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CITY COUNCIL AGENDA
WEDNESDAY, NOVEMBER 18, 2026
250 NORTH 5TH STREET - AUDITORIUM
5:30 PM – REGULAR MEETING

Call to Order, Pledge of Allegiance, Moment of Silence

Presentations

Downtown Grand Junction Business Improvement District's 2027 Operating Plan and Budget

Horizon Drive Business Improvement District's 2027 Operating Plan and Budget

Appointments

Appointments to the Downtown Development Authority/Downtown Business Improvement District

Public Comments

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

The public has four options to provide Public Comments: 1) in person during the meeting, 2) virtually during the meeting (registration required), 3) via phone by leaving a message at 970-244-1504 until noon on Wednesday, November 18, 2026 or 4) submitting comments online until noon on Wednesday, November 18, 2026 by completing this form. Please reference the agenda item and all comments will be forwarded to City Council.

City Manager Report

Boards and Commission Liaison Reports

CONSENT AGENDA

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

1. Approval of Minutes

a. Minutes of the November 4, 2026 Regular Meeting

2. Set Public Hearings

a. Quasi-judicial

i. Consider a request by Davenport and Company and Anthony Properties, LLC, for a Comprehensive Plan Amendment for approximately 14.88 acres from Residential Medium to Mixed Use located at 2911 D 1/2 Road (Tax ID #: 2943-173-00-268) and a parcel containing no address. Per deed for the property, it was previously addressed as 2913 D 1/2 Road, Grand Junction, CO 81504. The parcel of land abuts 2911 D 1/2 Rd on the west, abuts 29 1/4 Rd on the east, which was dedicated on the Girardi Subdivision plat, abuts 2925 D 1/2 Rd on the north, and abuts both 420 29 Rd and 2926 D Rd on the south (Tax ID #:2943-173-00-094)

ii. Introduction of an Ordinance Zoning the 2911 D 1/2 Road Annexation to MU-2 (Mixed-Use Light Commercial), located at 2911 D 1/2 Road (Tax ID #: 2943-173-00-268) and a Parcel Containing No Address. Per Deed for the Property, it was previously addressed as 2913 D 1/2 Road, Grand Junction, CO 81504. The parcel of land abuts 2911 D 1/2 Road on the west, abuts 29 1/4 Road on the east, which was dedicated on the Girardi Subdivision plat, abuts 2925 D 1/2 Rd on the north, and abuts both 420 29 Road and 2926 D Road on the south (Tax ID #:2943-173-00-094), and Setting a Public Hearing for December 16, 2026.

b. Legislative

i. Introduction of an Ordinance for Supplemental Appropriation Regarding Solid Waste, Golf, and Parking and Setting Public Hearing for December 2, 2026

3. Resolutions

a. Resolutions Levying Taxes for the Year 2026 in the City of Grand Junction, Colorado and the Downtown Development Authority

b. A Resolution Adopting Rates, Fees, and Charges Effective January 1, 2027

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

d. A Resolution Authorizing a Colorado Water Plan Grant Application for the Juniata Reservoir Storage Enlargement Design, Committing City Matching Funds, and Authorizing a Matching-Funds Commitment Letter

e. Resolution Supporting the Grant Application for a Department of Local Affairs (DOLA) Energy Impact Assistance Fund Grant (EIAF) for design costs related to the Grand Junction Police Annex Facility

REGULAR AGENDA

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

4. Public Hearings

a. Legislative

i. Presentation, Second Reading, and Public Hearing of the Appropriation Ordinance for the 2027 Budget

ii. An Ordinance Amending Figure 04.04-1 in Section § 21.04.040(e)(2)(i)(E) of the Zoning and Development Code (Title 21 of the Grand Junction Municipal Code) Regarding the Prohibition of Restaurant and Retail Drive-Through Uses Within a Specified Area

5. Agreements

a. Operator Agreement for the Material Recovery Facility

6. Resolutions (not public hearings)

a. A Resolution Waiving City Water and Sewer Plant Investment Fees for Eligible Affordable Housing Units and Establishing That Development-Related Fees Waived Under City Policy or Exempt Under State Law Shall Not Be Backfilled

7. Non-Scheduled Comments

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

8. Other Business

9. Adjournment

Grand Junction City Council

Regular Session

Item #

Meeting Date: November 18, 2026

Presented By: Brandon Stam, DDA Executive Director

Department: Downtown GJ Business Improvement District

Submitted By: Brandon Stam, DDA Executive Director

Information

SUBJECT:

Downtown Grand Junction Business Improvement District's 2027 Operating Plan and Budget

RECOMMENDATION:

The DGJBID Board has reviewed and approved the 2027 Operating Plan and Budget and recommends City Council approval.

EXECUTIVE SUMMARY:

Annually, the Downtown Grand Junction Business Improvement District (DGJBID) is required to file an operating plan and budget with the City Clerk by September 30. The City Council then approves or disapproves the plan and budget. The total DGJBID budget for 2027 is $448,799.

BACKGROUND OR DETAILED INFORMATION:

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

FISCAL IMPACT:

The City makes an annual Payment In Lieu of Tax (PILT) to the BID. In 2026 the City paid $15,269 to the BID; that amount remains unchanged in the City's 2027 budget.

SUGGESTED MOTION:

I move to (approve/not approve) the Downtown Grand Junction Business Improvement District's 2027 Operating Plan and Budget.

Attachments

1. Downtown Business Improvement District 2027 Line Item Budget
2. 2027 BID Operating Plan

CITY OF Grand Junction COLORADO

2027 Adopted Budget
By Department, By Fund, By Account Classification
November 18, 2026

Line Item Ref #	By Department / By Fund / By Classification	2024 Actual	2025 Actual	2026 Adopted	2026 Actual YTD	2026 Amended	2027 Adopted
1	**Downtown Development Authority**						
2	**701 - Downtown Business Improvement District Fund**	**$ 30,264**	**$ 24,851**	**$ 12,754**	**$ 100,724**	**$ 12,754**	**$ 17,510**
3	**Revenue**	**$ 466,897**	**$ 439,643**	**$ 448,403**	**$ 415,131**	**$ 448,403**	**$ 466,309**
4	Charges for Services	5,244	5,152	5,600	5,898	5,600	5,600
5	License and Permits	160,625	50,772	64,000	37,449	64,000	64,000
6	Special Assessments	203,189	211,440	221,235	216,410	221,235	232,297
7	Contributions	80,844	157,769	150,269	145,019	150,269	150,269
8	Other Revenue	9,733	5,728	6,300	3,370	6,300	6,300
9	Interest Revenue	7,262	8,782	999	6,985	999	7,843
10	**Expenses**	**$ 436,633**	**$ 414,792**	**$ 435,649**	**$ 314,407**	**$ 435,649**	**$ 448,799**
11	Labor and Benefits	187,698	166,986	196,619	154,364	196,619	213,519
12	Employment Taxes	11,832	10,006	11,378	8,982	11,378	11,850
13	Health, Dental, Vision Insurance	8,467	10,265	10,978	9,986	10,978	16,322
14	Health Programs	540	3,971	5,780	7,050	5,781	6,805
15	Other Insurance	904	672	953	716	952	999
16	Other Compensation	1,125	-	1,327	-	1,327	4,414
17	Overtime	51	-	-	-	-	-
18	Part-Time Wages	30,481	15,868	15,300	9,991	15,300	15,300
19	Regular Wages	125,855	116,863	140,845	109,310	140,845	147,426
20	Retirement	7,551	8,211	9,090	7,652	9,090	9,437
21	Workers Compensation Insurance	892	1,130	968	677	968	966
22	Operating	248,935	247,806	239,030	160,043	239,030	235,280
23	Charges and Fees	9,944	8,191	10,100	8,030	10,100	9,700
24	Contract Services	121,876	119,867	118,630	57,662	118,630	116,630
25	Equipment	-	5,507	-	400	-	-
26	Fuel	-	58	100	31	100	100
27	Grants and Contributions	90,441	91,838	90,500	81,233	90,500	90,500
28	Operating Costs	9,480	6,558	8,200	4,744	8,200	6,850
29	Professional Development	15,479	14,140	9,700	6,969	9,700	9,700
30	Utilities	1,715	1,647	1,800	974	1,800	1,800

Downtown Business Improvement District

2027 Budget Presentation

Overview

By the Numbers

GRAND JUNCTION CREATES

rediscover DOWNTOWN GRAND JUNCTION

BID's Primary Purpose

to organize, promote, and manage public events in the district and to market and promote activity in the Downtown commercial corridors.

District Boundaries

District Boundaries

- Spans approx. 40 blocks
- ~600 Property owners & businesses

- River & Rail District properties included

Downtown Business Improvement District

2027 Budget Presentation

Overview

By the Numbers

GRAND JUNCTION CREATES

rediscover DOWNTOWN GRAND JUNCTION

By the Numbers

2026 Projected

2027 Proposed

2015-2027 Revenue + Expenses

Fund Balance

Questions?

2026 Projected Budget

Revenue $448,403

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

Expenses $438,149

Personnel $196,619 | Event Production $90,000 | Advertising $92,530
Contract Services $27,600 | Dues/License/Fees $20,800
Operating $10,600

2027 Proposed Budget

Revenue $459,464

Special Assessment $232,796 | Sponsorships $95,000
DDA Contribution $40,000 | Vendor Fees $44,000 | City PILT $15,269
Misc. $12,899 | Outdoor Dining leases $20,000

Expenses $445,926

Personnel $211,646 | Event Production $90,000 | Advertising $90,280
Contract Services $24,600 | Dues/License/Fees $20,150
Operating $9,250

2016 - 2027 Revenue & Expense Chart

Fund Balance Summary

Questions?

Downtown Business Improvement District

2027 Budget Presentation

Overview

By the Numbers

GRAND JUNCTION CREATES

rediscover DOWNTOWN GRAND JUNCTION

Grand Junction City Council

Regular Session

Item #

Meeting Date: November 18, 2026

Presented By: Sandra Zoldowski, HDBID Executive Director

Department: Horizon Drive Association Business Improvement District

Submitted By: Sandra Zoldowski, HDBID Executive Director

Information

SUBJECT:

Horizon Drive Business Improvement District's 2027 Operating Plan and Budget

RECOMMENDATION:

The HDBID Board has reviewed and approved the 2027 Operating Plan and Budget and recommends City Council approval.

EXECUTIVE SUMMARY:

Annually, the Horizon Drive Business Improvement District (HDBID) is required to file an operating plan and budget with the City Clerk by September 30. The City Council then approves or disapproves the plan and budget. The total HDBID budget for 2027 is $311,152 and was approved by the Horizon Drive Business Improvement Board on 9/9/2026.

BACKGROUND OR DETAILED INFORMATION:

In 2004, the City Council created the Horizon Drive Association Business Improvement District, approved the 2005 Operating Plan and Budget and appointed the board. Colorado Revised Statutes require business improvement districts to submit an operating plan and budget each year, and City Council must approve or disapprove them.

FISCAL IMPACT:

There is no direct fiscal impact to the City. In the past, the City has partnered with the HDBID on improvement projects within the district as approved in the City's annual capital budget. There are no partner projects planned for 2027.

SUGGESTED MOTION:

I move to approve the Horizon Drive Business Improvement District's 2027 Operating Plan and Budget.

Attachments

1. Horizon Drive District 2027 budget DOLA
2. Horizon Drive Assn. BID 2027 Operating Plan

HORIZON DRIVE ASSOCIATION BID	2024 Budget	2025 Budget	2026 Budget	2027 Budget
FUND BALANCE - Beg. Year	**357,963**	**362,432**	**355,645**	**446,483**
ESTIMATED REVENUE				
BID's Mil Levy	304,165	186,090	244,740	241,607
Interest	6552	4,977	4,583	4,676
Pass-Thru Crosswalk & Façade Grant				64,869
Pass-Thru Advertising Revenue		5,370		
Pass-Thru Grant Funds				
TOTAL REVENUES	**310,716**	**196,437**	**249,323**	**311,152**
BUDGETED EXPENDITURES				
DISTRICT Services:				
Christmas Light	1600	1,600	1,600	1,600
Maintenance Phase HD Trail Clean-up	11535	12,648	9,755	13,300
Crosswalk LED lights @ I-70	0		32,000	42,000
Events/Sponsorship	0	5,000	6,000	6,000
Façade Grant			1,000	50,000
Weeds/Landscaping			750	2,000
Horizon Drive Trail Start				60,000
Contingency Fund			1,000	22,000
TOTAL DISTRICT Services	**13,135**	**82,847**	**52,105**	**196,900**
GENERAL Operating Expenses:				
Administration				
Accouting	4,635	4,175	2,975	3,075
Audit	1,000	5,000	750	1,005
Insurance	4,505	2,807	2,796	3,003
Legal	1,526	1,875	800	1,620
Payroll Process Fees			970	805
Salary/Wages	69,000	72,256	84,827	88,635
TOTAL Administration	**94,136**	**95,165**	**93,118**	**98,143**
Operations				
Rent & other	10,463	9,041	3,618	9,584
Marketing & Comm.	13,921	16,121	9,644	6,525
Maintenance/repair	100	50		
Miscellaneous Expenses				
TOTAL GENERAL Operating Expense:	**136,512**	**120,377**	**106,380**	**114,252**
CAPITAL Outlay:				
Debt Service				
TOTAL CAPITAL Expense:				
TOTAL EXPENSES	**231,512**	**203,224**	**158,485**	**311,152**
Net Income	**4,648**	**-6,787**	**90,838**	**0**
FUND BALANCE - End Year	**362,432**	**355,645**	**446,483**	**446,483**
Reserve Balance (Yrs of General Operating Expense in Fund Balance - 1.03 MIN)	2.7	3.0	4.2	3.9

HORIZON DRIVE
District
Gateway to Grand Junction

Service & Operating Plan 2027

INTRODUCTION

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

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

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

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

In accordance with the Board's stated objectives, the District adopted the following general Service & Operating Plan for 2027

Ongoing Projects:
- Development of business & community projects
- Security & Facade Grants
- Safety and Public Safety
- District expansion
- Develop the Southwest Loop of the Horizon Drive Trail

2027 GOALS

1. Improve Safety for Public - Continue focus on mitigating pedestrian safety hazards, improve pedestrian connectivity between District businesses, plan for critical growth and necessary safety improvements, as well as enhance overall safety, traffic flow, and efficiency of travel.

2. Improve the District Image and neighborhood identity. The District is the "Gateway to Grand Junction,"® as well as a distinct neighborhood continuing to define its identity. The District is currently developing and implementing a multi-tier strategy to promote its distinct image and develop the unique District neighborhood aesthetic. These objectives are critical to the District as the "front door" to Grand Junction.

3. Enlarge the District – Continue efforts to strategically enlarge the District by voluntary annexation of adjacent parcels and nearby parcels that logically benefit from and fit within the District sphere of influence. Progress towards accomplishing this objective has been enhanced by the substantive and tangible improvements to the District in Phases 1 and 2 that demonstrate benefits to potential stakeholders.

4. Stimulate Economic Development – Encourage development of un-developed parcels, as well as improvements on existing parcels within the District, to enlarge the tax base and economic impact for the benefit of Grand Junction, as a direct result of infrastructure improvements.

SERVICES AND IMPROVEMENTS OFFERED BY THE DISTRICT

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

GOVERNANCE OF THE DISTRICT

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

POWERS OF THE DISTRICT

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

Grand Junction City Council

Regular Session

Item #

Meeting Date: November 18, 2026

Presented By:

Department: City Clerk

Submitted By:

Information

SUBJECT:

Appointments to the Downtown Development Authority/Downtown Business Improvement District

RECOMMENDATION:

EXECUTIVE SUMMARY:

BACKGROUND OR DETAILED INFORMATION:

FISCAL IMPACT:

SUGGESTED MOTION:

Attachments

None

Grand Junction City Council

Regular Session

Item #2.a.i.

Meeting Date: November 18, 2026

Presented By: Kate Kirk, Senior Planner

Department: Community Development

Submitted By: Kate Kirk, Senior Planner

Information

SUBJECT:

Consider a request by Davenport and Company and Anthony Properties, LLC, for a Comprehensive Plan Amendment for approximately 14.88 acres from Residential Medium to Mixed Use located at 2911 D 1/2 Road (Tax ID #: 2943-173-00-268) and a parcel containing no address. Per deed for the property, it was previously addressed as 2913 D 1/2 Road, Grand Junction, CO 81504. The parcel of land abuts 2911 D 1/2 Rd on the west, abuts 29 1/4 Rd on the east, which was dedicated on the Girardi Subdivision plat, abuts 2925 D 1/2 Rd on the north, and abuts both 420 29 Rd and 2926 D Rd on the south (Tax ID #:2943-173-00-094)

RECOMMENDATION:

Staff recommends approval of the Comprehensive Plan Amendment request.

EXECUTIVE SUMMARY:

The applicants, Davenport and Company and Anthony Properties, LLC, are requesting a Comprehensive Plan Amendment for approximately 6.78 acres to change the Future Land Use designation of Tax ID #: 2943-173-00-094 from Residential Medium to Mixed-Use. This amendment would establish a consistent Mixed-Use designation across both properties, aligning the Future Land Use designations to support the anticipated development pattern.

The request is being processed in coordination with two additional applications to facilitate the potential development of a multi-unit residential apartment complex:
1. Annexation: Annexation of the combined 14.88 acres into the City of Grand Junction.
2. Zone of Annexation: Establishment of City MU-2 (Mixed-Use Light Commercial) zoning for the properties.

A separate Circulation Plan Amendment is anticipated to be submitted and processed at a later date to address the relocation of planned future roadways identified in the

2018 Grand Junction Circulation Plan to better accommodate the anticipated development pattern.

The proposed Comprehensive Plan Amendment is being considered by the Planning Commission prior to the associated Zone of Annexation request. If the Planning Commission recommends approval of the Comprehensive Plan Amendment, the Zone of Annexation request will proceed for consideration. The requested amendment would establish a consistent Mixed-Use Future Land Use designation across the combined project area and provide the land-use foundation for the requested MU-2 zoning.

BACKGROUND OR DETAILED INFORMATION:

PROJECT DESCRIPTION & SURROUNDING AREA

Existing Conditions

The project site consists of approximately 14.88 acres of vacant land with no existing structures. The Mesa County Ditch crosses the western parcel, and the Odelberg Drain Ditch runs along the eastern property boundary adjacent to 29 ¼ Road.

Infrastructure and Growth Tiers

The subject properties are located within Tier 1 (Urban Infill) of the Comprehensive Plan's Intensification and Growth Tiers Map. Urban infrastructure is available or can be extended to serve the site. Domestic water is provided by the Ute Water District, and sanitary sewer service is available through the Persigo system.

Surrounding Zoning and Land Uses

- **North:** Mesa County Residential Single-Family Rural (RSF-R) / Single-Family residential.
- **South:** Mesa County Residential Single-Family Rural (RSF-R) / Single-Family residential.
- **East:** City Residential Medium 8 (RM-8) / Developed as a Solar Farm.
- **West:** Mesa County Planned Unit Development (PUD) / Single-Family Residential.

Existing and Proposed Future Land Use Designations

The current Future Land Use designations for the subject properties, as shown on the Future Land Use Map, are Mixed-Use for 2911 D ½ Road (Tax ID #: 2943-173-00-268) and Residential Medium for the adjacent eastern parcel (Tax ID #: 2943-173-00-094). The applicants are requesting to amend the Future Land Use designation of the eastern parcel from Residential Medium to Mixed-Use, resulting in a consistent Future Land Use designation across the combined 14.88-acre project area. This amendment would establish a unified land-use designation for the properties in support of the anticipated development pattern.

COMPREHENSIVE PLAN ANALYSIS

Review Criteria for Comprehensive Plan Amendments (Non-Administrative) are set

forth in Section 21.02.050(e)(4)(iii) of the Zoning and Development Code. The Planning Commission and City Council shall review a Comprehensive Plan Amendment request in light of the following criteria:

(A). The existing Comprehensive Plan and/or any related element thereof requires the proposed amendment.

The proposed amendment would address the inconsistency in Future Land Use designations across the combined project area. The existing Residential Medium designation on Tax ID #: 2943-173-00-094 differs from the Mixed-Use designation assigned to the adjacent parcel at 2911 D ½ Road. Amending the eastern parcel to Mixed-Use would establish a consistent land-use framework for evaluating future development across the combined properties and better align the Future Land Use Map with the anticipated development pattern and requested MU-2 zoning.

(B). The community or area will derive benefits from the proposed amendment.

The proposed amendment would support coordinated development of the approximately 14.88-acre project area and provide opportunities for additional housing within an area designated for urban infill. Establishing a consistent Mixed-Use designation would support coordinated site planning, efficient use of available infrastructure, and opportunities for complementary commercial uses that could serve the surrounding neighborhood.

(C). The amendment will be consistent with the vision, goals, principles, and policies of the Comprehensive Plan and the elements thereof.

The proposed Comprehensive Plan Amendment is consistent with the Grand Junction Comprehensive Plan by encouraging infill development, promoting a mix of land uses and housing opportunities, and supporting the efficient use of existing and planned infrastructure. The change from Residential Medium to Mixed-Use would establish a consistent future land-use designation across both properties and provide flexibility for future development, including multifamily residential and complementary commercial uses. Located within the Tier 1 Urban Infill area, the amendment supports the City's goals for coordinated and sustainable growth. A separate Circulation Plan Amendment is anticipated at a later date to address future transportation access and connectivity needs. This amendment establishes a future land-use framework and does not approve a specific development proposal.

Supportive Plan Principles

Plan Principle 3: Responsible and Managed Growth

Encourage well-planned neighborhoods, use vacant land efficiently, and direct growth toward areas where infrastructure is available.

- Policy 1(b) – Intensification and Tiered Growth: Encourage development in areas the City has identified as priorities for growth, including Tier 1 Urban Infill areas.
- Policy 2 – Encourage Infill and Redevelopment: Make better use of vacant or underutilized properties within existing urban areas rather than continually expanding outward.

• Policy 4 – Maintain and Build Infrastructure: Direct growth toward areas where roads, utilities, and other public services are available or can be provided.
• Policy 6 – Neighborhood-Centered Commercial and Mixed-Use Development: Allow opportunities for housing and businesses to be located together, providing services closer to residents.

Plan Principle 5: Strong Neighborhoods and Housing Choices
Provide different types of housing and create neighborhoods that offer convenient access to everyday services and amenities.
• Policy 1(a) – Supply of Land: Maintain enough appropriately designated land to accommodate future housing needs.
• Policy 1(b) – Geographic Diversity: Provide housing opportunities in different areas throughout the City.
• Policy 1(c) – Housing Types: Allow for different housing options, rather than limiting development to one type of housing.

Secondary Supportive Plan Principles
Plan Principle 6: Efficient and Connected Transportation
Plan for roads, access points, and transportation connections that allow people to move safely and efficiently.
• Policy 1(a) – Balanced Modes: Consider different ways people travel, including vehicles, walking, and bicycling.
• Policy 1(c) – Circulation Plan: Coordinate future land development with the City's transportation and roadway network.
• Policy 2(f) – Access Management: Coordinate future property access and roadway connections to help maintain safe and efficient traffic flow.

Plan Principle 8: Resource Stewardship
Use land, infrastructure, and natural resources efficiently while encouraging sustainable growth.
• Policy 2(a) – Maximize Existing Infrastructure: Encourage development in areas where existing roads, utilities, and public services can be used efficiently.
• Policy 3(c) – Integrate Land Use with Transportation: Encourage development patterns that bring housing and businesses closer together, potentially reducing the need for some vehicle trips.

NOTIFICATION REQUIREMENTS
In accordance with Section 21.02.030(c) of the Zoning and Development Code, a virtual Neighborhood Comment Meeting was held via Zoom on November 12, 2025. It was attended by the applicants, City staff, and one (1) member of the public.

All public notice requirements under Section 21.02.030(g) have been satisfied:
• **Public Signage:** An application sign was posted on the subject properties on April 2, 2026.
• **Mailed Notice:** Notification cards were mailed to all property owners within a 500-foot radius of the site on October 30, 2026.

• **Published Notice:** Notice of the Planning Commission public hearing was published in the Grand Junction Daily Sentinel on October 31, 2026.

FINDING OF FACT AND STAFF RECOMMENDATION
Based on the review of the application for the properties located in the vicinity of 2911 D 1/2 Road, Staff makes the following finding of fact:

1. The request satisfies Criteria A, B, and C of Section 21.02.050(e)(4)(iii) of the Zoning and Development Code for a Comprehensive Plan Amendment.

Therefore, Staff recommends approval of the requested Comprehensive Plan Amendment to change the Future Land Use designation of Tax ID #: 2943-173-00-094 from Residential Medium to Mixed-Use.

FISCAL IMPACT:

SUGGESTED MOTION:

Chair, on the request by Davenport and Company and Anthony Properties, LLC, for a Comprehensive Plan Amendment for the properties located in the vicinity of 2911 D 1/2 Road, Grand Junction, Colorado, I move that the Planning Commission forward a recommendation of approval to City Council, finding that the request to change the Future Land Use designation of the currently unaddressed parcel, located immediately east of 2911 D 1/2 Road and west of 29 1/4 Road, from Residential Medium to Mixed-Use, satisfies the applicable review criteria in Section 21.02.050(e)(4)(iii) of the Zoning and Development Code, as described in the Staff Report.

For purposes of identifying the subject property, the currently unaddressed parcel was previously identified by deed as 2913 D 1/2 Road, Grand Junction, Colorado 81504. The parcel abuts 2911 D 1/2 Road to the west, 29 1/4 Road to the east, 2925 D 1/2 Road to the north, and properties addressed as 420 29 Road and 2926 D Road to the south.

Attachments

1. Exhibit 1_Development Application
2. Exhibit 2 Maps

Grand Junction
COLORADO
PUBLIC WORKS & PLANNING

Development Application

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

Petition For: Comprehensive Plan Amendment

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

Existing Land Use Designation	Vacant Land	Existing Zoning	RSF-R
Proposed Land Use Designation	Multi-Family	Proposed Zoning	RH-24

Property Information

Site Location:	2911 D 1/2 RD	Site Acreage:	7.9; 7.0
Site Tax No(s):	2943-173-00-268; 2943-173-00-094	Site Zoning:	RSF-R
Project Description:	Request a Comprehensive Plan Amendment on Parcel No #2943-173-00-094 from Residential Medium to Mixed Use		

Property Owner Information		Applicant Information		Representative Information	
Name:	Davenport and Company	Name:	Anthony Properties	Name:	GreenBox Studio
Street Address:	2233 S GENEVA ST	Street Address:	12770 Coit Rd. #970	Street Address:	215 Pitkin Ave #201
City/State/Zip:	DENVER, CO 80247	City/State/Zip:	Dallas, TX 75251	City/State/Zip:	Grand Jct. CO 81501
Business Phone #:	303 745 2255	Business Phone #:	214-432-9514	Business Phone #:	970-730-2830
E-Mail:	TDColo@GMAIL	E-Mail:	brian@anthonyproperties.com	E-Mail:	mreams@grnboxstudio.com
Fax #:	N/A	Fax #:	N/A	Fax #:	N/A
Contact Person:	THOMAS DAVENPORT	Contact Person:	Brian Shiu	Contact Person:	Mallory Reams
Contact Phone #:	720 319-5657	Contact Phone #:	214-803-2678	Contact Phone #:	970-730-2830

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

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

Signature of Person Completing the Application		Date	10-29-2025
Signature of Legal Property Owner		Date	10-29-2025

OWNERSHIP STATEMENT - CORPORATION OR LIMITED LIABILITY COMPANY

(a) DAVENPORT AND COMPANY ("Entity") is the owner of the following property:

(b) Parcel No: 2943-173-00-267, 2943-173-00-268, 2943-173-00-094

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

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

- [x] My legal authority to bind the Entity both financially and concerning this property is unlimited.
- [ ] My legal authority to bind the Entity financially and/or concerning this property is limited as follows:

- [x] The Entity is the sole owner of the property.
- [ ] The Entity owns the property with other(s). The other owners of the property are:

On behalf of Entity, I have reviewed the application for the (d) ANNEXATION

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

(e) NONE

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

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

Signature of Entity representative:

Printed name of person signing: THOMAS H DAVENPORT OWNER

State of Colorado)

County of Denver) ss.

KAREN ABIGAIL ALBINO CAMPOS
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20244014820
MY COMMISSION EXPIRES 04/16/2028

Subscribed and sworn to before me on this 29th day of OCTOBER, 2025

by Thomas Hale Davenport

Witness my hand and seal.

My Notary Commission expires on 04/28/16

Notary Public Signature

RECEPTION#: 3153640, at 3/23/2026 8:17:38 AM, 1 of 1
Recording: $43.00, Bobbie Gross, Mesa County, CO. CLERK AND RECORDER

STATEMENT OF AUTHORITY

This Statement of Authority concerns an entity named:
DAVENPORT AND COMPANY
and is executed on behalf of the entity pursuant to the provisions of Section 38-30-172, C.R.S.

The type of entity is: CORPORATION

The entity is formed under the laws of the State of COLORADO

The mailing address for the entity is: 2233 S GENEVA STREET
DENVER, CO 80247

The name and position of each person authorized to execute instruments conveying, encumbering, or otherwise affecting title to real property on behalf of the entity is:
THOMAS H DAVENPORT
OWNER

The authority of the foregoing person(s) to bind the entity is (not limited) (limited as follows):
NOT LIMITED

Other matters concerning the manner in which the entity deals with interests in real property:

Executed this 29th day of OCTOBER, 2025.

Signature (Type or Print Name Below)
THOMAS H DAVENPORT

STATE OF COLORADO)
)ss.
COUNTY OF Adams)

The foregoing instrument was acknowledged before me this 29th day of October, 2025, by Thomas Hale Davenport (insert name of individual) as Owner (insert office held or role (President, Vice President or member, manager or managing member for LLCs) for Davenport & Company (insert name of corporation or LLC).

Witness my hand and official seal.
My commissioner expires: 04/16/2028

Notary Public

KAREN ABIGAIL ALBINO CAMPOS
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20244014820
MY COMMISSION EXPIRES 04/16/2028

Recorded at _____ o'clock ____.M., _____
Reception No. _____ _____ Recorder

Recorder's Stamp
223
BOOK 2114 PAGE 223
11-30-94
1702526 03:23 PM 11/30/94
MONIKA TODD CLK&REC MESA COUNTY CO
DOC $ 1.35

BONNIE KOSANKE

whose address is 1775 BLAIR ROAD, WHITEWATER, CO 81527
County of MESA and State of COLORADO for the consideration of
THIRTEEN THOUSAND FIVE HUNDRED AND 00/100********** Dollars,

in hand paid, hereby sell(s) and convey(s) to

DAVENPORT AND COMPANY,

A COLORADO CORPORATION

whose address is 1855 SOUTH LINDEN WAY
DENVER, CO 80224
County of _____ and State of _____, *~~COLORADO~~*, the following real property situate in the County of MESA and State of Colorado, to-wit:

2943-173-00-094
All that part of the E 1/2 E 1/2 NW 1/4 SW 1/4 in Section 17, Township 1 South, Range 1 East of the Ute Meridian, in Mesa County, Colorado, lying South of the Grand Valley Irrigation Canal, Mesa County, Colorado.

Together with any and all water, water rights, ditch and ditch rights-of-way thereunto appertaining and used in connection therewith.

Property address: 2913 D 1/2 ROAD, GRAND JUNCTION, CO 81504
with all its appurtenances and warrant(s) the title to the same, subject to easements, restrictions, reservations, rights-of-way of record; 1994 taxes due and payable in 1995 and all subsequent taxes and assessments.

Signed this 29th day of NOVEMBER, 19 94

NOTARY PUBLIC STATE OF COLORADO LEGINIA D. KROOK

Bonnie Kosanke
BONNIE KOSANKE

STATE OF COLORADO } ss
_____ County of MESA }
The foregoing instrument was acknowledged before me this 29th day of NOVEMBER 19 94, by BONNIE KOSANKE
My commission expires NOVEMBER 10, 19 97
Witness my hand and official seal.

Leginia D. Krook
Notary Public
LEGINIA D. KROOK

Statutory Deed with warranties - joint tenancy (Section 118-1-13 and 118-2-1 Colorado Revised Statutes 1953, as amended 1961)

94-11-88

*If joint tenancy is not desired, strike the phrase between the asterisks

Deed form furnished by
WESTERN COLORADO TITLE CO.
243-3070 521 ROOD AVENUE BOX 178
GRAND JUNCTION, COLORADO 81501

Recorded at _____ o'clock ____.M., _____
Reception No. _____ _____ Recorder

Recorder's Stamp

BOOK 1909 PAGE 584
1607330 01:52 PM 07/01/92
MONIKA TODD CLK&REC MESA COUNTY CO
DOC $ 5.70

ESLIA N. DAVIS

VERNA M. DAVIS

whose address is
County of MESA and State of
FIFTY SEVEN THOUSAND AND 00/100******* for the consideration of
Dollars,

in hand paid, hereby sell(s) and convey(s) to
DAVENPORT & COMPANY, A COLORADO CORPORATION

1855 S. LINDEN WAY
DENVER, CO. 80224 CITY AND
COLORADO , whose address is
County of and State of
in joint tenancy / the following real property situate
in the County of MESA and State of Colorado, to-wit:

The W 1/2 E 1/2 NW 1/4 SW 1/4 of Section 17,
Township 1 South, Range 1 East of the Ute Meridian,
Mesa County, Colorado.

Together with any and all water, water rights, ditch and ditch rights-of-way thereunto appertaining and used in connection therewith.

Property address: 2911 D 1/2 ROAD, GRAND JUNCTION, CO 81504
with all its appurtenances and warrant(s) the title to the same, subject to easements, restrictions, reservations, rights-of-way of record; 1992 taxes due and payable in 1993 and all subsequent taxes and assessments.

Signed this 19th day of JUNE , 19 92

LINDA G. WILSON
NOTARY PUBLIC
STATE OF COLORADO

Eslia N. Davis
ESLIA N. DAVIS
Verna M. Davis
VERNA M. DAVIS

STATE OF COLORADO }
_____ County of MESA } ss
The foregoing instrument was acknowledged before me this 19th day of JUNE
19 92, by ESLIA N. DAVIS, VERNA M. DAVIS
My commission expires AUGUST 21 , 19 93
Witness my hand and official seal.

Linda G. Wilson
Notary Public
LINDA G. WILSON

Statutory Deed with warranties—joint tenancy (Section 118-1-13 and 118-2-1 Colorado Revised Statutes 1953, as amended 1961)

*If joint tenancy is not desired, strike the phrase between the asterisks.

92-4-79

Deed form furnished by
WESTERN COLORADO TITLE CO.
243-3070 521 ROOD AVENUE BOX 178
GRAND JUNCTION, COLORADO 81501

General Project Report

Comp Plan Amendment

2911 D ½ Rd.

Parcel No. 2943-173-00-268;2943-173-00-094; 2943-173-00-267

April 20, 2026

Prepared for:

City of Grand Junction and

Anthony Properties

Prepared by:

215 Pitkin, Grand Junction, CO 81501

Grand Junction, CO 81506

Phone: (970) 730-2368

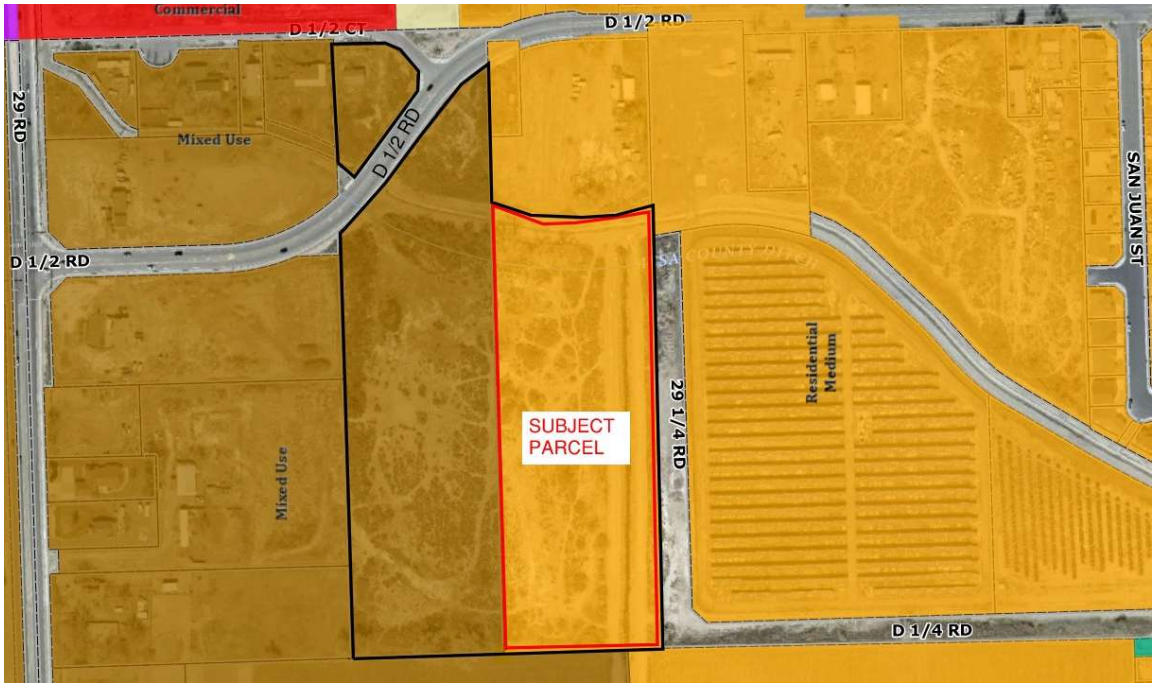
info@grnboxstudio.com

A. Project Description

1) Location: The subject property consists of three parcels created by the alignment of D ½ Road. Two parcels are located south of D ½ Road (2943-173-00-268 and 2943-173-00-094). One parcel is located north of D ½ Road and is included for completeness but is not impacted by this amendment request. All parcels are currently in the process of annexation into the City of Grand Junction.

2) Acreage: D ½ Road (2943-173-00-268 and 2943-173-00-094) contain approximately 14.92 acres (7.9 acres and 7.02 acres, respectively). 2911 D ½ Court (Parcel 2943-173-00-267) contains approximately 0.77 acres.

3) Proposed Use: The applicant is requesting a Comprehensive Plan Amendment to establish a consistent Future Land Use designation across the entire property to support the development of high-density multi-family residential. This amendment is necessary to allow for a corresponding request for the RH-24 (Residential High – 24 du/ac) zone district, which is not supported under the existing Residential Medium designation currently applied to the east portion of the site.



B. Public Benefit

The proposed amendment provides clear public benefits by enabling the opportunity for high-density multi-family housing and establishes an appropriate transitional land use between Residential Medium and Mixed-Use areas. Higher-density residential development promotes efficient use of land and infrastructure, maximizing the value of public investments in roads, utilities, and municipal services. Consolidating the property under a single land use designation also supports cohesive planning, orderly urban growth, and logical development patterns.

C. Neighborhood Meeting

A neighborhood meeting was held in person on November 12, 2025. Neighborhood Meeting Minutes are included with this submittal.

D. Project Compliance, Compatibility, and Impact

1) Adopted plans and/or policies:

The proposed amendment is consistent with the goals and policies of the Comprehensive Plan (see review criteria below). Changing half of this property from Residential Medium to Mixed Use will establish a consistent Future Land Use designation across the entire property and allow for a corresponding request for the RH-24 (Residential High – 24 du/ac) zone district which is an allowed zone within Mixed Use.

2) Land use in the surrounding area:

- North: D ½ Road right of way and Single Family Residential zoned RSF-R in the county (Comprehensive Plan Designation: Residential Medium)
- South: Single Family Residential zoned RSF-R in the county
- (Comprehensive Plan Designation: Mixed Use)
- East: 29 ¼ Road right of way and a solar farm zoned RM-8 (Comprehensive Plan Designation: Residential Medium)
- West: Single Family Residential zoned RSF-R in the county (Comprehensive Plan Designation: Mixed Use)

3) Site access and traffic patterns:

Current access to this parcel is from D ½ Road.

4) Availability of utilities, including proximity of fire hydrants:

The subject parcel is served by the following:

Ute Water
City of Grand Junction Sanitary and Storm Sewer
Redlands Water and Power
Xcel Energy
Grand Valley Irrigation Company
City of Grand Junction Fire – Station 8
Spectrum/Charter
CenturyLink/Lumen

All utilities are available to or can be extended to the site. Sewer will be extended by easement from 29 Road.

5) Special or unusual demands on utilities:

There will be no unusual demand on utilities as a result of the Comprehensive Plan Amendment.

6) Effects on public facilities:

The Comprehensive Plan Amendment will have no adverse effect on public facilities.

7) Hours of operation:

Not applicable.

8) Number of employees:

Not applicable.

9) **Signage:**

Not applicable.

10) **Site Soils Geology:**

Not applicable.

11) **Impact of project on site geology and geological hazards:**

None are anticipated.

E. Must address the review criteria contained in the Zoning and Development Code for the type of application being submitted.

Review Criteria for Comprehensive Plan Amendments 21.02(e)(4)(iii).

Council shall review a Comprehensive Plan Amendment request in light of the following criteria:

(A) The existing Comprehensive Plan and/or any related element thereof requires the proposed amendment; and

The current split land use designation does not allow the requested RH-24 zoning on half of the property. Amending the Future Land Use designation is required to establish a consistent Future Land Use designation across the entire property to align with the City's development standards and support the intended high-density residential use.

(B) The community or area will derive benefits from the proposed amendment; and/or

The amendment facilitates additional housing opportunities, encourages efficient infrastructure use, and promotes cohesive and orderly development patterns, all of which provide tangible benefits to the community.

(C) The amendment will be consistent with the vision, goals, principles, and policies of the Comprehensive Plan and the elements thereof.

The proposed amendment meets a number of the Comprehensive Plan's goals and objectives of housing diversity, efficient land use, and orderly urban growth:

Plan Principle 2: Resilient and Diverse Economy
Policy 6. *Invest in key infrastructure that supports business*
Objective a. *Attainable Housing.*
Encourage the development of attainable housing for early and mid-career employees consistent with the City's housing goals.

Plan Principle 3: Responsible and Managed Growth
Policy 1. *Intensification and Tiered Growth.*
Support the efficient use of existing public facilities and services by directing development to locations where it can meet and maintain the level of service targets as described in Chapter 3, Servicing Growth. Prioritize development in the following locations (in order of

priority). Periodically consider necessary updates to the Tiers. i. Tier 1: Urban Infill ii. Tier 2: Suburban Infill iii. Tier 3: Rural Areas and County Development

Policy 2. *Encourage infill and redevelopment to leverage existing infrastructure.*

Policy 6. *Support the development of neighborhood-centered commercial uses and mixed-use development.*
Objective c. *Walkable Centers*
Support the development of walkable community/neighborhood commercial centers that provide a variety of services and amenities to the immediate area, expand housing options, and/or provide live-work opportunities. Centers will vary in size and type but should be located consistent with the Commercial and Industrial Areas Framework Map.
Objective d. *Density/Intensity*
Encourage the transition of low-intensity or otherwise obsolete single-use centers to higher intensity, mixed use centers over time. Emphasize strategies that will expand housing options and available services within the immediate neighborhood.

Plan Principle 5: Strong Neighborhoods and Housing Choices
Policy 1. *Promote more opportunities for housing choices that meet the needs of people of all ages, abilities, and incomes.*
Objective a. *Supply of Land*
Monitor and periodically update the Land Use Plan to ensure the City has an adequate supply of land designated for a wide variety of housing types based on demand.
Objective b. *Geographic Diversity*
Ensure that the Land Use Plan accommodates a mixture of housing types and sizes in all areas of the city, including single-family and multi-family home types at varying densities, sizes, and price points.
Objective c. *Housing Types*
Promote a variety of housing types that can provide housing options while increasing density in both new and existing neighborhoods, such as duplexes, triplexes, multiplexes, apartments, townhomes, and accessory dwelling units, while maintaining neighborhood character.

Policy 4. *Promote the integration of transportation mode choices into existing and new neighborhoods.*
Objective b. *Connectivity and Access.*
Promote housing density located near existing or future transit routes and in areas where pedestrian and bicycle facilities can provide a safe and direct connection to neighborhood and employment centers.

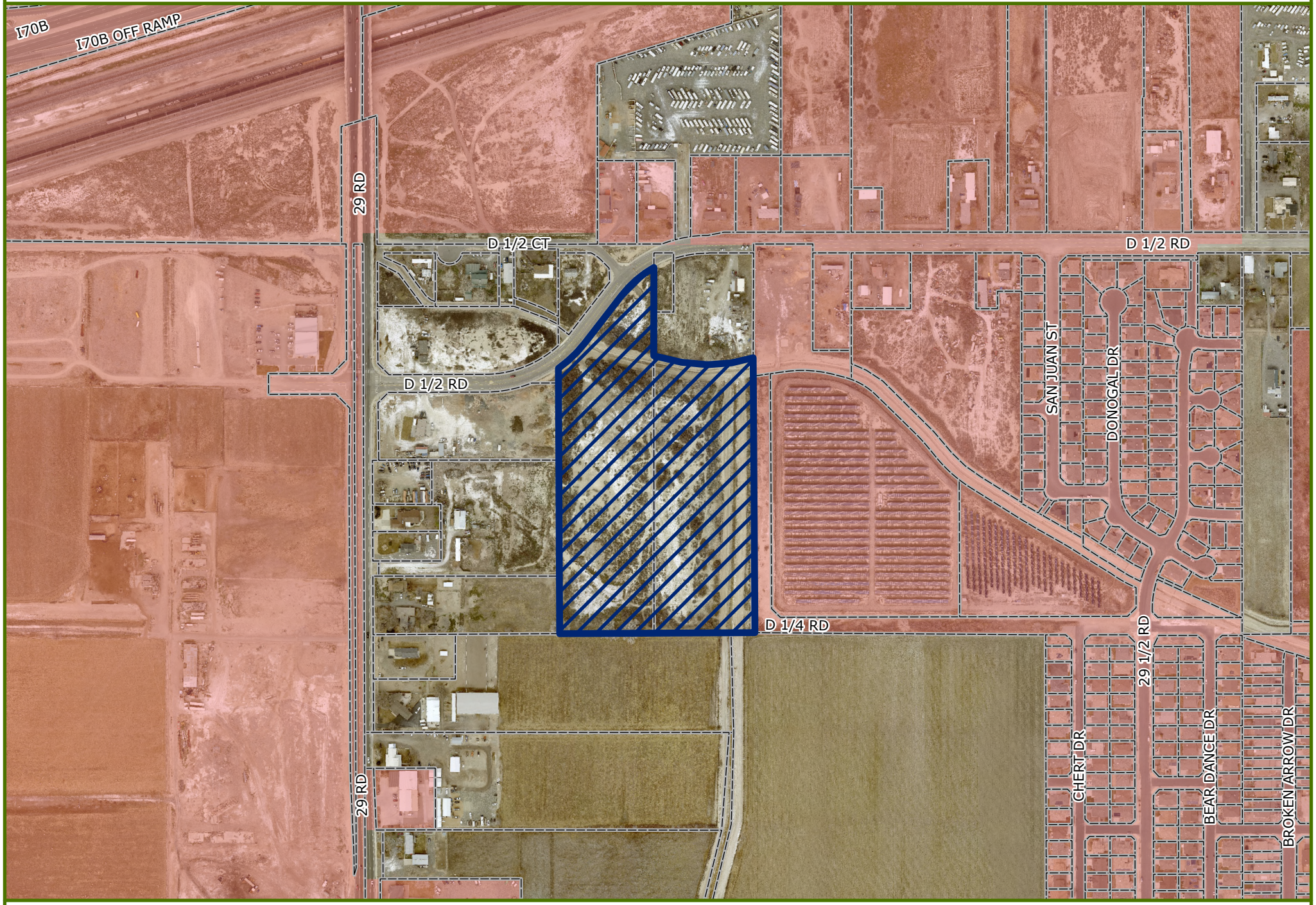
Policy 5. *Foster the development of neighborhoods where people of all ages, incomes, and backgrounds live together and share a feeling of community.*
Objective b. Connectedness
Continue to implement programs and events that convene neighborhoods, help build relationships, and foster a feeling of connectedness among neighbors, especially those that are underserved or identify as minorities.

This property is also located in the Peak Park Neighborhood Plan which focuses on managing and directing growth and development as this largely unincorporated area on the southeast side of the City

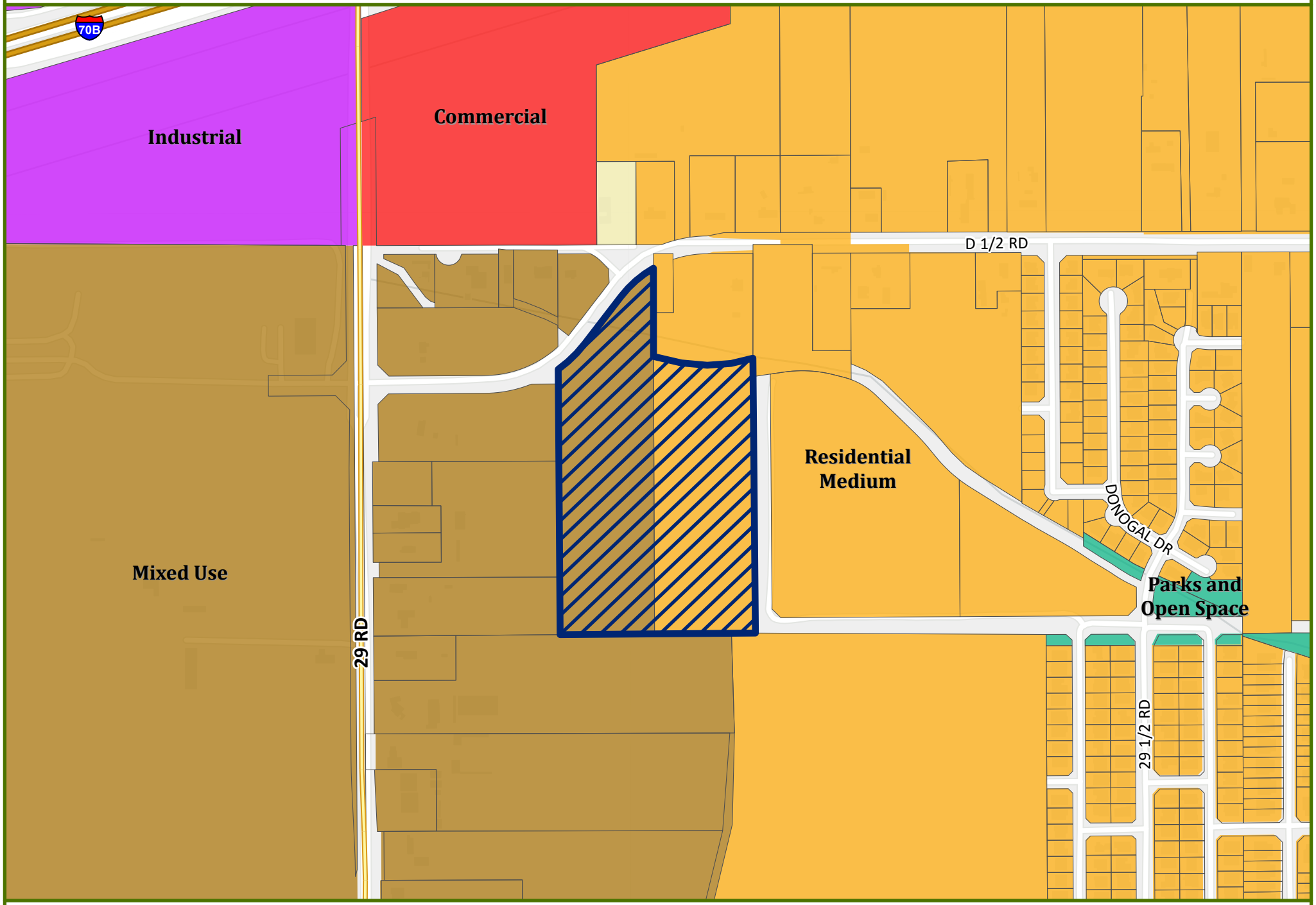
becomes annexed into Grand Junction. Establishing a transportation, circulation, and access plan; providing adequate schools and other community facilities and services; and establishing higher density residential and neighborhood commercial uses are goals of this Plan.

F. Development Schedule: Not applicable for this submittal.

2911 D 1/2 Road Annexation



2911 D 1/2 Road Annexation - Land Use



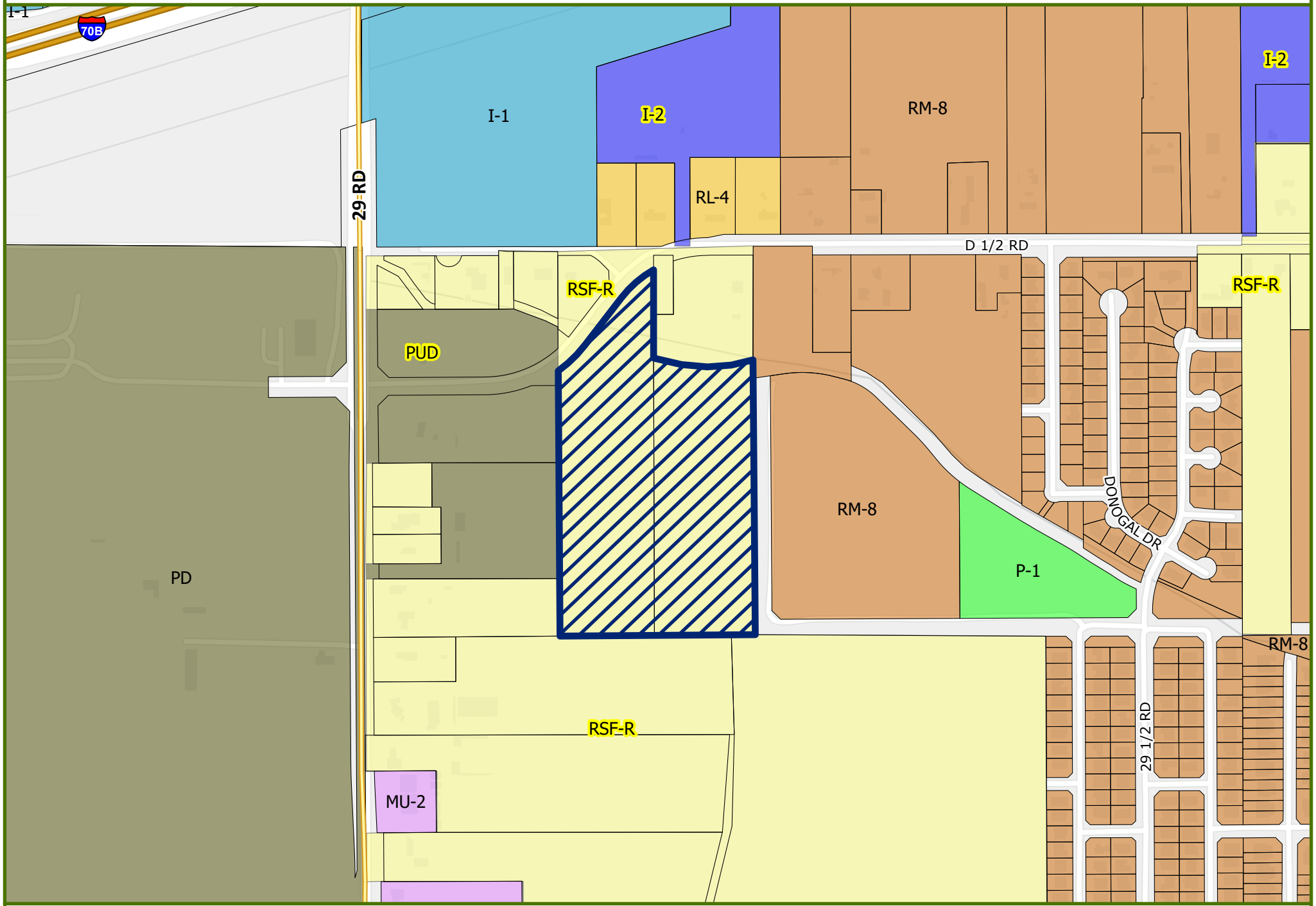
N

0 125 250 500 Feet

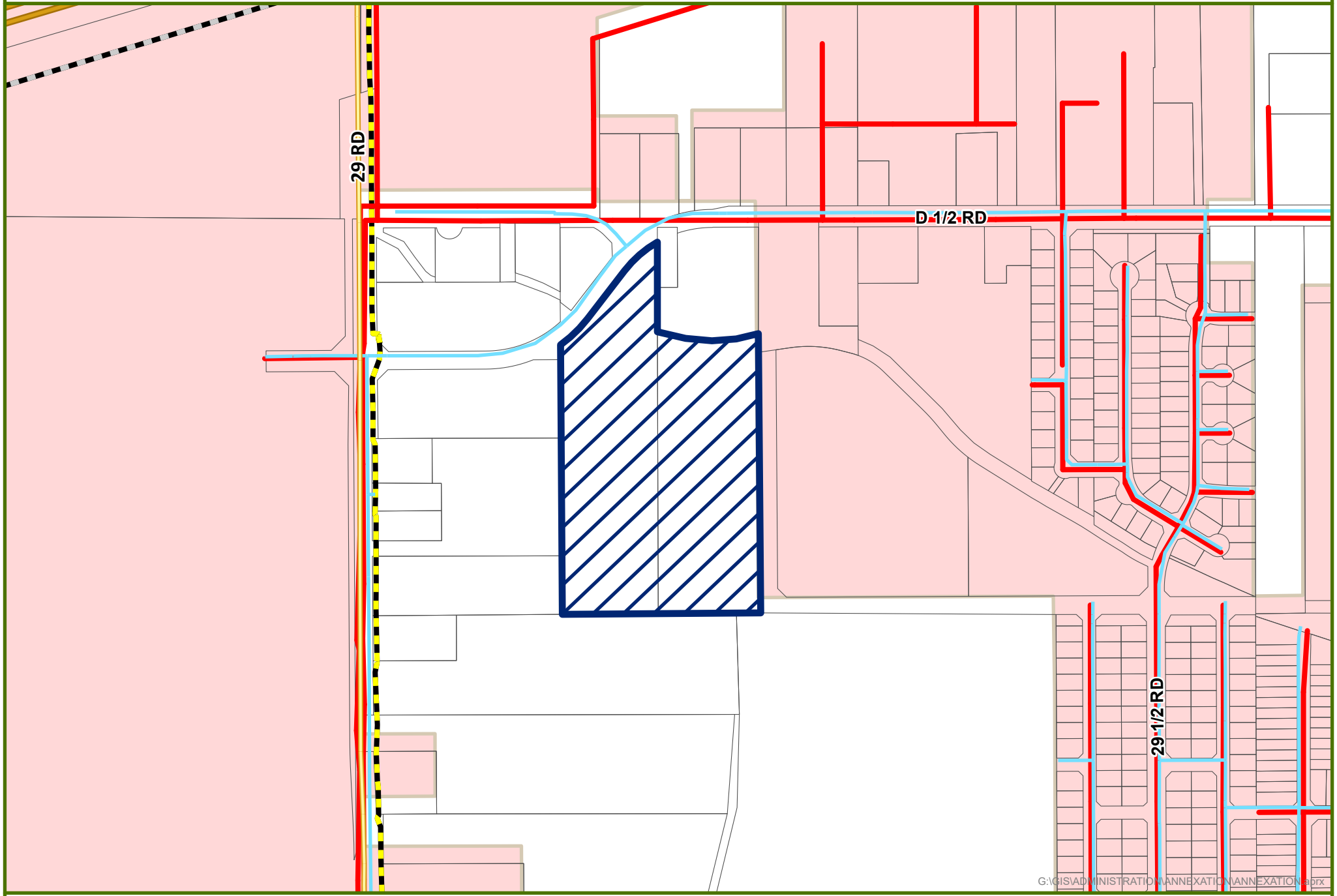
Annexation Site

Date Created: 9/23/2026

2911 D 1/2 Road Annexation - Zoning



2911 D 1/2 Road Annexation - Utilities



N

0 250 500 Feet

UTE WATER

SEWER

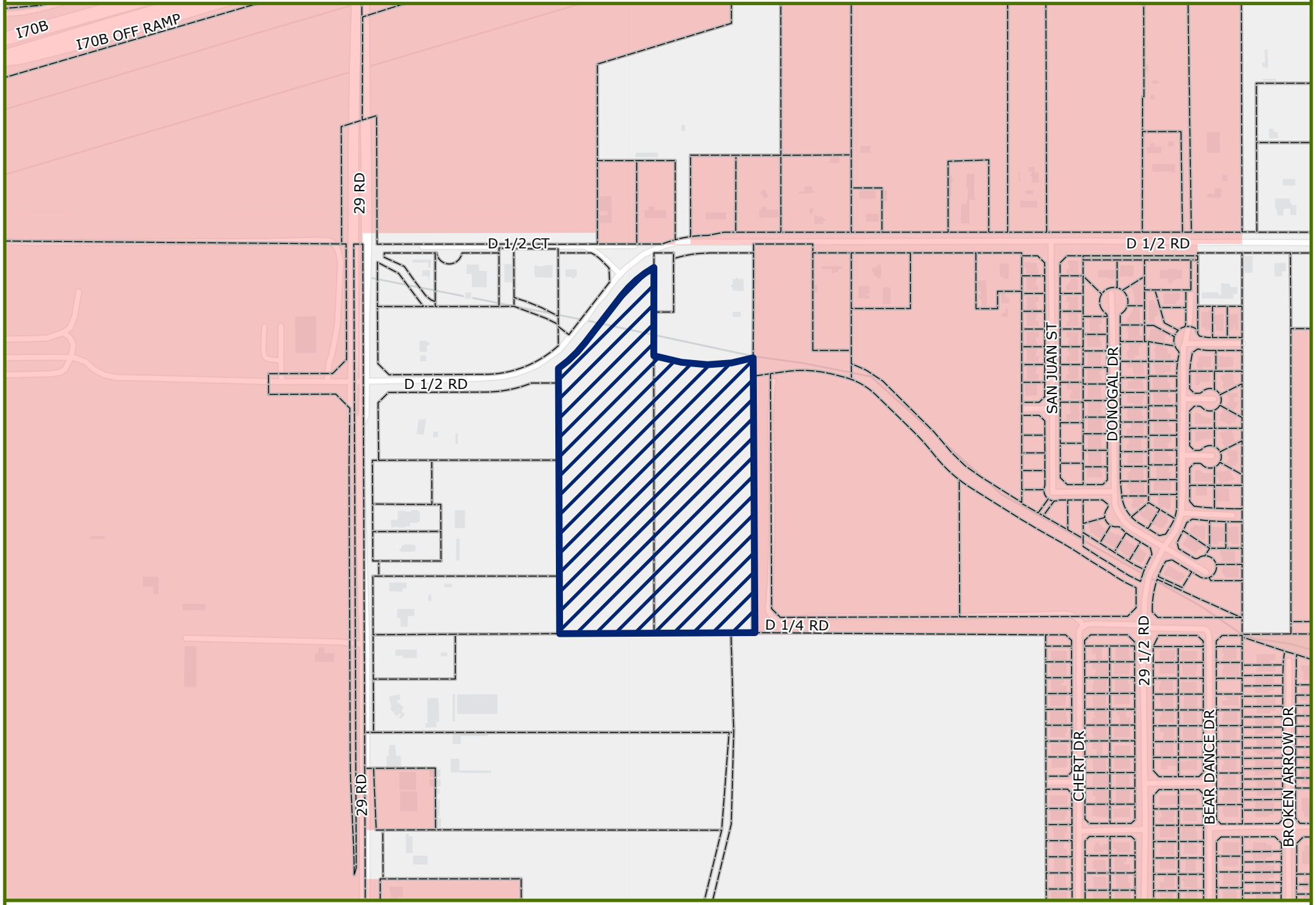
CITY FIBER

NON-CITY FIBER

Date Created: 9/23/2026

CITY OF Grand Junction COLORADO

2911 D 1/2 Road Annexation



Grand Junction City Council

Regular Session

Item #2.a.ii.

Meeting Date: November 18, 2026

Presented By:

Department: Community Development

Submitted By:

Information

SUBJECT:

Introduction of an Ordinance Zoning the 2911 D 1/2 Road Annexation to MU-2 (Mixed-Use Light Commercial), located at 2911 D 1/2 Road (Tax ID #: 2943-173-00-268) and a Parcel Containing No Address. Per Deed for the Property, it was previously addressed as 2913 D 1/2 Road, Grand Junction, CO 81504. The parcel of land abuts 2911 D 1/2 Road on the west, abuts 29 1/4 Road on the east, which was dedicated on the Girardi Subdivision plat, abuts 2925 D 1/2 Rd on the north, and abuts both 420 29 Road and 2926 D Road on the south (Tax ID #:2943-173-00-094), and Setting a Public Hearing for December 16, 2026.

RECOMMENDATION:

EXECUTIVE SUMMARY:

BACKGROUND OR DETAILED INFORMATION:

FISCAL IMPACT:

SUGGESTED MOTION:

Attachments

None

Grand Junction City Council

Regular Session

Item #2.b.i.

Meeting Date: November 18, 2026

Presented By: Jay Valentine, Chief Financial Officer

Department: Finance

Submitted By:

Information

SUBJECT:

Introduction of an Ordinance for Supplemental Appropriation Regarding Solid Waste, Golf, and Parking and Setting Public Hearing for December 2, 2026

RECOMMENDATION:

Introduce a Proposed Ordinance making supplemental appropriations to amend the 2026 City of Grand Junction and Downtown Development Authority Budget and ordering publication in pamphlet form.

EXECUTIVE SUMMARY:

This supplemental appropriation provides spending authority for the distribution of shared lodging tax revenues, additional expenditures at the Material Recovery Facility, and increased costs of goods sold at the golf courses and operating expenses for Parking operations associated with higher-than-anticipated sales and revenues, respectively. It also provides spending authority for the Downtown Development Authority funds to ensure compliance with statutory requirements governing tax increment financing (TIF) expenditures on eligible projects and programs.

BACKGROUND OR DETAILED INFORMATION:

DDA Operational Fund and Capital Fund

This supplemental appropriation provides the necessary spending authority to comply with statutory requirements related to debt financing through an interfund advance mechanism. The appropriation authorizes an advance from the DDA Operations Fund to the DDA Capital Fund for disbursement of previously approved project expenditures. The advance will subsequently be repaid by the TIF Debt Service Fund, which has existing appropriation authority. This adjustment is administrative in nature and does not authorize any new projects or additional spending beyond amounts previously

approved. The DDA Board discussed and approved the budget for advances at the Board budget meeting on October 29, 2026.

Lodger Tax Share Fund

Higher-than-anticipated lodgers tax revenues, along with the distribution of prior-year revenues carried forward from 2025, have resulted in the need for additional spending authority. A supplemental appropriation of $115,284 is needed to provide for the distribution of these revenues to Visit Grand Junction, the Air Alliance, and the Sports Commission.

Solid Waste Fund

The supplemental appropriation includes an additional $1,150,000 within the Solid Waste Fund to support completion and operational readiness of the Material Recovery Facility (MRF) in preparation for its anticipated opening in early 2027. Of this amount, $700,000 is needed for final construction requirements, primarily associated with the additional structural support and modifications to the fire alarm and suppression systems to meet life-safety requirements, an unanticipated utility service upgrade, and information technology infrastructure needed for facility operations. An additional $250,000 provides for the operations contractor to begin work in November and December, ahead of the official opening, to support equipment commissioning, testing, and staff training. The remaining $200,000 covers associated startup expenses, including equipment operating supplies, utilities, and other commissioning costs. Together, these expenditures are necessary to complete construction and prepare the facility for safe and effective operations. Sufficient fund balance is available within the Solid Waste Fund to support the additional appropriation.

Golf Fund

Higher-than-anticipated merchandise sales in the Golf Fund have resulted in increased revenues and corresponding cost of goods sold. A supplemental appropriation of $150,000 is needed to provide sufficient spending authority for these additional costs. Despite the additional expense, the fund is projected to add to the fund balance in 2026 as a result of stronger-than-anticipated merchandise sales.

Parking Fund

Increased activity and higher-than-anticipated revenues in the Parking Fund have resulted in additional credit card processing expenses. A supplemental appropriation of $30,000 is needed to provide sufficient spending authority for these fees. Despite the additional expense, the fund is projected to add to the projected fund balance in 2026 as a result of stronger-than-anticipated revenues.

FISCAL IMPACT:

The supplemental appropriation ordinance is presented in order to ensure sufficient appropriation by fund to defray the necessary expenses of the City of Grand Junction. The appropriation ordinance is consistent with, and as proposed for adoption, reflective

of lawful and proper governmental accounting practices and are supported by the supplementary documents incorporated by reference above.

SUGGESTED MOTION:

I move to introduce an ordinance making supplemental appropriations to the 2026 Budget of the City of Grand Junction, Colorado for the year beginning January 1, 2026 and ending December 31, 2026 to set a public hearing for December 2,2026 and order publication in pamphlet form.

Attachments

1. 2026 Year End Supplemental Appropriation Ordinance, November 18, 2026
2. Supplemental Appropriation List November 18, 2026

ORDINANCE NO. ___

AN ORDINANCE MAKING SUPPLEMENTAL APPROPRIATIONS TO THE 2026 BUDGET OF THE CITY OF GRAND JUNCTION, COLORADO BEGINNING JANUARY 1, 2026, AND ENDING DECEMBER 31, 2026

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

That the following sums of money be appropriated from unappropriated fund balance and additional revenues to the funds indicated for the year ending December 31, 2026, to be expended from such funds as follows:

Fund Name	Fund #	Appropriation
DDA Operating Fund	103	$ 2,150,000
DDA Capital Fund	203	$ 2,000,000
Lodging Tax Revenue Share Fund	106	$ 115,284
Solid Waste and Recycling Fund	302	$ 1,150,000
Golf Fund	305	$ 150,000
Parking Fund	308	$ 30,000

INTRODUCED AND ORDERED PUBLISHED IN PAMPHLET FORM this 18th day of November 2026.

TO BE PASSED AND ADOPTED AND ORDERED PUBLISHED IN PAMPHLET FORM the 2nd day of December 2026.

_____
President of the Council

Attest:

_____
City Clerk

Supplemental Appropriation List By Fund
November 18, 2026

Fund	Description	Amount
DDA Operating Fund 103		
New	Advance to Fund 203 for TIF eligible projects	$ 2,150,000
	Total Supplemental Approrpiation	**$ 2,150,000**
DDA Capital Fund 203		
New	Move expenditure for Downtown Improvement Programs from DDA TIF Fund 611	$ 200,000
New	Move expenditure for The Junction Development Payments #4 and #5 from DDA TIF Fund 611	$ 1,300,000
New	Move expenditure for The Depot Grant from DDA TIF Fund 611	$ 500,000
	Total Supplemental Approrpiation	**$ 2,000,000**
Lodging Tax Share Fund 106		
New	To Disburse Lodging Share to Partners	$ 67,249
New	To Increase Lodging Share Transfer to Visit Grand Junction	48,035
	Total Supplemental Approrpiation	**$ 115,284**
Solid Waste Fund 302		
New	Final Construction Requirements Materials Recovery Facility	$ 700,000
New	Operations Contractor November and December	$ 250,000
New	Equipment Start Up Costs	$ 200,000
	Total Supplemental Approrpiation	**$ 1,150,000**
Golf Fund 305		
New	Increased Expenses due to Increased Revenues	$ 150,000
	Total Supplemental Approrpiation	**$ 150,000**
Parking Fund 308		
New	Increased Expenses due to Increased Revenues	$ 30,000
	Total Supplemental Approrpiation	**$ 30,000**

Grand Junction City Council

Regular Session

Item #3.a.

Meeting Date: November 18, 2026

Presented By: Jay Valentine, Chief Financial Officer

Department: Finance

Submitted By: Jay Valentine, Chief Financial Officer

Information

SUBJECT:

Resolutions Levying Taxes for the Year 2026 in the City of Grand Junction, Colorado and the Downtown Development Authority

RECOMMENDATION:

Staff recommends adopting the resolutions certifying the 2026 mill levies.

EXECUTIVE SUMMARY:

The resolutions set the mill levies for both the City of Grand Junction and the Downtown Development Authority (DDA). The mill levy is applied to the assessed valuations to determine the property tax revenue. The levy year is 2026 and the mill levy will generate revenues in 2027. There is no change to the mill levy for either the City or DDA.

BACKGROUND OR DETAILED INFORMATION:

The adoption of the Tax Levy Resolutions will generate property tax revenue for the City and the DDA. The amount of property tax generated is calculated by taking the adopted mill levy multiplied by the assessed valuation of property located within the taxing area. The 2026 mill levy will be levied in 2026 and collected in 2027. The 2027 tax revenue is based on property values from the 2025 reappraisal, which used data from January 1, 2023, to June 30, 2024. There is no change to the mill levy for either the City or DDA.

FISCAL IMPACT:

The revenue generated by the City's 8 mills is estimated to be $12.5 million. The revenue generated by the Downtown Development Authority's 5 mills is estimated to be $322,654. Both estimates are based on the preliminary certifications provided by Mesa County Assessor on August 25, 2026.

SUGGESTED MOTION:

I move to (adopt/deny) Resolution No. 99-26, a resolution levying taxes for the year 2026 in the City of Grand Junction, Colorado and Resolution No. 100-26, a resolution levying taxes for the year 2026 in the Downtown Development Authority.

Attachments

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

RESOLUTION NO. _____

A RESOLUTION LEVYING TAXES FOR THE YEAR 2026 IN THE CITY OF GRAND JUNCTION, COLORADO

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

That there shall be and hereby is levied upon all taxable property within the limits of the **City of Grand Junction**, Colorado, for the year 2026 according to the assessed valuation of said property, a tax of eight **(8.000)** mills on the dollar ($1.00) upon the total assessment of taxable property within the City of Grand Junction, Colorado, for the purpose of paying the expenses of the municipal government of said City for the fiscal year ending December 31, 2027.

ADOPTED AND APPROVED THIS ___ day of _____, 2026.

_____
President of the Council

ATTEST:

_____
City Clerk

TAX LEVY CERTIFICATION

TO COUNTY COMMISSIONERS AND ASSESSOR

STATE OF COLORADO
COUNTY OF MESA
CITY OF GRAND JUNCTION

To the Commissioners of Mesa County, Colorado:

This is to certify that the tax levy to be assessed by you upon all property within the limits of the **City of Grand Junction** for the year 2026, as determined and fixed by the City Council by Resolution duly passed on the _____day of _____, 2026, is eight **(8.000)** mills, the revenue yield of said levy to be used for the purpose of paying the expenses of the municipal government, and you are authorized and directed to extend said levy upon your tax list.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the City of Grand Junction, Colorado, this _____ day of _____, 2026.

_____

City Clerk, City of Grand Junction

C: County Assessor

RESOLUTION NO. _____

A RESOLUTION LEVYING TAXES FOR THE YEAR 2026 IN THE DOWNTOWN DEVELOPMENT AUTHORITY

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

That there shall be and hereby is levied upon all taxable property within the Grand Junction, Colorado, **Downtown Development Authority** limits, for the year 2026 according to the assessed valuation of said property, a tax of five **(5.000)** mills on the dollar ($1.00) upon the total assessment of taxable property within the City of Grand Junction, Colorado, Downtown Development Authority, for the purpose of paying the expenses of said Authority for the fiscal year ending December 31, 2027.

ADOPTED AND APPROVED THIS ___ day of _____, 2026.

_____
President of the Council

ATTEST:

_____
City Clerk

TAX LEVY CERTIFICATION

TO COUNTY COMMISSIONERS AND ASSESSOR

STATE OF COLORADO
COUNTY OF MESA
CITY OF GRAND JUNCTION

To the Commissioners of Mesa County, Colorado:

This is to certify that the tax levy to be assessed by you upon all property within the Grand Junction, Colorado, **Downtown Development Authority** limits, for the year 2026, as determined and fixed by the City Council by Resolution duly passed on the _____ day of _____, 2026, is five **(5.000)** mills, the revenue yield of said levy to be used for the purpose of paying the expenses of the Grand Junction, Colorado, Downtown Development Authority, and you are authorized and directed to extend said levy upon your tax list.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the City of Grand Junction, Colorado, this _____ day of _____, 2026.

_____

City Clerk, City of Grand Junction

C: County Assessor

Grand Junction City Council

Regular Session

Item #3.b.

Meeting Date: November 18, 2026

Presented By: Jay Valentine, Chief Financial Officer

Department: Finance

Submitted By: Jay Valentine, Chief Financial Officer

Information

SUBJECT:

A Resolution Adopting Rates, Fees, and Charges Effective January 1, 2027

RECOMMENDATION:

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

EXECUTIVE SUMMARY:

Recommended changes to rates, fees, and charges were presented at the October 26 Council Budget Workshop and the September 17 Joint Persigo Sewer Budget Workshop. Rate changes are in accordance with the financial plans and rate studies conducted and approved for each operation.

The City operates its Water, Irrigation, Sewer, Solid Waste and Recycling, and Parking operations as enterprise funds. Rates and fees in enterprise operations are planned for and set to generate sufficient revenue to cover the cost of operations, maintenance, and capital while maintaining minimum reserves. City Council reviews rates every year for adoption with the final budget. Rates for these services are competitive with other similar service providers in the state and are among the lowest in the Grand Junction area. Rates are developed using a 10-year financial forecast model that includes operating expenses and anticipated capital needs over the 10-year period. The model is updated as more accurate information becomes available throughout the year, and rate changes can be spread over several years to minimize annual increases. Small increases each year are preferred to large step increases.

BACKGROUND OR DETAILED INFORMATION:

Below is a summary of changes for 2027. A complete listing of rate and fee changes is included in the resolution. The proposed rate and fee changes are effective January 1,

2027.

Water availability charges and the minimum charge will increase 24% across all meter sizes. For a single-family home, that is $5.48 more per month in fixed charges ($4.02 availability, $1.46 minimum). Usage rates above 2,000 gallons increase 12%, or $0.55 to $0.83 per 1,000 gallons depending on tier. In the Kannah Creek service area, availability and usage charges increase 12% and the capital surcharge increases 4%. Bulk and raw water rates increase 12%. Water meter fees, including tap and plant investment fees, will increase 3.6% across all meter sizes. Ridges irrigation rates increase 6%, which equates to $1.54 more per month for a single-family home.

Wastewater rates will increase $3.71 per month for a single-family home, a 12% increase. Sewer plant investment fees and trunk line extension fees will increase 3.6%, and industrial pretreatment rates and surcharges will increase 12%.

Solid Waste residential and commercial dumpster rates will not increase in 2027. The 48-gallon solid waste and recycle container rate decreases $2.00 to $14.00 per month. Seasonal yard waste collection, previously offered at no charge, will be charged at $16.00 per month for a 96-gallon container.

Parking meter, permit, and garage rates will not change in 2027, and parking fines will not increase. The boot warrant fee increases from $50 to $100.

FISCAL IMPACT:

The recommended rates and fees are incorporated in the revenues of the 2027 recommended budget, as discussed during the Council workshops, and for the wastewater fees during the September 17 Joint Persigo Board meeting.

SUGGESTED MOTION:

I move to (adopt/deny) Resolution No. 101-26, a resolution adopting rates, fees and charges for Water, Irrigation, Wastewater, Graywater, Solid Waste, Recycling and Parking.

Attachments

1. 2027 Rates and Fees Resolution

RESOLUTION NO. ___-26
A RESOLUTION ADOPTING RATES, FEES, AND CHARGES FOR WATER, IRRIGATION, WASTEWATER, GRAYWATER, SOLID WASTE, RECYCLING, AND PARKING

Recitals:

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

Now, therefore, be it resolved that:

Effective January 1, 2027, rates and fees for Water, Irrigation, Graywater, Wastewater, Solid Waste, Recycling Services, and Parking change according to the following schedule:

Monthly Water Rates						
City Service Area	**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%

PASSED and ADOPTED this _____ day of _____, 2026.

_____
President of the Council

Attest:

_____
City Clerk

Grand Junction City Council

Regular Session

Item #3.c.

Meeting Date: November 18, 2026

Presented By: Jay Valentine, Chief Financial Officer

Department: Finance

Submitted By: Jay Valentine, Chief Financial Officer

Information

SUBJECT:

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

RECOMMENDATION:

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

EXECUTIVE SUMMARY:

The Downtown Development Authority (DDA) was formally established in 1981 and is funded in part through tax increment funding (TIF) revenues. Under State statute, the DDA receives these revenues from the taxing jurisdictions within the DDA boundary. The Property Tax TIF Resolution affirms the City's commitment of 100 percent of City property taxes attributable to the increment in assessed property values and directs the City Manager to certify property tax distribution percentages to the County Assessor. The Sales Tax TIF Resolution confirms the City's commitment of 100 percent of City sales tax revenues within the DDA district attributable to the increment of sales tax growth.

BACKGROUND OR DETAILED INFORMATION:

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

established sales tax increment districts in the DDA and has paid revenues to the DDA attributable to the increment in sales tax growth.

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

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

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

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

FISCAL IMPACT:

Under 31-25-807, C.R.S., the DDA is entitled to 50 percent of the property tax increment from each taxing entity, and any greater allocation is at the discretion of that entity. The City's allocation of sales tax increment is also discretionary. By allocating 100 percent of both, the City will direct an estimated $270,000 in property tax increment and an estimated $934,000 in sales tax increment to the DDA in 2027.

SUGGESTED MOTION:

I move to (adopt/deny) Resolution No. 102-26, a resolution for the allocation of certain property tax revenues for the Grand Junction Downtown Development Authority and for certification of property tax distribution percentages to the County Assessor, and Resolution No. 103-26, a resolution for the allocation of certain sales tax revenues for the Grand Junction Downtown Development Authority.

Attachments

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

RESOLUTION NO. _____-26

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

Recitals:

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

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

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

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

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

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

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

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

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

located within the DDA boundaries and subject to the City of Grand Junction mill levy for the benefit and use of the DDA for the 2027 budget period. Funds shall be approved for expenditure in accordance with City financial policies but shall not constitute funds of the City for any purpose, including but not limited to the application of Article X, Section 20 of the Colorado Constitution.

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

PASSED and ADOPTED this____ day of _____, 2026.

_____
President of the Council

Attest:

_____
City Clerk

RESOLUTION NO. _____-26

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

Recitals:

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

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

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

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

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

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

1. The City of Grand Junction agrees that one hundred percent (100%) of the sales taxes are attributable to the increment of sales tax growth within sales tax districts located within the DDA boundaries for the benefit and use of the DDA for the 2027 budget period. Funds shall be approved for expenditure in accordance with City financial policies but shall not constitute funds of the City for any purpose, including but not limited to the application of Article X, Section 20 of the Colorado Constitution.

PASSED and ADOPTED this____ day of _____, 2026.

_____
President of the Council

Attest:

_____
City Clerk

Grand Junction City Council

Regular Session

Item #3.d.

Meeting Date: November 18, 2026

Presented By: Eric Schoeny, Utilities Director

Department: Engineering & Transportation

Submitted By: William Comerer, Project Engineer

Information

SUBJECT:

A Resolution Authorizing a Colorado Water Plan Grant Application for the Juniata Reservoir Storage Enlargement Design, Committing City Matching Funds, and Authorizing a Matching-Funds Commitment Letter

RECOMMENDATION:

Staff recommends that City Council adopt the proposed resolution authorizing a request of up to $600,000 from the Colorado Water Conservation Board (CWCB) for design of the Juniata Reservoir storage enlargement, committing $250,000 in City cash matching funds, and authorizing execution of a corresponding matching-funds commitment letter.

EXECUTIVE SUMMARY:

The City proposes to pursue engineering design for an approximately 1,000-acre-foot enlargement of Juniata Reservoir, a key component of its municipal raw-water supply system. Conceptual engineering completed in 2026 by AECOM identifies a physically feasible enlargement configuration requiring further investigation and design. The proposed resolution authorizes a design-only CWCB grant application and a specific City cash commitment. It also authorizes the City Manager to provide CWCB with a signed matching-funds commitment letter. Construction would not be authorized.

BACKGROUND OR DETAILED INFORMATION:

Juniata Reservoir provides terminal storage within the City's municipal raw-water supply system. The City is evaluating additional storage to improve long-term water supply flexibility and reliability. AECOM's March 27, 2026, draft conceptual design memorandum evaluates capacity additions of 500 to 1,000 acre-feet and advances a physically feasible concept for the full 1,000-acre-foot increase. The proposed additional legally usable supply and the resulting reliability benefit remain to be established through design-phase investigations.

The concept includes a downstream raise of the main embankment, a saddle dam, filters and seepage collection systems, outlet and inlet modifications, and spillway improvements. The proposed grant-funded scope would address geotechnical conditions, stability and seepage, hydrology and spillway design, water-rights and reservoir operations analysis, regulatory coordination, and preparation of design documents and updated construction cost estimates. The design will be coordinated with the separate outlet repair project planned for 2027 without duplicating that project's funding.

CWCB's Colorado Water Plan Grant Program, Water Storage and Supply category, can support engineering design for additional water storage. The City intends to conduct its consultant selection through the established purchasing procedures after grant award. The current design budget is a City-developed planning estimate, not a contractor or consultant proposal. The City will confirm procurement sequencing and project classification with CWCB before submitting its application.

CWCB's July 2025 guidelines identify letters of commitment documenting matching funds as application materials. The proposed resolution would commit the City's cash match and authorize the City Manager to sign a separate commitment letter identifying the same project and dollar amount.

FISCAL IMPACT:

The preliminary design-phase budget is $850,000, and the proposed funding is a CWCB grant of up to $600,000 (70.6 percent) and a City cash match of $250,000 (29.4 percent). This exceeds the published 25 percent minimum cash match for plans or studies, subject to CWCB confirming the design-phase classification. The City contribution would come from the Water Fund.

SUGGESTED MOTION:

I move to adopt Resolution No. 104-26, authorizing an application for up to $600,000 in Colorado Water Plan Grant funding for engineering design of the Juniata Reservoir Storage Enlargement Project, committing $250,000 in City cash matching funds, and authorizing the City Manager to execute a matching-funds commitment letter and related grant documents.

Attachments

1. Juniata Commitment Letter
2. Resolution for Juniata

[Date]

Colorado Water Conservation Board
Colorado Water Plan Grant Program

RE: Juniata Reservoir Storage Enlargement — Engineering Design
City of Grand Junction — $250,000 Cash Matching-Funds Commitment

Dear Colorado Water Conservation Board Members and Staff:

On behalf of the City of Grand Junction, I confirm the City's commitment to contribute $250,000 in cash matching funds toward engineering design of the proposed approximately 1,000-acre-foot Juniata Reservoir Storage Enlargement Project. This commitment is authorized by City Council Resolution No. [____], adopted [COUNCIL ADOPTION DATE].

The preliminary total eligible design-phase project budget is $850,000, consisting of a request for up to $600,000 in Colorado Water Plan Grant funds and $250,000 in City cash. The City's matching contribution will be provided from the Water Fund and applied to eligible project costs consistent with the approved CWCB Statement of Work, budget, and grant agreement.

This cash commitment applies to the engineering design phase, including necessary investigations, technical studies, water-rights and water-supply analyses, regulatory coordination, and engineering documents. It does not fund or authorize construction. The City intends to procure design services under its established purchasing procedures following grant award, and grant-funded work will proceed only after the required agreement is effective.

If CWCB awards a lesser amount or the eventual procurement results in a materially different budget, the City will obtain any required amendments or additional approvals before changing the authorized cash commitment or scope.

Thank you for considering this application.

Sincerely,

Mike Bennett
City Manager
City of Grand Junction

Authorized by Resolution No. [____], adopted [COUNCIL ADOPTION DATE]

RESOLUTION NO. ____

A RESOLUTION AUTHORIZING A COLORADO WATER PLAN GRANT APPLICATION FOR DESIGN OF THE JUNIATA RESERVOIR STORAGE ENLARGEMENT, COMMITTING CITY MATCHING FUNDS, AND AUTHORIZING A MATCHING-FUNDS COMMITMENT LETTER

RECITALS:

A. The City of Grand Junction owns and operates Juniata Reservoir as part of its municipal raw-water supply system, providing storage essential to reliable water service.

B. A March 27, 2026, draft conceptual design memorandum prepared by AECOM evaluates an enlargement of approximately 1,000 acre-feet and identifies a technically feasible configuration for advancement through further investigations, engineering design, and regulatory review.

C. The proposed grant-funded design phase includes geotechnical and dam-safety investigations; engineering of the dam, spillway, saddle dam, and appurtenant facilities; water-rights and supply-reliability evaluations; regulatory coordination; and design documents and updated construction cost estimates. Enlargement construction is not part of this grant request.

D. The Colorado Water Conservation Board (CWCB) administers Colorado Water Plan Grants, including the Water Storage and Supply category, which can support planning and engineering design for additional water storage.

E. The City proposes a preliminary design-phase budget of $850,000, comprising a grant request of up to $600,000 and a City cash matching contribution of $250,000 (approximately 29.4 percent of total estimated design costs).

F. The City will obtain professional engineering services through its applicable procurement process after grant award; the future design fee and tasks will be subject to that process and an approved CWCB grant agreement.

G. The City Council finds that advancing engineering design for a potential Juniata Reservoir storage enlargement serves a public purpose and wishes to formally commit the City matching funds and authorize documentation of the commitment to CWCB.

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

1. **Grant Application.** The City Council authorizes the City Manager or designee to apply to CWCB for up to $600,000 under the Colorado Water Plan Grant Program, Water Storage and Supply category, for engineering design of the Juniata Reservoir Storage Enlargement Project.

2. **City Cash Match.** The City Council commits $250,000 in City cash matching funds from the Water Fund for eligible design-phase project expenditures associated with a preliminary $850,000 project budget, if the CWCB grant is awarded and an acceptable grant agreement is executed.

3. **Matching-Funds Commitment Letter.** The City Manager is authorized to sign and submit to CWCB a City matching-funds commitment letter confirming the $250,000 cash contribution, its funding source, and the design-phase purpose, consistent with this Resolution. This Resolution and the executed letter may be provided with the grant application as evidence of the City's commitment.

4. **Grant Administration and Procurement.** If the grant is awarded, the City Manager is authorized to execute the grant agreement and related administrative documents. Professional engineering services shall be procured under applicable City purchasing procedures. Grant-funded work shall not commence before the grant agreement is effective and required authorizations have been obtained. This Resolution does not authorize enlargement construction.

5. **Changes in Funding or Scope.** If a reduced grant award, procurement results, or a material scope change would increase the City's $250,000 commitment or otherwise require additional approval under applicable City requirements, the matter shall be returned for the necessary authorization.

PASSED and ADOPTED this ____ day of _____, 2026.

CITY OF GRAND JUNCTION, COLORADO

Laurel Lutz
President of the City Council

ATTEST:

Selestina Sandoval
City Clerk

Grand Junction City Council

Regular Session

Item #3.e.

Meeting Date: November 18, 2026

Presented By: Matthew Smith, Chief of Police

Department: Police

Submitted By: Brandon Hinze

Information

SUBJECT:

Resolution Supporting the Grant Application for a Department of Local Affairs (DOLA) Energy Impact Assistance Fund Grant (EIAF) for design costs related to the Grand Junction Police Annex Facility

RECOMMENDATION:

Staff recommends Council approve this Resolution.

EXECUTIVE SUMMARY:

The Grand Junction Police Department is applying for the Department of Local Affairs (DOLA) Energy Impact Assistance Fund Grant (EIAF) grant to assist with funding for the planning phase of the Grand Junction Police Annex Facility.

BACKGROUND OR DETAILED INFORMATION:

The Annex has a long planning history: it was contemplated with the original Public Safety Facility, this was due to funding constraints in the original facility to meet the size needed for the agency. The needs assessment was formalized as a Police strategic goal in 2014-2015, supported by a State/City planning investment in 2015. This Annex was identified as needed for any growth in 2014. However, funding was not available to move the project forward. This need has been constant and was reactivated through a 2025 revival of the existing programming and procurement-scope work. The current concept is intended to preserve the existing Public Safety Facility, address deferred space needs, and provide expandable capacity for future public-safety services. This aligns with a stewardship-first approach: maximize the value and useful life of the City's existing public-safety investment while adding only the space necessary to meet documented operational needs. We have researched grants and funding opportunities since 2015 to facilitate this expansion with limited results. The EIAF Department of

Local Affairs grant will provide a matching funds opportunity for the initial planning phase of this Annex facility.

FISCAL IMPACT:

City of Grand Junction has submitted a Grant Application for the Grand Junction Police Annex Facility requesting a total award of $200,000. This grant requires a minimum match of at least the award amount.

SUGGESTED MOTION:

I move to adopt Resolution 105-26, a Resolution supporting the Grant Application for a Grant from Department of Local Affairs (DOLA) Energy Impact Assistance Fund Grant (EIAF).

Attachments

None

Grand Junction City Council

Regular Session

Item #4.a.i.

Meeting Date: November 18, 2026

Presented By: Mike Bennett, City Manager

Department: City Manager's Office

Submitted By: Jay Valentine, CFO

Information

SUBJECT:

Presentation, Second Reading, and Public Hearing of the Appropriation Ordinance for the 2027 Budget

RECOMMENDATION:

The 2027 Recommended Budget (Budget) will be presented at this meeting and then will be open for the City Council to hear public comment on the budget. Staff recommends adoption of the Ordinance No. 5348.

EXECUTIVE SUMMARY:

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

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

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

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

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

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

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

BACKGROUND OR DETAILED INFORMATION:

Every City department took part in developing the 2027 Budget. Work began with revenue forecasts built on current economic conditions, market trends, and recent collection history. With costs, particularly labor and insurance, growing faster than revenue, departments were asked to identify sustainable reductions alongside their labor, operating, and capital requests. The City Manager and an internal review team then reviewed each department’s budget line by line with the department before the Recommended Budget was finalized. The Joint Persigo Sewer Budget Workshop was held on September 17, where the joint board — consisting of all City Council members and County Commissioners — received detailed presentations on the operating and capital budgets for the Sewer Fund. The Board of County Commissioners and City Council will formally adopt the Persigo budget through their respective approval processes.

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

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

The October 5 workshop presented the 2027 Recommended Budget in detail and focused on the General Fund's structural deficit. Ongoing costs, driven largely by labor and employee health insurance, have grown faster than ongoing revenue. The City Manager walked through the size of the gap and how the budget closes it. Every department

identified reductions designed to be sustainable over the long term, and some reduced service levels. The City Manager described how these reductions affect the organization's operations and the services residents receive.

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

Notable items in the 2027 Budget include:

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

The November 4 regular City Council meeting included a thorough presentation of the 2027 Recommended Budget, provided time for the City Council to ask questions and discuss, and held a public hearing with the public on the proposed Budget. Council made no changes to the budget at that meeting.

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

FISCAL IMPACT:

The 2027 appropriation ordinance and budget are presented to ensure sufficient appropriation by fund to defray the necessary expenses of the City and the Downtown

Development Authority. The appropriation ordinances are consistent with, and as proposed for adoption, reflective of lawful and proper governmental accounting practices and are supported by the supplementary documents incorporated by reference.

SUGGESTED MOTION:

I move to adopt and approve on final passage and order final publication in pamphlet form Ordinance No. 5348 appropriating certain sums of money to defray the necessary expenses and liabilities of the City of Grand Junction pursuant to Article VII of the City Charter, and to defray the necessary expenses and liabilities of the Downtown Development Authority for the year beginning January 1, 2027, and ending December 31, 2027, together with the documentation of the proposed revenue and expenses prepared in support of the budget and appropriation ordinance, which is incorporated by and made part of this ordinance by this reference as if fully set forth.

Attachments

1. 01 2027 Appropriation Ordinance Second Reading November 18, 2026
2. 02 2027 Budget Reconciliation to Appropriation Ordinance
3. 03 2027 Recommended Fund Balance Worksheet November 18, 2026
4. 04 2027 Recommended Capital Project List November 18, 2026
5. 05 2027 Recommended Capital Descriptions November 18, 2026
6. 06 2027 Recommended 10-Year Capital Plan 2027-2036
7. 07 2027 Line Item Budget by Department, By Fund, By Classification November 18, 2026
8. 08 2027 Line Item Budget By Fund, By Classification November 18, 2026
9. 09 2027 DDA Budget Fund Balance Worksheet November 18, 2026
10. 10 2027 DDA Line Item Budget By Fund, By Classification November 18, 2026
11. 11 2027 Certificate of Participation Supplemental Budget Information

ORDINANCE NO. ___

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

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

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

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

SECTION 2. The documentation of the proposed revenue and expenses prepared and maintained by the Chief Financial Officer in support of the budget and appropriation ordinance is incorporated by and made part of this ordinance by this reference as if fully set forth.

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

TO BE PASSED AND ADOPTED AND ORDERED PUBLISHED IN PAMPHLET FORM this 18th day of November 2026.

_____
President of the Council

Attest:

_____
City Clerk

CITY OF Grand Junction COLORADO

2027 Budget Reconciliation of Fund Balance Worksheets to Appropriations
November 18, 2026

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

*per DDA Fund Balance Worksheet

CITY OF Grand Junction COLORADO

2027 Recommended Fund Balance Worksheet
City Council Meeting
November 18, 2026

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

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

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

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

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

CITY OF Grand Junction COLORADO

2027 Recommended Capital Projects List
By Fund, By Department
November 18, 2026

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

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

2027 Recommended Capital Project Descriptions
By Fund, By Department
November 18, 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.

2027 Recommended Capital Project Descriptions
By Fund, By Department
November 18, 2026

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

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

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

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

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

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

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

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

Information Technology – Capital

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

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

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

2027 Recommended Capital Project Descriptions
By Fund, By Department
November 18, 2026

Police – Capital

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

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

Parks and Recreation – Capital

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

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

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

2027 Recommended Capital Project Descriptions
By Fund, By Department
November 18, 2026

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

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

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

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

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

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

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

202 – Storm Drainage Development Fund

Engineering and Transportation- Capital

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

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

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

207 – Transportation Capacity Fund

Engineering and Transportation – Capital

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

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

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

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

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

301 – Water Fund

Utilities – Capital

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

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

34. **Ranch Improvements/Sustainable Agriculture - $200,000** The Water Enterprise owns agricultural properties associated with the City's water rights portfolio and leases

the properties for agricultural use. This project provides for improvements to City-owned ranch properties, including installation of gated pipe at Anderson Ranch to improve irrigation efficiency and support continued agricultural operations.

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

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

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

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

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

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

41. **Kannah Creek Flowline, Whitewater Creek to Whitewater Hill - $100,000** Kannah Creek Flowline conveys raw water from the Grand Mesa watershed to the City's Water Treatment Plant. This project provides for replacement of approximately four miles of

the flowline between Whitewater Creek and Whitewater Hill to improve the long-term reliability of this critical raw water conveyance infrastructure.

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

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

309 – Irrigation Fund

Utilities – Capital

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

401 - Information Technology Fund

Information Technology – Capital

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

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

46. **Infrastructure Replacements - $ 200,000** This project funds the scheduled replacement of end-of-life network, server and storage equipment that supports City operations. Replacing hardware on a lifecycle schedule keeps systems supported and

secure, avoids emergency purchases and prevents service disruptions for staff and residents.

402 – Equipment Fund

General Services – Capital

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

405 – Communications Center Fund

Police – Capital

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

406 – Facilities Management Fund

General Services – Capital

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

900 - Joint Sewer Fund

Utilities – Capital

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

51. **OM River Syphon - $ 1,000,000** This project provides for condition assessment of the Orchard Mesa River Siphon, which serves as the primary means of conveying Orchard

Mesa wastewater flows across the Colorado River. The redundant pipelines cross the river near the 5th Street bridge and require specialized cleaning and inspection to evaluate their condition and identify future rehabilitation needs. This project is funded by the Sewer Enterprise Fund.

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

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

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

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

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

57. **Phase 2 Wastewater Treatment Plant Expansion - $20,300,000** Phase 2 is the next major investment identified in the 2020 Wastewater Treatment Facilities Master Plan following completion of Phase 1. Improvements include replacement of the anaerobic digesters and improvements to the raw sewage pump station and secondary

clarification system. The 2027 budget supports continued design, early procurement, and construction of priority components, including work being advanced to address recently identified reliability concerns within the secondary clarification system. This project is funded by debt proceeds in the Sewer Enterprise Fund.

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

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

CITY OF Grand Junction COLORADO

10-Year Recommended Capital Plan By Fund, By Department
City Council Meeting
November 18, 2026

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

CITY OF Grand Junction COLORADO

10-Year Recommended Capital Plan By Fund, By Department
City Council Meeting
November 18, 2026

		Recommended	Planned	Planned	Planned	Planned	Planned	Planned	Planned	Planned	Planned	Five Year Total	Ten Year Total
		2027	2028	2029	2030	2031	2032	2033	2034	2035	2036		
		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10		
52	Mill Tailing Repository Removal; Grants - State	-	-	125,000	-	-	-	140,000	-	-	-	125,000	265,000
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

CITY OF Grand Junction COLORADO

10-Year Recommended Capital Plan By Fund, By Department
City Council Meeting
November 18, 2026

		Recommended	Planned	Planned	Planned	Planned	Planned	Planned	Planned	Planned	Planned	Five Year Total	Ten Year Total
		2027	2028	2029	2030	2031	2032	2033	2034	2035	2036		
		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10		
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
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

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

CITY OF Grand Junction COLORADO

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

CITY OF Grand Junction COLORADO

10-Year Recommended Capital Plan By Fund, By Department
City Council Meeting
November 18, 2026

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

CITY OF Grand Junction COLORADO

10-Year Recommended Capital Plan By Fund, By Department
City Council Meeting
November 18, 2026

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

CITY OF Grand Junction COLORADO

10-Year Recommended Capital Plan By Fund, By Department
City Council Meeting
November 18, 2026

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

CITY OF Grand Junction COLORADO

2027 Recommended Budget
By Department, By Fund, By Account Classification
November 18, 2026

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

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

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

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

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

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

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

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

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

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

Line Item Ref #	By Department / By Fund / By Classification	2024 Actual	2025 Actual	2026 Adopted	2026 Actual YTD	2026 Amended	2027 Recommended
623	Equipment	-	-	-	22,558	-	-
624	Operating Costs	-	-	-	14,430	-	-
625	Capital Outlay	-	-	150,000	-	150,000	-
626	Utility Systems	-	-	150,000	-	150,000	-
627	**308 - Parking Fund**	**$ (550,339)**	**$ 146,301**	**$ (83)**	**$ 267,779**	**$ (80)**	**$ (16,006)**
628	**Revenue**	**$ 984,976**	**$ 1,013,189**	**$ 1,186,984**	**$ 1,032,026**	**$ 1,186,984**	**$ 1,253,239**
629	Charges for Services	224,788	621,088	766,600	671,830	766,600	807,000
630	License and Permits	467,851	117,910	155,000	112,060	155,000	145,000
631	Special Assessments	2,350	-	-	-	-	-
632	Fines	270,590	253,670	250,000	226,610	250,000	290,000
633	Other Revenue	(360)	9,026	4,788	6,826	4,788	4,788
634	Interest Revenue	14,567	3,030	10,596	6,885	10,596	6,451
635	Lease Revenue	5,190	8,465	-	7,815	-	-
636	**Expenses**	**$ 1,535,316**	**$ 866,889**	**$ 1,187,067**	**$ 764,247**	**$ 1,187,064**	**$ 1,269,245**
637	Labor and Benefits	488,713	474,197	498,765	376,300	498,763	592,506
638	Employment Taxes	23,641	21,719	24,483	16,655	24,482	27,301
639	Health, Dental, Vision Insurance	86,278	98,326	105,123	78,609	105,123	153,450
640	Health Programs	6,618	11,313	15,173	18,570	15,173	18,713
641	Other Insurance	1,727	2,062	2,311	1,691	2,310	2,573
642	Other Compensation	1,884	795	678	375	678	177
643	Overtime	5,247	2,835	3,858	1,558	3,858	2,869
644	Regular Wages	328,547	304,971	315,496	235,858	315,496	353,833
645	Retirement	19,720	18,882	20,559	14,884	20,559	22,130
646	Workers Compensation Insurance	15,050	13,293	11,084	8,099	11,084	11,461
647	Operating	174,179	229,486	254,340	229,260	254,340	307,740
648	Charges and Fees	106,538	106,911	120,000	124,102	120,000	175,000
649	Contract Services	21,560	67,249	88,530	57,462	88,530	88,530
650	Equipment	5,264	19,501	0	-	-	-
651	Operating Costs	40,801	8,127	16,700	11,630	16,700	14,800
652	Professional Development	16	27,697	29,110	36,067	29,110	29,410
653	Interfund Charges	152,559	163,206	190,195	158,687	190,194	125,231
654	Facility Internal Support Charge	476	500	303	253	303	173
655	Fleet and Fuel Internal Support Charge	4,683	4,008	4,956	4,322	4,956	6,834
656	General Government Internal Support Charge	66,496	60,878	110,541	92,118	110,541	59,923
657	Insurance Premiums Internal Support Charge	17,402	16,812	15,605	13,004	15,605	5,433
658	Information Technology Internal Support Charge	56,681	72,677	58,789	48,991	58,789	52,868
659	Utilities Internal Support Charge	6,821	8,331	-	-	-	0
660	Capital Outlay	476,098	-	-	-	-	-
661	Capital Equipment	476,098	-	-	-	-	-
662	Debt Service	243,767	-	243,767	-	243,767	243,767
663	Interest Expense	17,488	-	10,648	-	10,648	10,648
664	Principal	226,279	-	233,119	-	233,119	233,119
665	**402 - Equipment Fund**	**$ (22,913)**	**$ (183,622)**	**$ (792,196)**	**$ 296,054**	**$ (4,432,366)**	**$ 262,369**
666	**Revenue**	**$ 9,849,321**	**$ 10,794,325**	**$ 11,392,973**	**$ 9,797,111**	**$ 11,392,973**	**$ 11,940,944**
667	Charges for Services	1,100,675	1,085,989	1,401,703	938,085	1,401,703	1,375,230
668	Interfund Revenue	8,087,782	9,189,044	9,738,998	8,419,902	9,738,998	10,037,484
669	Other Revenue	151,346	186,023	186,500	67,132	186,500	188,000
670	Sale of Capital Assets	293,494	133,080	50,000	221,615	50,000	100,000
671	Interest Revenue	216,025	200,190	15,772	150,377	15,772	240,230
672	**Expenses**	**$ 9,872,234**	**$ 10,977,947**	**$ 12,185,169**	**$ 9,501,057**	**$ 15,825,339**	**$ 11,678,575**
673	Labor and Benefits	1,658,561	1,835,414	2,078,655	1,630,439	2,078,655	2,346,796
674	Employment Taxes	82,880	91,376	109,687	77,005	109,687	112,107
675	Health, Dental, Vision Insurance	269,366	298,198	324,547	294,849	324,546	543,407
676	Health Programs	21,541	39,488	61,414	72,639	61,415	73,149
677	Other Insurance	8,039	8,407	10,247	6,585	10,247	10,429
678	Other Compensation	4,788	1,075	2,661	1,332	2,661	1,372
679	Overtime	3,630	4,234	20,564	8,839	20,564	4,588
680	Part-Time Wages	-	-	-	-	-	24,480
681	Regular Wages	1,151,074	1,258,896	1,410,599	1,064,807	1,410,599	1,437,191
682	Retirement	68,401	79,622	89,927	67,997	89,927	91,204
683	Workers Compensation Insurance	48,840	54,118	49,009	36,386	49,009	48,868
684	Operating	3,298,374	3,164,635	3,867,226	2,868,146	3,867,226	3,971,833
685	Charges and Fees	1,027	82	675	515	675	675

Line Item Ref #	By Department By Fund By Classification	2024 Actual	2025 Actual	2026 Adopted	2026 Actual YTD	2026 Amended	2027 Recommended
686	Contract Services	36,182	36,451	35,270	33,212	35,270	41,441
687	Equipment	50,912	155,689	52,500	149,788	52,500	68,000
688	Fuel	1,127,257	1,163,980	1,540,838	1,132,294	1,540,838	1,615,302
689	Operating Costs	2,063,993	1,797,267	2,201,258	1,530,225	2,201,258	2,222,140
690	Professional Development	19,003	11,167	20,500	22,112	20,500	23,500
691	Utilities	-	-	16,185	-	16,185	775
692	Interfund Charges	599,924	540,057	484,778	404,578	484,778	493,827
693	Facility Internal Support Charge	37,676	39,155	35,280	29,400	35,280	32,645
694	Fleet and Fuel Internal Support Charge	18,103	29,688	30,822	26,281	30,822	53,323
695	Insurance Premiums Internal Support Charge	196,705	107,875	79,696	66,413	79,696	37,953
696	Information Technology Internal Support Charge	266,221	291,098	248,922	207,435	248,922	223,290
697	Utilities Internal Support Charge	81,220	72,242	90,058	75,048	90,058	146,615
698	Capital Outlay	4,315,375	5,437,841	5,754,510	4,597,894	9,394,680	4,866,118
699	Capital Equipment	4,315,375	5,432,438	5,754,510	4,597,894	9,394,680	4,866,118
700	Capital Facilities	-	5,403	-	-	-	-
701	**406 - Facilities Management Fund**	**$ 200,795**	**$ (91,934)**	**$ (123,111)**	**$ (334,411)**	**$ (123,109)**	**$ 65,789**
702	**Revenue**	**$ 4,236,075**	**$ 3,429,790**	**$ 6,051,226**	**$ 3,709,390**	**$ 6,051,225**	**$ 6,787,258**
703	Interfund Revenue	4,207,251	3,382,195	4,421,306	3,684,425	4,421,305	5,101,341
704	Contributions	-	-	25,000	-	25,000	-
705	Other Revenue	903	16,924	71,267	12,675	71,267	216,000
706	Interest Revenue	6,160	5,680	1,653	8,169	1,653	9,207
707	Lease Revenue	21,760	24,992	32,000	4,120	32,000	32,000
708	Transfers In	-	-	1,500,000	-	1,500,000	1,428,710
709	**Expenses**	**$ 4,035,280**	**$ 3,521,724**	**$ 6,174,337**	**$ 4,043,800**	**$ 6,174,334**	**$ 6,721,470**
710	Labor and Benefits	899,091	1,009,886	1,442,226	1,038,893	1,442,224	1,637,886
711	Employment Taxes	47,455	51,233	72,326	48,818	72,326	78,917
712	Health, Dental, Vision Insurance	110,341	147,112	269,049	178,065	269,048	339,963
713	Health Programs	12,736	23,790	46,964	52,858	46,963	59,540
714	Other Insurance	4,328	4,167	6,571	3,113	6,571	7,467
715	Other Compensation	6,013	2,684	1,720	4,034	1,720	548
716	Overtime	5,321	4,864	7,190	12,848	7,190	8,217
717	Regular Wages	639,838	698,111	939,677	665,208	939,677	1,029,124
718	Retirement	38,566	42,868	56,823	41,571	56,823	63,560
719	Workers Compensation Insurance	34,495	35,057	41,906	32,379	41,906	50,551
720	Operating	2,781,763	2,097,869	2,880,664	1,729,571	2,880,663	3,228,641
721	Cost of Goods Sold	-	-	-	128	-	-
722	Contract Services	255,677	280,029	300,350	213,902	300,350	393,000
723	Equipment	12,828	2,929	18,500	11,632	18,500	1,000
724	Operating Costs	70,698	105,762	111,990	94,769	111,990	202,000
725	Professional Development	1,907	2,953	7,875	1,472	7,875	7,875
726	Utilities	2,440,654	1,706,197	2,441,949	1,407,668	2,441,948	2,624,766
727	Interfund Charges	353,053	413,969	351,447	292,703	351,447	426,233
728	Facility Internal Support Charge	11,653	12,104	11,818	9,848	11,818	12,064
729	Fleet and Fuel Internal Support Charge	16,029	22,713	26,121	21,598	26,121	37,762
730	Insurance Premiums Internal Support Charge	151,136	145,846	135,378	112,815	135,378	129,135
731	Information Technology Internal Support Charge	163,499	222,926	167,125	139,270	167,124	237,232
732	Utilities Internal Support Charge	10,736	10,380	11,006	9,172	11,006	10,040
733	Capital Outlay	1,373	0	1,500,000	982,633	1,500,000	1,428,710
734	Capital Equipment	-	-	-	-	-	170,000
735	Capital Facilities	1,373	0	1,500,000	982,633	1,500,000	1,258,710
736	**Police**						
737	**100 - General Fund**	**$ (31,584,354)**	**$ (35,881,791)**	**$ (38,320,079)**	**$ (29,606,504)**	**$ (38,697,586)**	**$ (40,918,660)**
738	**Revenue**	**$ 1,983,403**	**$ 1,458,672**	**$ 1,471,813**	**$ 1,679,056**	**$ 1,721,824**	**$ 1,551,584**
739	Charges for Services	752,530	682,520	709,416	709,609	709,416	920,984
740	License and Permits	210	475	1,000	4,080	1,000	3,500
741	Fines	6,589	7,605	7,500	5,790	7,500	7,500
742	Intergovernmental	900,957	621,440	711,497	565,128	711,497	579,500
743	Contributions	194,010	102,102	-	101,500	100,000	-
744	Other Revenue	129,107	44,530	42,400	292,949	192,411	40,100
745	**Expenses**	**$ 33,567,757**	**$ 37,340,463**	**$ 39,791,892**	**$ 31,285,560**	**$ 40,419,410**	**$ 42,470,244**
746	Labor and Benefits	23,165,242	26,142,801	27,961,754	21,722,184	27,961,755	30,855,542
747	Employment Taxes	416,066	465,075	649,404	366,113	649,406	659,824
748	Health, Dental, Vision Insurance	2,438,471	3,076,376	3,292,633	2,814,191	3,292,635	4,903,981

Line Item Ref #	By Department / By Fund / By Classification	2024 Actual	2025 Actual	2026 Adopted	2026 Actual YTD	2026 Amended	2027 Recommended
749	Health Programs	184,086	336,429	494,206	601,609	494,202	585,194
750	Other Insurance	96,106	116,765	122,910	86,736	122,910	126,604
751	Other Compensation	245,096	51,590	51,699	68,589	51,699	91,623
752	Overtime	1,993,468	2,115,248	2,453,727	1,697,662	2,453,726	2,413,590
753	Part-Time Wages	18,525	29,015	-	27,022	-	18,652
754	Regular Wages	15,130,636	16,870,336	17,971,462	13,839,783	17,971,462	18,678,732
755	Retirement	1,703,382	2,013,822	2,018,161	1,509,869	2,018,161	2,428,042
756	Unemployment Insurance	-	(17,250)	-	-	-	-
757	Workers Compensation Insurance	939,405	1,085,395	907,553	710,613	907,554	949,300
758	Operating	2,472,566	1,934,205	2,726,236	1,852,841	3,120,752	2,338,052
759	Charges and Fees	1,923	1,168	2,000	1,213	2,000	2,000
760	Cost of Goods Sold	-	(358)	-	-	-	-
761	Contract Services	880,872	662,940	836,619	406,638	1,100,855	815,542
762	Equipment	442,855	165,950	492,500	651,343	622,780	149,633
763	Fuel	576	184	-	-	-	-
764	Grants and Contributions	19,073	72,381	88,000	73,690	88,000	84,000
765	Operating Costs	627,941	648,985	757,420	420,479	769,420	795,130
766	Professional Development	499,162	382,955	525,277	299,149	513,277	467,327
767	Utilities	165	-	24,420	329	24,420	24,420
768	Interfund Charges	7,776,717	9,168,722	9,073,902	7,633,110	9,073,903	9,198,149
769	Communications Center Internal Support Charge	2,590,706	2,701,675	2,829,801	2,358,168	2,829,801	3,002,111
770	Facility Internal Support Charge	512,951	531,287	529,962	441,635	529,962	549,515
771	Fleet and Fuel Internal Support Charge	1,316,266	1,253,973	1,484,870	1,308,915	1,484,870	1,302,106
772	Insurance Premiums Internal Support Charge	512,664	494,721	459,211	382,676	459,211	783,442
773	Information Technology Internal Support Charge	2,641,557	3,924,517	3,506,827	2,922,356	3,506,827	3,289,390
774	Utilities Internal Support Charge	202,573	262,548	263,232	219,360	263,232	271,585
775	Capital Outlay	153,232	94,735	30,000	77,425	263,000	78,500
776	Capital Equipment	153,232	94,735	30,000	77,425	263,000	78,500
777	**101 - Enhanced 911 Fund**	**$ 4,275,348**	**$ 4,100,890**	**$ 1,015,326**	**$ 3,601,245**	**$ 1,015,325**	**$ 4,008,954**
778	**Revenue**	**$ 4,275,348**	**$ 4,100,890**	**$ 4,679,966**	**$ 3,601,245**	**$ 4,679,965**	**$ 5,008,954**
779	Charges for Services	4,126,132	3,896,205	4,646,821	3,451,776	4,646,821	4,926,077
780	Tax Revenue	(72,630)	(76,418)	(76,132)	(61,947)	(76,132)	(98,522)
781	Interest Revenue	221,847	281,104	109,276	211,417	109,276	181,399
782	**Expenses**	**-**	**-**	**$ 3,664,640**	**-**	**$ 3,664,640**	**$ 1,000,000**
783	Transfers Out	-	-	3,664,640	-	3,664,640	1,000,000
784	Transfers Out	-	-	3,664,640	-	3,664,640	1,000,000
785	**107 - First Responder Tax Fund**	**$ (1,902,444)**	**$ (2,771,461)**	**$ (3,904,058)**	**$ (2,346,053)**	**$ (3,904,056)**	**$ (4,790,974)**
786	**Expenses**	**$ 1,902,444**	**$ 2,771,461**	**$ 3,904,058**	**$ 2,346,053**	**$ 3,904,056**	**$ 4,790,974**
787	Labor and Benefits	1,103,455	2,102,812	2,655,483	1,865,476	2,655,480	3,589,337
788	Employment Taxes	56,450	94,360	105,761	56,591	105,761	114,578
789	Health, Dental, Vision Insurance	166,666	329,521	444,384	265,631	444,382	725,448
790	Health Programs	12,662	47,548	49,132	59,834	49,131	71,448
791	Other Insurance	4,645	9,272	12,269	7,115	12,267	15,729
792	Other Compensation	4,327	695	450	22,923	450	1,400
793	Overtime	19,061	72,100	75,781	98,731	75,781	78,079
794	Regular Wages	769,200	1,395,299	1,739,561	1,187,615	1,739,562	2,236,855
795	Retirement	45,913	99,554	156,404	116,235	156,404	248,586
796	Workers Compensation Insurance	24,530	54,461	71,743	50,802	71,742	97,213
797	Operating	47,162	175,019	363,100	34,137	363,100	358,800
798	Contract Services	-	7,266	-	-	-	-
799	Equipment	46,632	163,205	297,700	31,202	297,700	280,000
800	Operating Costs	-	3,657	36,400	2,433	36,400	78,800
801	Professional Development	530	892	29,000	503	29,000	0
802	Interfund Charges	358,140	402,255	470,475	371,870	470,476	450,337
803	Fleet and Fuel Internal Support Charge	210,589	161,320	257,471	194,366	257,471	228,005
804	Information Technology Internal Support Charge	147,551	240,935	213,004	177,504	213,005	222,332
805	Capital Outlay	393,687	91,375	415,000	74,569	415,000	392,500
806	Capital Equipment	393,687	91,375	415,000	74,569	415,000	392,500
807	**115 - Public Safety Impact Fee Fund**	**$ 235,614**	**$ 254,333**	**$ (253,950)**	**$ 144,394**	**$ (253,950)**	**$ 192,392**
808	**Revenue**	**$ 235,614**	**$ 254,333**	**$ 216,050**	**$ 144,394**	**$ 216,050**	**$ 192,392**
809	Charges for Services	235,614	254,333	216,050	144,394	216,050	192,392
810	**Expenses**	**-**	**-**	**$ 470,000**	**-**	**$ 470,000**	**-**
811	Transfers Out	-	-	470,000	-	470,000	-

Line Item Ref #	By Department / By Fund / By Classification	2024 Actual	2025 Actual	2026 Adopted	2026 Actual YTD	2026 Amended	2027 Recommended
812	Transfers Out	-	-	470,000	-	470,000	-
813	**201 - Sales Tax Capital Improvements Fund**	**$ (93,450)**	**-**	**$ 0**	**-**	**$ 0**	**$ (1,100,000)**
814	**Revenue**	**-**	**-**	**$ 2,470,000**	**-**	**$ 470,000**	**-**
815	Debt Proceeds	-	-	2,000,000	-	0	-
816	Transfers In	-	-	470,000	-	470,000	-
817	**Expenses**	**$ 93,450**	**-**	**$ 2,470,000**	**-**	**$ 470,000**	**$ 1,100,000**
818	Operating	2,990	-	-	-	-	-
819	Equipment	2,990	-	-	-	-	-
820	Capital Outlay	90,460	-	2,470,000	-	470,000	1,100,000
821	Capital Equipment	90,460	-	470,000	-	470,000	-
822	Capital Facilities	-	-	2,000,000	-	0	1,000,000
823	Land	-	-	-	-	-	100,000
824	**405 - Communications Center Fund**	**$ (2,716,204)**	**$ (2,591,700)**	**$ (3,390,350)**	**$ (3,551,815)**	**$ (3,390,350)**	**$ (3,713,003)**
825	**Revenue**	**$ 5,985,705**	**$ 6,489,899**	**$ 10,479,656**	**$ 5,711,823**	**$ 10,479,656**	**$ 8,372,546**
826	Charges for Services	2,562,845	2,840,290	2,971,576	2,506,866	2,971,576	3,204,632
827	Interfund Revenue	3,309,196	3,527,715	3,730,526	3,108,772	3,730,526	4,011,180
828	Intergovernmental	-	7,625	-	-	-	-
829	Other Revenue	750	29	-	-	-	-
830	Interest Revenue	21,714	23,040	21,714	20,085	21,714	65,534
831	Lease Revenue	91,200	91,200	91,200	76,100	91,200	91,200
832	Transfers In	-	-	3,664,640	-	3,664,640	1,000,000
833	**Expenses**	**$ 8,701,909**	**$ 9,081,599**	**$ 13,870,006**	**$ 9,263,638**	**$ 13,870,006**	**$ 12,085,549**
834	Labor and Benefits	5,396,419	5,797,913	7,008,808	5,014,879	7,008,808	7,967,554
835	Employment Taxes	303,195	309,975	385,177	252,845	385,176	422,009
836	Health, Dental, Vision Insurance	590,767	780,730	1,026,964	772,483	1,026,963	1,612,666
837	Health Programs	61,546	113,137	160,400	194,984	160,400	185,425
838	Other Insurance	20,396	24,120	28,930	18,979	28,931	32,729
839	Other Compensation	21,463	1,723	13,536	31,586	13,536	7,468
840	Overtime	991,310	796,339	1,040,373	558,831	1,040,373	1,052,543
841	Part-Time Wages	44,066	-	-	-	-	-
842	Regular Wages	3,158,326	3,531,449	4,072,782	2,981,974	4,072,782	4,356,196
843	Retirement	190,303	224,624	266,316	192,846	266,317	283,121
844	Workers Compensation Insurance	15,048	15,816	14,330	10,351	14,330	15,397
845	Operating	342,224	407,538	356,010	265,246	356,010	371,452
846	Contract Services	17,992	5,647	54,626	3,665	54,626	42,600
847	Equipment	107,687	143,862	67,764	127,035	67,764	35,000
848	Grants and Contributions	298	264	1,470	491	1,470	1,470
849	Operating Costs	79,067	202,668	129,450	80,065	129,450	190,615
850	Professional Development	60,672	55,097	102,700	53,991	102,700	101,767
851	Utilities	76,507	-	-	-	-	-
852	Interfund Charges	2,141,742	2,763,079	2,840,548	2,366,788	2,840,548	2,746,543
853	Fleet and Fuel Internal Support Charge	81,215	35,292	41,814	34,509	41,814	71,491
854	General Government Internal Support Charge	474,127	557,571	625,718	521,432	625,718	619,946
855	Insurance Premiums Internal Support Charge	14,739	14,223	13,202	11,002	13,202	4,401
856	Information Technology Internal Support Charge	1,475,080	2,136,323	2,149,104	1,790,920	2,149,104	2,040,614
857	Utilities Internal Support Charge	96,581	19,670	10,710	8,925	10,710	10,091
858	Capital Outlay	821,524	113,069	3,664,640	1,616,725	3,664,640	1,000,000
859	Capital Equipment	821,524	113,069	3,464,640	1,616,725	3,464,640	1,000,000
860	Capital Facilities	-	-	200,000	-	200,000	-
861	**Fire**						
862	**100 - General Fund**	**$ (10,963,655)**	**$ (11,093,439)**	**$ (13,347,831)**	**$ (10,835,795)**	**$ (13,690,835)**	**$ (15,672,815)**
863	**Revenue**	**$ 13,374,220**	**$ 14,740,542**	**$ 13,636,187**	**$ 11,065,177**	**$ 13,736,187**	**$ 13,366,699**
864	Charges for Services	11,947,894	13,474,622	12,596,007	9,503,592	12,596,007	12,149,200
865	License and Permits	123,347	120,987	131,800	112,022	131,800	131,800
866	Intergovernmental	1,216,226	1,074,474	907,380	1,283,191	907,380	1,017,954
867	Contributions	2,049	2,443	1,000	103,070	101,000	1,000
868	Other Revenue	82,100	65,876	-	62,123	-	66,745
869	Interest Revenue	2,603	2,139	-	1,180	-	-
870	**Expenses**	**$ 24,337,875**	**$ 25,833,981**	**$ 26,984,018**	**$ 21,900,972**	**$ 27,427,022**	**$ 29,039,514**
871	Labor and Benefits	17,558,511	18,696,016	20,002,351	16,035,915	20,002,355	21,777,534
872	Employment Taxes	225,237	233,611	381,131	200,296	381,130	385,697
873	Health, Dental, Vision Insurance	1,830,159	2,252,467	2,424,287	2,188,901	2,424,288	3,682,485
874	Health Programs	151,187	247,443	352,591	429,253	352,591	415,080

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

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

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

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

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

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

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

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

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

CITY OF Grand Junction COLORADO

2027 Recommended Budget
By Fund, By Account Classification
November 18, 2026

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

Line Item Ref #	By Fund By Classification	2024 Actual	2025 Actual	2026 Adopted	2026 Actual YTD	2026 Amended	2027 Recommended
58	**106 - Lodging Tax Share Fund**						
59	**Revenue**	**$ 2,466,204**	**$ 2,403,351**	**$ 2,376,403**	**$ 2,035,769**	**$ 2,376,403**	**$ 2,515,338**
60	Tax Revenue	2,452,487	2,393,215	2,364,403	2,029,065	2,364,403	2,498,822
61	Interest Revenue	13,717	10,136	12,000	6,704	12,000	16,516
62	**Expenses**	**$ 2,452,166**	**$ 2,393,215**	**$ 2,364,403**	**$ 2,029,065**	**$ 2,364,403**	**$ 2,550,285**
63	Operating	1,430,430	1,396,042	1,379,235	1,183,621	1,379,235	1,487,666
64	Transfers Out	1,021,736	997,173	985,168	845,444	985,168	1,062,619
65	**107 - First Responder Tax Fund**						
66	**Revenue**	**$ 15,544,749**	**$ 13,943,401**	**$ 14,806,514**	**$ 13,229,502**	**$ 15,248,339**	**$ 17,234,833**
67	Intergovernmental	2,188,202	341,521	12,504	445,763	454,329	13,687
68	Tax Revenue	13,032,664	13,417,083	13,628,232	11,695,494	13,628,232	14,519,981
69	Interest Revenue	323,883	184,797	165,778	105,611	165,778	99,206
70	Transfers In	-	-	1,000,000	982,633	1,000,000	2,601,960
71	**Expenses**	**$ 21,332,888**	**$ 14,489,752**	**$ 16,614,490**	**$ 11,733,210**	**$ 17,056,312**	**$ 19,569,930**
72	Labor and Benefits	8,897,916	11,677,190	13,389,410	9,676,419	13,389,402	16,229,031
73	Operating	282,395	577,178	752,277	426,268	934,303	1,064,069
74	Interfund Charges	1,298,367	1,843,852	1,674,645	1,377,496	1,674,648	1,455,016
75	Capital Outlay	479,086	91,375	415,000	253,027	674,800	821,813
76	Transfers Out	10,375,123	300,157	383,159	-	383,159	-
77	**110 - Conservation Trust Fund**						
78	**Revenue**	**$ 845,462**	**$ 836,158**	**$ 809,575**	**$ 615,611**	**$ 809,575**	**$ 794,575**
79	Intergovernmental	830,488	822,714	794,575	606,824	794,575	794,575
80	Interest Revenue	14,974	13,444	15,000	8,786	15,000	-
81	**Expenses**	**$ 890,748**	**$ 585,115**	**$ 1,128,794**	**$ 478,794**	**$ 918,794**	**$ 893,800**
82	Transfers Out	890,748	585,115	1,128,794	478,794	918,794	893,800
83	**111 - Cannabis Tax Fund**						
84	**Revenue**	**$ 1,499,684**	**$ 1,836,160**	**$ 1,808,324**	**$ 1,551,753**	**$ 1,573,813**	**$ 1,784,828**
85	License and Permits	58,500	75,000	50,000	91,500	50,000	75,000
86	Tax Revenue	1,416,126	1,679,344	1,733,266	1,375,443	1,498,755	1,590,402
87	Interest Revenue	25,058	81,816	25,058	84,810	25,058	119,426
88	**Expenses**	**$ 132,767**	**$ 136,902**	**$ 1,756,193**	**$ 1,000,026**	**$ 1,756,193**	**$ 1,247,197**
89	Operating	-	1,440	-	-	-	-
90	Transfers Out	132,767	135,462	1,756,193	1,000,026	1,756,193	1,247,197
91	**115 - Public Safety Impact Fee Fund**						
92	**Revenue**	**$ 813,264**	**$ 914,814**	**$ 723,603**	**$ 563,359**	**$ 723,603**	**$ 758,707**
93	Charges for Services	774,697	847,878	705,351	494,098	705,351	654,602
94	Interest Revenue	38,567	66,935	18,252	69,261	18,252	104,105
95	**Expenses**	**-**	**-**	**$ 470,000**	**-**	**$ 470,000**	**$ 300,000**
96	Transfers Out	-	-	470,000	-	470,000	300,000
97	**116 - Community Recreation Center Tax Fund**						
98	**Revenue**	**$ 3,720,748**	**$ 3,898,445**	**$ 4,699,028**	**$ 3,691,512**	**$ 4,699,028**	**$ 7,639,059**
99	Charges for Services	-	-	705,011	323,060	705,011	2,861,874
100	License and Permits	-	-	38,000	-	38,000	233,750
101	Tax Revenue	3,649,241	3,756,783	3,846,555	3,274,773	3,846,555	4,096,244
102	Interest Revenue	71,507	141,661	-	51,241	-	30,540
103	Lease Revenue	-	-	109,462	42,438	109,462	416,650
104	**Expenses**	**$ 1,773,698**	**$ 4,426,957**	**$ 5,664,605**	**$ 3,061,271**	**$ 5,664,603**	**$ 8,063,568**
105	Labor and Benefits	48,944	95,052	1,600,640	561,203	1,600,638	2,806,671
106	Operating	4,089	6,015	589,042	148,393	589,042	501,900
107	Interfund Charges	-	75,558	811,605	676,472	811,606	1,570,566
108	Transfers Out	1,720,665	4,250,332	2,663,317	1,675,202	2,663,317	3,184,432
109	**201 - Sales Tax Capital Improvements Fund**						
110	**Revenue**	**$ 39,390,002**	**$ 29,527,405**	**$ 33,688,201**	**$ 19,112,327**	**$ 27,987,865**	**$ 29,413,279**
111	Charges for Services	244,061	97,817	-	14,919	-	-
112	License and Permits	6,276	-	-	-	-	-
113	Special Assessments	130,485	3,014	-	770	-	-
114	Intergovernmental	1,302,145	6,070,165	6,875,200	1,120,750	3,210,663	4,803,285
115	Contributions	200,000	1,500,468	1,010,000	200,000	974,201	1,432,000
116	Other Revenue	43,248	3	-	-	-	-
117	Sale of Capital Assets	907,835	-	500,000	96,000	500,000	-
118	Debt Proceeds	-	-	2,000,000	-	-	-
119	Tax Revenue	19,253,210	19,817,388	20,382,727	17,539,840	20,382,727	21,779,994
120	Interest Revenue	142,026	1,389	-	399	-	-
121	Lease Revenue	-	-	-	875	-	-
122	Transfers In	17,160,715	2,037,161	2,920,274	138,774	2,920,274	1,398,000

Line Item Ref #	By Fund By Classification	2024 Actual	2025 Actual	2026 Adopted	2026 Actual YTD	2026 Amended	2027 Recommended
123	**Expenses**	**$ 33,655,227**	**$ 34,714,597**	**$ 36,463,773**	**$ 14,641,440**	**$ 33,815,810**	**$ 34,287,933**
124	Labor and Benefits	-	-	-	-	-	2,138,761
125	Operating	5,716,708	11,588,574	3,345,919	3,309,740	4,556,919	5,000,017
126	Interfund Charges	-	-	-	-	-	150,311
127	Capital Outlay	22,344,177	17,954,119	24,441,323	7,333,263	18,399,816	19,146,850
128	Transfers Out	5,594,342	5,171,904	8,676,531	3,998,437	10,859,075	7,851,994
129	**202 - Storm Drainage Development Fund**						
130	**Revenue**	**$ 6,817**	**$ 23,913**	**$ 21,000**	**$ 3,189**	**$ 94,000**	**$ 155,000**
131	Charges for Services	6,817	23,913	21,000	3,189	21,000	5,000
132	Transfers In	-	-	-	-	73,000	150,000
133	**Expenses**	**$ 206,943**	**$ 57,604**	**$ 96,000**	**$ 2,727**	**$ 333,000**	**$ 172,000**
134	Operating	-	34,456	-	-	237,000	-
135	Capital Outlay	206,943	23,148	96,000	2,727	96,000	172,000
136	**204 - Major Projects Fund**						
137	**Revenue**	**$ 78,765,234**	**$ 6,612,646**	**$ 1,631,000**	**$ 1,483,494**	**$ 967,172**	**-**
138	Intergovernmental	174,431	948,737	-	854,572	966,172	-
139	Contributions	1,500,000	4,054,000	1,631,000	-	1,000	-
140	Debt Proceeds	74,106,729	-	-	-	-	-
141	Interest Revenue	2,289,868	1,609,909	-	628,922	-	-
142	Transfers In	694,206	-	-	-	-	-
143	**Expenses**	**$ 16,446,801**	**$ 41,869,760**	**$ 25,740,000**	**$ 25,311,918**	**$ 27,944,291**	**-**
144	Operating	402,580	66,525	-	1,682,532	-	-
145	Capital Outlay	15,544,221	41,803,235	25,740,000	23,629,386	27,871,291	-
146	Transfers Out	500,000	-	-	-	73,000	-
147	**207 - Transportation Capacity Fund**						
148	**Revenue**	**$ 4,079,635**	**$ 26,480,933**	**$ 8,666,527**	**$ 4,797,986**	**$ 8,666,527**	**$ 3,730,375**
149	Charges for Services	3,010,576	3,760,883	2,636,527	2,047,627	2,636,527	2,636,527
150	Intergovernmental	328,337	1,500,000	4,000,000	1,036,684	4,000,000	-
151	Contributions	-	216,973	1,630,000	696,507	1,630,000	500,000
152	Sale of Capital Assets	-	-	-	96,000	-	-
153	Debt Proceeds	-	20,227,826	-	-	-	-
154	Interest Revenue	740,723	775,252	400,000	921,168	400,000	593,848
155	**Expenses**	**$ 15,072,687**	**$ 11,679,667**	**$ 27,435,437**	**$ 17,217,077**	**$ 32,480,628**	**$ 8,138,000**
156	Operating	155,436	365,732	-	34,333	-	3,000
157	Capital Outlay	14,917,250	11,313,935	27,435,437	17,182,744	32,480,628	8,135,000
158	**301 - Water Fund**						
159	**Revenue**	**$ 11,775,676**	**$ 13,578,562**	**$ 17,009,649**	**$ 16,778,842**	**$ 18,419,649**	**$ 16,117,564**
160	Charges for Services	9,691,642	10,321,568	11,442,000	9,477,891	11,442,000	12,094,500
161	License and Permits	72,725	139,528	120,000	274,574	120,000	356,000
162	Interfund Revenue	1,051,052	1,271,571	1,402,745	1,152,289	1,402,745	1,315,734
163	Intergovernmental	256,370	138,625	-	27,125	-	1,742,580
164	Contributions	-	1,250	-	5,000	-	-
165	Other Revenue	11,684	15,479	40,000	57,490	40,000	40,000
166	Debt Proceeds	399,763	1,425,905	3,890,000	5,540,162	5,300,000	300,000
167	Interest Revenue	177,922	199,100	49,484	214,839	49,484	202,403
168	Lease Revenue	114,517	65,537	65,420	29,472	65,420	66,347
169	**Expenses**	**$ 13,056,543**	**$ 13,887,613**	**$ 17,414,851**	**$ 8,490,687**	**$ 18,386,494**	**$ 20,072,681**
170	Labor and Benefits	4,217,231	4,654,109	5,576,791	3,740,283	5,576,783	5,544,990
171	Operating	1,371,456	1,621,125	2,387,608	1,380,598	2,308,285	2,803,121
172	Interfund Charges	1,975,851	2,385,175	2,411,518	2,013,409	2,411,517	2,213,920
173	Capital Outlay	4,514,655	4,250,067	5,650,000	934,277	6,294,393	7,792,580
174	Debt Service	977,349	977,137	1,388,934	422,120	1,585,381	1,718,071
175	Transfers Out	-	-	-	-	210,135	-
176	**302 - Solid Waste Fund**						
177	**Revenue**	**$ 7,609,300**	**$ 43,098,908**	**$ 8,352,448**	**$ 9,319,828**	**$ 22,977,755**	**$ 13,685,503**
178	Charges for Services	6,866,288	7,743,196	8,176,028	8,847,709	10,131,028	13,532,500
179	License and Permits	150,867	187,422	150,000	149,903	150,000	150,000
180	Intergovernmental	540,646	2,986,703	-	309,998	2,850,282	-
181	Other Revenue	(20)	2,603	-	870	-	1,740
182	Debt Proceeds	-	31,864,817	-	-	9,820,025	-
183	Interest Revenue	51,519	314,167	26,420	11,348	26,420	1,263
184	**Expenses**	**$ 7,843,114**	**$ 39,794,278**	**$ 8,266,000**	**$ 18,382,794**	**$ 26,188,481**	**$ 13,070,344**
185	Labor and Benefits	2,705,152	3,082,758	3,308,154	2,675,860	3,308,158	4,588,895
186	Operating	2,023,505	1,747,322	1,354,119	1,263,594	2,231,431	2,875,159
187	Interfund Charges	2,373,136	2,667,190	2,948,727	2,465,883	2,948,728	3,801,289

Line Item Ref #	By Fund By Classification	2024 Actual	2025 Actual	2026 Adopted	2026 Actual YTD	2026 Amended	2027 Recommended
188	Capital Outlay	521,321	13,440,008	435,000	11,447,193	16,619,327	-
189	Debt Service	-	18,637,000	-	310,264	711,702	1,805,000
190	Transfers Out	220,000	220,000	220,000	220,000	369,135	-
191	**305 - Golf Courses Fund**						
192	**Revenue**	**$ 2,886,221**	**$ 3,143,100**	**$ 3,085,150**	**$ 2,650,217**	**$ 3,085,150**	**$ 3,294,155**
193	Charges for Services	2,125,107	2,382,141	2,329,150	1,885,161	2,329,150	2,502,900
194	License and Permits	159,942	173,741	175,000	177,992	175,000	185,000
195	Other Revenue	20,827	14,589	13,000	18,146	13,000	13,500
196	Interest Revenue	5,651	13,382	-	9,705	-	5,255
197	Lease Revenue	454,693	439,247	448,000	439,215	448,000	467,500
198	Transfers In	120,000	120,000	120,000	120,000	120,000	120,000
199	**Expenses**	**$ 2,949,386**	**$ 3,068,886**	**$ 3,287,703**	**$ 2,482,185**	**$ 3,321,605**	**$ 3,075,010**
200	Labor and Benefits	1,024,795	1,136,196	1,194,239	926,527	1,194,239	1,069,749
201	Operating	1,078,699	1,093,581	1,087,790	912,627	1,030,790	1,093,543
202	Interfund Charges	728,496	751,311	767,876	643,030	767,875	823,920
203	Capital Outlay	29,599	-	150,000	-	207,000	-
204	Debt Service	87,797	87,798	87,797	-	87,797	87,797
205	Transfers Out	-	-	-	-	33,904	-
206	**308 - Parking Fund**						
207	**Revenue**	**$ 984,976**	**$ 1,013,189**	**$ 1,186,984**	**$ 1,032,026**	**$ 1,186,984**	**$ 1,253,239**
208	Charges for Services	224,788	621,088	766,600	671,830	766,600	807,000
209	License and Permits	467,851	117,910	155,000	112,060	155,000	145,000
210	Special Assessments	2,350	-	-	-	-	-
211	Fines	270,590	253,670	250,000	226,610	250,000	290,000
212	Other Revenue	(360)	9,026	4,788	6,826	4,788	4,788
213	Interest Revenue	14,567	3,030	10,596	6,885	10,596	6,451
214	Lease Revenue	5,190	8,465	-	7,815	-	-
215	**Expenses**	**$ 1,537,307**	**$ 866,889**	**$ 1,187,067**	**$ 764,247**	**$ 1,212,904**	**$ 1,276,317**
216	Labor and Benefits	488,713	474,197	498,765	376,300	498,763	599,579
217	Operating	174,179	229,486	254,340	229,260	254,340	307,740
218	Interfund Charges	152,559	163,206	190,195	158,687	190,194	125,231
219	Capital Outlay	476,098	-	-	-	-	-
220	Debt Service	243,767	-	243,767	-	243,767	243,767
221	Transfers Out	1,991	-	-	-	25,840	-
222	**309 - Irrigation Fund**						
223	**Revenue**	**$ 398,564**	**$ 421,986**	**$ 461,124**	**$ 377,108**	**$ 461,124**	**$ 820,268**
224	Charges for Services	391,746	413,268	456,791	371,667	456,791	468,127
225	Debt Proceeds	1,141	887	900	918	900	350,900
226	Interest Revenue	5,677	7,831	3,433	4,523	3,433	1,241
227	**Expenses**	**$ 356,789**	**$ 363,930**	**$ 658,834**	**$ 383,932**	**$ 683,834**	**$ 807,377**
228	Labor and Benefits	134,039	166,237	169,957	136,409	169,958	191,374
229	Operating	31,220	22,267	61,200	30,894	61,200	41,500
230	Interfund Charges	143,721	159,264	211,515	176,263	211,515	208,342
231	Capital Outlay	31,647	-	200,000	40,367	225,000	350,000
232	Debt Service	16,162	16,162	16,162	-	16,161	16,162
233	**401 - Information Technology Fund**						
234	**Revenue**	**$ 12,725,903**	**$ 16,572,113**	**$ 14,528,506**	**$ 12,292,381**	**$ 14,528,506**	**$ 13,906,460**
235	License and Permits	16,800	19,475	7,200	26,600	7,200	23,600
236	Interfund Revenue	12,530,472	15,983,008	14,497,624	12,129,697	14,497,624	13,773,541
237	Other Revenue	-	-	-	4,333	-	-
238	Interest Revenue	53,631	73,630	23,682	131,751	23,682	109,319
239	Lease Revenue	125,000	-	-	-	-	-
240	Transfers In	-	496,000	-	-	-	-
241	**Expenses**	**$ 10,971,824**	**$ 14,522,464**	**$ 16,828,113**	**$ 10,824,619**	**$ 16,983,781**	**$ 16,853,122**
242	Labor and Benefits	3,588,703	3,936,418	4,123,623	3,357,820	4,123,623	4,081,099
243	Operating	6,491,849	8,162,197	12,139,926	7,261,241	12,139,926	12,194,254
244	Interfund Charges	117,359	126,390	128,564	107,444	128,565	127,770
245	Capital Outlay	773,913	2,297,458	436,000	98,114	436,000	450,000
246	Transfers Out	-	-	-	-	155,667	-
247	**402 - Equipment Fund**						
248	**Revenue**	**$ 9,849,321**	**$ 10,794,325**	**$ 11,392,973**	**$ 9,797,111**	**$ 11,392,973**	**$ 11,940,944**
249	Charges for Services	1,100,675	1,085,989	1,401,703	938,085	1,401,703	1,375,230
250	Interfund Revenue	8,087,782	9,189,044	9,738,998	8,419,902	9,738,998	10,037,484
251	Other Revenue	151,346	186,023	186,500	67,132	186,500	188,000
252	Sale of Capital Assets	293,494	133,080	50,000	221,615	50,000	100,000

Line Item Ref #	By Fund By Classification	2024 Actual	2025 Actual	2026 Adopted	2026 Actual YTD	2026 Amended	2027 Recommended
253	Interest Revenue	216,025	200,190	15,772	150,377	15,772	240,230
254	**Expenses**	**$ 9,872,234**	**$ 10,977,947**	**$ 12,185,169**	**$ 9,501,057**	**$ 15,919,574**	**$ 11,716,815**
255	Labor and Benefits	1,658,561	1,835,414	2,078,655	1,630,439	2,078,655	2,385,036
256	Operating	3,298,374	3,164,635	3,867,226	2,868,146	3,867,226	3,971,833
257	Interfund Charges	599,924	540,057	484,778	404,578	484,778	493,827
258	Capital Outlay	4,315,375	5,437,841	5,754,510	4,597,894	9,394,680	4,866,118
259	Transfers Out	-	-	-	-	94,235	-
260	**405 - Communications Center Fund**						
261	**Revenue**	**$ 8,717,528**	**$ 9,381,365**	**$ 13,300,664**	**$ 5,711,823**	**$ 13,300,664**	**$ 12,014,032**
262	Charges for Services	2,562,845	2,840,290	2,971,576	2,506,866	2,971,576	3,204,632
263	Interfund Revenue	3,309,196	3,527,715	3,730,526	3,108,772	3,730,526	4,011,180
264	Intergovernmental	-	7,625	-	-	-	-
265	Other Revenue	750	29	-	-	-	-
266	Interest Revenue	21,714	23,040	21,714	20,085	21,714	65,534
267	Lease Revenue	91,200	91,200	91,200	76,100	91,200	91,200
268	Transfers In	2,731,823	2,891,466	6,485,648	-	6,485,648	4,641,486
269	**Expenses**	**$ 8,701,909**	**$ 9,081,599**	**$ 13,870,006**	**$ 9,263,638**	**$ 14,078,319**	**$ 12,192,916**
270	Labor and Benefits	5,396,419	5,797,913	7,008,808	5,014,879	7,008,808	8,074,921
271	Operating	342,224	407,538	356,010	265,246	356,010	371,452
272	Interfund Charges	2,141,742	2,763,079	2,840,548	2,366,788	2,840,548	2,746,543
273	Capital Outlay	821,524	113,069	3,664,640	1,616,725	3,664,640	1,000,000
274	Transfers Out	-	-	-	-	208,313	-
275	**406 - Facilities Management Fund**						
276	**Revenue**	**$ 4,236,075**	**$ 3,429,790**	**$ 6,051,226**	**$ 3,709,390**	**$ 6,051,225**	**$ 6,787,258**
277	Interfund Revenue	4,207,251	3,382,195	4,421,306	3,684,425	4,421,305	5,101,341
278	Contributions	-	-	25,000	-	25,000	-
279	Other Revenue	903	16,924	71,267	12,675	71,267	216,000
280	Interest Revenue	6,160	5,680	1,653	8,169	1,653	9,207
281	Lease Revenue	21,760	24,992	32,000	4,120	32,000	32,000
282	Transfers In	-	-	1,500,000	-	1,500,000	1,428,710
283	**Expenses**	**$ 4,035,280**	**$ 3,521,724**	**$ 6,174,337**	**$ 4,043,800**	**$ 6,174,334**	**$ 6,749,218**
284	Labor and Benefits	899,091	1,009,886	1,442,226	1,038,893	1,442,224	1,665,634
285	Operating	2,781,763	2,097,869	2,880,664	1,729,571	2,880,663	3,228,641
286	Interfund Charges	353,053	413,969	351,447	292,703	351,447	426,233
287	Capital Outlay	1,373	-	1,500,000	982,633	1,500,000	1,428,710
288	**440 - Insurance**						
289	**Revenue**	**$ 22,977,660**	**$ 25,747,321**	**$ 28,766,396**	**$ 25,479,183**	**$ 32,766,396**	**$ 39,209,992**
290	Charges for Services	579,492	688,239	500,000	340,220	500,000	600,000
291	Interfund Revenue	20,750,116	24,287,937	27,736,411	24,488,284	27,736,411	37,770,767
292	Contributions	145,419	126,707	105,792	88,382	105,792	106,565
293	Other Revenue	40,466	67,417	6,000	22,011	6,000	6,000
294	Debt Proceeds	269,593	278,284	333,973	308,579	333,973	537,002
295	Interest Revenue	192,574	298,737	84,220	231,707	84,220	189,658
296	Transfers In	1,000,000	-	-	-	4,000,000	-
297	**Expenses**	**$ 23,128,515**	**$ 26,291,945**	**$ 29,462,734**	**$ 23,381,535**	**$ 32,962,735**	**$ 38,395,361**
298	Labor and Benefits	709,666	739,391	716,240	500,349	716,241	667,194
299	Operating	22,218,994	25,441,816	28,670,449	22,817,292	32,170,449	37,669,043
300	Interfund Charges	66,021	84,738	76,044	63,894	76,045	59,124
301	Capital Outlay	133,834	26,000	-	-	-	-
302	**610 - General Debt Service Fund**						
303	**Revenue**	**$ 7,595,007**	**$ 9,206,175**	**$ 9,952,553**	**$ 5,971,032**	**$ 9,952,553**	**$ 10,499,522**
304	Other Revenue	-	(61)	-	-	-	-
305	Transfers In	7,595,007	9,206,236	9,952,553	5,971,032	9,952,553	10,499,522
306	**Expenses**	**$ 7,593,506**	**$ 9,206,235**	**$ 9,952,553**	**$ 8,394,487**	**$ 9,952,553**	**$ 10,499,522**
307	Operating	3,000	3,500	4,000	3,500	4,000	4,000
308	Debt Service	7,590,506	9,202,735	9,948,553	8,390,987	9,948,553	10,495,522
309	**614 - Grand Junction Public Finance Corporation Fund**						
310	**Revenue**	**$ 705,206**	**$ 707,480**	**$ 679,812**	**$ 681,104**	**$ 679,812**	**$ 700,800**
311	Contributions	400,000	400,000	400,000	400,000	400,000	400,000
312	Interest Revenue	6,206	5,680	-	1,292	-	-
313	Transfers In	299,000	301,800	279,812	279,812	279,812	300,800
314	**Expenses**	**$ 699,000**	**$ 701,800**	**$ 699,000**	**$ 185,750**	**$ 699,000**	**$ 700,800**
315	Operating	2,500	2,500	2,500	2,500	2,500	2,500
316	Debt Service	696,500	699,300	696,500	183,250	696,500	698,300
317	**900 - Joint Sewer Systems**						

Line Item Ref #	By Fund By Classification	2024 Actual	2025 Actual	2026 Adopted	2026 Actual YTD	2026 Amended	2027 Recommended
318	**Revenue**	**$ 88,987,148**	**$ 24,830,174**	**$ 51,501,709**	**$ 20,832,405**	**$ 26,901,709**	**$ 60,747,538**
319	Charges for Services	16,735,962	17,929,504	20,662,652	16,072,473	20,662,652	23,261,287
320	License and Permits	-	34,000	-	222	-	-
321	Interfund Revenue	83,765	64,533	195,000	1,572	195,000	195,000
322	Special Assessments	3,861	-	-	-	-	-
323	Fines	-	-	1,000	2,432	1,000	1,000
324	Other Revenue	95,573	159,727	276,350	80,669	276,350	30,350
325	Debt Proceeds	68,974,995	4,163,561	28,516,200	3,570,691	3,916,200	35,557,183
326	Interest Revenue	3,092,992	2,478,849	1,850,507	1,104,346	1,850,507	1,702,718
327	**Expenses**	**$ 43,348,362**	**$ 63,167,860**	**$ 36,443,707**	**$ 24,456,997**	**$ 50,718,727**	**$ 69,411,120**
328	Labor and Benefits	4,240,840	4,520,893	5,616,436	3,903,597	5,616,436	5,898,415
329	Operating	2,840,540	3,448,729	4,183,492	2,608,083	4,007,492	5,970,634
330	Interfund Charges	3,455,399	3,054,767	2,835,779	2,104,823	2,835,779	3,036,716
331	Capital Outlay	30,017,007	48,392,722	20,060,000	14,466,494	34,511,020	49,732,795
332	Debt Service	2,794,577	3,750,750	3,748,000	1,374,000	3,748,000	4,772,560

Downtown Development Authority
2027 Recommended Fund Balance Worksheet
City Council Meeting
November 18, 2026

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

CITY OF Grand Junction COLORADO

Downtown Development Authority
2027 Recommended Budget
By Fund, By Account Classification
November 18, 2026

Line Item Ref #	By Fund By Classification	2024 Actual	2025 Actual	2026 Adopted	2026 Actual YTD	2026 Amended	2027 Recommended
1	**103 - DDA Operations Fund**						
2	**Revenue**	**$ 1,611,520**	**$ 1,538,962**	**$ 1,502,581**	**$ 1,479,491**	**$ 1,502,581**	**$ 2,208,937**
3	License and Permits	-	-	5,000	-	5,000	5,000
4	Intergovernmental	160,000	34,675	-	31,281	-	-
5	Contributions	954,921	957,421	954,921	954,921	954,921	454,921
6	Other Revenue	5,075	37,751	-	14,734	-	-
7	Debt Proceeds	-	-	-	-	-	1,215,013
8	Tax Revenue	377,810	368,333	388,414	366,889	388,414	365,062
9	Interest Revenue	72,644	95,823	109,666	66,486	109,666	124,360
10	Lease Revenue	41,070	44,960	44,580	45,180	44,580	44,580
11	**Expenses**	**$ 1,058,376**	**$ 913,890**	**$ 1,419,207**	**$ 994,780**	**$ 1,919,204**	**$ 2,021,513**
12	Contingency	-	-	250,000	-	169,557	-
13	Labor and Benefits	284,265	323,069	356,559	271,558	356,557	265,007
14	Operating	621,927	468,133	734,990	560,784	716,883	490,410
15	Interfund Charges	50,082	122,688	77,658	64,714	77,657	51,084
16	Capital Outlay	102,102	-	-	97,724	98,550	-
17	Debt Service	-	-	-	-	-	1,215,013
18	Transfers Out	-	-	-	-	500,000	-
19	**203 - DDA Capital Improvements Fund**						
20	**Revenue**	**-**	**$ 877,034**	**-**	**$ 2,758,587**	**$ 5,034,220**	**$ 4,065,013**
21	Intergovernmental	-	877,034	-	2,758,587	4,134,220	250,000
22	Debt Proceeds	-	-	-	-	-	3,815,013
23	Transfers In	-	-	-	-	900,000	-
24	**Expenses**	**-**	**$ 877,046**	**-**	**$ 3,910,654**	**$ 4,876,875**	**$ 4,065,013**
25	Labor and Benefits	-	-	-	-	-	115,013
26	Operating	-	877,046	-	3,512,440	-	3,950,000
27	Capital Outlay	-	-	-	398,215	4,876,875	-
28	**611 - DDA TIF Debt Service Fund**						
29	**Revenue**	**$ 3,439,869**	**$ 3,803,514**	**$ 2,729,258**	**$ 2,347,260**	**$ 3,425,682**	**$ 3,226,071**
30	Intergovernmental	157,345	-	-	95,221	250,000	-
31	Contributions	662,150	786,621	681,600	-	853,024	934,473
32	Debt Proceeds	426,545	600,000	-	-	-	-
33	Tax Revenue	2,145,366	2,319,606	2,007,658	2,185,846	2,282,658	2,200,259
34	Interest Revenue	48,464	97,287	40,000	66,194	40,000	91,339
35	**Expenses**	**$ 2,552,602**	**$ 2,891,144**	**$ 2,892,237**	**$ 2,353,761**	**$ 3,892,236**	**$ 3,340,298**
36	Operating	475,102	641,237	643,557	1,529,838	1,843,557	45,211
37	Debt Service	2,077,501	2,249,908	2,248,680	823,923	1,648,679	3,295,087
38	Transfers Out	-	-	-	-	400,000	-

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

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

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

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

Grand Junction City Council

Regular Session

Item #4.a.ii.

Meeting Date: November 18, 2026

Presented By: Tim Lehrbach, Principal Planner, Shawn Hill, Principal Planner, Thomas Lloyd, Planning Manager

Department: Community Development

Submitted By: Tim Lehrbach, Zoning Supervisor

Information

SUBJECT:

An Ordinance Amending Figure 04.04-1 in Section § 21.04.040(e)(2)(i)(E) of the Zoning and Development Code (Title 21 of the Grand Junction Municipal Code) Regarding the Prohibition of Restaurant and Retail Drive-Through Uses Within a Specified Area

RECOMMENDATION:

The Planning Commission heard the request at the November 10, 2026 regular meeting and voted 4-3 to recommend approval.

EXECUTIVE SUMMARY:

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

BACKGROUND OR DETAILED INFORMATION:

BACKGROUND

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

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

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

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

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

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

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

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

The M-U zone district in the 2000 Code (as amended) provided for "a mix of light manufacturing and office park centers, limited retail, service and multifamily residential uses," where those limitations on retail included a maximum floor-area ratio (0.5), a maximum building size for retail (30,000 square feet), and a minimum of 20% of parcels or projects exceeding 5 acres developed as residential. Restaurant and retail drive-throughs were not allowed in the M-U district, and office drive-through uses required a conditional use permit.

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

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

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

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

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

The 2020 Comprehensive Plan also incorporated existing neighborhood and subarea plans, including, for example, those previously adopted for Pear Park and Orchard Mesa. Notably, as will be discussed further under the analysis below, the 24 Road Corridor Subarea Plan was not similarly incorporated and was instead explicitly sunset by the adoption of the 2020 Comprehensive Plan in favor of the latter’s treatment of the subarea.

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

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

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

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

More specifically, both the 2010 Code's M-U prohibition and the 2023 Code's geographic prohibition area were and remain of greatest impact on the 24 Road Corridor. Of all land previously zoned M-U, 264.73 acres (72.3%) were located within the 24 Road Corridor, as previously defined by Title 33, 24 Road Corridor Subarea Plan, and implemented by Title 25, 24 Road Corridor Design Standards. The geographic prohibition area is contained entirely within the 24 Road Corridor. The 233.07 acres subject to the geographic prohibition represent 88% of those lands previously zoned M-U in the 24 Road Corridor.

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

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

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

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

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

As outlined above, the intersection of the 24 Road Corridor, the former M-U zone district, and the current restaurant and retail drive-through prohibition area is complex. Evaluating the applicant's proposal and argument in favor of the amendment requires analyzing the evolution of each and their relationships with the Comprehensive Plans of 2010 and 2020.

As described above, the 24 Road Corridor Subarea Plan was adopted in 2000 and informs the origin of the drive-through prohibition subject to this proposed amendment.

The 2010 Comprehensive Plan and the 2010 Code were developed in tandem and adopted on February 17 (Ordinance No. 4406) and April 5, 2010 (Ordinance No. 4419), respectively. Ordinance No. 4406 includes in its recitals that "[t]he Comprehensive Plan will control when area plans, adopted prior to the Comprehensive Plan, are inconsistent with the Comprehensive Plan."

Likewise, Ordinance No. 4971, which adopted the 2020 Comprehensive Plan on December 16, 2020, includes this same language in its recitals. Moreover,

irrespective of the genesis and evolution of the restaurant and retail drive-through prohibition to implement the purposes of the 24 Road Corridor Subarea Plan, that connection is rendered obsolete by the sunsetting and supersession of that plan by the 2020 Comprehensive Plan's Area-Specific Policies. Therefore, the 2020 Comprehensive Plan stands as the lone remaining adopted plan addressing land uses—and specifically drive-throughs—in the affected area.

The applicant's narrative attests to the proposed amendment's consistency with Chapter 2, Plan Principles 2 and 3. Staff finds that weighing the relationships between the existing area subject to the drive-through prohibition, on one hand, and the proposed amendment to remove the affected property, on the other, is inconclusive. More compelling evidence to support the amendment is found in Chapters 3 and 4.

CHAPTER 2: PLAN PRINCIPLES
Although staff does not find that the Plan Principles cited by the applicant alone compel the proposed amendment, the resulting geographic area may be equally compatible with those Plan Principles.

Plan Principle 2: Resilient and Diverse Economy
The applicant attests that the amendment is necessary to allow appropriate development on the affected property to support Goal 1, Strategies a (Economic Diversity), b (Employment Base), and g (Sales and Use Tax Revenue).

The applicant links the prospective development by the owner of their grocery store to economic diversity, yet it is unclear from the applicant's narrative why that business (a Retail, Big Box use as defined by the Zoning and Development Code) is precluded by the absence of complementary restaurant and retail drive-through uses.

Further, even being deferential to the applicant's industry expertise on the business mix necessary for the intended grocery store, the purported result of the amendment, to "give consumers in the City more choices for their shopping needs, provide new shopping opportunities and other commercial offerings, help make the local economy more resilient, and facilitate competition among existing business operations to improve pricing for local consumers," is not demonstrably promoted by reducing barriers (if indeed the existing extent of the prohibition constitutes one) to the formula businesses characteristic of big box retail and drive-through restaurants.

Increased employment and tax revenue are additional claimed benefits of the amendment. Anecdotally, the extended vacancy of the affected property and the applicant's purchase of and intent to develop it support the claim that the prohibition inhibits the potential job and tax growth represented specifically by the applicant's potential development. Certainly, the addition of multiple businesses spanning tens of thousands of square feet of sales-generating floor area would contribute both. This is compatible, especially, with the call in Strategy g for "increasing retail sales

inflow and reducing retail sales leakage."

Staff notes that these arguments are premised on enabling the specific development intended by the applicant on the affected property, which the applicant owns. A case in favor of revenue- and employment-generating regulation generally is credible when those impacts can be demonstrated causally, but staff advises keeping that broader perspective, rather than relying on one development scenario for which a development application has not been received—and therefore has not been reviewed or approved—when deciding whether a code provision should be modified. Staff further acknowledges that the applicant's arguments could be advanced for virtually any merchant mix, and so it should not be taken as tantamount to establishing that only the applicant's development optimally fulfills these goals and strategies. It is plausible, although far from guaranteed, that continued inclusion of the affected property in the drive-through prohibition area would accomplish a more efficient use of land with higher sales and employment density over the long run.

The applicant also references Goal 3, Strategies b, e, and f. However, Strategies b and e do not apply; rather, Strategy b directs the City to "[P]roactively invest in infrastructure and amenity projects," which, the applicant observes, the City has already done through improvements to 24 Road and Canyon View Park, while Strategy e pertains to support for economic development partners. Staff has held that Strategy f, which calls on the City to "reduce barriers to entry for new businesses," may be construed as consistent with a variety of amendments intended to reduce perceived regulatory burdens increasing the cost or complexity of business starts or viability. Here again, the specificity of the applicant's reasoning strains the evidential relevance of the Strategy. The referents for "barriers" and "new businesses" as used in Strategy f are underdefined. The same regulation may present a barrier to one business and create an advantage for another within the same or a different use. If there does exist a set of barriers that inhibit new businesses broadly, pursuing reductions of those barriers depends on first identifying which businesses are meant to be classified as new. The Comprehensive Plan provides no such taxonomy, leaving open the question as to whether a new location of a business founded in 1967, which operates more than 140 stores and does not offer franchises, would qualify.

Finally, the existing conditions study, summarized as "Where We Are Now," to inform Plan Principle 2 cautions that "the future of retail is unknown due to a national decline in sales from brick and mortar stores and increasing online sales." Accordingly, "[t]he City is concerned with the viability of traditional retail areas such as shopping malls and recognizes the importance of reprogramming key areas into mixed use areas and the needed evolution to include more residential and experiential uses." The proposed amendment is for the express purpose of allowing a traditional retail area by reducing the scope of a restriction adopted twenty-six years ago and maintained to the present as one among a set of regulations which function as tools to promote the very reprogramming contemplated by earlier policies and echoed by the extant Comprehensive Plan.

Plan Principle 3: Responsible and Managed Growth
Goal 1, Strategy b prioritizes Urban Infill development to make efficient use of existing public facilities and services. Any development on the affected property will make use of existing, high-quality facilities in 24 Road and Canyon View Park. Strategy e is to "[e]nsure zoning and development regulations are consistent with the Comprehensive Plan." To invoke this Strategy to argue for the proposed amendment's consistency with the Comprehensive Plan is circular. Fulfilling the Strategy—along with satisfying this companion review criterion for a Zoning Code Amendment—requires that this or any proposed amendment be consistent with the Comprehensive Plan by virtue of other elements and the plan altogether.

Goal 2, Strategy a concerns enabling infill and redevelopment, especially the reuse of existing buildings, but also the consolidation of lots to increase development potential. To the extent that the amendment facilitates development that would otherwise be precluded, as the applicant purports, it is supported by this Strategy.

Goal 6, Strategy a directs the City to "support higher intensity employment uses through land use policies and investment in infrastructure that support these employment areas." As with Goal 2, Strategy a, the amendment accords with this Strategy to the extent that it stimulates higher intensity employment uses on the affected properties. Neither the Comprehensive Plan nor the Zoning and Development Code defines "intensity." Within the context of both, intensity, as applied to nonresidential uses and development, appears to be closely related to what density means for residential. Density refers to the number of dwelling units per acre of land, the increase of which concentrates more people in smaller areas. Intensity, similarly, connotes the density of nonresidential activity, which may be measured by the number of employees or consumers, or both, occupying a given area, by the volume or variety of sales transactions or other business occurring within a development, or by the degree of traffic, noise, visual, or other impacts caused by a development. In some cases, the Comprehensive Plan associates intensity with the incorporation of or compatibility with residential uses and with alternative forms of transportation, but in others, it suggests that intensity corresponds with a broadening of allowed commercial uses, including those which may need to be buffered from residential. Staff, therefore, takes intensity to be context-specific such that its promotion implies an emphasis on pairing the right land uses to the right locations (e.g., residential adjacencies, existing or planned infrastructure, activity clusters). The Interstate 70 interchange at 24 Road is defined by those roadways, one a controlled access highway and the other a principal arterial. Arguably, the types of intensity inherent to auto-oriented commercial uses are most appropriate in precisely this location. Changes to concepts for this site over years of planning for the 24 Road Corridor Subarea indicate agreement among stakeholders and policymakers.

Finally, the applicant argues that the amendment implements Goal 7, Strategy a to accentuate gateways at Interstate 70 interchanges. Among the methods named in

Strategy a are “supportive land uses” and “building architecture.” The applicant submits that restaurant and retail drive-through uses attract the traveling public and exhibit the City’s desirable goods and services available. Achieving a balance between drawing motorists to familiar businesses and creating the built environment envisioned for the corridor requires that standards for architecture, site design, and streetscapes ensure delivery of the intended character of the area while accommodating those auto-oriented uses. The 24 Road Corridor Design Standards function to strike that balance.

Staff advises careful consideration of each Goal and Strategy in the context of the entire Plan Principle—and, indeed, each Chapter within the entire Plan. Ultimately, while unambiguous support for the small scope of the proposed amendment is challenging to demonstrate, staff finds that the converse (denial of the amendment to preserve the existing area subject to the prohibition) is likewise not explicitly favored by Chapter 2. Therefore, it is necessary to consult other, more narrowly applicable, contents of the Comprehensive Plan in Chapter 4.

CHAPTER 4: AREA-SPECIFIC POLICIES
Chapter 4, Area-Specific Policies, addresses the affected property both by its inclusion within an identified Commercial Area Regional Center and by its identification as a portion of the I-70 Regional Commercial Character Area within the 24 Road Corridor Subarea.

Regional Centers “are large commercial nodes that support the needs of Grand Junction residents as well as the surrounding communities […] well-served by the region’s transportation network and serve as the hub for services.” They “should include a broad mix of activity-generating uses such as retail stores of various sizes, restaurants, lodging, and entertainment” with compatible residential. Circulation and Access, Building Form and Character, and Streetscape policies promote safe and efficient multimodal movement in the context of major transportation corridors.

Subarea Plans for Lower Downtown and 24 Road Corridor are presented. They “should inform development decisions within these key areas of Grand Junction and guide the vision for these areas.” The 24 Road Corridor Subarea is divided into five Character Areas. The affected property is within the I-70 Regional Commercial Character Area, described as follows:

This major node offers potential for the development of new regional-serving commercial areas including uses such as office, commercial, light industrial, and residential. New restaurants and entertainment are desirable, especially as complementary to the regular activity of both local and regional sporting events that regularly occur at Canyon View Park. Commercial development in this character area should be developed with building oriented towards 24 Road. Development should also orient an architectural façade, signage, and landscaping towards Interstate 70 and G Road. Parking for new development should be located in the rear or side when the development abuts G Road and/or 24 Road.

Area-Specific Policies for the 24 Road Corridor Subarea address the 24 Road Corridor Subarea Plan of 2000, noting that much of the earlier work is preserved, but "specific site concepts and the land use mix have changed. Though the 24 Road Corridor Subarea Plan (2000) represented a thorough planning effort for the area, this section of the One Grand Junction Comprehensive Plan sunsets the 2000 plan." Accordingly, staff's analysis concludes that the City's policies for the affected property, as provided in the assignment of the Commercial land use designation Area-Specific Policies for both Regional Centers and the 24 Road Corridor Subarea, sufficiently support the proposed amendment.

Staff finds this criterion is met.

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

The intent of the MU-2 zone district is provided at GJMC § 21.03.060(d)(1) as follows:

> The MU-2 district is intended to accommodate commercial, employment, multi-unit, and other uses along transportation corridors to promote development that is comfortably accessible via all modes of transportation, including motor vehicles, bicycles, and walking. Commercial uses in the MU-2 district may be somewhat larger in scale and more flexible than the MU-1 district, including more auto-oriented uses such as gas stations. While ground stories along streets are intended for commercial uses, the upper stories are appropriate for residential and/or office uses. MU-2 is appropriate as indicated in Table 21.03-2: Comprehensive Plan Implementation.

The flexibility in commercial scale and auto-oriented uses is consistent with the allowance for drive-throughs (for all three specified types—office, restaurant, and retail) as an accessory use in the MU-2 district.

Modifying the boundary of the geographic restriction on drive-throughs for restaurant and retail does not affect other provisions of the Zoning and Development Code. Site development standards pertaining to drive-throughs and other auto-oriented uses in the 24 Road Corridor Design Standards (GJMC § 25.02.090) would remain in effect and are likewise not affected by the proposed amendment.

Staff finds this criterion is met.

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

The proposed revision to the Zoning and Development Code (ZDC) meets one specific reason identified in this criterion for review.

a. To address trends in development or regulatory practices;
Not applicable.

b. To expand, modify, or add requirements for development in general or to address specific development issues;
The amendment modifies requirements to address specific development issues by removing only the affected property from the area subject to the restaurant and retail drive-through prohibition. The affected property includes two parcels under the common ownership of the applicant. The issue identified by the applicant is a constraint on a development plan that depends upon the prohibited uses for its feasibility. Staff concurs with the applicant that the intended development is consistent with adopted policies for the 24 Road Corridor Subarea pertaining specifically to this site, but this specific reason does not require that concurrence. The proposed amendment meets this specific reason by addressing only that specific development issue which constrains appropriate development on this site alone, while leaving any broader question regarding the application of the prohibition to other properties unaddressed.

c. To add, modify or expand zone districts; or
Not applicable.

d. To clarify or modify procedures for processing development applications.
Not applicable.

Specific reason b is satisfied. Staff finds this criterion is met.

FINDING OF FACT AND RECOMMENDATION
Pursuant to GJMC § 21.02.050(d), an applicant for a Code Text Amendment has the burden of producing evidence that proves each of the criteria.

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

Therefore, staff recommends approval. The Planning Commission heard the request at the November 10, 2026 regular meeting and voted [X-X] to recommend [approval/denial].

FISCAL IMPACT:

There is no direct fiscal impact for this item.

SUGGESTED MOTION:

I move to [approve/deny] Ordinance No. 5349, an ordinance amending Figure 04.04-1 in Section § 21.04.040(e)(2)(i)(E) of the Zoning and Development Code (Title 21 of the Grand Junction Municipal Code) regarding the prohibition of restaurant and retail drive-through uses within a specified area, on final passage and order final publication in pamphlet form.

Attachments

1. Development Application
2. Draft Ordinance

City of Grand Junction COLORADO
COMMUNITY DEVELOPMENT

Development Application

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

Petition For: Code Text Amendment

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

Existing Land Use Designation: _____ Existing Zoning: _____

Proposed Land Use Designation: _____ Proposed Zoning: _____

Property Information

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

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

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

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

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

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

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

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

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

OWNERSHIP STATEMENT - CORPORATION OR LIMITED LIABILITY COMPANY

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

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

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

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

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

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

☑ The Entity is the sole owner of the property.

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

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

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

(e) n/a

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

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

Signature of Entity representative:

Printed name of person signing: ANDREW TESKE, ATTORNEY

State of Colorado)

County of Mesa) ss.

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

by Andrew Teske

Witness my hand and seal.

My Notary Commission expires on 03-11-2030

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

Notary Public Signature

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

AFTER RECORDING MAIL TO:

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

Space Above This Line for Recorder's Use Only

SPECIAL WARRANTY DEED

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

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

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

[Signature on next page]

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

GRANTOR:

ERIC JACOBSON

THE MARIAN JACOBSON LIVING TRUST

By:
Eric Jacobson, Trustee

STATE OF Colorado)
: ss
COUNTY OF Montrose)

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

WITNESS my hand and official seal.

My commission expires: 10/25/2025.

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

5383968.1

EXHIBIT A

Legal Description

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

Note:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Exhibit B

Permitted Exceptions

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

    A- 1.0' PVC Pipe at NE corner.

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

    C - Fence line inside the Easterly boundary.

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

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

    F - 24" CMP Culvert along the Westerly boundary.

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

AFTER RECORDING MAIL TO:

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

Space Above This Line for Recorder's Use Only

SPECIAL WARRANTY DEED

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

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

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

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

GRANTOR:

Kirsten Jacobson Lerner
KIRSTEN JACOBSON LERNER, individually

WARREN R. JACOBSON REVOCABLE TRUST

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

[Notary acknowledgement follows.]

STATE OF Colorado)

COUNTY OF Eagle)

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

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

JParetti
Notary Public
My commission expires: May 11, 2025

STATE OF Colorado)

COUNTY OF Eagle)

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

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

JParetti
Notary Public
My commission expires: May 11, 2025

EXHIBIT A

Legal Description:

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

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

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

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

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

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

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

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

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

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

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

Code Amendment Narrative

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

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

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

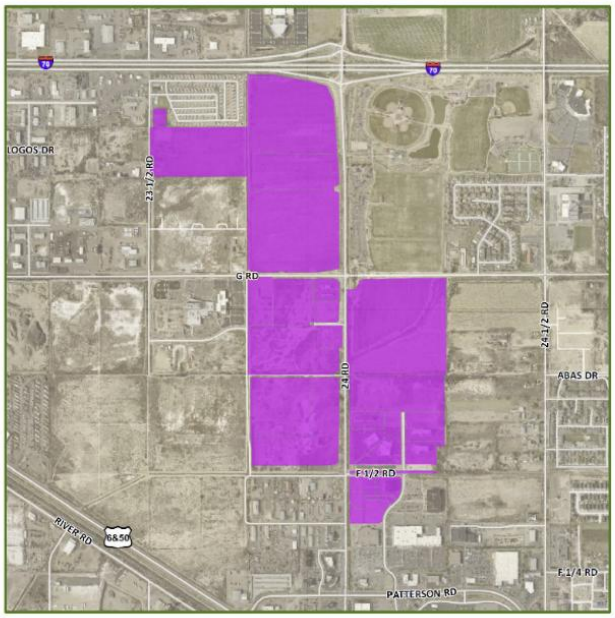


Figure 04.04-1
Prohibited Restaurant and Retail Drive-Through Areas



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

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

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

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

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

Comprehensive Plan Principle 2, *Resilient and Diverse Economy*

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

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

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

Comprehensive Plan Principle 3, Responsible and Managed Growth

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

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

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. _____

AN ORDINANCE AMENDING FIGURE 04.04-1 IN SECTION § 21.04.040(e)(2)(i)(E) OF THE ZONING AND DEVELOPMENT CODE (TITLE 21 OF THE GRAND JUNCTION MUNICIPAL CODE) REGARDING THE PROHIBITION OF RESTAURANT AND RETAIL DRIVE-THROUGH USES WITHIN A SPECIFIED AREA

Recitals

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

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

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

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

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

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

DRAFT

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

21.04.040(E) ACCESSORY USE-SPECIFIC STANDARDS

...

(2) Commercial Uses.

...

(i) Drive-Through Facility.

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

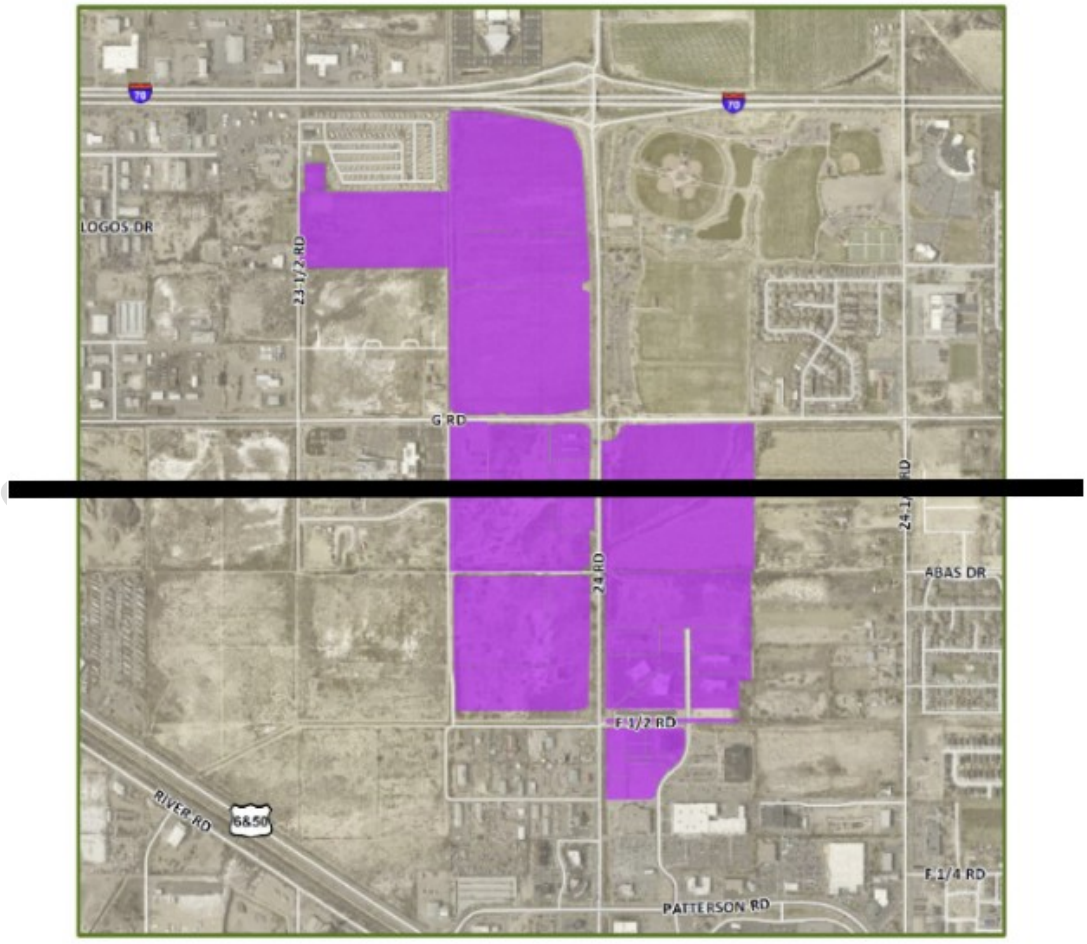


Figure 04.04-1

Prohibited Restaurant and Retail Drive-Through Areas

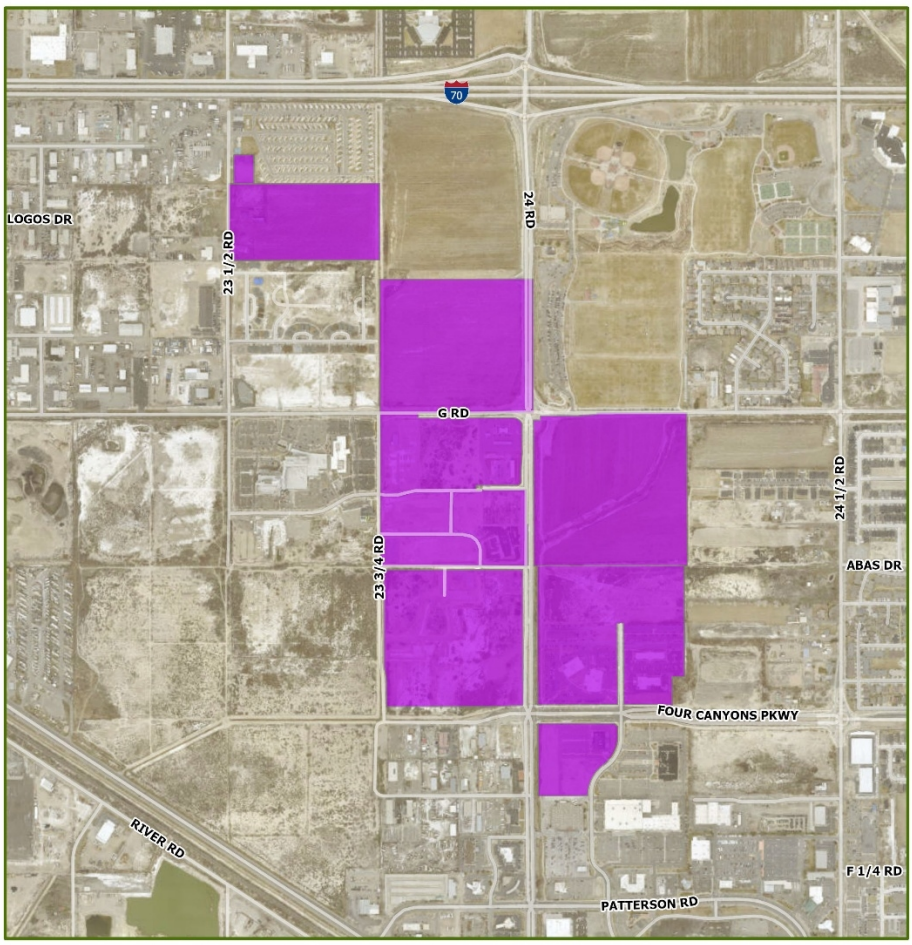


Figure 04-04-1
Prohibited Restaurant and Retail Drive-Through Areas

...

...

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

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

ATTEST:

_____

Laurel Lutz
President of the City Council

Selestina Sandoval
City Clerk

DRAFT

Grand Junction City Council

Regular Session

Item #6.a.

Meeting Date:	November 18, 2026
Presented By:	Paul Stahlke, Housing Program Specialist, Thomas Lloyd, Planning Manager
Department:	Community Development
Submitted By:	Paul Stahlke, Housing Programs Specialist

Information

SUBJECT:

A Resolution Waiving City Water and Sewer Plant Investment Fees for Eligible Affordable Housing Units and Establishing That Development-Related Fees Waived Under City Policy or Exempt Under State Law Shall Not Be Backfilled

RECOMMENDATION:

Staff recommends that City Council adopt a resolution amending Resolution No. [106-26] to waive City water and sewer plant investment fees (PIFs) for eligible affordable units, replacing the current practice of the City paying those fees on the project's behalf subject to annual appropriation.

EXECUTIVE SUMMARY:

In August, 2025, City Council adopted changes to the City's affordable housing fee policy in Resolution 45-25. Council repealed the Affordable Housing Production Incentive (Resolution 44-24), recognized the statutory exemption of the Grand Junction Housing Authority (GJHA) without General Fund backfill, and adopted an AMI-tiered waiver of impact fees for qualifying rental, for-sale, income-averaged, and Proposition 123 projects. Water and sewer PIFs were excluded from the waiver, but established a process for the City to pay water and sewer fees in for-rental projects serving 60% AMI and below, as well as in for-purchase projects serving 100% AMI and below.
This amendment would waive City water and sewer PIFs outright for the same eligible units. The direct budget appropriation drops to approximately zero and developers gain a certain, codified incentive. The waived amount is forgone revenue to the water and sewer plant expansion funds, which are restricted to future capacity expansion and held separately from rate-supported operations. Current ratepayers do not absorb the waiver, and the long-term effect on expansion funding is difficult to project with precision.

BACKGROUND OR DETAILED INFORMATION:

Adopted policy. The policy as adopted waives impact fees (fire, police, parks, and transportation) in AMI-tiered percentages for rental units up to 90% AMI and for-sale units up to 120% AMI, and fully for income-averaged projects at or below 60% AMI and for projects counting toward the City's Proposition 123 commitment. For rental units at or below 60% AMI, for-sale units at or below 100% AMI, income-averaged projects, and Proposition 123 projects, the City pays water (where the City is the provider) and sewer fees on the project's behalf, subject to annual appropriation. GJHA and its Special Limited Partners remain exempt from development-related fees under CRS 29-4-227(1), with no City backfill.
CRS 29-20-104.5 authorizes a local government to waive an "impact fee or other similar development charge" for low- or moderate-income housing or affordable employee housing as defined by the local government. This Proposed amendment will waive City water and sewer PIFs for the units that currently qualify for City payment of those fees:

- Rental units at or below 60% AMI.
- For-sale units at or below 100% AMI.
- Multi-unit projects using income averaging at or below 60% AMI.
- Projects counting toward the City's Proposition 123 unit commitment, including those using the Proposition 123 Equity or Concessionary Debt tools.

Units at 61–90% AMI (rental) and 101–120% AMI (for-sale) would continue to pay PIFs in full. Extending PIF waivers to those tiers at the impact fee percentages is an option, but staff has not estimated its cost and does not recommend it at this time.

Service-area limits. The City can waive only fees it imposes. Water service in much of the city is provided by Ute Water Conservancy District or Clifton Water District; their tap fees are outside the City's authority and would remain the developer's obligation unless separately negotiated. Sewer PIFs fund the Persigo Wastewater Treatment Plant, which the City and Mesa County own jointly under the Persigo Agreement; a sewer PIF waiver therefore requires Persigo Board action.

FISCAL IMPACT:

The amendment does not reduce the total cost of the incentive; it moves the cost from a budget appropriation to forgone enterprise revenue.

SUGGESTED MOTION:

I move to (adopt/deny) Resolution No. [106-26], a resolution amending Resolution No. [45-25] to waive City water and sewer plant investment fees for eligible affordable housing units, with the sewer plant investment fee waiver effective upon concurrence of the Persigo Board, and with total forgone plant investment fee revenue limited to the amount established annually in the City budget.

Attachments

None