,058	84,810	25,058	119,426
88	**Expenses**	**$ 132,767**	**$ 136,902**	**$ 1,756,193**	**$ 1,000,026**	**$ 1,756,193**	**$ 1,247,197**
89	Operating	-	1,440	-	-	-	-
90	Transfers Out	132,767	135,462	1,756,193	1,000,026	1,756,193	1,247,197
91	**115 - Public Safety Impact Fee Fund**						
92	**Revenue**	**$ 813,264**	**$ 914,814**	**$ 723,603**	**$ 563,359**	**$ 723,603**	**$ 758,707**
93	Charges for Services	774,697	847,878	705,351	494,098	705,351	654,602
94	Interest Revenue	38,567	66,935	18,252	69,261	18,252	104,105
95	**Expenses**	**-**	**-**	**$ 470,000**	**-**	**$ 470,000**	**$ 300,000**
96	Transfers Out	-	-	470,000	-	470,000	300,000
97	**116 - Community Recreation Center Tax Fund**						
98	**Revenue**	**$ 3,720,748**	**$ 3,898,445**	**$ 4,699,028**	**$ 3,691,512**	**$ 4,699,028**	**$ 7,639,059**
99	Charges for Services	-	-	705,011	323,060	705,011	2,861,874
100	License and Permits	-	-	38,000	-	38,000	233,750
101	Tax Revenue	3,649,241	3,756,783	3,846,555	3,274,773	3,846,555	4,096,244
102	Interest Revenue	71,507	141,661	-	51,241	-	30,540
103	Lease Revenue	-	-	109,462	42,438	109,462	416,650
104	**Expenses**	**$ 1,773,698**	**$ 4,426,957**	**$ 5,664,605**	**$ 3,061,271**	**$ 5,664,603**	**$ 8,063,568**
105	Labor and Benefits	48,944	95,052	1,600,640	561,203	1,600,638	2,806,671
106	Operating	4,089	6,015	589,042	148,393	589,042	501,900
107	Interfund Charges	-	75,558	811,605	676,472	811,606	1,570,566
108	Transfers Out	1,720,665	4,250,332	2,663,317	1,675,202	2,663,317	3,184,432
109	**201 - Sales Tax Capital Improvements Fund**						
110	**Revenue**	**$ 39,390,002**	**$ 29,527,405**	**$ 33,688,201**	**$ 19,112,327**	**$ 27,987,865**	**$ 29,413,279**
111	Charges for Services	244,061	97,817	-	14,919	-	-
112	License and Permits	6,276	-	-	-	-	-
113	Special Assessments	130,485	3,014	-	770	-	-
114	Intergovernmental	1,302,145	6,070,165	6,875,200	1,120,750	3,210,663	4,803,285
115	Contributions	200,000	1,500,468	1,010,000	200,000	974,201	1,432,000
116	Other Revenue	43,248	3	-	-	-	-
117	Sale of Capital Assets	907,835	-	500,000	96,000	500,000	-
118	Debt Proceeds	-	-	2,000,000	-	-	-
119	Tax Revenue	19,253,210	19,817,388	20,382,727	17,539,840	20,382,727	21,779,994
120	Interest Revenue	142,026	1,389	-	399	-	-
121	Lease Revenue	-	-	-	875	-	-
122	Transfers In	17,160,715	2,037,161	2,920,274	138,774	2,920,274	1,398,000
123	**Expenses**	**$ 33,655,227**	**$ 34,714,597**	**$ 36,463,773**	**$ 14,641,440**	**$ 33,815,810**	**$ 34,287,933**
124	Labor and Benefits	-	-	-	-	-	2,138,761
125	Operating	5,716,708	11,588,574	3,345,919	3,309,740	4,556,919	5,000,017
126	Interfund Charges	-	-	-	-	-	150,311

127	Capital Outlay	22,344,177	17,954,119	24,441,323	7,333,263	18,399,816	19,146,850
128	Transfers Out	5,594,342	5,171,904	8,676,531	3,998,437	10,859,075	7,851,994
129	**202 - Storm Drainage Development Fund**						
130	**Revenue**	**$ 6,817**	**$ 23,913**	**$ 21,000**	**$ 3,189**	**$ 94,000**	**$ 155,000**
131	Charges for Services	6,817	23,913	21,000	3,189	21,000	5,000
132	Transfers In	-	-	-	-	73,000	150,000
133	**Expenses**	**$ 206,943**	**$ 57,604**	**$ 96,000**	**$ 2,727**	**$ 333,000**	**$ 172,000**
134	Operating	-	34,456	-	-	237,000	-
135	Capital Outlay	206,943	23,148	96,000	2,727	96,000	172,000
136	**204 - Major Projects Fund**						
137	**Revenue**	**$ 78,765,234**	**$ 6,612,646**	**$ 1,631,000**	**$ 1,483,494**	**$ 967,172**	**-**
138	Intergovernmental	174,431	948,737	-	854,572	966,172	-
139	Contributions	1,500,000	4,054,000	1,631,000	-	1,000	-
140	Debt Proceeds	74,106,729	-	-	-	-	-
141	Interest Revenue	2,289,868	1,609,909	-	628,922	-	-
142	Transfers In	694,206	-	-	-	-	-
143	**Expenses**	**$ 16,446,801**	**$ 41,869,760**	**$ 25,740,000**	**$ 25,311,918**	**$ 27,944,291**	**-**
144	Operating	402,580	66,525	-	1,682,532	-	-
145	Capital Outlay	15,544,221	41,803,235	25,740,000	23,629,386	27,871,291	-
146	Transfers Out	500,000	-	-	-	73,000	-
147	**207 - Transportation Capacity Fund**						
148	**Revenue**	**$ 4,079,635**	**$ 26,480,933**	**$ 8,666,527**	**$ 4,797,986**	**$ 8,666,527**	**$ 3,730,375**
149	Charges for Services	3,010,576	3,760,883	2,636,527	2,047,627	2,636,527	2,636,527
150	Intergovernmental	328,337	1,500,000	4,000,000	1,036,684	4,000,000	-
151	Contributions	-	216,973	1,630,000	696,507	1,630,000	500,000
152	Sale of Capital Assets	-	-	-	96,000	-	-
153	Debt Proceeds	-	20,227,826	-	-	-	-
154	Interest Revenue	740,723	775,252	400,000	921,168	400,000	593,848
155	**Expenses**	**$ 15,072,687**	**$ 11,679,667**	**$ 27,435,437**	**$ 17,217,077**	**$ 32,480,628**	**$ 8,138,000**
156	Operating	155,436	365,732	-	34,333	-	3,000
157	Capital Outlay	14,917,250	11,313,935	27,435,437	17,182,744	32,480,628	8,135,000
158	**301 - Water Fund**						
159	**Revenue**	**$ 11,775,676**	**$ 13,578,562**	**$ 17,009,649**	**$ 16,778,842**	**$ 18,419,649**	**$ 16,117,564**
160	Charges for Services	9,691,642	10,321,568	11,442,000	9,477,891	11,442,000	12,094,500
161	License and Permits	72,725	139,528	120,000	274,574	120,000	356,000
162	Interfund Revenue	1,051,052	1,271,571	1,402,745	1,152,289	1,402,745	1,315,734
163	Intergovernmental	256,370	138,625	-	27,125	-	1,742,580
164	Contributions	-	1,250	-	5,000	-	-
165	Other Revenue	11,684	15,479	40,000	57,490	40,000	40,000
166	Debt Proceeds	399,763	1,425,905	3,890,000	5,540,162	5,300,000	300,000
167	Interest Revenue	177,922	199,100	49,484	214,839	49,484	202,403
168	Lease Revenue	114,517	65,537	65,420	29,472	65,420	66,347
169	**Expenses**	**$ 13,056,543**	**$ 13,887,613**	**$ 17,414,851**	**$ 8,490,687**	**$ 18,386,494**	**$ 20,072,681**
170	Labor and Benefits	4,217,231	4,654,109	5,576,791	3,740,283	5,576,783	5,544,990
171	Operating	1,371,456	1,621,125	2,387,608	1,380,598	2,308,285	2,803,121
172	Interfund Charges	1,975,851	2,385,175	2,411,518	2,013,409	2,411,517	2,213,920
173	Capital Outlay	4,514,655	4,250,067	5,650,000	934,277	6,294,393	7,792,580
174	Debt Service	977,349	977,137	1,388,934	422,120	1,585,381	1,718,071
175	Transfers Out	-	-	-	-	210,135	-
176	**302 - Solid Waste Fund**						
177	**Revenue**	**$ 7,609,300**	**$ 43,098,908**	**$ 8,352,448**	**$ 9,319,828**	**$ 22,977,755**	**$ 13,685,503**
178	Charges for Services	6,866,288	7,743,196	8,176,028	8,847,709	10,131,028	13,532,500
179	License and Permits	150,867	187,422	150,000	149,903	150,000	150,000
180	Intergovernmental	540,646	2,986,703	-	309,998	2,850,282	-
181	Other Revenue	(20)	2,603	-	870	-	1,740
182	Debt Proceeds	-	31,864,817	-	-	9,820,025	-
183	Interest Revenue	51,519	314,167	26,420	11,348	26,420	1,263
184	**Expenses**	**$ 7,843,114**	**$ 39,794,278**	**$ 8,266,000**	**$ 18,382,794**	**$ 26,188,481**	**$ 13,070,344**
185	Labor and Benefits	2,705,152	3,082,758	3,308,154	2,675,860	3,308,158	4,588,895
186	Operating	2,023,505	1,747,322	1,354,119	1,263,594	2,231,431	2,875,159
187	Interfund Charges	2,373,136	2,667,190	2,948,727	2,465,883	2,948,728	3,801,289
188	Capital Outlay	521,321	13,440,008	435,000	11,447,193	16,619,327	-
189	Debt Service	-	18,637,000	-	310,264	711,702	1,805,000
190	Transfers Out	220,000	220,000	220,000	220,000	369,135	-
191	**305 - Golf Courses Fund**						
192	**Revenue**	**$ 2,886,221**	**$ 3,143,100**	**$ 3,085,150**	**$ 2,650,217**	**$ 3,085,150**	**$ 3,294,155**
193	Charges for Services	2,125,107	2,382,141	2,329,150	1,885,161	2,329,150	2,502,900
194	License and Permits	159,942	173,741	175,000	177,992	175,000	185,000

195	Other Revenue	20,827	14,589	13,000	18,146	13,000	13,500
196	Interest Revenue	5,651	13,382	-	9,705	-	5,255
197	Lease Revenue	454,693	439,247	448,000	439,215	448,000	467,500
198	Transfers In	120,000	120,000	120,000	120,000	120,000	120,000
199	**Expenses**	**$ 2,949,386**	**$ 3,068,886**	**$ 3,287,703**	**$ 2,482,185**	**$ 3,321,605**	**$ 3,075,010**
200	Labor and Benefits	1,024,795	1,136,196	1,194,239	926,527	1,194,239	1,069,749
201	Operating	1,078,699	1,093,581	1,087,790	912,627	1,030,790	1,093,543
202	Interfund Charges	728,496	751,311	767,876	643,030	767,875	823,920
203	Capital Outlay	29,599	-	150,000	-	207,000	-
204	Debt Service	87,797	87,798	87,797	-	87,797	87,797
205	Transfers Out	-	-	-	-	33,904	-
206	**308 - Parking Fund**						
207	**Revenue**	**$ 984,976**	**$ 1,013,189**	**$ 1,186,984**	**$ 1,032,026**	**$ 1,186,984**	**$ 1,253,239**
208	Charges for Services	224,788	621,088	766,600	671,830	766,600	807,000
209	License and Permits	467,851	117,910	155,000	112,060	155,000	145,000
210	Special Assessments	2,350	-	-	-	-	-
211	Fines	270,590	253,670	250,000	226,610	250,000	290,000
212	Other Revenue	(360)	9,026	4,788	6,826	4,788	4,788
213	Interest Revenue	14,567	3,030	10,596	6,885	10,596	6,451
214	Lease Revenue	5,190	8,465	-	7,815	-	-
215	**Expenses**	**$ 1,537,307**	**$ 866,889**	**$ 1,187,067**	**$ 764,247**	**$ 1,212,904**	**$ 1,276,317**
216	Labor and Benefits	488,713	474,197	498,765	376,300	498,763	599,579
217	Operating	174,179	229,486	254,340	229,260	254,340	307,740
218	Interfund Charges	152,559	163,206	190,195	158,687	190,194	125,231
219	Capital Outlay	476,098	-	-	-	-	-
220	Debt Service	243,767	-	243,767	-	243,767	243,767
221	Transfers Out	1,991	-	-	-	25,840	-
222	**309 - Irrigation Fund**						
223	**Revenue**	**$ 398,564**	**$ 421,986**	**$ 461,124**	**$ 377,108**	**$ 461,124**	**$ 820,268**
224	Charges for Services	391,746	413,268	456,791	371,667	456,791	468,127
225	Debt Proceeds	1,141	887	900	918	900	350,900
226	Interest Revenue	5,677	7,831	3,433	4,523	3,433	1,241
227	**Expenses**	**$ 356,789**	**$ 363,930**	**$ 658,834**	**$ 383,932**	**$ 683,834**	**$ 807,377**
228	Labor and Benefits	134,039	166,237	169,957	136,409	169,958	191,374
229	Operating	31,220	22,267	61,200	30,894	61,200	41,500
230	Interfund Charges	143,721	159,264	211,515	176,263	211,515	208,342
231	Capital Outlay	31,647	-	200,000	40,367	225,000	350,000
232	Debt Service	16,162	16,162	16,162	-	16,161	16,162
233	**401 - Information Technology Fund**						
234	**Revenue**	**$ 12,725,903**	**$ 16,572,113**	**$ 14,528,506**	**$ 12,292,381**	**$ 14,528,506**	**$ 13,906,460**
235	License and Permits	16,800	19,475	7,200	26,600	7,200	23,600
236	Interfund Revenue	12,530,472	15,983,008	14,497,624	12,129,697	14,497,624	13,773,541
237	Other Revenue	-	-	-	4,333	-	-
238	Interest Revenue	53,631	73,630	23,682	131,751	23,682	109,319
239	Lease Revenue	125,000	-	-	-	-	-
240	Transfers In	-	496,000	-	-	-	-
241	**Expenses**	**$ 10,971,824**	**$ 14,522,464**	**$ 16,828,113**	**$ 10,824,619**	**$ 16,983,781**	**$ 16,853,122**
242	Labor and Benefits	3,588,703	3,936,418	4,123,623	3,357,820	4,123,623	4,081,099
243	Operating	6,491,849	8,162,197	12,139,926	7,261,241	12,139,926	12,194,254
244	Interfund Charges	117,359	126,390	128,564	107,444	128,565	127,770
245	Capital Outlay	773,913	2,297,458	436,000	98,114	436,000	450,000
246	Transfers Out	-	-	-	-	155,667	-
247	**402 - Equipment Fund**						
248	**Revenue**	**$ 9,849,321**	**$ 10,794,325**	**$ 11,392,973**	**$ 9,797,111**	**$ 11,392,973**	**$ 11,940,944**
249	Charges for Services	1,100,675	1,085,989	1,401,703	938,085	1,401,703	1,375,230
250	Interfund Revenue	8,087,782	9,189,044	9,738,998	8,419,902	9,738,998	10,037,484
251	Other Revenue	151,346	186,023	186,500	67,132	186,500	188,000
252	Sale of Capital Assets	293,494	133,080	50,000	221,615	50,000	100,000
253	Interest Revenue	216,025	200,190	15,772	150,377	15,772	240,230
254	**Expenses**	**$ 9,872,234**	**$ 10,977,947**	**$ 12,185,169**	**$ 9,501,057**	**$ 15,919,574**	**$ 11,716,815**
255	Labor and Benefits	1,658,561	1,835,414	2,078,655	1,630,439	2,078,655	2,385,036
256	Operating	3,298,374	3,164,635	3,867,226	2,868,146	3,867,226	3,971,833
257	Interfund Charges	599,924	540,057	484,778	404,578	484,778	493,827
258	Capital Outlay	4,315,375	5,437,841	5,754,510	4,597,894	9,394,680	4,866,118
259	Transfers Out	-	-	-	-	94,235	-
260	**405 - Communications Center Fund**						
261	**Revenue**	**$ 8,717,528**	**$ 9,381,365**	**$ 13,300,664**	**$ 5,711,823**	**$ 13,300,664**	**$ 12,014,032**
262	Charges for Services	2,562,845	2,840,290	2,971,576	2,506,866	2,971,576	3,204,632

263	Interfund Revenue	3,309,196	3,527,715	3,730,526	3,108,772	3,730,526	4,011,180
264	Intergovernmental	-	7,625	-	-	-	-
265	Other Revenue	750	29	-	-	-	-
266	Interest Revenue	21,714	23,040	21,714	20,085	21,714	65,534
267	Lease Revenue	91,200	91,200	91,200	76,100	91,200	91,200
268	Transfers In	2,731,823	2,891,466	6,485,648	-	6,485,648	4,641,486
269	**Expenses**	**$ 8,701,909**	**$ 9,081,599**	**$ 13,870,006**	**$ 9,263,638**	**$ 14,078,319**	**$ 12,192,916**
270	Labor and Benefits	5,396,419	5,797,913	7,008,808	5,014,879	7,008,808	8,074,921
271	Operating	342,224	407,538	356,010	265,246	356,010	371,452
272	Interfund Charges	2,141,742	2,763,079	2,840,548	2,366,788	2,840,548	2,746,543
273	Capital Outlay	821,524	113,069	3,664,640	1,616,725	3,664,640	1,000,000
274	Transfers Out	-	-	-	-	208,313	-
275	**406 - Facilities Management Fund**						
276	**Revenue**	**$ 4,236,075**	**$ 3,429,790**	**$ 6,051,226**	**$ 3,709,390**	**$ 6,051,225**	**$ 6,787,258**
277	Interfund Revenue	4,207,251	3,382,195	4,421,306	3,684,425	4,421,305	5,101,341
278	Contributions	-	-	25,000	-	25,000	-
279	Other Revenue	903	16,924	71,267	12,675	71,267	216,000
280	Interest Revenue	6,160	5,680	1,653	8,169	1,653	9,207
281	Lease Revenue	21,760	24,992	32,000	4,120	32,000	32,000
282	Transfers In	-	-	1,500,000	-	1,500,000	1,428,710
283	**Expenses**	**$ 4,035,280**	**$ 3,521,724**	**$ 6,174,337**	**$ 4,043,800**	**$ 6,174,334**	**$ 6,749,218**
284	Labor and Benefits	899,091	1,009,886	1,442,226	1,038,893	1,442,224	1,665,634
285	Operating	2,781,763	2,097,869	2,880,664	1,729,571	2,880,663	3,228,641
286	Interfund Charges	353,053	413,969	351,447	292,703	351,447	426,233
287	Capital Outlay	1,373	-	1,500,000	982,633	1,500,000	1,428,710
288	**440 - Insurance**						
289	**Revenue**	**$ 22,977,660**	**$ 25,747,321**	**$ 28,766,396**	**$ 25,479,183**	**$ 32,766,396**	**$ 39,209,992**
290	Charges for Services	579,492	688,239	500,000	340,220	500,000	600,000
291	Interfund Revenue	20,750,116	24,287,937	27,736,411	24,488,284	27,736,411	37,770,767
292	Contributions	145,419	126,707	105,792	88,382	105,792	106,565
293	Other Revenue	40,466	67,417	6,000	22,011	6,000	6,000
294	Debt Proceeds	269,593	278,284	333,973	308,579	333,973	537,002
295	Interest Revenue	192,574	298,737	84,220	231,707	84,220	189,658
296	Transfers In	1,000,000	-	-	-	4,000,000	-
297	**Expenses**	**$ 23,128,515**	**$ 26,291,945**	**$ 29,462,734**	**$ 23,381,535**	**$ 32,962,735**	**$ 38,395,361**
298	Labor and Benefits	709,666	739,391	716,240	500,349	716,241	667,194
299	Operating	22,218,994	25,441,816	28,670,449	22,817,292	32,170,449	37,669,043
300	Interfund Charges	66,021	84,738	76,044	63,894	76,045	59,124
301	Capital Outlay	133,834	26,000	-	-	-	-
302	**610 - General Debt Service Fund**						
303	**Revenue**	**$ 7,595,007**	**$ 9,206,175**	**$ 9,952,553**	**$ 5,971,032**	**$ 9,952,553**	**$ 10,499,522**
304	Other Revenue	-	(61)	-	-	-	-
305	Transfers In	7,595,007	9,206,236	9,952,553	5,971,032	9,952,553	10,499,522
306	**Expenses**	**$ 7,593,506**	**$ 9,206,235**	**$ 9,952,553**	**$ 8,394,487**	**$ 9,952,553**	**$ 10,499,522**
307	Operating	3,000	3,500	4,000	3,500	4,000	4,000
308	Debt Service	7,590,506	9,202,735	9,948,553	8,390,987	9,948,553	10,495,522
309	**614 - Grand Junction Public Finance Corporation Fund**						
310	**Revenue**	**$ 705,206**	**$ 707,480**	**$ 679,812**	**$ 681,104**	**$ 679,812**	**$ 700,800**
311	Contributions	400,000	400,000	400,000	400,000	400,000	400,000
312	Interest Revenue	6,206	5,680	-	1,292	-	-
313	Transfers In	299,000	301,800	279,812	279,812	279,812	300,800
314	**Expenses**	**$ 699,000**	**$ 701,800**	**$ 699,000**	**$ 185,750**	**$ 699,000**	**$ 700,800**
315	Operating	2,500	2,500	2,500	2,500	2,500	2,500
316	Debt Service	696,500	699,300	696,500	183,250	696,500	698,300
317	**900 - Joint Sewer Systems**						
318	**Revenue**	**$ 88,987,148**	**$ 24,830,174**	**$ 51,501,709**	**$ 20,832,405**	**$ 26,901,709**	**$ 60,747,538**
319	Charges for Services	16,735,962	17,929,504	20,662,652	16,072,473	20,662,652	23,261,287
320	License and Permits	-	34,000	-	222	-	-
321	Interfund Revenue	83,765	64,533	195,000	1,572	195,000	195,000
322	Special Assessments	3,861	-	-	-	-	-
323	Fines	-	-	1,000	2,432	1,000	1,000
324	Other Revenue	95,573	159,727	276,350	80,669	276,350	30,350
325	Debt Proceeds	68,974,995	4,163,561	28,516,200	3,570,691	3,916,200	35,557,183
326	Interest Revenue	3,092,992	2,478,849	1,850,507	1,104,346	1,850,507	1,702,718
327	**Expenses**	**$ 43,348,362**	**$ 63,167,860**	**$ 36,443,707**	**$ 24,456,997**	**$ 50,718,727**	**$ 69,411,120**
328	Labor and Benefits	4,240,840	4,520,893	5,616,436	3,903,597	5,616,436	5,898,415
329	Operating	2,840,540	3,448,729	4,183,492	2,608,083	4,007,492	5,970,634
330	Interfund Charges	3,455,399	3,054,767	2,835,779	2,104,823	2,835,779	3,036,716

331	Capital Outlay	30,017,007	48,392,722	20,060,000	14,466,494	34,511,020	49,732,795
332	Debt Service	2,794,577	3,750,750	3,748,000	1,374,000	3,748,000	4,772,560

Downtown Development Authority
2027 Recommended Fund Balance Worksheet
City Council Meeting
November 4, 2026

	PROJECTED BEGINNING FUND BALANCES	TOTAL REVENUE	LABOR	NON PERSONNEL OPERATING	TOTAL OPERATING EXPENSE	DEBT SERVICE	MAJOR CAPITAL	TOTAL EXPENSE	TRANSFERS IN	TRANSFERS OUT	NET SOURCE (USE) OF FUNDS	CONTINGENCY	NET CHANGE IN FUND BALANCE	PROJECTED ENDING FUND BALANCE
DDA														
103 - DDA Operations Fund	3,462,104	2,208,937	265,007	541,494	806,500	1,215,013	-	2,021,513	-	-	187,423	-	187,423	3,649,527
203 - DDA Capital Improvements Fund	154,055	4,065,013	115,013	3,950,000	4,065,013	-	-	4,065,013	-	-	-	-	-	154,055
611 - DDA TIF Debt Service Fund	3,437,829	3,226,071	-	45,211	45,211	3,295,087	-	3,340,298	-	-	(114,227)	-	(114,227)	3,323,602
Subtotal	$ 7,053,988	$ 9,500,021	$ 380,020	$ 4,536,705	$ 4,916,724	$ 4,510,100	-	$ 9,426,825	-	-	$ 73,196	-	$ 73,196	$ 7,127,184

CITY OF Grand Junction COLORADO

Downtown Development Authority
2027 Recommended Budget
By Fund, By Account Classification
November 4, 2026

Line Item Ref #	By Fund By Classification	2024 Actual	2025 Actual	2026 Adopted	2026 Actual YTD	2026 Amended	2027 Recommended
1	**103 - DDA Operations Fund**						
2	**Revenue**	**$ 1,611,520**	**$ 1,538,962**	**$ 1,502,581**	**$ 1,475,276**	**$ 1,502,581**	**$ 2,208,937**
3	License and Permits	-	-	5,000	-	5,000	5,000
4	Intergovernmental	160,000	34,675	-	31,281	-	-
5	Contributions	954,921	957,421	954,921	954,921	954,921	454,921
6	Other Revenue	5,075	37,751	-	14,734	-	-
7	Debt Proceeds	-	-	-	-	-	1,215,013
8	Tax Revenue	377,810	368,333	388,414	366,889	388,414	365,062
9	Interest Revenue	72,644	95,823	109,666	66,486	109,666	124,360
10	Lease Revenue	41,070	44,960	44,580	40,965	44,580	44,580
11	**Expenses**	**$ 1,058,376**	**$ 913,890**	**$ 1,419,207**	**$ 971,560**	**$ 1,919,204**	**$ 2,021,513**
12	Contingency	-	-	250,000	-	169,557	-
13	Labor and Benefits	284,265	323,069	356,559	259,232	356,557	265,007
14	Operating	621,927	468,133	734,990	549,890	716,883	490,410
15	Interfund Charges	50,082	122,688	77,658	64,714	77,657	51,084
16	Capital Outlay	102,102	-	-	97,724	98,550	-
17	Debt Service	-	-	-	-	-	1,215,013
18	Transfers Out	-	-	-	-	500,000	-
19	**203 - DDA Capital Improvements Fund**						
20	**Revenue**	**-**	**$ 877,034**	**-**	**$ 2,286,880**	**$ 5,034,220**	**$ 4,065,013**
21	Intergovernmental	-	877,034	-	2,286,880	4,134,220	250,000
22	Debt Proceeds	-	-	-	-	-	3,815,013
23	Transfers In	-	-	-	-	900,000	-
24	**Expenses**	**-**	**$ 877,046**	**-**	**$ 3,874,302**	**$ 4,876,875**	**$ 4,065,013**
25	Labor and Benefits	-	-	-	-	-	115,013
26	Operating	-	877,046	-	3,476,087	-	3,950,000
27	Capital Outlay	-	-	-	398,215	4,876,875	-
28	**611 - DDA TIF Debt Service Fund**						
29	**Revenue**	**$ 3,439,869**	**$ 3,803,514**	**$ 2,729,258**	**$ 2,347,260**	**$ 3,425,682**	**$ 3,226,071**
30	Intergovernmental	157,345	-	-	95,221	250,000	-
31	Contributions	662,150	786,621	681,600	-	853,024	934,473
32	Debt Proceeds	426,545	600,000	-	-	-	-
33	Tax Revenue	2,145,366	2,319,606	2,007,658	2,185,846	2,282,658	2,200,259
34	Interest Revenue	48,464	97,287	40,000	66,194	40,000	91,339
35	**Expenses**	**$ 2,552,602**	**$ 2,891,144**	**$ 2,892,237**	**$ 2,353,761**	**$ 3,892,236**	**$ 3,340,298**
36	Operating	475,102	641,237	643,557	1,529,838	1,843,557	45,211
37	Debt Service	2,077,501	2,249,908	2,248,680	823,923	1,648,679	3,295,087
38	Transfers Out	-	-	-	-	400,000	-

Certificate of Participation ("COP")-Lease Purchase Supplemental Information

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

The Stadium COP is through the Grand Junction Public Finance Corporation with an original issuance of $7.77 million in COPs in 2010. In the early part of 2021, they were refinanced increasing the principal to $11.03 million, generating proceeds for Stadium improvements, and extending the term to 2045. The lease payment budgeted in Fund 614 for 2027 is $698,300. Grand Junction Baseball Inc. partnered in the project and participates in the payment of the lease at $300,000 per year, and Mesa County School District No. 51 participates in the payment of the lease at $100,000 per year beginning in 2021. The lease term is through 2045, and the total remaining lease obligations including the 2027 payment referenced above is $13,251,100.

The Public Safety COP is through Zions First National Bank with an original issuance of $34.9 million in COPs in 2010. In 2019, the outstanding COPs were re-financed at a lower interest rate with no change in the lease term resulting in significant savings in future total lease obligations. The lease payment budgeted in Fund 610 for 2027 is $1,998,000. The E911 Regional Communication Center participates in the payment of the lease at $500,000 per year through the Enhanced 911 Fund. The lease term is through 2040 and the total remaining lease obligation including the 2027 payment referenced above is $27,959,250.

Grand Junction City Council

Regular Session

Item #5.a.ii.

Meeting Date: November 4, 2026

Presented By: Jay Valentine, Chief Financial Officer, Brandon Stam, DDA Executive Director

Department: Downtown Development Authority

Submitted By: Jay Valentine

Information

SUBJECT:

An Ordinance Authorizing the issuance of a Bank Loan for the Terminal Project

RECOMMENDATION:

Staff recommends City Council approve an ordinance authorizing the issuance of a bank loan for the Terminal Projecet

EXECUTIVE SUMMARY:

The proposed ordinance authorizes the issuance of a $2.6 million bank loan from the DDA towards vertical construction of the Terminal Project. The loan will be a seven-year term at a fixed rate (3.36%) that is secured utilizing TIF revenues. The DDA Board of Directors approved the amount and terms of the loan at the April 23, 2026 meeting.

BACKGROUND OR DETAILED INFORMATION:

The $2.6 million financing will provide the DDA with the resources necessary to fulfill its planned contribution to the Terminal Project. The loan will be repaid over seven years using DDA TIF revenues and is structured in a manner consistent with the DDA's existing debt obligations.

The fixed-rate structure provides predictability for annual debt service over the seven-year term, while tying the final interest rate to the 7-Year Constant Maturity Treasury at the time of closing. At the current indicative rate of 3.36%, the loan would result in an estimated annual debt service of approximately $423,000, subject to the final interest rate and payment schedule established at closing.

FISCAL IMPACT:

This loan of $2.6 million will be paid off over seven years with an annual debt service payment of approximately $423,000.

SUGGESTED MOTION:

I move to adopt Ordinance No. 5347, an ordinance authorizing the issuance of a bank loan for the Terminal Project in the amount of $2.6 million over a seven-year term on final passage and order final publication in pamphlet form.

Attachments

1. Downtown-Development-Authority-DDA-Board-Minutes-2026-April-23
2. GJ DDA Loan Agreement
3. Ordinance Authorizing Loan Agreement (10.2.2026)

GRAND JUNCTION DOWNTOWN DEVELOPMENT AUTHORITY
BOARD OF DIRECTORS MEETING MINUTES
THURSDAY, APRIL 23, 2026
750 MAIN STREET-GROWL CONFERENCE ROOM & VITRUAL OPTION
7:45 AM

Board Members present: Libby Olson (Chair)-via Zoom, Garrett Portra (Vice-Chair), Dustin Anzures, Steven Boyd, Cole Hanson, Karli Hyland, Afton Neal, Faith Rodriguez, City Council Representative Ben Van Dyke (via Zoom)

Downtown Grand Junction staff present: Brandon Stam, Vonda Bauer, Dave Goe, Jed Willis

Other: Northland Securities, Inc Financial Advisor Troy Bernberg (representing the DDA)-via Zoom

City of Grand Junction staff present: Interim City Attorney Jeremiah Boies

Guests: Vertikal, LLC Managing Partner Walker Thrash (via Zoom)

CALL TO ORDER: Libby called the meeting to order at 7:43 a.m.

CONSENT AGENDA

Approval of Minutes:

Meeting on March 26, 2026

Faith made a motion to approve the minutes of March 26, 2026, Downtown Development Authority Board meeting. Garrett seconded the motion, and it was approved unanimously.

REGULAR AGENDA

600 WHITE UPDATE

Brandon reported that the development team re-evaluated the project's unit count after determining that the original 22-unit concept could not meet city parking requirements. Discussions with Vertikal, LLC Managing Partner Walker Thrash and Community Development Director Tamara Allen confirmed that the proposed parking layout could not achieve city code requirements, and the city was unlikely to approve a significantly under parked plan.

Vertikal, LLC Managing Partner Walker Thrash outlined the team's efforts to maximize density-initially targeting 21–24 townhomes on roughly half an acre-but the design ultimately failed due to the inability to meet the required 2:1 parking ratio. Multiple iterations, including angled street parking, still left a small parking shortfall that the city could not grant a variance for.

He stated that the site now requires a fundamental redesign rather than a minor unit reduction. Current feasibility indicates 10–12 units, depending on layout and code requirements. To avoid additional DDA requests and public street work, the plan will retain existing parallel parking and design within those limits. Reduced unit yield combined with similar infrastructure costs will require a new financial analysis. Estimated project cost is $5 million, with a target of approximately $475,000 per unit.

Walker presented conceptual examples of semi-attached housing, noting growing market preference for small separations between units. Both attached and semi-attached formats remain viable, though semi-attached may better align with buyer expectations.

The development team will return to the city with a lower-density, code-compliant plan and then present the next design iteration to the board. Walker requested board input on preferred housing type.

The board expressed stronger demand for unattached units, emphasized the importance of two-car garages and walkability to Main Street, and raised concerns about the DDA's prior financial commitment given the reduced unit count and the project's competitive position relative to single-family homes. The board's consensus remained favorable toward the project.

TERMINAL

- **Phase Zero Contract**

Brandon reported that staff are finalizing the Phase Zero contract for The Terminal Project. He requested board approval to proceed with contracting. Four proposals were received, with only two fully qualified; Shaw Construction was the only local proposer. Following reviews by the Real Estate Committee, Purchasing Senior Buyer Dolly Daniels, The Terminal Project Developer Adam Roy, and DDA Executive Director Brandon Stam, there was unanimous agreement that Shaw Construction was the strongest candidate.

Brandon noted that Phase Zero includes demolition and initial infrastructure work and will utilize the remaining grant funds that must be spent by this fall. Work is expected to begin in May and continue through July or August.

Libby made a motion to proceed with Shaw Construction for Phase Zero and to finalize the contract for the Terminal Project. Dustin seconded the motion, and it passed unanimously.

- **ANB Financing**

Brandon provided an update on the incentive loan for the Terminal Project, noting that underwriting has been delayed and both the DDA agreement and the Headwaters Housing Partners agreement will be reviewed by ANB Bank's loan committee next week. He explained that, to keep the process moving, he and Troy decided that a resolution be established that outlines the loan parameters. This would authorize the board to proceed within a defined range and require any terms exceeding those limits to return for additional board approval. The resolution will also give ANB Bank the information needed for its loan committee review.

Brandon outlined the anticipated loan sequencing, with the DDA loan expected to close first, followed by the Headwaters Housing loan with ANB Bank, and then the Prop 123 loan, ideally with all closings occurring near the end of June.

He reviewed the proposed loan terms previously approved by the board: a $2.6 million loan, including $400,000 for the parking lot purchase; a seven-year term; an interest rate not to exceed the rate provided by ANB Bank (subject to negotiation); and a loan fee not to exceed 1%. The loan would be secured by TIF revenues. Depending on the final structure, the loan may require a debt reserve similar to the Las Colonias financing, though reserves could also be used to meet coverage requirements. Prepayment penalties are not expected, but final terms are still being negotiated.

Northland Securities, Inc Financial Advisor Troy Bernberg recommended revisions to the loan parameters, including specifying a fixed interest rate not to exceed a set maximum, allowing a pledge or assignment of revenues, extending amortization to 120 months for flexibility, and strengthening the prepayment language. He noted the interest rate is not yet locked and estimated a reasonable ceiling around 5.5%, pending further information from ANB Bank.

The Board discussed rate-lock timing and the importance of securing favorable terms. Brandon added that the resolution simply sets negotiation boundaries so the process can continue without delay.

Libby moved to approve the resolution with Troy's recommended changes and to authorize Brandon, Troy, the Real Estate Committee, and Jay Valentine to negotiate terms with ANB Bank. Faith seconded the motion, and it passed unanimously.

EVENT GRANT REQUEST: GJ SPORTS COMMISSION
Karli and Faith recused themselves from the discussion and left the room.

Brandon reported that the Grand Junction Sports Commission submitted a Downtown Event Funding Application for the Rides & Vibes event scheduled for May 8–9, 2026, requesting $15,000 in funding. The application estimated attendance at 15,000 participants. Although Executive Director Ben Snyder was not present, he provided Brandon with additional information regarding prior event attendance, ridership data, lodging metrics, and self-reported revenues and expenses from previous years. Brandon also shared feedback from downtown hotels indicating little noticeable increase in room rentals during the event period, as well as a Placer Report showing attendance estimates of approximately 5,300 attendees in 2024 and 5,600 attendees in 2025.

Board member Cole Hanson, who left early, indicated support for providing $10,000, which was identified as the maximum grant amount allowed under the application guidelines.

Board members expressed concerns regarding the applicant's absence from the meeting, the basis for the projected attendance figures, and the limited use of local businesses, particularly local Downtown brewing companies. The board discussed the need for future event grant applications to include more detailed information about event operations, downtown business involvement, and measurable community benefits. Recommendations included adding application requirements related to local business participation, ensuring Downtown branding is included in promotional materials, and requiring applications to be submitted at least 60 days prior to the event to allow adequate board review time.

Following discussion, the board reached consensus to allocate $10,000 for the 2026 event to provide stability for the upcoming year. Brandon will revise the grant application to require clearer details regarding local business involvement and measurable benefits to downtown.

Garrett made a motion to approve $7,500 in cash and $2,500 in Downtown gift cards to the Grand Junction Sports Commission for the Rides and Vibes event. Dustin seconded the motion, and it was approved unanimously.

BOARD UPDATES

- **Legal Services**
- **Website Updates**

These items were tabled until the next meeting.

PUBLIC COMMENTS
None

ADJOURN
There being no further business, Garrett made a motion to adjourn. Faith seconded the motion. The meeting adjourned at 9:16 a.m.

LOAN AGREEMENT

by and between

CITY OF GRAND JUNCTION, COLORADO,
the City

and

ANB BANK,
as Lender

relating to

[$2,600,000]
City of Grand Junction, Colorado
Downtown Development Authority
Tax Increment Revenue Bonds
Series 2026

Dated as of [DATE], 2026

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EXHIBIT A COPY OF ORDINANCE

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EXHIBIT B FORM OF BONDS

THIS DRAFT (SEPTEMBER 16, 2026) IS FOR DISCUSSION PURPOSES ONLY AND IS SUBJECT TO FURTHER REVIEW BY ANB BANK AND THE BANK'S CREDIT APPROVAL PROCESS.

LOAN AGREEMENT

THIS LOAN AGREEMENT (as amended, this "Agreement"), dated as of [DATE], 2026, is by and between **THE CITY OF GRAND JUNCTION, COLORADO** (the "City"), and **ANB BANK**, a Colorado corporation (the "Lender").

Capitalized terms used herein shall have the meanings ascribed to them in Section 1.01 of this Agreement.

RECITALS

A. Attached hereto as Exhibit A is the City's Ordinance No. [____] (collectively, the "Ordinance"), by which the City has authorized the issuance of its [$2,600,000] Downtown Development Authority Tax-Exempt Increment Revenue Bonds, Series 2026 (the "Bonds"). The form of the Bonds is set forth in the attached Exhibit B.

B. Reference is made to the recitals set forth in the Ordinance for certain background relating to the approval and issuance of the Bonds.

C. The Lender desires to make a term loan, in the amount of [$2,600,000] (the "Loan"), in exchange for the Bonds, and the City and the Lender have negotiated this Agreement to set forth the terms and conditions upon which the Lender will make the Loan in exchange for the Bonds.

AGREEMENT

The City and the Lender agree as follows:

ARTICLE I

DEFINITIONS

Section 1.01. Definitions. In this Agreement, except as otherwise expressly provided or where the context indicates otherwise, the following capitalized terms shall have the respective meanings set forth below. These definitions shall be equally applicable to both the singular and the plural forms of the terms so defined.

"*Accredited Investor*" means any Person which is an "accredited investor", as that term is defined under sections 3(b) and (4)(2) of the federal "Securities Act of 1933" by regulation adopted thereunder by the Securities and Exchange Commission.

"*Act*" means Title 31, Article 25, Part 8, C.R.S., as amended.

"*Authority*" means the Grand Junction, Colorado, Downtown Development Authority, created by the City by an ordinance adopted March 16, 1977.

"*Authority Resolution*" means, collectively, the resolution of the Authority adopted on [TBD].

"*Bond Account*" means the account by that name created by Article III.

"*Bond Counsel*" means Sherman & Howard L.L.C., or such other firm of nationally recognized municipal bond counsel acceptable to the Lender.

"*Business Day*" means any day, other than a Saturday or Sunday, on which the Lender is conducting banking operations in Denver, Colorado.

"*Charter*" means the home rule Charter of the City, including all amendments thereto prior to the date hereof.

"*City Attorney*" means an attorney within the Office of the City Attorney, appointed by the City Council, or any successor counsel designated in writing by the City.

"*Closing*" means the concurrent execution and delivery of the Financing Documents by the respective parties thereto and the issuance and disbursement of the Loan and application of the proceeds thereof in accordance with the terms hereof.

"*Closing Date*" means the date on which the Closing occurs, estimated to be on or about [DATE], 2026.

"*Code*" means the Internal Revenue Code of 1986, as amended and in effect as of the Closing Date.

"*Council*" means the City Council of the City or any successor in functions thereto.

"*County Assessor*" means the Assessor for Mesa County, Colorado.

"*C.R.S.*" means the Colorado Revised Statutes, as amended and supplemented as of the Closing Date.

"*Debt Service Coverage Ratio*" means, for each Fiscal Year, the quotient, expressed as a ratio, equal to (a) the Pledged Revenue received during such Fiscal Year divided by (b) the scheduled principal and interest payments on the Bonds and all other additional TIF Indebtedness then outstanding in such Fiscal Year.

"*Determination of Taxability*" means a final action, order, injunction, writ, judgment, decree, ruling, interpretation, finding or other directive of any federal court or the Internal Revenue Service determining that interest accrued or accruing on the Bonds was or will be includable in the gross income of the Lender for federal income tax purposes, which determination was made as a result of the City's failure to comply with the terms of the Tax Certificate. No such action, order, injunction, writ, judgment, decree, ruling, interpretation, finding, or other directive will be

considered final unless the City, as permitted under applicable law, has been afforded the opportunity to contest the same, either directly or in the name of the Lender, and such appellate review, if sought, has concluded.

"*Event of Default*" includes those Events of Default identified in Article VII.

"*Financing Documents*" means this Agreement, the Bonds, the Tax Certificate, and the Ordinance.

"*Fiscal Year*" means the twelve months commencing on the first day of January of any calendar year and ending on the last day of December of such calendar year; but it may mean any other 12-month period established by the City in its sole discretion.

"*Historical Pro Forma Debt Service Coverage Ratio*" means, for the applicable Fiscal Year, the quotient, expressed as a ratio, equal to (a) the Pledged Revenue received during such Fiscal Year divided by (b) the sum of (i) the scheduled principal and interest payments on the Bonds and all other additional TIF Parity Indebtedness then outstanding in such Fiscal Year plus (ii) the Average Annual Subordinate Debt Service for the TIF Subordinate Indebtedness to be incurred. "Average Annual Subordinate Debt Service" means (A) the sum of all principal and interest requirements on the TIF Subordinate Indebtedness to be incurred throughout the term thereof divided by (B) the number of months that the TIF Subordinate Indebtedness is scheduled to be outstanding multiplied by (C) twelve.

"*Interest Payment Date*" means June 15 and December 15 of each year, commencing [DATE], 2026.

"*Maturity Date*" means [TBD].

"*Permitted Investments*" means a money market, certificate of deposit, or similar account offered by the Lender.

"*Person*" means an individual, a corporation, a partnership, an association, a joint venture, a trust, an unincorporated organization or any other entity or organization, including a government or political subdivision or an agency or instrumentality thereof.

"*Plan*" means the Downtown Development Authority Plan of Development approved in the Resolution, including any amendments to the Plan subsequently approved by the Council.

"*Plan of Development Area*" means the area subject to the Plan, including any additional property subsequently included therein.

"*Pledged Revenue*" means the Tax Increments (less 20% of the Tax Increments originating from municipal sales tax revenues for a portion of the Plan of Development Area and 30% of such increments from another portion of the Plan of Development Area as provided in Grand Junction City Resolution No. 28-83), all funds deposited in the Tax Increment Fund and Bond Account, and investment income from the Bond Account and Tax Increment Fund, subject to Federal tax laws regarding arbitrage rebate.

"*Project*" or "*Construction Project*" means the construction and acquisition of certain additional capital improvements described in Exhibit A to the Authority Resolution.

"*Resolution*" means the Council Resolution, adopted December 16, 1981, approving the Plan and establishing the Tax Increment Fund, all as amended from time to time.

"*Supplemental Act*" means the Supplemental Public Securities Act, Title 11, Article 57, C.R.S., as amended.

"*Taxable Rate*" means 5.17% per annum.

"*Tax Certificate*" means the tax compliance certificate to be signed by the City with respect to the Bonds, in a form acceptable to Bond Counsel, relating to the requirements of Sections 103 and 141-150 of the Code.

"*Tax Increments*" means (a) one hundred percent of the property taxes produced by the levy at the rate fixed each year by or for the City upon the valuation for assessment of taxable property within the boundaries of the Plan of Development Area which is in excess of the valuation for assessment of taxable property within the boundaries of the Plan of Development Area certified as the base amount by the County Assessor pursuant to Sections 31-25-807(3)(a)(IV) and 31-25-807(3)(f) of the Act and pledged herein for the repayment of and as security for the Bonds; (b) 50%, or such greater amount as may be set forth in an agreement negotiated between the City and the respective public bodies, of the property taxes produced by the levy at the rate fixed each year by or for each public body (excluding the City, which is covered by clause (a) of this definition) upon the valuation for assessment of taxable property within the boundaries of the Plan of Development Area which is in excess of the valuation for assessment of taxable property within the boundaries of the Plan of Development Area certified as the base amount by the County Assessor pursuant to Sections 31-25-807(3)(a)(IV) and 31-25-807(3)(f) of the Act and pledged herein for the repayment of and as security for the Bonds; and (c) 100% of the municipal sales taxes produced within each sales tax collection area within the Plan of Development Area which are in excess of the amount certified as the base amount for such collection area by the Finance Director pursuant to Section 31-25-807(3) of the Act and pledged herein for the repayment of and as security for the Bonds. "Tax Increments" also include specific ownership taxes, if and to the extent received by the City in connection with the property tax increment described above.

"*Tax Increment Fund*" means the special fund created by the Resolution into which the Tax Increments are to be deposited by the City.

"*TIF Indebtedness*" means any and all obligations of the City for borrowed money or otherwise evidenced by any promissory note, bond, debenture or other similar written obligation, which obligation is secured by the Pledged Revenue.

"*TIF Parity Indebtedness*" means any TIF Indebtedness, which obligations are secured by the Pledged Revenue on parity with the Bonds.

"*TIF Subordinate Indebtedness*" means any TIF Indebtedness, which obligations are subordinate in payment to the TIF Parity Indebtedness and which have a lien on the Pledged Revenue that is subordinate to the lien of the holders of TIF Parity Indebtedness.

"*2007 Election*" means the special election held by the City within the boundaries of the Authority on April 3, 2007.

"*2011 Election*" means the special election held by the City within the boundaries of the Authority on April 5, 2011.

Section 1.02. Interpretation. In this Agreement, unless the context otherwise requires:

(a) the terms "herein", "hereunder", "hereby", "hereto", "hereof" and any similar term, refer to this Agreement as a whole and not to any particular article, section, or subdivision hereof and the term "hereafter" means after the date of execution of this Agreement;

(b) words of the masculine gender include correlative words of the feminine and neuter genders and words importing the singular number include the plural number and vice versa;

(c) the terms "include", "includes", or "including" in any Financing Document means that the items listed are examples and are not intended to be inclusive or limiting;

(d) any reference to any Person will be construed to include such Person's permitted successors and assigns;

(e) the captions or headings of this Agreement, and the table of contents herein, are for convenience and do not define, limit or describe the scope or intent of any provision, article or section of this Agreement;

(f) all accounting terms not otherwise defined herein have the meanings assigned to them in accordance with generally accepted accounting principles; and

(g) all exhibits referred to herein are incorporated by reference.

ARTICLE II

LOAN

Section 2.01. Agreement To Make Loan. Subject to the terms and conditions of this Agreement, the Lender shall make the Loan to the City.

Section 2.02. The Bonds. The Loan will be evidenced by the Bonds.

Section 2.03. Application of Loan Proceeds. On the Closing Date, the Lender shall make available the proceeds of the Loan, applied as follows:

(a) The proceeds of the Loan will be transferred to the City.

The City shall use the proceeds of the Loan solely to make a capital contribution in the amount of $[TBD] to [TBD].

Section 2.04. Interest; Principal and Interest Payments; Prepayments.

(a) ***Interest***.

(i) *Payment Dates*. Accrued and unpaid interest on the Bonds will be due on each Interest Payment Date.

(ii) *Accrual*. Interest will accrue on the outstanding principal balance of the Bonds from the date of the Bonds.

(iii) *Computation*. Interest will be calculated on the basis of an Actual/360-day count convention.

(iv) *Rate*. The Loan will bear interest at the fixed rate of 3.36% per annum.

(b) ***Principal***.

(i) *Principal Installments*. Principal of the Loan will be paid in installments on the dates and in the amounts set forth below.

[Remainder of page intentionally left blank]

Date	Amount
[TBD]	$[TBD]
[TBD]	[TBD]
[TBD]	[TBD]
[TBD]	[TBD]
[TBD]	[TBD]
[TBD]	[TBD]
[TBD]	[TBD]
[TBD]	[TBD]
[TBD]	[TBD]
[TBD]	[TBD]
[TBD]	[TBD]
[TBD]	[TBD]
[TBD]	[TBD]
[TBD]	[TBD]
[TBD]	[TBD]
[TBD]	[TBD]
[TBD]	[TBD]
[TBD]	[TBD]
[TBD]	[TBD]
[TBD]	[TBD]
[TBD]	[TBD]
[TBD]	[TBD]
[TBD]	[TBD]
[TBD]	[TBD]
[TBD]	[TBD]
[TBD]	[TBD]
[TBD]	[TBD]
[TBD]	[TBD]
[TBD]	[TBD]

(ii) *At Maturity*. The outstanding principal balance of the Loan will be paid on the Maturity Date, and, to the extent outstanding after the Maturity Date, will be due on demand of the Lender.

(c) ***Optional Prepayment***.

(i) *Prepayment Amount*. The City may prepay the Bonds, in whole or in part, on any date, in an amount equal to the sum of (A) the principal amount so prepaid plus (B) a premium of 1% of the principal amount so prepaid plus (C) accrued and unpaid interest on the principal amount so prepaid to the date of prepayment; provided, however, on or after [DATE], the City may prepay the Bonds, in whole or in part, from its excess cash (and not as a result of any direct or indirect refinancing), without premium.

(ii) *Application or Partial Prepayments*. The principal amount of partial prepayments will be applied to the outstanding principal balance of the Bonds in inverse order of the maturity of the installment principal payments (including, if applicable, any balloon interest payment due on the Maturity Date). Partial prepayments will not result in re-amortization of the Bonds.

(d) ***Payments***.

(i) The payment of the principal of, premium, if any, and interest on the Bonds will be made to the Lender at its address as set forth in the Lender's payment statement therefor or by such electronic means (e.g., auto-debit or ACH payment) as the Lender may permit or require.

(ii) All payments must be made in immediately available funds and lawful money of the United States of America.

(iii) If any payment date is not a Business Day, the payment will be due on the next succeeding Business Day.

Section 2.05. Security for the Loan. The Bonds constitutes a pledge of, and an irrevocable first lien (but not an exclusive first lien), on all of the Pledged Revenue. The Bonds are equitably and ratably secured by a pledge of and lien on the Pledged Revenue. The Bonds, together with the interest accruing thereon, shall be payable and collectible solely out of the Pledged Revenue, which are hereby irrevocably so pledged; neither the Lender nor any other registered owner of the Bonds may look to any general or other fund of the City or the Authority for the payment of the principal of and interest on the Bonds, except the designated special funds and accounts pledged therefor. The Bonds shall not constitute an indebtedness nor a debt within the meaning of the Charter or any State constitutional or statutory provision or limitation; nor shall it be considered or held to be a general obligation of the City or the Authority.

Pursuant to Section 11-57-208(1) of the Supplemental Act, a public entity may pledge all or any portion of its revenues to the payment of its securities unless the use of such revenues is restricted by other laws of the State. Pursuant to such authority, together with the authority granted by the 2007 Election, the 2011 Election, and Section 31-25-807(3)(a)(IV)(B) of the Act, the City hereby irrevocably pledges to the repayment of the Bonds one hundred percent of the property taxes produced by the levy at the rate fixed each year by or for the City upon the valuation for assessment of taxable property within the boundaries of the Plan of Development Area which is in excess of the valuation for assessment of taxable property within the boundaries of the Plan of Development Area certified as the base amount by the County Assessor pursuant to Sections 31-25-807(3)(a)(IV) and 31-25-807(3)(f) of the Act. Such amounts shall constitute Pledged Revenue for all purposes hereof.

The creation, perfection, enforcement and priority of the Pledged Revenue to secure or pay the Bonds as provided herein shall be governed by Section 11-57-208 of the Supplemental Act, the Ordinance and this Agreement. The Pledged Revenue, as received by or otherwise credited to the City or the Authority, shall immediately be subject to the lien of such pledge without any physical delivery, filing or further act.

ARTICLE III

ACCOUNTS

Section 3.01. Acknowledgement of Accounts. There are hereby created and established the following accounts, which accounts and funds shall be maintained and administered by the City in accordance with the terms hereof:

(a) the Bond Account, being the "City of Grand Junction, Colorado, Downtown Development Authority, 2026 Tax Increment Revenue Bond Account"; and

(b) the Rebate Fund, being the "City of Grand Junction, Colorado, Downtown Development Authority, 2026 Tax Increment Revenue Rebate Fund".

Section 3.02. General Provisions Relating to Accounts and Funds.

(a) ***Restricted Deposit Account***. The Bond Account will be established as a restricted deposit account maintained by and in the name of the City with the Lender solely for the purposes set forth in this Article. No deposits will be made to, nor will any withdrawals be made from, the Bond Account other than as provided in this Article.

(b) ***Security for the Bonds***. Pursuant to the pledge as set forth in Article II, the Bond Account, together with the monies and investments on deposit therein or otherwise credited thereto, is collateral for the repayment of the Loan.

Section 3.03. Flow of Monies. Pledged Revenue in the Tax Increment Fund will be transferred and applied as follows:

(a) ***FIRST***: Upon receipt and deposit into the Tax Increment Fund, the City will transfer Pledged Revenue to the Lender for deposit into the Bond Account until the total amount accumulated therein is equal to the sum of the following:

(i) *Interest Payments*. The amount of the next scheduled installment of interest on the Bonds; plus

(ii) *Principal Payments*. The amount of the next scheduled installment of principal of the Bonds.

Once there has been accumulated in the Bond Account the entire amount necessary for the payment of principal of and interest on the Bonds in the current Fiscal Year, no moneys need be deposited in the Bond Account until the following Fiscal Year and Pledged Revenue will be deposited as hereinafter provided. The moneys in the Bond Account shall be used only to pay the principal of, prepayment premium, if any, and interest on the Bonds as the same becomes due. The City authorizes the Lender to debit the Bond Account in the amount and on the date that any principal, premium, or interest on the Bonds becomes due.

A similar Bond Account will be created for any series of additional TIF Parity Indebtedness and payments from Pledged Revenue on deposit in the Tax Increment Fund will be made into such account contemporaneously with and have the same priority as payments into the Bond Account.

(b) ***SECOND***: There shall be deposited in the Rebate Fund amounts required by Section 148(f) of the Code to be held until such time as any required rebate payment is made. Amounts in the Rebate Account shall be used for the purpose of making the payments to the United States required by Section 148(f) of the Code. Any amounts in excess of those required to be on deposit therein by Section 148(f) of the Code shall be withdrawn therefrom and deposited into the Bond Account. Funds in the Rebate Fund shall not be subject to the lien created by the Ordinance or this Agreement to the extent such amounts are required to be paid to the United States Treasury. A similar rebate account may be created for any series of additional TIF Parity Indebtedness and payments into such account shall have the same priority as payments into the Rebate Account.

(c) ***THIRD***: After the payments required above, Pledged Revenue received in any Fiscal Year may be used by the City for the payment of interest on and principal of any obligations secured by Pledged Revenue subordinate to the lien of the Bonds, hereafter authorized to be issued, including reasonable reserves therefor.

(d) ***FOURTH***: After making the payments required above, any remaining Pledged Revenue received in any Fiscal Year may be used for any lawful purpose. Without limiting the foregoing, to the extent permitted by law, the City is hereby authorized to transfer any and all remaining Pledged Revenue which constitute investment income on moneys in the Tax Increment Fund to the Authority to be used for administrative expenses.

Section 3.04. Investments of Funds.

(a) ***Permitted Investments***.

(i) At the direction of the City, the Lender shall invest amounts held by it pursuant to this Agreement only in Permitted Investments. All such investments shall be on deposit with or in the possession of the Lender. The Lender shall have no liability or responsibility for any loss or for failure to maximize earnings resulting from any investment made in accordance with the terms of this Section. The Lender shall be entitled to assume, absent receipt by the Lender of written notice to the contrary, that any investment that at the time of purchase is a Permitted Investment remains a Permitted Investment thereafter.

(ii) The Lender represents to the City that the Lender is permitted under the Public Deposit Protection Act, C.R.S. Section 11-10.5-101, et seq., to hold municipal funds of the City.

(b) ***Value Determination***. In computing the amount of any fund or account, Permitted Investments purchased as an investment of moneys therein shall be valued at the then market value of such obligations, excluding any accrued interest, as determined by the

City. If the market value of such obligations is not readily available, the City shall determine the value of such obligations in any reasonable manner.

(c) ***Other Rules***. The Lender may make any and all investments permitted by the terms of this Section through its own investment department or that of its affiliates. As and when any amount invested pursuant to this Section may be needed for disbursement, the Lender may cause a sufficient amount of such investments to be sold and reduced to cash to the credit of such funds.

ARTICLE IV

REPRESENTATIONS AND WARRANTIES

The certifications of the City, as set forth in the City Omnibus Certificate of even date herewith, are incorporated herein by reference, and shall be deemed representations and warranties of the City to the Lender.

ARTICLE V

COVENANTS

Section 5.01. Payment of the Loan. The City shall promptly pay, or cause to be paid, solely from the Pledged Revenue, the principal of, premium, if any, and the interest on the Loan as herein provided.

Section 5.02. Reserved.

Section 5.03. The City. The City shall maintain its existence, unless another political subdivision of the State by operation of applicable law succeeds the City and is obligated thereby to receive and distribute the Pledged Revenue in place of the City in accordance herewith.

Section 5.04. The Authority. The City shall maintain, preserve and operate the Authority in accordance with the Act, the Resolution and the Plan.

Section 5.05. Modification of the Resolution and the Plan. The City shall not hereafter modify the Resolution or the Plan in a manner that would reduce the Tax Increments or otherwise impair the pledged security for the Bonds.

Section 5.06. Prompt Deposit. The City shall promptly deposit all Pledged Revenue in accordance with the principles hereof.

Section 5.07. Protective Covenants. The following covenants are subject to compliance by the City with its Charter, applicable law and any action taken by any governmental authority with jurisdiction over the City in the exercise of the police power thereof or the public welfare, which applicable law or action limits or otherwise inhibits the amount of such tax revenues due to the City.

(a) ***Maintenance of Tax Increment Fund***. The City shall maintain the Tax Increment Fund as a fund of the City separate and distinct from all other funds of the City.

(b) ***Deposit of Tax Increments***. Promptly upon collection, the City shall deposit the Tax Increments (less 20% of the Tax Increments originating from municipal sales tax revenues for a portion of the Plan of Development Area and 30% of such increments from another portion of the Plan of Development Area as provided in Grand Junction City Resolution No. 28-83) into the Tax Increment Fund.

(c) ***Collection***. The City shall take all action reasonably necessary and within its power to collect (or cause to be collected) payments of the ad valorem and sales taxes owing from the Plan of Development Area as and when due, or, as applicable, following any delinquency in payment thereof.

Section 5.08. Defense and Further Assurances. The City shall (a) defend the validity and legality of the Ordinance, the Resolution, this Agreement, and the collection of the Tax Increments and any taxes contributing thereto against all claims and proceedings that would diminish or impair the security for or repayment of the Bonds, (b) defend, preserve and protect the pledge of the Pledged Revenue and other collateral pledged hereunder against all claims and demands of all Persons whomsoever, and (c) take all further action as may be necessary or desirable to assure the rights and collateral granted, or intended to be granted, to the Lender hereunder, or as may be reasonably required to carry out the purposes hereof.

Section 5.09. Prejudicial Contracts and Action. The City shall not enter into any contract or agreement, or otherwise take any action, that would impair or diminish, or intend to impair or diminish, the rights and privileges of the Lender.

Section 5.10. Surety Bonds. The City shall ensure that each official of the City having custody of the Pledged Revenue, or responsible for their handling, is fully bonded at all times, which bond shall be conditioned upon the proper application of such money.

Section 5.11. Records.

(a) ***Maintenance***. The City shall maintain, or cause to be maintained, proper books of record and account, showing complete and correct entries of all transactions relating to the Authority and the Plan of Development Area. Such books must be separate and apart from any other books of the City and include monthly records showing (i) the Tax Increments and all other Pledged Revenue, (ii) any accounts into which the same are deposited, and (iii) the expenses of the Authority, including those relating to the Plan of Development Area.

(b) ***Inspection***. The Lender may inspect the books of record and account required by this Section, together with any properties comprising the Plan of Development Area, at all reasonable times.

Section 5.12. Audit. The City shall cause the books and records described in Section 5.11(a) to be audited annually by an independent accountant as soon as practicable after the close of each fiscal year of the City, and shall furnish a copy of the audited financial statements

resulting from such audit by each June 30. Such audited financial statements must be accompanied by an unqualified opinion of the independent accountant.

Section 5.13. Unaudited Annual Financial Statements. The City shall cause the Authority to prepare unaudited, annual financial statements to be provided to the Lender within 45 days after the end of each fiscal year of the City. Such unaudited financial statements must be certified as complete and correct (subject to audit adjustments) by a financial officer of the City.

Section 5.14. Debt Service Coverage Ratio Covenant. The City shall maintain a Debt Service Coverage Ratio equal to or greater than 1.0:1 for each Fiscal Year, to be calculated from the information contained in the audited financial statements to be prepared and delivered in accordance herewith.

Section 5.15. Tax.

(a) ***Exemption***. The City shall comply with the covenants, provisions and procedures of the Code and the Tax Certificate to ensure that interest on the Bonds maintains its exclusion from (i) gross income for federal income tax purposes under Code Section 103; (ii) alternative minimum taxable income as defined in Code Section 55(b)(2) except to the extent that such interest is required to be included in the adjusted current earnings adjustments applicable to corporations under Code Section 56 in calculating corporate alternative minimum taxable income for taxable years of corporations beginning before January 1, 2018; and (iii) Colorado taxable income or Colorado alternative minimum taxable income under present Colorado law.

(b) ***Bank Qualified***. The City (i) represents and warrants that it has not issued any tax-exempt indebtedness in 2026 and, other than the Bonds, has no intention to issue any other tax-exempt indebtedness in 2026; and (ii) designates the Bonds as a "qualified tax-exempt obligation" for purposes of Section 265(b)(3) of the Code. The City covenants not to issue any tax-exempt obligations in any calendar year in an amount which may adversely affect the status of the Bonds as a "qualified tax-exempt obligation" for purposes of Section 265(b)(3) of the Code.

(c) ***Survival***. The covenants contained in this Section will remain in full force and effect until the date on which all obligations of the City in fulfilling such covenants under the Code and Colorado law have been met, notwithstanding the payment in full of the Loan.

ARTICLE VI

ADDITIONAL OBLIGATIONS

Section 6.01. No Senior TIF Indebtedness. The City shall not issue or incur any TIF Indebtedness that is senior in payment to the Bonds or has a lien on the Pledged Revenue that is senior to that of the Lender.

Section 6.02. No Additional Indebtedness – 2026. The City shall not issue or incur any additional indebtedness or obligations in 2026 for or on behalf of the Authority, the interest on which is exempt for federal income tax purposes.

Section 6.03. No Additional TIF Parity Indebtedness. Without the Lender's prior written consent, which may be granted, conditioned or withheld in Lender's sole discretion, the City shall not issue or incur any additional TIF Parity Indebtedness except for TIF Parity Indebtedness payable to the Lender.

Section 6.04. Additional TIF Subordinate Indebtedness. The City may issue or incur additional TIF Subordinate Indebtedness after 2026, but only if the following conditions precedent are satisfied:

(a) There has not occurred an Event of Default that is then continuing.

(b) The City has delivered to the Lender a certificate signed by an authorized officer of the City acceptable to the Lender in form reasonably acceptable to the Lender establishing that the Historical Pro Forma Debt Service Coverage Ratio equals or exceeds 1.0:1 for the most recent Fiscal Year for which audited financial statements have been delivered to the Lender pursuant hereto.

Section 6.05. Indebtedness Other Than From Pledged Revenues. This Agreement does not restrict the City's ability to issue indebtedness in 2027 and beyond that is not payable from the Pledged Revenues.

ARTICLE VII

EVENTS OF DEFAULT AND REMEDIES

Section 7.01. Events of Default. Each of the following is an Event of Default hereunder:

(a) ***Principal or Interest***. Principal or interest on the Bonds is not paid as and when due.

(b) ***Debt Service Coverage Ratio***. The Debt Service Coverage Ratio for any Fiscal Year is less than 1.0:1.

(c) ***Determination of Taxability***. A Determination of Taxability occurs.

(d) ***Bank Qualified***. There is a determination that the Bonds are not a "qualified tax-exempt obligation" for purposes of Section 265(b)(3) of the Code.

(e) ***Representation and Warranty***. Any representation or warranty of the City is materially false as of the date given.

(f) ***Incapable To Perform***. The City is for any reason rendered incapable of fulfilling its obligations hereunder.

(g) ***Default of Any Other Provision***. The City defaults in the performance of its other covenants contained herein and such default continues for 60 days after delivery of written notice from the Lender specifying such default.

(h) ***Default on Other Indebtedness***. There is a default or event of default in any other TIF Indebtedness, whether pari passu or subordinate.

Section 7.02. Remedies. Upon the occurrence and during the continuance of any Event of Default, the Lender, at its option, may exercise the following remedies:

(a) by notice to the City, accelerate the payment of the principal of the Bonds, in which case the principal amount of the Bonds will be immediately due and payable in full; provided, however, such acceleration shall be deemed to be annulled on and after the date that the City has paid all principal and interest on the Bonds that would have otherwise been due and payable through such date if the principal of the Bonds had not previously been accelerated;

(b) without notice to the City or any other Person, set off against the Bond Account or any other account pledged hereunder and held by the Lender as security for the Bonds; or

(c) exercise any other remedy available to the Lender at law or in equity, including mandamus.

Notwithstanding the foregoing, if an Event of Default results from the Determination of Taxability, the Lender's sole remedy will be to charge the Taxable Rate on the outstanding principal balance of the Bonds from the date that interest on the Bonds is deemed taxable to the Lender.

The Lender acknowledges that, in the event the Bonds are accelerated, payment shall be limited to the Pledged Revenue, as and when the same is collected by the City.

Section 7.03. Notice to Lender of Default. The City shall promptly notify the Lender if the City obtains knowledge of the occurrence of any Event of Default or any default that with notice or the passage of time, or both, would become an Event of Default.

Section 7.04. Remedies Cumulative. Except as otherwise set forth herein relating to the Taxable Rate, the rights and remedies of the Lender hereunder are cumulative. No failure of the Lender to insist upon strict performance, or to exercise any available right or remedy will be deemed a waiver to insist upon strict performance or to later exercise any right or remedy.

Section 7.05. Waiver of Setoff, Etc. The City waives, and will not exercise or otherwise enforce, rights of setoff, recoupment, abatement, or reduction or other claims or counterclaims respecting any payment due under any Financing Document, or any other agreement, credit facility or relationship with the Lender, or with any of its affiliates, that it may now or hereafter be accorded under applicable law or otherwise.

ARTICLE VIII

CONDITIONS TO CLOSING

The Lender will not be required to fund the Loan unless each of the following conditions is deemed satisfied or waived by the Lender:

(a) ***Financing Documents***. The Lender will have received duly executed originals or copies, as Lender requires, of all Financing Documents and other instruments applicable to the Loan, in form and content satisfactory to the Lender.

(b) ***Certificates***. The Lender will have received closing certificates of the City and the Authority (i) certifying the Ordinance and resolutions of the Authority approving the Loan and (ii) otherwise in form and content satisfactory to the Lender.

(c) ***Bond Counsel Opinion***. The Lender will have received an opinion letter of Bond Counsel dated the Closing Date and addressed to the Lender, containing customary opinions of Bond Counsel for transaction of the type contemplated hereby and otherwise in form and substance reasonably acceptable to the Lender.

(d) ***No Material Adverse Change***. In the opinion of the Lender, no material adverse change will have occurred with respect to the Pledged Revenue or the City's and Authority's respective business operations, financial condition, or performance, as reflected in the most recent financial statements provided to the Lender or as otherwise known by the Lender.

(e) ***Payment of Costs and Expenses***. All Lender counsel fees and any other fees and expenses incurred by the Lender in conjunction with the making of the Loan will have been paid (or will be approved by the City for payment at Closing from the Loan proceeds), including a $1,000 documentation fee payable to the Lender.

(f) ***Other Certificates and Approvals***. The Lender will have received such other certificates, approvals, filings, opinions and documents as it shall reasonably request.

ARTICLE IX

MISCELLANEOUS

Section 9.01. Reference to the Ordinance. The Ordinance, as attached hereto as Exhibit A, and its provisions are incorporated herewith and made a part of this Agreement.

Section 9.02. Transfer and Participation.

(a) ***Transfer***.

(i) The Bonds must always be registered in the name of one owner and, therefore, may be transferred only in whole and not in part.

(ii) The Bonds may only be transferred to a transferee that is either (A) an affiliate of the Lender ("affiliates" shall mean any entity which, by virtue of majority ownership interest, controls, is controlled by, or under common control with the Lender); or (B) an Accredited Investor.

(iii) The transfer of the Bonds by the Lender to a transferee will constitute the transfer of all rights and obligations of the Lender under the Financing Documents to such transferee.

(iv) Transfers of the Bonds must be consummated by a written instrument of transfer or exchange duly executed by the Lender. Any transferee may surrender the transferred Bonds to the City, together with copies of the duly executed written instrument of transfer or exchange, and the City shall then execute and deliver a new Bond of the same principal amount, and otherwise in the form attached hereto as Exhibit B, to the transferee. The Bonds surrendered pursuant to the terms of this clause will be cancelled by the City upon execution of the replacement Bond.

(b) ***Participations***. To the extent permitted by applicable law, the Lender may sell participations in the Bonds.

Section 9.03. Replacement of a Lost or Damaged Bonds. In the event of loss of or damage to the Bonds, the City, at the expense of the Lender, shall issue a replacement Bond identical to the Bond lost or damaged, upon receipt of an affidavit of the Lender that any Bond has been lost or, if damaged, upon receipt of the damaged Bond. Such expense, which the City may require to be paid in advance, may include the costs of investigation, printing, insurance or indemnity premiums and attorneys' fees. In the event the Bond is lost, the Lender shall also execute and deliver an agreement, in form and substance reasonably satisfactory to the City, to indemnify the City and the Authority from any claims, losses and expenses arising in connection with or related to the lost Bond.

Section 9.04. Reliance. The Lender will be entitled to rely upon any notice, consent, certificate, affidavit, statement, paper, document, writing or other communication given or made by the City under any Financing Document believed by the Lender in good faith to be genuine and to have been signed, sent or made by an authorized representative of the City. In entering this Agreement and the other Financing Documents to which the Lender is a party, the Lender has relied upon the representations, warranties and other information respecting the City, the Authority and the Project contained in the Financing Documents notwithstanding any investigation, analysis or evaluation that the Lender may have made or from time to time may make, and the City consents to such reliance.

Section 9.05. Records of the Lender. The Lender's calculation and recording of the interest rate on the Bonds, the amounts of principal and interest due and payable under the Bonds and the receipt and allocation of payments thereon will be conclusive absent manifest error.

Section 9.06. Amendment. Each and every supplement or amendment to or modification or restatement of this Agreement must be in writing and signed by both the City and the Lender.

Section 9.07. Waiver. Except as may otherwise be set forth herein, each and every waiver of, or consent to any departure from, any representation, warranty or covenant of the City as set forth in this Agreement, including the waiver of any Event of Default, must be in writing and signed by the Lender.

Section 9.08. No Waiver by Action, Etc. Any waiver or consent respecting any representation, warranty, covenant or other term of any Financing Document will be effective only in the specific instance and for the specific purpose for which given and will not, regardless of frequency given, be a further or continuing waiver or consent. The failure or delay of the Lender at any time or times to require performance of, or to exercise its rights or remedies with respect to, any representation, warranty, covenant or other term of any Financing Document will not affect its right at a later time to enforce any such term. No notice to or demand on the City in any case will entitle the City to any other or further notice or demand in the same, similar or other circumstances. The acceptance by the Lender of (a) any partial or late payment will not constitute a satisfaction or waiver of the full amount then due or the resulting Event of Default; or (b) any payment during the continuance of an Event of Default will not constitute a waiver thereof; and the Lender may accept or reject any such payment without affecting any of its respective rights or remedies under any Financing Document or applicable law. An Event of Default will continue until waived in accordance with this Agreement.

Section 9.09. Interpretation. Each party has had the opportunity to review and negotiate the terms and conditions of the Financing Documents and to seek the advice of legal counsel in connection herewith and therewith. Any applicable rule of construction, to the effect that any ambiguities are resolved against the drafting party, will not be used in the interpretation hereof or thereof. Terms and conditions hereof and thereof will be construed fairly as to all parties and not in favor of or against any party, regardless of which party was generally responsible for preparation.

Section 9.10. Governing Law. The Financing Documents are governed by and will be construed in accordance with the laws of the State. To the full extent permitted by applicable law, any action or proceeding seeking to enforce any term of, or based on any right arising out of, the Financing Documents will be brought (or removed to) the courts of the State, City and County of Denver, or, if jurisdiction is proper, in the appropriate federal court for the State, City and County of Denver, and the parties consent to the jurisdiction of such courts (and of the appropriate appellate courts) in any such action or proceeding and waive any objection to venue. Process in any such action or proceeding may be served on any party anywhere in the world and may be accomplished by personal delivery, overnight delivery, or by United States registered mail. TO THE FULL EXTENT PERMITTED UNDER APPLICABLE LAW, EACH PARTY WAIVES ANY RIGHT TO A TRIAL BY JURY IN RESPECT OF ANY LITIGATION (WHETHER AS A CLAIM, COUNTERCLAIM, AFFIRMATIVE DEFENSE OR OTHERWISE) ARISING OUT OF, UNDER, OR IN CONNECTION WITH ANY FINANCING DOCUMENT.

Section 9.11. Severability. In the event that any term of any Financing Document is finally determined to be superseded, invalid, illegal or otherwise unenforceable pursuant to applicable law by a court of competent jurisdiction and venue, that determination will not impair or otherwise affect the validity, legality or enforceability of the remaining terms and conditions of the Financing Documents, which will be enforced as if the unenforceable term were deleted;

provided, however, that the parties will negotiate in good faith to replace such illegal, invalid or unenforceable term with a provision as similar in terms to such illegal, invalid or unenforceable provision as may be possible and be legal, valid and enforceable.

Section 9.12. Counterparts. This Agreement may be signed in counterparts, which together will constitute a complete Agreement. A signature transmitted by facsimile, or as a PDF (or similar file) via electronic mail, will be considered an original for purposes of this Agreement; provided that an original will be later provided upon the reasonable request of any party.

Section 9.13. Time of Essence. Time is of the essence under the Financing Documents.

Section 9.14. Entire Agreement. This Agreement, together with the other Financing Documents, contain the entire agreement of the parties, and supersede all other representations, warranties, agreements, and understandings, oral or otherwise, among the parties, with respect to the matters contained herein and therein.

Section 9.15. Limitation of Damages. The Lender will not be liable to the City for indirect, consequential or special damages arising under a Financing Document, except those damages arising from Lender's willful misconduct, gross negligence, or bad faith.

Section 9.16. Notices. All notices, consents and other communications required or to be given under any Financing Document must be in writing, and given either (a) by certified or registered United States mail, return receipt requested, postage prepaid or (b) by reputable overnight delivery carrier (e.g., FedEx, DHL), with the ability and option to provide verification of delivery, and such option so chosen, at the following addresses or such other addresses as a party may provide in accordance with this Section:

to the City:	City of Grand Junction Grand Junction City Hall 250 North 5th Street Grand Junction, CO 81501 Attention: Financial Operations Manager
to the Authority:	Downtown Development Authority City of Grand Junction, Colorado 437 Colorado Avenue Grand Junction, CO 81501 Attention: Deputy Finance Director
to the Lender:	ANB Bank 3033 East First Avenue Denver, CO 80206 Attention: Community Bank President – Cherry Creek

Any party that is not an addressee of any such notice, consent, and other communication must be copied thereon. Notice will be deemed delivered three days after placement with the United States Postal Service if delivered pursuant to clause (a) and one Business Day after placement with an overnight carrier if delivered pursuant to clause (b). Notwithstanding the

foregoing, periodic statements and reports and informal correspondence may be forwarded by electronic mail and other means as the Lender may permit from time to time.

Section 9.17. Lender Representation. The Lender represents that it is an Accredited Investor.

Section 9.18. Patriot Act Notice. The Lender hereby notifies the City that pursuant to the requirements of the Patriot Act, it is required to obtain, verify and record information that identifies the City, which information includes the name and address of the City and other information that will allow the Lender to identify the City in accordance with the Patriot Act. The City hereby agrees that it shall promptly provide such information upon request by the Lender.

[Remainder of page intentionally left blank]

Each of the undersigned parties have caused this Agreement to be executed as of the date first set forth above by an authorized officer or representative.

CITY OF GRAND JUNCTION, COLORADO,
the City

By _____
Name _____
Title _____

(SEAL)

Attest:

By _____
Name _____
Title _____

ANB BANK, as Lender

By _____
Name _____
Title _____

EXHIBIT A

COPY OF ORDINANCE

[See attached]

EXHIBIT B

FORM OF BONDS

THIS BOND MAY NOT BE TRANSFERRED EXCEPT IN ACCORDANCE WITH THE TERMS AND CONDITIONS AS SET FORTH IN THE HEREIN DEFINED AGREEMENT.

[$2,600,000]
CITY OF GRAND JUNCTION, COLORADO
DOWNTOWN DEVELOPMENT AUTHORITY
TAX INCREMENT REVENUE BONDS
SERIES 2026

Interest Rate	Maturity Date	Issue Date
3.36% Per Annum	[TBD]	[DATE], 2026

REGISTERED OWNER: ANB BANK

PRINCIPAL AMOUNT: _____ DOLLARS

FOR VALUE RECEIVED, **THE CITY OF GRAND JUNCTION, COLORADO** (the "City"), promises to pay to the Registered Owner the principal amount of [$2,600,000], together with interest thereon from the Issue Date, in accordance with the terms of this **CITY OF GRAND JUNCTION, COLORADO DOWNTOWN DEVELOPMENT AUTHORITY**, Tax Increment Revenue Bonds, Series 2026 (this "Bond") and the hereinafter defined Loan Agreement.

This Bond has been issued in accordance with the terms and conditions as set forth in that certain Loan Agreement, dated [DATE], 2026 (as amended, the "Loan Agreement"), by and between the City and the Registered Owner, and pursuant to the authority and approval as set forth in Title 31, Article 25, Part 8, C.R.S., as amended (the "Act"), the Supplemental Public Securities Act, Colorado Revised Statutes, Title 11, Article 57, Part 2, as amended (the "Supplemental Act"), and the City's Ordinance No. [____], adopted by the City Council on [DATE], 2026 (collectively, the "Ordinance"). This Bond constitutes the "Bonds" as referenced in the Loan Agreement.

Capitalized terms used but not defined in this Bond have the respective meanings ascribed to them in the Loan Agreement.

The outstanding principal balance of this Bond will bear interest at the Interest Rate set forth above; provided, however, that this Bond may bear interest at the Taxable Rate upon an Event of Taxability. Interest accruing on this Bond will be computed on the basis of an Actual/360-day count convention.

Accrued and unpaid interest on the Bonds will be due on each Interest Payment Date, being June 15 and December 15 of each year, commencing [DATE], 2026.

The principal of this Bond will be payable in installments on the dates and in the amounts set forth below.

Date	Amount
[TBD]	$[TBD]
[TBD]	[TBD]
[TBD]	[TBD]
[TBD]	[TBD]
[TBD]	[TBD]
[TBD]	[TBD]
[TBD]	[TBD]
[TBD]	[TBD]
[TBD]	[TBD]
[TBD]	[TBD]
[TBD]	[TBD]
[TBD]	[TBD]
[TBD]	[TBD]
[TBD]	[TBD]
[TBD]	[TBD]
[TBD]	[TBD]
[TBD]	[TBD]
[TBD]	[TBD]
[TBD]	[TBD]
[TBD]	[TBD]
[TBD]	[TBD]
[TBD]	[TBD]
[TBD]	[TBD]
[TBD]	[TBD]
[TBD]	[TBD]
[TBD]	[TBD]
[TBD]	[TBD]
[TBD]	[TBD]
[TBD]	[TBD]
[TBD]	[TBD]

The outstanding principal balance of this Bond will be paid on the above referenced Maturity Date, and, to the extent outstanding after the Maturity Date, will be due on demand of the Registered Owner.

The City may prepay this Bond, in whole or in part, on any date, in an amount equal to the sum of (a) the principal amount so prepaid; plus (b) a premium of 1% of the principal amount so prepaid; plus (c) accrued and unpaid interest on the principal amount so prepaid to the date of prepayment; provided, however, on or after [DATE], the City may prepay this Bond, in whole or in part, from its excess cash (and not as a result of any direct or indirect refinancing), without premium.

The principal amount of partial prepayments will be applied to the outstanding principal balance of this Bond in inverse order of the maturity of the installment principal payments (including, if applicable, any balloon interest payment due on the Maturity Date). Partial prepayments will not result in re-amortization of this Bond.

The payment of the principal of, premium, if any, and interest on this Bond will be made to the Registered Owner at its address as set forth in the Registered Owner's payment statement therefor or by such electronic means (e.g., auto-debit or ACH payment) as the Registered Owner may permit or require.

All payments must be made in immediately available funds and lawful money of the United States of America.

If any payment date is not a Business Day, the payment will be due on the next succeeding Business Day and, as applicable, interest will continue to accrue.

This Bond constitutes a pledge of, and an irrevocable first lien (but not an exclusive first lien), on all of the Pledged Revenue. This Bond is equitably and ratably secured by a pledge of and lien on the Pledged Revenue. This Bond, together with the interest accruing thereon shall be payable and collectible solely out of the Pledged Revenue, which is hereby irrevocably so pledged; neither the Registered Owner nor any other registered owner of this Bond may look to any general or other fund of the City or the Authority for the payment of the principal of and interest on the Bond, except the designated special funds and accounts pledged therefor. This Bond shall not constitute an indebtedness nor a debt within the meaning of the Charter or any State constitutional or statutory provision or limitation; nor shall it be considered or held to be a general obligation of the City or the Authority.

Pursuant to Section 11-57-208(1) of the Supplemental Act, a public entity may pledge all or any portion of its revenues to the payment of its securities unless the use of such revenues is restricted by other laws of the State. Pursuant to such authority, together with the authority granted by the 2007 Election, the 2011 Election, and Section 31-25-807(3)(a)(IV)(B) of the Act, the City hereby irrevocably pledges to the repayment of this Bond one hundred percent of the property taxes produced by the levy at the rate fixed each year by or for the City upon the valuation for assessment of taxable property within the boundaries of the Plan of Development Area which is in excess of the valuation for assessment of taxable property within the boundaries of the Plan of Development Area certified as the base amount by the County Assessor pursuant to Sections 31-25-807(3)(a)(IV) and 31-25-807(3)(f) of the Act. Such amounts shall constitute Pledged Revenue for all purposes hereof.

The creation, perfection, enforcement and priority of the Pledged Revenue to secure or pay the Bonds as provided herein shall be governed by Section 11-57-208 of the Supplemental Act, the Ordinance and this Agreement. The Pledged Revenue, as received by or otherwise credited to the City or the Authority, shall immediately be subject to the lien of such pledge without any physical delivery, filing or further act.

Upon the occurrence and during the continuance of an Event of Default, this Bond is subject to acceleration by the Registered Owner, as applicable, but only in accordance with, and subject to the terms of, the Loan Agreement.

Reference is made to the Ordinance and the Loan Agreement and the terms set forth therein relating to this Bond, and such terms are incorporated herewith by reference.

This Bond is issued pursuant to the Supplemental Act. Pursuant to Section 11-57-210 of the Supplemental Act, this recital is and will be conclusive evidence of the validity and the regularity of the issuance of this Bond after its delivery for value.

The City has caused this Bond to be executed in its name and on its behalf by the manual or facsimile signature of the President of the City Council and has further caused its seal to be affixed hereto and the signature of the President of the City Council to be attested.

CITY OF GRAND JUNCTION, COLORADO

By _____
Name _____
Title _____

(SEAL)

Attest:

By _____
Name _____
Title _____

ASSIGNMENT

FOR VALUE RECEIVED the undersigned hereby sells, assigns and transfers unto

_____

_____

(Please print or typewrite name and address of Transferee)
(Tax Identification or Social Security No.)

the within Bond and all rights thereunder, and irrevocably constitutes and appoints _____ as its attorney to transfer the within Bond on the books kept for registration and transfer thereof, with full power of substitution in the premises.

Dated: _____

_____
NOTICE: Signature(s) must be guaranteed by a member firm of the STAMP, SEMP, or MSP signature guaranty medallion program.

Signature Guaranteed:

_____
Signature(s) must be guaranteed by an eligible guarantor.

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. ___

AN ORDINANCE AUTHORIZING THE EXECUTION AND DELIVERY OF A LOAN AGREEMENT BY AND BETWEEN THE CITY AND ANB BANK AND THE ISSUANCE OF DOWNTOWN DEVELOPMENT AUTHORITY TAX-EXEMPT REVENUE BONDS, SERIES 2026 IN CONNECTION THEREWITH FOR THE PURPOSE OF FINANCING CERTAIN PROJECTS WITHIN THE GRAND JUNCTION DOWNTOWN DEVELOPMENT AUTHORITY PLAN AREA; AND PROVIDING FOR OTHER MATTERS RELATED THERETO.

WHEREAS, the City of Grand Junction, Colorado (the "City"), is a duly organized and existing home rule municipality of the State of Colorado (the "State"), created and operating pursuant to Article XX of the Constitution of the State and the home rule charter of the City (the "Charter"); and

WHEREAS, the members of the City Council of the City (the "City Council") have been duly elected or appointed and qualified; and

WHEREAS, the Grand Junction Downtown Development Authority (the "DDA") is a body corporate duly created, organized and authorized pursuant to Title 31, Article 25, Part 8, Colorado Revised Statutes (the "DDA Act"); and

WHEREAS, on December 16, 1981, the City Council approved the Downtown Development Authority Plan of Development (the "Plan"), which provided for the division of incremental property tax revenues and incremental municipal sales tax revenues pursuant to C.R.S. §31-25-807(3) within the boundaries of the DDA (the "DDA District") to provide financial support for the projects and activities set forth in the Plan, and the City Council has approved amendments to the Plan and the boundaries of the DDA District from time to time including most recently by Ordinance No. 4881 adopted on November 6, 2019; and

WHEREAS, at an election held in the City on April 5, 2011 (the "2011 Election"), a majority of the qualified electors within the DDA District authorized the City to issue debt in an amount not to exceed $65,000,000 to finance the projects set forth in the following ballot question (the "2011 Ballot Question"):

SHALL CITY OF GRAND JUNCTION DEBT BE INCREASED NOT TO EXCEED $65,000,000 WITH A REPAYMENT COST OF $72,000,000, WITHOUT RAISING ADDITIONAL TAXES, TO FINANCE STREETS, PARKS, PLAZAS, PARKING FACILITIES, PLAYGROUNDS, CAPITAL FACILITIES, PEDESTRIAN MALLS, RIGHTS-OF-WAY, STRUCTURES, WATERWAYS, BRIDGES, ACCESS ROUTES TO ANY OF THE FOREGOING, DESIGNED FOR USE BY THE PUBLIC GENERALLY OR USED BY ANY PUBLIC AGENCY WITH OR WITHOUT CHARGE; SUCH DEBT TO BE EVIDENCED BY BONDS, LOANS, ADVANCES OR INDEBTEDNESS PROVIDED THAT THE SPECIFIC TERMS OF THE DEBT,

INCLUDING A PROVISION FOR EARLY PREPAYMENT WITH OR WITHOUT A PREMIUM, AND THE PRICE AT WHICH IT WILL BE SOLD SHALL BE DETERMINED BY THE CITY AS NECESSARY AND PRUDENT; SHALL THE PLEDGE OF THE TAX INCREMENT FUND TO SUCH DEBT BE AUTHORIZED FOR A PERIOD NOT TO EXCEED THE MAXIMUM TIME PERMITTED BY LAW?

WHEREAS, the City Council and the DDA Board have determined that there are additional capital improvement projects authorized in the 2011 Ballot Question that shall be undertaken (collectively, the "Projects"); and

WHEREAS, the City Council has determined and now hereby determines that, pursuant to the DDA Act and the Plan, construction, acquisition and installation of the Projects is necessary and in the best interest of the City and furthers the objectives and purposes of the Plan; and

WHEREAS, pursuant to the DDA Act and the 2011 Ballot Question, the City has the power and authority to incur debt for the purpose of financing the costs of development projects to be undertaken by or on behalf of the DDA pursuant to the Plan and to pay such debt from tax increment revenues levied and collected within the DDA District; and

WHEREAS, the Projects are authorized to be financed by the City pursuant to the Plan and the 2011 Ballot Question; and

WHEREAS, in order to finance the Projects, the City requested and ANB Bank (the "Lender") has agreed to make a loan available to the City in the principal amount of not to exceed $2,600,000 (the "Loan") on the terms and conditions set forth in a loan agreement (the "Loan Agreement") by and between the City and the Lender; and

WHEREAS, pursuant to the terms of the Loan Agreement, the City will issue its "City of Grand Junction, Colorado, Downtown Development Authority Tax Increment Revenue Bonds, Series 2026" (the "Bonds") to evidence the Loan; and

WHEREAS, the Loan and the Bonds shall constitute special revenue obligations payable from and secured by the Pledged Revenues (as defined in the Loan Agreement), subject to the limitations set forth in the Loan Agreement, and the Loan and the Bonds will not constitute a general obligation of the City and the full faith and credit of the City will not be pledged to pay the debt service requirements of Loan or the Bonds; and

WHEREAS, Section 11-57-204 of the Supplemental Public Securities Act, constituting Title 11, Article 57, Part 2, C.R.S., as amended (the "Supplemental Act"), provides that a public entity, including the City, may elect in an act of issuance to apply all or any of the provisions of the Supplemental Act; and

WHEREAS, there has been presented to the City Council and is on file at the City offices the form of the Loan Agreement, including the form of the Bonds set forth as Exhibit B to the Loan Agreement; and

WHEREAS, capitalized terms used herein and not otherwise defined have the meanings set forth in the Loan Agreement.

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

Section 1. **Recitals Incorporated; Ratification**. The foregoing recitals are incorporated herein by reference and adopted as findings and determinations of the City Council. All actions heretofore taken (not inconsistent with the provisions of this Ordinance) by the City Council and by the officers, agents or employees of the City Council or the City directed toward the acquisition, construction, installation and redevelopment of the Projects, and the execution and delivery of the Loan Agreement and the Bonds, are hereby ratified, approved, and confirmed.

Section 2. **Finding of Best Interests**. The City Council hereby finds and determines, pursuant to the Constitution, the laws of the State, the Charter and the DDA Act, that adopting this Ordinance, entering into the Loan Agreement and issuing the Bonds in connection therewith, and financing a portion of the costs of the Projects in accordance with the terms of the Loan Agreement and the Bonds are necessary, prudent and in furtherance of the Plan and the 2011 Ballot Question, is in the best interest of the City, and the City Council hereby authorizes and approves the same.

Section 3. **Supplemental Act**. The City Council hereby elects to apply all of the provisions of the Supplemental Act to the Loan Agreement and the Bonds, and in connection therewith the City Council hereby delegates to the City Manager of the City (the "City Manager") or the Chief Financial Officer of the City (the "Chief Financial Officer") the independent authority to make any determination delegable pursuant to the Supplemental Act, in relation to the Loan Agreement and the Bonds and to execute a Sale Certificate setting forth such determinations, subject to the following parameters and restrictions:

A. The net effective interest rate of the Bonds shall not exceed [_____]%, provided that this limitation does not apply to any increase in the interest rate resulting from the occurrence and continuation of a Determination of Taxability or any increase in the interest rate upon the occurrence and continuation of an Event of Default.

B. The principal amount of the Bonds shall not exceed $[2,600,000].

C. The Bonds shall mature no later than [December 1, 2033].

The delegation set forth in this Section shall be effective for one year following the date of adoption of this Ordinance.

Section 4. **Approval of Documents**. The Loan Agreement and the Bonds, in substantially the forms presented to the City Council and on file with the City, are in all respects approved, authorized and confirmed. The President is hereby authorized to execute and deliver the Loan Agreement and the Bonds for and on behalf of the City, in substantially the forms and with substantially the same contents as presented to the City Council, provided that the Loan Agreement and the Bonds may be completed, corrected or revised as deemed necessary by the

parties thereto in order to carry out the purposes of this Ordinance. The execution of the Loan Agreement and the Bonds by the President shall be conclusive evidence of the approval by the City Council of such documents in accordance with the terms hereof and thereof.

Section 5. **Authorization to Execute Collateral Documents**. The City Clerk is hereby authorized and directed to attest all signatures and acts of any official of the City in connection with the matters authorized by this Ordinance and to place the seal of the City on any document authorized and approved by this Ordinance. The President, the City Clerk, the City Manager, the Chief Financial Officer, the City Attorney and other employees, officers and officials of the City are hereby authorized and directed to execute and deliver for and on behalf of the City any and all additional certificates, documents and other papers, and to perform all other acts that they may deem necessary or appropriate in order to implement and carry out the transactions and other matters authorized by this Ordinance. The approval hereby given to the various documents referred to above includes an approval of such additional details therein as may be necessary and appropriate for their completion, deletions therefrom and additions thereto as may be approved by the City Manager or the Chief Financial Officer prior to the execution of the documents. The execution of any instrument by the appropriate officers of the City herein authorized shall be conclusive evidence of the approval by the City of such instrument in accordance with the terms hereof.

Section 6. **Electronic Signatures; Electronic Transactions**. The President, the City Clerk, the City Manager, the Chief Financial Officer, the City Attorney and each other employee or official of the City that is authorized or directed to execute any agreement, document, certificate, instrument or other paper in accordance with this Ordinance (collectively, the "Authorized Documents") is hereby authorized to execute Authorized Documents electronically via facsimile or email signature. Any electronic signature so affixed to any Authorized Document shall carry the full legal force and effect of any original, handwritten signature. This provision is made pursuant to Article 71.3 of Title 24, C.R.S., also known as the Uniform Electronic Transactions Act. It is hereby determined that the transactions described herein may be conducted and related documents may be stored by electronic means. Copies, telecopies, facsimiles, electronic files and other reproductions of original executed documents shall be deemed to be authentic and valid counterparts of such original documents for all purposes, including the filing of any claim, action or suit in the appropriate court of law.

Section 7. **Special and Limited Obligation.** The Loan and the Bonds are special and limited obligations of the City payable solely from the Pledged Revenues as provided in the Loan Agreement and the Bonds. The Loan and the Bonds are not general obligations of the City and the full faith and credit of the City is not pledged to the payment of the Loan or the Bonds. The payment of the Loan and the Bonds is not secured by an encumbrance, mortgage or other pledge of property of the City except for the Pledged Revenues. Neither the City Council nor any persons executing the Loan Agreement or the Bonds shall be liable personally for the Loan, the Bonds, or under any other amount due under the Loan Agreement.

Section 8. **No Recourse against Officers and Agents**. Pursuant to Section 11-57-209 of the Supplemental Act, if a member of the City Council, or any officer or agent of the City acts in good faith, no civil recourse shall be available against such member, officer, or agent for payment of the principal or interest on the Loan or the Bonds. Such recourse shall not be available either directly or indirectly through the City Council or the City, or otherwise, whether by virtue of any constitution, statute, rule of law, enforcement of penalty, or otherwise. By the acceptance of the Loan Agreement and the Bonds and as a part of the consideration of the sale or purchase thereof, any person purchasing or selling the Loan or the Bonds specifically waives any such recourse.

Section 9. **Ordinance Irrepealable**. After the Loan Agreement and the Bonds are executed and delivered, this Ordinance shall be and remain irrepealable, until the Loan and the Bonds and the interest thereon shall have been fully paid, canceled and discharged in accordance therewith.

Section 10. **Limitation of Actions**. Pursuant to Section 11-57-212 of the Supplemental Act, no legal or equitable action brought with respect to any legislative acts or proceedings of the City in connection with the authorization and execution of the Loan Agreement or issuance of the Bonds, including but not limited to the adoption of this Ordinance, shall be commenced more than thirty days after the adoption of this Ordinance.

Section 11. **Governing Law and Venue**. Any documents authorized and/or issued pursuant to the authorization of this Ordinance will be governed by and construed in accordance with the laws of the State of Colorado without regard to choice of law analysis.

Section 12. **Repealer**. All bylaws, orders, resolutions and ordinances of the City, or parts thereof, inconsistent with this Ordinance or with any of the documents hereby approved are hereby repealed to the extent only of such inconsistency. This repealer shall not be construed as reviving any bylaw, order, resolution or ordinance of the City, or part thereof, heretofore repealed.

Section 13. **Severability**. If any section, subsection, paragraph, clause or other provision of this Ordinance for any reason is invalid or unenforceable, the invalidity or unenforceability of such section, subsection, paragraph, clause or other provision shall not affect any of the remaining provisions of this Ordinance, the intent being that the same are severable.

Section 14. **Charter Controls**. Pursuant to Article XX of the State Constitution and the Charter, all State statutes that might otherwise apply in connection with the provisions of this

ordinance are hereby superseded to the extent of any inconsistencies or conflicts between the provisions of this ordinance and the Sale Certificate authorized hereby and such statutes. Any such inconsistency or conflict is intended by the Council and shall be deemed made pursuant to the authority of Article XX of the State Constitution and the Charter.

Section 15. **Safety Clause**. The Council finds and declares that this Ordinance is promulgated and adopted for the public peace, health or safety and this Ordinance bears a rational relation to the legislative object sought to be obtained.

Section 16. **Disposition of Ordinance**. This Ordinance, as adopted by the City Council, shall be numbered and recorded by the City Clerk in the official records of the City. The adoption and publication shall be authenticated by the signatures of the President or President Pro Tem, and City Clerk, and by the certificate of publication.

Section 17. **Effective Date**. This Ordinance shall be in full force and effect 30 days after publication following final passage.

[*The remainder of this page intentionally left blank*]

INTRODUCED, PASSED ON FIRST READING, APPROVED AND ORDERED PUBLISHED IN PAMPHLET FORM THIS ____ DAY OF _____, 2026.

CITY OF GRAND JUNCTION, COLORADO

_____
Laurel Lutz (Cole), President of the City Council

Attest:

_____
Selestina Sandoval, City Clerk

INTRODUCED, PASSED ON SECOND READING, APPROVED AND ORDERED PUBLISHED IN PAMPHLET FORM THIS _____ DAY OF _____, 2026.

CITY OF GRAND JUNCTION, COLORADO

_____
Laurel Lutz (Cole), President of the City Council

Attest:

_____
Selestina Sandoval, City Clerk

STATE OF COLORADO)
)
COUNTY OF MESA) SS.
)
CITY OF GRAND JUNCTION)

I, Selestina Sandoval, the City Clerk of the City of Grand Junction, Colorado (the "City") and Clerk to the City Council of the City (the "City Council"), do hereby certify that:

1. The foregoing pages are a true, correct and complete copy of an ordinance (the "Ordinance") which was introduced, passed on first reading and ordered published in pamphlet form by the City Council at a regular meeting thereof held on [_____ __, 2026] and was duly adopted and ordered published in pamphlet form by the City Council at a regular meeting thereof held [_____ __, 2026], which Ordinance has not been revoked, rescinded or repealed and is in full force and effect on the date hereof.

2. The Ordinance was duly moved and seconded and the Ordinance was passed on first reading at the meeting of [_____ __, 2026], an affirmative vote of a majority of the members of the City Council as follows:

City Councilmember	Voting "Aye"	Voting "Nay"	Absent	Abstaining
Laurel Lutz (Cole), President				
Ben Van Dyke, President Pro Tem				
Cody Kennedy, District A				
Jason Nguyen, District B				
Anna Stout, District C				
Robert Ballard, District E				
Scott Beilfuss, District at Large				

3. The Ordinance was duly moved and seconded, and the Ordinance was finally passed on second reading at the meeting of [_____ __, 2026], by an affirmative vote of a majority of the members of the City Council as follows:

City Councilmember	Voting "Aye"	Voting "Nay"	Absent	Abstaining
Laurel Lutz (Cole), President				
Ben Van Dyke, President Pro Tem				
Cody Kennedy, District A				
Jason Nguyen, District B				
Anna Stout, District C				
Robert Ballard, District E				
Scott Beilfuss, District at Large				

4. The members of the City Council were present at such meetings and voted on the passage of such Ordinance as set forth above.

5. The Ordinance was approved and authenticated by the signature of the President of the City Council, sealed with the City seal, attested by the City Clerk, and recorded in the minutes of the City Council.

6. There are no bylaws, rules or regulations of the City Council which might prohibit the adoption of said Ordinance.

7. Notices of the meetings of [_____ __, 2026], and [_____ __, 2026], in the forms attached hereto as Exhibit A were posted by the City Clerk at City Hall and otherwise in accordance with law.

8. The Ordinance was published in pamphlet form in The Daily Sentinel, a daily newspaper of general circulation in the City, on [_____ __, 2026], and [_____ __, 2026], as required by the City Charter. Notice of the hearing on the Ordinance was published on _____. True and correct copies of the affidavits of publication are attached hereto as Exhibit B.

[Signature Page Follows]

WITNESS my hand and the seal of the City affixed this ___ day of August, 2026.

_____

City Clerk and Clerk to the City Council

(SEAL)

[*Signature Page to Certificate Regarding Ordinance*]

EXHIBIT A

(Attach Notices of Meetings of [_____ __, 2026] and [_____ __, 2026])

EXHIBIT B

(Attach Affidavits of Publication)