



**GRAND JUNCTION CITY COUNCIL
MONDAY, OCTOBER 16, 2017**

**WORKSHOP, 4:00 P.M.
CITY HALL AUDITORIUM
250 N. 5TH STREET**

To become the most livable community west of the Rockies by 2025

1. Discussion Topics

- a. Budget: Downtown Grand Junction Business Improvement District, Horizon Drive Business Improvement District, Economic Development, Capital

2. Next Workshop Topics

- a. October 30 - Budget: Downtown Development Authority, Budget Reconciliation

3. Other Business



Grand Junction City Council

Workshop Session

Item #1.a.

Meeting Date: October 16, 2017

Presented By: Allison Blevins, DGJBID Executive Director, Vara Kusal, Executive Director Horizon Drive Association Business Improvement District, Greg Caton, City Manager

Department: City Manager

Submitted By: Allison Blevins, Executive Director, Downtown Grand Junction Business Improvement District

Vara Kusal, Executive Director, Horizon Drive Business Improvement District

Greg Caton, City Manager

Information

SUBJECT:

Budget: Downtown Grand Junction Business Improvement District, Horizon Drive Business Improvement District, Economic Development, Capital

EXECUTIVE SUMMARY:

The directors of the Downtown Grand Junction Business Improvement District and Horizon Drive Business Improvement District will present an overview of their 2018 operating plans and budgets.

The City Manager will then present the economic development and capital budgets.

BACKGROUND OR DETAILED INFORMATION:

The directors of the Downtown Grand Junction Business Improvement District and Horizon Drive Business Improvement District will present an overview of their 2018 operating plans and budgets.

The operating plans and budgets are attached.

The City Manager will then present the economic development and capital budgets.

Attached are four supporting documents for the City budget discussion:

- 1) Capital Summary
- 2) 2018 Recommended Capital List
- 3) 2018 Recommended Capital Project Descriptions
- 4) Development Impact Fees Summary

FISCAL IMPACT:

This presentation and discussion is for informational purposes.

SUGGESTED ACTION:

This presentation and discussion is for informational purposes.

Attachments

1. Downtown Grand Junction BID 2018 Operating Plan and Budget
2. Horizon Drive BID 2018 Operating Plan and Budget
3. Capital Summary
4. 2018 Recommended Capital List
5. 2018 Recommended Capital Descriptions
6. Development Impact Fees Summary



Downtown Grand Junction Business Improvement District
2017 Annual Report and 2018 Operating Plan & Budget

Annual Reporting Requirements

Pursuant to C.R.S. 31-25-1211, Business Improvement Districts shall file an operating plan and proposed budget for the coming year with the City Clerk by September 30 of each year. This report also includes a final budget from 2017 as well as the adopted budget for 2018.

History of the Business Improvement District

The Downtown Grand Junction Business Improvement District (BID) was approved in November 2005 and implemented in FY2006. The BID covers an area of approximately 40 blocks of the commercial core of the downtown area, and comprises over 600 property owners and businesses representing a mix of retail, restaurants, professional services and commercial activities. The BID is funded by district property owners who pay an annual special assessment based on square footage of ground floor space within the BID boundary. In some cases the responsibility for paying the assessment is passed through to the property tenant. The 2018 budget reflects a 5% increase in the BID assessment resulting in about \$7,000 in increased revenue with a total assessment of \$154,270. The BID board is authorized to raise the assessment up to 5% per year. However, in the 12 years the BID fee has been assessed, this will only be the fifth time the assessment has been raised, including an increase in 2017. Two properties petitioned into the BID this year as well.

Additional BID funding comes from Payments in Lieu of Taxes from the City of Grand Junction and the Downtown Development Authority (DDA), program revenues from special events, and sponsorships.

C.R.S. 31-25-1201 et. Seq. authorizes the following services that may be provided within a BID:

- Consulting with respect to planning or managing development activities
- Maintenance of improvements, by contract, if it is determined to be the most cost-efficient
- Promotion or marketing of district activity
- Organization, promotion, marketing, and management of public events
- Activities in support of business recruitment, management, and development
- Security for businesses and public areas located within the district
- Snow removal or refuse collection, by contract, if it is determined to be the most cost-efficient
- Providing design assistance

Establishment of the BID was accomplished by adoption of Ordinance 3815 organizing the BID and approving its initial operating plan and budget, and a concurrent TABOR ballot measure submitted to the eligible district voters approving the special assessment. Marketing and promotion/special events were identified as the initial services to be offered by the BID, but provision was made for the implementation of any of the statutorily permitted services. Where a BID is located largely within an existing DDA district, state law gives the City Council the option to designate the DDA Board of Directors as the BID Board of Directors; Grand Junction City Council selected this option in creating the BID.

On December 17, 2014, the City Council authorized continuation of the BID. The BID will be up for renewal again in 20 years.

Organizational Structure

Historically the management of the BID has been delegated to the DDA Director. With the departure of the executive director in 2015 the DDA/BID board decided to separate the position of executive director into two positions, one for the DDA and one for the BID. The DDA and BID work together to share resources, including staff, office space, marketing and much more.

In January we hired a new event coordinator, Caitlyn Love, at half time and, with board approval, she has worked up to a full time position starting in July 2017. With the addition of new events and the desire to staff the office as much as possible, we've found that the position requires full time coverage.

Staffing

2018 staff labor and benefits are apportioned between the BID and the DDA as follows:

Event Coordinator: full time, 100% BID
BID Executive Director: 3/4 time, 100% BID
Seasonal Event Staff: 100% BID
DDA Executive Director: full time, 100% DDA
Admin Specialist: full time, 100% DDA

BID Services

General District Marketing & Communication

The marketing and advertising of Downtown remains a central function of the BID. The BID budgeted \$80,000 in FY2017 for marketing expenses, including expenses related to marketing special events.

Our marketing focused on a Shop Local campaign that will continue into 2018. By creating co-op marketing opportunities we were able to stretch our marketing dollars by more than double and allow our businesses to participate in specific marketing for their business that also benefits the district. The goal was to create one cohesive message that can be applied to multiple businesses. Our goal in this campaign was to start to shift the values of the

community back to supporting local business rather than shopping online. 20 Downtown businesses participated in the Shop Local bus bench co-op and 24 businesses participated in the Shop Local commercial co-op.

Our Shop Local campaign has focused on storytelling as a way to emotionally connect the public to business owners and their businesses which in turn makes people want to support them. We launched a monthly business spotlight in the Out and About section of The Daily Sentinel featuring the story of a business owner each month. In August we launched The Downtown Show on KAFM, a monthly 15 minute radio show that also focuses on storytelling.

Communication with the district constituents has continued to work well and we employ multiple ways of keeping BID members informed and connected. With the formation of the Leadership Committee in 2016, we've seen increased involvement within the constituency. Many business owners are re-engaging into the Downtown community.

In 2016, the BID received an assistance grant from CHAMP, a program of the Colorado Tourism Office. The assistance we received was completed in June 2017 and through it we have a plan to market Downtown to visitors outside of our community. The 2018 BID budget reflects an increase in marketing to begin to implement this plan.

We partnered with the DDA to bring a mini-conference to our constituents through Downtown Colorado, Inc. This conference focused on topics such as how to pivot in an Amazon world, making the most out of Downtown Events, succession planning and marketing techniques.

City/Downtown Partnership

In the spring we worked closely with the City to help implement a one year pilot of a mobile app to pay for parking. During that time we also assisted the City in working with Downtown constituents to implement a parking fee increase that worked well for customers, employees and business owners in the district.

We worked closely with the new Downtown Police Officers as they determined a good approach to curbing specific issues in the Downtown core. We also worked closely with Parks Patrol as they took over parking enforcement, helping to train them and troubleshoot issues.

The Parks Department launched an Ambassador Program modeled after the program in Durango and we assisted in training Ambassadors, gathering gift card incentives from Downtown businesses and purchasing their uniforms.

We worked to strengthen our partnership with the Parks Department in maintaining the Downtown Shopping Park. They continue to be wonderful partners and support Downtown in day-to-day needs as well as during events.

Special Events

Downtown special events support general marketing by increasing exposure to Downtown businesses to large numbers of people. Events also play an essential role in reinforcing Downtown as the cultural and social center of the community.

In 2017, the BID continued to follow through on the changes made in 2014 to the format and content of BID-produced events. The Grand Junction Off-Road was again produced as a combined event with the Downtown Music Festival. The event was again well received by the public and the combination of the event removed some of the burden that retailers often feel from multiple street closures. Though the BID did not produce the beer garden for this event this year, we managed to raise enough sponsorships, largely thanks to Epic Rides, to continue to produce the event. It was, by far, the most well-attended music festival we have ever produced.

Farmers Market continued with the layout change implemented in 2014 as well as the renewed focus on local farmers and food. Attendance at Farmers Market remained steady and feedback from the final Farmers Market. This is a street concert that we are producing in conjunction with CMU, with sponsorship from The Rockslide, as a way to draw students from CMU down the 10th street bike path to Downtown.

The Second Annual Downtown Art Festival will happen on October 6 & 7 and will coincide with the DDA's installation of the 2017 Art on the Corner temporary exhibit. The vision of the Art Festival is to expand into a community-wide schedule of arts related events but will begin this year with an expanded First Friday event in the Downtown core that will reach into Saturday with Downtown businesses organizing events, performances or art displays in their businesses. The BID will take the lead in organizing the schedule of events and assisting the downtown businesses with locating artists when needed.

Special event production costs decreased in 2017 without the expense of the Music Festival beer garden. Costs are projected to remain the similar for 2018.

2018 Objectives

- Shift management of special Event permitting of Downtown events from the City to the BID with an updated Special Event policy that better reflects the needs of the district. Work with the City to rework the Public Right-of-Way ordinance to work in the best interest of BID members.
- Work with Downtown Businesses to expand business hours to reflect the modern-day needs of locals and visitors as well as taking advantage of our busy restaurants.

- Continue to engage members through committees and meetings in order to foster greater member involvement.
- Continue to partner with Colorado Mesa University to draw students and their parents to the downtown core.
- Fine-tune all events with a special focus on newer events such as the Art Festival, Tour de Rock, Spooktacular and the 4th of July parade.
- Continue to rollout and expand the Downtown brand, including better signage and banners. Work with the DDA on expanding Wayfinding for the Downtown area.
- Continue the Shop Local campaign with a special emphasis on story-telling that encourages community members to shop Downtown.
- Expand ways to offer co-op marketing opportunities to Downtown businesses.
- Focus on tourism marketing to draw visitors to Downtown specifically.
- Continue to focus on the BID's long-term goal to expand the district to South Downtown via the 7th Street corridor.

Fund Balance Summary

The BID ended FY2016 with a fund balance of \$12,721. The FY2017 BID budget projected a surplus of \$7,668, but the year-end projection is revised to end with a surplus of \$6,026.

2018 Budget

The 2018 Budget reflects continued stability in the way we manage the budget. We are working to keep costs as lean as possible and to increase income by selling more sponsorships so we can maximize both event and marketing efforts.

The BID board opted to raise the BID assessment by the allowed 5% for 2018 which accounted for approx. \$7,000. The last time the BID assessment was raised was in 2017.

As the BID moves forward, we will continue to seek sponsorship for our events and work to leverage our marketing dollars in ways that benefit the individual members of the BID as well as the BID as a whole. Our hope is that the district continues to thrive, with our support, as it has in 2017. We're proud to have 17 new businesses opening or planning to open in 2017 and to hear from our constituents that things are looking up.

DOWNTOWN GRAND JUNCTION BID				
FY 2018				
711 FUND	CGJ Acct #	Adopted 2017	Ammended 2017	2018
REVENUE				
DDA PILT	4200-04	\$ 27,500	\$ 27,500	\$ 27,500
Special Assessments	4500	\$ 147,270	\$ 147,270	\$ 157,418
CITY PILT	4750	\$ 13,466	\$ 13,466	\$ 15,218
Interest	4610	\$ 300	\$ 300	\$ 300
Gift Card Revenue	4700_03		\$ 1,000	\$ 1,000
Special Events				
Income	4170	\$ 37,100	\$ 40,600	\$ 40,600
Music Festival Epic Contribution	4700	\$ 17,500	\$ 21,500	\$ 21,500
Music Festival Beer Sales	4363_03	\$ 35,000	\$ 0	
Sponsorships	4360	\$ 30,000	\$ 41,714	\$ 45,000
tee shirt sales	4300	\$ 1,000	\$ 1,000	\$ 1,000
License/Permit Revenue	4100	\$ -	\$ 6,000	\$ 6,000
TOTAL		\$ 309,136	\$ 300,350	\$ 315,536
EXPENSES				
Labor & Benefits	5000-5900	\$ 110,392	\$ 119,992	\$ 127,130
Seasonal Staff	5290	\$ 13,464	\$ 13,464	\$ 15,355
Operating	6105	\$ 5,200	\$ 5,200	\$ 4,550
Marketing	6400	\$ 75,000	\$ 80,000	\$ 87,000
Credit Card Fees	7310-02	\$ 2,000	\$ 2,000	\$ 2,000
Treasurer's Fee	7310-07	\$ 2,850	\$ 2,850	\$ 3,156
Gift Card Program				
Monthly Maintenance Fee	7410	\$ 2,400	\$ 2,400	\$ 2,400
COGS (tee shirts)	6010	\$ 1,000	\$ 1,000	\$ 1,000
Maintenance Truck & Kiosk	6210	\$ 500	\$ 500	\$ 500
Postage/Freight	6120	\$ 225	\$ 225	\$ 225
Telephone	6510			\$ 650
Events	7700	\$ 88,437	\$ 66,693	\$ 69,993
TOTAL		\$ 301,468	\$ 294,324	\$ 313,959
NET REVENUE (LOSS) ACTUAL		\$ 7,668	\$ 6,026	\$ 1,577
FUND BALANCE SUMMARY				
	12/31/14	\$ 60,351		
	12/31/15	\$ 11,035		
	12/31/16	\$ 12,721		
Projected	12/31/17	\$ 18,747		



HORIZON DRIVE

D i s t r i c t

Gateway to Grand Junction

Service & Operating Plan 2018

INTRODUCTION

The Horizon Drive 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 a 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 70% of the City’s lodging, and has an overall economic impact of \$300 million annually. The District sees 7 million cars annually and connects the community and travelers to the Regional Airport, Downtown, Colorado Mesa University and points 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.

During the year 2017, the District’s efforts focused on redefining the Strategic Plan following the successful completion of Phase 1 of the Corridor Improvement Project in August of 2016. Stated goals and projects adopted in the 2017 Strategic Plan are as follows:

Capital Improvement Projects:

- Phase 2 of the Corridor Improvement Project – South of I-70 to G Road
- Phase 3 Landscaping – Curb buffer zone north of I-70 to the airport
- Horizon Drive Trail
- Gore Area Landscaping
- Art on Horizon

VISIT THE DISTRICT

WWW.HORIZONDRIVEDISTRICT.COM

970.985.1833

P.O. Box 4191 Grand Junction, CO 81502

Ongoing Projects:

- Shuttle bus to downtown and special events
- District expansion
- Development of residential projects / other
- Marketing

In accordance with the Board’s stated objectives, the District adopts the following general Service & Operating Plan for 2018:

2018 GOALS

1. Improve Safety – Mitigate 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. An area of continued concern is the Phase 2 section of the Corridor Improvement Master Plan where three pedestrian fatalities have occurred in recent years, between G Road and Interstate 70.
2. 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.
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 have been enhanced by the substantive and tangible improvements to the District in Phase 1 that demonstrate benefits to potential stakeholders.
4. 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. Progress made in 2017 to create a unified look for the corridor by landscaping the curb buffer zone from the airport to where Phase 1 ended north of I-70 with the same landscaping rock will continue in 2018.

SERVICES AND IMPROVEMENTS OFFERED BY THE DISTRICT

- Plan for future growth and enhance the District with long range planning of improvements.
- Represent the District in decisions that may impact the area.
- The District is allowed to make and contemplate a broad range of public improvements including, but not limited to: streets, sidewalks, curbs, gutters,

pedestrian malls, streetlights, drainage facilities, landscaping, decorative structures, statuary, fountains, identification signs, traffic safety devices, bicycle paths, off street parking facilities, benches, restrooms, information booths, public meeting facilities, and all incidentals, including relocation of utility lines.

GOVERNANCE OF THE DISTRICT

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

POWERS OF THE DISTRICT

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

2018 BUDGET

Please see attached 2018 Budget.

2018 Budget

General Fund	2016 Budget	2016 Actuals	2017 Budget	2017 YTD	2017 Projected Year End	2018 Budget
FUND BALANCE - Beg. Year			340,866	340,866	340,866	136,475
ESTIMATED REVENUE						
BID's Mil Levy	214,000	216,577	106,930	108,940	115,440	215,408
Interest	50	41	50	14	28	50
Refund, Phase 1	479,000		53,009			
TOTAL REVENUES	693,050	216,618	159,989	108,954	115,468	215,458
BUDGETED EXPENDITURES						
GENERAL Operating Expenses:						
Elections						
Administration						
Financial	2,700	3,200	3,300	1,740	3,000	3,000
Audit	2,700	2,600	2,700	2,700	2,700	2,700
Insurance	3,000	2,367	3,000	2,598	2,598	2,600
Legal	5,000	4,200	5,000	3,746	5,500	5,000
Payroll Expenses and Benefits	64,204	65,608	66,920	38,942	66,920	68,258
Operations						
Rent & other	7,500	6,801	7,500	5,331	8,000	7,500
Marketing & Comm.	5,000	7,819	5,000	9,627	10,000	10,000
Maintenance/repair	5,000	5,757	5,000			5,000
TOTAL GENERAL Operating Expense:	95,104	98,352	98,420	64,684	98,718	104,058
DISTRICT Services:						
Horizon Drive Corridor						
Planning & Design	21,400	15,121			3,851	4,500
Art on Horizon	100,000	100,000	50,000	50,000	50,000	
Remaining Phase 1 Landscaping	58,000	43,704				
Phase 3 Landscaping			32,000	2,184	24,823	25,000
Broadband						5,000
Public safety					2,000	2,000
Trash Cans						6,000
TOTAL DISTRICT Services	179,400	158,825	82,000	52,184	80,674	42,500
CAPITAL Outlay:						
Debt Service	68,500		68,429	68,429	68,429	58,679
RAMP Matching Funds	686,564	235,914				
Light Fixtures	163,509		125,046	72,038	72,038	
TOTAL CAPITAL Expense:	918,573	235,914	193,475	140,467	140,467	58,679
TOTAL EXPENSES	1,193,077	493,091	373,895	257,335	319,859	205,237
Net Income	-500,027	-276,473	-213,906	-148,381	-204,391	10,221
FUND BALANCE - End Year			126,960	192,485	136,475	146,696
Reserve Balance (Years of General Operating Expense in Fund Balance)			1.29	2.98	1.38	1.41



October 13, 2017

To the Honorable Mayor and Members of City Council:

Each year, the City of Grand Junction invests a significant portion of the annual budget in capital improvements in the community. City Council identified Planning and Infrastructure as a key strategic directive in the 2017 City of Grand Junction Strategic Plan and in 2018, 22% of the budget is dedicated to capital projects. Through the continued assessment of condition of assets and a series of long term capital and financial funding plans, the City of Grand Junction ensures that existing infrastructure is adequately maintained and that the construction of future infrastructure is done with fiscal responsibility.

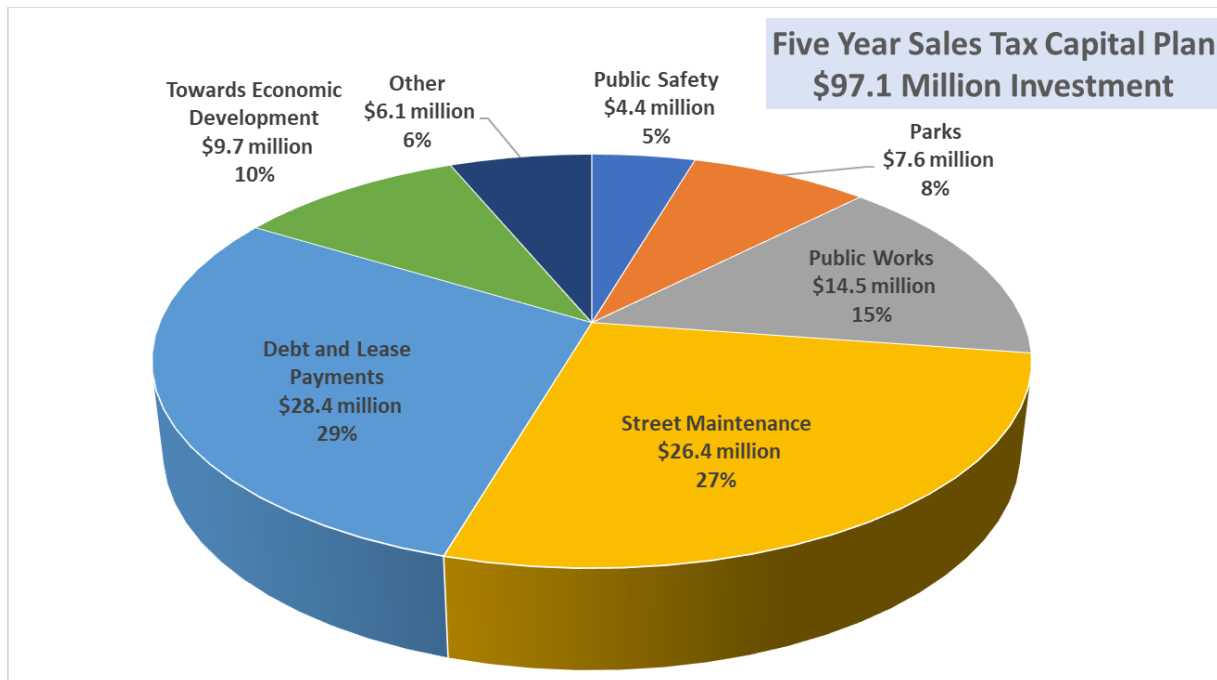
Following this capital summary is detail descriptions for 2018 projects, a worksheet summary of recommended capital projects for 2018, and the detail 10-year capital plans for the 3/4 % sales tax capital, transportation capacity, enterprise, and internal service funds.

3/4 % Sales Tax Capital:

A 10-year major capital project plan was developed base on the priorities established by the Strategic Plan. The purpose of the plan is to identify and prioritize the most critical projects for funding. The first five years of the plan are balanced and those projects are funded within current resources. However, as Council is aware, we have more needs than resources, and as we look to the long-term in years 6 through 10 (which are not balanced) we are able to quantify the amount of unfunded projects. According to this capital plan, the City totals \$234 million in prioritized projects from 2023 through 2027 with only \$104 million in revenues which leaves \$130 million in capital projects unfunded.

The major source of revenue for general government capital projects is the 3/4 % City sales tax which generates approximately \$12 million per year. The City has annual ongoing commitments of those funds including the debt payment for the Riverside Parkway, the lease payment for the Public Safety Buildings (Police, Fire Station #1, Fire Administration), economic development funding, and dedicated funding for street infrastructure which includes the use of voter authorized TABOR funds (2B funds). After these items, there remains approximately \$2 million for other projects. Another source of revenue are funds that are restricted to specific uses including Parkland Expansion and Conservation Trust Funds which are lottery funds disbursed through the State. Some Conservation Trust Funds are dedicated to ongoing commitments for the Stocker Stadium lease payments and the Golf Course irrigation loan. After commitments, the open space and lottery revenues can add another \$450,000 each year for dedication to parks projects. Finally, the City has historically been successful at leveraging limited resources to obtain significant grant funding for capital projects. Over the last five years, the City has been awarded \$11.8 million in grant funds used towards capital projects.

Over the next five years from 2018 through 2022, the plan allocates \$97.1 million total to ongoing commitments and new capital projects. New projects include a significant commitment to the maintenance of existing streets of \$26.4 million which includes the use of 2B funds. From 2017 through 2022, a total of \$33.7 million will be invested in improving the condition of our street infrastructure. After which \$4 million is dedicated towards maintaining that condition. Another major investment over the next five years is \$4.4 million towards public safety including the replacement or renovation of Fire Station No. 3. The most significant of the \$7.6 million in parks projects is the completion of Las Colonias Park through the partnership with the Downtown Development Authority and in coordination with the Las Colonias Business Park. Also included in Parks is \$750,000 over three years beginning in 2019 towards the improvement of Whitman Park. Within the public works area of \$14.5 million in new projects, there are three major projects improving public facilities and trails which includes the Las Colonias Business Park infrastructure, the Two Rivers Convention Center Improvements and the Monument Road Trail from D Road to Lunch Loop.

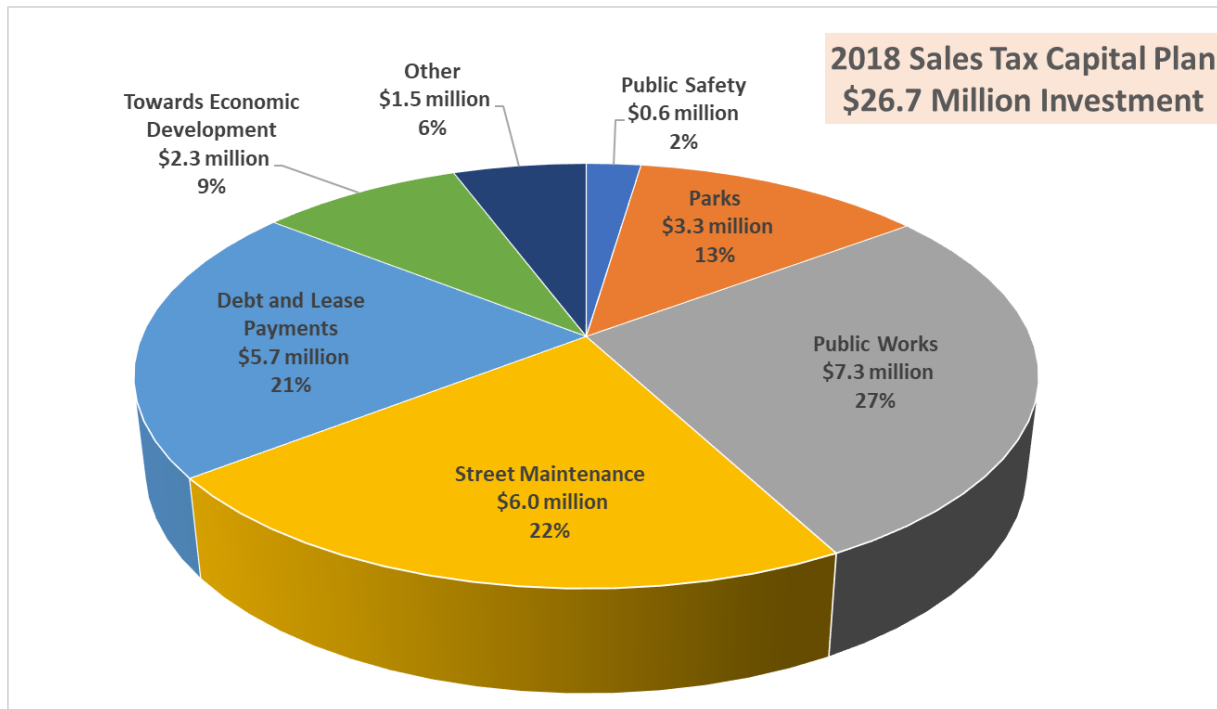


2018 Highlights

Next year in 2018, the capital investment plan totals \$26.7 million which includes ongoing commitments and new projects. These capital funds are invested in a diverse scope of projects that span across the community. The improvements include streets, public safety, parks, sports facilities, sidewalk, and trails. Below are some highlights as well as a chart depicting 2018's investment by category.

- \$2.4 million - 7th Street Reconstruction
 - From Patterson to North Avenue
- \$2.3 million – Outside Contracted Street Maintenance
 - Various surface treatments

- \$350,000 - North Area Ambulance Station (Fire Station 6 interim plan)
 - housing for ambulance unit and crew
- \$275,000 – Fire Training Facility phase 2 (FML Grant) (multiple year project)
 - Burn tower, structures, props
- \$3 million Las Colonias Recreation Park Completion (partnership with DDA, potential grants)
 - First of two parts including boat launch, restroom/shelter, parking, irrigation system
- \$3.5 million Las Colonias Business Park infrastructure (partnership with DDA, potential DOLA grant)
 - First of two parts including street, curb, gutter, utility, and sidewalk infrastructure
- \$345,000 – Monument Road Trail, D Road to Lunch Loop Parking Lot (grant and open space funded)
 - First of two parts of \$2.4 million multi-modal shared use trail project
- \$3 million – Two Rivers Convention Center Improvements
 - First of two parts including roof repairs, kitchen upgrades, carpet replacement, exterior repair



Transportation Capacity Funds

In 2004, the current transportation capacity payment policy was adopted which eliminated the requirements for developers to construct street improvements associated with their development and instead pay an impact fee based on the type of development. Historically, the revenue from these impact fees has been less than the necessary improvements requiring subsidies from both the 3/4 % capital fund and the general fund to complete projects.

Transportation Capacity Payment revenues are currently \$1.5 million per year but are still considerably less than the amount needed for expansion of our transportation system. In the 10-year capital plan for transportation capacity improvements, the first 5 years are balanced and plan for \$9.6 million in improvements. According to this capital plan, the City totals \$48.4 million in prioritized transportation

capacity projects from 2023 through 2027 with only \$10.3 million in revenues which leaves \$38.1 million in capital projects unfunded.

Over the next five years, improvements are planned to G Road intersections at 26 and 26 ½ Roads and a Patterson Road Access Control Plan is funded for 2019. In 2018, we will start a shared project with Mesa County to improve Orchard Avenue from Normandy to 29 Road and add turn lanes on 25 Road.

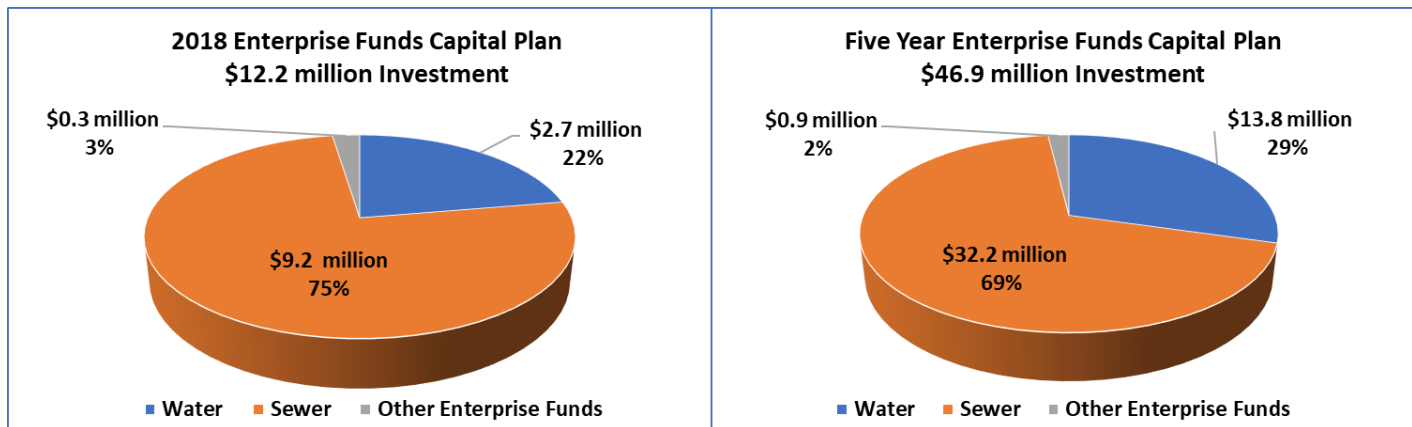
Enterprise Funds:

Each year, the City makes a significant capital investment in utility infrastructure in our water and sewer enterprise operations. The capital improvements and replacements to the treatment plant and collection systems are funded by user fees through the issuance of debt or funds accumulated into the reserves over a period of time. The capital improvement plan for the utility funds is included in the utility funds long term financial plans that are developed with the assistance of outside industry consultants through a rate study every few years.

Over the next five years the water system will be investing \$13.8 million into service and flow line replacements, the Kannah Creek distribution system, reservoir improvements, and the replacement of water meters to radio read meters. In 2018, water has \$2.7 million planned and the largest project is the raw water irrigation supply line that will service City parks. There are also major flow line replacements and raw water reservoir rehabilitation planned.

The joint sewer fund will be investing \$32.2 million over the next five years for interceptor and sewer line replacements as well as plant improvements. Two major projects planned for 2018 include sewer line replacements and the effluent diffuser that will be installed in the Colorado River to meet new nutrient limitations.

The Solid Waste division and Golf Courses also run as enterprise operations and as such capital is funded by funds accumulated in the reserves from user fees. In 2018, Solid Waste will be purchasing an additional side load CNG truck in order to keep pace with growth of customer base. During the next five years, the Golf operation is planning to improve the parking lot at Tiara Rado Golf course.

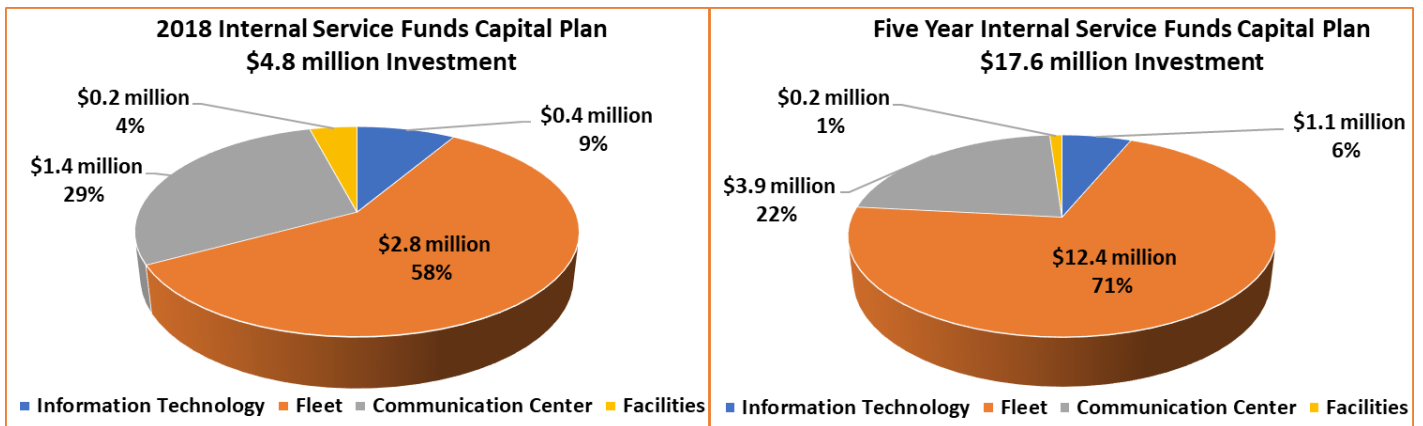


Internal Service Funds:

Internal service operations provide goods and services to support the operations of the City. Internal service funds serve as a long term financial plan for ensuring that the resources are available to replace assets and provide internal support services according to the need of the departments servicing the community. The City has an internal service fund to manage the replacement and improvement of capital assets including vehicles, information technology, and facilities. The City also manages the capital projects under the Regional Communication Center that are funded by E911 surcharge funds.

Over the next five years, information technology will make a capital investment of \$1.1 million including a City Hall rewire and phone system replacement. It should be noted that in addition to this, information technology also replaces over \$1.5 million in hundreds of pieces of information technology infrastructure each year including desktop and laptop computers, printers, and servers. The fleet operation is responsible for the maintenance and replacement of over 640 fleet vehicles. Over the next five years, fleet plans on replacing \$12.4 million in vehicles including some large specialty vehicles such as a motor grader and sewer vector trucks. In 2018, there are planned replacements of patrol cars, ambulances, and trash trucks. Because the internal service fund for facilities has been recently established, the funds available for improvements are limited with only \$194,420 planned for 2018. The needs assessment is based on a facility condition index which evaluates the condition and need for improvements.

During the next five years, the Communication Center plans include \$3.9 million in capital investment including a relocation and addition of a radio tower as determined by the radio coverage study as well as 800MHz and microwave replacement at radio sites. In 2018, a 9-1-1 telephone upgrade will be completed in coordination with the Next Generation 9-1-1 movement which includes allowing for text and video to 911 features.





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Line #	Ref	Department	Project Title	Cost
3/4% Sales Tax Capital Projects				
1		Street Maintenance	7th Street Reconstruction	2,400,000
2		Street Maintenance	Outside Contract Street Maintenance	2,325,000
3		Street Maintenance	City-Performed Street Improvements	800,000
4		Street Maintenance	Street Maintenance Equipment	352,000
5		Street Maintenance	Pavement Condition Index Road Survey	90,000
Total Street Maintenance				5,967,000
6		Public Safety-Fire	North Area Ambulance Station (Fire Station 6 interim plan)	350,000
7		Public Safety-Fire	Fire Training Facility (FML grant)	275,000
Total Public Safety				625,000
8		Parks and Recreation	Cemetery Irrigation Repair/Replacement	25,000
9		Parks and Recreation	Park Restroom Renovation (CTF funded)	55,000
10		Parks and Recreation	Las Colonias Park - Riparian Area (Open Space funded)	50,000
11		Parks and Recreation	Las Colonias Park Completion	3,000,000
12		Parks and Recreation	Playground Repair (CTF funded)	25,000
13		Parks and Recreation	Riverfront Trail Repairs (CTF funded)	25,000
14		Parks and Recreation	Stocker Stadium West Restrooms (CTF & PIAB funded)	60,000
15		Parks and Recreation	Suplizio Field Infield (CTF and partner funded)	36,000
16		Parks and Recreation	Tennis Court/Pickleball Improvements (CTF funded)	40,000
17		Parks and Recreation	Westlake Property Acquisition	23,000
Total Parks and Recreation				3,339,000
18		Public Works	Bookcliff Middle School Sidewalk (CDBG funded)	42,000
19		Public Works	Curb, Gutter, Sidewalk Safety Repairs	50,000
20		Public Works	Las Colonias Business Park	3,535,000
21		Public Works	Monument Rd Trail-D Rd to Lunch Loop Pkg Lot (Open Space & grant funded)	345,000
22		Public Works	Nisley Sidewalk Improvement (CDBG funded)	80,000
23		Public Works	Riverside (RIO) Park Improvement (CDBG funded)	73,686
24		Public Works	Traffic Signal Controllers	50,000
25		Public Works	Traffic Signal Equipment Upgrade	167,000
26		Public Works	Two Rivers Convention Center Improvements (budgeted in TRCC fund)	3,000,000
Total Public Works				7,342,686
Total Sales Tax Capital Projects				\$ 17,273,686
Transportation Capacity Capital Projects				
27		Public Works	Orchard Ave-Normandy to 29 Road (Mesa County partner)	400,000
28		Public Works	25 Road Left Turn Lanes	700,000
29		Public Works	Amber Springs Way, Leach Creek Crossing Bridge	200,000
Total TCP Capital Projects				\$ 1,300,000
Enterprise Funds Capital Projects				
30		Water	Water Line Replacements	300,000
31		Water	Flow Line Replacement	552,662
32		Water	Raw Water Irrigation Supply Line Phase I	900,000
33		Water	Somerville/Anderson Ranch Improvements	55,000
34		Water	Raw Water Reservoir #3 Rehabilitation	492,000
35		Water	Grand Mesa Reservoir Improvements	55,000
36		Water	Water Meter Replacement	164,000
37		Water	Valve Actuator and Vac Tank Trailer Mount	60,000



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Line #	Ref	Department	Project Title	Cost
	38	Water	Water Treatment Plant Modifications	164,000
			Total Water	2,742,662
	39	Sanitation	Side Load CNG Garbage Truck	300,000
			Total Solid Waste	300,000
	40	Joint Sewer Operations	Interceptor Repair and Replacement	900,000
	41	Joint Sewer Operations	Sewer Line Replacement in Collections System	2,600,000
	42	Joint Sewer Operations	Sewer Line Replacement/Alley Reconstruction	285,000
	43	Joint Sewer Operations	Lift Station Elimination	145,343
	44	Joint Sewer Operations	Collection System Equipment	107,250
	45	Joint Sewer Operations	Plant Backbone Improvements	468,166
	46	Joint Sewer Operations	Biological Nutrient Removal-Effluent Diffuser	4,000,000
	47	Joint Sewer Operations	23 Road Trunk Extension	725,000
			Total Sewer	9,230,759
			Total Enterprise Funds	\$ 12,273,421
Internal Service Funds Capital Projects				
	48	Information Technology	Backup AC for PD UPS Room	25,000
	49	Information Technology	Cityhall Rewire	350,000
	50	Information Technology	Email Archive System	30,000
			Total Information Technology	405,000
	51	Fleet	Fleet Replacement	2,752,005
	52	Fleet	Tire Machine Balancer	15,000
			Total Fleet	2,767,005
	53	Communication Center	Logging Recorder	60,349
	54	Communication Center	Next Generation 9-1-1	80,000
	55	Communication Center	800MHz Capital Improvements	70,000
	56	Communication Center	9-1-1 Telephone Upgrade	600,000
	57	Communication Center	Relocate Grand Mesa Tower	400,000
	58	Communication Center	Relocate Microwave Hop	100,000
	59	Communication Center	Fire Notification System Upgrade	50,000
			Total Communications Center	1,360,349
	60	Facilities	Facility Condition Index Replacements	194,420
			Total Sewer	194,420
			Total Internal Service Funds	\$ 4,726,774



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3/4 % SALES TAX CAPITAL PROJECTS

STREET MAINTENANCE

1. **7th Street Reconstruction (CIP #1124), \$2,400,000** – This project will reconstruct 7th Street from Patterson Road to North Ave. As opposed to an overlay, which places a 2-inch layer of asphalt on the top of an existing road, this project will remove multiple layers of asphalt, base course, and subgrade and then rebuild the structure of the street to handle traffic for decades to come. The west side of the block between Bookcliff and Center will have curb, gutter, and sidewalk relocated a few feet west to match existing cross sections to the north and south. As 7th Street is a critical artery for our community, it will remain open during construction.
2. **Outside Contract Street Maintenance (CIP #4), \$2,325,000** – The annual outside contract street maintenance program includes contract construction for a variety of street treatments. A pavement management system is used to evaluate pavement quality and prioritize street maintenance needs. Parameters used to determine the Pavement Condition Index (PCI) for major streets include ride quality, structural adequacy, and surface distress. These parameters are measured every five years by non-destructive testing methods. According to a 2016 Colorado Asphalt Paving Association study, most communities surveyed were trying to maintain a PCI of 73.

Over the course of six years including 2017 it is expected that a total of \$33.7 million can be invested to increase the City’s streets to a “good” quality around 73 PCI. From 2023-2028 \$4 million would be needed annually to maintain a 73 PCI.

Funding levels are reviewed annually and adjusted to account for changes in construction costs as well as additional streets acquired through annexation and new development.

3. **City-Performed Street Improvements (CIP #507 & 508), \$800,000** – This is annual street maintenance completed by City staff. One of the most detrimental effects to the structure of a road is to let water migrate through the surface and get into the subgrade. Allowed to perpetuate, more moisture continues to weaken the subgrade causing more cracks which eventually leads to potholes and degradation of the road surface. The City’s crackfill program aims to fill cracks in all of the road surfaces that are planned for chip seal, microsurface or other light maintenance activity. The City is divided into 12 Street Maintenance Areas (SMA) with an area scheduled to receive treatment each year. Each of the streets in an SMA are analyzed for the proper treatment, whether that be a fog seal, chip seal, microsurface, overlay or total reconstruction.
4. **Street Maintenance Equipment, \$352,000** – This will replace the existing chip spreader in the Streets division, and the old one will be retained as additional equipment for self-performed street improvements.
5. **Pavement Condition Index Road Survey (CIP 1125), \$90,000** – This survey collects data on all of the City’s 365 centerline miles of roadway and prepares a Pavement Condition Index (PCI) for each street segment. The results of the survey include a detailed pavement analysis and development of a prioritized 5-year pavement management plan that is optimized for the City’s network. This survey is planned for September 2018, just after the first two years of increased street maintenance effort has been completed. It will identify how far we have come on the strategic plan metric of increasing our PCI from 69 to 73 by 2022 and will provide recommendations for the following years.

PUBLIC SAFETY

6. **North Area Ambulance Station (Fire Station 6 interim plan) (CIP #570), \$350,000** – Fire Station #6 is budgeted in 2023 of the 10-year capital plan, however total funding for the project is currently not available this far out. This request provides an interim step to provide better emergency services in the north area by staffing an ambulance

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crew in a temporary facility until full funding is available. Staff is exploring various options to house the ambulance unit and crew, including constructing a modular building on City owned land or leasing/purchasing an existing residence or building in the area. Locating an ambulance in this area will greatly improve response times and provide needed backup to the City's other ambulances during busy call times. This ambulance will serve as the Fire Station #6 ambulance when the permanent location is constructed, providing some phasing of the overall project.

- 7. Fire Training Facility (CIP #336), \$275,000 (FML Grant)** – The Fire Department has held a new firefighter academy for 14 of the last 17 years. As new firefighters, the recruits are taught all aspects of the job of a firefighter. This includes many hands on skills that involve props such as forcible entry, maneuvering hose through a structure, roof ventilation and actual fire control. Currently, each fire academy has performed these skills in and around the State Regional Center on Riverside Pkwy. These Skills have been conducted in a building abandoned by that facility and as such no longer receives repair as it deteriorates. The State of Colorado also requires all firefighters complete a live burn throughout their training. In order to complete the required training all recruits are transported to Gypsum, Colorado for a live fire demonstration involving flashover and then they spend two additional days in either Rifle or Rangely Colorado, in a live fire training building. These trips to other areas in Colorado for required training are expensive and not convenient.

Having a fire training facility will allow the department to regularly train in a safe and timely fashion. This regular training will allow the firefighters to hone skills on a regular basis which now can only be done once a year. Currently, the GJFD is a part of the training center property owned by Colorado Mesa University and utilized by the University, GJPD and the MCSO. In 2014, the GJFD was awarded a grant from the Mesa County Federal Mineral Lease District to install a water line, water tanks and pumps to move water from 32 Road to the facility on Whitewater Hill adjacent to the law enforcement driving track. This water line was the first step in securing the future of the Fire Dept. at this site for training. Now that the water line is installed, the Fire Dept. will submit another grant request through the Mesa County Federal Mineral Lease District for partial construction of the training center to include pavement, burn structures and burn props.

This is a multiple year project and once this project is completed, the Fire Dept. will be able to regularly provide live fire training for all new fire recruits and current firefighters. These controlled fires will allow a safer and regular training opportunity without having to transport our firefighters to other parts of the state for required training.

PARKS & RECREATION

- 8. Cemetery Irrigation Repair/Replacement (CIP #715), \$25,000** – The Irrigation systems at the Orchard Mesa Cemetery were installed as long ago as the 1950's. Many of the systems have failing galvanized pipe, valves that no longer function, and repair parts are no longer available. Many of the areas are hand watered using hoses and quick couplers. This type of manual watering dates back to the 1960's and requires a great deal of staff time. In order to conserve funds, Cemetery staff is recommending an annual CIP funding source to upgrade irrigation systems and make road and other infrastructure repairs. Roadway overlays would be conducted by a contractor. The new irrigation system design/installation would be conducted by Park Operations staff utilizing their expertise. The 2018 funds will be used to fully automate the irrigation system in approximately eight acres.
- 9. Park Restroom Renovations (CIP #533), \$55,000 CTF Funded**–Emerson Park: This neighborhood park was one of the original four corner stone parks dedicated in the late 1800's. The restrooms were constructed in the 1960's and have become outdated, dilapidated and in much need of replacement. Improvements are planned for plumbing, electrical, heating, ADA accessibility, exterior doors, roofing, and connecting sidewalk.
- 10. Las Colonias Park – Riparian Area (CIP #938), \$50,000 Open Space Funded**– The planning and design of Phase I of the riparian restoration area was completed in 2015 and the excavation of this area was included in the amphitheater budget in 2016. Four grants were secured for revegetation work in 2017 with completion in 2018. A

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second phase of planting is necessary and additional recreational access areas need to be constructed. Additional design and permitting may be necessary based on future whitewater features south of the Amphitheater.

- 11. Las Colonias Park Completion, \$3,000,000 (\$2 million planned in 2019)** – Based on the business park development, park amenities such as a pond, dog park, multi-purpose field/festival area, irrigation system, and landscaping will be developed over the course of 2018 and 2019. The boat launch will be the first amenity with final design to be completed by end of 2017 and an application submitted to Great Outdoors Colorado (GOCO). This phase will include a restroom/shelter, concrete boat launch, parking, and other amenities. The irrigation system will be developed using water from the water plant saving significant upfront development costs. The remaining park elements will move into final design in 2018. There are potential grants for this project.

- 12. Playground Repair (CIP #1117), \$25,000 CTF Funded**– Playground safety is a must and Parks Operations is being proactive and taking all precautions to ensure that every playground within the park system meets the highest level of National Playground Safety Inspection standards for safety. Typical play structures are proving to have a safe and useful life expectancy of between 10 and 15 years. This depends on usage, ground soil conditions, and most of all vandalism. The Parks Department has three certified playground inspectors who have implemented a daily, weekly, and monthly playground inspection program that determines the long and short term condition of every playground structure.

Park Playgrounds needing immediate attention are Sherwood Park (installed in 1995) which requires a complete replacement; Columbine Park (installed in 1996) which requires complete replacement of some apparatus; and Wingate Park/School which needs repairs and replacement of some or all apparatus.

- 13. Riverfront Trail Repairs (CIP #579), \$25,000 CTF Funded** – A Trail Inventory Future Needs Assessment has been completed for over 21 miles of riverfront and urban trails within City limits which is maintained by the City’s Parks Department. The assessment was conducted to determine trail condition, safety concerns, hazardous situations, and the total amount of concrete and asphalt trails. In many areas throughout the trail system, large cracks have developed, concrete has settled leaving large lips and creating dangerous safety hazards. This is an ongoing project and the areas of concerns will be identified and prioritized. Additionally, each year’s requested funds of \$25,000 will be evaluated prior to that budget year’s submittal date and allocated to the highest priority areas.

- 14. Stocker Stadium West Restrooms (CIP #1020), \$60,000 CTF and PIAB Partner Funded** – The Stocker Stadium west stands restroom facilities have been host to thousands of games and events and served countless attendees. The restroom fixtures have become obsolete and reached a state of disrepair requiring replacement. The toilets, urinals, and sinks are cracked, broken and many are leaking. The doors to the facility are rusted out and not secure. The HVAC units are no longer functioning and are in need of replacement. The interior of the facility would be painted, LED lights installed inside the restrooms as well as in the concourse, doors would be replaced and the restroom fixtures would be replaced.

- 15. Suplizio Field Infield (CIP #940), \$36,000 CTF and Partner Funded** – The infield on Suplizio field is almost 20 years old and in need of turf rehabilitation, irrigation improvements, elevation corrections, and infield dirt replacement with sand. The plan is to laser grade the first and third baselines, install new USGA sand in the infield, and install 9,000 square feet of bluegrass sports turf which will better withstand the high number of games that are played on the field.

- 16. Tennis Court/Pickleball Improvements (CIP #1118), \$40,000 CTF Funded** – Preventive maintenance of tennis court surfacing and painting is required in order to keep the courts playable as well as to protect the underlying concrete. If the coating is maintained by patching the worn areas and then resurfacing, the tennis court life expectancy can be reached (manufactures recommended life expectancy of tennis court surfacing is 8-10 years). The south courts at



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the Canyon View Tennis Complex were constructed in 2008 and have reached the 10-year life expectancy and require resurfacing to prevent continued decline which would lead to a complete removal and resurfacing which would cost much more.

- 17. Westlake Property Acquisition (CIP #1119), \$23,000** – Westlake Park is a 10-acre complex located at 125 Orchard Avenue offering; disc golf, open space, playground, restroom/shelter, skate park and a walking path. The park was constructed in 2005 and the installation of the turf and irrigation went up to the existing fence line 70 feet from the East side of the Skate Park. Upon recent research, it was determined that the landscaping exceeded the park property line by approximately .4 acres. The use of this property is necessary for the function of the existing park and it will be referred to the property committee to consider purchasing from current owners.

PUBLIC WORKS

- 18. Bookcliff Middle School Sidewalk (CIP #1113), \$42,000 CDBG Funded** – This project supports the Community Development Block Grant (CDBG) goal of addressing non-housing suitable living environment. Pedestrian improvements along 29-1/4 Road in front of Bookcliff Middle School are missing and present a dangerous situation to students and users of the community center. The project will construct some sidewalk along the west side of 29-1/4 Road and access ramps and crosswalks that presently do not exist. Ongoing expenses include periodic concrete replacement.
- 19. Curb, Gutter, and Sidewalk Safety Repairs (CIP #8), \$50,000** – This program includes the replacement or repair of deteriorated or hazardous curbs, gutters, and sidewalks on City streets. It also includes replacement of curbs and gutters that do not properly drain. Tripping hazards on sidewalks are given highest priority. Concrete replacement locations are determined from field surveys and citizen complaints. Each location is rated and prioritized according to the type of problem and degree of hazard. The benefits include keeping our 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.
- 20. Las Colonias Business Park (CIP #1111), \$3,535,000 (\$1 million planned in 2019)** – This project covers the street infrastructure and utilities that will serve the development of the leasable areas for outdoor manufacturers as well as retail and restaurant space. Once constructed, additional operating costs would include an additional 1.6 lane miles of asphalt requiring chip seal every 10-12 years and an overlay every 20-25 years. Landscape maintenance, street sweeping, snow plowing and street lighting will also be required.
- 21. Monument Rd Trail-D Rd to Lunch Loop Parking Lot (CIP #1026), \$345,000 (\$2.1 million planned in 2019)** – This project extends multi-modal access with a shared-use, off-road trail to the Bureau of Land Management (BLM) Lunch Loop area. Once built, the trail will provide non-motorized alternative access from the Riverfront Trail to one of the region’s most popular trailheads for access to a vast network of trails on BLM managed lands. This extension will also connect the surrounding amenities, including downtown Grand Junction, Las Colonias Park, the Botanical Gardens, Connected Lakes, and surrounding neighborhoods to each other as well as to the BLM trails and City owned bike park at Lunch Loop. In addition to vastly improving connectivity, this trail will enhance safety by providing an off-road path for multiple users.

This proposed trail has been part of planning documents for over 14 years dating back to the 2002 Redlands Area Plan and more recently as part of the 2040 Regional Transportation Plan (2015) and the Mesa County Land Trust’s “A Community Vision for Monument Road” (Nov 2014). These three documents identify 1) additional open space, 2) greater access to open space, 3) multi-modal non-motorized options, and 4) community desire to see connectivity and safety a priority along Monument Road.



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Phase I extends a ten-foot, concrete bike path, two bridges, and five low water crossings of No Thoroughfare Wash from just north of D Road along the south side of Monument Road to the Lunch Loop Parking lot.

The City has received a \$1.5M GOCO grant and will construct the trail beginning in late 2018 through the spring of 2019. Operating expenses include sweeping, snow removal, and periodic concrete replacement. The project is funded by open space and grants.

- 22. Nisley Sidewalk Improvement (CIP #730), \$80,000 CDBG Funded** – Pedestrian improvements at Nisley Elementary have been approved for CDBG Funding from 2017 award allocation. This work will construct a sidewalk on the south side of Orchard Avenue from 29 Road west two blocks to Melody Lane. Once completed school children walking to Nisley from east of 29 Road will be able to be on sidewalk the entire way.

- 23. Riverside (RIO) Park Improvement (CIP #1123), \$73,686 CDBG Funded** – RIO is a local planning effort funded by the Great Outdoors Colorado (GOCO) Inspire Initiative. Since January 2018, RIO has been working to develop plans to better engage and connect our underserved youth with the outdoors. RIO has targeted the Riverside and Orchard Mesa youth, families, and service providers to develop plans for an implementation grant that was submitted in July of 2017. GOCO funding decisions will be made in November of 2017 with implementation beginning in 2018. Coalition members include: Riverside Educational Center, Riverfront Commission, School District 51, Healthy Mesa County, Colorado Parks and Wildlife, Mesa Land Trust, Colorado Canyons Association, Riverside Task Force, and the City of Grand Junction. If additional funds are received from GOCO, the expanded project will be planned and budgeted accordingly.

The 2018 planned project is to close Riverside Park Drive from West Colorado Avenue to Fairview Avenue to allow for a safer and continuous path along the riverfront and safer use of the park currently situated very close to the road.

- 24. Traffic Signal Controllers (CIP #15), \$50,000** – 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. This is an on-going replacement/upgrade program for traffic signal controllers. Maintaining a replacement cycle for signal controllers is necessary, primarily because of the limited service life of the controller 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.
- 25. Traffic Signal Equipment Upgrade (CIP #15), \$167,000** – Upgrades to signal equipment are required for safety and compliance with Federal requirements. It is also a cost-effective way to extend the life of the signal investment. Installation of this equipment provides safer and more efficient operation for aging signals and extends their service life. An ongoing maintenance program to replace these key signal components when they begin to fail is a more efficient way to preserve the signal infrastructure. This also adds a good deal of assistance to the aging, the physically challenged, and children. Pre-emption for fire department vehicle movement greatly enhances their efforts toward quicker and safer emergency runs.
- 26. Two Rivers Convention Center (TRCC) Improvements (CIP #1126), \$3,000,000 (\$3 million planned in 2019)** – The total \$6 million investment in the Two Rivers Convention Center will achieve several things that will make TRCC more competitive and successful. These repairs and improvements would increase competitiveness in the Colorado meetings market. There are many state and regional meetings that choose locations other than Grand Junction to meet due to age of the facility, the aesthetics of it, as well as a need for additional square footage for exhibit, breakout or meal spaces.



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The impacts meetings and conventions have on our community are many but most impactful is the economic stimulus they have on Grand Junction. The addition of new business as well as providing a more modern, comfortable and appropriate space for local or regional business is a goal that will be achieved with this investment.

Coinciding with this investment will be the construction and connecting of a 100+ room hotel (by a private entity) that contains an 8-10,000 square foot Junior Ballroom that will be managed and operated by the Pinnacle staff. The addition of a Junior Ballroom will enable TRCC to host larger events that will have a greater economic impact in the downtown as well as the larger community.

Other expected improvements are:

- New flooring, ceiling, and wall treatments; and a general refresh of the facility’s appearance.
- Addition of a service corridor that will eliminate the current situation of employees servicing events from the main concourse/while walking through the events
- HVAC repair/replacements.
- Plumbing repairs and upgrades.
- Restroom renovation to include water, power, and paper waste upgrades.
- Roof repairs and necessary replacements.
- Concrete repairs and replacement.
- Kitchen equipment updates and replacement.
- Food and beverage flatware, plate-ware and buffet replacement and enhancements.
- Addition of secure finance office and necessary adjustments to the existing administrative space.
- Replacement of aged carpet and other flooring.
- Replacement/addition of modern audio-visual equipment including sound amplification system, high-lumen projectors and appropriate microphones.
- Addition of modern accessibility equipment such as a hearing loop for guests with hearing disabilities.

TRANSPORTATION CAPACITY CAPITAL PROJECTS

27. Orchard Ave-Normandy to 29 Road (CIP #28), \$400,000 (\$1.9 million planned in 2019) – This section of Orchard Avenue is a narrow two-lane roadway with no turn lanes, curbs or sidewalks. The street is classified as a major collector and is designated as a bike route on the Urban Trails Master Plan. It is also a walking route to Nisley Elementary School. Proposed improvements include construction of curbs, gutters, sidewalks, left turn lanes, bike lanes, storm drains, street lights and relocation of overhead power lines underground. The north side of the street has not been annexed. Mesa County has their share in their capital improvement program in 2019. In the Regional Transportation Plan completed in 2011, Orchard Ave. is the primary east-west commuter route recommended for improvement.

Right of Way acquisition will be required from 17 properties along the corridor. Approximately 30,000 sq. feet of property will need to be acquired at an estimated cost of \$400,000 including ROW acquisition and consultant services. In May of 2016, Mesa County committed to paying for half of this project. Operating expenses include sweeping, snow removal, street lighting and periodic concrete replacement.

28. 25 Road Left Turn Lanes (CIP #948), \$700,000 – 25 Road is classified as a principal arterial to F 1/2 Road and minor arterial north of F 1/2 on the City-County urban functional classification map and is designated as a bike route on the Urban Trails Master Plan. This project will widen 25 Road at Waite Street, F 1/4 Rd. and F 1/8 Rd where left turn lanes are warranted. No curb, gutter, sidewalk or street lights are proposed as part of this project, however enough pavement width is proposed to stripe a bike lane. Widening of approximately 2,000 linear feet of 25 Road is included. Right of Way acquisition of approximately 10,000 sq. feet will be required from five properties.



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- 29. Amber Springs Way, Leach Creek Crossing Bridge (CIP #1116), \$200,000** – Amber Springs Way is a proposed street that will provide connectivity between the Grand Vista Subdivision and the Summer Hill Subdivision in north Grand Junction. Leach Creek is a major drainage that separates the two subdivisions.

The City has an agreement with Paradise Hills Partnership (PHP), the Summer Hill Developer, regarding the construction of Amber Springs Way (ASW). Based on the current design, the City's share is 75% of the project.

ENTERPRISE FUNDS CAPITAL PROJECTS

WATER FUND

- 30. Water Line Replacements (CIP #59), \$300,000** – Water Line Replacements in the Distribution System. The majority of the lines to be replaced are 4" to 12" cast iron lines that have been in service an excess of 50 years and have a recent history of breaks. There are also larger lines in the distribution system and raw water delivery system that are cast iron, ductile iron, and steel that are also in need of replacement. All lines will be replaced with Poly Vinyl Chloride (PVC) pipe, thereby eliminating the possibility of external corrosion. The existing cast iron, ductile iron, and steel pipe materials are highly susceptible to external corrosion. Selection of project area is based on break history, street overlay schedule, and street reconstruction.
- 31. Flow Line Replacement (CIP #200), \$552,662 (\$400,000 planned in 2019)** – These funds will be used for water line replacements in the raw water supply system. The majority of the lines to be replaced are 20" to 24" cast iron, and ductile iron lines that have been in service in excess of 50 years and have a recent history of breaks. The project includes the Juanita Reservoir guard gates, the Sullivan Draw/Purdy Mesa flowline and completion of work on the Kannah Creek intake reconstruction project.
- 32. Raw Water Irrigation Supply Line Phase I (CIP #1127), \$900,000** – This project will refurbish 3,500 feet of an existing raw irrigation supply line that serves the cemetery and extend 8,200 feet of 12" irrigation line that will serve Duck Pond Park, Riverside Parkway Interchange, Botanical Gardens, Las Colonias Amphitheater, as well as the Las Colonias Park. Currently, all of the existing parks are on domestic water. Providing a less expensive raw water source will lower the operating cost of those parks and reduce the demand for treated water through the City's treatment plant. Future phases will serve Eagle Rim Park, the proposed Jarvis Development, and the existing Riverside Park.
- 33. Somerville/Anderson Ranch Improvements (CIP #389), \$55,000** – Miscellaneous maintenance projects are budgeted at \$50,000 (plus 3% inflation) per year after completion of the National Resources Conservation Service project, 2018-2028.
- 34. Raw Water Reservoir #3 Rehabilitation (CIP #956), \$492,000** – This is a 15-million-gallon raw water storage facility located at the water treatment plant. The concrete structure was originally built during the 1920's and the last rehabilitation was completed in 1983. In 2018, sediment will be removed and the concrete reservoir walls and floor will be rehabilitated to eliminate leakage and continue to provide a reliable source of water for our community.
- 35. Grand Mesa Reservoir Improvements (CIP #207), \$55,000** – These funds are set aside for maintenance and projects involving the City's raw water reservoirs. The City maintains 19 reservoirs. These monies will be used on miscellaneous projects and annual maintenance on the reservoir system.
- 36. Water Meter Replacement (CIP #567), \$164,000** – There are 9,600 manual read water meters in the City's water system. The City began replacing these meters with radio read meters that allow the data on each meter to be



**2018 Recommended Capital Project Descriptions
City Council Workshop
October 16, 2017**

transmitted to a data base through a radio frequency, which significantly reduces the labor required to obtain meter readings on a monthly basis. 2018 represents year four of a ten-year replacement program.

- 37. Valve Actuator and Vacuum Tank Trailer Mount (CIP #1064), \$60,000** – A new trailer mounted valve actuator with small vacuum tank system will be purchased with these funds. This equipment is used to exercise and maintain large valves throughout the water system. The vacuum system is needed to vacuum out the valve box prior to turning the valve with the hydraulic actuator. A trailer mount system will allow us to pull it by a standard pickup.
- 38. Water Treatment Plant Modification (CIP #202), \$164,000** – These funds are used for replacement of equipment and upgrades at the water treatment plant. In 2018 it is planned to begin the second phase of a facility upgrade project to design and install a Supervisory Control and Data Acquisition (SCADA) system which will allow for a computer interface between all processes at the plant and also incorporate watershed and distribution system monitoring.

SANITATION FUND

- 39. Side Load CNG Garbage Truck (CIP #735), \$300,000** – These funds will be used to purchase a new side load CNG garbage truck in order to keep up with the growth of trash customers.

JOINT SEWER OPERATIONS FUND

- 40. Interceptor Repair and Replacement (CIP #62), \$900,000** – These projects involve repair and/or replacement of aging concrete/clay tile interceptors in the sewer backbone system. The majority of these projects are the result of internal corrosion in concrete lines and manholes, or structural failure of clay tile line. These lines are typically larger lines that receive flow from sub-basins in the collection system. The 2018 funds will be used to facilitate interceptor repairs.
- 41. Sewer Line Replacement in Collections System (CIP #75), \$2,600,000** – Funds are budgeted through 2028 to replace/rehabilitate existing mains within the 201 service area collection system including Central Grand Valley Sanitation District (CGVSD) which was started in 2013 and Orchard Mesa Sanitation District (OMSD) which was started in 2016. There are 215 miles of pipe in the sewer collection system that is beyond its design life. It is critical that we rigorously pursue replacement of these aging lines before they fail. This effort would include interceptor rehabilitation and replacement projects, as well as alley ID's, that are budgeted under different accounts.
- 42. Sewer Line Replacement/Alley Reconstruction (CIP #76), \$285,000** – Funds are budgeted to upgrade existing mains in alleys where the existing roadway surface is being replaced with concrete. In the majority of cases, the lines are in excess of 75 years old and constructed of clay tile. Prior to replacement, all lines are checked via the TV camera truck to verify the need for replacement. Lines will not be replaced, if determined to be in serviceable condition with expectation of 50 years' service life remaining. There are typically 20 alleys on the waiting list for alley improvement district petitions. The 2018 Funds will be used to replace older sewer lines under newly improved alley reconstruction. By doing so this will reduce the likelihood of a new alley being dug up to facilitate a repair.
- 43. Lift Station Elimination (CIP #986), \$145,343** – Eliminate lift stations by gravity service alternative. These projects will be budgeted in Fund 902 and 904, as a portion of the benefit will be the elimination of future expansion of the lift stations. The 2018 funds will be used to remove lift stations from the collection system.
- 44. Collection System Equipment (CIP #199), \$107,250** – Replacement of additional maintenance equipment for the collection system such as root cutters, jetter nozzles, jetter hose, variable frequency drives for lift stations, cameras, etc. The 2018 funds will be used for jetting equipment and for the purchase of equipment needed to operate the sewage collection system, nozzles, hoses, repair parts, etc.

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- 45. Plant Backbone Improvements (CIP #61), \$468,166** – These expenditures are associated with the Persigo treatment plant backbone improvements. The 2018 funds will be used specialty equipment such as diesel pump, incubator lab, scissor lift, dissolved oxygen meters, and gas detectors, as well as the replacement of 5 control structure gates and a lift station wet well rehabilitation.
- 46. Biological Nutrient Removal (CIP #613), \$4,000,000** – These funds are set aside in anticipation of stricter discharge limits being required in future years. The 2018 funds will be used for the installation of an effluent diffuser to comply with mandated regulations. The diffuser will be used to meet new nutrient limitations by discharging through the diffuser directly into the Colorado River. This new process will eliminate the need to perform costly upgrades to the Persigo plant to meet the new regulations.
- 47. 23 Road Trunk Extension (CIP #965), \$725,000** – This project would extend a trunk sewer line along the north side of Highway 6&50 and I-70 from approximately 22 Road to 23 Road. This section of the trunk line would serve the lower portion of the 23 Road basin north of I-70. A future trunk extension project would provide for service to the larger 23 Road basin, and would be proposed when warranted by development north of H Road along the 23 Road corridor.

INTERNAL SERVICE FUNDS PROJECTS

INFORMATION TECHNOLOGY FUND

- 48. Backup AC for Police Department UPS Room (CIP #788), \$25,000** – The Uninterruptible Power Supply (UPS) at the Public Safety building provides battery backup power and power filtering for Xcel and generator supplied power for all of the computer equipment in the dispatch center and the public safety data center. If the UPS fails for any reason, all 911 services (including phones) and most public safety systems used by all Law Enforcement and Fire/EMS agencies in the valley become unavailable. The original design of the building called for redundant air conditioning (A/C) systems in the UPS, data center, and dispatch center facilities. Experience has shown that the final designed A/C capabilities aren't truly redundant and have reliability problems. We have addressed some of the cooling challenges in the data center by adding exhaust fans and mobile cooling machines. Neither of these will work in the UPS room because of its location in the middle of the building on the first floor. This project will add a backup A/C unit specifically for that room that will keep it at a functional temperature if the main A/C unit fails.
- 49. Cityhall Rewire (CIP #562), \$350,000** – The current low voltage cable plant (network cable) was installed when City Hall was built in 2000 using the old standard: Category 5e cable. The life expectancy for a Cat 5e cable plant is about 10 to 12 years. The rewire project will upgrade the cable plant to the latest standard: Category 6a cable that should last for the next 20 years. It will significantly improve the reliability and speed of the network and allow IT to upgrade computers and networks to the higher speeds required by new software applications.

The reconfiguration of the network cable plant will also allow IT to consolidate network switches to the data center, which reduces the number of switches required. The centralized switch configuration is easier and more cost effective to maintain while it improves the performance and reliability of the network for users. It will also allow us to eliminate three network switches that are located in the first floor storage room and one network switch located in the training room equipment cabinet. The rewire project will allow us to relocate and update the City Hall data center. The two projects have to be done together as each supports the other.

- 50. Email Archive System (CIP #1101), \$30,000** – When the City moved from GroupWise to Office 365 in 2016, we lost the email archive capabilities that were used with GroupWise. Office 365 provides rudimentary archive capabilities but they have proven to be difficult to work with and problematic when employees leave the City and their Office 365 accounts are deleted. Archive searches are difficult with Office 365 archiving and not all attachments are searchable. Also, there is no review process prior to deleting email when it reaches the two-year retention. The



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email is automatically deleted. This project will begin in 2017 with a Request for Information with contracts signed in 2018.

FLEET FUND

- 51. Fleet Replacements (CIP #161), \$2,752,005** – This account represents scheduled vehicle & equipment replacements. The replacements are made from the equipment fund balance which is maintained by accrual charges for the equipment being used by the operating divisions. The accrual charges are included as part of the equipment rent and are an operating expense in the various division budgets. Future replacement needs are based on projected equipment life, replacement years, present replacement value and an annual inflation factor.
- 52. Tire Machine Balancer (CIP #1070), \$15,000** – Replacement of tire machine and spin balancer for Fleet operations.

COMMUNICATIONS CENTER FUND (ALL FUNDED BY E-911 SURCHARGE)

- 53. Logging Recorder (CIP #124), \$60,349** - The logging recorder is a system with redundant servers and an application used by the Communication Center staff. This system records all of the 911 and administrative telephone calls for the Communications Center, as well as, telephone calls patrol officers, PSTs and Sergeants handle. This system was last replaced in 2013 and is on a five-year upgrade/replacement cycle.
- 54. Next Generation 9-1-1 (CIP #137), \$80,000** – Next Generation 9-1-1 movement is well underway. This allows for text to 911, video to 911, etc. Funding in 2018 is to purchase the Tyler - New World CAD interface so that text to 911 will go directly in the CAD system for ease of creating a call for service. It will also be used to purchase any servers/gateways/routers to access the emergency services network that will connect together several 911 Center's on the western slope for call and data transfer capability.
- 55. 800 MHz Capital Improvements (CIP #843), \$70,000** – Capital improvements for the 800MHz radio infrastructure. This will cover those capital improvements or emergency repairs for the 800MHz radio infrastructure.
- 56. 9-1-1 Telephone Upgrade (CIP #936), \$600,000** – The telephone system currently in use in the Communications Center will be replaced in 2018 because it is at the end of its useful life and cannot process any Next Generation 911 technology. The replacement of this system, which includes redundant servers, gateways, routers and the software application, is on a five-year replacement plan. Total 2018 project is \$800,000 in total but Garfield County is being direct billed by the vendor for \$200,000, therefore the net cost to the City is \$600,000.
- 57. Relocate Grand Mesa Tower (CIP 967), \$400,000** – The current radio tower and equipment is going to be relocated at the Grand Mesa site. As part of the radio coverage study completed for the Communications Center, it was recommended that the actual tower be relocated to the edge of the site to provide better coverage into the valley. DOLA funding of \$150,000 has been obtained to contribute to this project.
- 58. Relocate Microwave Hop (CIP #968), \$100,000** – The Microwave hop from the Communication Center to the Grand Mesa is past its useful life and needs upgraded. This microwave is a key element in allowing radio communications throughout the Grand Valley.
- 59. Fire Notification System Upgrade (CIP #1093), \$50,000** – This is the Communication Center's portion of the Fire Station Alerting system being used to notify the fire department of calls for service. The server is at the end of its useful life and requires replacement.

FACILITIES FUND

- 60. Facility Condition Index Replacements (CIP #888), \$194,420** – This funding is based off a target FCI of 15 (fair) in 10 years for all buildings excluding TRCC, Tiara Rado and Lincoln Park clubhouses.

City of Grand Junction
Development Impact Fees
City Council Workshop October 16, 2017

Development impact fees for the City of Grand Junction are set by resolution of Council and are policy driven fees. These fees are restricted to certain types of capital investment, however the revenue derived from the fees are less than the improvements required of development which has resulted in subsidies from other capital and general funds.

Impact fees are based on philosophy. The question that is often raised is in regard to new development paying the incremental capital cost to provide service to the new development. Or in other words to pay for off-site costs associated with the new development like new parks, roads, schools, and utility infrastructure. Currently the City has impact fees associated with transportation infrastructure, public parks and open space, school land dedication, utility undergrounding, and drainage.

The following table summarizes the existing impact fees for the City. For 2018 there are no changes in these fees with the exception of the sewer impact fee that is recommended to change based on the Wastewater Fund long term financial plan and rate study.

City of Grand Junction Development Impact Fees - Single Family Home			
Single Family Fee	Current	Recommended for 2018	Comments
Transportation Capacity Payment (TCP)	\$ 2,554	\$ 2,554	No Change
Public Parks and Open Space Fee	\$ 225	\$ 225	No Change
Open Space Dedication	10% of acreage or value	10% of acreage or value	No Change
Utility Undergrounding	\$25.65/sf	\$25.65/sf	No Change
Stormwater Management-Drainage Fee	improvements or fee based on run-off volume	improvements or fee based on run-off volume	No Change
Sewer Plant Investment Fee	\$ 4,502	\$ 4,637	3% Increase
Water Tap Fee	\$ 1,000	\$ 1,000	No Change

Staff recommends that the City Council have a policy discussion regarding impact fees “off-budget cycle” in 2018. There are other impact fees such as fire or public safety impact fees that Council may want to consider moving forward into the future in order to fund public improvements resulting from development. As the 10-year capital plan demonstrates, the gap between needed and funded projects is significant and will likely increase in the future as development outpaces associated revenues.

School Land Dedication Fee

The school land dedication fees are collected and held in trust for Mesa County School District 51 and is distributed as qualifying expenditures are made by the school district. The School District 51 has requested that the City of Grand Junction increase the school land dedication fee from \$225 per unit to \$920 per unit which brings the fee equal to what Fruita, Palisade, and Mesa County are charging. Attached is the letter from the school district requesting that change. Staff recommends the change in order to have a consistent fee across Mesa County.



September 8, 2017

Mayor Rick Taggart
City Council Members
Grand Junction City Council
250 N. 5th Street
Grand Junction, CO 81501

Dear Mayor and Council Members,

Mesa County Valley School District 51 in conjunction with Mesa County, De Beque and Plateau Valley School Districts are asking to extend the current county rate for the school land dedication fee of \$920 per unit. Mesa County will consider this resolution at their September 25 meeting. The fee has remained the same since 2009.

Mesa County Valley School District 51 would like the Grand Junction City council to consider equalizing the school land dedication fee to \$920. Fruita, Palisade and Mesa County are collecting \$920 per new dwelling unit.

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink that reads "Phil Onofrio". The signature is written in a cursive style with a large, looped "P" and "O".

Phil Onofrio
School District 51
Chief Operations Officer

City Manager's Recommended Budget 2018

City Council Workshop October 16th, 2017



Agenda

- ▶ Downtown Grand Junction Business Improvement District
- ▶ Horizon Drive Business Improvement District
- ▶ Economic Development
- ▶ Capital
- ▶ Next Workshop October 30th
 - ▶ Downtown Development Authority Budget
 - ▶ City Budget Reconciliation

Strategic Plan

- ▶ Guiding Principles
 - ▶ Partnership & Intergovernmental Relationships
 - ▶ Fiscal Responsibility
- ▶ Strategic Directives
 - ▶ Public Safety, Planning & Infrastructure, Diversification of Economic Base, and Communication, Outreach & Engagement

2018 City Manager's Recommended Economic Development Budget

- ▶ Recommended Total = \$5.3 million
- ▶ \$1.8 million or a 49% increase from Adopted 2017
- ▶ Over 30 separate funding recommendations
- ▶ Review

CITY OF Grand Junction COLORADO
Recommended 2018 Economic Development, Partnerships, Sponsorships, and Memberships October 2, 2017

Item Ref.	Partner	2017 Adopted	2018 Requested	2018 Recommended
1	5.2.1 Drainage Authority	122,000	122,000	122,000
2	Associated Governments of Northwest Colorado	8,200	8,200	8,200
3	Chamber of Commerce	6,225	6,500	6,500
4	Club 20	4,100	4,100	4,100
5	Colorado Municipal League	49,775	45,089	45,089
7	Colorado Water Congress	5,970	5,970	5,970
8	Metropolitan Planning Organization	28,397	28,397	28,397
9	National League of Cities	4,467	4,467	4,467
10	Parks Improvement Advisory Board (PIAB)	14,000	14,000	14,000
11		Subtotal	\$ 237,952	\$ 236,723
12	Arts Commission	30,000	40,000	40,000
13	Avelon Theatre Foundation	-	50,000	-
14	Bonsai	-	1,000,000	1,000,000
15	Botanical Gardens	-	19,650	19,650
16	Broadband/Wireless	50,000	100,000	100,000
17	Business Incubator	53,600	53,600	53,600
18	Colorado Mesa University-Campus Expansion (year to year)	500,000	500,000	150,000
19	Colorado Mesa University-Classroom Building (15 yrs ending in 2027)	500,000	500,000	500,000
20	Commercial Catalyst Pilot Program	30,000	30,000	30,000
21	Downtown Business Improvement District	13,466	15,269	15,269
22	ED Partnership (Chamber, BIC, Sports Commission, GJEP)	227,800	370,000	370,000
23	Foreign Trade Zone	100,000	-	-
24	FHA Colorado West Branch 244- (Memorial Day Wreath Floating)	150	150	150
25	GJEP Job Incentive Program	57,000	3,400	3,400
26	Grand Junction Centennial Band	-	2,500	2,500
27	Grand Junction Economic Partnership	40,000	40,000	40,000
28	Grand Junction Firefighters Association (Turkey Trot)	2,000	2,000	2,000
29	Grand Junction Housing Authority-The Highlands Phase 2	252,822	-	-
30	Grand Junction Housing Authority-Bookcliff Squire	-	75,000	75,000
31	Grand Junction Housing Authority-Support Services Program (one time)	-	25,000	-
32	Grand Valley Transit	389,886	389,886	389,886
33	H Five Robotics	1,000	-	-
34	Hilltop Community Resources	-	20,000	20,000
35	Hilltop Gala	1,000	1,000	1,000
36	Homeless Plan	26,000	35,000	35,000
37	Homeward Bound-Pathways Village Apartments-Phase 2	100,000	-	-
38	Homeward Bound-Sageita Center Facility Project	-	100,000	100,000
39	Hope West (capital campaign new request)	5,000	10,000	5,000
40	Hospice Gala	1,900	1,900	1,900
41	Marketing Plan	30,000	30,000	30,000
42	Mesa Livestock Operations	20,000	20,000	20,000
43	Mind Springs Health- Capital project	-	100,000	100,000
44	Museum of Western Colorado	-	20,000	20,000
45	Riverfront Commission	17,121	17,121	17,121
46	Special Olympics	5,700	6,082	6,082
47	Western Slope Center for Children	30,000	30,000	30,000
48	Western Slope Center for Children-SANE Coordinator	7,500	7,500	7,500
49	Young Entrepreneur Academy	4,000	4,500	4,500
50		Subtotal	\$ 2,495,745	\$ 3,619,558
51		Total	\$ 2,732,640	\$ 3,856,281
Other Economic Development Investment				
52	Downtown Development Authority Sales Tax Increment Transfer	169,859	-	252,234
53	Vendors Fee Transfer to Visitor & Convention Center	673,113	-	707,463
54	Las Colonias Final Phase and Business Park	-	696,834	696,834
55	Two Rivers Convention Center Improvements	-	-	258,687
56		GRAND TOTAL ECONOMIC DEVELOPMENT	\$ 3,475,912	\$ 4,813,202

Capital Budget

- ▶ New planning tool-Ten Year Capital Plans
 - ▶ Five Year is balanced 2018-2022
 - ▶ Identifies unfunded projects
- ▶ Sales Tax-Ongoing commitments and new projects
 - ▶ 2018 \$26.7 million
 - ▶ 2018-2022 Five Year \$97.1 million
- ▶ Street Maintenance
 - ▶ 2018 \$6 million - \$3.2 from voter authorized 2B funds
 - ▶ From 2017 through 2022 a total of \$33.7 million
 - ▶ \$16.2 million from voter authorized 2B funds

Capital Budget

- ▶ Public Safety
 - ▶ 2018 \$625,000
 - ▶ 2018-2022 Five Year \$4.4 million
- ▶ Street Capacity Expansion
 - ▶ 2018 \$1.3 million
 - ▶ 2018-2022 Five Year \$9.6 million
- ▶ Water and Sewer Enterprise Funds
 - ▶ 2018 \$11.9 million
 - ▶ 2018-2022 Five Year \$46 million
- ▶ Impact Fees
 - ▶ No recommended changes except for School District 51
 - ▶ 2018 philosophy discussion

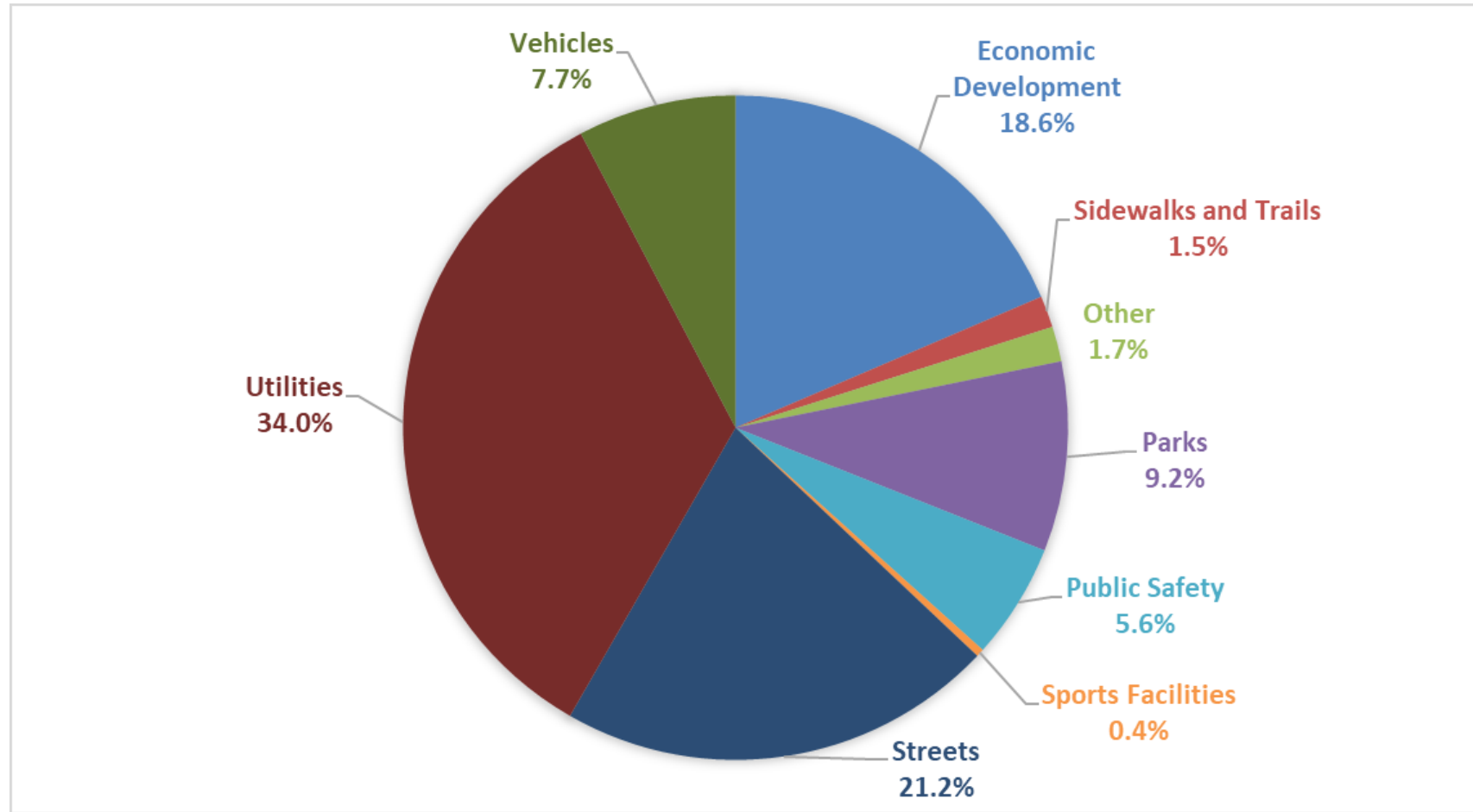
2018 City Manager Recommended Capital Budget Highlights

- ▶ \$2.4 million 7th Street Reconstruction
 - ▶ Patterson Road to North Avenue
- ▶ \$2.3 million Outside Contract Street Maintenance
- ▶ \$3 million Las Colonias Park Completion (\$2 million in 2019)
 - ▶ Restroom/shelter
 - ▶ Boat launch
 - ▶ Irrigation system
- ▶ \$ 3.5 million Las Colonias Business Park (\$1 million in 2019)
 - ▶ Street infrastructure
 - ▶ Utilities

2018 City Manager Recommended Capital Budget Highlights

- ▶ \$3 million Two Rivers Convention Center Improvements (\$3 million in 2019)
 - ▶ New flooring, ceiling, and wall treatments
 - ▶ Service corridor
 - ▶ Roof and concrete repairs
 - ▶ Restroom renovation
 - ▶ Exterior improvements
- ▶ \$2.6 million Sewer Line Replacements
- ▶ \$4 million Effluent Diffuser

2018 City Manager Recommended New Capital Projects



Next Steps

- ▶ Workshop October 30th
- ▶ Downtown Development Authority Budget October 30th
- ▶ Budget Reconciliation
- ▶ Utility Rates Resolution November 15th
- ▶ Set Public Hearing November 15th
- ▶ Public Hearing and Final Budget Adoption December 6th
 - ▶ Mill Levy Certification

Horizon Drive District
Budget Highlights

The Horizon Drive District is now in compliance with TABOR limitations and will collect their full allowed mill levy in 2018. It will be a year of rebuilding reserves for future capital outlay and paying down debt.

Smaller projects planned to continue in 2018 are:

1. The curb buffer zone was landscaped with rock to match what was used at the intersection of I-70 and Horizon Drive from the Clarion north to the Highline Canal in 2017. Early in 2018 this project will continue from the Highline Canal north to the Airport roundabout to establish a cohesive look as visitors enter from the airport.
2. There have been two successful applications to the District's Public Safety Grant program for installation of outdoor surveillance camera systems. One more application is in progress that will deplete the funds allocated for 2017. The District plans to continue offering this grant in 2018.
3. The District would like to "piggyback" on the City's broadband grant program. Any business within the District that has been approved for the City's grant can ask for a \$1,000 grant to subsidize their portion. \$5,000 has been budgeted for this in 2018.

VISIT THE DISTRICT
WWW.HORIZONDRIVEDISTRICT.COM

970.985.1833
2764 Compass Drive, Suite 205 Grand Junction, CO 81506

General Government Capital
 3/4% Sales Tax and Transportation Capacity
 Ten Year Capital Plan 2018
 City Council Workshop October 16, 2017



	Year 1 2018	Year 2 2019	Year 3 2020	Year 4 2021	Year 5 2022	Year 6 2023	Year 7 2024	Year 8 2025	Year 9 2026	Year 10 2027	TOTAL 2018- 2022	TOTAL 2018- 2027
Sales Tax Growth Assumptions	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%		
Line Ref # Fund 201 3/4% Sales Tax Capital	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Five Year TOTAL 2018-2022	10 Year TOTAL 2018-2027
1 REVENUE												
2 3/4% Sales Tax Revenue	11,922,045	\$ 12,041,265	\$ 12,161,678	\$ 12,283,295	\$ 12,406,128	\$ 12,530,189	\$ 12,655,491	\$ 12,782,046	\$ 12,909,866	\$ 13,038,965	\$ 60,814,411	\$ 124,730,969
3 3/4% Use Tax Revenue	381,818	381,818	381,818	381,818	381,818	381,818	381,818	381,818	381,818	381,818	1,909,091	3,818,182
4 2B Funding for Streets	3,167,000	3,000,000	3,000,000	2,500,000	755,161	-	-	-	-	-	12,422,161	12,422,161
5 CDBG Funded Projects	195,686	-	-	-	-	-	-	-	-	-	195,686	195,686
6 Charges For Services	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	150,000	300,000
7 29 Rd Parkway F Rd to I-70 (CIP #25)	-	-	-	-	-	195,000	785,000	4,520,000	-	-	-	5,500,000
8 Alley Improvement District Assessments (CIP #5)	-	-	-	-	-	84,000	84,000	84,000	84,000	84,000	-	420,000
9 Conservation Trust Funded Projects	171,000	240,000	422,000	150,000	95,000	590,000	65,000	50,000	65,000	150,000	1,078,000	1,998,000
10 Fire Training Facility-FML Grant (CIP #336)	275,000	-	-	-	-	-	-	-	-	-	275,000	275,000
11 Horizon Drive BID-Pay Back	58,679	58,679	58,679	58,679	58,679	58,679	-	-	-	-	293,395	352,074
12 I-70 Interchange at 29 Rd-County (CIP #20)	-	-	-	-	-	1,250,000	14,445,000	14,445,000	-	-	-	30,140,000
13 Las Colonias Park Completion-CTF Annual Contribution (G1303)	78,982	78,982	78,982	78,982	78,982	78,982	78,982	78,982	78,982	78,982	394,908	789,816
14 Las Colonias Business and Recreation Park-DDA Transfer	6,000,000	3,000,000	-	-	-	-	-	-	-	-	9,000,000	9,000,000
15 Las Colonias Business Park-Grants	1,000,000	-	-	-	-	-	-	-	-	-	1,000,000	1,000,000
16 Las Colonias Park Completion-Open Space Annual Contribution	59,792	59,792	59,792	59,792	59,792	59,792	59,792	59,792	59,792	59,792	298,961	597,923
17 Monument Rd Trail-D Rd to Lunch Loop Pkg Lot (Grants)	245,000	1,888,899	75,000	-	-	-	-	-	-	-	2,208,899	2,208,899
18 Open Space Funded Projects	125,000	75,000	75,000	-	-	-	-	-	-	-	275,000	275,000
19 Orchard Mesa Pool-County Funding 1/2 of Cost	-	-	-	-	-	27,500	-	87,500	-	-	-	115,000
20 Stocker Stadium West Restrooms-PIAB	20,000	-	-	-	-	-	-	-	-	-	20,000	20,000
21 Suplizio Field Infield-Partners	30,000	-	-	-	-	-	-	-	-	-	30,000	30,000
22 Tennis Court Improvements-Donations	-	-	380,000	-	-	-	-	-	-	-	380,000	380,000
23 Turf Replacement Stocker-Partners	-	-	-	-	-	-	-	-	-	333,334	-	333,334
24 Two Rivers Convention Center Improvements-DDA Transfer (Budgeted in TRCC Fund)	3,000,000	3,000,000	-	-	-	-	-	-	-	-	6,000,000	6,000,000
25 Total Revenue	\$ 26,760,002	\$ 23,854,435	\$ 16,722,949	\$ 15,542,566	\$ 13,865,560	\$ 15,285,960	\$ 28,585,083	\$ 32,519,138	\$ 13,609,458	\$ 14,156,891	\$ 96,745,512	\$ 200,902,043
26 EXPENSES												
27 TABOR Transfer	\$ (845,184)	\$ (860,687)	\$ (682,456)	\$ (585,063)	\$ (405,712)	\$ (297,492)	\$ (105,399)	\$ -	\$ (2,425,466)	\$ -	\$ (3,379,102)	\$ (6,207,458)
28 DDA TIF Transfer	(94,588)	(93,000)	(93,000)	(93,000)	(93,000)	(93,000)	(93,000)	(93,000)	(93,000)	(93,000)	(466,588)	(931,588)
29 Spring Clean Up Transfer to General Fund	(150,000)	(150,000)	(150,000)	(150,000)	(150,000)	(150,000)	(150,000)	(150,000)	(150,000)	(150,000)	(750,000)	(1,500,000)
30 Storm Drainage Transfer	-	-	(150,000)	-	-	-	-	-	-	-	(150,000)	(150,000)
31 Parkway Debt Payment	(3,855,125)	(3,859,125)	(3,856,875)	(3,853,500)	(3,854,875)	(3,852,875)	(3,854,500)	-	-	-	(19,279,500)	(26,986,875)
32 Public Safety Net Lease Payment	(1,810,015)	(1,826,215)	(1,823,957)	(1,819,073)	(1,818,452)	(1,815,994)	(1,819,701)	(1,815,342)	(1,810,124)	(1,807,764)	(9,097,712)	(18,166,637)
33 Transfer to Economic Development Las Colonias Business Park Annual Contribution	(696,834)	(696,834)	(696,834)	(696,834)	(696,834)	(696,834)	(696,834)	(696,834)	(696,834)	(696,834)	(3,484,172)	(6,968,345)
34 Transfer to Economic Development TRCC Improvements Annual Contribution	(258,087)	(258,087)	(258,087)	(258,087)	(258,087)	(258,087)	(258,087)	(258,087)	(258,087)	(258,087)	(1,290,434)	(2,580,868)
35 Transfer to Economic Development	(1,365,000)	(900,000)	(900,000)	(900,000)	(900,000)	(900,000)	(900,000)	(900,000)	(900,000)	(900,000)	(4,965,000)	(9,465,000)
36 Transfer to General Fund for Capital Equipment	(435,000)	(300,000)	(400,000)	(100,000)	(100,000)	(100,000)	(100,000)	(500,000)	-	-	(1,335,000)	(2,035,000)
37 7th Street Reconstruction (CIP #1124)	(2,400,000)	-	-	-	-	-	-	-	-	-	(2,400,000)	(2,400,000)
38 Outside Contracted Street Maintenance (CIP #4)	(2,325,000)	(5,000,000)	(5,000,000)	(4,500,000)	(2,755,161)	(3,200,000)	(3,200,000)	(3,200,000)	(3,200,000)	(3,200,000)	(19,580,161)	(35,580,161)
39 City-Performed Street Improvements (CIP #507 & 508)	(800,000)	(800,000)	(800,000)	(800,000)	(800,000)	(800,000)	(800,000)	(800,000)	(800,000)	(800,000)	(4,000,000)	(8,000,000)
40 Street Maintenance Equipment	(352,000)	-	-	-	-	-	-	-	-	-	(352,000)	(352,000)
41 Pavement Condition Index Road Survey (CIP #1125)	(90,000)	-	-	-	-	-	-	-	-	-	(90,000)	(90,000)
42 Total Ongoing Commitments	\$ (15,476,833)	\$ (14,743,949)	\$ (14,811,209)	\$ (13,755,557)	\$ (11,832,121)	\$ (12,164,282)	\$ (11,977,521)	\$ (8,413,263)	\$ (10,333,511)	\$ (7,905,685)	\$ (70,619,669)	\$ (121,413,932)
43 Remaining Revenues Available	\$ 11,283,169	\$ 9,110,487	\$ 1,911,740	\$ 1,787,009	\$ 2,033,439	\$ 3,121,678	\$ 16,607,562	\$ 24,105,875	\$ 3,275,947	\$ 6,251,206	\$ 26,125,843	\$ 79,488,111
44												

General Government Capital
 3/4% Sales Tax and Transportation Capacity
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	Year 1 2018	Year 2 2019	Year 3 2020	Year 4 2021	Year 5 2022	Year 6 2023	Year 7 2024	Year 8 2025	Year 9 2026	Year 10 2027	TOTAL 2018- 2022	TOTAL 2018- 2027
Sales Tax Growth Assumptions	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%		
45 PUBLIC SAFETY	\$ (625,000)	\$ (664,000)	\$ (275,000)	\$ (1,350,000)	\$ (1,500,000)	\$ (5,000,000)	\$ (100,000)	\$ (100,000)	\$ -	\$ -	\$ (4,414,000)	\$ (9,614,000)
46 Fire Station No 3 (Pomona) Replacement/Remodel (CIP #488)	-	-	-	(1,350,000)	(1,500,000)	-	-	-	-	-	(2,850,000)	(2,850,000)
47 Fire Station No 6 (North Area) (CIP #570) (2018 ambulance only)	(350,000)	-	-	-	-	(4,900,000)	-	-	-	-	(350,000)	(5,250,000)
48 Fire Training Facility (CIP #336) (2017 FML Grant)	(275,000)	(490,000)	(275,000)	-	-	-	-	-	-	-	(1,040,000)	(1,040,000)
49 Police Department Building Upgrades (CIP #1084)	-	-	-	-	-	(100,000)	(100,000)	(100,000)	-	-	-	(300,000)
50 Shooting Range (CIP #596)	-	(174,000)	-	-	-	-	-	-	-	-	(174,000)	(174,000)
51 PARKS AND RECREATION	\$ (3,339,000)	\$ (2,575,000)	\$ (1,157,000)	\$ (385,000)	\$ (186,000)	\$ (6,065,000)	\$ (4,435,000)	\$ (3,700,000)	\$ (3,340,000)	\$ (6,980,000)	\$ (7,642,000)	\$ (32,162,000)
52 Botanical Gardens Greenhouse (CIP #926)	-	-	-	-	-	(175,000)	-	-	-	-	-	(175,000)
53 Canyon View Baseball Field Lighting	-	-	-	-	-	(400,000)	-	-	-	-	-	(400,000)
54 Canyon View Batter's Eye Repair (CIP #478)	-	(20,000)	-	-	-	-	-	-	-	-	(20,000)	(20,000)
55 Canyon View Park Parking Lot Renovations (CIP #1030)	-	-	-	-	-	(400,000)	-	-	-	-	-	(400,000)
56 Canyon View Park Playground Repair/Repl (CTF Funded)	-	-	-	-	-	(75,000)	-	(150,000)	-	(150,000)	-	(375,000)
57 Canyon View Park Synthetic Field	-	-	-	-	-	-	(1,000,000)	-	-	-	-	(1,000,000)
58 Canyon View Park Uplift	-	-	-	-	-	(500,000)	-	-	-	-	-	(500,000)
59 Cemetery Irrigation Repair/Replacement (CIP #715)	(25,000)	(25,000)	(25,000)	(25,000)	(25,000)	(25,000)	(25,000)	(25,000)	(25,000)	(25,000)	(125,000)	(250,000)
60 Columbine & Kronkright Fence Replacement (CTF Funded) (CIP #534)	-	-	(15,000)	-	-	-	-	-	-	-	(15,000)	(15,000)
61 Columbine Safety Net Replacement (CTF Funded)	-	(35,000)	-	-	-	-	-	-	-	-	(35,000)	(35,000)
62 Crown Point Cemetery Improvements (CIP #903)	-	-	-	-	(45,000)	-	(45,000)	-	-	-	(45,000)	(90,000)
63 Park Restroom Renovation (CTF Funded) (CIP #533)	(55,000)	(55,000)	(45,000)	-	-	-	-	-	-	-	(155,000)	(155,000)
64 Kronkright Batting Cage/Pitching Lanes	-	-	-	-	-	(65,000)	-	-	-	-	-	(65,000)
65 Las Colonias Park-Riparian Area (G1303) (Open Space)	(50,000)	-	-	-	-	-	-	-	-	-	(50,000)	(50,000)
66 Las Colonias Park Completion (G1303)	(3,000,000)	(2,000,000)	-	-	-	-	-	-	-	-	(5,000,000)	(5,000,000)
67 Lincoln Park Tower Stands Repainting (CIP #1035)	-	-	-	-	-	(250,000)	-	-	(250,000)	-	-	(500,000)
68 LP Pool Boiler (CIP #1013) (CTF Funded)	-	-	-	-	-	(50,000)	-	-	-	-	-	(50,000)
69 LP Pool Circulation Pump (#1012) (CTF Funded)	-	-	(25,000)	-	-	-	-	-	-	-	(25,000)	(25,000)
70 LP Pool Deck Furniture Replacement (CIP #456) (CTF Funded)	-	-	-	(25,000)	-	-	-	-	-	-	(25,000)	(25,000)
71 LP Pool Diving Boards (CIP #1010) (CTF Funded)	-	-	(27,000)	-	-	-	-	-	-	-	(27,000)	(27,000)
72 LP Pool Replaster (CIP #433) (CTF Funded)	-	-	-	-	-	(300,000)	-	-	-	-	-	(300,000)
73 LP Pool Splash Pad Renovation (CIP #1011) (CTF Funded)	-	(25,000)	-	-	-	-	-	-	-	-	(25,000)	(25,000)
74 LP Pool Splashpad Drain (CIP #437) (CTF Funded)	-	(15,000)	-	-	-	-	-	-	-	-	(15,000)	(15,000)
75 Matchett Park Infrastructure	-	-	-	-	-	(1,000,000)	(3,000,000)	(3,000,000)	(3,000,000)	(3,000,000)	-	(13,000,000)
76 OM Pool Boiler- (CIP #1008) (1/2 County)	-	-	-	-	-	-	-	(50,000)	-	-	-	(50,000)
77 OM Pool Circulation Pump-(CIP #1007) (1/2 County)	-	-	-	-	-	(25,000)	-	-	-	-	-	(25,000)
78 OM Pool Door/Garage Door Replacement (CIP #451) (1/2 County & CTF Funded)	-	-	-	-	(30,000)	-	-	-	-	-	(30,000)	(30,000)
79 OM Pool Exhaust Fan Replacement-(CIP #457) (1/2 County)	-	-	-	-	-	(30,000)	-	-	-	-	-	(30,000)
80 OM Pool Filter System Rebuild- (CIP #454) (1/2 County & CTF Funded)	-	-	-	(15,000)	-	-	-	-	-	-	(15,000)	(15,000)
81 OM Pool Plaster Replacement- (CIP #433) (1/2 County)	-	-	-	-	-	-	-	(125,000)	-	-	-	(125,000)
82 OM Pool Solar Maintenance-(CIP #453) (1/2 County & CTF Funded))	-	-	-	(20,000)	-	-	-	-	-	-	(20,000)	(20,000)
83 Orchard Mesa Cemetery Columbarium (CIP #1018)	-	-	(55,000)	-	-	(55,000)	-	-	-	(55,000)	(55,000)	(165,000)
84 Playground Repair (CIP #1117) (CTF Funded)	(25,000)	-	(25,000)	(25,000)	(25,000)	(25,000)	(25,000)	(25,000)	(25,000)	(125,000)	(100,000)	(325,000)
85 River Recreation Park (CIP #784)	-	-	-	-	-	(1,200,000)	-	-	-	-	-	(1,200,000)
86 Riverfront Trail Repair (CIP #579) (CTF Funded)	(25,000)	(25,000)	(25,000)	(25,000)	(25,000)	(25,000)	(25,000)	(25,000)	(25,000)	(25,000)	(125,000)	(250,000)
87 Sherwood Park Playground Replacement (CIP #123) (CTF Funded)	-	(125,000)	-	-	-	-	-	-	-	-	(125,000)	(125,000)
88 Skate Park Improvements (CIP #670) (CTF Funded)	-	-	(15,000)	-	(15,000)	-	(15,000)	-	(15,000)	-	(30,000)	(60,000)
89 Stocker Stadium Perimeter Fencing (CIP #588)	-	-	-	-	(21,000)	-	-	-	-	-	(21,000)	(21,000)
90 Stocker Stadium Track Replacement (CIP #1033)	-	-	-	-	-	(350,000)	-	-	-	-	-	(350,000)
91 Stocker Stadium Turf Replacement (CIP #881) (Partner Funded)	-	-	-	-	-	-	-	-	(600,000)	-	-	(600,000)

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	Year 1 2018	Year 2 2019	Year 3 2020	Year 4 2021	Year 5 2022	Year 6 2023	Year 7 2024	Year 8 2025	Year 9 2026	Year 10 2027	TOTAL 2018- 2022	TOTAL 2018- 2027
Sales Tax Growth Assumptions	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%		
92 Stocker Stadium West Restrooms (CIP #1020) (CTF & PIAB Funded)	(60,000)	-	-	-	-	-	-	-	-	-	(60,000)	(60,000)
93 Suplizio Field Infield (CIP #940) (CTF & Partner Funded)	(36,000)	-	-	-	-	(250,000)	-	-	-	-	(36,000)	(286,000)
94 Suplizio Field Lighting Upgrage (CIP #1021)	-	-	-	-	-	(65,000)	-	-	-	-	-	(65,000)
95 Suplizio Stands Repair/Replacement (CIP #1019)	-	-	-	-	-	(250,000)	(300,000)	(300,000)	-	(3,000,000)	-	(3,850,000)
96 Tennis Court Improvements (CIP #912) (CTF Funded and Grant Funded)	-	-	(650,000)	-	-	(550,000)	-	-	-	-	(650,000)	(1,200,000)
97 Tennis Court/PickleBall Improvements (CIP #1118) (CTF Funded)	(40,000)	-	-	-	-	-	-	-	-	-	(40,000)	(40,000)
98 Westlake Property Acquisition (CIP #1119)	(23,000)	-	-	-	-	-	-	-	-	-	(23,000)	(23,000)
99 Whitman Park Improvements (CIP #1128)	-	(250,000)	(250,000)	(250,000)	-	-	-	-	-	-	(750,000)	(750,000)
100 PUBLIC WORKS	\$ (7,342,686)	\$ (6,357,899)	\$ (281,000)	\$ (283,000)	\$ (285,000)	\$ (7,302,000)	\$ (43,524,000)	\$ (61,637,000)	\$ (25,482,000)	\$ (16,005,000)	\$ (14,549,585)	\$ (168,499,585)
101 24 & 25 Rd Widening (CIP #27)	-	-	-	-	-	(1,220,000)	(9,730,000)	(610,000)	(8,520,000)	-	-	(20,080,000)
102 24 Rd and Riverside Parkway Interchange (CIP #1046)	-	-	-	-	-	-	-	(9,120,000)	(9,120,000)	-	-	(18,240,000)
103 24 Rd Trail - Riverfront to Patterson (CIP #1029)	-	-	-	-	-	-	-	-	(120,000)	(3,040,000)	-	(3,160,000)
104 25 1/2 Road Reconstruction F to G (CIP #19)	-	-	-	-	-	-	(95,000)	(900,000)	-	-	-	(995,000)
105 29 Rd Parkway F Rd to I-70 (CIP #25) (1/2 County)	-	-	-	-	-	(390,000)	(1,570,000)	(9,040,000)	-	-	-	(11,000,000)
106 Alley Improvement Districts (CIP #5) (Assessment Revenue)	-	-	-	-	-	(420,000)	(420,000)	(420,000)	(420,000)	(420,000)	-	(2,100,000)
107 Bookcliff Middle School Sidewalk (F1712) (CDBG)	(42,000)	-	-	-	-	-	-	-	-	-	(42,000)	(42,000)
108 Bridge Repl. Horizon Dr. GRJ-F.4-26.7 (CIP #12)	-	-	-	-	-	-	-	(116,000)	(2,009,000)	-	-	(2,125,000)
109 Bridges (CIP #57)	-	-	-	-	-	(225,000)	-	(250,000)	-	(250,000)	-	(725,000)
110 Curb, Gutter, Sidewalk Safety Repairs (CIP #8)	(50,000)	(50,000)	(50,000)	(50,000)	(50,000)	(400,000)	(400,000)	(400,000)	(400,000)	(400,000)	(250,000)	(2,250,000)
111 D Road Bridge at Lewis Wash (CIP #465)	-	-	-	-	-	-	-	(1,840,000)	-	-	-	(1,840,000)
112 Horizon Drive Improvements G Rd to I-70 Phase II (CIP 946)	-	-	-	-	-	(250,000)	(300,000)	(7,700,000)	-	-	-	(8,250,000)
113 Horizon Drive Improvements Phase III (CIP #1109)	-	-	-	-	-	-	-	-	(200,000)	(7,000,000)	-	(7,200,000)
114 Horizon Drive Trail-G Rd to I-70 (CIP #1110)	-	-	-	-	-	(1,500,000)	-	-	-	-	-	(1,500,000)
115 I-70 Interchange at 29 Rd. (CIP #20) (1/2 County)	-	-	-	-	-	(2,500,000)	(28,890,000)	(28,890,000)	-	-	-	(60,280,000)
116 Las Colonias Business Park (CIP #1111)	(3,535,000)	(1,000,000)	-	-	-	-	-	-	-	-	(4,535,000)	(4,535,000)
117 Monument Rd - LL Parking Lot Imp (CIP #1028)	-	-	-	-	-	-	-	-	-	(70,000)	-	(70,000)
118 Monument Rd Trail - D Rd to Lunch Loop Pkg Lot (CIP #1026) (Open Space, Grants)	(345,000)	(2,088,899)	-	-	-	-	-	-	-	-	(2,433,899)	(2,433,899)
119 Monument Rd Trail - Lunch Loop to South Camp (CIP #1027)	-	-	-	-	-	-	-	(80,000)	(2,300,000)	-	-	(2,380,000)
120 Nisley Sidewalk Improvement (F1713) (CDBG)	(80,000)	-	-	-	-	-	-	-	-	-	(80,000)	(80,000)
121 North Avenue Streetscape Improv.-1st to 30 Rd (CIP #947)	-	-	-	-	-	(100,000)	(1,820,000)	(1,950,000)	(2,070,000)	(4,500,000)	-	(10,440,000)
122 Riverside (RIO) Park Improvement (F1711) (CDBG)	(73,686)	-	-	-	-	-	-	-	-	-	(73,686)	(73,686)
123 Sidewalk Improvements (F0004)	-	-	-	-	-	(60,000)	(60,000)	(70,000)	(70,000)	(70,000)	-	(330,000)
124 Traffic Signal Controllers (CIP #15)	(50,000)	(50,000)	(60,000)	(60,000)	(60,000)	(60,000)	(60,000)	(70,000)	(70,000)	(70,000)	(280,000)	(610,000)
125 Traffic Signal Equipment Upgrade (CIP #18)	(167,000)	(169,000)	(171,000)	(173,000)	(175,000)	(177,000)	(179,000)	(181,000)	(183,000)	(185,000)	(855,000)	(1,760,000)
126 TRCC Convention Center Improvements (CIP #1126) (Budgeted in TRCC Fund)	(3,000,000)	(3,000,000)	-	-	-	-	-	-	-	-	(6,000,000)	(6,000,000)
127 Major Capital Projects	\$ (11,306,686)	\$ (9,596,899)	\$ (1,713,000)	\$ (2,018,000)	\$ (1,971,000)	\$ (18,367,000)	\$ (48,059,000)	\$ (65,437,000)	\$ (28,822,000)	\$ (22,985,000)	\$ (26,605,585)	\$ (210,275,585)
128 TOTAL EXPENSES	\$ (26,783,519)	\$ (24,340,848)	\$ (16,524,209)	\$ (15,773,557)	\$ (13,803,121)	\$ (30,531,282)	\$ (60,036,521)	\$ (73,850,263)	\$ (39,155,511)	\$ (30,890,685)	\$ (97,225,254)	\$ (331,689,517)
129 NET REVENUE (EXPENSE)	\$ (23,517)	\$ (486,412)	\$ 198,740	\$ (230,991)	\$ 62,439	\$ (15,245,322)	\$ (31,451,438)	\$ (41,331,125)	\$ (25,546,053)	\$ (16,733,794)	\$ (479,742)	\$ (130,787,474)
130 BEGINNING FUND BALANCE	\$ 585,707	\$ 562,190	\$ 75,778	\$ 274,518	\$ 43,527	\$ 105,965	\$ (15,139,357)	\$ (46,590,795)	\$ (87,921,920)	\$ (113,467,973)	\$ 585,707	\$ 585,707
131 ENDING FUND BALANCE	\$ 562,190	\$ 75,778	\$ 274,518	\$ 43,527	\$ 105,965	\$ (15,139,357)	\$ (46,590,795)	\$ (87,921,920)	\$ (113,467,973)	\$ (130,201,767)	\$ 105,965	\$ (130,201,767)
132												
133												
134 Fund 207 Transportation Capacity (TCP)	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Five Year TOTAL 2018-2022	10 Year TOTAL 2018-2027
135 REVENUE												
136 Development Fees (2% annual growth rate-next 5 yrs)	\$ 1,530,000	\$ 1,560,600	\$ 1,591,812	\$ 1,623,648	\$ 1,656,121	\$ 1,656,121	\$ 1,656,121	\$ 1,656,121	\$ 1,656,121	\$ 1,656,121	\$ 7,962,181	\$ 16,242,787
137 Mesa County Orchard Normandy to 29 Road	-	1,150,000	-	-	-	-	-	-	-	-	1,150,000	1,150,000

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Sales Tax Growth Assumptions	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%		
138 Westside Industrial - 22 Road RR Xing	-	-	-	-	-	-	-	2,000,000	-	-	-	2,000,000
139 Amber Springs Way, Leech Creek Crossing Bridge (CIP #1116)	50,000	-	-	-	-	-	-	-	-	-	50,000	50,000
140 Interest	-	7,032	13,208	7,558	670	8	-	-	-	-	28,468	28,476
141 Transfers In	-	-	-	-	-	-	-	-	-	-	-	-
142 TOTAL REVENUE	\$ 1,580,000	\$ 2,717,632	\$ 1,605,020	\$ 1,631,206	\$ 1,656,791	\$ 1,656,129	\$ 1,656,121	\$ 3,656,121	\$ 1,656,121	\$ 1,656,121	\$ 9,190,649	\$ 19,471,264
143 EXPENSES												
144 25 Rd. F Rd. to G Rd. (CIP #42)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (250,000)	\$ (710,000)	\$ (6,980,000)	\$ -	\$ -	\$ -	\$ (7,940,000)
145 28 1/4 Road (Patterson to Hawthorne) (CIP #637)	-	-	-	-	-	(390,000)	-	-	-	-	-	(390,000)
146 28 3/4 Rd; North Ave to Orchard Ave (CIP #48)	-	-	-	-	-	-	-	(100,000)	(560,000)	(2,690,000)	-	(3,350,000)
147 Bogart Lane Extension to W. Pinyon Ave (CIP #44)	-	-	-	-	-	-	-	(70,000)	(200,000)	(790,000)	-	(1,060,000)
148 Crosby Avenue; 25 1/2 Rd to Main St (CIP #49)	-	-	-	-	-	(140,000)	(840,000)	(3,990,000)	-	-	-	(4,970,000)
149 D 1/2 Rd. (29 to 30) (CIP #55)	-	-	-	-	-	(180,000)	(1,000,000)	(4,020,000)	-	-	-	(5,200,000)
150 F 1/2 Parkway	-	-	-	-	-	(100,000)	(1,500,000)	(2,500,000)	(4,200,000)	(2,900,000)	-	(11,200,000)
151 F 1/4 Road 24 1/2 to 25 Road	-	-	-	-	(100,000)	(1,200,000)	-	-	-	-	(100,000)	(1,300,000)
152 G Road Improvements 24 to 27 Road	-	-	-	-	-	(70,000)	(1,815,000)	(1,830,000)	(1,920,000)	(2,420,000)	-	(8,055,000)
153 G Road at 26 Rd Intersection Improvements (CIP #31)	-	-	(70,000)	(320,000)	(1,623,000)	-	-	-	-	-	(2,013,000)	(2,013,000)
154 Patterson Road Access Control Plan	-	(200,000)	-	-	-	-	-	-	-	-	(200,000)	(200,000)
155 Orchard Ave.-Normandy to 29 Road (CIP #28) (Mesa County Share)	(400,000)	(1,900,000)	-	-	-	-	-	-	-	-	(2,300,000)	(2,300,000)
156 25 Road Left Turn Lanes (CIP #948)	(700,000)	-	-	-	-	-	-	-	-	-	(700,000)	(700,000)
157 Heritage Estates	-	-	-	(600,000)	-	-	-	-	-	-	(600,000)	(600,000)
158 G Rd & 24 Road Intersection Improvements	-	-	(2,000,000)	-	-	-	-	-	-	-	(2,000,000)	(2,000,000)
159 G Road & 26 1/2 Rd Intersection improvements	-	-	(100,000)	(1,400,000)	-	-	-	-	-	-	(1,500,000)	(1,500,000)
160 Westside Industrial - 22 Road RR Xing (CIP #1024) (RR Revenue)	-	-	-	-	-	(180,000)	(960,000)	(3,860,000)	-	-	-	(5,000,000)
161 Amber Springs Way, Leach Creek Crossing Bridge (Revenue) (#1116)	(200,000)	-	-	-	-	-	-	-	-	-	(200,000)	(200,000)
162 TOTAL EXPENSES	\$ (1,300,000)	\$ (2,100,000)	\$ (2,170,000)	\$ (2,320,000)	\$ (1,723,000)	\$ (2,510,000)	\$ (6,825,000)	\$ (23,350,000)	\$ (6,880,000)	\$ (8,800,000)	\$ (9,613,000)	\$ (57,978,000)
163 NET REVENUE (EXPENSE)	\$ 280,000	\$ 617,632	\$ (564,980)	\$ (688,794)	\$ (66,209)	\$ (853,871)	\$ (5,168,879)	\$ (19,693,879)	\$ (5,223,879)	\$ (7,143,879)	\$ (422,351)	\$ (38,506,736)
164 BEGINNING FUND BALANCE	\$ 423,164	\$ 703,164	\$ 1,320,796	\$ 755,816	\$ 67,022	\$ 813	\$ (853,057)	\$ (6,021,936)	\$ (25,715,815)	\$ (30,939,694)	\$ 423,164	\$ 423,164
165 ENDING FUND BALANCE	\$ 703,164	\$ 1,320,796	\$ 755,816	\$ 67,022	\$ 813	\$ (853,057)	\$ (6,021,936)	\$ (25,715,815)	\$ (30,939,694)	\$ (38,083,572)	\$ 813	\$ (38,083,572)

Enterprise and Internal Service Funds
 Ten Year Capital Plan 2018
 City Council Workshop October 16, 2017



Line	Fund	Title	CIP ID	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Five Year	10 Year
				2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	TOTAL 2018-2022	TOTAL 2018-2027
Ref #	Enterprise Funds														
1	Water	Water Line Replacements	59	\$ 300,000	\$ 838,060	\$ 1,275,000	\$ 1,313,000	\$ 1,353,000	\$ 1,393,000	\$ 1,435,000	\$ 1,478,000	\$ 1,523,000	\$ 1,568,000	\$ 5,079,060	\$ 12,476,060
2	Water	Flow Line Replacement	200	552,662	400,000	-	-	-	-	-	-	-	-	952,662	952,662
3	Water	Parks Raw Water Irrigation Supply Line Phase 1	1127	900,000	-	-	-	-	-	-	-	-	-	900,000	900,000
4	Water	Somerville/Anderson Ranch Improvements	389	55,000	56,000	58,000	60,000	61,000	63,000	65,000	67,000	69,000	71,000	290,000	625,000
5	Water	Raw Water Reservoir #3 Rehabilitation	956	492,000	563,000	-	-	-	-	-	-	-	-	1,055,000	1,055,000
6	Water	Kannah Creek Distribution System	999	-	-	-	-	1,230,000	1,267,000	-	-	-	-	1,230,000	2,497,000
7	Water	Water Treatment Plant Infrastructure	1014	-	-	-	-	-	380,000	1,696,000	1,747,000	1,800,000	1,853,000	-	7,476,000
8	Water	Grand Mesa Reservoir Improvements	207	55,000	56,000	638,000	657,000	61,000	63,000	65,000	67,000	69,000	71,000	1,467,000	1,802,000
9	Water	Water Meter Replacement	567	164,000	169,000	232,000	299,000	369,000	380,000	391,000	403,000	415,000	428,000	1,233,000	3,250,000
10	Water	New Water Division Garage	960	-	563,000	-	-	-	-	-	-	-	-	563,000	563,000
11	Water	Valve Actuator and Vac Tank Trailer Mount	1064	60,000	-	-	-	-	-	-	-	-	-	60,000	60,000
12	Water	Water Treatment Plant Modifications	202	164,000	169,000	174,000	299,000	184,000	190,000	196,000	202,000	208,000	214,000	990,000	2,000,000
13	Water Fund Total			2,742,662	2,814,060	2,377,000	2,628,000	3,258,000	3,736,000	3,848,000	3,964,000	4,084,000	4,205,000	13,819,722	33,656,722
14															
15	Solid Waste	Side Load CNG Trash Truck	735	300,000	-	-	-	-	-	-	-	-	-	300,000	300,000
16	Sanitation Fund Total			300,000	-	-	-	-	-	-	-	-	-	300,000	300,000
17															
18	Golf	Tiara Rado Golf Course Parking Lot	791	-	-	350,000	250,000	-	-	-	-	-	-	600,000	600,000
19	Golf Fund Total			-	-	350,000	250,000	-	-	-	-	-	-	600,000	600,000
20															
21	Joint Sewer	Interceptor Repair and Replacement	62	900,000	900,000	900,000	900,000	900,000	900,000	900,000	900,000	900,000	900,000	4,500,000	9,000,000
22	Joint Sewer	Sewer Line Repl in Collection System	75	2,600,000	3,085,000	3,185,000	3,285,000	3,385,000	3,485,000	3,585,000	3,785,000	3,785,000	3,785,000	15,540,000	33,965,000
23	Joint Sewer	Sewer Line Repl / Alley Reconstruction	76	285,000	285,000	285,000	285,000	285,000	285,000	285,000	-	285,000	285,000	1,425,000	2,565,000
24	Joint Sewer	Sewer Improvement Districts	77	-	21,632	22,497	23,397	24,333	25,306	26,319	27,371	28,466	29,605	91,859	228,926
25	Joint Sewer	Lift Station Elimination	986	145,343	-	-	-	-	-	-	-	-	-	145,343	145,343
26	Joint Sewer	Collection System Equipment	199	107,250	25,000	-	25,000	25,000	25,000	25,000	25,000	25,000	25,000	182,250	307,250
27	Joint Sewer	Plant Backbone Improvements	61	468,166	468,166	577,000	577,000	577,000	577,000	577,000	577,000	577,000	577,000	2,667,332	5,552,332
28	Joint Sewer	Biological Nutrient Removal-Effluent Diffuser	613	4,000,000	-	-	-	-	-	-	-	-	-	4,000,000	4,000,000
29	Joint Sewer	Lab Equipment	388	-	-	100,000	-	-	-	-	-	-	-	100,000	100,000
30	Joint Sewer	Lift Station Elimination Projects	962	-	-	500,000	-	-	-	-	-	-	-	500,000	500,000
31	Joint Sewer	23 Road Trunk Extension	1055	725,000	-	-	-	-	-	-	-	-	-	725,000	725,000
32	Joint Sewer	Plant Expansion	197	-	923,498	1,407,182	-	-	-	-	-	-	-	2,330,680	2,330,680
33	Joint Sewer Fund Total			9,230,759	5,708,296	6,976,679	5,095,397	5,196,333	5,297,306	5,398,319	5,314,371	5,600,466	5,601,605	32,207,464	59,419,531
34	Total Enterprise Funds Capital Expense			\$ 12,273,421	\$ 8,522,356	\$ 9,703,679	\$ 7,973,397	\$ 8,454,333	\$ 9,033,306	\$ 9,246,319	\$ 9,278,371	\$ 9,684,466	\$ 9,806,605	\$ 46,927,186	\$ 93,976,253
35															
36	Internal Service Funds														
37	Information Technology	Backup AC for PD UPS Room	788	25,000	-	-	-	-	-	-	-	-	-	25,000	25,000
38	Information Technology	Cityhall Rewire	562	350,000	-	-	-	-	-	-	-	-	-	350,000	350,000
39	Information Technology	Phone System Replacement	1099	-	464,000	-	-	-	-	-	-	-	-	464,000	464,000
40	Information Technology	Email Archive System	1101	30,000	-	-	-	-	-	-	-	-	-	30,000	30,000
41	Information Technology	Help Desk System Replacement	1102	-	25,000	-	-	-	-	-	-	-	-	25,000	25,000
42	Information Technology	VMWare NSX Platform	1103	-	210,000	-	-	-	-	-	-	-	-	210,000	210,000
43	Information Technology Fund Total			405,000	699,000	-	-	-	-	-	-	-	-	1,104,000	1,104,000
44															
45	Fleet	Fleet Replacement	161	2,752,005	2,300,000	2,400,000	2,400,000	2,500,000	2,500,000	2,600,000	2,600,000	2,700,000	2,700,000	12,352,005	25,452,005

Enterprise and Internal Service Funds
 Ten Year Capital Plan 2018
 City Council Workshop October 16, 2017



Line	Fund	Title	CIP ID	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Five Year	
				2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	TOTAL 2018-2022	10 Year TOTAL 2018-2027
46	Fleet	Tire Machine Balancer	1070	15,000	-	-	-	-	-	-	-	-	-	15,000	15,000
47	Fleet	Mobile Column Lifts	1071	-	-	35,000	-	-	-	-	-	-	-	35,000	35,000
48	Fleet	CNG Compressors	1072	-	-	-	-	-	225,000	-	-	-	-	-	225,000
49	Fleet Fund Total			2,767,005	2,300,000	2,435,000	2,400,000	2,500,000	2,725,000	2,600,000	2,600,000	2,700,000	2,700,000	12,402,005	25,727,005
50															
51	Communication Center	Logging Recorder	124	60,349	-	-	350,000	-	-	-	-	350,000	-	410,349	760,349
52	Communication Center	Next Generation 9-1-1	137	80,000	-	-	-	-	-	-	-	-	-	80,000	80,000
53	Communication Center	800MHz Capital Improvements	843	70,000	70,000	70,000	70,000	70,000	70,000	70,000	70,000	-	-	350,000	560,000
54	Communication Center	9-1-1 Telephone Upgrade	936	600,000	-	-	-	-	800,000	-	-	-	-	600,000	1,400,000
55	Communication Center	Relocate Grand Mesa Tower	967	400,000	-	-	-	-	-	-	-	-	-	400,000	400,000
56	Communication Center	Relocate Microwave Hop	968	100,000	-	-	-	-	-	-	-	-	-	100,000	100,000
57	Communication Center	Plateau Creek Tower	1000	-	-	1,000,000	-	-	-	-	-	-	-	1,000,000	1,000,000
58	Communication Center	Far Pond Radio Tower	1001	-	-	-	-	-	1,000,000	-	-	-	-	-	1,000,000
59	Communication Center	Lenna Peak Radio Tower	1002	-	-	-	-	-	-	-	1,000,000	-	-	-	1,000,000
60	Communication Center	Radio Console Upgrade	1003	-	-	100,000	-	-	-	-	-	-	-	100,000	100,000
61	Communication Center	Microwave Replacement at radio sites	1087	-	100,000	100,000	100,000	100,000	-	-	-	-	-	400,000	400,000
62	Communication Center	Lee's Point Building replacement/site wo	1089	-	80,000	-	-	-	-	-	-	-	-	80,000	80,000
63	Communication Center	Black Ridge Building replacement/site wo	1090	-	-	-	-	-	-	-	-	-	80,000	-	80,000
64	Communication Center	Command Unit for IDT	1091	-	-	50,000	-	-	-	-	-	-	-	50,000	50,000
65	Communication Center	Fire Notification System Upgrade	1093	50,000	-	-	-	-	-	-	-	-	-	50,000	50,000
66	Communication Center	CAD system upgrade	1094	-	-	250,000	-	-	-	-	-	-	-	250,000	250,000
67	Communication Center	Additional Work Stations Comm Center IT	1096	-	20,000	20,000	-	-	-	-	-	-	-	40,000	40,000
68	Communications Center E911 Fund Total			1,360,349	270,000	1,590,000	520,000	170,000	1,870,000	70,000	1,070,000	350,000	80,000	3,910,349	7,350,349
69															
70	Facilities	Facility Condition Index Replacements	888	194,420	-	-	-	-	1,210,099	2,010,717	4,229,443	3,207,440	-	194,420	10,852,119
71	Facility Fund Total			194,420	-	-	-	-	1,210,099	2,010,717	4,229,443	3,207,440	-	194,420	10,852,119
72	Total Internal Service Funds Capital Expense			\$ 4,726,774	\$ 3,269,000	\$ 4,025,000	\$ 2,920,000	\$ 2,670,000	\$ 5,805,099	\$ 4,680,717	\$ 7,899,443	\$ 6,257,440	\$ 2,780,000	\$ 17,610,774	\$ 45,033,473

City of Grand Junction					
TABOR Calculation					
2014, 2015, 2016 Actual					
2017 Amended Budget					
Provided To City Council October 16, 2017					
		<u>2014 Actual</u>	<u>2015 Actual</u>	<u>2016 Actual</u>	<u>2017 Amended Budget</u>
Allowed Growth					
Local Growth Rate (1)		0.85%	1.76%	0.71%	1.32%
Denver/Boulder/Greeley CPI (2)		2.88%	1.18%	2.77%	3.10%
Total Allowed Growth		3.73%	2.94%	3.48%	4.42%
(1) Per Mesa County Assessor					
(2) Per Bureau of Labor Statistics					
		<u>2014 Actual</u>	<u>2015 Actual</u>	<u>2016 Actual</u>	<u>2017 Amended Budget</u>
BLACK BOX					
Net Revenue Before Debt & TABOR Transfer		64,966,230	65,622,601	66,411,684	66,308,358
Debt		(5,247,225)	(3,852,300)	(3,858,375)	(3,586,385)
TABOR Transfer From Previous Year Excess		(2,108,328)	(1,217,955)	(1,247,915)	(1,090,277)
Revenue Subject to Limitation		57,610,677	60,552,346	61,305,394	61,631,696
Limit From Prior Year		55,959,701	57,610,677	59,304,431	61,305,394
Allowed Growth Rate		3.73%	2.94%	3.48%	4.42%
Current Year's Revenue Limit		58,046,998	59,304,431	61,368,225	64,015,092
TABOR Excess Black Box		-	1,247,915	-	-
Limit for Next Year (lower of limit or actual revenues)		57,610,677	59,304,431	61,305,394	61,631,696
PROPERTY TAX					
Property Tax Revenue		7,060,260	7,202,238	7,313,635	7,343,616
Limit from Prior Year		5,632,223	5,842,304	6,014,068	6,223,358
Allowed Growth Rate		3.73%	2.94%	3.48%	4.42%
Current Year's Revenue Limit		5,842,305	6,014,068	6,223,358	6,498,432
PROPERTY TAX Excess		1,217,955	1,188,170	1,090,277	845,184
Limit for Next Year (lower of limit or actual revenues)		5,842,305	6,014,068	6,223,358	6,498,432
TABOR Excess To Be Transferred in Subsequent Year		1,217,955	1,247,915	1,090,277	845,184
(larger of black box or property tax excess)					

City of Grand Junction
Development Impact Fees
City Council Workshop October 16, 2017

Development impact fees for the City of Grand Junction are set by resolution of Council and are policy driven fees. These fees are restricted to certain types of capital investment, however the revenue derived from the fees are less than the improvements required of development which has resulted in subsidies from other capital and general funds.

Impact fees are based on philosophy. The question that is often raised is in regard to new development paying the incremental capital cost to provide service to the new development. Or in other words to pay for off-site costs associated with the new development like new parks, roads, schools, and utility infrastructure. Currently the City has impact fees associated with transportation infrastructure, public parks and open space, school land dedication, utility undergrounding, and drainage.

The following table summarizes the existing impact fees for the City. For 2018 there are no changes in these fees with the exception of the sewer impact fee that is recommended to change based on the Wastewater Fund long term financial plan and rate study.

City of Grand Junction Development Impact Fees - Single Family Home			
Single Family Fee	Current	Recommended for 2018	Comments
Transportation Capacity Payment (TCP)	\$ 2,554	\$ 2,554	No Change
Public Parks and Open Space Fee	\$ 225	\$ 225	No Change
Open Space Dedication	10% of acreage or value	10% of acreage or value	No Change
Utility Undergrounding	\$25.65/sf	\$25.65/sf	No Change
Stormwater Management-Drainage Fee	improvements or fee based on run-off volume	improvements or fee based on run-off volume	No Change
Sewer Plant Investment Fee	\$ 4,502	\$ 4,637	3% Increase
Water Tap Fee	\$ 1,000	\$ 1,000	No Change

Staff recommends that the City Council have a policy discussion regarding impact fees “off-budget cycle” in 2018. There are other impact fees such as fire or public safety impact fees that Council may want to consider moving forward into the future in order to fund public improvements resulting from development. As the 10-year capital plan demonstrates, the gap between needed and funded projects is significant and will likely increase in the future as development outpaces associated revenues.

School Land Dedication Fee

The school land dedication fees are collected and held in trust for Mesa County School District 51 and is distributed as qualifying expenditures are made by the school district. The School District 51 has requested that the City of Grand Junction increase the school land dedication fee from \$560 per unit to \$920 per unit which brings the fee equal to what Fruita, Palisade, and Mesa County are charging. Attached is the letter from the school district requesting that change. Staff recommends the change in order to have a consistent fee across Mesa County.



September 8, 2017

Mayor Rick Taggart
City Council Members
Grand Junction City Council
250 N. 5th Street
Grand Junction, CO 81501

Dear Mayor and Council Members,

Mesa County Valley School District 51 in conjunction with Mesa County, De Beque and Plateau Valley School Districts are asking to extend the current county rate for the school land dedication fee of \$920 per unit. Mesa County will consider this resolution at their September 25 meeting. The fee has remained the same since 2009.

Mesa County Valley School District 51 would like the Grand Junction City council to consider equalizing the school land dedication fee to \$920. Fruita, Palisade and Mesa County are collecting \$920 per new dwelling unit.

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink that reads "Phil Onofrio". The signature is written in a cursive, flowing style.

Phil Onofrio
School District 51
Chief Operations Officer