To access the Agenda and Backup Materials electronically, go to the City of Grand Junction Website. To participate or watch the meeting virtually register for the GoToWebinar.

GRAND JUNCTION CITY COUNCIL
MONDAY, OCTOBER 26, 2026
WORKSHOP, 4:00 PM
FIRE DEPARTMENT TRAINING ROOM
625 UTE AVENUE

1. Discussion Topics

Continuation of 2027 City Manager's Proposed Budget

2. City Council Communication

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

3. Next Workshop Topics

4. Other Business

a. Visit Grand Junction Interview Team Discuss Appointment Selections

b. Planning Commission Interview Team Discuss Appointment Selections

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What is the purpose of a Workshop?

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

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

Individuals wishing to provide input about Workshop topics can:

1. Send input by emailing a City Council member (Council email addresses) or call one or more members of City Council (970-244-1504)

2. Provide information to the City Manager's Office (johnnym@gjcity.org) for dissemination to the City Council. If your information is submitted prior to 3 p.m. on the date of the Workshop, copies will be provided to Council that evening. Information provided after 3 p.m. will be disseminated the next business day.

3. Attend a Regular Council Meeting (generally held the 1st and 3rd Wednesdays of each month at 5:30 p.m. at City Hall) and provide comments during "Public Comments."

Grand Junction City Council

Workshop Session

Item #

Meeting Date:	October 26, 2026
Presented By:	Mike Bennett, City Manager, Jay Valentine, Chief Financial Officer
Department:	City Manager's Office
Submitted By:	Jay Valentine

Information

SUBJECT:

Continuation of 2027 City Manager's Proposed Budget

EXECUTIVE SUMMARY:

The purpose of this workshop item is to continue with presenting to City Council the recommended balanced 2027 Annual Budget, focusing on Internal Service, Enterprise and Capital funds.

BACKGROUND OR DETAILED INFORMATION:

The 2027 budget was developed in a significantly more constrained financial environment than in recent years, requiring meaningful adjustments to address the structural imbalance between recurring revenues and expenditures. As discussed during the previous budget workshops, staff has developed a recommended balanced budget that prioritizes core municipal services while seeking to maintain the City's long-term financial stability.

During the October 5 workshop, City Council reviewed the recommended 2027 budget, with an emphasis on the General Fund and the strategies used to achieve a balanced budget. This workshop will continue the review of the recommended budget, focusing on Internal Service, Enterprise, and Capital funds. Staff will discuss the financial outlook, significant budget considerations, and planned capital investments associated with these funds.

Staff will also provide updates on refinements made to the recommended budget since the previous workshop and address any outstanding questions from City Council. Additionally, the workshop will include a discussion of proposed contributions to outside agencies and organizations.

This workshop provides City Council with an opportunity to complete its review of the

major components of the recommended 2027 Annual Budget and provide additional direction to staff before the budget is brought forward for formal consideration and adoption.

FISCAL IMPACT:

There is no direct financial impact associated with the workshop discussion itself. However, the recommended 2027 Annual Budget establishes the proposed financial plan for City operations, capital investments, personnel, and other expenditures for the upcoming fiscal year.

Final fiscal impacts will be established through City Council's subsequent consideration and adoption of the 2027 Annual Budget and associated appropriations.

SUGGESTED ACTION:

This item is for discussion and direction to staff regarding the recommended 2027 Annual Budget.

Attachments

1. 2027 Recommended Capital Descriptions
2. 10-26-26 - 10 Year Capital Plan 2027-2036
3. 2027 Rates and Fees_
4. 10-5-26 Workshop Follow-up

2027 Recommended Capital
Project Descriptions by Fund by Department
October 26, 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 ½ 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.

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. This $1,000,000 will be used for the pre-construction and architectural phase of the project. With construction of an estimated $33 million facility in 2027. This project is planned to be funded with proceeds from the issuance of Certificates of Deposit.

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 Parkland.

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. This project is funded by CTF.

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 1/2 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 - $1,100,000** 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.

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. **2025-2034 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. **Phase 2 Wastewater Treatment Plant Expansion - $ 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 Workshop
October 26, 2026

		Working	Working	Working	Working	Working	Working	Working	Working	Working	Working	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 Accquisition - 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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		Working	Working	Working	Working	Working	Working	Working	Working	Working	Working	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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		Working	Working	Working	Working	Working	Working	Working	Working	Working	Working	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

CITY OF Grand Junction COLORADO

10 Year Recommended Capital Plan By Fund, By Department
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		Working	Working	Working	Working	Working	Working	Working	Working	Working	Working	Five Year Total	Ten Year Total
		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 - CTF	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)**

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		Working	Working	Working	Working	Working	Working	Working	Working	Working	Working	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													
192	**207 Transportation Capacity Fund**												
193	**REVENUE**												
194	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
195	Direct Interest Earnings	32,083	-	-	-	-	-	-	-	-	-	32,083	32,083
196	Interest Revenue	561,765	-	-	-	-	-	-	-	-	-	561,765	561,765
197	**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**
198													
199	**EXPENSE**												
200	Arbitrage Tax Return Consulting Work for TCP 2nd Round.	3,000.00	-	-	-	-	-	-	-	-	-	3,000.00	3,000.00
201	**Total Ongoing Expenses**	**3,000.00**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**3,000.00**	**3,000.00**
202	**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**
203													
204	**PROJECT SPECIFIC REVENUES**												
205	**Grants, Contributions and Reimbursements:**	**500,000**	**-**	**-**	**-**	**-**	**-**	**-**	**150,000**	**-**	**-**	**500,000**	**650,000**
206	Broadway at Reed Mesa Left Hand Turn Lane;Development Impact Fees	-	-	-	-	-	-	-	150,000	-	-	-	150,000
207	Persigo Agreement Contributions - B 1/2 Road, 29 Road to 29 1/2 Road	500,000	-	-	-	-	-	-	-	-	-	500,000	500,000
208	**Project Specific Revenues**	**$ 500,000**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 150,000**	**$ -**	**$ -**	**$ 500,000**	**$ 650,000**
209	**Total Revenue for Projects**	**$ 3,727,375**	**$ 2,636,527**	**$ 2,636,527**	**$ 2,636,527**	**$ 2,636,527**	**$ 2,636,527**	**$ 2,636,527**	**$ 2,786,527**	**$ 2,636,527**	**$ -**	**$ 14,273,483**	**$ 24,969,591**
210	**PROJECT EXPENSES**												
211	**175 - Engineering and Transportation - Capital**	**8,135,000**	**9,750,000**	**1,900,000**	**4,402,000**	**4,600,000**	**55,957,000**	**44,544,000**	**25,356,000**	**40,000,000**	**-**	**29,487,000**	**259,644,000**
212	24 1/2 Road, Patterson to G 1/4 Road	250,000	3,200,000	-	-	-	-	7,000,000	-	-	-	3,450,000	10,450,000
213	B 1/2 Road, 29 Road to 29 1/2 Road	5,815,000	-	-	-	-	-	-	-	-	-	5,815,000	5,815,000
214	Broadway at Reed Mesa Left Hand Turn Lane	-	-	-	-	-	-	-	450,000	-	-	-	450,000
215	F 1/2 Parkway, 23 3/4 to 24 Road (Mesa Trails)	-	-	-	-	-	200,000	3,000,000	-	-	-	-	3,200,000
216	24 Road and Riverside Parkway Interchange	200,000	-	-	2,200,000		-	-	-	-	-	2,400,000	2,400,000
217	Riverside Parkway at 9th Street Turn Lane	120,000	-	-	-	-	-	-	-	-	-	120,000	120,000
218	26 1/2 Road, Horizon Drive to Summerhill Way	1,750,000	6,500,000		-	-	-	-	-	-	-	8,250,000	8,250,000
219	Patterson Road Access Control Plan Implementation	-	50,000	-	50,000	-	50,000	-	50,000	-	-	100,000	200,000
220	29 Road (F Rd to G Rd) Phase 1					5,000,000	-	-	-	-	-	5,000,000	5,000,000
221	I-70/29 Road Interchange Phase 2	-	-	-	-	-	-	-	70,000,000	-	-	-	70,000,000
222	Riverside Parkway - Turn Lane for Sugar Beet Development	-	-	-	-	120,000	-	-	-	-	-	120,000	120,000
223	28 1/4 Road Extension from North Avenue to I70B	-	-	-	-	-	4,300,000	-	-	-	-	-	4,300,000
224	Community Lane Project (Vanover Property)	-	-	-	-		-	-	-	2,000,000	-	-	2,000,000
225	Redlands 360 Development Redlands Parkway/South Camp Rd	-	-	-	-		2,500,000	-	-	-	-	-	2,500,000
226	Westside Industrial - 22 Road RR Xing (RR Revenue & CDOT HSIP)	-	-	-	-	180,000	960,000	3,860,000	-	-	-	180,000	5,000,000
227	25 1/2 Road Right Turn Lane	-	-	-	300,000	-	-	-	-	-	-	300,000	300,000
228	23 Road (I-70B to I-70)	-	-	-	-	-	-	-	-	6,000,000	-	-	6,000,000
229	23 Road I-70 Bike/Pedestrian Bridge	-	-	-	-	-	-	-	3,000,000	-	-	-	3,000,000
230	24 Road I-70 Bike/Pedestrian Underpass	-	-	-	-	-	3,000,000	-	-	-	-	-	3,000,000
231	25 Road (F 1/2 Rd to G 3/8 Rd)	-	-	-	-	-	-	3,115,000	-	-	-	-	3,115,000
232	25 Road Widening (I-70 B to Patterson)	-	-	-	-	-	-	-	-	12,000,000	-	-	12,000,000
233	26 Road (Patterson to H Road)	-	-	-	-	-	-	-	-	10,000,000	-	-	10,000,000
234	27 Road (Horizon Dr to H Road)	-	-	-	-	-	-	-	4,720,000	-	-	-	4,720,000
235	27 Road I-70 Bike/Pedestrian Bridge	-	-	-	-	-	-	3,000,000	-	-	-	-	3,000,000
236	27 1/2 Road (Hwy 50 to Unaweep Ave)	-	-	-	-	-	-	-	1,807,000	-	-	-	1,807,000
237	27 1/2 Intersection Improvements (B 1/2 & Unaweep)	-	-	-	-	-	-	-	900,000	-	-	-	900,000
238	29 1/2 Road (F Rd to G Rd)	-	-	-	-	-	5,000,000	-	-	-	-	-	5,000,000
239	31 Road N/O Orchard along Lewis Wash	-	-	-	-	-	200,000	-	-	-	-	-	200,000
240	B 1/2 Road (Hwy 50 to 29 1/4 Road)	-	-	-	-	-	-	3,920,000	-	-	-	-	3,920,000
241	Broadway and Redlands Parkway Roundabout Capacity Expansion	-	-	-	-	-	2,500,000	-	-	-	-	-	2,500,000
242	Broadway and Ridges Blvd Intersection Improvements	-	-	-	-	-	264,000	4,500,000	-	-	-	-	4,764,000
243	Redlands Parkway Capacity Expansion (Broadway to 24 Road)	-	-	-	-	-	12,000,000	-	-	-	-	-	12,000,000
244	Broadway Capacity Improvements (Redlands)	-	-	-	-	-	15,600,000	-	-	-	-	-	15,600,000
245	D Road (29 Road to 32 Road)	-	-	-	-	-	-	-	9,589,000	-	-	-	9,589,000
246	D Road & 30 Road Intersection	-	-	-	-	-	-	-	760,000	-	-	-	760,000
247	D Road & 31 Road Intersection	-	-	-	-	-	-	-	760,000	-	-	-	760,000
248	D 1/2 Road and 30 Road Intersection	-	-	-	-	-	-	-	760,000	-	-	-	760,000

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		Working	Working	Working	Working	Working	Working	Working	Working	Working	Working	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		
249	E Road (29 Road to 30 Road)	-	-	-	-	-	-	-	2,560,000	-	-	-	2,560,000
250	F 1/2 Road, (29 1/2 Road to Broken Spoke)	-	-	-	-	-	1,200,000	-	-	-	-	-	1,200,000
251	F 1/2 Road (Matchett Park to 29 Road)	-	-	-	-	-	4,383,000	-	-	-	-	-	4,383,000
252	F 1/2 Road and 30 Road Intersection Improvements	-	-	-	-	-	-	450,000	-	-	-	-	450,000
253	F 1/4 Road Multimodal Improvements (24 1/2 Road to 25 Road)	-	-	-	-	-	-	260,000	-	-	-	-	260,000
254	F 1/2 Road (30 Road to Persigo Boundary)	-	-	-	-	-	5,500,000	-	-	-	-	-	5,500,000
255	G Road and 23 1/2 Rd Intersection Improvements	-	-	-	1,500,000	-	-	-	-	-	-	1,500,000	1,500,000
256	G Road and 26 Rd Intersection Improvements	-	-	1,900,000	352,000	-	-	-	-	-	-	2,252,000	2,252,000
257	G Road and 27 Road Intersection	-	-	-	-	-	1,400,000	-	-	-	-	-	1,400,000
258	G Road Corridor Improvements (23 to 23 1/2; 24 1/2 to Horizon Drive)	-	-	-	-	-	-	11,464,000	-	-	-	-	11,464,000
259	South Broadway	-	-	-	-	-	-	3,975,000	-	-	-	-	3,975,000
260	Riverside Parkway at Winters/Las Colonias Dr Intersection	-	-	-	-	-	1,200,000	-	-	-	-	-	1,200,000
261	**Total Transportation Capacity Fund Expenses**	**$ 8,135,000**	**$ 9,750,000**	**$ 1,900,000**	**$ 4,402,000**	**$ 5,300,000**	**$ 60,257,000**	**$ 44,544,000**	**$ 95,356,000**	**$ 30,000,000**	**-**	**$ 29,487,000**	**$ 259,644,000**
262													
263	**NET REVENUE (EXPENSE)**	**$ (4,407,625)**	**$ (7,113,473)**	**$ 736,527**	**$ (1,765,473)**	**$ (2,663,473)**	**$ (57,620,473)**	**$ (41,907,473)**	**$ (57,569,473)**	**$ (27,363,473)**	**-**	**$ (15,213,517)**	**$ (199,674,409)**
264	**BEGINNING FUND BALANCE**	**$ 17,133,150**	**$ 12,725,525**	**$ 5,612,052**	**$ 6,348,579**	**$ 4,583,106**	**$ 1,919,633**	**$ (55,700,840)**	**$ (97,608,313)**	**$ (155,177,786)**	**$ (182,541,259)**	**$ 17,133,150**	**$ 17,133,150**
265	**ENDING FUND BALANCE**	**$ 12,725,525**	**$ 5,612,052**	**$ 6,348,579**	**$ 4,583,106**	**$ 1,919,633**	**$ (55,700,840)**	**$ (97,608,313)**	**$ (155,177,786)**	**$ (182,541,259)**	**$ (182,541,259)**	**$ 1,919,633**	**$ (182,541,259)**

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		Working	Working	Working	Working	Working	Working	Working	Working	Working	Working	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		
266													
267	**202 - Storm Drainage Development Fund**												
268	**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**
269	Riverside Parkway at 7th Street Drainage Improvements	-	-	-	-	250,000	-	-	-	-	-	250,000	250,000
270	Drainage System Improvements	22,000	23,150	24,300	25,500	26,800	28,150	29,500	31,000	-	-	121,750	210,400
271	Buthorn Drain Capacity Improvements (25.5 Rd to 26 Rd)	-	-	-	-	-	900,000	-	-	-	-	-	900,000
272	28 1/4 Road Storm Drain	50,000	-	500,000	-	-	-	-	-	-	-	550,000	550,000
273	Orchard Mesa Basin Master Plan	100,000	-	-	-	-	-	-	-	-	-	100,000	100,000
274	**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**
275													
276	**301 - Water Fund**												
277	**Utilities - Capital**	**8,192,580**	**7,300,000**	**4,219,437**	**3,400,000**	**1,711,971**	**1,760,330**	**1,810,140**	**1,850,000**	**-**	**-**	**24,823,988**	**30,244,458**
278	Gunnison River Infrastructure	500,000	-	-	500,000	-	-	-	-	-	-	1,000,000	1,000,000
279	Kannah Creek Water System Improvements	-	-	-	1,000,000	-	-	-	-	-	-	1,000,000	1,000,000
280	Lead Water Line Replacements	100,000	100,000	100,000	-	-	-	-	-	-	-	300,000	300,000
281	Ranch Improvements/Sustainable Agriculture	200,000	-	-	-	-	-	-	-	-	-	200,000	200,000
282	Water Rights Infrastructure Development	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	-	-	500,000	800,000
283	Juniata Enlarged Ditch Piping	1,492,580	3,000,000	-	-	-	-	-	-	-	-	4,492,580	4,492,580
284	Juniata Reservoir Outlet Seepage Repair	2,300,000	-	-	-	-	-	-	-	-	-	2,300,000	2,300,000
285	28 Rd to Cindy Ann Waterline Parse 46 (2026)	-	200,000	-	-	-	-	-	-	-	-	200,000	200,000
286	9th-17th N of Orchard Waterline	300,000	900,000	900,000	-	-	-	-	-	-	-	2,100,000	2,100,000
287	Colorado Ave 9th-12th Street Waterline	-	200,000	-	-	-	-	-	-	-	-	200,000	200,000
288	CDOT I-70B Waterline 6th-9th St	700,000	-	-	-	-	-	-	-	-	-	700,000	700,000
289	Chipeta Ave Waterline 12th-15th Street	-	-	250,000	-	-	-	-	-	-	-	250,000	250,000
290	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
291	Kannah Creek Flowline, Whitewater Creek to Whitewater Hill	100,000	2,000,000	-	-	-	-	-	-	-	-	2,100,000	2,100,000
292	Kannah Creek Flowline, Reeder Mesa to Whitewater Creek	-	100,000	2,500,000	-	-	-	-	-	-	-	2,600,000	2,600,000
293	Clymer Way and 5th Street Bridge Area Waterline Replacement (2027)	850,000	-	-	-	-	-	-	-	-	-	850,000	850,000
294	Juniata Reservoir Dam Raise Project Design	1,100,000	-	-	-	-	-	-	-	-	-	1,100,000	1,100,000
295	**Total Water Fund Expenses**	**$ 8,192,580**	**$ 7,300,000**	**$ 4,219,437**	**$ 3,400,000**	**$ 1,711,971**	**$ 1,760,330**	**$ 1,810,140**	**$ 1,850,000**	**-**	**-**	**$ 24,823,988**	**$ 30,244,458**
296													
297	**309 - Irrigation Fund**												
298	**Utilities - Capital**	**350,000**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**350,000**	**350,000**
299	C1083 - Ridges Primary Pump MCC Replacement	350,000	-	-	-	-	-	-	-	-	-	350,000	350,000
300	**Total Irrigation Fund Expenses**	**$ 350,000**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**$ 350,000**	**$ 350,000**
301													
302	**401 - Information Technology Fund**												
303	**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**
304	Storage Replacements	-	70,000	-	-	-	-	-	-	-	-	70,000	70,000
305	Document Records Management System replacement.	250,000	100,000	-	-	-	-	-	-	-	-	350,000	350,000
306	Infrastructure Replacements	200,000	370,000	840,000	321,000	343,470	367,513	343,470	343,470	-	-	2,074,470	3,128,923
307	Switch Replacements	-	-	-	-	-	200,000	-	240,000	-	-	-	440,000
308	**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**
309													
310	**402 - Equipment Fund**												
311	**General Services - Capital**	**4,866,118**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**4,866,118**	**4,866,118**
312	2025-2034 Fleet Replacement	4,866,118	-	-	-	-	-	-	-	-	-	4,866,118	4,866,118
313	**Total Equipment Fund Expenses**	**$ 4,866,118**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**$ 4,866,118**	**$ 4,866,118**
314													
315	**405 - Communications Center Fund**												
316	**Police - Capital**	**1,000,000**	**2,065,000**	**2,400,000**	**4,500,000**	**-**	**250,000**	**-**	**-**	**250,000**	**-**	**9,965,000**	**10,465,000**
317	Microwave Replacements at Radio Sites	-	-	-	1,500,000	-	-	-	-	-	-	1,500,000	1,500,000
318	Tower Site Upgrades	-	-	250,000	-	-	250,000	-	-	250,000	-	250,000	750,000
319	Comm Center Workstation/Furniture Replacement	1,000,000	-	-	-	-	-	-	-	-	-	1,000,000	1,000,000
320	Back Up Comm Center / Training Center	-	-	-	1,000,000	-	-	-	-	-	-	1,000,000	1,000,000
321	Motorola GTR 8000 Radio Site Transmitters Replacements Project	-	2,000,000	2,000,000	2,000,000	-	-	-	-	-	-	6,000,000	6,000,000
322	Planned Radio Site Upgrades (Gateway, switches, etc.)	-	-	150,000	-	-	-	-	-	-	-	150,000	150,000
323	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 Workshop
October 26, 2026

		Working	Working	Working	Working	Working	Working	Working	Working	Working	Working	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		
324	**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**
325													
326	**406 - Facilities Management Fund**												
327	**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**
328	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
329	Public Safe Water Heater Replacement	30,000	-	-	-	-	-	-	-	-	-	30,000	30,000
330	Public Safety 90 Ton RTU 1 Replacement	395,000	-	-	-	-	-	-	-	-	-	395,000	395,000
331	City Hall Court Yard Concrete Bench Replacement	30,000	-	-	-	-	-	-	-	-	-	30,000	30,000
332	Fire Station 5 RTU replacement (3 ton)	63,000	-	-	-	-	-	-	-	-	-	63,000	63,000
333	Commercial 400 MBH and 200 MBH Gas Water Heater Replacement located in the Lincoln Park Stadium Towers	86,000	-	-	-	-	-	-	-	-	-	86,000	86,000
334	L.P. Towers Evaporative Cooloer Replacement (4 coolers)	45,250	-	-	-	-	-	-	-	-	-	45,250	45,250
335	Stadium Locker Room & Clubhouse Water Heater Replacements	80,500	-	-	-	-	-	-	-	-	-	80,500	80,500
336	Stadium Locker Room 10 ton RTU Replacement	44,000	-	-	-	-	-	-	-	-	-	44,000	44,000
337	Make Up Air w/ Evaporative Cooling Replacement	152,810	-	-	-	-	-	-	-	-	-	152,810	152,810
338	Fire Station 2 Gas Water Heater Replacements	39,650	-	-	-	-	-	-	-	-	-	39,650	39,650
339	City Hall Gas Fired Hot Water Heater Replacement	28,000	-	-	-	-	-	-	-	-	-	28,000	28,000
340	Evaporative Cooler Replacement and cooler relocation, multiple facilities.	26,000	-	-	-	-	-	-	-	-	-	26,000	26,000
341	Heat Pump Replacements Multiple Buildings	33,000	-	-	-	-	-	-	-	-	-	33,000	33,000
342	Card Access for Fire Station 2 and 5	50,000	-	-	-	-	-	-	-	-	-	50,000	50,000
343	Locks and Panic Bar Replacements (Multiple Facilities)	30,000	-	-	-	-	-	-	-	-	-	30,000	30,000
344	Roof Replacement Tiara Rado Golf	75,500	-	-	-	-	-	-	-	-	-	75,500	75,500
345	Trane HVAC Automation Controls Upgrade	50,000	-	-	-	-	-	-	-	-	-	50,000	50,000
346	Reserve Pumps, Motors and High Lead Time HVAC Equipment crucial to CRC operations.	170,000	-	-	-	-	-	-	-	-	-	170,000	170,000
347	**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**
348													
349	**Joint Sewer System Operations Fund**												
350	**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**
351	Lift Station Elimination/Rehabilitation	5,287,795	5,000,000	-	-	-	-	-	-	-	-	10,287,795	10,287,795
352	OM River Syphon	1,000,000	-	-	-	-	-	-	-	-	-	1,000,000	1,000,000
353	Grand Valley Byproducts Lift Station Replacement	4,000,000	-	-	-	-	-	-	-	-	-	4,000,000	4,000,000
354	El Poso Lift Station Replacement	205,000	-	-	-	-	-	-	-	-	-	205,000	205,000
355	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
356	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
357	Capacity OM-1	-	-	-	1,220,000	13,850,000	-	-	-	-	-	15,070,000	15,070,000
358													
359	Capacity OM-3	-	-	-	-	-	-	-	360,000	4,090,000	-	-	4,450,000
360	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
361	Phase 2 Wastewater Treatment Plant Expansion	20,300,000	17,665,000	35,585,000	18,930,000	-	-	-	-	-	-	92,480,000	92,480,000
362	WWTP Admin Building	12,000,000	4,000,000	-	-	-	-	-	-	-	-	16,000,000	16,000,000
363	Phase 3 Wastewater Treatment Plant Expansion	-	-	-	-	-	-	-	-	3,800,000	-	-	3,800,000
364	Property Acquisiton	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
365	**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**

Monthly Water Rates							
City Service Area	**2026 Adopted**	**2027 Proposed**	**Amount Change**	**% Change**		**2027 Proposed Drought Rates Tier 1***	**2027 Proposed Drought Rates Tier 2***
Availability Charge – 3/4-inch and less	$ 16.75	$ 20.77	$ 4.02	24.0%		No Increase	No Increase
Availability Charge – 1 inch	$ 24.13	$ 29.92	$ 5.79	24.0%		No Increase	No Increase
Availability Charge – 1.5 inch	$ 42.57	$ 52.79	$ 10.22	24.0%		No Increase	No Increase
Availability Charge – 2 inches	$ 64.72	$ 80.25	$ 15.53	24.0%		No Increase	No Increase
Availability Charge – 3 inches	$ 116.37	$ 144.30	$ 27.93	24.0%		No Increase	No Increase
Availability Charge – 4 inches	$ 190.17	$ 235.81	$ 45.64	24.0%		No Increase	No Increase
Availability Charge – 6 inches	$ 374.66	$ 464.58	$ 89.92	24.0%		No Increase	No Increase
Availability Charge – 8 inches	$ 596.05	$ 739.10	$ 143.05	24.0%		No Increase	No Increase
Availability Charge – Multi-Unit per DU	$ 12.56	$ 15.57	$ 3.01	24.0%		No Increase	No Increase
Minimum Charge (Up to 2,000 Gallons)	$ 6.04	$ 7.50	$ 1.46	24.0%		No Increase	No Increase
2,001 – 10,000 Gallons (per 1,000)	$ 4.60	$ 5.15	$ 0.55	12.0%		$ 15.45	$ 15.45
10,001 - 20,000 Gallons (per 1,000)	$ 5.75	$ 6.44	$ 0.69	12.0%		$ 19.32	$ 32.20
> 20,000 Gallons (per 1,000)	$ 6.90	$ 7.73	$ 0.83	12.0%		$ 23.19	$ 38.65
Kannah Creek Service Area							
Availability Charge – 3/4-inch and less	$ 16.75	$ 18.76	$ 2.01	12.0%		No Increase	No Increase
Availability Charge – Multi-Unit per DU	$ 12.56	$ 14.07	$ 1.51	12.0%		No Increase	No Increase
Capital Surcharge – 3/4-inch and less	$ 59.25	$ 61.60	$ 2.35	4.0%		No Increase	No Increase
Capital Surcharge – Multi-Unit per DU	$ 44.44	$ 46.20	$ 1.76	4.0%		No Increase	No Increase
Minimum Charge (Up to 2,000 gallons)	$ 6.04	$ 6.76	$ 0.72	12.0%		No Increase	No Increase
2,001 – 10,000 Gallons (per 1,000)	$ 4.60	$ 5.15	$ 0.55	12.0%		$ 15.45	$ 15.45
10,001 – 20,000 Gallons (per 1,000)	$ 5.75	$ 6.44	$ 0.69	12.0%		$ 19.32	$ 32.20
> 20,000 Gallons (per 1,000)	$ 6.90	$ 7.73	$ 0.83	12.0%		$ 23.19	$ 38.65
Bulk Water (Fill Stations)							
Per 1,000 Gallons – In City	$ 11.78	$ 13.19	$ 1.41	12.0%		$ 39.57	$ 65.95
Per 1,000 Gallons – Kannah Creek	$ 12.42	$ 13.91	$ 1.49	12.0%		$ 41.73	$ 69.55
Raw Water (Irrigation)							
Per 1,000 Gallons	$ 2.00	$ 2.24	$ 0.24	12.0%		$ 6.72	$ 11.20

*Drought Rates: No increase to availability charges or usage up to 2,000 gallons; Tier 1: 3x proposed 2027 rates for bulk water and use above 2,000 gallons; Tier 2: 3x proposed rates for 2,001–10,000 gallons and 5x for bulk water and usage above 10,000 gallons. Drought rates may be implemented according to the City's 2026 Drought Response Plan.

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

Water Meter Fees								
	2026 Adopted			2027 Proposed			Total Connection Fee Change	% Change
Water Meter Size	Tap Fee	Plant Investment Fee	Total Connection Fee	Tap Fee	Plant Investment Fee	Total Connection Fee		
3/4 x 5/8	$ 799.25	$ 5,018.00	$ 5,817.25	$ 828.03	$ 5,198.65	$ 6,026.68	$ 209.43	3.6%
1	$ 999.07	$ 6,901.00	$ 7,900.07	$ 1,035.03	$ 7,149.44	$ 8,184.47	$ 284.40	3.6%
1.5	$ 2,340.68	$ 15,681.00	$ 18,021.68	$ 2,424.94	$ 16,245.52	$ 18,670.46	$ 648.78	3.6%
2	$ 3,311.20	$ 28,852.00	$ 32,163.20	$ 3,430.40	$ 29,890.67	$ 33,321.07	$ 1,157.88	3.6%
3	$ 7,849.83	$ 50,178.00	$ 58,027.83	$ 8,132.42	$ 51,984.41	$ 60,116.83	$ 2,089.00	3.6%
4	$14,672.04	$ 91,575.00	$ 106,247.04	$ 15,200.24	$ 94,871.70	$110,071.94	$ 3,824.90	3.6%
6	$22,664.61	$ 156,806.00	$ 179,470.61	$ 23,480.53	$162,451.02	$185,931.55	$ 6,460.94	3.6%
Kannah Creek			$ 8,712.50			$ 9,026.15	$ 313.65	3.6%

Ridges Irrigation Rates				
	2026 Adopted	2027 Proposed	Amount Change	% Change
Multi-Family (billed Individually)	$ 18.36	$ 19.46	$ 1.10	6.0%
Single Family Residence	$ 25.65	$ 27.19	$ 1.54	6.0%
Multi-Family Duplex	$ 36.72	$ 38.92	$ 2.20	6.0%
2 Taps	$ 50.21	$ 53.22	$ 3.01	6.0%
Multi-Family 5-plex	$ 91.79	$ 97.29	$ 5.50	6.0%
Multi-Family 6-plex	$ 110.14	$ 116.75	$ 6.61	6.0%
Multi-Family 7-plex	$ 128.50	$ 136.21	$ 7.71	6.0%
Multi-Family 12-plex	$ 220.28	$ 233.50	$ 13.22	6.0%
Multi-Family 19-plex	$ 348.78	$ 369.71	$ 20.93	6.0%
Multi-Family 22-plex	$ 403.85	$ 428.08	$ 24.23	6.0%
Multi-Family 40-plex	$ 734.28	$ 778.34	$ 44.06	6.0%
Parks	$ 653.61	$ 692.82	$ 39.21	6.0%
Golf Course	$ 12,797.84	$ 13,565.71	$ 767.87	6.0%
Ridges Irrigation Fees				
	2026 Adopted	2027 Proposed	Amount Change	% Change
Irrigation Tap Fee	$ 308.42	$ 319.53	$ 11.11	3.6%

Wastewater Rates				
Sewer System	2026 Adopted	2027 Proposed	Amount Change	% Change
Monthly Service Charge	$ 30.89	$ 34.60	$ 3.71	12.0%
Wastewater Fees				

	2026 Adopted	2027 Proposed	Amount Change	% Change
Sewer Plant Investment Fee per EQU	$ 6,544.00	$ 6,779.58	$ 235.58	3.6%
Trunk Line Extension Fee				
Developer				
1 unit/acre	$ 1,492.74	$ 1,546.48	$ 53.74	3.6%
>1-3 units/acre	$ 1,330.88	$ 1,378.79	$ 47.91	3.6%
>3-5.5 units/acre	$ 985.36	$ 1,020.83	$ 35.47	3.6%
>5.5 - 12 units/acre	$ 684.17	$ 708.80	$ 24.63	3.6%
12+ units/acre	$ 456.11	$ 472.53	$ 16.42	3.6%
Builder				
1 unit/acre	$ 3,481.94	$ 3,607.29	$ 125.35	3.6%
>1-3 units/acre	$ 2,982.17	$ 3,089.53	$ 107.36	3.6%
>3-5.5 units/acre	$ 1,989.21	$ 2,060.82	$ 71.61	3.6%
>5.5 - 12 units/acre	$ 1,367.58	$ 1,416.81	$ 49.23	3.6%
12+ units/acre	$ 911.72	$ 944.54	$ 32.82	3.6%

Industrial Pretreatment Rates				
	2026 Adopted	**2027 Proposed**	**Amount Change**	**% Change**
Monthly Charge per EQU	$ 30.89	$ 34.60	$ 3.71	12.0%
Industrial Pretreatment Surcharges				
BOD Surcharge per pound	$ 0.69	$ 0.77	$ 0.08	12.0%
TSS Surcharge per pound	$ 0.70	$ 0.78	$ 0.08	12.0%
Excess Flow Surcharge per 1000 Gal	$ 6.81	$ 7.63	$ 0.82	12.0%
Septage Disposal per 1000 Gal	$ 120.00	$ 134.40	$ 14.40	12.0%
Grease Trap Interceptor per 1000 Gal	$ 105.00	$ 117.60	$ 12.60	12.0%
Accelerated cleaning charges are for non-compliant food service establishments. BOD/TSS and the current EQU rate are used to establish monthly costs. The surcharge is used to recoup costs for additional line cleanings and treating higher than normal BOD/TSS. Accelerated Cleaning uses the formula above.				

Graywater Control Program Permit Fees				
	2026 Adopted	**2027 Proposed**	**Amount Change**	**% Change**
Category A – Single Family, outdoor subsurface irrigation	$ 50.00	$ 50.00	$ 0.00	0.0%
Category B – Non-Single Family, subsurface irrigation	$ 100.00	$ 100.00	$ 0.00	0.0%
Category C – Single Family, indoor and outdoor	$ 200.00	$ 200.00	$ 0.00	0.0%
Category D – Non-Single Family, indoor and outdoor	$ 400.00	$ 400.00	$ 0.00	0.0%

Administrative Fees				
	2026 Adopted	**2027 Proposed**	**Amount Change**	**% Change**
Delinquent Tag Fee	$ 5.00	$ 5.00	$ -	0.0%
Disconnect Fee	$ 40.00	$ 40.00	$ -	0.0%
Web Payment Return Fee	$ 10.95	$ 10.95	$ -	0.0%
Return Check Charge	$ 20.00	$ 20.00	$ -	0.0%
Title Company Cancelation Fee	$ 50.00	$ 50.00	$ -	0.0%
Water Meter Lock-Off Fee	$ 50.00	$ 50.00	$ -	0.0%
After-Hours Service Call	$ 50.00	$ 50.00	$ -	0.0%

New Account Setup	$ 15.00	$ 15.00	$ -	0.0%
Paper Bill Fee	$ 1.00	$ 1.00	$ -	0.0%

Solid Waste Rates				
Automated Monthly Container Prices	**2026 Adopted**	**2027 Proposed**	**Amount Change**	**% Change**
1 - 64 Gallon Container	$ 18.00	$ 18.00	$ 0.00	0.0%
2 - 64 Gallon Container	$ 32.00	$ 32.00	$ 0.00	0.0%
1 - 96 Gallon Container	$ 26.00	$ 26.00	$ 0.00	0.0%
2 - 96 Gallon Container	$ 49.00	$ 49.00	$ 0.00	0.0%
1 – 64, 1-96 Gallon Container	$ 40.00	$ 40.00	$ 0.00	0.0%
Solid Waste and Recycle Rates - Includes Dual Stream				
Automated Monthly Container Prices	**2026 Adopted**	**2027 Proposed**	**Amount Change**	**% Change**
1 - 48 Gallon Container	$ 16.00	$ 14.00	$ (2.00)	(12.5%)
1 - 64 Gallon Container	$ 18.00	$ 18.00	$ 0.00	0.0%
1 - 96 Gallon Container	$ 26.00	$ 26.00	$ 0.00	0.0%
Yard Waste Collection (Seasonal)				
Automated Monthly Container Prices	**2026 Adopted**	**2027 Proposed**	**Amount Change**	
1 - 96 Gallon Container	$ 0.00	$ 16.00	$ 16.00	
Commercial Monthly Dumpster Rates (Solid Waste)				
Monthly Container Prices	**2026 Adopted**	**2027 Proposed**	**Amount Change**	**% Change**
1-2 Cubic Yard (Serviced 1 per Week)	$ 97.00	$ 97.00	$ 0.00	0.0%
1-3 Cubic Yard (Serviced 1 per Week)	$ 125.00	$ 125.00	$ 0.00	0.0%
1-4 Cubic Yard (Serviced 1 per Week)	$ 136.00	$ 136.00	$ 0.00	0.0%
1-6 Cubic Yard (Serviced 1 per Week)	$ 158.00	$ 158.00	$ 0.00	0.0%
1-8 Cubic Yard (Serviced 1 per Week)	$ 188.00	$ 188.00	$ 0.00	0.0%
Commercial Monthly Dumpster Rates (Recycle - Cardboard)				
Monthly Container Prices	**2026 Adopted**	**2027 Proposed**	**Amount Change**	**% Change**
1-2 Cubic Yard (Serviced 1 per Week)	$ 65.00	$ 65.00	$ 0.00	0.0%
1-4 Cubic Yard (Serviced 1 per Week)	$ 127.00	$ 127.00	$ 0.00	0.0%
1-6 Cubic Yard (Serviced 1 per Week)	$ 140.00	$ 140.00	$ 0.00	0.0%
1-8 Cubic Yard (Serviced 1 per Week)	$ 185.00	$ 185.00	$ 0.00	0.0%

Parking Rates				
	2026 Adopted	**2027 Proposed**	**Amount Change**	**% Change**
2 Hour Meters	$ 1.30	$ 1.30	$ 0.00	0.0%
4 Hour Meters	$ 1.20	$ 1.20	$ 0.00	0.0%
10 Hour Meters (rate 1)	$ 0.50	$ 0.50	$ 0.00	0.0%
10 Hour Meters (rate 2)	$ 0.50	$ 0.50	$ 0.00	0.0%
10 Hour Permits (per month)	$ 50.00	$ 50.00	$ 0.00	0.0%
Garage Covered Parking (per month)	$ 80.00	$ 80.00	$ 0.00	0.0%
Garage Uncovered Parking (per month)	$ 55.00	$ 55.00	$ 0.00	0.0%

Parking Fines

	2026 Adopted	2026 Current Deadline	2027 Proposed	2027 Proposed Deadline	Amount Change	% Change
Expired Meter	$ 25.00	1-14 days = $25 15-29 days =$45 30+ Days = $100	$ 25.00	1-14 days = $25 15-29 days =$45 30+ Days = $100	$ -	0.0%
Illegal Parking	$ 25.00	1-14 days = $25 15-29 days =$45 30+ Days = $100	$ 25.00	1-14 days = $25 15-29 days =$45 30+ Days = $100	$ -	0.0%
Handicap Parking Violation	$ 150.00	1-29 days = $150 30+ Days = $200	$ 150.00	1-29 days = $150 30+ Days = $200	$ -	0.0%

Boot Warrant				
	2026 Adopted	2027 Proposed	Amount Change	% Change
Boot Warrant Fee	$ 50.00	$ 100.00	$ 50.00	100%

Golf Grand Junction - Season Pass Rates				
Pass Type	2026 Adopted	2027 Proposed	Amount Change	% Change
Birdie Pass (Golf Pass)	$ 500.00	$ 500.00	$ 0.00	0.0%
Eagle Pass (Golf and Cart Pass)	$ 800.00	$ 800.00	$ 0.00	0.0%
Lincoln Park Annual Pass (Golf)	$ 2,500.00	Removed	N/A	N/A
Lincoln Park Public Rates				
Lincoln Park Golf Course	2026 Adopted	2027 Proposed	Amount Change	% Change
Daily				
9 Holes	$ 12.00	$ 18.00	$ 6.00	50.0%
Cart (9)	$ 13.00	$ 14.00	$ 1.00	7.7%
18 Holes	$ 24.00	$ 30.00	$ 6.00	25.0%
Cart (18)	$ 18.00	$ 20.00	$ 2.00	11.1%
Non-Resident				
9 Holes	$ 20.00	$ 25.00	$ 5.00	25.0%
Cart (9)	$ 13.00	$ 14.00	$ 1.00	7.7%
18 Holes	$ 35.00	$ 40.00	$ 5.00	14.3%
Cart (18)	$ 18.00	$ 20.00	$ 2.00	11.1%
Tiara Rado Public Rates				
Tiara Rado Golf Course	2026 Adopted	2027 Proposed	Amount Change	% Change
Weekday				
9 Holes	$ 32.00	$ 34.00	$ 2.00	6.3%
Cart (9)	$ 13.00	$ 14.00	$ 1.00	7.7%
18 Holes	$ 48.00	$ 50.00	$ 2.00	4.2%
Cart (18)	$ 18.00	$ 20.00	$ 2.00	11.1%
Weekend				
9 Holes	$ 36.00	$ 38.00	$ 2.00	5.6%
Cart (9)	$ 13.00	$ 14.00	$ 1.00	7.7%
18 Holes	$ 52.00	$ 54.00	$ 2.00	3.8%

Cart (18)	$ 18.00	$ 20.00	$ 2.00	11.1%
Non-Resident				
9 Holes	$ 42.00	$ 44.00	$ 2.00	4.8%
Cart (9)	$ 13.00	$ 14.00	$ 1.00	7.7%
18 Holes	$ 65.00	$ 66.00	$ 1.00	1.5%
Cart (18)	$ 18.00	$ 20.00	$ 2.00	11.1%
Lincoln Park - Season Pass Rates				
Lincoln Park Golf Course	**2026 Adopted**	**2027 Proposed**	**Amount Change**	**% Change**
Daily				
9 Holes	$ 9.00	$ 9.00	$ 0.00	0.0%
Cart - 9 Holes (Eagle Pass Only)	$ 7.00	$ 7.00	$ 0.00	0.0%
18 Holes	$ 15.00	$ 15.00	$ 0.00	0.0%
Cart - 18 Holes (Eagle Pass Only)	$ 10.00	$ 10.00	$ 0.00	0.0%
Tiara Rado - Season Pass Rates				
Tiara Rado Golf Course	**2026 Adopted**	**2027 Proposed**	**Amount Change**	**% Change**
Weekday				
9 Holes	$ 19.00	$ 20.00	$ 1.00	5.3%
Cart - 9 Holes (Eagle Pass Only)	$ 7.00	$ 7.00	$ 0.00	0.0%
18 Holes	$ 25.00	$ 25.00	$ 0.00	0.0%
Cart - 18 Holes (Eagle Pass Only)	$ 10.00	$ 10.00	$ 0.00	0.0%
Weekend				
9 Holes	$ 20.00	$ 21.00	$ 1.00	5.0%
Cart - 9 Holes (Eagle Pass Only)	$ 7.00	$ 7.00	$ 0.00	0.0%
18 Holes	$ 26.00	$ 26.00	$ 0.00	0.0%
Cart - 18 Holes (Eagle Pass Only)	$ 10.00	$ 10.00	$ 0.00	0.0%

The following provides follow-up information on questions raised at the Oct. 5 budget workshop, including the proposed 2027 rate increases and the impact of ending the affordable housing incentive fee backfill.

Proposed 2027 rate increases — A household using 3,000 gallons of water a month, with single-family sewer and a 64-gallon trash cart, would pay $86.02 a month in 2027, up $9.74 (12.8%) from $76.28.

Monthly bill, 3,000 gallons	2026	2027 proposed	Change
Water (3/4-inch meter)	$27.39	$33.42	+$6.03
Sewer (single-family home)	$30.89	$34.60	+$3.71
Trash (64-gallon cart)	$18.00	$18.00	$0.00
Total	**$76.28**	**$86.02**	**+$9.74**

City water — Base charges (availability and minimum) would rise 24%, and usage rates 12%. The 2025 Water Rate Study set a new structure for 2026: an availability fee by meter size, a minimum charge for the first 2,000 gallons and tiered usage rates. Even at those higher rates, summer 2026 water sales revenue was about 9% below 2025 because customers used less water. Raising base charges faster puts more of the revenue the system needs on charges that do not swing with usage. The proposed base charges are close to the levels of the city's consultant (Raftelis) projected for 2028; moving them up one year keeps planned operations and capital projects on schedule instead of deferring them.

Monthly water use	2026	2027 proposed	Change
3,000 gallons	$27.39	$33.42	+$6.03 (22%)
8,000 gallons	$50.39	$59.18	+$8.79 (17%)
20,000 gallons	$117.09	$133.88	+$16.79 (14%)

Low-use customers see the largest percentage increase, but the tiered structure stays, so using less water still lowers a bill. At 3,000 gallons, the proposed $33.42 compares with Ute Water at $28.00 and Clifton Water at $37.25 (2026 rates) and Palisade at $64.15 (2027). Drought rates remain a contingency only.

Sewer and Kannah Creek water — Both follow the 2025 rate studies. Persigo sewer rises 12%, from $30.89 to $34.60 a month for a single-family home, and industrial pretreatment, septage and grease fees rise the same 12%. Kannah Creek base rates rise 12% and its capital surcharge 4%.

Ridges irrigation and connection fees — Ridges irrigation rises 6%; the planned Motor Control Center replacement may affect future rates. Water tap and Persigo plant investment fees rise 3.6% with the ENR Construction Cost Index (2.5% in 2026), reflecting construction costs rather than any change in service or method.

Other City services — Solid waste rates will not increase in 2027, and the monthly rate for the 48-gallon cart drops from $16 to $14 to align with its cost of service. Following a successful pilot program, seasonal yard waste collection will be fully implemented in 2027. The optional service will be available April through October at a cost of $16 per month, charged only to participating

households. Recycling will be free under Colorado's producer responsibility program, and parking fees do not change. Golf greens fees will increase $5 per round to help offset the rising costs of operating and maintaining the City's golf courses.

Right-of-way permits — Communication boring projects would pay a new $0.50 per linear foot of boring for permits issued on or after Jan. 1, 2027, in addition to the $60 right-of-way permit application fee, which does not change. Boring projects vary widely in length, and the per-foot fee ties the charge to the staff time spent administering and inspecting them. The proposed rate is comparable to what other communities charge. It does not include a street impact or degradation fee. No right-of-way permits will be issued Dec. 18 through 31 while the City updates its permit and billing systems.

Development CCTV inspections — Beginning in 2027, Utilities will move closed-circuit television (CCTV) inspections of new sewer lines from City crews to qualified third-party contractors. These inspections are required before the City accepts new infrastructure. The City has performed them at no charge, including re-inspections. However, its two CCTV vans and crew are also needed for system maintenance, capital projects and emergency response, so development inspections can wait a week or longer. Under the preferred hybrid approach, developers can hire their own qualified contractor or ask the City to arrange one, with the contractor's cost passed through to the developer. Either way, developers can schedule inspections and re-inspections on their own timeline instead of waiting for City crews, which will speed up the acceptance process. The City keeps review and acceptance authority. Staff will develop inspection standards, coordinate with the development community, and return to Council if a fee structure is needed.

Affordable housing incentive fee backfill — Ending the backfill would leave $1,366,601 in 2026 and $732,603 in 2027 of waived water and sewer fees unreimbursed. Today, the General Fund reimburses the Water and Sewer funds for City water and sewer fees waived for qualifying affordable housing projects. Without the backfill, those funds absorb the waived fees, and the budgeted backfill stays in General Fund balance. The new units will also add water and sewer customers, providing ongoing rate revenue to those funds over time.

Year	Budgeted	Revised	City Water	Sewer
2026	$1,602,243	$1,366,601	$381,993	$951,842
2027	$977,677	$732,603	$284,478	$448,125
Total	**$2,579,920**	**$2,099,204**	**$666,471**	**$1,399,967**

Affordable Housing Incentive Fee Backfill by Project

Budgeted and revised City water and sewer fee backfill, as of Oct. 9, 2026.

2026

Project	Budgeted	Revised	City Water	Sewer	Note
CDBG	$218,410	$0	$0	$0	No AHI fee backfill planned
Rural Homes	$570,816	$570,816	$288,720	$282,096	Funding agreement approved Sept. 16
Habitat for Humanity	$89,262	$72,030	$0	$39,264	
9th Path (Aspect on 7th)	$723,755	$723,755	$93,273	$630,482	Agreement pending; expected to carry forward to 2027
2026 total	**$1,602,243**	**$1,366,601**	**$381,993**	**$951,842**	

2027

Project	Budgeted	Revised	City Water	Sewer	Note
CDBG	$218,372	$0	$0	$0	No AHI fee backfill planned
Aspect on 7th supplement	$131,855	$131,855	$4,129	$127,726	Fee increases since original request
Vertikal	$307,050	$282,714	$131,933	$150,781	21 of 46 homes qualify (Res. 62-25)
HRWC	$320,400	$318,034	$148,416	$169,618	24 homes
2027 total	**$977,677**	**$732,603**	**$284,478**	**$448,125**	