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**CITY COUNCIL AGENDA
WEDNESDAY, DECEMBER 1, 2021
250 NORTH 5TH STREET – CITY HALL AUDITORIUM
[VIRTUAL MEETING - LIVE STREAMED](#)
BROADCAST ON CABLE CHANNEL 191
5:30 PM – REGULAR MEETING**

Call to Order, Pledge of Allegiance, Moment of Silence

Proclamations

Proclaiming December 18, 2021 as International Day of the Migrant in the City of Grand Junction

Appointments

To the Commission on Arts and Culture

Citizen Comments

Individuals may comment regarding items scheduled on the Consent Agenda and items not specifically scheduled on the agenda. This time may be used to address City Council about items that were discussed at a previous City Council Workshop.

Citizens have four options for providing Citizen Comments: 1) in person during the meeting, 2) Virtually during the meeting (registration required), 3) via phone by leaving a message at 970-244-1504 until noon on Wednesday, December 1, 2021 or 4) submitting comments [online](#) until noon on Wednesday, December 1, 2021 by completing this form. Please reference the agenda item and all comments will be forwarded to City Council.

City Manager Report

Council Reports

CONSENT AGENDA

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

1. Approval of Minutes

- a. Summary of the November 15, 2021 Workshop
- b. Minutes of the November 17, 2021 Regular Meeting

2. Set Public Hearings

All ordinances require two readings. The first reading is the introduction of an ordinance and generally not discussed by City Council. Those are listed in Section 2 of the agenda. The second reading of the ordinance is a Public Hearing where public comment is taken. Those are listed below.

- a. Quasi-judicial
 - i. Introduction of an Ordinance for a Comprehensive Plan Amendment from Residential Rural (1 du/5 ac) to Residential Low (2 to 5.5 du/ac) and a Rezone from Residential Rural (1 du/5 ac) to R-4 (Residential – 4 du/ac) on a Total of 8.62 Acres, Located at 2020 1/2 S. Broadway; and Deannexation of a sliver of Land Transferred Through a Boundary Agreement to 2006 and 2010 S. Broadway in Unincorporated Mesa County and Setting a Public Hearing for December 15, 2021

3. Contracts

- a. Contract Approval for the Installation of an Irrigation System at Las Colonias Park
- b. 2021 Highway 50 Sanitary Sewer Construction

4. Resolutions

- a. A Resolution Levying Taxes for the Year 2021 in the City of Grand Junction, Colorado and the Downtown Development Authority
- b. A Resolution Adopting Rates, Fees, and Charges for Water, Wastewater, and Solid Waste Effective January 1, 2022
- c. A Resolution for Allocation of Certain Property Tax and Sales Tax Revenues for the Grand Junction Downtown Development Authority and for Certification of Property Tax Distribution Percentages to the County Assessor

- d. Notice of January 5, 2022 Public Hearing: A Resolution Designating Voting District Boundaries in the City of Grand Junction
- e. A Resolution Authorizing an Application to Great Outdoors Colorado (GOCO) to Fund Installation of Artificial Turf at Suplizio Field

5. Other Action Items

- a. Accept the AIP Grant No. 3-08-0027-073-2022 Airport Rescue Grant in the Amount of \$3,312,328 for Airport Relief under the American Rescue Plan between the Federal Aviation Administration, Mesa County, the City of Grand Junction, and the Grand Junction Regional Airport Authority and Authorize the Mayor and City Attorney to Sign

REGULAR AGENDA

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

6. Public Hearings

- a. Legislative
 - i. An Ordinance Appropriating Certain Sums of Money to Defray the Necessary Expenses and Liabilities of the City of Grand Junction, Colorado and the Downtown Development Authority for the Year Beginning January 1, 2022 and Ending December 31, 2022
- b. Quasi-judicial
 - i. A Resolution Accepting the Petition for the Annexation of 5-Acres of Land and an Ordinance Annexing and Zoning the Cross Orchards Annexation to CSR (Community Services and Recreation) and R-4 (Residential - 4 du/ac), Located at 3073 and 3075 Patterson Road, and 2943-091-30-004, a Parcel with No Physical Address

7. Non-Scheduled Citizens & Visitors

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

8. Other Business

9. Adjournment



City of Grand Junction, State of Colorado

Proclamation

Whereas, the City of Grand Junction is home to many immigrants from all over the world; and

Whereas, the City of Grand Junction honors the dignity of all city residents, regardless of nationality, and recognizes the importance of their many contributions to the social, religious, cultural, and economic life of the City; and

Whereas, the City of Grand Junction is concerned that immigration reform legislation be just, fair, and comprehensive, and

Whereas, the City of Grand Junction supports the Constitution of the United States and the Bill of Rights; and

Whereas, the United States, because of the Constitution is a beacon of hope for people all over the globe seeking a better life and peaceful future; and

Whereas, December 18th is recognized by the United Nations as the “International Day of the Migrant” and is a day for our Country to look closely at our immigration policies and practices.

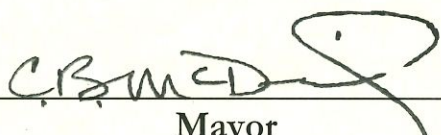
NOW, THEREFORE, I, C.B. McDaniel, by the power vested in me as Mayor of the City of Grand Junction, do hereby proclaim December 18, 2021 as

“International Day of the Migrant”

in the City of Grand Junction and encourage fair, just, and comprehensive immigration reform in order to provide principled solutions to our nation's immigration situation.

IN WITNESS WHEREOF, I have hereunto set my hand and caused to be affixed the official Seal of the City of Grand Junction this 1st day of December 2021.





Mayor



Grand Junction City Council

Regular Session

Item #

Meeting Date: December 1, 2021
Presented By: Wanda Winkelmann, City Clerk
Department: City Clerk
Submitted By: Kerry Graves

Information

SUBJECT:

To the Commission on Arts and Culture

RECOMMENDATION:

To appoint the interview committee's recommendation to the Commission on Arts and Culture Board.

EXECUTIVE SUMMARY:

There are four vacancies on the Commission on Arts and Culture Board.

BACKGROUND OR DETAILED INFORMATION:

Kelley Raymond, Matthew Janson, John Cooper, and Ron Cloyd have terms expiring February 28, 2022. There were ten applicants - Garrett Gross, Kelley Raymond, Matthew Janson, Jimmie Phillips, Ron Cloyd, Meghan Reker, Tonya Wren, Sarah Rahm, Landon Viney, and Vinje Lawson.

FISCAL IMPACT:

N/A

SUGGESTED MOTION:

I move to (appoint/not appoint) the interview committee's recommendation to the Commission on Arts and Culture.

Attachments

None

GRAND JUNCTION CITY COUNCIL WORKSHOP SUMMARY

November 15, 2021

Meeting Convened: 5:30 p.m. Meeting held in person at the Fire Department Administration Building, 625 Ute Avenue, and live streamed via GoToWebinar.

Meeting Adjourned: 8:09 p.m.

City Councilmembers present: Councilmembers Abe Herman, Phil Pe'a, Randall Reitz, Dennis Simpson, Anna Stout, Rick Taggart (left at 7:14 p.m.), and Mayor Chuck McDaniel.

Staff present: City Manager Greg Caton, City Attorney John Shaver, Chief Technology Officer Ben Barrio, IT Engineering Product Manager Aaron Mathis, Information Security Officer Richard White, IT Operations Supervisor Scott Hockins, IT Supervisor Jackson Trappett, Principal Planner David Thornton, Public Works Director Trent Prall, Finance Director Jodi Welch, General Services Director Jay Valentine, Parks and Recreation Director Ken Sherbenou, Senior Assistant to the City Manager Greg LeBlanc, City Clerk Wanda Winkelmann, and Deputy City Clerk Janet Harrell.

Mayor McDaniel called the meeting to order.

Agenda Topic 1. Discussion Topics

a. ITC Presentation

ITC Broadband is a telecommunications investment company based in West Point, GA focused on delivering fiber-optic broadband solutions to residential and business customers. The company recently purchased USConnect which provides communications and broadband services throughout Colorado.

Chief Technology Officer Ben Barrio introduced Highline Internet CEO David Shipley. In April 2021, ITC contacted city staff to discuss the potential of establishing a public-private partnership to provide Fiber to the Premises (FTTP) services to the community of Grand Junction. In mid May 2021, the City Manager and members of staff met with ITC to gain an understanding as to the contents of the proposal and additional information about the company. Subsequently, ITC submitted a proposal to the City in June 2021 which outlined the project objectives and the City's responsibilities.

Jerry Elliot with Highline Internet attended virtually and reviewed the municipalities they have or are currently working with, including Pueblo County, Bailey, Windsor, and Fort Collins.

Mr. Shipley stated that a capital contribution is not required with the goal of providing fiber-based internet throughout the city. Highline Cares is the company's commitment to customer service and the community. The construction process would include an experienced construction crew that prioritizes safety by adhering to federal, state, and local safety protocols. Customer service would include ease of sign up, e-bill and auto pay, eRate Lifeline, student and low-income access at discounted rates, no contracts – no data caps, after hours call 24x7x365, customer education, and an active give-back program.

Mr. Shipley stated that Highline has identified the Western Slope as a priority area with a need for fiber based high speed internet and an opportunity to grow their business. They have considerable experience in rural Colorado deployments and proven success for entering into a partnership with the communities they serve.

Discussion ensued regarding the ability for competitors to also use the City's infrastructure to provide this service, the service areas that might be more expensive to deploy, streaming applications, smart devices, speed and bandwidth, 1 gig by 1 gig service, options for less expensive products, and working with Mesa County and other municipalities.

Support was expressed for staff to continue working with Highline.

b. Community Center Survey

The Community Center opportunity has been discussed for several decades in Grand Junction. The most recent effort occurred in 2020-2021 with the feasibility study for a Community Center at Lincoln Park on the existing footprint of the current outdoor pool. This latest study grew out of the Parks, Recreation and Open Space (PROS) Master Plan adopted by City Council on January 6, 2021. Discussions with City Council at the July 19th workshop indicated a desire to further study the opportunity.

Since then, several current and former CMU professors have been engaged and the packet materials contained a proposal for conducting a survey from Dr. Justin Gollob, founding director of CMU Social Research Center. Dr. Gollob has teamed up with two other CMU faculty members, Dr. Eliot Jennings, a political science professor and Dr. Clay King, a statistics professor. All of these professors offer their expertise pro bono. Working in tandem with Franklin & Marshall College, which has the capability to conduct phone surveys, the professors propose implementing a mixed methodology surveying technique to more deeply understand community preferences and needs.

Dr. Gollob outlined the project objectives, which include delivering a valid survey and reporting the community's opinion in regard to a community center. The work tasks include creating the

survey instrument, drawing the sample (8,000 registered voters), notification, conducting interviews, analyzing data, and summarizing findings. The cost for the survey is approximately \$22,000 plus printing and mailing expenses.

Discussion ensued regarding the past ballot item that failed (even when a former survey indicated respondents would vote for a tax to pay for a community center), cost for the prior survey (\$13,000), self-administered surveys, the benefits of collaboration between the CMU Social Research Center and Franklin & Marshall Center of Opinion, and when the results of the survey will be available (April 2022). It was also noted that Council will need to provide timely feedback on the survey questions.

Support was expressed for the professors to start their work on the survey. Appreciation was expressed to staff for bringing this item for Council's consideration.

Councilmember Reitz described his recent efforts to explore options for support of a community center, including meeting with community members and former campaign managers. He suggested that a committee be formed to lead a campaign for this most recent effort.

A break was called at 7:05 p.m. The meeting resumed at 7:14 p.m.

c. 4th and 5th Street Feasibility Study Discussion

The Downtown Development Authority (DDA) has hired the consulting engineering firm of Bohannon Huston to conduct a Feasibility Study on the One-Way to Two-Way Conversion of 4th and 5th Streets in conjunction with City staff. A technical team comprised of CDOT, City and County staff and a project advisory committee made up of various downtown businesses and residential interests have met a couple of times and a public open house was held on May 4th. Based on this outreach, project goals and priorities have been developed as well as alternatives for both one-way "enhanced" and two-way configurations.

Denise Aten with Bohannon Huston described the vision and goals of the study, provided renderings of the two alternatives, summarized the community outreach, reviewed the traffic summary, and noted their recommendation is for an enhanced one-way or enhanced two-way. A phased implementation is recommended and there is an opportunity to pilot modifications, such as signal removal, stop signs, and bulb-outs.

Discussion ensued about the benefits of the enhanced one-way and two-way alternatives, the benefit that the two-way conversion could occur in the future, the DDA preference to maintain the one-way street, the fact that the enhanced versions would be an improvement whether

implemented in the one-way or two-way versions, costs and proposed timing, possibility of leveraging City dollars with infrastructure dollars, and an improved look and feel of the City.

d. Redistricting

As a result of the 2020 federal census, the City of Grand Junction must review the population in its five districts. The census data revealed Grand Junction's total population is 65,560, which translates into the average district population of 13,112 people (a 10% margin is acceptable). In addition to population, redistricting plans must consider compactness, contiguity, natural boundaries, and preservation of communities of interest.

City Clerk Winkelmann described the three map options prepared by staff.

- Option 1: this map shows the current Council districts with population numbers included.
- Option 2: this option makes changes only to District A and District B. Because less future growth is anticipated in District A, the boundaries of this district were changed to include additional population. Conversely, District B's population is expected to grow and therefore, the population in this district has been lowered.
- Option 3: this map shows changes in all districts. District A and District B have populations lower than the average to accommodate future growth. District C has a higher than average population as this district will see minimal future growth. Districts D and E are set nearly at the average.

IT Supervisor Jackson Trappett responded to questions about how the maps were prepared and Principal Planner Dave Thornton described the future growth that is expected as identified in the Comprehensive Plan.

Discussion ensued about the presented options, the deadline in which a new map must be adopted, Grand Junction voters can vote in all district races, and the fact that no Councilmembers were drawn out of their elected district.

Support was expressed for staff to bring back a resolution that adopts Option 3 as the new district map.

Agenda Topic 2. City Council Communication

Mayor McDaniel stated that two proclamations are on the November 17 agenda:

- *Colorado Gives Day* will be read by Councilmember Stout
- *Small Business Saturday* will be read by Councilmember Herman

Agenda Topic 3. Next Workshop Topics

City Manager Caton stated the topics for the November 29 workshop include:

- Water Marketing Strategy
- Strategic Plan

The December 13 workshop topics are:

- Richmark Presentation: Former City Market building on 1st Street
- Cannabis Regulations

Agenda Topic 4. Other Business

Councilmember Stout reported that Mayor McDaniel will be inviting Councilmembers to his home for a holiday party.

Adjournment

The workshop adjourned at 8:09 p.m.

**GRAND JUNCTION CITY COUNCIL
MINUTES OF THE REGULAR MEETING**

November 17, 2021

Call to Order, Pledge of Allegiance, Moment of Silence

The City Council of the City of Grand Junction convened into regular session on the 17th day of November 2021 at 5:30 p.m. Those present were Councilmembers Abe Herman, Phillip Pe'a, Randall Reitz, Dennis Simpson, Anna Stout, Rick Taggart, and Council President Chuck McDaniel.

Also present were City Manager Greg Caton, City Attorney John Shaver, City Clerk Wanda Winkelmann, and Deputy City Clerk Janet Harrell.

Council President McDaniel called the meeting to order. Councilmember Pe'a led the Pledge of Allegiance which was followed by a moment of silence.

Proclamations

Proclaiming November 27, 2021 as Small Business Saturday in the City of Grand Junction

Councilmember Herman read the proclamation and Grand Junction Area Chamber of Commerce President and CEO Diane Schwenke accepted the proclamation.

Proclaiming December 7, 2021 as Grand Valley Gives Day in the City of Grand Junction

Councilmember Stout read the proclamation and Grand Valley Gives representative Samantha Morgan accepted it.

Appointments

To the Planning Commission/Zoning Board of Appeals

Councilmember Herman moved to reappoint Kenneth Scissors, Andrew Teske, and Shanon Secrest to the Planning Commission for four-year terms expiring October 2025 and appoint Melanie Duyvejonck and Kimberly Herek as 1st and 2nd Alternates to the Planning Commission and who will also serve on the Zoning Board of Appeals for four-year terms expiring October 2025. Councilmember Taggart seconded the motion. Motion carried by unanimous voice vote.

To the Forestry Board

Council President McDaniel moved to reappoint Susan Carter, Mollie Higginbotham, and Vince Urbina and appoint William Cooper and Dan Komlo to the Forestry Board for three-year terms expiring November 2024. Councilmember Reitz seconded the motion. Motion carried by unanimous voice vote.

To the Historic Preservation Board

Councilmember Reitz moved to appoint Dave Fishell and Sidney Wood to the Historic Preservation Board for four-year terms expiring June 2025. Councilmember Pe'a seconded the motion. Motion carried by unanimous voice vote.

Citizen Comments

Robert Bray introduced students from Colorado Mesa University's Real Estate program that came to observe the meeting, specifically the land-use items.

Ed Kowalski expressed concerns regarding traffic safety.

Dave Zollner spoke about Land Use Code zoning density minimums.

City Manager Report

City Manager Greg Caton said a neighborhood meeting was held to discuss ambulance service at Fire Station 5 and that there are plans to conduct a study and analysis regarding this service. The results will be reviewed at another neighborhood meeting. He also noted the next Coffee with the City Manager is scheduled at 9:30 a.m. on Friday, November 19th at Monument Village Coffee.

Council Reports

Councilmember Pe'a attended the Visit Grand Junction meeting where they discussed offering digital marketing services to local businesses both inside and outside of City limits.

Councilmember Herman attended the Urban Trails Committee meeting where they discussed the ongoing North Avenue Corridor Study which is looking into multimodal use improvements and noted there are opportunities for public input. They also talked about low-cost improvement opportunities to enhance pedestrian and bicycle routes throughout the City. Councilmember Herman also attended the Grand Junction Economic Partnership meeting and said they will begin a new search for the Executive Director position that will be headed by Community Hospital's Human Resources Director Amy Jordan as the previous offer made was not accepted. They were also updated on the Freight Study, are working on a Volume Study, and looking into federal funding opportunities specifically for rail and freight.

Councilmember Reitz attended the Commission on Arts & Culture meeting where they heard reports on how local organizations used the Commission's grant funds.

Councilmember Simpson said he took his grandson to the newly opened River City Sportplex and was pleased to see that this is a quality ice facility and there are plans to open a restaurant, beach volleyball, and batting cages.

Councilmember Stout attended the Associated Governments of Northwest Colorado meeting where the Northwest Colorado Small Business Development Center and upcoming 2022 Economic Development Summit were discussed.

Council President McDaniel said he, Councilmember Herman, and City staff met with the Grand Valley Irrigation Canal Company to build relationships and discuss the potential use of canal banks as City trails.

CONSENT AGENDA

Councilmember Pe'a moved to adopt Consent Agenda items #1 - #4. Councilmember Herman seconded the motion. Motion carried by unanimous voice vote.

1. Approval of Minutes

- a. Summary of the November 1, 2021 Workshop
- b. Minutes of the November 3, 2021 Regular Meeting

2. Set Public Hearings

- a. Quasi-judicial
 - i. A Resolution Referring a Petition to the City Council for the Annexation of Lands to the City of Grand Junction, Colorado, Setting a Hearing on Such Annexation, Exercising Land Use Control, and Introducing Proposed Annexation Ordinance for the Church on the Rock North Annexation of 4.91 Acres, Located at 566 Rio Hondo Road, and Setting a Hearing for January 5, 2022
 - ii. Introduction of an Ordinance for Zoning Approximately 14.09 Acres from County RSF-4 (Residential Single Family – 4 du/ac) to CSR (Community Services and Recreation) and 8 Acres from County RSF-4 (Residential Single Family – 4 du/ac) to R-4 (Residential – 4 du/ac) for the Cross Orchards Annexation, Located at 3073 and 3075 Patterson Road, and 2943-091-30-004, a Parcel with No Physical Address, and Setting a Public Hearing for December 1, 2021

3. Contracts

- a. Authorizing the Guaranteed Maximum Price for the Lincoln Park Stadium Renovation

Project

- b. Intergovernmental Agreement between the City and Downtown Development Authority (DDA) Renewing a Line of Credit for Financing DDA Projects and Programs

4. Resolutions

- a. A Resolution Renaming G 1/8 Road to Woody Creek Drive within Aspen Leaf Estates and the Proposed Liberty Ranch Subdivision
- b. A Resolution Clarifying Resolution Nos. 19-18 and 39-20 Affirming the Approval of the Service Plan for the Lowell Village Metropolitan District

REGULAR AGENDA**An Ordinance Rezoning 8.84 Acres from R-1 (Residential - 1 du/ac) to R-4 (Residential – 4 du/ac), Located at the NW Corner of 26 Road and I-70 Frontage Road**

Applicant Louise A. Miller requested a rezone of 8.84 acres located at the NW corner of 26 Road and I-70 Frontage Road from R-1 (Residential - 1 du/ac) to R-4 (Residential – 4 du/ac) in anticipation of future development. The requested R-4 zone district would be consistent with the Comprehensive Plan Land Use Map designation of Residential Low (2 – 5.5 du/ac).

Principal Planner David Thornton presented this item.

Discussion included that there are two zoning options for this property (grandfathered as R-1 or rezoned according to the 2020 Comprehensive Plan (Comp Plan) to a minimum of R-4), concern that R-2 is not a zoning option, some Comp Plan goals were to discourage residential sprawl and encourage infill to address growth, community confidence in the Comp Plan and City Community Development and Planning Commission decisions.

The public hearing opened at 6:20 p.m.

Donna Aubert spoke on behalf of the Partridge Farms Homeowners Association and asked Council to restrict the development to 20 or fewer lots.

Dr. Larry Tice and Dave Zollner spoke against the rezone with specific concerns about density.

The public hearing closed at 6:30 p.m.

Applicant representative and River City Consultants Project Coordinator Tracy States said the developer is abiding by the Comp Plan, respecting current residents by electing the lower density (estimated to be around three units per acre), taking the wash into consideration, and has conducted a traffic study.

Councilmember Simpson moved to adopt Ordinance No. 5039, an ordinance rezoning one

unaddressed parcel totaling approximately 8.81 acres from R-1 (Residential – 1 du/ac) to R- 4 (Residential – 4 du/ac) located at the NW Corner of 26 Road and I-70 Frontage Road on final passage and ordered final publication in pamphlet form. Councilmember Stout seconded the motion. Motion carried by roll call vote with Councilmember Pe'a voting no.

An Ordinance Accepting Fernwood Court in the Knolls Subdivision as a Public Street

Fernwood Court in the Knolls Subdivision was originally platted as a private road due to road geometry not meeting City street design standards in place at the time it was developed in 2004. Since then, the City has adopted the Transportation Engineering Design Standards (TEDS) which includes a section for alternative street designs. The Ravenna Hills Homeowners Association (HOA) overseeing Fernwood Court submitted a request for the City to take over maintenance of the street and provided an approved TEDS exception study. The HOA will cover repairs to concrete and overlay the street in 2022, upon which the City is proposing to take over the street for future maintenance.

Public Works Director Trent Prall presented this item.

Applicant Jimmy Renfro spoke about the history of applying for this request and asked Council for their support.

The public hearing opened at 6:46 p.m.

There were no public comments.

The public hearing closed at 6:46 p.m.

Councilmember Pe'a moved to adopt Ordinance No. 5040, an ordinance accepting Fernwood Court in the Knolls Subdivision as a public street on final passage and ordered final publication in pamphlet form. Councilmember Herman seconded the motion. Motion carried by unanimous roll call vote.

An Ordinance Regarding the Zip Line from Eagle Rim to Las Colonias, a Lease and Agreement and Second Amendment to Cooperative Agreement

Bonsai Design (Bonsai) agreed to build a 1,000+ foot zip line from Eagle Rim Park to Las Colonias Park. After significant analysis and discussion among City staff and Bonsai, as well as two public meetings, the launch tower location selected is in a small landscaped area west of the western shelter at Eagle Rim which will minimize disturbance to surrounding neighbors and interruption of existing park amenities as well as afford an experience for the user that meets the goals of the zip line.

Included with the ordinance is a second amendment to the cooperative agreement with updated timelines, a site lease for the affected parkland and an operations and maintenance agreement. These documents lay out the timeline for the zip line planning, construction and opening, the area to be leased to Bonsai to build the zip line launch and the operational plan for the zip line

including such elements as cost, maintenance, safety and defining the roles of both Bonsai and the City.

Parks & Recreation Director Ken Sherbenou and Bonsai Design owner Thaddeus Shrader presented this item.

Discussion included that the pylons depth (about 20 feet) was determined by the slope stability of the pad, concern that the proposed \$18-21 cost per ride may be cost prohibitive to some (may be reduced for school programs), this feature is not intended to maintain a large profit margin, the purpose of this is to be a community benefit, an option will be available to those with limited physical abilities, the lease includes a cost escalator for base fees, plans for the zip line office space, and if fee amendments are needed they would come back to Council through a resolution.

The public hearing opened at 7:07 p.m.

Richard Swingle suggested the \$1 and \$2 fixed fees for the City outlined in the lease be changed to a fixed 8% fee.

The public hearing closed at 7:09 p.m.

Councilmember Herman moved to adopt Ordinance No. 5041, an ordinance approving a lease within Eagle Rim Park for a zip line launch and a zip line landing within Las Colonias Park and the corresponding agreement, as well as the second amendment to the cooperative agreement with Bonsai Aerial Adventures as presented on final passage and ordered final publication in pamphlet form. Councilmember Pe'a seconded the motion. Motion carried by roll call vote with Councilmember Reitz abstaining.

Non-Scheduled Citizens & Visitors

There were none.

Other Business

There was none.

Council moved to the Administration Conference Room for an Executive Session.

Executive Session - City Hall Administration Conference Room

The City Council of the City of Grand Junction, Colorado met in Executive Session on Wednesday, November 17, 2021 at 7:29 p.m. in the Administration Conference Room, 2nd Floor of City Hall, 250 North 5th Street. Those present were Councilmembers Abe Herman, Phil Pe'a, Randall Reitz, Dennis Simpson, Anna Stout, Rick Taggart, and Mayor Chuck McDaniel.

Staff present for the Executive Session were City Manager Greg Caton and City Attorney John

Shaver.

Councilmember Stout moved to go into Executive Session:

EXECUTIVE SESSION TO DISCUSS MATTERS THAT MAY BE SUBJECT TO NEGOTIATIONS, DEVELOPING STRATEGY FOR NEGOTIATIONS, AND/OR INSTRUCTING NEGOTIATORS PURSUANT TO C.R.S. SECTIONS 24-6-402(4)(e)(I) AND/OR 24-6-402(4)(a) OF COLORADO'S OPEN MEETINGS LAW RELATIVE TO A POSSIBLE PURCHASE, ACQUISITION, TRANSFER OR PARTICIPATION IN OR RELATED TO AN INTEREST(S) IN REAL PROPERTY LOCATED AT 1675 LAS COLONIAS DRIVE, GRAND JUNCTION, COLORADO.

Councilmember Pe'a seconded the motion. Motion carried unanimously.

The City Council convened into Executive Session at 7:29 p.m.

Councilmember Stout moved to adjourn the November 17, 2021 Executive Session. Councilmember Pe'a seconded. Motion carried unanimously.

Adjournment

The meeting adjourned at 8:58 p.m.

Wanda Winkelmann, MMC
City Clerk





Grand Junction City Council

Regular Session

Item #2.a.i.

Meeting Date: December 1, 2021
Presented By: David Thornton, Principal Planner
Department: Community Development
Submitted By: David Thornton, Principal Planner

Information

SUBJECT:

Introduction of an Ordinance for a Comprehensive Plan Amendment from Residential Rural (1 du/5 ac) to Residential Low (2 to 5.5 du/ac) and a Rezone from Residential Rural (1 du/5 ac) to R-4 (Residential – 4 du/ac) on a Total of 8.62 Acres, Located at 2020 1/2 S. Broadway; and Deannexation of a sliver of Land Transferred Through a Boundary Agreement to 2006 and 2010 S. Broadway in Unincorporated Mesa County and Setting a Public Hearing for December 15, 2021

RECOMMENDATION:

The Planning Commission heard this request at its September 14th meeting and voted (6-0) to recommend approval of the requests with the condition to remove the sliver of land from the City limits and create an accurate description of the property that is (and is not) in the City.

EXECUTIVE SUMMARY:

The Applicant, Monument Presbyterian Church, is requesting a Comprehensive Plan Amendment from Rural (1 du/5 ac) to Residential Low (2 – 5.5 du/ac) and a rezone from R-R (Residential – Rural) to R-4 (Residential – 4 du/ac) for 8.62-acres located at 2020 ½ S. Broadway, in anticipation of future development. The requested R-4 zone district would be consistent with the Comprehensive Plan Land Use Map designation of Residential Low (2 – 5.5 du/ac), if approved. Concurrent with this proposed change is the need to de-annex (disconnect from the city limits) a sliver of land consisting of 0.14 acres that the owner (applicant) transferred from 2020½ S. Broadway located within the City limits to the owner of 2006 and 2010 S. Broadway located outside of the City limits as part of a recent boundary agreement between the parties.

BACKGROUND OR DETAILED INFORMATION:

BACKGROUND

The proposal is a request for a Comprehensive Plan Amendment from "Rural" land use to "Residential Low" land use and a rezone from Residential Rural to R-4 (4 du/ac). Concurrent with these proposed changes is the need to de-annex (disconnect from the city limits) a sliver of land consisting of 0.14 acres that the owner (applicant) transferred from 2020 ½ S. Broadway located within the city limits to the owner of 2006 and 2010 S. Broadway located outside of the city limits as part of a recent boundary agreement between the parties.

The subject property is situated on the Redlands at 2020 ½ S. Broadway. The property currently includes a church building and a parking lot along with various accessory structures and is 8.62-acres in size. The applicant is currently maintaining a large portion of the property that is not needed for the Church use and desires to execute a simple lot split, after the rezone, to sell a portion of their property not being used. The current City zoning for the property is Residential Rural (R-R) with densities of 1 dwelling unit per 5 acre.

The Applicant is requesting to rezone the 8.62-acre parcel to R-4, which is in keeping with urban residential densities as envisioned by the 2020 One Grand Junction Comprehensive Plan adopted by the City in December 2020. The property has sewer service and was annexed by the City in 2003. It is located within Tier 2 on the Intensification and Growth Tiers Map of the Comprehensive Plan; however, the Land Use map identifies the site as "Rural", a designation generally set aside for Tier 3 areas within the Urban Development Boundary. The Land Use category of "Rural" was established due to the current zoning R-R on the property and the assumption that the entire 8.99-acre property was needed long term for the church land use. A church use for the entire property is no longer envisioned and a rezone has been requested.

For the property to be rezoned to the requested R-4 zone district, a Comprehensive Plan Amendment is required. The applicant has submitted a Comprehensive Plan amendment concurrent with the rezone request and this staff report and accompanying ordinance provides for concurrent consideration by City Council. Without a change to the Land Use Map as requested in the Comprehensive Plan Amendment, the rezone request to R-4 is not supported by the Comprehensive Plan. Support for a rezone to R-4 is tied to an amendment to the Land Use Map of Residential Low for the property.

Comprehensive Plan Future Land Use Map Amendment:

Presently, the Comprehensive Plan designates the property's land use as Residential Rural (1 residential dwelling unit per 5 acres). The Applicant is requesting to change the Land Use Map from Residential Rural to Residential Low to allow for urban residential densities. The One Grand Junction Comprehensive Plan establishes a minimum residential urban density of 2 dwelling units per acre.

The primary land uses found in the Residential Low land use category are single family residential and accessory dwelling units. The secondary land uses include open space

and parks, schools, places of worship, home-based business, public/institutional uses, and other complementary neighborhood uses.

The area surrounding this site is designated on the Land Use Map as Residential Low to the south and east, all located within Tier 2 on the Intensification and Growth Tiers Map. The adjacent property to the east known as Magnolia Ridge is currently in the City's development review process for a residential subdivision consisting of 47 lots. The areas to the west and north are designated as Rural and located within Tier 3.

Rezone Request:

The Applicant is interested in preparing the property for future development that may include selling the property to an adjacent neighbor, and that would be consistent with the scope and type of development envisioned by the Comprehensive Plan with a Residential Low (2 – 5.5 du/ac) density. The R-4 zoning requires a minimum of 2 dwelling units per acre, therefore the requested zoning of R-4 implements the Comprehensive Plan.

The purpose of the R-4 (Residential – 4 du/ac) zone district is to provide for low-density attached and detached dwellings. As noted above, the R-4 ensures minimum densities of 2 dwelling units per acre are met.

In addition to the R-4 (Residential – 4 du/ac) zoning requested by the petitioner, the following zone districts would also be consistent with the Comprehensive Plan designations of Residential Low (2 – 5.5 du/ac).

Residential Low (2 – 5.5 du/ac)

- a. R-4 (Residential – 4 du/ac)
- b. R-5 (Residential – 5 du/ac)
- c. CSR (Community Services and Recreation)

In reviewing the other zoning district options for the proposed Residential Low (2 – 5.5 du/ac) category, all applicable zoning districts allow single-family detached and two-family development with the R-5 zone district allowing for additional multi-family development.

The property adjacent to the subject property to the east is zoned R-2 in the City, established under the 2010 Comprehensive Plan's land use designation for Residential Low (0.5 to 2 du/ac). The zoning in Mesa County is RSF-2, and Planned Unit Development (PUD) to the north, west and south of the subject property.

NOTIFICATION REQUIREMENTS

A Neighborhood Meeting regarding the proposed Rezone and Comprehensive Plan Amendment requests was held on Monday, April 12, 2021, in accordance with Section 21.02.080 (e) of the Zoning and Development Code. The Applicant's representative and City staff were in attendance along with nine citizens. A presentation of the rezone

request was made by the owner's representative; information regarding the City's review process for a rezone request was also presented, including opportunities on how citizens can participate and provide comments throughout the City's review process. Questions and concerns expressed by those in attendance included concern about future access to a newly created lot, future stormwater drainage patterns, timeline of the rezone request, opportunities for public comment, and public notification for the rezone request and for future development applications, the maximum dwelling units allowed under the R4 zone designation, and the earliest the subject property could go to market if a rezone and subsequent simple subdivision were approved

The notice was consistent with the provisions in Section 21.02.080 (g) of the Zoning and Development Code. The subject property was posted with a new application sign on June 11, 2021. Mailed notice of the public hearings before Planning Commission and City Council in the form of notification cards was sent to surrounding property owners within 500 feet of the subject property on September 3, 2021. The notice of this public hearing was published September 7, 2021 in the Grand Junction Daily Sentinel.

ANALYSIS - Comprehensive Plan Amendment

The criteria for review are set forth in Section 21.02.130 (c) (1). The criteria provide that the City may amend the Comprehensive Plan, neighborhood plans, corridor plans and area plans if the proposed change is consistent with the vision (intent), goals and policies of the Comprehensive Plan and at least one of the criteria outlined below;

(1) Subsequent events have invalidated the original premises and findings; and/or
The decision to designate the property as Residential Rural Land Use under the Comprehensive Plan was made approximately six months ago with the adoption of the One Grand Junction Comprehensive Plan. No substantial changes to the infrastructure, development context, or development potential of the subject property have occurred since that time. Therefore, the staff finds that this criterion is not met.

(2) The character and/or condition of the area has changed such that the amendment is consistent with the Plan; and/or

The character of the area has not been changed in a substantive way since the Comprehensive Plan was adopted. The surrounding land-uses remain predominately rural and agricultural and consist of low-density residential development. Therefore, staff finds this criterion is not met.

(3) Public and community facilities are adequate to serve the type and scope of land use proposed; and/or

This 8.62-acre property has been in the City limits since 2003. Public sanitary sewer service, Ute Water domestic water service, Xcel electrical and natural gas service, and public stormwater sewer are available at the site. Transportation infrastructure is generally adequate to serve development of the type and scope associated with the Residential Low Land Use designated areas found on the Comprehensive Plan Land Use Map. Therefore, the staff finds that this criterion is met.

(4) An inadequate supply of suitably designated land is available in the community, as defined by the presiding body, to accommodate the proposed land use; and/or

The city is broadly in need of additional residential development if it is to meet the needs of a growing population. Citywide, low-density residential zoning is common, but very few properties with a residential low land use designation remain undeveloped inside the city limits. There are less than 6400 acres of Residential Low Land Use designated areas within the city limits with approximately 25% classified vacant. Part of the 25% is in the development review process currently and being reviewed by the City. In addition, the current land use designation of Rural does not support urban residential land uses and now the existing church is looking at subdividing off a portion of their property for residential development. It is thus logical that, in order to continue to provide housing opportunities, and to include low-density housing patterns in the range of housing options available in the community and meeting urban densities of at least 2 dwelling units per acre as required in the Comprehensive Plan, this property located within the city limits and within Growth Area Tier 2 should be amended as Residential Low on the Comprehensive Plan Land Use Map. Staff therefore finds this criterion to be met.

(5) The community or area, as defined by the presiding body, will derive benefits from the proposed amendment.

This 8.62-acre property has been in the City limits since 2003. At the time of annexation, it was zoned R-R (Residential Rural) due to its location within an area of existing large lot residential properties and agricultural lands. Since 2003, the Church was constructed, and the 8.62-acre site has been ideal for its operations. More recently, the Church has determined that they no longer need the entire site for church operations and would like to sell off a portion of the property. The R-R zoning requires a minimum lot size of 5 acres, not allowing the property to be split into two lots.

Amending the Comprehensive Plan Land Use Map to Residential Low for this property allows it to be zoned and be developed at urban densities defined in the Comprehensive Plan, at a minimum of 2 dwelling units per acre. The Redlands community will benefit from this change to the Land Use Map by increasing undeveloped land to potential R-4 densities as the area continues to attract residential development at densities needing existing sanitary sewer and city services. Much of the existing adjacent area is zoned at densities that do not meet the minimum densities of the Comprehensive Plan, whereas changing this property to Residential Low will make it available for residential opportunities with smaller parcels, better utilizing existing urban infrastructure and city services; and providing more housing choices for city residents of different ages, abilities, and incomes seeking the living environment of the Redlands and its proximity to great amenities such as the Colorado National Monument, Tiara Rado Golf Course, School District 51 area schools, and other open space recreational opportunities. Staff therefore finds this criterion to be met.

Consistency with the vision, goals and policies of the Comprehensive Plan is an additional criterion that must be met.

Implementing the Comprehensive Plan. The proposed Land Use Map Amendment to Residential Low (2 – 5.5 du/ac) implements the following Plan Principles, goals and policies of the Comprehensive Plan:

Plan Principle 3: Responsible and Managed Growth

Goal: Support fiscally responsible growth...that promotes a compact pattern of growth...and encourage the efficient use of land.

Goal: Encourage infill and redevelopment to leverage existing infrastructure.

Plan Principle 5: Strong Neighborhoods and Housing Choices

Goal: Promote more opportunities for housing choices that meet the needs of people of all ages, abilities, and incomes.

Intensification and Tiered Growth Plan (Chapter 3). The subject property is located within Tier 2 (Suburban Infill) – In Tier 2, the Comprehensive Plan supports sub-urban growth on the City edges and this site has been annexed in the City since 2003. The Plan directs development toward vacant and underutilized parcels. Development of this parcel will provide development opportunities while minimizing the impact on infrastructure and City services.

ANALYSIS - Rezone

The criteria for review are set forth in Section 21.02.140 (a). The criteria provides that the City may rezone property if the proposed changes are consistent with the vision, goals and policies of the Comprehensive Plan and must meet one or more of the following rezone criteria as identified:

(1) Subsequent events have invalidated the original premises and findings; and/or R-R (Residential – Rural) zoning remains a valid zone district for the property, and no subsequent event has invalidated the original premise to zone this property to the R-R zone district since R-R zoning was applied as the zone of annexation in 2003. The property remains at the fringe of the developable area in the City and there is no compelling event to suggest that R-R zoning is no longer an appropriate zone district based on the premise that lands in the agricultural and rural portions of the western Redlands should remain under rural zoning. Therefore, the staff finds that this criterion is not met.

(2) The character and/or condition of the area has changed such that the amendment is consistent with the Plan; and/or

The Comprehensive Plan designates this property for Rural Land Use. Rural Land Use is not a designation that permits rezoning to the R-4 zone district. The surrounding land-uses remain predominately rural (large lot residential) and agricultural, and there is no compelling reason to suggest that the character of the area has changed in a way that would make the proposed R-4 zone district more consistent with the Comprehensive Plan Land Use category of Rural than the current zoning of R-R. Therefore, staff finds that this criterion is not met.

(3) Public and community facilities are adequate to serve the type and scope of land use proposed; and/or

Public sanitary sewer service, Ute Water domestic water service, Xcel electrical and natural gas service, and public stormwater sewer are available to the site.

Transportation infrastructure is generally adequate to serve development of the type and scope associated with the R-4 zone district. Therefore, the staff finds that this criterion is met.

(4) An inadequate supply of suitably designated land is available in the community, as defined by the presiding body, to accommodate the proposed land use; and/or

The city is broadly in need of additional residential development if it is to meet the needs of a growing population. Citywide, low-density residential zoning is common, but very few properties with low-density residential zoning remain undeveloped. It is thus logical that, in order to continue to provide housing opportunities, and to include low-density housing patterns in the range of housing options available in the City of Grand Junction, additional land must be zoned to low-density residential districts such as R-4. Staff therefore finds this criterion to be met.

(5) The community or area, as defined by the presiding body, will derive benefits from the proposed amendment.

This 8.62-acre property has been in the City limits since 2003. At the time of annexation, it was zoned R-R (Residential Rural) due to its location within an area of existing large lot residential properties and agricultural lands. Since 2003, the Church was constructed, and the 8.99-acre site has been ideal for its operations. More recently, the Church has determined that they no longer need the entire site for church operations and would like to sell off a portion of the property. The R-R zoning requires a minimum lot size of 5 acres, not allowing the property to be split into two lots.

Rezoning the property to R-4 allows the property to be subdivided and to be developed at urban densities defined in the Comprehensive Plan, a minimum of 2 dwelling units per acre. The Redlands community will benefit from this change in zoning to R-4 by increasing undeveloped land to potential R-4 densities as the area continues to attract residential development at densities needing existing sanitary sewer and city services. Much of the existing adjacent area is zoned R-2 whereas this property will be available to provide residential opportunities with smaller parcels, better utilizing existing urban infrastructure and city services, and providing more housing choices to city residents of different ages, abilities, and incomes seeking the living environment of the Redlands and its proximity to great amenities such as the Colorado National Monument, Tiara Rado Golf Course, School District 51 area schools, and other open space recreational opportunities. Staff therefore finds this criterion to be met.

Consistency with the vision, goals and policies of the Comprehensive Plan is an additional criterion that must be met.

Implementing the Comprehensive Plan. The proposed rezone to R-4 (Residential – 4 du/ac) implement's the following Plan principles, goals and policies of the

Comprehensive Plan:

Further, the proposed Land Use Map Amendment to Residential Low (2 – 5.5 du/ac) implements the following Plan Principles, goals and policies of the Comprehensive Plan:

Plan Principle 3: Responsible and Managed Growth

Goal: Support fiscally responsible growth...that promotes a compact pattern of growth...and encourage the efficient use of land.

Goal: Encourage infill and redevelopment to leverage existing infrastructure.

Plan Principle 5: Strong Neighborhoods and Housing Choices

Goal: Promote more opportunities for housing choices that meet the needs of people of all ages, abilities, and incomes.

Intensification and Tiered Growth Plan (Chapter 3). The subject property is located within Tier 2 (Suburban Infill) – In Tier 2, the Comprehensive Plan supports sub-urban growth on the City edges and this site has been annexed in the City since 2003. The Plan directs development toward vacant and underutilized parcels. Development of this parcel will provide development opportunities while minimizing the impact on infrastructure and City services.

Relationship to Existing Zoning. Requests to rezone properties should be considered based on the Implementing Zone Districts assigned to each Land Use Designation; and as a guide to future zoning changes, the Comprehensive Plan states that requests for zoning changes are required to implement the Comprehensive Plan.

RECOMMENDATION AND FINDINGS OF FACT

After reviewing the Monument Presbyterian Comprehensive Plan Amendment & Rezone requests, for a Comprehensive Plan Amendment from Residential Rural (1 du per 5 acres) to Residential Low (2 – 5.5 du/ac) and a rezone from Residential Rural (1 du/5 ac) to R-4 (Residential – 4 du/ac) for the property located at 2020 ½ South Broadway, the Planning Commission made the following findings of facts, with its recommendation being conditioned on removal of the sliver of land from the City limits and creation of an accurate description of the property that is (and is not) in the City.

On the request for an amendment to the Comprehensive Plan, the following findings of fact have been made:

- 1) The request has met one or more of the criteria in Section 21.02.130(c)(1) of the Zoning and Development Code.
- 2) The request is consistent with the vision, goals and policies of the Comprehensive Plan.

On the request for rezoning, the following findings of fact have been made:

1) The request has met one or more of the criteria in Section 21.02.140 of the Zoning and Development Code.

2) The request is consistent with the vision (intent), goals and policies of the Comprehensive Plan.

Therefore, the Planning Commission conditionally recommended approval of the requested Comprehensive Plan Amendment and Rezone requests.

FISCAL IMPACT:

There is no direct fiscal impact related to this request.

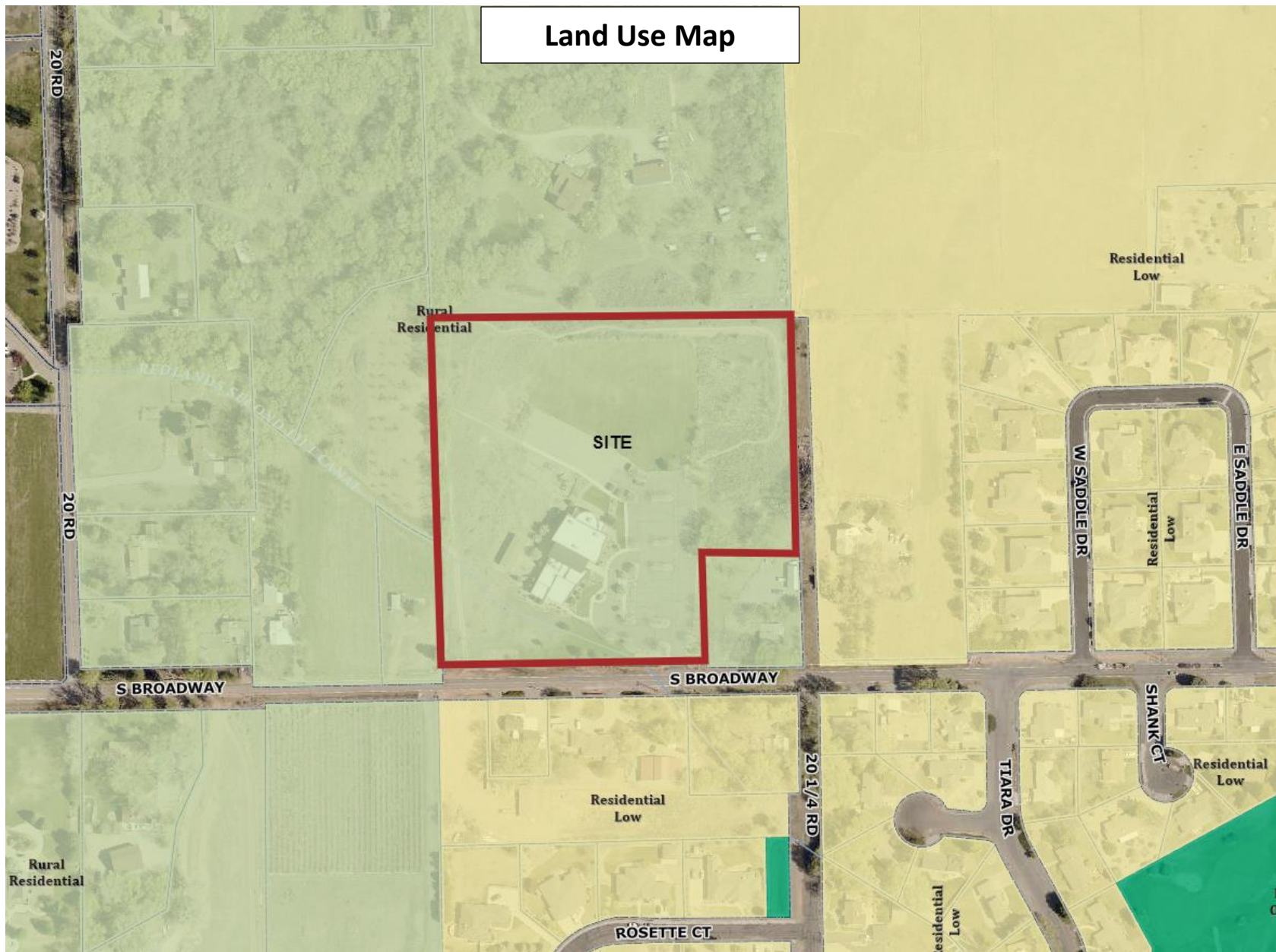
SUGGESTED MOTION:

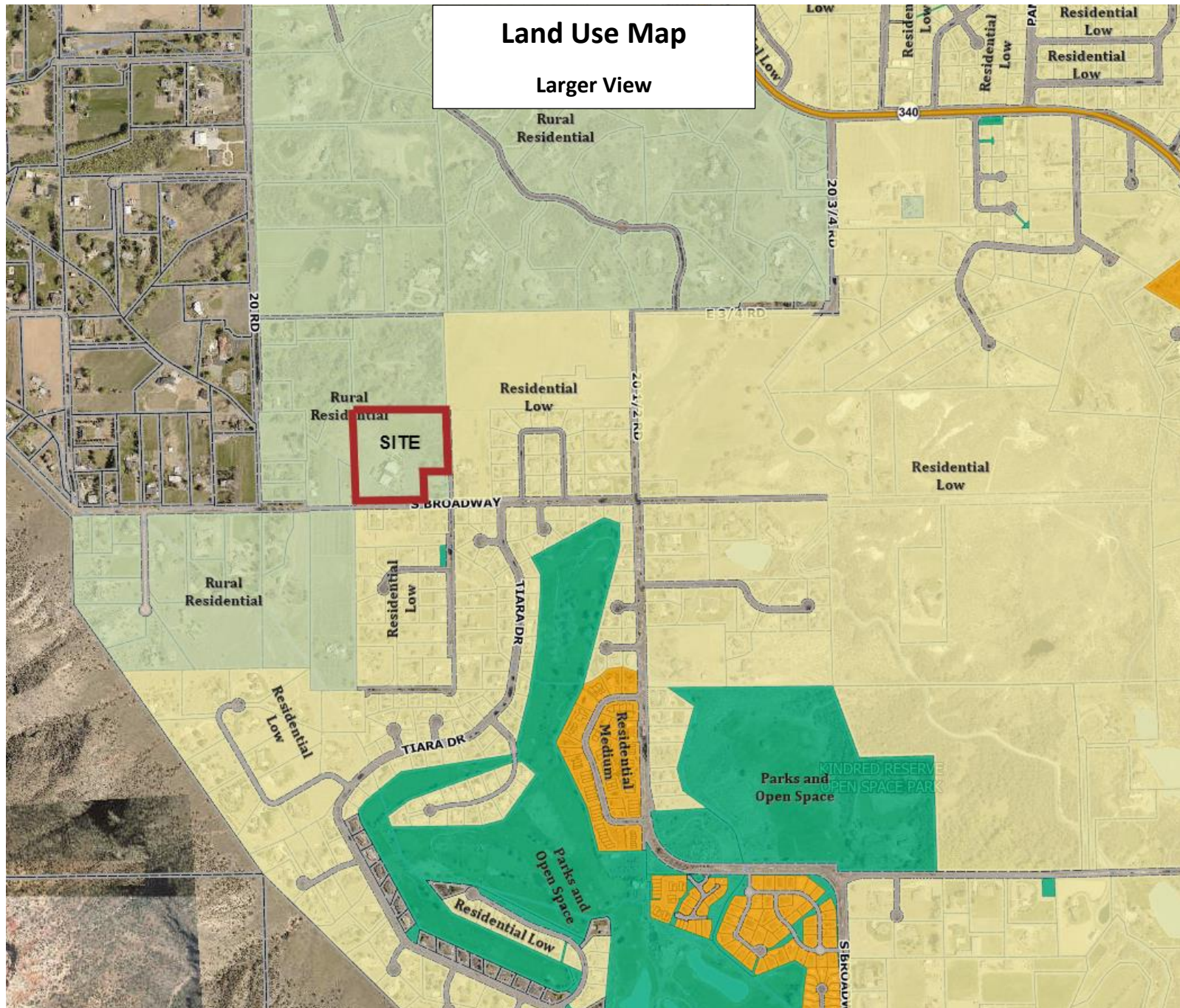
I move to introduce an ordinance amending the 2020 One Grand Junction Comprehensive Plan from Residential Rural (1 du/5 ac) to Residential Low (2 to 5.5 du/ac) on a total of 8.62-acres, located at 2020 ½ S. Broadway and an ordinance to rezone from Residential Rural (1 du/5 ac) to R-4 (Residential – 4 du/ac) on a total of 8.62-acres, located at 2020 ½ S. Broadway; and De-Annexation of a sliver of land transferred through a boundary agreement to 2006 and 2010 S. Broadway in unincorporated Mesa County; and set a public hearing for December 15, 2021.

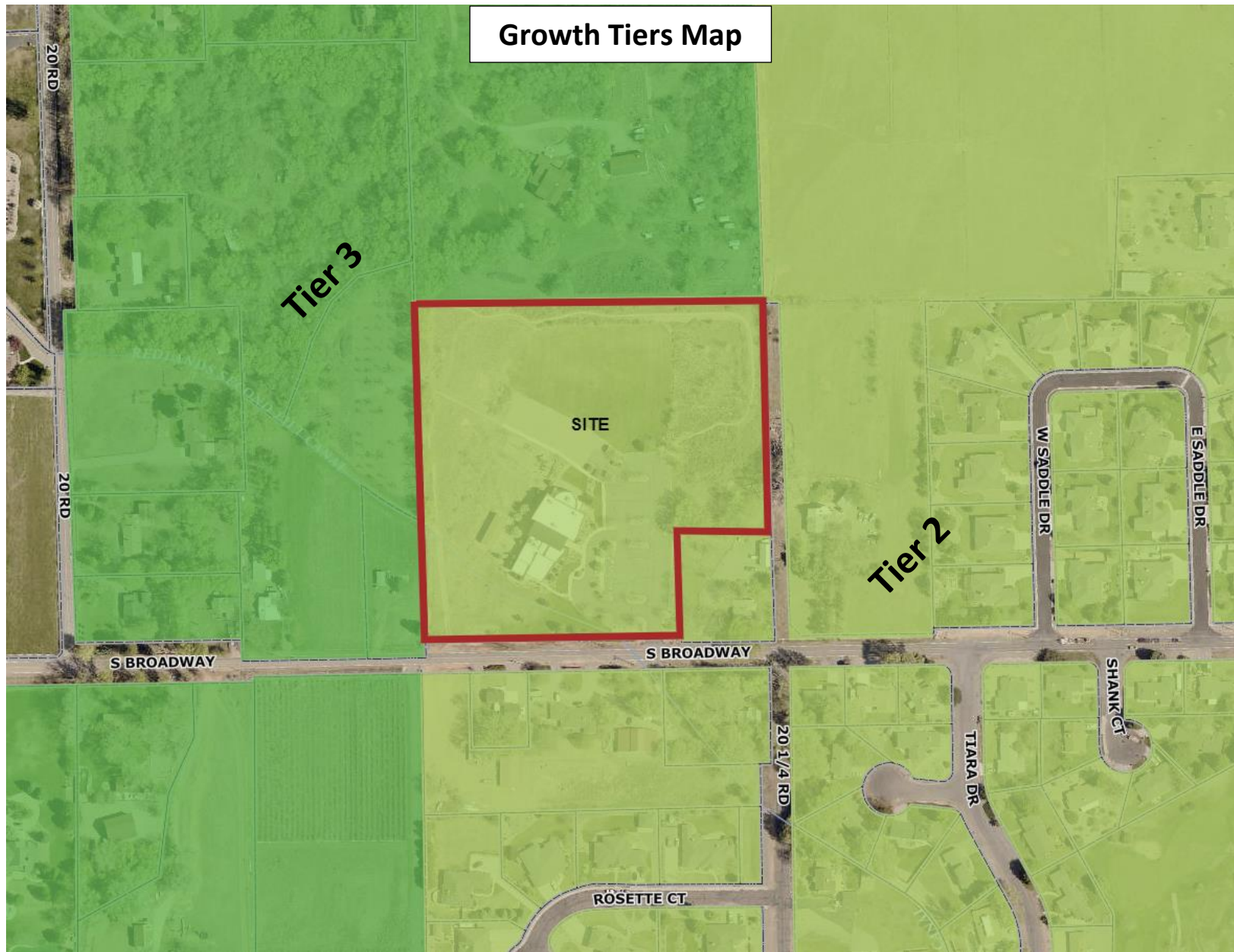
Attachments

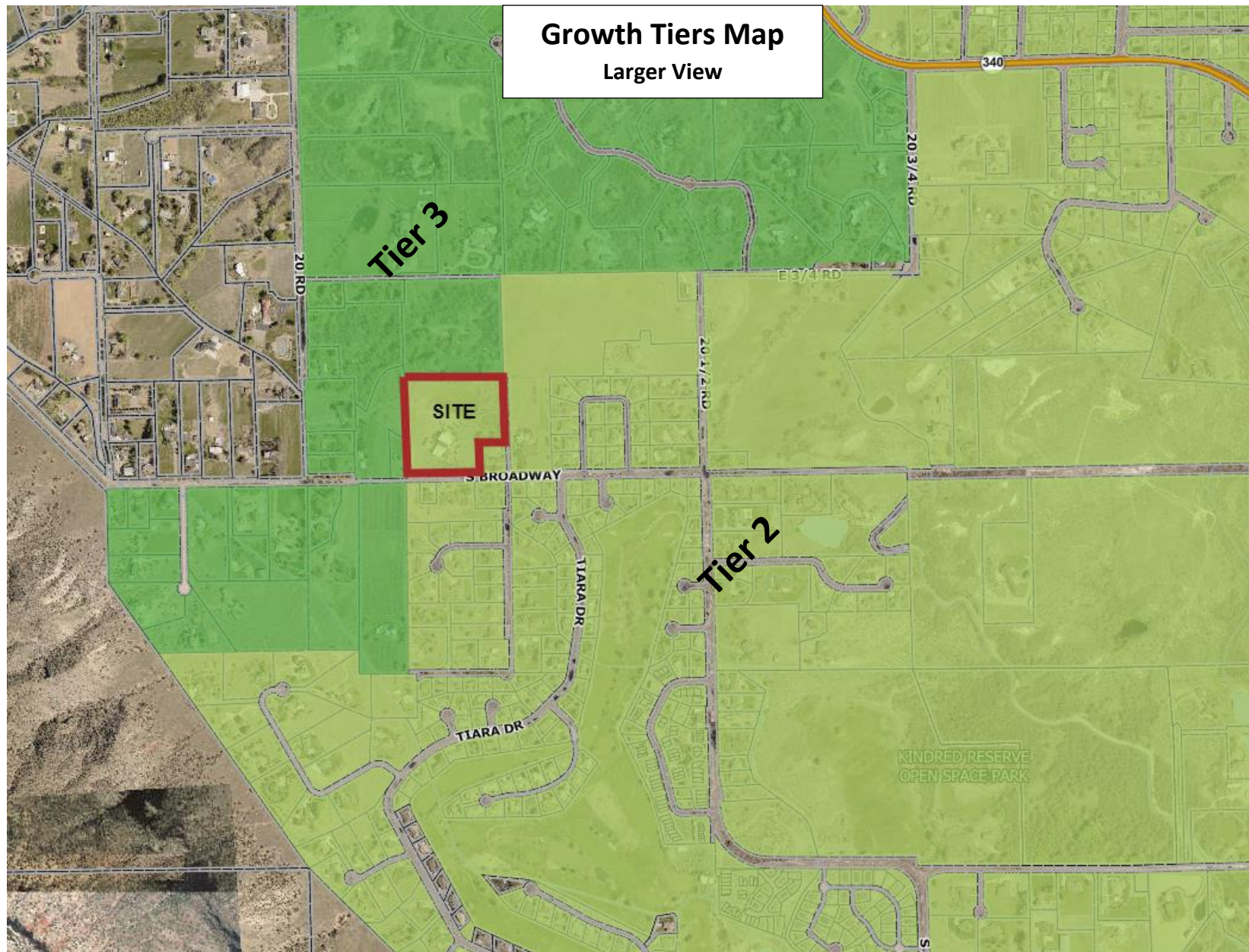
1. Site Location, Aerial, Future Land Use & Zoning Maps, etc
2. Development Application Rezone-Comp Plan Amendment
3. Planning Commission Minutes - 2021 - September 14 - Approved
4. ORD-Monument Pres 112221

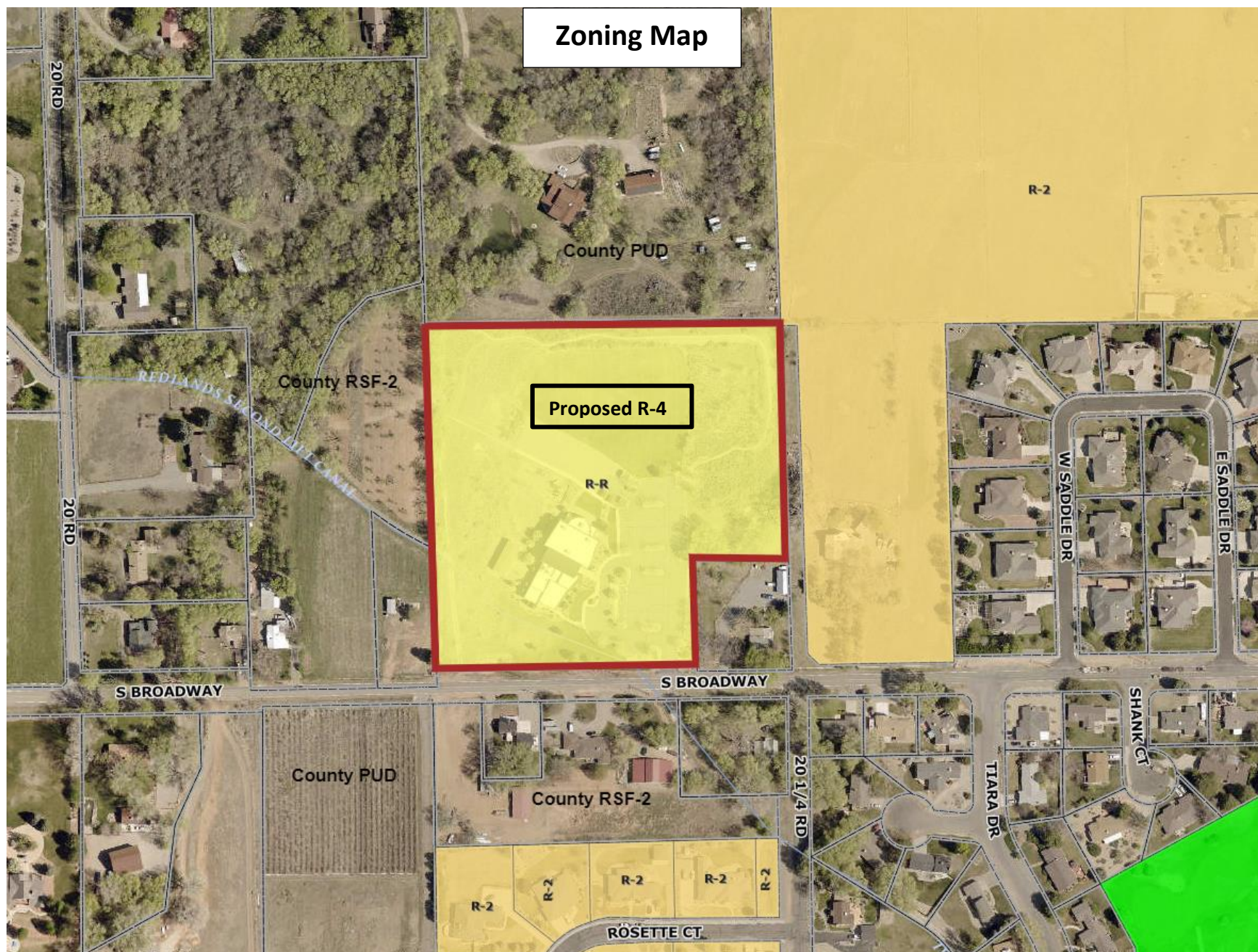














Google Maps Street view of property from South Broadway, looking north

Development Application

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

Petition For:

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

Existing Land Use Designation

Existing Zoning

Proposed Land Use Designation

Proposed Zoning

Property Information

Site Location:

Site Acreage:

Site Tax No(s):

Site Zoning:

Project Description:

Property Owner Information

Name:

Street Address:

City/State/Zip:

Business Phone #:

E-Mail:

Fax #:

Contact Person:

Contact Phone #:

Applicant Information

Name:

Street Address:

City/State/Zip:

Business Phone #:

E-Mail:

Fax #:

Contact Person:

Contact Phone #:

Representative Information

Name:

Street Address:

City/State/Zip:

Business Phone #:

E-Mail:

Fax #:

Contact Person:

Contact Phone #:

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

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

Signature of Person Completing the Application



Date

Signature of Legal Property Owner



Date

**Project Report for
Monument Presbyterian Church
Comprehensive Plan Amendment & Rezone**

Date: April 23, 2021

Prepared by: Robert W. Jones II, P.E.
Vortex Engineering and Architecture, Inc.
861 Rood Avenue
Grand Junction, CO 81501
(970) 245-9051
VEAI# F20-114

Submitted to: City of Grand Junction
250 N. 5th Street
Grand Junction, CO 81501

Type of Design: Comprehensive Plan Amendment & Rezone

Property Owner: Monument Presbyterian Church
2020 1/2 S Broadway
Grand Junction, CO 81507

Property Address: 2020 1/2 S Broadway
Grand Junction, CO 81507

Tax Parcel No: 2947-222-00-209

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Project Intent

This application requests a comprehensive plan amendment and a rezone of one lot located at 2020 1/2 S Broadway. The request is to change the future land use designation of the subject property from Rural Residential to Residential Low, and a rezone to change the subject property from the RR zone district to the R4 zone district.

The applicant intends to execute a simple lot split, after the rezone, to sell a portion of their property that is currently unused. The applicant is currently maintaining and paying taxes on a large portion of their property, and it is in the applicant's best interest to sell that portion to help retire existing debt on the remaining portion of the property.

The existing Rural Residential zoning of the subject property has a minimum lot size of 5 acres. This minimum lot size prohibits the applicant from subdividing and selling the unused portion of their lot. Approximately 3.75 acres of the subject property is used by the Church and 5 acres remains unused. This application is made to enable the opportunity for the property owner to subdivide and sell one of their greatest assets, 5 vacant acres of land.

Project Description

The subject property includes 1 lot located at 2020 1/2 S Broadway, just northwest of S Broadway and 20 1/4 Rd. The subject property is shown in Figure 1 below and is approximately 8.77 acres.



Figure 1 Site Location

Legal Description

The legal description of TPN #2947-222-00-209 is:

S2E2SW4NW4 SEC 22 11S 101W AKA LOT 3 CUNNINGHAM REDLANDS SUB EXC S 225FT OF E 175FT OF SD S2E2SW4NW4 & ALSO EXC RD ROW ON S AS DESC IN B-3504 P-233/234 MESA CO RECDS- 8.99AC

Public Notice

On Monday, April 12, 2021, a Neighborhood Meeting was held via Zoom in accordance with the City's COVID-19 policy. A presentation of the rezone request was made by the owner's representative; information regarding the City's review process for a rezone request was also presented including opportunities on how citizens can participate and provide comments throughout the City's review process.

The meeting was well attended by approximately nine citizens. The following is a summary of the primary concerns and questions raised during the meeting:

- Concern with future access to a newly created lot
- Concern about current and future stormwater drainage patterns
- Clarification regarding the timeline of the rezone request, opportunities for public comment, and and public notification for the rezone request and for future development applications, if development were to occur
- Clarification regarding the maximum dwelling units that would be allowed under the R4 zone designation
- The possibility of the rezone request being denied
- The earliest the subject property could go to market, if a rezone and subsequent simple subdivision were approved

The meeting lasted 27 minutes from 5:30 pm to 5:57 pm.

Public notice for this application will be provided in accordance with Sec. 21.02.080(g) of the Grand Junction Municipal Code, including posting the subject property on all public rights-of-way.

Comprehensive Plan

In January 2020, the Grand Junction City Council adopted a new Comprehensive Plan and a Future Land Use map that shows the type of anticipated development for the next 10-15 years in the City and within the Urban Development Boundary. All new development must be consistent with the new Comprehensive Plan and Future Land Use map.

The Comprehensive Plan's Future Land Use Map shows the subject property as Rural Residential, as shown in Figure 2, which anticipates residential development with a maximum density of 1 dwelling unit per 5 acres.

The property owner requests a comprehensive plan amendment to change the future land use designation of the subject property from Rural Residential to Residential Low.

The subject property is adjacent to property to the east and south that is designated as Residential Low in the Future Land Use Map of the Comprehensive Plan. The applicant requests a rezone to the R4 zone district which is one of two residential implementing zone districts for the Residential Low Land Use Designation.

The proposed development meets a number of the goals and policies of the new 2020 Comprehensive Plan:

Plan Principle 3: Responsible and Managed Growth

Limited Supply of Land: The timing and location of development in Grand Junction today are influenced by several interconnected factors, including available land, infrastructure, and services as well as the Persigo Agreement and market demand. While there is no lack of vacant land to accommodate new growth within the City's Urban Development Boundary, there is a lack of land with the existing urban infrastructure required by the City. Balancing the need for investments in new infrastructure to support greenfield development with the need for improvements to existing infrastructure in established areas of the city to support infill and redevelopment is an ongoing challenge.

Plan Principle 3: Responsible and Managed Growth

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

Plan Principle 3: Responsible and Managed Growth

Policy 1. Intensification and Tiered Growth.

Support the efficient use of existing public facilities and services by directing development to locations where it can meet and maintain the level of service targets as described in Chapter 3, Servicing Growth. Prioritize development in the following locations (in order of priority). Periodically consider necessary updates to the Tiers. i. Tier 1: Urban Infill ii. Tier 2: Suburban Infill iii. Tier 3: Rural Areas and County Development

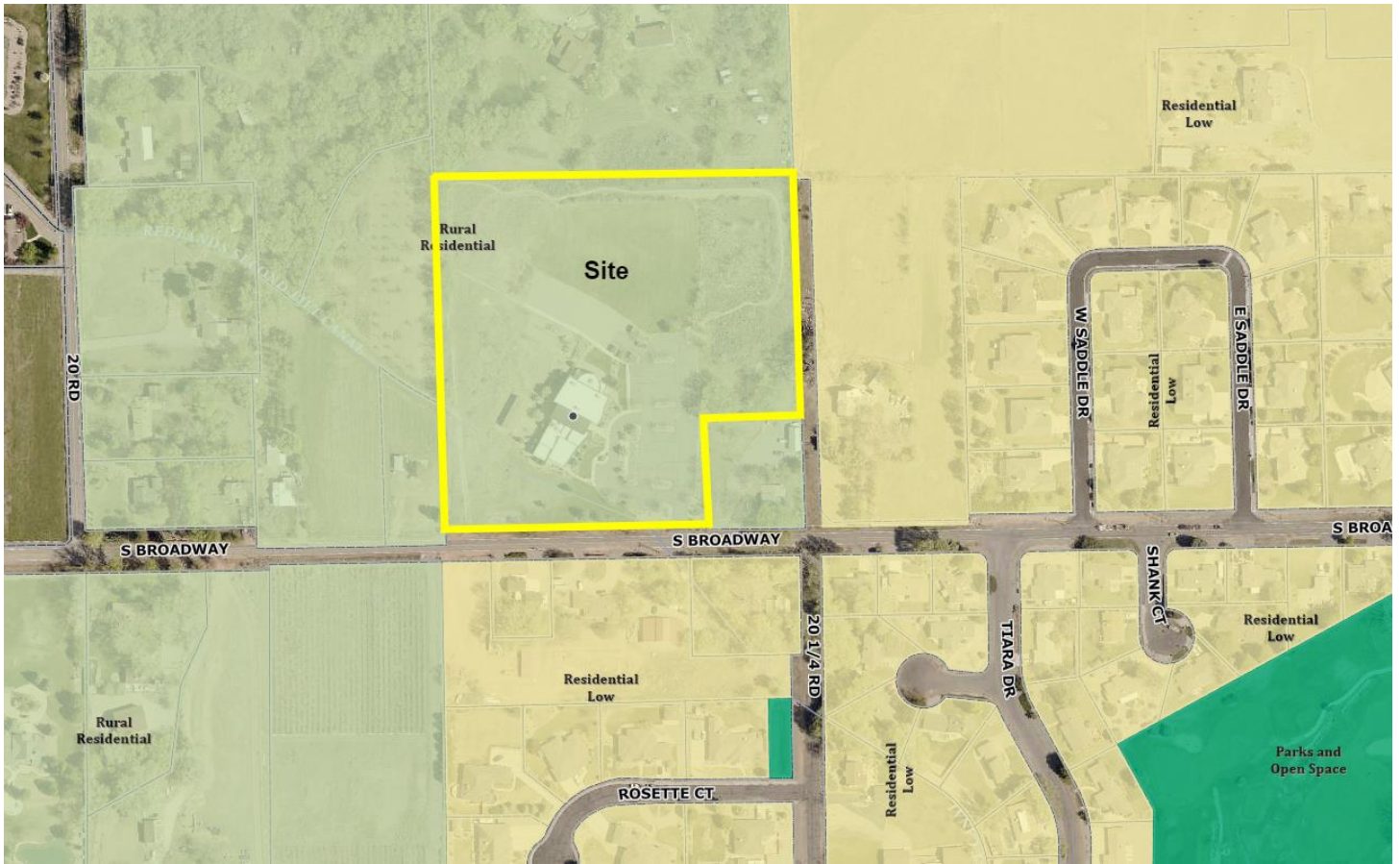


Figure 2 Future Land Use Map

Zoning and Surrounding Areas

The applicant requests a comprehensive plan amendment to change the future land use designation of the subject property from Rural Residential to Residential Low and a rezone from the current RR (Rural Residential, 1 du/5 ac) zone to the R4 (Residential, 2-4 du/ac) zone district. The rezone request is consistent with the 2020 Comprehensive Plan's Future Land Use Map classification of Residential Low.

Surrounding area zoning and land uses include:

- North – Mesa County – PUD with single-family residential land use
- South – Mesa County – RSF-2 with single-family residential land use
- West – Mesa County – RSF-2 with single-family residential land use
- East – R2 with single-family residential land use

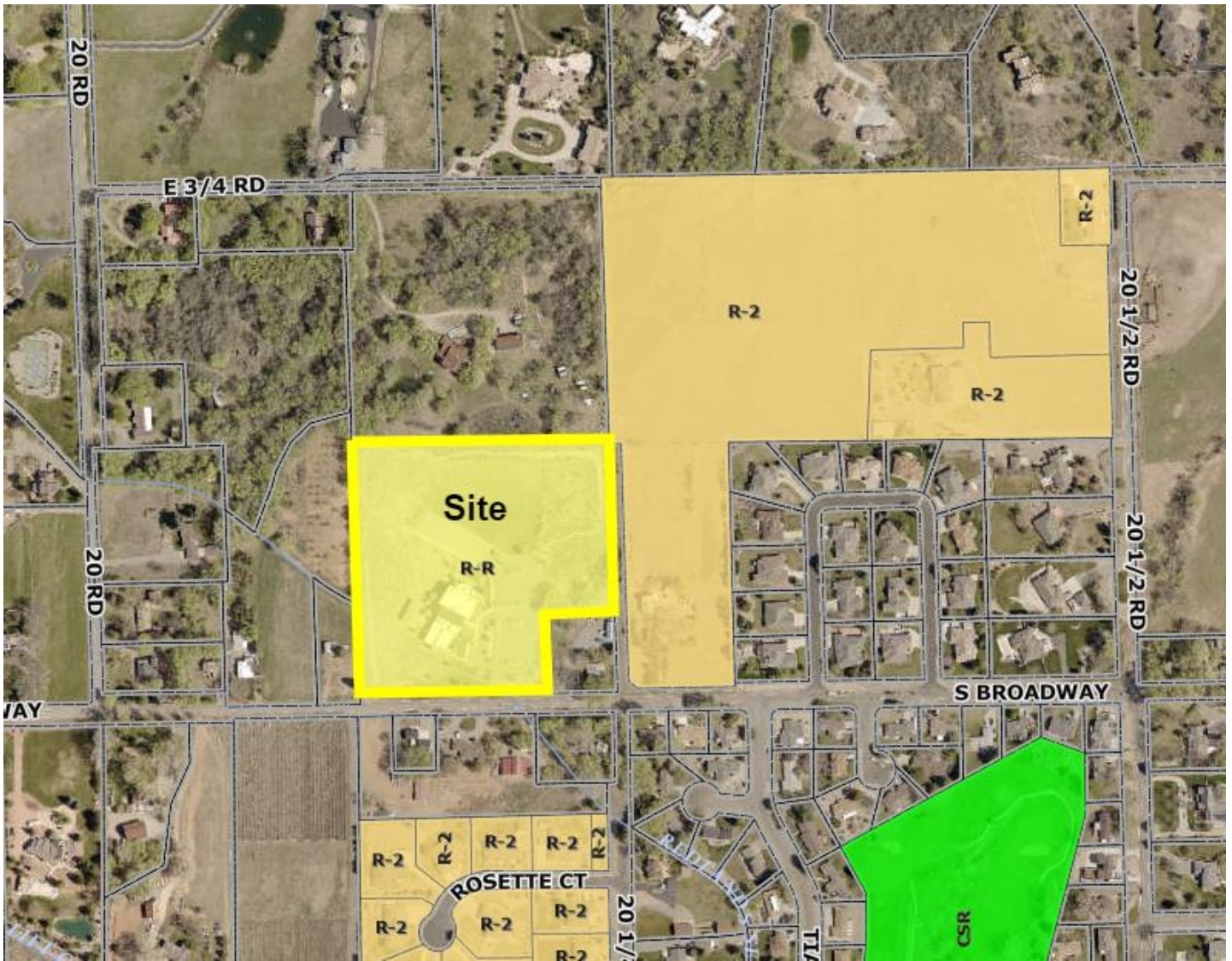


Figure 3 Existing and surrounding zoning

Utility Providers

All required and necessary utilities shall be provided concurrent with development of the subject property. Utility providers for the development have the capacity and willingness to serve the development. Public facilities such as medical, schools, parks and public safety are available to serve development on this site.

Utility providers for the site are as follows:

- Sewer: City of Grand Junction/Persigo Wastewater Treatment Plant
- Water: Ute Water Conservation District
- Drainage: Grand Valley Drainage District
- Electric: Xcel Energy
- Irrigation: Redlands Water and Power Company
- Cable: Spectrum

All utilities shall be constructed to the standards and specifications of the service provider at the time of construction.

Drainage

The drainage and stormwater management will be addressed at the time of actual development of the site.

Wetlands and Floodplain

There are no known wetlands or floodplains associated with the subject property.

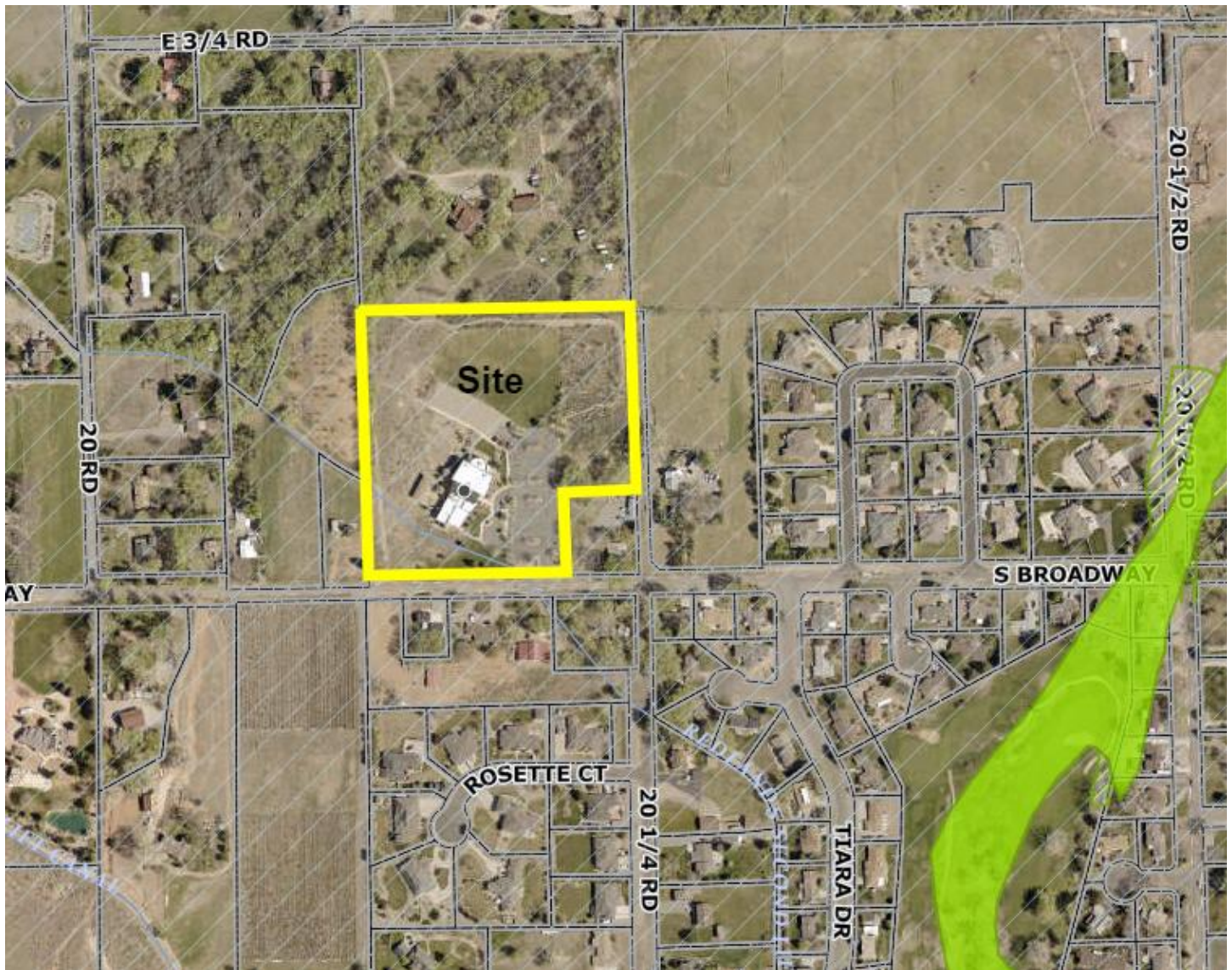


Figure 4 Wetlands and Floodplain Map

Approval Criteria

Section 21.02.140(a), Approval Criteria, states that in order to maintain internal consistency between this code and the zoning maps, map amendments must only occur if:

1.) Subsequent events have invalidated the original premises and findings; and/or

Response: Adoption of the 2020 Comprehensive Plan maintained the land use designation of Rural Residential for the subject property, which is unchanged from the 2010 Comprehensive plan. However, the zones that implement the Rural Residential land use designation changed with adoption of the 2020 Comprehensive Plan to include only the Rural Residential and Community Services and Recreation zones. This change prevents the subject property from performing a simple subdivision as their property is 8.77 acres in size, which is just below the 10-acre minimum that is required to create two lots for the Rural Residential zone.

The applicant could have achieved their objective of performing a lot split under the 2010 Comprehensive Plan by performing a rezone to one of the other implementing zone districts (R-1,R-2,R-3,R-4), which had a minimum lots size that would have enabled a lot split for the subject property. However, adoption of the 2020 Comprehensive Plan precludes the property owner from performing a simple subdivision to split off 4 acres of unused property.

A comprehensive plan amendment to change the future land use designation to Residential Low and a rezone to R4 is necessary for the property owner to be eligible to perform a simple subdivision and sell the unused portion of their property that they currently have to maintain and pay taxes on.

This criterion has been met.

2.) The character and/or condition of the area has changed such that the amendment is consistent with the Plan; and/or

Response: The subject property is on the edge of rural residential development and low density single-family residential development. The property directly east of the subject property is currently under development review for a final plan application with the City of Grand Junction. This development will include detached single-family housing of a low-density nature and will eventually build out the Amir Dr. right-of-way. The build out of Amir Dr. will provide a street stub to the subject property.

The intent of the 2020 Comprehensive Plan is to encourage infill development of vacant and under-utilized parcels within the City. Planned development on the neighboring parcel will create opportunities for infill and development of vacant land. This rezone request is consistent with the recently adopted 2020 Comprehensive Plan that encourages infill and efficient development.

This criterion has been met.

3.) Public and community facilities are adequate to serve the type and scope of land use proposed; and/or
Response: There are public and community facilities to serve future development of the subject property. There is an existing sewer and water line in S Broadway that is available to serve the property. The planned residential development of Magnolia Ridge will also build out public infrastructure, including Amir Dr., which will be available to serve future development of the subject property.

The majority of the subject property consists of the Monument Presbyterian Church, which serves as a community facility. Additionally, the subject property is in close proximity to community facilities including Tiara Rado Golf Course and Kindred Reserve Open Space.

This criterion has been met.

4.) An inadequate supply of suitably designated land is available in the community, as defined by the presiding body, to accommodate the proposed land use; and/or

Response: The city is in need of additional residential development if it is to meet the needs of its growing population. While there are no plans for redevelopment or future development on the subject property, a rezone to R4 will enable future development opportunities. City sewer is already installed in S Broadway making this property a ready and viable option for future development, as opposed to extending sewer to other vacant properties within the Urban Development Boundary.

This criterion has been met.

5.) The community or area, as defined by the presiding body, will derive benefits from the proposed amendment.

Response: The community will derive benefits from the request as it will enable future residential development to occur. The applicant has no intent to develop the vacant piece of their property. However, a rezone to R4 will allow the simple subdivision to proceed which will create future development potential for an otherwise unused piece of land. The community is experiencing an unprecedented housing crisis with historic low levels of housing supply and will benefit from the added availability of R4 zoned land that has sewer available to serve it.

This criterion has been met.

Development Schedule

There is no planned development for this property. However, a development schedule for the subject property will be included with a development application at the time of development.

Conclusion

After demonstrating how the proposed comprehensive plan amendment and rezone request from the RR to R4 zone district meets the goals and policies of the 2020 Comprehensive Plan and the approval criteria of the Zoning and Development Code, the applicant respectfully requests approval of the request to rezone to the R4 zone district.

Limitations/Restrictions

This report is a site-specific report and is applicable only for the client for whom our work was performed. The review and use of this report by City of Grand Junction, affiliates, and review agencies is fully permitted and requires no other form of authorization. Use of this report under other circumstances is not an appropriate application of this document. This report is a product of Vortex Engineering, Inc. and is to be taken in its entirety. Excerpts from this report when taken out of context may not convey the true intent of the report. It is the owner's and owner's agent's responsibility to read this report and become familiar with recommendations and findings contained herein. Should any discrepancies be found, they must be reported to the preparing engineer within 5 days.

The recommendations and findings outlined in this report are based on: 1) The site visit and discussion with the owner, 2) the site conditions disclosed at the specific time of the site investigation of reference, 3) various conversations with planners and utility companies, and 4) a general review of the zoning and transportation manuals. Vortex Engineering, Inc. assumes no liability for the accuracy or completeness of information furnished by the client or municipality/agency personnel. Site conditions are subject to external environmental effects and may change over time. Use of this report under different site conditions is inappropriate. If it becomes apparent that current site conditions vary from those reported, the design engineering should be contacted to develop any required report modifications. Vortex Engineering, Inc. is not responsible and accepts no liability for any variation of assumed information.

Vortex Engineering, Inc. represents this report has been prepared within the limits prescribed by the owner and in accordance with the current accepted practice of the civil engineering profession in the area. No warranty or representation either expressed or implied is included or intended in this report or in any of our contracts.

Legal Description

The legal description of TPN **#2947-222-00-209** is:

S2E2SW4NW4 SEC 22 11S 101W AKA LOT 3 CUNNINGHAM REDLANDS SUB EXC S 225FT OF E 175FT OF
SD S2E2SW4NW4 & ALSO EXC RD ROW ON S AS DESC IN B-3504 P-233/234 MESA CO RECDS- 8.99AC

OWNERSHIP STATEMENT - CORPORATION OR LIMITED LIABILITY COMPANY

(a) Monument Presbyterian Church ("Entity") is the owner of the following property:

(b) 2020 1/2 S Broadway, Grand Junction, CO 81507

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

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

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

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

☒ The Entity is the sole owner of the property.

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

On behalf of Entity, I have reviewed the application for the (d) Development Application for Rezone

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

(e) N/A

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

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

Signature of Entity representative:

Stephanie Tartaglia

Printed name of person signing:

STEPHANIE TARTAGLIA

State of Colorado)

County of Mesa) ss.

STEPHEN EDWARD SWINDELL
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID #20204036690
My Commission Expires October 21, 2024

Subscribed and sworn to before me on this 23 day of April, 2021

by Stephanie Tartaglia

Witness my hand and seal.

My Notary Commission expires on

10/21/2024

Stephen Swindell

Notary Public Signature

Instructions

An ownership statement must be provided for each and every owner of the property.

- (a) Insert complete name of owner as it appears on deed by which it took title. If true name differs from that on the deed, please provide explanation by separate document
- (b) Insert legally sufficient description of land for which application has been made to the City for development. Include the Reception number or Book and Page for recorded information. Assessor's records and tax parcel numbers are not legally sufficient description. Attach additional sheet(s) as necessary, and reference attachment(s) here. If the legal description or boundaries do not match those on the plat, provide an explanation.
- (c) Insert title/capacity within the Entity of person who is signing.
- (d) Insert the type of development application request that has been made. Include all pending applications affecting the property.
- (e) Insert name of all other owners, if applicable.
- (f) Insert the type of development application request(s) that has/have been made. Include all pending development applications affecting the property.
- (g) Explain the conflict and/or possible conflict and describe the information and/or evidence available concerning the conflict and/or possible conflict. Attach copies of written evidence.

STATEMENT OF AUTHORITY

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

The type of entity is: Non-Pofit.

The entity is formed under the laws of the State of Colorado.

The mailing address for the entity is: 2020 1/2 S Broadway, Grand Junction, CO 81507

The name and position of each person authorized to execute instruments conveying,
encumbering, or otherwise affecting title to real property on behalf of the entity is:
Stephanie Tartaglia, the MPC Clerk of Session

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

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

Executed this 23 day of April, 2021.

Stephanie Tartaglia
Signature (Type or Print Name Below)

STEPHANIE TARTAGLIA

STATE OF COLORADO)
)ss.
COUNTY OF Mesa)

The foregoing instrument was acknowledged before me this 23 day of
April, 2021, by Stephanie Tartaglia (insert name of individual) as
clerk of session (insert office held or role (President, Vice President or
member, manager or managing member for LLCs) for Monument Presbyterian Church (insert
name of corporation or LLC).

Witness my hand and official seal:
My commission expires:
STATE OF COLORADO
NOTARY ID #20204036690
My Commission Expires October 21, 2024

Stephen E Swindell
Notary Public
Stephen E Swindell

GRAND JUNCTION PLANNING COMMISSION
September 14, 2021 MINUTES
5:30 p.m.

The meeting of the Planning Commission was called to order at 5:30 p.m. by Chair Andrew Teske.

Those present were Planning Commissioners; Chair Andrew Teske, Vice Chair Christian Reece, George Gatseos, Ken Scissors, Keith Ehlers, Sandra Weckerly, and Shanon Secrest.

Also present were Jamie Beard (Assistant City Attorney), Felix Landry (Planning Supervisor), Dave Thornton (Principal Planner), Kristen Ashbeck (Principal Planner), Daniella Acosta (Associate Planner), Isabella Vaz (Communications Specialist), and Kalli Savvas (Planning Technician).

There were 9 members of the public in attendance.

CONSENT AGENDA

Commissioner Reece moved to adopt Consent Agenda Item #1. Commissioner Ehlers seconded the motion. The motion carried 6-0.

1. Approval of Minutes

Minutes of Previous Meeting(s) from August 24, 2021.

REGULAR AGENDA

**1. Monument Presbyterian Church Comprehensive Plan Amendment and Rezone
File # CPA-2021-294, RZN-2021-286**

Consider a request by Monument Presbyterian Church for a Comprehensive Plan Amendment from Residential Rural (1 du/5 ac) to Residential Low (2 to 5.5 du/ac) and a rezone from Residential Rural (1 du/5 ac) to R-4 (Residential – 4 du/ac) on a total of 8.62-acres, located at 2020 ½ S. Broadway.

Staff Presentation

Dave Thornton, Principal Planner, introduced exhibits into the record and provided a presentation regarding the request.

Questions for Staff

Commissioners Gatseos and Ehlers asked for clarification of de-annexation. Mr. Thornton explained the annexation process.

Chairman Teske asked for clarification on acreage discrepancies. Mr. Thornton explained the discrepancy issue.

Applicant Presentation

The applicant, Steven Swindel, was present and available for questions.

Questions for Applicant

None.

Public Hearing

The public hearing was opened at 5 p.m. on Tuesday, September 7, 2021 via www.GJSpeaks.org.

None.

The public hearing was closed at 6 p.m. on September 14, 2021.

Questions for Applicant or Staff

Chairman Teske asked a question regarding the request. Mr. Thornton responded.

Discussion

Commissioner Reece made a statement in support of the request.

Commissioner Ehlers made a statement regarding the recently adopted 2020 Comprehensive Plan and in support of the request.

Commissioner Gatseos made a statement in support of the request.

Motion and Vote

Commissioner Gatseos made the following motion:

“Mr. Chairman, on the Comprehensive Plan Amendment request for the property located at 2020 ½ South Broadway, City file number CPA-2021-294, I move that the Planning Commission forward a recommendation of approval to City Council with the findings of fact as listed in the staff report.”

Commissioner Ehlers made an amendment to the motion so that the approval is conditioned on the de-annexation of land as previously discussed.

Commissioner Reece seconded the motion. The motion carried 6-0.

Commissioner Gatseos made the following motion:

“Mr. Chairman, on the Rezone request for the property located at 2020 1/2 South Broadway, City file number RZN-2021-286, I move that the Planning Commission forward a recommendation of approval to City Council with the findings of fact as listed in the staff report and with the condition that City Council approves the Comprehensive Plan Land Use Map Amendment to Residential Low.”

Commissioner Ehlers made an amendment to the motion so that the approval is conditioned on the de-annexation of land as previously discussed.

Commissioner Wecklery seconded the motion. The motion carried 6-0.

2. RCLR Rezone File # RZN-2021-512

Consider a request by Cyndi Casebier to rezone one parcel totaling approximately 1.51 acres from I-1 (Light Industrial) to C-2 (General Commercial) located at 2150 Highway 6 and 50.

Staff Presentation

Daniella Acosta, Associate Planner, introduced exhibits into the record and provided a presentation regarding the request.

Applicant Presentation

The applicant was present and available for questions.

Public Hearing

The public hearing was opened at 5 p.m. on Tuesday, September 7, 2021 via www.GJSpeaks.org.

None.

The public hearing was closed at 6:17 p.m. on September 14, 2021.

Questions for Applicant or Staff

None.

Discussion

Commissioners Gatseos and Teske made a statement in support of the request.

Motion and Vote

Commissioner Gatseos made the following motion, “Chairman, on the RLCR Rezone request from an I-1 (Light Industrial) zone district to a C-2 (General Commercial) zone district for the 1.51-acre property located at 2150 Highway 6 and 50, City File Number RZN-2021-512, I move that the Planning Commission forward a recommendation of approval to City Council with the findings of fact as listed in this staff report.”

Commissioner Secrest seconded the motion. The motion carried 6-0.

3. 1101 Winters Avenue Rezone File # RZN-2021-492

Consider a request by Winters Building, LLC to rezone a 4.91-acre parcel from I-2 (General Industrial) to I-1 (Light Industrial) located at 1101 Winters Avenue.

Commissioner Teske recused himself from the vote. Vice Chair Reece took over presiding the meeting.

Staff Presentation

Kristen Ashbeck, Principal Planner, introduced exhibits into the record and provided a presentation regarding the request.

Questions for Staff

None.

Applicant Presentation

The applicant’s representative, Benjamin Fox, Vortex Engineering, was present and available for questions.

Questions for Applicant

None.

Public Hearing

The public hearing was opened at 5 p.m. on Tuesday, September 7, 2021 via www.GJSpeaks.org.

None.

The public hearing was closed at 6:28 on September 14, 2021.

Discussion

None.

Motion and Vote

Commissioner Gatseos made the following motion, “Mr. Chairman, on the Winters Building, LLC request from an I-2 (General Industrial) zone district to an I-1 (Light Industrial) zone district for Lot 1 of Winters Avenue Industrial Park and the abutting vacated right-of-way, a 4.91-acre property located at 1101 Winters Avenue, City file number RZN-2021-492, I move that the Planning Commission forward a recommendation of approval to City Council with the findings of fact as listed in the staff report.”

Commissioner Weckerly seconded the motion. The motion carried 5-0.

4. Other Business

None.

5. Adjournment

Commissioner Ehlers moved to adjourn the meeting. Commissioner Weckerly seconded. The meeting adjourned at 6:29 p.m.

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO.

AN ORDINANCE AMENDING THE CITY OF GRAND JUNCTION COMPREHENSIVE PLAN LAND USE MAP FOR THE PROPERTY LOCATED AT 2020 1/2 SOUTH BROADWAY FROM RURAL (1 DU/5-ACRE) TO RESIDENTIAL LOW (2-5.5 DU/ACRE) AND REZONING FROM RURAL (1 DU/5-ACRE) TO R-4 (RESIDENTIAL – 4 DU/AC) ZONE DISTRICT AND DISCONNECTING A SMALL AREA OF LAND FROM THE CITY

Recitals:

Monument Presbyterian Church owns the property at 2020½ South Broadway, Grand Junction, Colorado (“Property.”) The Church proposes an amendment to the Comprehensive Plan Land Use Map from Rural (1 du/5 ac) to Residential Low (2 – 5.5 du/ac) and a rezone from R-R (Residential – Rural) to R-4 (Residential – 4 du/ac) on a total of 8.77-acres, located at 2020 ½ South Broadway.

A discrepancy between the boundary of the Property and the land to the West (2010/2006 South Broadway) was discovered during the Plan amendment and rezoning process. The owners of both parcels agreed to correct the discrepancy by and with a Boundary Line Agreement pursuant to C.R.S. 38-44-112; however, when the Property was annexed to the City that annexation included a description of the Property that has now been determined to be in error. Accordingly, and in order to correct the City boundary, a “sliver” of land between the Property and 2010/2006 South Broadway is being disconnected (de-annexed) from the City. To the extent necessary or required this ordinance when fully and finally adopted shall serve, as provided by law, to amend the annexation and, as provided in the Boundary Line Agreement, to fix and establish the boundary between 2020 ½ South Broadway, 2010/2006 South Broadway and the western boundary of the City as provided herein.

After public notice and public hearing as required by the Grand Junction Zoning and Development Code, the Grand Junction Planning Commission recommended approval of an amendment to the Comprehensive Plan Future Land Use designation for the Property from Rural (1 du/5 ac) to Residential Low (2 – 5.5 du/ac) and recommended subsequent approval of changing the zoning from R-R (Residential – Rural) to R-4 (Residential – 4 du/ac) for the property, finding that it conforms to and is consistent with the Land Use Map designation of Residential Low (2 – 5.5 du/ac) of the Comprehensive Plan and the Comprehensive Plan’s goals and policies and is generally compatible with land uses located in the surrounding area.

After public notice and public hearing, the Grand Junction City Council finds that amending the Comprehensive Plan Land Use Map from Rural (1 du/5 ac) to Residential Low (2 – 5.5 du/ac) and rezoning from R-R (Residential – Rural) to R-4 (Residential – 4

du/ac) for the property, is consistent with the vision, intent, goals and policies of the Comprehensive Plan and has met one or more criteria for a Comprehensive Plan amendment, the City Council also finds that the R-4 (Residential – 4 du/ac) zone district, is consistent and is in conformance with the Comprehensive Plan and at least one of the stated criteria of §21.02.140 of the Grand Junction Zoning and Development Code.

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

The City Council has determined, as provided herein, that it is in the City's best interests to disconnect a small area ("sliver") of land that lies to the West of the "Agreed to Boundary Line" on Exhibit A to the Boundary Line Agreement. The Boundary Line Agreement is incorporated by this reference as if fully set forth.

Colorado law C.R.S. 31-12-501-503 provides a process to disconnect by ordinance and the owners desire the small area ("sliver") to be disconnected. As such the area of land identified on Exhibit A to the West of the "Agreed to Boundary Line" is hereby disconnected.

Due to the size of the parcel the City Council finds that disconnected land area will neither increase service obligations on any special district nor Mesa County and accordingly the City waives notice as called for by §501(1).

Furthermore, notwithstanding the provisions of §§502 and 503, the City Council specifically finds that for the purposes of City taxation such disconnected property shall be treated as though it had not been annexed.

With the disconnection and the setting of the boundary, the Planning Commission has been satisfied. Therefore, the Property, described as follows and in light of the Recitals and the foregoing findings and determinations, shall be designated as Residential low (2 – 5.5 du/ac) on the Land Use Map of the Comprehensive Plan and shall be zoned R-4 (Residential – 4 du/ac) on the zoning map:

Commencing at the W1/4 corner of Section 22, Township 11 South, Range 101 West, of the 6th Principal Meridian, from which the CW1/16 corner of said Section 22 bears S89°29'31"E 1306.62 feet, running thence along said 1/4 section line S89°29'31"E 653.29 feet; thence N00°24'42"W 30.01 feet to the north right-of-way line of South Broadway and a found aluminum cap marked "DH Surveys LS 20677" and the Point of Beginning.

Running thence along said north right-of-way line S89°29'31"E 5.51 feet to the extension of an existing fence line; thence along extended fence line and existing fence N00°16'35"E 635.70 feet; thence N89°29'16"W 13.15 feet to the SWNW1/64 corner of said Section 22 and a found aluminum cap marked "PLS 38428" and the Point of Terminus, said point bearing N00°24'42"W 635.77 feet from the Point of Beginning.

Introduced on first reading this 1st day of December 2021 and ordered published in pamphlet form.

Adopted on second reading this ____ day of December ____, 2021 and ordered published in pamphlet form.

C. B. McDaniel
President of the City Council

Wanda Winkelmann
City Clerk

DRAFT



Grand Junction City Council

Regular Session

Item #3.a.

Meeting Date: December 1, 2021

Presented By: Ken Sherbenou, Parks and Recreation Director, Jay Valentine,
General Services Director

Department: Parks and Recreation

Submitted By: Ken Sherbenou

Information

SUBJECT:

Contract Approval for the Installation of an Irrigation System at Las Colonias Park

RECOMMENDATION:

Authorize the City Purchasing Division to enter into a contract with Clarke & Co., Inc. of Grand Junction, CO for the Las Colonias River Park Irrigation & Re-Vegetation Project for the negotiated amount of \$194,250.42

EXECUTIVE SUMMARY:

At Las Colonias, the landscaping area between the Boat Ramp, the Amphitheater, the concrete river trail and the River Park, has not grown despite previous efforts. This contract with Clarke & Co., if approved, will install an irrigation system in this area, which will allow for re-vegetation of the area. The lack of an irrigation system, along with prolonged drought, has prevented the establishment of native grass. This has left this focal point of one of the community's flagship parks and recreation facilities with a negative aesthetic. The situation also causes concern with bank stabilization along the newly constructed River Park at Las Colonias. Agencies such as the Army Corp of Engineers, Mesa County and US Fish & Wildlife extended the required permits to enable the River Park and all of these partners want to see the river bank restoration and bank stabilization that this irrigation system would enable. This is important for approval of future river-related projects at projects such as Dos Rios, the Eddy, and the Blue Heron boat ramp.

BACKGROUND OR DETAILED INFORMATION:

The goal of the irrigation and Las Colonias River Park re-vegetation project is to re-vegetate the 6.5 acres north of the River Park at Las Colonias and south of the existing

concrete Riverfront Trail, from the Amphitheater to the existing boat ramp at Las Colonias Park. To accomplish this, an irrigation system will need to be installed with 2600 feet of six-foot water line, 1200 feet of four-foot water line, and portable impact rotor sprinkler heads along with the application of a native seed blend, organic fertilizer, and biotic soil amendments. Providing irrigation to this section of the River Park will ensure a much higher rate of germination and, over time, enable a successful establishment of native plants in the riparian corridor. Not only will the success of this project improve the aesthetics of the area, it will help with erosion control and further strengthen our relationship with permitting agencies.

To reduce cost and stay within budget, the City will provide the tap into the raw water line, seed bed preparation, sprinkler heads and quick coupler keys.

A formal Invitation for Bids was issued via BidNet (an on-line site for government agencies to post solicitations), posted on the City's Purchasing website, sent to the Grand Junction Chamber of Commerce and the Western Colorado Contractors Association, and advertised in The Daily Sentinel. One company submitted a formal bid, which was found to be responsive and responsible in the following amounts.

Firm	Location	Bid Amount	Negotiated Amount
Clarke & Co., Inc.	Grand Junction, CO	\$232,754.92	\$194,250.42

Since the only bid submitted was over the estimated construction estimate, the Purchasing Division began negotiations with Clarke & Co. to find opportunities to reduce the overall cost, without sacrificing the project scope. To get within budget and to hold onto the project, Clarke & Co. reduced their overall price in such areas as mobilization and completing some redesign of the piping around the existing raw water line. Several items were also identified in the original Clarke & Co. scope that could be reduced, including erosion control and reduction in excavation costs by placing their spoils on-site and closer than initially contemplated.

This is a large-scale attempt to revegetate a sizable area with native grasses and water-wise landscapes. This irrigation system will ensure the establishment of the native seed blend. The contract also includes the reseeding of 1/2 of the area in the spring and the other half of the area in the fall. Once the native grasses are established, we expect to only use the irrigation system on drought years to ensure the survival of the native landscaping that would otherwise be lost. The water use will be substantially less than a traditional irrigation system and is very much in line with the City's evolving sustainability goals.

FISCAL IMPACT:

The cost of this project is included in the 2021 capital improvement budget.

SUGGESTED MOTION:

I move to (authorize/not authorize) the City Purchasing Division to enter into a contract with Clarke & Co., Inc. of Grand Junction, CO for the Las Colonias River Park Re-Vegetation & Irrigation Project for the negotiated amount of \$194,250.42.

Attachments

None



Grand Junction City Council

Regular Session

Item #3.b.

Meeting Date: December 1, 2021

Presented By: Randi Kim, Utilities Director

Department: Utilities

Submitted By: Kurt Carson, Wastewater Services Manager

Information

SUBJECT:

2021 Highway 50 Sanitary Sewer Construction

RECOMMENDATION:

Staff Recommends the City Purchasing Division execute a sole source construction contract with FCI Constructors, Inc. for the 2021 Highway 50 Sanitary Sewer project in the amount of \$165,986.71.

EXECUTIVE SUMMARY:

The project will replace 290 feet of existing sewer pipe and 1 existing manhole, and install 1,126 feet of new sanitary sewer pipe and 3 new manholes within the Tracy's Village subdivision located adjacent to Linden Avenue and Highway 50. Sole sourcing the sewer work in conjunction with ongoing construction activities within the new Tracy's Village development presents a significant cost-saving opportunity as compared to a stand-alone project.

BACKGROUND OR DETAILED INFORMATION:

The Utilities Department needs to replace an existing sewer section along Highway 50 and inter-connect the replacement sewer with another existing sewer at the intersection of Linden Avenue and Highway 50. These improvements will improve a capacity deficiency in a downstream sewer section and are needed due to poor pipe conditions in the sewer along Highway 50.

The Utilities Department had originally scoped the sewer replacement along Highway 50 on the same alignment as the existing sewer and interconnecting with another existing sewer at Linden Avenue. This alignment has an Engineer's Opinion of Probable Construction cost of \$251,231.63 if competitively bid as a stand-alone project.

Staff recommend an alternative alignment that will accomplish the same objectives but at a significantly lower cost. The alternative alignment will reroute the sewer slightly to the south of Highway 50 through the new Tracy's Village subdivision which is currently under construction. This new alignment will upsize the sewer from what the developer was planning on installing and follow the new road to Linden Avenue. This new sewer alignment is better than the stand-alone alternative because it requires less traffic control, less road work, less bypass pumping, it is easier to construct, and the new development is cost-sharing a portion of the new sewer construction.

FISCAL IMPACT:

The expense for the sanitary sewer construction for this project will be funded by the Joint Sewer Fund and is included in the 2021 Adopted Budget. The project expenses associated with this contract are within the amounts included in the 2021 Adopted Capital Projects budget. The total budget for sewer line replacements is \$2,941,541 of which \$208,920.01 has not been spent or encumbered and is available for this project.

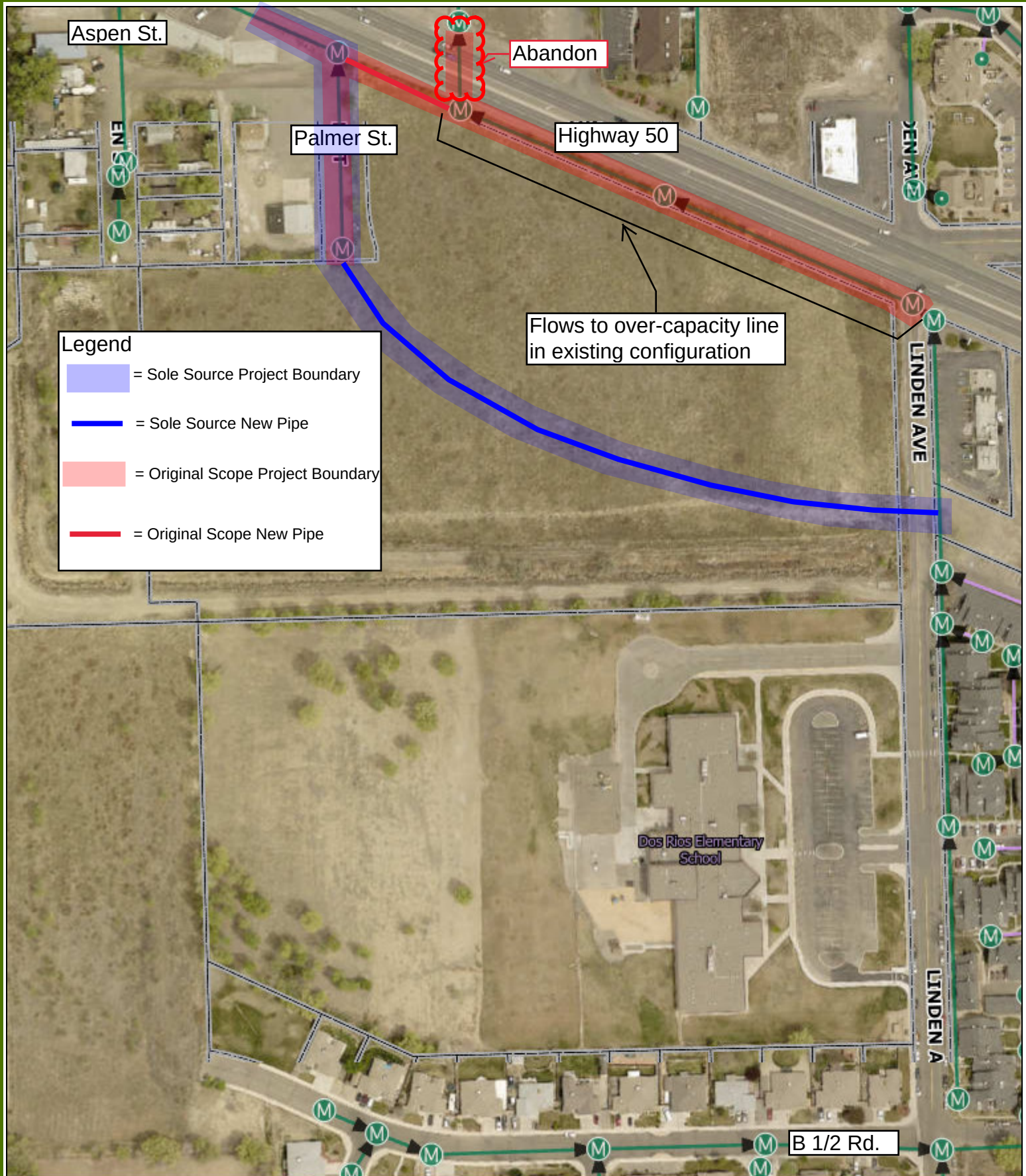
SUGGESTED MOTION:

I move to authorize City Purchasing Division to enter into a contract with FCI Constructors, Inc. of Grand Junction, CO for the 2021 Highway 50 Sanitary Sewer Construction in the amount of \$165,986.71.

Attachments

1. Project Vicinity Map

Highway 50 Sanitary Sewer Construction Project - Plan A + Plan B



0 0.05 0.1 mi

Printed: 11/15/2021

1 inch = 188 feet



Grand Junction City Council

Regular Session

Item #4.a.

Meeting Date: December 1, 2021
Presented By: Jodi Welch, Finance Director
Department: Finance
Submitted By: Jodi Welch, Finance Director

Information

SUBJECT:

A Resolution Levying Taxes for the Year 2021 in the City of Grand Junction, Colorado and the Downtown Development Authority

RECOMMENDATION:

Staff recommends adopting the resolutions certifying the 2021 mill levies.

EXECUTIVE SUMMARY:

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

BACKGROUND OR DETAILED INFORMATION:

The adoption of the Tax Levy Resolutions will generate property tax revenue for the City and the DDA. The amount of property tax generated is calculated by taking the adopted mill levy multiplied by the assessed valuation of property located within the taxing area. The 2021 mill levy will be assessed and collected in 2022. The 2022 tax revenue is based on the mill levy on properties valued for the period between January 1, 2019 to June 30, 2020. There is no change to the mill levy for either the City or DDA.

FISCAL IMPACT:

The revenue generated by the City's 8 mills is estimated to be \$9.6 million. The revenue generated by the Downtown Development Authority's 5 mills is estimated to be \$350,000. Both estimates are based on the preliminary certifications provided by Mesa County Assessor on August 18, 2021.

SUGGESTED MOTION:

I move to (adopt/deny) Resolution No. 94-21, a resolution levying taxes for the year 2021 in the City of Grand Junction, Colorado and Resolution No. 95-21, a resolution levying taxes for the year 2021 in the Downtown Development Authority.

Attachments

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

RESOLUTION NO. _____

**A RESOLUTION LEVYING TAXES FOR THE YEAR 2021 IN THE
CITY OF GRAND JUNCTION, COLORADO**

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

That there shall be and hereby is levied upon all taxable property within the limits of the **City of Grand Junction**, Colorado, for the year 2021 according to the assessed valuation of said property, a tax of eight **(8.000)** mills on the dollar (\$1.00) upon the total assessment of taxable property within the City of Grand Junction, Colorado for the purpose of paying the expenses of the municipal government of said City for the fiscal year ending December 31, 2022.

ADOPTED AND APPROVED THIS ____ day of _____, 2021.

President of the Council

ATTEST:

City Clerk

TAX LEVY CERTIFICATION

TO COUNTY COMMISSIONERS AND ASSESSOR

STATE OF COLORADO
COUNTY OF MESA
CITY OF GRAND JUNCTION

To the Commissioners of Mesa County, Colorado:

This is to certify that the tax levy to be assessed by you upon all property within the limits of the **City of Grand Junction** for the year 2021, as determined and fixed by the City Council by Resolution duly passed on the _____ day of _____, 2021, is eight **(8.000)** mills, the revenue yield of said levy to be used for the purpose of paying the expenses of the municipal government, and you are authorized and directed to extend said levy upon your tax list.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the City of Grand Junction, Colorado, this _____ day of _____, 2021.

City Clerk, City of Grand Junction

C: County Assessor

RESOLUTION NO. _____

**A RESOLUTION LEVYING TAXES FOR THE YEAR 2021 IN THE
DOWNTOWN DEVELOPMENT AUTHORITY**

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

That there shall be and hereby is levied upon all taxable property within the Grand Junction, Colorado, **Downtown Development Authority** limits, for the year 2021 according to the assessed valuation of said property, a tax of five **(5.000)** mills on the dollar (\$1.00) upon the total assessment of taxable property within the City of Grand Junction, Colorado, Downtown Development Authority, for the purpose of paying the expenses of said Authority for the fiscal year ending December 31, 2022.

ADOPTED AND APPROVED THIS ____ day of _____, 2021.

President of the Council

ATTEST:

City Clerk

TAX LEVY CERTIFICATION

TO COUNTY COMMISSIONERS AND ASSESSOR

STATE OF COLORADO
COUNTY OF MESA
CITY OF GRAND JUNCTION

To the Commissioners of Mesa County, Colorado:

This is to certify that the tax levy to be assessed by you upon all property within the Grand Junction, Colorado, **Downtown Development Authority** limits, for the year 2021, as determined and fixed by the City Council by Resolution duly passed on the _____ day of _____, 2021, is five **(5.000)** mills, the revenue yield of said levy to be used for the purpose of paying the expenses of the Grand Junction, Colorado, Downtown Development Authority, and you are authorized and directed to extend said levy upon your tax list.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the City of Grand Junction, Colorado, this _____ day of _____, 2021.

City Clerk, City of Grand Junction

C: County Assessor



Grand Junction City Council

Regular Session

Item #4.b.

Meeting Date: December 1, 2021
Presented By: Jodi Welch, Finance Director
Department: Finance
Submitted By: Jodi Welch

Information

SUBJECT:

A Resolution Adopting Rates, Fees, and Charges for Water, Wastewater, and Solid Waste Effective January 1, 2022

RECOMMENDATION:

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

EXECUTIVE SUMMARY:

Recommended changes to rates, fees, and charges were discussed in the Council Budget Workshops as well as the Joint Sewer Board Meeting. Rate changes for Water, Wastewater, and Solid Waste are in accordance with the financial plan and rate studies conducted and approved. Water rates are increasing, for example, \$0.40 per month for the minimum water usage up to 3,000 gallons per month. Wastewater monthly service charge is increasing \$0.46 per month and there is a 3% increase in the plant investment fee and a 2% increase to sewer trunk line extension fees. Solid Waste rates are increasing, for example, \$0.25 per month for a 96-gallon container. The City's rates for Water, Wastewater, and Solid Waste services remain the lowest in the area.

BACKGROUND OR DETAILED INFORMATION:

The City operates the water, sewer, and solid waste utilities as stand-alone enterprise accounts. Rates and fees in enterprise operations are planned for and set to generate sufficient revenue to cover the cost of operations, maintenance, and capital while maintaining minimum reserves. Rates are reviewed every year by City Council for adoption in the final budget ordinance. Rates for these services are very competitive as compared to other similar utilities in the state and are among the lowest in the Grand Junction area.

Rates are developed based on a 10-year financial forecast model that includes expenses in the operational budget, as well as anticipated capital needs over the 10-year period. The forecast model is interactive and is adjusted as more accurate information becomes available throughout the year. Rates are set and adjusted in the model and can be smoothed out over several years to minimize annual increases. Small increases each year are preferred to large step increases.

Each of the three enterprise operations has been financially stable for many years. There has been very little change in operation expenses over the years other than adjustments for inflation and pass-through costs such as power, gas, fuel, material, and landfill fees.

FISCAL IMPACT:

The recommended rates and fees are incorporated in the revenues of the 2022 recommended budget, as discussed during the Council workshops, and for the wastewater fees during the Joint Persigo Board meeting.

SUGGESTED MOTION:

I move to (adopt/deny) Resolution No. 96-21, a resolution adopting rates, fees and charges for water, wastewater and solid waste utilities.

Attachments

1. Rates and Fees Resolution

RESOLUTION NO. ____-21
**A RESOLUTION ADOPTING RATES, FEES, AND CHARGES FOR WATER,
WASTEWATER AND SOLID WASTE UTILITIES**

Recitals:

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

Now, therefore, be it resolved that:

Effective January 1, 2022, rates for Water, Wastewater, and Solid Waste utility services change according to the following schedule:

Water Rates			
City Water System Monthly Service Charge	2021	2022 Proposed	Change
0 - 3,000 Gallons	\$ 20.94	\$ 21.34	\$ 0.40
3,000 – 10,000 Gallons (per 1,000)	\$ 3.24	\$ 3.47	\$ 0.23
10,000 - 20,000 Gallons (per 1,000)	\$ 3.84	\$ 4.11	\$ 0.27
> 20,000 Gallons (per 1,000)	\$ 4.48	\$ 4.79	\$ 0.31
Kannah Creek Water System			
0 - 3,000 Gallons	\$ 47.15	\$ 48.09	\$ 0.94
3,000 – 10,000 Gallons (per 1,000)	\$ 5.00	\$ 5.35	\$ 0.35
10,000 – 20,000 Gallons (per 1,000)	\$ 6.15	\$ 6.58	\$ 0.43
> 20,000 Gallons (per 1,000)	\$ 7.15	\$ 7.65	\$ 0.50
City & Kannah Creek Water System			
Administrative Fees			
Availability Fee (Monthly)	\$ 14.10	\$ 14.38	\$ 0.28
Ridges Irrigation System			
Single Family	\$ 19.72	\$ 20.71	\$ 0.99
Multiple Family (per unit)	\$ 14.11	\$ 14.82	\$ 0.71
Bulk Water (Fill Stations)			
Per 1,000 Gallons	\$ 7.80	\$ 8.20	\$ 0.40

Wastewater Rates			
201 Sewer System Monthly Service Charge	2021	2022 Proposed	Change
	\$ 22.85	\$ 23.31	\$ 0.46

Wastewater Fees			
Description	2021	2022 Proposed	Change
Plant Investment Fee	\$ 5,067.00	\$ 5,219.00	\$ 152.00
Trunk Line Extension Fee			
<u>Developer</u>			
1 unit/acre	\$ 1,332.00	\$ 1,359.00	\$ 27.00
>1-3 units/acre	\$ 1,200.00	\$ 1,224.00	\$ 24.00
>3 units/acre	\$ 888.00	\$ 906.00	\$ 18.00
<u>Builder</u>			
1 unit/acre	\$ 3,108.00	\$ 3,170.00	\$ 62.00
>1-3 units/acre	\$ 2,662.00	\$ 2,715.00	\$ 53.00
>3 units/acre	\$ 1,775.00	\$ 1,811.00	\$ 36.00

Solid Waste Rates			
Automated Monthly Container Prices	2021	2022 Proposed	Change
1-64 Gallon Container	\$ 13.00	\$ 13.25	\$.25
1-96 Gallon Container	\$ 18.00	\$ 18.25	\$.25
2-64 Gallon Container	\$ 22.00	\$ 22.55	\$.55
1-64, 1-96 Gallon Container	\$ 26.00	\$ 26.65	\$.65
2-96 Gallon Container	\$ 30.00	\$ 30.75	\$.75
Commercial Monthly Dumpster Prices			
1-2 Cubic Yard - Pick-Up 1 Time Per Week	\$ 74.38	\$ 74.38	\$ 1.62
1-4 Cubic Yard - Pick-Up 1 Time Per Week	\$ 120.48	\$ 123.25	\$ 2.77
1-6 Cubic Yard - Pick-Up 1 Time Per Week	\$ 163.01	\$ 167.00	\$ 3.99
1-8 Cubic Yard - Pick-Up 1 Time Per Week	\$ 205.01	\$ 210.00	\$ 4.99

PASSED and ADOPTED this _____ day of _____, 2021.

President of the Council

Attest:

City Clerk



Grand Junction City Council

Regular Session

Item #4.c.

Meeting Date: December 1, 2021
Presented By: Jodi Welch, Finance Director
Department: Finance
Submitted By: Jodi Welch

Information

SUBJECT:

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

RECOMMENDATION:

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

EXECUTIVE SUMMARY:

The Downtown Development Authority was formally established in 1981 and is funded in part through tax increment funding (TIF) revenues. Through State statute, the DDA receives these revenues from all the taxing jurisdictions within the DDA boundary. This Resolution affirms the commitment of 100% of the City property taxes attributable to the increment in property assessments. This resolution also confirms the commitment of 100% of the City sales tax revenues within the DDA district attributable to the increment of sales tax growth.

BACKGROUND OR DETAILED INFORMATION:

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

the DDA attributable to the increment in sales tax growth.

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

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

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

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

FISCAL IMPACT:

Under the provisions of 31-25-807, C.R.S., local taxing entities, including the City of Grand Junction, are not required to provide any additional TIF allocation beyond the statutory requirement of 50%. In agreeing to a 100% allocation of property tax increment and sales tax increment revenues, the City is foregoing an estimated \$181,000 in property tax revenues and a total of \$590,000 in sales tax revenues for 2022.

SUGGESTED MOTION:

I move to (adopt/deny) Resolution No. 97-21, a resolution for allocation of certain property tax revenues for the Grand Junction Downtown Development Authority and for certification of property tax distribution percentages to the County Assessor and Resolution No. 98-21, a resolution for allocation of certain sales tax revenues for the Grand Junction Downtown Development Authority.

Attachments

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

RESOLUTION NO. ____-21

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

Recitals:

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

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

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

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

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

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

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

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

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

located within the DDA boundaries and subject to the City of Grand Junction mill levy for the benefit and use of the DDA for the 2022 budget period. Funds shall be approved for expenditure in accordance with City financial policies but shall not constitute funds of the City for any purpose, including but not limited to the application of Article X, Section 20 of the Colorado Constitution.

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

PASSED and ADOPTED this ____ day of _____, 2021.

President of the Council

Attest:

City Clerk

RESOLUTION NO. ____-21

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

Recitals:

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

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

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

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

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

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

1. The City of Grand Junction agrees that one hundred percent (100%) of the sales taxes attributable to the increment of sales tax growth within sales tax districts located within the DDA boundaries for the benefit and use of the DDA for the 2022 budget period. Funds shall be approved for expenditure in accordance with City financial policies but shall not constitute funds of the City for any purpose, including but not limited to the application of Article X, Section 20 of the Colorado Constitution.

PASSED and ADOPTED this ____ day of _____, 2021.

President of the Council

Attest:

City Clerk



Grand Junction City Council

Regular Session

Item #4.d.

Meeting Date: December 1, 2021
Presented By: Wanda Winkelmann, City Clerk
Department: City Clerk
Submitted By: Wanda Winkelmann

Information

SUBJECT:

Notice of January 5, 2022 Public Hearing: A Resolution Designating Voting District Boundaries in the City of Grand Junction

RECOMMENDATION:

Staff recommends setting a public hearing for January 5, 2022

EXECUTIVE SUMMARY:

The purpose of this item is to set a public hearing on January 5, 2022 to designate voting district boundaries.

BACKGROUND OR DETAILED INFORMATION:

As a result of the 2020 federal census, the City of Grand Junction must review the population in its five districts. This review will be conducted to determine if boundaries need to be adjusted to ensure each district is equal in population as possible. In addition to population, redistricting plans must consider compactness, contiguity, natural boundaries, and preservation of communities of interest.

At the November 15, 2021 City Council workshop, staff presented three map options that represented 1) no change to the District boundaries, 2) a change to only District A and District B boundaries, and 3) a change to all five District boundaries that better align with existing neighborhoods of the city and reflects higher growth in Districts A and B, moderate growth in Districts D and E, and less growth expected in District C.

City Council directed staff to bring back a resolution to set a public hearing for January 5, 2022 with a District map that captures the third option.

FISCAL IMPACT:

No fiscal impact.

SUGGESTED MOTION:

I move to set a public hearing for January 5, 2022 to designate Voting District Boundaries in the City of Grand Junction.

Attachments

1. Workshop Staff Report Redistricting
2. Resolution



Grand Junction City Council

Workshop Session

Item #1.d.

Meeting Date: November 15, 2021

Presented By: Wanda Winkelmann, City Clerk

Department: City Clerk

Submitted By: Wanda Winkelmann

Information

SUBJECT:

Redistricting

EXECUTIVE SUMMARY:

The purpose of this item is to review new Council district maps.

BACKGROUND OR DETAILED INFORMATION:

As a result of the 2020 federal census, the City of Grand Junction must review the population in its five districts. This review will be conducted to determine if boundaries need to be adjusted to ensure each district is equal in population as possible. In addition to population, redistricting plans must consider compactness, contiguity, natural boundaries, and preservation of communities of interest.

TIMELINE

Under the Municipal Election Code (CRS Section 31-10-502(2)(a)) changes in precinct boundaries must be completed at least 90 before the election. Staff recommends the adoption of a new district map at least a year prior to the period in which candidate petitions are circulated. For the April 2023 municipal election, candidates will be circulating petitions in January 2023.

DISTRICT POPULATION AND FUTURE GROWTH

District populations should be as equal in population as possible within a 10% margin of the average. Grand Junction's total population is 65,560, which translates into the mean (average) district population of 13,112 people. Staff has also taken future growth into consideration when developing map options.

Future population growth will occur through annexations, but mostly will likely be attributable to new development. The 2020 U.S. Census Population was used for each

of the five City Council Districts to determine today's population and how close each was to the mean population of 13,112 people per district.

The chart below shows three options that were considered (maps are included as attachments).

- Option 1, which is a no change option, provides the baseline data from the 2020 Census and the actual population count for each of the existing districts as currently drawn with adopted boundaries.
- Option 2 and Option 3 provide a potential change to the map that redistricts the city. Option 2 includes a very minor change between District A and District B with the other three districts showing no change to boundaries.
- Option 3 changes all five districts, creating a District Map that better aligns with existing neighborhoods of the city. However, no map option leaves all neighborhoods fully intact due to different neighborhood characteristics, existing population sizes, and the anticipation and accommodation of future growth. In general Option 3 reflects higher growth in Districts A and B, moderate growth in Districts D and E, and less growth is expected in District C.

	Option 1 Population	% from Mean*	Option 2 Population	% from Mean*	Option 3 Population	% from Mean*
District A	11,825	-9.82%	13,912	6.10%	12,256	-6.53%
District B	14,155	7.95%	12,068	-7.96%	12,839	-2.08%
District C	12,921	-1.46%	12,921	-1.46%	14,190	8.22%
District D	13,103	-0.07%	13,103	-0.07%	13,092	-0.15%
District E	13,556	3.39%	13,556	3.39%	13,183	0.54%
*Mean = 13,112 people						

MAP OPTIONS

For Council's consideration, three maps are included:

A. Option 1: this map shows the current Council districts with population numbers included.

B. Option 2: this option makes changes only to District A and District B. Because less future growth is anticipated in District A, the boundaries of this district were changed to include additional population. Conversely, District B's population is expected to grow and therefore, the population in this district has been lowered.

C. Option 3: this map shows changes in all districts. District A and District B have populations lower than the average to accommodate future growth. District C has a higher than average population as this district will see minimal future growth. Districts D and E are set nearly at the average.

As mentioned previously, district populations should be as equal in population as possible within a 10% margin of the mean (average). Utilizing the 2020 One Grand Junction Comprehensive Plan, growth expected during the next 10 years is anticipated in all five districts for all three options, but population growth more heavily impacts Option 3 as noted above.

FISCAL IMPACT:

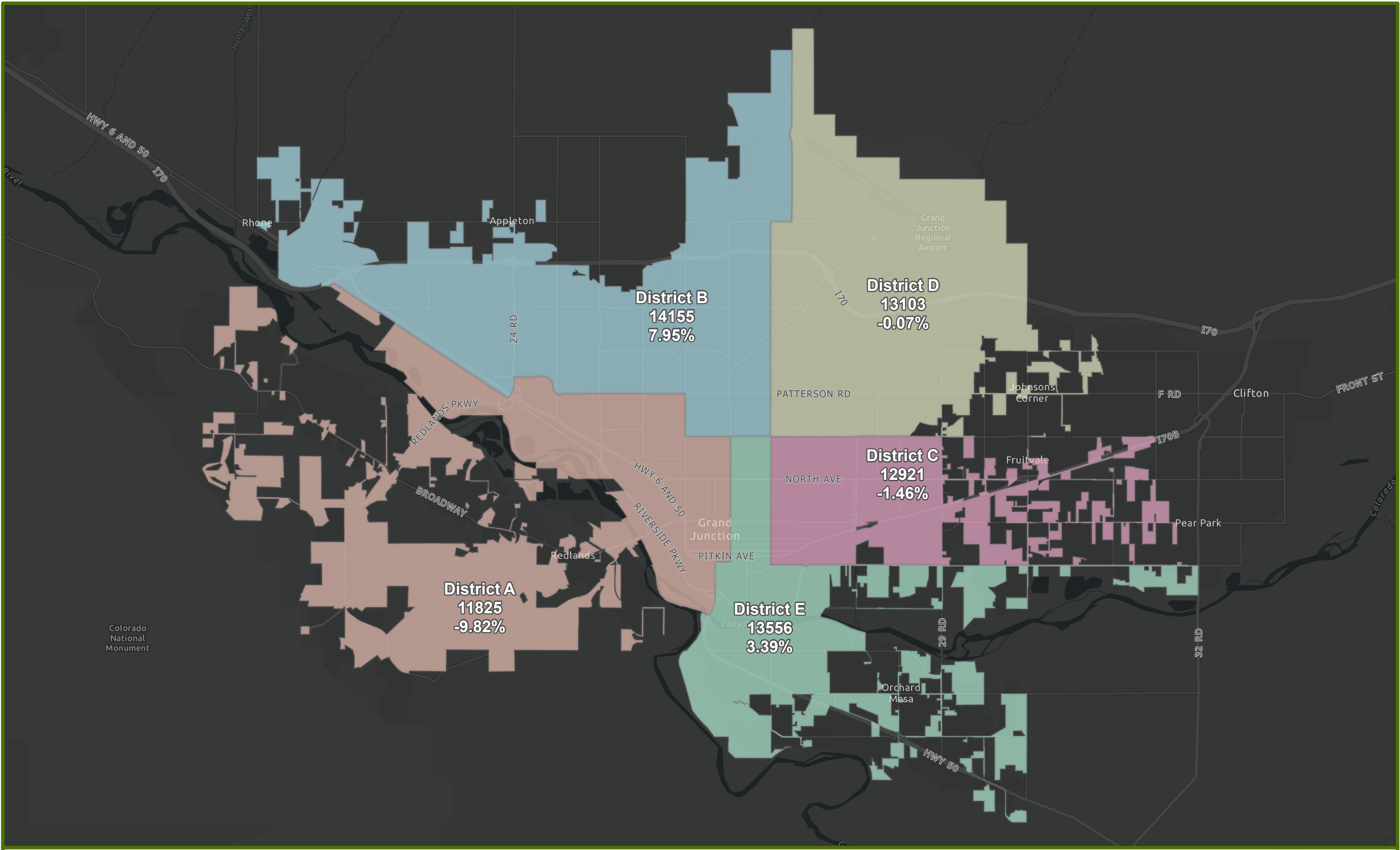
There is no fiscal impact to this action.

SUGGESTED ACTION:

For City Council discussion.

Attachments

1. District Map Option 1
2. District Map Option 2
3. District Map Option 3

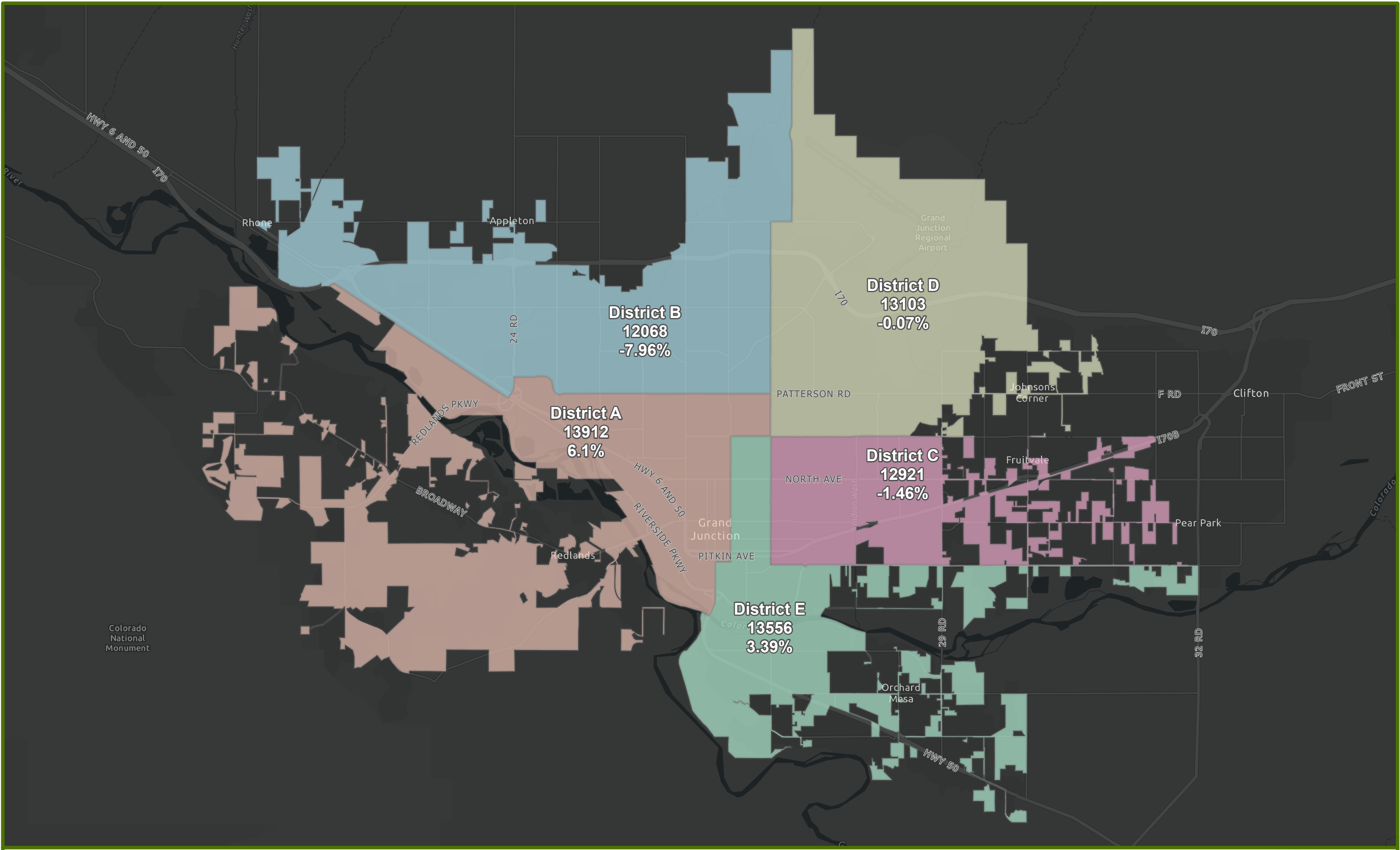


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REDISTRICTING - OPTION 1 - NO CHANGE

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Date Created: 10/12/2021

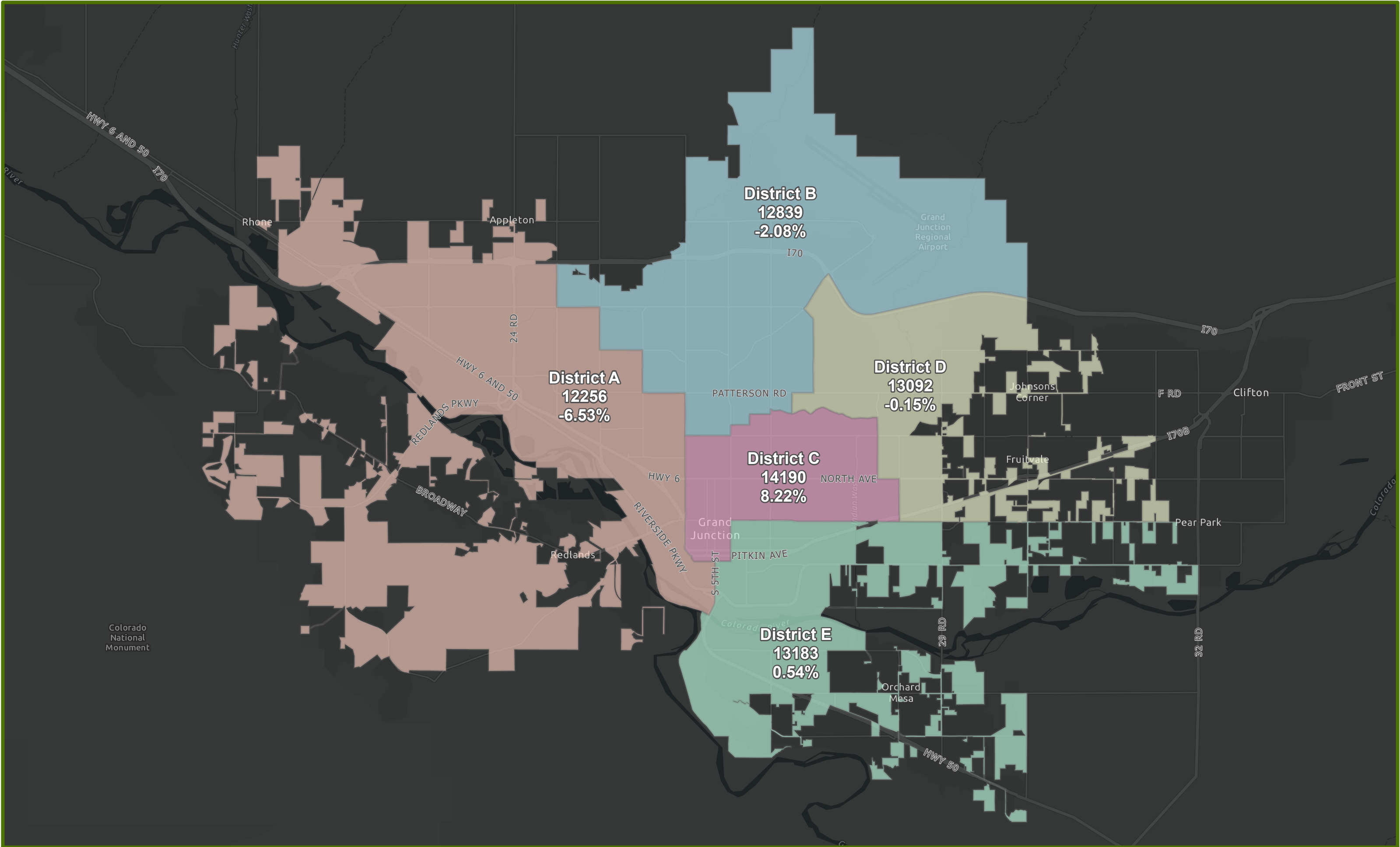


0 0.5 1 2 Miles

REDISTRICTING - OPTION 2

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Date Created: 10/12/2021



0 0.5 1 2 Miles

REDISTRICTING - OPTION 3

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Date Created: 10/12/2021

CITY OF GRAND JUNCTION, COLORADO

RESOLUTION NO. XX-22

A RESOLUTION DESIGNATING VOTING DISTRICT BOUNDARIES IN THE CITY OF GRAND JUNCTION

Recitals

The City Charter, Article IV, Paragraph 36, provides that the City Council may, by resolution, change the boundaries of the voting districts established by the Charter. Changes to the boundaries require a two-thirds vote of all the members of Council.

The City Council last changed the voting district boundaries in 2006 because areas of the City experienced tremendous population growth. Additionally, a number of annexations occurred throughout the urban growth boundary, increasing the land area of the City. Both these situations affected the population within the existing boundaries and caused the balance of population to be disproportionate across the districts.

Since 2006, areas of the City have continued to grow. In order to better balance the population and to keep communities of interest together, the City Council finds the need to adjust the district boundaries and that such boundaries will remain the same for subsequent elections, until those boundaries are changed by resolution of the City Council as provided by the Charter.

The boundaries as hereby adopted provide for each voting district to grow as development occurs out to the urban growth boundary. Furthermore, the boundaries keep City Council members who are currently seated within the districts that they serve.

NOW THEREFORE, WITH AND FOR THE RATIONALE OF THE RECITALS, WHICH ARE INCORPORATED INTO THE FINDINGS OF THIS RESOLUTION, BE IT RESOLVED THAT THE VOTING DISTRICT BOUNDARIES FOR THE CITY OF GRAND JUNCTION, COLORADO FOR MUNICIPAL ELECTIONS ARE DETERMINED IN ACCORDANCE WITH THE CITY CHARTER AND APPLICABLE LAW TO BE AS FOLLOWS:

DISTRICT A: shall contain and include all that portion of the City of Grand Junction contained within the city limits South and West of a line described as follows:

Beginning at the intersection of the North City Limits line and 24 1/2 Road; thence Southerly along 24 1/2 Road to the intersection of 24 1/2 Road and G Road; thence Easterly along G Road to the intersection of G Road and 25 Road; thence Southerly along 25 Road to the intersection of 25 and F 1/2 Road; thence Easterly along F 1/2 Road to the intersection of F 1/2 Road and 25 1/2 Road; thence Southerly along 25 1/2 Road to the intersection of 25 1/2 Road and Patterson Road; thence Easterly along

Patterson Road to the intersection of Patterson Road and 1st Street; thence Southerly and Southeasterly along 1st Street until the transition from 1st Street to Pitkin Avenue; thence Southeasterly along Pitkin Avenue to the intersection of Pitkin Avenue and 2nd Street; thence Southerly along 2nd Street to the intersection of 2nd Street and South Avenue; thence Southeasterly and Easterly along South Avenue to the intersection of South Avenue and 5th Street; thence Southerly and Southwesterly along 5th Street (Highway 50) to the intersection of 5th Street (Highway 50) and the Colorado River; thence Northwesterly along the Colorado River to the junction of the Colorado River and the Gunnison River; thence Southerly along the Gunnison River to the South City Limits line.

DISTRICT B: shall contain and include all that portion of the City of Grand Junction contained within the city limits North and East of a line described as follows:

Beginning at the intersection of the North City Limits line and 24 1/2 Road; thence Southerly along 24 1/2 Road to the intersection of 24 1/2 Road and G Road; thence Easterly along G Road to the intersection of G Road and 25 Road; thence Southerly along 25 Road to the intersection of 25 and F 1/2 Road; thence Easterly along F 1/2 Road to the intersection of F 1/2 Road and 25 1/2 Road; thence Southerly along 25 1/2 Road to the intersection of 25 1/2 Road and Patterson Road; thence Easterly along Patterson Road to the intersection of Patterson Road and 1st Street; thence Southerly along 1st Street to the intersection of 1st Street and Orchard Avenue; thence Easterly along Orchard Avenue to the intersection of Orchard Avenue and 7th Street; thence Northerly along 7th Street to the intersection of 7th Street and Walnut Avenue; thence Easterly along Walnut Avenue to the intersection of Walnut Avenue and 9th Street; thence Northerly along 9th Street to the intersection of 9th Street and Bookcliff Avenue; thence Easterly along Bookcliff Avenue to the intersection of Bookcliff Avenue and 12th Street; thence Northerly along 12th Street to the intersection of 12th Street and the Grand Valley Canal; thence Easterly along the Grand Valley Canal to the intersection of the Grand Valley Canal and 15th Street; thence Northerly along 15th Street to the intersection of 15th Street and Patterson Road; thence Easterly along Patterson Road to the intersection of Patterson Road and 27 1/2 Road; thence Northerly and Northwesterly along 27 1/2 Road (G Road) to the intersection of 27 1/2 Road (G Road) and Horizon Drive; thence Northeasterly along Horizon Drive to the intersection of Horizon Drive and Interstate 70; thence Southeasterly and Easterly along Interstate 70 to the East City Limits line.

DISTRICT C: shall contain and include all that portion of the City of Grand Junction surrounded by a line described as follows:

Beginning at the intersection of 1st Street and Orchard Avenue; thence Easterly along Orchard Avenue to the intersection of Orchard Avenue and 7th Street; thence Northerly along 7th Street to the intersection of 7th Street and Walnut Avenue; thence Easterly along Walnut Avenue to the intersection of Walnut Avenue and 9th Street; thence Northerly along 9th Street to the intersection of 9th Street and Bookcliff Avenue; thence Easterly along Bookcliff Avenue to the intersection of Bookcliff Avenue and 12th Street;

thence Northerly along 12th Street to the intersection of 12th Street and the Grand Valley Canal; thence Easterly along the Grand Valley Canal to the intersection of the Grand Valley Canal and 28 1/4 Road; thence Southerly along 28 1/4 Road to the intersection of 28 1/4 Road and North Avenue; thence Easterly along North Avenue to the intersection of North Avenue and 28 1/2 Road; thence Southerly along 28 1/2 Road to the intersection of 28 1/2 Road and Grand Avenue alignment; thence Westerly along Grand Avenue to the intersection of Grand Avenue and 7th Street; thence Southerly along 7th Street to the intersection of 7th Street and South Avenue; thence Westerly and Northwesterly along South Avenue to the intersection of South Avenue and 2nd Street; thence Northerly along 2nd Street to the intersection of 2nd Street and Pitkin Avenue; thence Northwesterly along Pitkin Avenue until the transition from Pitkin Avenue to 1st Street; thence Northerly along 1st Street to the Point of Beginning.

DISTRICT D: shall contain and include all that portion of the City of Grand Junction contained within the city limits South of Interstate 70 and Northeast of a line described as follows:

Beginning at the intersection of Interstate 70 and Horizon Drive; thence Southeasterly along Horizon Drive to the intersection of Horizon Drive and 27 1/2 Road (G Road); thence Southeasterly and Southerly along 27 1/2 Road (G Road) to the intersection of 27 1/2 Road and Patterson Road; thence Westerly along Patterson Road to the intersection of Patterson Road and 15th Street; thence Southerly along 15th Street to the intersection of 15th Street and the Grand Valley Canal; thence Easterly along the Grand Valley Canal to the intersection of the Grand Valley Canal and 28 1/4 Road; thence Southerly along 28 1/4 Road to the intersection of 28 1/4 Road and North Avenue; thence Easterly along North Avenue to the intersection of North Avenue and 28 1/2 Road; thence Southerly along 28 1/2 Road to the intersection of 28 1/2 Road and D 1/2 Road alignment; thence Easterly along D 1/2 Road to the East City Limits line.

DISTRICT E: shall contain and include all that portion of the City of Grand Junction contained within the city limits South and East of a line described as follows:

Beginning at the South City Limits line along the Gunnison River; thence Northerly along the Gunnison River to the junction of the Colorado River and the Gunnison River; thence Southeasterly along the Colorado River to the intersection of the Colorado River and 5th Street (Highway 50); thence Northeasterly and Northerly along 5th Street (Highway 50) to the intersection of 5th Street and South Avenue; thence Easterly along South Avenue to the intersection of South Avenue and 7th Street; thence Northerly along 7th Street to the intersection of 7th Street and Grand Avenue; thence Easterly along Grand Avenue and D 1/2 Road to the intersection of D 1/2 Road and the East City Limits line.

Annexations lying at, along or within the boundaries of any district or districts as extended shall be considered as being included within the particular district.

ADOPTED this 5th day of January 2022.

C.B. McDaniel
President of the Council

ATTEST:

Wanda Winkelmann
City Clerk



Grand Junction City Council

Regular Session

Item #4.e.

Meeting Date: December 1, 2021

Presented By: Ken Sherbenou, Parks and Recreation Director

Department: Parks and Recreation

Submitted By: Ken Sherbenou

Information

SUBJECT:

A Resolution Authorizing an Application to Great Outdoors Colorado (GOCO) to Fund Installation of Artificial Turf at Suplizio Field

RECOMMENDATION:

Staff recommends approval of the resolution

EXECUTIVE SUMMARY:

Lincoln Park Stadium is undergoing major renovations in 2021 and 2022. The project's architect and engineer team, led by Perkins and Will, has been working diligently with the Construction Manager and General Contractor, Shaw Construction. Working with these two groups, project priorities have been set by the Stadium Improvement Committee, comprised of Grand Junction Baseball (JUCO), Colorado Mesa University (CMU), School District #51, and the City. The resulting plans include significant capital improvement to this cornerstone of the community that School District #51, CMU, JUCO, the GJ Rockies, and many other community users rely upon.

A project fund of about \$11 million has been established which will be repaid by the City, JUCO, CMU, and District 51. The Stadium Master Plan approved by the Parks Improvement Advisory Board in January of 2020 envisions over \$34 million in projects and the current renovation effort is approximately \$11 million worth of improvements, not including the multi-purpose building. This number does include the replacement of the lighting at full funding. The replacement of the field surface at Suplizio field has been identified as a high priority; however, it was not able to be included in the base \$11 million project budget. The City of Grand Junction will be pursuing a Great Outdoors Colorado (GOCO) grant to enable the replacement of the natural turf, much of which is in poor condition, with an artificial turf field surface.

BACKGROUND OR DETAILED INFORMATION:

The renovation of Lincoln Park Stadium is rapidly progressing. In addition to existing funding, grants are also being pursued to maximize the success of the project. The replacement of the field at Suplizio field has been identified as a high priority; however, it was not able to be included in the base \$11 million project. The current outfield has significant drainage issues, leading to a discontinuous playing surface that can compromise player safety. Furthermore, an invasive species of grass known as *Poa* is overtaking the outfield, which hurts playability.

The next funding calendar for GOCO based on their newly adopted strategic plan is open. Applications are due in December and the maximum request is \$1 million. Conversations with GOCO about all current unfunded needs have identified the field replacement as the greatest interest to GOCO. We, therefore, propose to request \$1 million for the replacement of the Suplizio Field outfield. The rest of the current construction project will be counted as a match, making the grant request to GOCO less than 10% of the overall budget. This improves competitiveness.

The stadium partners, including JUCO, CMU, and School District #51 have all indicated strong support for this plan. Another major user, the Grand Junction Rockies, has also expressed strong support. If the field at Suplezio was artificial turf, a significant expansion of community use, leagues and events could occur. The current 152 days per year rate of usage has maxed out capacity at the stadium. Additional days would further degrade the quality of the field. If the field was artificial turf, not only would significant savings be achieved through less maintenance and improved playability, but Suplizio Field would experience a large increase in usage by current and new user groups, as well as an increase across the board by the entire community.

FISCAL IMPACT:

If Council authorizes the application for the GOCO grant to fund the \$1,000,000 for the outfield and the grant is awarded, a supplemental appropriation will be needed to authorize the expansion of the project to include the turf replacement.

SUGGESTED MOTION:

I move to (adopt/deny) Resolution No. 99-21, a resolution supporting the application for a Community Impact Grant from the State Board of the Great Outdoors Colorado Trust Fund for the replacement of the field at Lincoln Park Stadium with artificial turf.

Attachments

1. Resolution - Stadium GOCO Grant Application - November 2021

RESOLUTION NO. xx-21

A RESOLUTION SUPPORTING THE APPLICATION FOR A COMMUNITY IMPACT GRANT FROM THE STATE BOARD OF THE GREAT OUTDOORS COLORADO TRUST FUND FOR THE REPLACEMENT OF THE CURRENT TURF TO ARTIFICIAL TURF AT THE LINCOLN PARK STADIUM

Recitals:

Lincoln Park is the epicenter of the community in many ways, and the hallmark, flagship facility in Lincoln Park is the Lincoln Park Stadium.

The “Project” plan centers around the replacement of all current grass turf area at Suplizio Field and conversion of this play surfacing to artificial turf. This is a \$1,385,480 project to go along with the over \$11,000,000 project budget that has been funded by partners Colorado Mesa University (CMU), Grand Junction Baseball (Junior College World Series), Mesa County School District #51 and the City of Grand Junction. This replacement of the defunct natural turf, especially in the outfield, is beyond the available budget, and its replacement and conversion to artificial turf depends on the receipt of funding in an amount up to approximately \$1,000,000 from Great Outdoors Colorado (“GOCO”) grant. The current project budget is around \$11,000,000, which provides improvements throughout this major piece of community infrastructure. The \$1,385,480 is in addition to the current budget.

After due consideration, the City Council of the City of Grand Junction supports the Project and desires the City to submit a GOCO grant application to obtain the necessary funding for the Project, and if the grant is awarded, to enter into such further agreements as are necessary and proper to complete the Project.

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

- 1: The City Council of the City of Grand Junction strongly supports the application to GOCO to obtain funds needed to complete the Project. The City Manager is authorized and directed to work to finalize and timely submit such GOCO grant application.
- 2: If the grant is awarded, the City Council of the City of Grand Junction strongly supports the completion of the Project, and authorizes the City Manager to sign an appropriate grant agreement on behalf of the City as grantee of the GOCO grant.

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

Passed and adopted this ____ day of _____, 2021.

Chuck McDaniel
President, Grand Junction City Council

ATTEST:

Wanda Winkelman
City Clerk



Grand Junction City Council

Regular Session

Item #5.a.

Meeting Date: December 1, 2021
Presented By: Angela Padelecki
Department: City Manager's Office
Submitted By: Greg LeBlanc, Sr. Asst. to the City Manager

Information

SUBJECT:

Accept the AIP Grant No. 3-08-0027-073-2022 Airport Rescue Grant in the Amount of \$3,312,328 for Airport Relief under the American Rescue Plan between the Federal Aviation Administration, Mesa County, the City of Grand Junction, and the Grand Junction Regional Airport Authority and Authorize the Mayor and City Attorney to Sign

RECOMMENDATION:

Staff recommends acceptance of the grant.

EXECUTIVE SUMMARY:

This grant is awarded from American Rescue Plan Act (ARPA) funds and is provided to the Grand Junction Regional Airport Authority to fund airport operational expenses. Both the County Commissioners and City Council must approve grant awards from FAA to the Airport authority as creators and co-sponsors of the Authority. On November 16th, 2021, the Airport Board of Commissioners approved the grant offer and it is scheduled to be reviewed by the Board of County Commissioners at the December 6th, 2021 meeting.

BACKGROUND OR DETAILED INFORMATION:

The Grand Junction Regional Airport Authority has submitted a grant application to the Federal Aviation Administration (FAA) known as the "Airport Rescue Grant" for a total amount of \$3,312,328. The purpose of this grant is to prevent, prepare for, and respond to the coronavirus pandemic. It provides the Airport with funding to cover costs associated with operations, personnel, cleaning, sanitization, janitorial services, combating the spread of pathogens in the airport and debt service payments.

Funds provided under the Airport Rescue Grant Agreement must be used only for

purposes directly related to the airport. Such purposes can include the reimbursement of an airport's operational expenses or debt service payments in accordance with the limitations prescribed under the American Rescue Plan Act. The grant may also be used to reimburse airport operational expenses directly related to the Airport incurred no earlier than January 20th, 2020. Finally, grant funds may be used to reimburse the Airport's payment of debt service where such payments occur on or after March 11th, 2021.

FISCAL IMPACT:

There is no direct fiscal impact to the City as a result of this action.

SUGGESTED MOTION:

I move to (adopt/deny) Resolution No. 100-21, a resolution authorizing the City Manager to sign and submit a grant agreement and supplemental co-sponsorship agreement in support of projects at Grand Junction Regional Airport Authority.

Attachments

1. Grant Agreement
2. RES-GJRAA Rescue Grant 112221



U.S. Department
of Transportation
Federal Aviation
Administration

Airports Division
Northwest Mountain Region
Colorado, Utah, Wyoming

FAA DEN ADO
26805 E 68th Ave, Suite 224
Denver, CO 80249

Airport Rescue Grant Transmittal Letter

November 10, 2021

Mr. Thomas Benton, Chair
Grand Junction Regional Airport Authority
800 Eagle Drive
Grand Junction, Colorado 81506

Mr. Greg Caton, Manager
City of Grand Junction
250 North Fifth Street
Grand Junction, Colorado 81501

Ms. Janet Rowland, Chair
Mesa County Board of Commissioners
544 Rood Avenue
Grand Junction, Colorado 81501

Dear Mr. Benton, Mr. Caton, and Ms. Rowland:

Please find the following electronic Airport Rescue Grant Offer, Grant No. 3-08-0027-073-2022 for Grand Junction Regional Airport. This letter outlines expectations for success. Please read and follow the instructions carefully.

To properly enter into this agreement, you must do the following:

- a. The governing body must provide authority to execute the grant to the individual signing the grant; i.e., the sponsor's authorized representative.
- b. The sponsor's authorized representative must execute the grant, followed by the attorney's certification, no later than **December 17, 2021** in order for the grant to be valid.
- c. You may not make any modification to the text, terms, or conditions of the grant offer.
- d. The grant offer must be digitally signed by the sponsor's legal signatory authority and then routed via email to the sponsor's attorney. Once the attorney has digitally attested to the grant, an email with the executed grant will be sent to all parties.

Subject to the requirements in 2 CFR § 200.305, each payment request for reimbursement under this grant must be made electronically via the Delphi eInvoicing System. Please see the attached Grant Agreement for more information regarding the use of this System. The terms and conditions of this agreement require you draw down and expend these funds within four years.

An airport sponsor may use these funds for costs related to operations, personnel, cleaning, sanitization, janitorial services, combating the spread of pathogens at the airport, and debt service payments. Please refer to the [Airport Rescue Grants Frequently Asked Questions](#) for further information.

With each payment request you are required to upload an invoice summary directly to Delphi. The invoice summary should include enough detail to permit FAA to verify compliance with the American Rescue Plan Act (Public Law 117-2). Additional details or invoices may be requested by FAA during the review of your payment requests.

As part of your final payment request, you are required to include in Delphi:

- A signed SF-425, *Federal Financial Report*
- A signed closeout report (a sample report is available [here](#)).

Until the grant is completed and closed, you are responsible for submitting a signed and dated SF-425 annually, due 90 days after the end of each Federal fiscal year in which this grant is open (due December 31 of each year this grant is open).

As a condition of receiving Federal assistance under this award, you must comply with audit requirements as established under 2 CFR part 200. Subpart F requires non-Federal entities that expend \$750,000 or more in Federal awards to conduct a single or program specific audit for that year. Note that this includes Federal expenditures made under other Federal-assistance programs. Please take appropriate and necessary action to assure your organization will comply with applicable audit requirements and standards.

Mike Matz is the assigned program manager for this grant and is readily available to assist you and your designated representative with the requirements stated herein. If you should have any questions, please contact Mike Matz at michael.b.matz@faa.gov. The FAA sincerely values your cooperation in these efforts.

Sincerely,



John P. Bauer (Nov 10, 2021 07:00 MST)

John P. Bauer
Manager, Denver Airports District Office



U.S. Department
of Transportation
Federal Aviation
Administration

AIRPORT RESCUE GRANT

GRANT AGREEMENT

Part I - Offer

Federal Award Offer Date November 10, 2021

Airport/Planning Area Grand Junction Regional Airport

Airport Rescue Grant No. 3-08-0027-073-2022 [Contract No. DOT-FA22NM-K1009]

Unique Entity Identifier 15-613-5394

TO: Grand Junction Regional Airport Authority, City of Grand Junction and County of Mesa, Colorado
(herein called the "Sponsor") (herein called the "Sponsor") (For Co-Sponsors, list all Co-Sponsor names. The word "Sponsor" in this Grant Agreement also applies to a Co-Sponsor.)

FROM: **The United States of America** (acting through the Federal Aviation Administration, herein called the "FAA")

WHEREAS, the Sponsor has submitted to the FAA an Airport Rescue Grant Application dated July 9, 2021, for a grant of Federal funds at or associated with Grand Junction Regional Airport, which is included as part of this Airport Rescue Grant Agreement; and

WHEREAS, the Sponsor has accepted the terms of FAA's Airport Rescue Grant offer;

WHEREAS, in consideration of the promises, representations and assurances provided by the Sponsor, the FAA has approved the Airport Rescue Grant Application for the Grand Junction Regional Airport, (herein called the "Grant" or "Airport Rescue Grant") consisting of the following:

This Airport Rescue Grant is provided in accordance with the American Rescue Plan Act ("ARP Act", or "the Act"), Public Law 117-2, as described below, to provide eligible Sponsors with funding for costs related to operations, personnel, cleaning, sanitization, janitorial services, combating the spread of pathogens at the airport, and debt service payments. Airport Rescue Grant amounts to specific airports are derived by legislative formula (See Section 7102 of the Act).

The purpose of this Airport Rescue Grant is to prevent, prepare for, and respond to the coronavirus pandemic. Funds provided under this Airport Rescue Grant Agreement must be used only for purposes directly related to the airport. Such purposes can include the reimbursement of an airport's operational expenses or debt service payments in accordance with the limitations prescribed in the Act. Airport Rescue Grants may be used to reimburse airport operational expenses directly related to Grand Junction Regional Airport incurred no earlier than January 20, 2020. Airport Rescue Grants also may be used to reimburse a Sponsor's payment of debt service where such payments occur on or after March 11, 2021.

Funds provided under this Airport Rescue Grant Agreement will be governed by the same principles that govern "airport revenue." New airport development projects not directly related to combating the spread of pathogens may not be funded with this Grant. Funding under this Grant for airport development projects to combat the spread of pathogens will be reallocated using an addendum to this Agreement for identified and approved projects.

NOW THEREFORE, in accordance with the applicable provisions of the ARP Act, Public Law 117-2, the representations contained in the Grant Application, and in consideration of (a) the Sponsor's acceptance of this Offer; and, (b) the benefits to accrue to the United States and the public from the accomplishment of the Grant and in compliance with the conditions as herein provided,

THE FEDERAL AVIATION ADMINISTRATION, FOR AND ON BEHALF OF THE UNITED STATES, HEREBY OFFERS AND AGREES to pay 100% percent of the allowable costs incurred as a result of and in accordance with this Grant Agreement.

Assistance Listings Number (Formerly CFDA Number): 20.106

This Offer is made on and **SUBJECT TO THE FOLLOWING TERMS AND CONDITIONS:**

CONDITIONS

1. **Maximum Obligation.** The maximum obligation of the United States payable under this Offer is \$3,312,328, allocated as follows:
 \$3,312,328 ARPA KV2022
2. **Grant Performance.** This Airport Rescue Grant Agreement is subject to the following Federal award requirements:
 - a. The Period of Performance:
 1. Shall start on the date the Sponsor formally accepts this agreement, and is the date signed by the last Sponsor signatory to the agreement. The end date of the period of performance is 4 years (1,460 calendar days) from the date of acceptance. The period of performance end date shall not affect, relieve, or reduce Sponsor obligations and assurances that extend beyond the closeout of this Grant Agreement.
 2. Means the total estimated time interval between the start of an initial Federal award and the planned end date, which may include one or more funded portions, or budget periods. (2 Code of Federal Regulations (CFR) § 200.1)
 - b. The Budget Period:
 1. For this Airport Rescue Grant is 4 years (1,460 calendar days). Pursuant to 2 CFR § 200.403(h), the Sponsor may charge to the Grant only allowable costs incurred during the budget period.
 2. Means the time interval from the start date of a funded portion of an award to the end date of that funded portion during which the Sponsor is authorized to expend the funds awarded, including any funds carried forward or other revisions pursuant to § 200.308.
 - c. Close out and Termination.
 1. Unless the FAA authorizes a written extension, the Sponsor must submit all Grant closeout documentation and liquidate (pay-off) all obligations incurred under this award no later

than 120 calendar days after the end date of the period of performance. If the Sponsor does not submit all required closeout documentation within this time period, the FAA will proceed to close out the Grant within one year of the period of performance end date with the information available at the end of 120 days. (2 CFR § 200.344)

2. The FAA may terminate this Airport Rescue Grant, in whole or in part, in accordance with the conditions set forth in 2 CFR § 200.340, or other Federal regulatory or statutory authorities as applicable.
3. **Unallowable Costs.** The Sponsor shall not seek reimbursement for any costs that the FAA has determined to be unallowable under the ARP Act.
4. **Indirect Costs - Sponsor.** The Sponsor may charge indirect costs under this award by applying the indirect cost rate identified in the Grant Application as accepted by the FAA, to allowable costs for Sponsor direct salaries and wages only.
5. **Final Federal Share of Costs.** The United States' share of allowable Grant costs is 100%.
6. **Completing the Grant without Delay and in Conformance with Requirements.** The Sponsor must carry out and complete the Grant without undue delays and in accordance with this Airport Rescue Grant Agreement, the ARP Act, and the regulations, policies, standards, and procedures of the Secretary of Transportation ("Secretary"). Pursuant to 2 CFR § 200.308, the Sponsor agrees to report to the FAA any disengagement from funding eligible expenses under the Grant that exceeds three months or a 25 percent reduction in time devoted to the Grant, and request prior approval from FAA. The report must include a reason for the stoppage. The Sponsor agrees to comply with the attached assurances, which are part of this agreement and any addendum that may be attached hereto at a later date by mutual consent.
7. **Amendments or Withdrawals before Grant Acceptance.** The FAA reserves the right to amend or withdraw this offer at any time prior to its acceptance by the Sponsor.
8. **Offer Expiration Date.** This offer will expire and the United States will not be obligated to pay any part of the costs unless this offer has been accepted by the Sponsor on or before December 17, 2021, or such subsequent date as may be prescribed in writing by the FAA.
9. **Improper Use of Federal Funds.** The Sponsor must take all steps, including litigation if necessary, to recover Federal funds spent fraudulently, wastefully, or in violation of Federal antitrust statutes, or misused in any other manner, including uses that violate this Airport Rescue Grant Agreement, the ARP Act, or other provision of applicable law. For the purposes of this Airport Rescue Grant Agreement, the term "Federal funds" means funds however used or dispersed by the Sponsor that were originally paid pursuant to this or any other Federal grant agreement(s). The Sponsor must return the recovered Federal share, including funds recovered by settlement, order, or judgment, to the Secretary. The Sponsor must furnish to the Secretary, upon request, all documents and records pertaining to the determination of the amount of the Federal share or to any settlement, litigation, negotiation, or other efforts taken to recover such funds. All settlements or other final positions of the Sponsor, in court or otherwise, involving the recovery of such Federal share require advance approval by the Secretary.
10. **United States Not Liable for Damage or Injury.** The United States is not responsible or liable for damage to property or injury to persons which may arise from, or relate to this Airport Rescue Grant Agreement, including, but not limited to, any action taken by a Sponsor related to or arising from, directly or indirectly, this Airport Rescue Grant Agreement.

11. System for Award Management (SAM) Registration and Unique Entity Identifier (UEI).

- a. Requirement for System for Award Management (SAM): Unless the Sponsor is exempted from this requirement under 2 CFR 25.110, the Sponsor must maintain the currency of its information in SAM until the Sponsor submits the final financial report required under this Grant, or receives the final payment, whichever is later. This requires that the Sponsor review and update the information at least annually after the initial registration and more frequently if required by changes in information or another award term. Additional information about registration procedures may be found at the SAM website (currently at <http://www.sam.gov>).
- b. Unique entity identifier (UEI) means a 12-character alpha-numeric value used to identify a specific commercial, nonprofit, or governmental entity. A UEI may be obtained from SAM.gov at <https://sam.gov/SAM/pages/public/index.jsf>.

12. Electronic Grant Payment(s). Unless otherwise directed by the FAA, the Sponsor must make each payment request under this agreement electronically via the Delphi eInvoicing System for Department of Transportation (DOT) Financial Assistance Awardees.**13. Air and Water Quality.** The Sponsor is required to comply with all applicable air and water quality standards for all projects in this grant. If the Sponsor fails to comply with this requirement, the FAA may suspend, cancel, or terminate this Agreement.**14. Financial Reporting and Payment Requirements.** The Sponsor will comply with all Federal financial reporting requirements and payment requirements, including submittal of timely and accurate reports.**15. Buy American.** Unless otherwise approved in advance by the FAA, in accordance with 49 United States Code (U.S.C.) § 50101, the Sponsor will not acquire or permit any contractor or subcontractor to acquire any steel or manufactured goods produced outside the United States to be used for any project for which funds are provided under this grant. The Sponsor will include a provision implementing Buy American in every contract.**16. Audits for Sponsors.**

PUBLIC SPONSORS. The Sponsor must provide for a Single Audit or program-specific audit in accordance with 2 CFR Part 200. The Sponsor must submit the audit reporting package to the Federal Audit Clearinghouse on the Federal Audit Clearinghouse's Internet Data Entry System at <http://harvester.census.gov/facweb/>. Upon request of the FAA, the Sponsor shall provide one copy of the completed audit to the FAA.

17. Suspension or Debarment. When entering into a "covered transaction" as defined by 2 CFR § 180.200, the Sponsor must:

- a. Verify the non-Federal entity is eligible to participate in this Federal program by:
 - 1. Checking the excluded parties list system (EPLS) as maintained within the System for Award Management (SAM) to determine if the non-Federal entity is excluded or disqualified; or
 - 2. Collecting a certification statement from the non-Federal entity attesting the entity is not excluded or disqualified from participating; or
 - 3. Adding a clause or condition to covered transactions attesting the individual or firm is not excluded or disqualified from participating.

- b. Require prime contractors to comply with 2 CFR § 180.330 when entering into lower-tier transactions (e.g., subcontracts).
- c. Immediately disclose to the FAA whenever the Sponsor (1) learns the Sponsor has entered into a covered transaction with an ineligible entity, or (2) suspends or debars a contractor, person, or entity.

18. Ban on Texting While Driving.

- a. In accordance with Executive Order 13513, Federal Leadership on Reducing Text Messaging While Driving, October 1, 2009, and DOT Order 3902.10, Text Messaging While Driving, December 30, 2009, the Sponsor is encouraged to:
 - 1. Adopt and enforce workplace safety policies to decrease crashes caused by distracted drivers, including policies to ban text messaging while driving when performing any work for, or on behalf of, the Federal government, including work relating to this Airport Rescue Grant or subgrant funded by this Grant.
 - 2. Conduct workplace safety initiatives in a manner commensurate with the size of the business, such as:
 - A. Establishment of new rules and programs or re-evaluation of existing programs to prohibit text messaging while driving; and
 - B. Education, awareness, and other outreach to employees about the safety risks associated with texting while driving.
- b. The Sponsor must insert the substance of this clause on banning texting while driving in all subgrants, contracts, and subcontracts funded by this Airport Rescue Grant.

19. Trafficking in Persons.

- a. You as the recipient, your employees, subrecipients under this Airport Rescue Grant, and subrecipients' employees may not –
 - 1. Engage in severe forms of trafficking in persons during the period of time that the award is in effect;
 - 2. Procure a commercial sex act during the period of time that the award is in effect; or
 - 3. Use forced labor in the performance of the award or subawards under the Airport Rescue Grant.
- b. The FAA as the Federal awarding agency may unilaterally terminate this award, without penalty, if you or a subrecipient that is a private entity –
 - 1. Is determined to have violated a prohibition in paragraph a. of this Airport Rescue Grant Agreement term; or
 - 2. Has an employee who is determined by the agency official authorized to terminate the Airport Rescue Grant Agreement to have violated a prohibition in paragraph a. of this Airport Rescue Grant term through conduct that is either –
 - A. Associated with performance under this Airport Rescue Grant; or
 - B. Imputed to the subrecipient using the standards and due process for imputing the conduct of an individual to an organization that are provided in 2 CFR Part 180, "OMB

Guidelines to Agencies on Government-wide Debarment and Suspension
(Nonprocurement),” as implemented by the FAA at 2 CFR Part 1200.

- c. You must inform us immediately of any information you receive from any source alleging a violation of a prohibition in paragraph a. of this Grant condition during this Airport Rescue Grant Agreement.
- d. Our right to terminate unilaterally that is described in paragraph a. of this Grant condition:
 - 1. Implements section 106(g) of the Trafficking Victims Protection Act of 2000 (TVPA), as amended (22 U.S.C. § 7104(g)), and
 - 2. Is in addition to all other remedies for noncompliance that are available to the FAA under this Airport Rescue Grant.

20. Employee Protection from Reprisal.

- a. Prohibition of Reprisals —
 - 1. In accordance with 41 U.S.C. § 4712, an employee of a grantee or subgrantee may not be discharged, demoted, or otherwise discriminated against as a reprisal for disclosing to a person or body described in sub-paragraph (a)(2) of this Grant condition, information that the employee reasonably believes is evidence of:
 - a. Gross mismanagement of a Federal grant;
 - b. Gross waste of Federal funds;
 - c. An abuse of authority relating to implementation or use of Federal funds;
 - d. A substantial and specific danger to public health or safety; or
 - e. A violation of law, rule, or regulation related to a Federal grant.
 - 2. Persons and bodies covered: The persons and bodies to which a disclosure by an employee is covered are as follows:
 - a. A member of Congress or a representative of a committee of Congress;
 - b. An Inspector General;
 - c. The Government Accountability Office;
 - d. A Federal employee responsible for oversight or management of a grant program at the relevant agency;
 - e. A court or grand jury;
 - f. A management official or other employee of the Sponsor, contractor, or subcontractor who has the responsibility to investigate, discover, or address misconduct; or
 - g. An authorized official of the Department of Justice or other law enforcement agency.
 - 3. Submission of Complaint — A person who believes that they have been subjected to a reprisal prohibited by paragraph a. of this Airport Rescue Grant Agreement may submit a complaint regarding the reprisal to the Office of Inspector General (OIG) for the U.S. Department of Transportation.
 - 4. Time Limitation for Submittal of a Complaint — A complaint may not be brought under this subsection more than three years after the date on which the alleged reprisal took place.
 - 5. Required Actions of the Inspector General — Actions, limitations, and exceptions of the Inspector General’s office are established under 41 U.S.C. § 4712(b).

6. Assumption of Rights to Civil Remedy — Upon receipt of an explanation of a decision not to conduct or continue an investigation by the Office of Inspector General, the person submitting a complaint assumes the right to a civil remedy under 41 U.S.C. § 4712(c).
21. **Co-Sponsor.** The Co-Sponsors understand and agree that they jointly and severally adopt and ratify the representations and assurances contained herein and that the word "Sponsor" as used in the application and other assurances is deemed to include all co-sponsors.
22. **Limitations.** Nothing provided herein shall be construed to limit, cancel, annul, or modify the terms of any Federal grant agreement(s), including all terms and assurances related thereto, that have been entered into by the Sponsor and the FAA prior to the date of this Airport Rescue Grant Agreement.
23. **Face Coverings Policy.** The sponsor agrees to implement a face-covering (mask) policy to combat the spread of pathogens. This policy must include a requirement that all persons wear a mask, in accordance with Centers for Disease Control (CDC) and Transportation Security Administration (TSA) requirements, as applicable, at all times while in all public areas of the airport property, except to the extent exempted under those requirements. This special condition requires the airport sponsor continue to require masks until [Executive Order 13998, Promoting COVID-19 Safety in Domestic and International Travel](#), is no longer effective.

SPECIAL CONDITIONS FOR USE OF AIRPORT RESCUE GRANT FUNDS

CONDITIONS FOR EQUIPMENT -

1. **Equipment or Vehicle Replacement.** The Sponsor agrees that when using funds provided by this Grant to replace equipment, the proceeds from the trade-in or sale of such replaced equipment shall be classified and used as airport revenue.
2. **Equipment Acquisition.** The Sponsor agrees that for any equipment acquired with funds provided by this Grant, such equipment shall be used solely for purposes directly related to combating the spread of pathogens at the airport.
3. **Low Emission Systems.** The Sponsor agrees that vehicles and equipment acquired with funds provided in this Grant:
 - a. Will be maintained and used at the airport for which they were purchased; and
 - b. Will not be transferred, relocated, or used at another airport without the advance consent of the FAA.

The Sponsor further agrees that it will maintain annual records on individual vehicles and equipment, project expenditures, cost effectiveness, and emission reductions.

CONDITIONS FOR UTILITIES AND LAND -

4. **Utilities Proration.** For purposes of computing the United States' share of the allowable airport operations and maintenance costs, the allowable cost of utilities incurred by the Sponsor to operate and maintain airport(s) included in the Grant must not exceed the percent attributable to the capital or operating costs of the airport.
5. **Utility Relocation in Grant.** The Sponsor understands and agrees that:

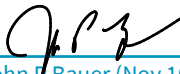
- a. The United States will not participate in the cost of any utility relocation unless and until the Sponsor has submitted evidence satisfactory to the FAA that the Sponsor is legally responsible for payment of such costs;
- b. FAA participation is limited to those utilities located on-airport or off-airport only where the Sponsor has an easement for the utility; and
- c. The utilities must serve a purpose directly related to the Airport.

The Sponsor's acceptance of this Offer and ratification and adoption of the Airport Rescue Grant Application incorporated herein shall be evidenced by execution of this instrument by the Sponsor. The Offer and Acceptance shall comprise an Airport Rescue Grant Agreement, as provided by the ARP Act, constituting the contractual obligations and rights of the United States and the Sponsor with respect to this Grant. The effective date of this Airport Rescue Grant Agreement is the date of the Sponsor's acceptance of this Offer.

Please read the following information: By signing this document, you are agreeing that you have reviewed the following consumer disclosure information and consent to transact business using electronic communications, to receive notices and disclosures electronically, and to utilize electronic signatures in lieu of using paper documents. You are not required to receive notices and disclosures or sign documents electronically. If you prefer not to do so, you may request to receive paper copies and withdraw your consent at any time.

Dated November 10, 2021

**UNITED STATES OF AMERICA
FEDERAL AVIATION ADMINISTRATION**


John P. Bauer (Nov 10, 2021 07:00 MST)
(Signature)

John P. Bauer

(Typed Name)

Manager, Denver Airports District Office

(Title of FAA Official)

Part II - Acceptance

The Sponsor does hereby ratify and adopt all assurances, statements, representations, warranties, covenants, and agreements contained in the Airport Rescue Grant Application and incorporated materials referred to in the foregoing Offer under Part I of this Airport Rescue Grant Agreement, and does hereby accept this Offer and by such acceptance agrees to comply with all of the terms and conditions in this Offer and in the Airport Rescue Grant Application and all applicable terms and conditions provided for in the ARP Act and other applicable provisions of Federal law.

Please read the following information: By signing this document, you are agreeing that you have reviewed the following consumer disclosure information and consent to transact business using electronic communications, to receive notices and disclosures electronically, and to utilize electronic signatures in lieu of using paper documents. You are not required to receive notices and disclosures or sign documents electronically. If you prefer not to do so, you may request to receive paper copies and withdraw your consent at any time.

I declare under penalty of perjury that the foregoing is true and correct. ¹

Dated _____

GRAND JUNCTION REGIONAL AIRPORT AUTHORITY

(Name of Sponsor)

(Signature of Sponsor's Designative Official/Representative)

By:

(Type Name of Sponsor's Designative Official/Representative)

Title:

(Title of Sponsor's Designative Official/Representative)

¹ Knowingly and willfully providing false information to the Federal government is a violation of 18 U.S.C. Section 1001 (False Statements) and could subject you to fines, imprisonment, or both.

CERTIFICATE OF SPONSOR'S ATTORNEY

I, _____, acting as Attorney for the Sponsor do hereby certify:

That in my opinion the Sponsor is empowered to enter into the foregoing Grant Agreement under the laws of the State of Colorado. Further, I have examined the foregoing Grant Agreement and the actions taken by said Sponsor and Sponsor's official representative has been duly authorized and that the execution thereof is in all respects due and proper and in accordance with the laws of the said State and the ARP Act. The Sponsor understands funding made available under this Grant Agreement may only be used for costs related to operations, personnel, cleaning, sanitization, janitorial services, and combating the spread of pathogens at the airport incurred on or after January 20, 2020, or for debt service payments that are due on or after March 11, 2021. Further, it is my opinion the foregoing Grant Agreement constitutes a legal and binding obligation of the Sponsor in accordance with the terms thereof.

Please read the following information: By signing this document, you are agreeing that you have reviewed the following consumer disclosure information and consent to transact business using electronic communications, to receive notices and disclosures electronically, and to utilize electronic signatures in lieu of using paper documents. You are not required to receive notices and disclosures or sign documents electronically. If you prefer not to do so, you may request to receive paper copies and withdraw your consent at any time.

Dated at _____

By:

(Signature of Sponsor's Attorney)

The Sponsor does hereby ratify and adopt all assurances, statements, representations, warranties, covenants, and agreements contained in the Airport Rescue Grant Application and incorporated materials referred to in the foregoing Offer under Part I of this Airport Rescue Grant Agreement, and does hereby accept this Offer and by such acceptance agrees to comply with all of the terms and conditions in this Offer and in the Airport Rescue Grant Application and all applicable terms and conditions provided for in the ARP Act and other applicable provisions of Federal law.

Please read the following information: By signing this document, you are agreeing that you have reviewed the following consumer disclosure information and consent to transact business using electronic communications, to receive notices and disclosures electronically, and to utilize electronic signatures in lieu of using paper documents. You are not required to receive notices and disclosures or sign documents electronically. If you prefer not to do so, you may request to receive paper copies and withdraw your consent at any time.

I declare under penalty of perjury that the foregoing is true and correct.

Executed this

CITY OF GRAND JUNCTION, COLORADO

(Name of Sponsor)

(Signature of Sponsor's Designative Official/Representative)

By:

*(Type Name of Sponsor's Designative
Official/Representative)*

Title:

(Title of Sponsor's Designative Official/Representative)

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That in my opinion the Sponsor is empowered to enter into the foregoing Grant Agreement under the laws of the State of Colorado. Further, I have examined the foregoing Grant Agreement and the actions taken by said Sponsor and Sponsor's official representative has been duly authorized and that the execution thereof is in all respects due and proper and in accordance with the laws of the said State and the ARP Act. The Sponsor understands funding made available under this Grant Agreement may only be used for costs related to operations, personnel, cleaning, sanitization, janitorial services, and combating the spread of pathogens at the airport incurred on or after January 20, 2020 or for debt service payments that are due on or after March 11, 2021. Further, it is my opinion the foregoing Grant Agreement constitutes a legal and binding obligation of the Sponsor in accordance with the terms thereof.

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Dated at _____

By:

(Signature of Sponsor's Attorney)

The Sponsor does hereby ratify and adopt all assurances, statements, representations, warranties, covenants, and agreements contained in the Airport Rescue Grant Application and incorporated materials referred to in the foregoing Offer under Part I of this Airport Rescue Grant Agreement, and does hereby accept this Offer and by such acceptance agrees to comply with all of the terms and conditions in this Offer and in the Airport Rescue Grant Application and all applicable terms and conditions provided for in the ARP Act and other applicable provisions of Federal law.

Please read the following information: By signing this document, you are agreeing that you have reviewed the following consumer disclosure information and consent to transact business using electronic communications, to receive notices and disclosures electronically, and to utilize electronic signatures in lieu of using paper documents. You are not required to receive notices and disclosures or sign documents electronically. If you prefer not to do so, you may request to receive paper copies and withdraw your consent at any time.

I declare under penalty of perjury that the foregoing is true and correct.

Executed this

COUNTY OF MESA, COLORADO

(Name of Sponsor)

(Signature of Sponsor's Designative Official/Representative)

By:

*(Type Name of Sponsor's Designative
Official/Representative)*

Title:

(Title of Sponsor's Designative Official/Representative)

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CERTIFICATE OF SPONSOR'S ATTORNEY

I, _____, acting as Attorney for the Sponsor do hereby certify:

That in my opinion the Sponsor is empowered to enter into the foregoing Grant Agreement under the laws of the State of Colorado. Further, I have examined the foregoing Grant Agreement and the actions taken by said Sponsor and Sponsor's official representative has been duly authorized and that the execution thereof is in all respects due and proper and in accordance with the laws of the said State and the ARP Act. The Sponsor understands funding made available under this Grant Agreement may only be used for costs related to operations, personnel, cleaning, sanitization, janitorial services, and combating the spread of pathogens at the airport incurred on or after January 20, 2020 or for debt service payments that are due on or after March 11, 2021. Further, it is my opinion the foregoing Grant Agreement constitutes a legal and binding obligation of the Sponsor in accordance with the terms thereof.

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Dated at _____

By:

(Signature of Sponsor's Attorney)

AIRPORT RESCUE GRANT ASSURANCES

AIRPORT SPONSORS

A. General.

1. These Airport Rescue Grant Assurances are required to be submitted as part of the application by sponsors requesting funds under the provisions of the American Rescue Plan Act of 2021 ("ARP Act," or "the Act"), Public Law 117-2. As used herein, the term "public agency sponsor" means a public agency with control of a public-use airport; the term "private sponsor" means a private owner of a public-use airport; and the term "sponsor" includes both public agency sponsors and private sponsors.
2. Upon acceptance of this Airport Rescue Grant offer by the sponsor, these assurances are incorporated into and become part of this Airport Rescue Grant Agreement.

B. Sponsor Certification.

The sponsor hereby assures and certifies, with respect to this Airport Rescue Grant that:

It will comply with all applicable Federal laws, regulations, executive orders, policies, guidelines, and requirements as they relate to the application, acceptance, and use of Federal funds for this Airport Rescue Grant including but not limited to the following:

FEDERAL LEGISLATION

- a. 49 U.S.C. Chapter 471, as applicable
- b. Davis-Bacon Act — 40 U.S.C. 276(a), et. seq.
- c. Federal Fair Labor Standards Act — 29 U.S.C. 201, et. seq.
- d. Hatch Act — 5 U.S.C. 1501, et. seq.²
- e. Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 Title 42 U.S.C. 4601, et. seq.
- f. National Historic Preservation Act of 1966 — Section 106 — 16 U.S.C. 470(f).
- g. Archeological and Historic Preservation Act of 1974 — 16 U.S.C. 469 through 469c.
- h. Native Americans Grave Repatriation Act — 25 U.S.C. Section 3001, et. seq.
- i. Clean Air Act, P.L. 90-148, as amended.
- j. Coastal Zone Management Act, P.L. 93-205, as amended.
- k. Flood Disaster Protection Act of 1973 — Section 102(a) — 42 U.S.C. 4012a.
- l. Title 49, U.S.C., Section 303, (formerly known as Section 4(f)).
- m. Rehabilitation Act of 1973 — 29 U.S.C. 794.
- n. Title VI of the Civil Rights Act of 1964 (42 U.S.C. § 2000d et seq., 78 stat. 252) (prohibits discrimination on the basis of race, color, national origin).
- o. Americans with Disabilities Act of 1990, as amended, (42 U.S.C. § 12101 et seq.), prohibits discrimination on the basis of disability).
- p. Age Discrimination Act of 1975 — 42 U.S.C. 6101, et. seq.
- q. American Indian Religious Freedom Act, P.L. 95-341, as amended.

- r. Architectural Barriers Act of 1968 — 42 U.S.C. 4151, et. seq.
- s. Power plant and Industrial Fuel Use Act of 1978 — Section 403- 2 U.S.C. 8373.
- t. Contract Work Hours and Safety Standards Act — 40 U.S.C. 327, et. seq.
- u. Copeland Anti-kickback Act — 18 U.S.C. 874.1.
- v. National Environmental Policy Act of 1969 — 42 U.S.C. 4321, et. seq.
- w. Wild and Scenic Rivers Act, P.L. 90-542, as amended.
- x. Single Audit Act of 1984 — 31 U.S.C. 7501, et. seq.²
- y. Drug-Free Workplace Act of 1988 — 41 U.S.C. 702 through 706.
- z. The Federal Funding Accountability and Transparency Act of 2006, as amended (Pub. L. 109-282, as amended by section 6202 of Pub. L. 110-252).

EXECUTIVE ORDERS

- a. Executive Order 11246 – Equal Employment Opportunity
- b. Executive Order 11990 – Protection of Wetlands
- c. Executive Order 11998 – Flood Plain Management
- d. Executive Order 12372 – Intergovernmental Review of Federal Programs
- e. Executive Order 12699 – Seismic Safety of Federal and Federally Assisted New Building Construction
- f. Executive Order 12898 – Environmental Justice
- g. Executive Order 14005 – Ensuring the Future Is Made in All of America by All of America's Workers.

FEDERAL REGULATIONS

- a. 2 CFR Part 180 – OMB Guidelines to Agencies on Governmentwide Debarment and Suspension (Nonprocurement).
- b. 2 CFR Part 200 – Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards.^{3,4}
- c. 2 CFR Part 1200 – Nonprocurement Suspension and Debarment.
- d. 28 CFR Part 35 – Discrimination on the Basis of Disability in State and Local Government Services.
- e. 28 CFR § 50.3 – U.S. Department of Justice Guidelines for Enforcement of Title VI of the Civil Rights Act of 1964.
- f. 29 CFR Part 1 – Procedures for predetermination of wage rates.¹
- g. 29 CFR Part 3 – Contractors and subcontractors on public building or public work financed in whole or part by loans or grants from the United States.¹
- h. 29 CFR Part 5 – Labor standards provisions applicable to contracts covering Federally financed and assisted construction (also labor standards provisions applicable to non-construction contracts subject to the Contract Work Hours and Safety Standards Act).¹

- i. 41 CFR Part 60 – Office of Federal Contract Compliance Programs, Equal Employment Opportunity, Department of Labor (Federal and Federally assisted contracting requirements).¹
- j. 49 CFR Part 20 – New restrictions on lobbying.
- k. 49 CFR Part 21 – Nondiscrimination in Federally-assisted programs of the Department of Transportation - effectuation of Title VI of the Civil Rights Act of 1964.
- l. 49 CFR Part 23 – Participation by Disadvantage Business Enterprise in Airport Concessions.
- m. 49 CFR Part 26 – Participation by Disadvantaged Business Enterprises in Department of Transportation Program.
- n. 49 CFR Part 27 – Nondiscrimination on the Basis of Handicap in Programs and Activities Receiving or Benefiting from Federal Financial Assistance.¹
- o. 49 CFR Part 28 – Enforcement of Nondiscrimination on the Basis of Handicap in Programs or Activities conducted by the Department of Transportation.
- p. 49 CFR Part 30 – Denial of public works contracts to suppliers of goods and services of countries that deny procurement market access to U.S. contractors.
- q. 49 CFR Part 32 – Government-wide Requirements for Drug-Free Workplace (Financial Assistance).
- r. 49 CFR Part 37 – Transportation Services for Individuals with Disabilities (ADA).
- s. 49 CFR Part 41 – Seismic safety of Federal and Federally assisted or regulated new building construction.

FOOTNOTES TO AIRPORT RESCUE GRANT ASSURANCE B

- ¹ These laws do not apply to airport planning sponsors.
- ² These laws do not apply to private sponsors.
- ³ Cost principles established in 2 CFR Part 200 subpart E must be used as guidelines for determining the eligibility of specific types of expenses.
- ⁴ Audit requirements established in 2 CFR Part 200 subpart F are the guidelines for audits.

SPECIFIC ASSURANCES

Specific assurances required to be included in grant agreements by any of the above laws, regulations, or circulars are incorporated by reference in this Grant Agreement.

1. Purpose Directly Related to the Airport

It certifies that the reimbursement sought is for a purpose directly related to the airport.

2. Responsibility and Authority of the Sponsor.

a. Public Agency Sponsor:

It has legal authority to apply for this Grant, and to finance and carry out the proposed grant; that an official decision has been made by the applicant's governing body authorizing the filing of the application, including all understandings and assurances contained therein, and directing and authorizing the person identified as the official representative of the applicant to act in connection with the application and to provide such additional information as may be required.

b. Private Sponsor:

It has legal authority to apply for this Grant and to finance and carry out the proposed Grant and comply with all terms, conditions, and assurances of this Grant Agreement. It shall designate an official representative and shall in writing direct and authorize that person to file this application, including all understandings and assurances contained therein; to act in connection with this application; and to provide such additional information as may be required.

3. Good Title.

It, a public agency or the Federal government, holds good title, satisfactory to the Secretary, to the landing area of the airport or site thereof, or will give assurance satisfactory to the Secretary that good title will be acquired.

4. Preserving Rights and Powers.

- a. It will not take or permit any action which would operate to deprive it of any of the rights and powers necessary to perform any or all of the terms, conditions, and assurances in this Grant Agreement without the written approval of the Secretary, and will act promptly to acquire, extinguish, or modify any outstanding rights or claims of right of others which would interfere with such performance by the sponsor. This shall be done in a manner acceptable to the Secretary.
- b. If the sponsor is a private sponsor, it will take steps satisfactory to the Secretary to ensure that the airport will continue to function as a public-use airport in accordance with this Grant Agreement.
- c. If an arrangement is made for management and operation of the airport by any agency or person other than the sponsor or an employee of the sponsor, the sponsor will reserve sufficient rights and authority to insure that the airport will be operated and maintained in accordance Title 49, United States Code, the regulations, and the terms and conditions of this Grant Agreement.

5. Consistency with Local Plans.

Any project undertaken by this Grant Agreement is reasonably consistent with plans (existing at the time of submission of the Airport Rescue Grant application) of public agencies that are authorized by the State in which the project is located to plan for the development of the area surrounding the airport.

6. Consideration of Local Interest.

It has given fair consideration to the interest of communities in or near where any project undertaken by this Grant Agreement may be located.

7. Consultation with Users.

In making a decision to undertake any airport development project undertaken by this Grant Agreement, it has undertaken reasonable consultations with affected parties using the airport at which project is proposed.

8. Pavement Preventative Maintenance.

With respect to a project undertaken by this Grant Agreement for the replacement or reconstruction of pavement at the airport, it assures or certifies that it has implemented an effective airport pavement maintenance-management program and it assures that it will use such program for the useful life of any pavement constructed, reconstructed, or repaired with Federal

financial assistance at the airport, including Airport Rescue Grant funds provided under this Grant Agreement. It will provide such reports on pavement condition and pavement management programs as the Secretary determines may be useful.

9. Accounting System, Audit, and Record Keeping Requirements.

- a. It shall keep all Grant accounts and records which fully disclose the amount and disposition by the recipient of the proceeds of this Grant, the total cost of the Grant in connection with which this Grant is given or used, and the amount or nature of that portion of the cost of the Grant supplied by other sources, and such other financial records pertinent to the Grant. The accounts and records shall be kept in accordance with an accounting system that will facilitate an effective audit in accordance with the Single Audit Act of 1984.
- b. It shall make available to the Secretary and the Comptroller General of the United States, or any of their duly authorized representatives, for the purpose of audit and examination, any books, documents, papers, and records of the recipient that are pertinent to this Grant. The Secretary may require that an appropriate audit be conducted by a recipient. In any case in which an independent audit is made of the accounts of a sponsor relating to the disposition of the proceeds of a Grant or relating to the Grant in connection with which this Grant was given or used, it shall file a certified copy of such audit with the Comptroller General of the United States not later than six (6) months following the close of the fiscal year for which the audit was made.

10. Minimum Wage Rates.

It shall include, in all contracts in excess of \$2,000 for work on the airport funded under this Grant Agreement which involve labor, provisions establishing minimum rates of wages, to be predetermined by the Secretary of Labor, in accordance with the Davis-Bacon Act, as amended (40 U.S.C. 276a-276a-5), which contractors shall pay to skilled and unskilled labor, and such minimum rates shall be stated in the invitation for bids and shall be included in proposals or bids for the work.

11. Veteran's Preference.

It shall include in all contracts for work on any airport development project funded under this Grant Agreement which involve labor, such provisions as are necessary to insure that, in the employment of labor (except in executive, administrative, and supervisory positions), preference shall be given to Vietnam-era veterans, Persian Gulf veterans, Afghanistan-Iraq war veterans, disabled veterans, and small business concerns owned and controlled by disabled veterans as defined in Section 47112 of Title 49, United States Code. However, this preference shall apply only where the individuals are available and qualified to perform the work to which the employment relates.

12. Operation and Maintenance.

- a. The airport and all facilities which are necessary to serve the aeronautical users of the airport, other than facilities owned or controlled by the United States, shall be operated at all times in a safe and serviceable condition and in accordance with the minimum standards as may be required or prescribed by applicable Federal, State, and local agencies for maintenance and operation. It will not cause or permit any activity or action thereon which would interfere with its use for airport purposes. It will suitably operate and maintain the airport and all facilities thereon or connected therewith, with due regard to climatic and flood conditions. Any proposal to temporarily close the airport for non-aeronautical purposes must first be approved by the Secretary. In furtherance of this assurance, the sponsor will have in effect arrangements for:

1. Operating the airport's aeronautical facilities whenever required;
 2. Promptly marking and lighting hazards resulting from airport conditions, including temporary conditions; and
 3. Promptly notifying airmen of any condition affecting aeronautical use of the airport. Nothing contained herein shall be construed to require that the airport be operated for aeronautical use during temporary periods when snow, flood, or other climatic conditions interfere with such operation and maintenance. Further, nothing herein shall be construed as requiring the maintenance, repair, restoration, or replacement of any structure or facility which is substantially damaged or destroyed due to an act of God or other condition or circumstance beyond the control of the sponsor.
- b. It will suitably operate and maintain noise compatibility program items that it owns or controls upon which Federal funds have been expended.

13. Hazard Removal and Mitigation.

It will take appropriate action to assure that such terminal airspace as is required to protect instrument and visual operations to the airport (including established minimum flight altitudes) will be adequately cleared and protected by removing, lowering, relocating, marking, or lighting or otherwise mitigating existing airport hazards and by preventing the establishment or creation of future airport hazards.

14. Compatible Land Use.

It will take appropriate action, to the extent reasonable, including the adoption of zoning laws, to restrict the use of land adjacent to or in the immediate vicinity of the airport to activities and purposes compatible with normal airport operations, including landing and takeoff of aircraft.

15. Exclusive Rights.

The sponsor shall not grant an exclusive right to use an air navigation facility on which this Grant has been expended. However, providing services at an airport by only one fixed-based operator is not an exclusive right if—

- a. it is unreasonably costly, burdensome, or impractical for more than one fixed-based operator to provide the services; and
- b. allowing more than one fixed-based operator to provide the services requires a reduction in space leased under an agreement existing on September 3, 1982, between the operator and the airport.

16. Airport Revenues.

- a. This Grant shall be available for any purpose for which airport revenues may lawfully be used to prevent, prepare for, and respond to coronavirus. Funds provided under this Airport Rescue Grant Agreement will only be expended for the capital or operating costs of the airport; the local airport system; or other local facilities which are owned or operated by the owner or operator of the airport(s) subject to this agreement and all applicable addendums for costs related to operations, personnel, cleaning, sanitization, janitorial services, combating the spread of pathogens at the airport, and debt service payments as prescribed in the Act.
- b. For airport development, 49 U.S.C. § 47133 applies.

17. Reports and Inspections.

It will:

- a. submit to the Secretary such annual or special financial and operations reports as the Secretary may reasonably request and make such reports available to the public; make available to the public at reasonable times and places a report of the airport budget in a format prescribed by the Secretary;
- b. in a format and time prescribed by the Secretary, provide to the Secretary and make available to the public following each of its fiscal years, an annual report listing in detail:
 1. all amounts paid by the airport to any other unit of government and the purposes for which each such payment was made; and
 2. all services and property provided by the airport to other units of government and the amount of compensation received for provision of each such service and property.

18. Land for Federal Facilities.

It will furnish without cost to the Federal Government for use in connection with any air traffic control or air navigation activities, or weather-reporting and communication activities related to air traffic control, any areas of land or water, or estate therein, or rights in buildings of the sponsor as the Secretary considers necessary or desirable for construction, operation, and maintenance at Federal expense of space or facilities for such purposes. Such areas or any portion thereof will be made available as provided herein within four months after receipt of a written request from the Secretary.

19. Airport Layout Plan.

- a. Subject to the FAA Reauthorization Act of 2018, Public Law 115-254, Section 163, it will keep up to date at all times an airport layout plan of the airport showing:
 1. boundaries of the airport and all proposed additions thereto, together with the boundaries of all offsite areas owned or controlled by the sponsor for airport purposes and proposed additions thereto;
 2. the location and nature of all existing and proposed airport facilities and structures (such as runways, taxiways, aprons, terminal buildings, hangars and roads), including all proposed extensions and reductions of existing airport facilities;
 3. the location of all existing and proposed non-aviation areas and of all existing improvements thereon; and
 4. all proposed and existing access points used to taxi aircraft across the airport's property boundary. Such airport layout plans and each amendment, revision, or modification thereof, shall be subject to the approval of the Secretary which approval shall be evidenced by the signature of a duly authorized representative of the Secretary on the face of the airport layout plan. The sponsor will not make or permit any changes or alterations in the airport or any of its facilities which are not in conformity with the airport layout plan as approved by the Secretary and which might, in the opinion of the Secretary, adversely affect the safety, utility or efficiency of the airport.
- b. Subject to the FAA Reauthorization Act of 2018, Public Law 115-254, Section 163, if a change or alteration in the airport or the facilities is made which the Secretary determines adversely affects the safety, utility, or efficiency of any federally owned, leased, or funded property on or

off the airport and which is not in conformity with the airport layout plan as approved by the Secretary, the owner or operator will, if requested, by the Secretary (1) eliminate such adverse effect in a manner approved by the Secretary; or (2) bear all costs of relocating such property (or replacement thereof) to a site acceptable to the Secretary and all costs of restoring such property (or replacement thereof) to the level of safety, utility, efficiency, and cost of operation existing before the unapproved change in the airport or its facilities except in the case of a relocation or replacement of an existing airport facility due to a change in the Secretary's design standards beyond the control of the airport sponsor.

20. Civil Rights.

It will promptly take any measures necessary to ensure that no person in the United States shall, on the grounds of race, creed, color, national origin, sex, age, or disability be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination in any activity conducted with, or benefiting from, funds received from this Grant.

- a. Using the definitions of activity, facility, and program as found and defined in §§ 21.23 (b) and 21.23 (e) of 49 CFR Part 21, the sponsor will facilitate all programs, operate all facilities, or conduct all programs in compliance with all non-discrimination requirements imposed by or pursuant to these assurances.
- b. Applicability
 1. Programs and Activities. If the sponsor has received a grant (or other Federal assistance) for any of the sponsor's program or activities, these requirements extend to all of the sponsor's programs and activities.
 2. Facilities. Where it receives a grant or other Federal financial assistance to construct, expand, renovate, remodel, alter, or acquire a facility, or part of a facility, the assurance extends to the entire facility and facilities operated in connection therewith.
 3. Real Property. Where the sponsor receives a grant or other Federal financial assistance in the form of, or for the acquisition of, real property or an interest in real property, the assurance will extend to rights to space on, over, or under such property.
- c. Duration

The sponsor agrees that it is obligated to this assurance for the period during which Federal financial assistance is extended to the program, except where the Federal financial assistance is to provide, or is in the form of, personal property, or real property, or interest therein, or structures or improvements thereon, in which case the assurance obligates the sponsor, or any transferee for the longer of the following periods:

1. So long as the airport is used as an airport, or for another purpose involving the provision of similar services or benefits; or
2. So long as the sponsor retains ownership or possession of the property.

d. Required Solicitation Language

It will include the following notification in all solicitations for bids, Requests for Proposals for work, or material under this Grant and in all proposals for agreements, including airport concessions, regardless of funding source:

"Grand Junction Regional Airport Authority, City of Grand Junction and County of Mesa, Colorado, in accordance with the provisions of Title VI of the Civil Rights Act of 1964 (78 Stat.

252, 42 U.S.C. §§ 2000d to 2000d-4) and the Regulations, hereby notifies all bidders that it will affirmatively ensure that for any contract entered into pursuant to this advertisement, disadvantaged business enterprises and airport concession disadvantaged business enterprises will be afforded full and fair opportunity to submit bids in response to this invitation and will not be discriminated against on the grounds of race, color, or national origin in consideration for an award.”

e. Required Contract Provisions.

1. It will insert the non-discrimination contract clauses requiring compliance with the acts and regulations relative to non-discrimination in Federally-assisted programs of the DOT, and incorporating the acts and regulations into the contracts by reference in every contract or agreement subject to the non-discrimination in Federally-assisted programs of the DOT Acts and regulations.
2. It will include a list of the pertinent non-discrimination authorities in every contract that is subject to the non-discrimination acts and regulations.
3. It will insert non-discrimination contract clauses as a covenant running with the land, in any deed from the United States effecting or recording a transfer of real property, structures, use, or improvements thereon or interest therein to a sponsor.
4. It will insert non-discrimination contract clauses prohibiting discrimination on the basis of race, color, national origin, creed, sex, age, or handicap as a covenant running with the land, in any future deeds, leases, license, permits, or similar instruments entered into by the sponsor with other parties:
 - A. For the subsequent transfer of real property acquired or improved under the applicable activity, grant, or program; and
 - B. For the construction or use of, or access to, space on, over, or under real property acquired or improved under the applicable activity, grant, or program.
 - C. It will provide for such methods of administration for the program as are found by the Secretary to give reasonable guarantee that it, other recipients, sub-recipients, sub-grantees, contractors, subcontractors, consultants, transferees, successors in interest, and other participants of Federal financial assistance under such program will comply with all requirements imposed or pursuant to the acts, the regulations, and this assurance.
 - D. It agrees that the United States has a right to seek judicial enforcement with regard to any matter arising under the acts, the regulations, and this assurance.

21. Foreign Market Restrictions.

It will not allow funds provided under this Grant to be used to fund any activity that uses any product or service of a foreign country during the period in which such foreign country is listed by the United States Trade Representative as denying fair and equitable market opportunities for products and suppliers of the United States in procurement and construction.

22. Policies, Standards and Specifications.

It will carry out any project funded under an Airport Rescue Grant in accordance with policies, standards, and specifications approved by the Secretary including, but not limited to, current FAA Advisory Circulars for AIP projects, as of July 9, 2021.

23. Access By Intercity Buses.

The airport owner or operator will permit, to the maximum extent practicable, intercity buses or other modes of transportation to have access to the airport; however, it has no obligation to fund special facilities for intercity buses or for other modes of transportation.

24. Disadvantaged Business Enterprises.

The sponsor shall not discriminate on the basis of race, color, national origin or sex in the award and performance of any DOT-assisted contract covered by 49 CFR Part 26, or in the award and performance of any concession activity contract covered by 49 CFR Part 23. In addition, the sponsor shall not discriminate on the basis of race, color, national origin or sex in the administration of its Disadvantaged Business Enterprise (DBE) and Airport Concessions Disadvantaged Business Enterprise (ACDBE) programs or the requirements of 49 CFR Parts 23 and 26. The sponsor shall take all necessary and reasonable steps under 49 CFR Parts 23 and 26 to ensure nondiscrimination in the award and administration of DOT-assisted contracts, and/or concession contracts. The sponsor's DBE and ACDBE programs, as required by 49 CFR Parts 26 and 23, and as approved by DOT, are incorporated by reference in this agreement. Implementation of these programs is a legal obligation and failure to carry out its terms shall be treated as a violation of this agreement. Upon notification to the sponsor of its failure to carry out its approved program, the Department may impose sanctions as provided for under Parts 26 and 23 and may, in appropriate cases, refer the matter for enforcement under 18 U.S.C. 1001 and/or the Program Fraud Civil Remedies Act of 1936 (31 U.S.C. 3801).

25. Acquisition Thresholds.

The FAA deems equipment to mean tangible personal property having a useful life greater than one year and a per-unit acquisition cost equal to or greater than \$5,000. Procurements by micro-purchase means the acquisition of goods or services for which the aggregate dollar amount does not exceed \$10,000, unless authorized in accordance with 2 CFR § 200.320. Procurement by small purchase procedures means those relatively simple and informal procurement methods for securing goods or services that do not exceed the \$250,000 threshold for simplified acquisitions.

Current FAA Advisory Circulars Required for Use in AIP Funded and PFC Approved Projects

View the most current Series 150 Advisory Circulars (ACs) for Airport Projects at
http://www.faa.gov/airports/resources/advisory_circulars and
http://www.faa.gov/regulations_policies/advisory_circulars

RESOLUTION ____-21

AUTHORIZING THE CITY MANAGER TO SIGN AND SUBMIT A GRANT AGREEMENT AND SUPPLEMENTAL CO-SPONSORSHIP AGREEMENT IN SUPPORT OF PROJECTS AT GRAND JUNCTION REGIONAL AIRPORT

RECITALS:

The Grand Junction Regional Airport Authority (Airport or GJRAA) applied to the Federal Aviation Administration (FAA) for an *Airport Rescue Grant* in the amount of \$3,312,328. The purpose of the grant is to prevent, prepare for, and respond to the coronavirus pandemic. The grant provides the Airport with funding to cover costs associated with operations, personnel, cleaning, sanitization, janitorial services, combating the spread of pathogens in the Airport and debt service payments.

Federal funds awarded to *Airport Rescue Grant* recipients must be used only for purposes directly related to an airport. Such purposes can include the reimbursement of an airport's operational expenses or debt service payments in accordance with the limitations prescribed under the *American Rescue Plan Act*. *Airport Rescue Grant* funds may also be used to reimburse airport operational expenses directly related to the airport operations incurred no earlier than January 20, 2020. Additionally, grant funds may be used to reimburse an airport's for payment of debt service obligations when such payments occur on or after March 11, 2021.

The GJRAA has received an *Airport Rescue Grant* from the FAA in the amount \$3,312,328. The Grant offer is 100% Federal funds and requires no local match. The City and Mesa County, as co-sponsors of the GJRAA, must execute the Grant Offer. Acceptance of the Grant has no direct fiscal impact or spending requirement on the City.

Having been fully advised in the premises, the City Council by and with this Resolution affirms and directs the execution of the Grant Offers and Agreement(s) from the Federal Aviation Administration in the amount of \$3,312,328. in support of the Grand Junction Regional Airport for the purposes described generally herein and in more detail in the Grant Offer and Agreement(s).

NOW THEREFORE, the City Council of the City of Grand Junction having been fully advised in the premises authorizes, affirms and directs the approval of the Airport Rescue Grant offer(s) and agreement(s) from the Federal Aviation Administration in the amount of \$3,312,328.00 and authorizes the City Manager and City Attorney to sign in accordance with this Resolution.

C.B. McDaniel
President of the City Council

ATTEST

Wanda Winkelmann
City Clerk

DRAFT



Grand Junction City Council

Regular Session

Item #6.a.i.

Meeting Date: December 1, 2021
Presented By: Greg Caton, City Manager
Department: City Manager's Office
Submitted By: Jodi Welch, Finance Director

Information

SUBJECT:

An Ordinance Appropriating Certain Sums of Money to Defray the Necessary Expenses and Liabilities of the City of Grand Junction, Colorado and the Downtown Development Authority for the Year Beginning January 1, 2022 and Ending December 31, 2022

RECOMMENDATION:

Staff recommends adoption of the Appropriation Ordinance No. 5042 approving the 2022 Budget for the City of Grand Junction and the Downtown Development Authority.

EXECUTIVE SUMMARY:

The budget for the City of Grand Junction is the highest expression of the City Council's policies and decision making; it articulates the initiatives, investment, and services provided by and through elected officials and staff. The budget represents the allocation of resources to achieve the priorities identified in City Council's Strategic Plan and the Comprehensive Plan.

The 2022 Budget is \$237,543,790 (\$237.5 million), a \$24.5 million, or 11.5% increase from the 2021 Adopted Budget. This is due to an increase in labor through new positions and competitive wage increases, fleet and technology spending needed to support Departments' service delivery to the community as well as funds for housing, sustainability, and non-profit funding. The 2022 Budget is not only balanced, but the General Fund has a surplus of \$431,784. The projected 2022 ending General Fund balance is \$32.5 million which includes \$2.7 million in restricted funds and \$21.9 million in minimum reserve.

The budget is developed over the course of several months and includes the projection of revenues as well as planned expenses. The 2022 Recommended Budget was discussed with City Council during two main budget workshops on October 4th and

October 18th. Economic development funding discussions occurred in both the August 30th and the October 18th workshops. Staff has incorporated changes to the recommended budget as directed by Council during the workshops, including adding an additional position dedicated to housing in the Community Development Department as well as adding a program to support treatment of ash trees on private property.

Complete documents have been provided to City Council and the public throughout the budget process including presentations, capital projects, economic development funding, and non-profit funding as well as a complete line item budget detail by fund and a line item budget detail by department. The first public presentation and hearing was November 3rd, 2021. This meeting, December 1, 2021 is the second public hearing and consideration of the 2022 Budget for final approval and adoption of the appropriation ordinance.

BACKGROUND OR DETAILED INFORMATION:

The development of the 2022 Recommended Budget is a several-month process that includes all city departments and involves over 30 employees for a total of over 3,000 hours of staff time. The process begins when staff engages the citizens through budget learning sessions, and this year, in addition to the two virtual and one in-person sessions in July, staff was also able to extend the opportunity for budget discussions through four community meetings in August and September. At the beginning of the budget process, staff also engages with key partners in the community to develop a sense of the local economic landscape and current market conditions and trends. This information is used to develop revenue forecast models that aid in the development of the budget. Through the budget process, staff develops labor, operating, and capital budgets, culminating in a detailed line-item review of each Department Budget by the City Manager and an internal review team. Supporting detail budget documents are provided for each workshop and are available to the public online. Also, as an addition this year, an "Annual Budget and Budget Development" informational web page was created as an easy reference for the process and last year's budget documents. The budget documents attached to this staff report represent the culmination of the budget process for the City's 2022 Budget of \$237.5 million.

The October 4th Workshop included an overview of the entire 2022 recommended budget as well as the presentation of budgets for the major operating departments of the City including Police, Utilities-Water Division, Visit Grand Junction, General Services, Parks & Recreation, and Fire. On October 18th, the City's 2022 recommended capital budget in accordance with ten-year capital plans was presented, and Public Works included their operating budget presentation as well. On October 18th, the Horizon Drive BID, Downtown BID, and Downtown Development Authority discussed their 2022 budgets and economic development funding was discussed as well as non-profit funding. The first public presentation and hearing of the appropriation ordinance was on November 3rd, 2021.

Additional Board Meetings and Actions Related to 2022 Budget: The Joint Sewer Fund budget was presented and discussed with the Joint Persigo Sewer Board (joint board of

City Council and County Commissioners) on October 27th. The Board of County Commissioners and the City Council will then adopt the Persigo budget formally through their respective processes. The Downtown Development Authority (DDA) Budget was reviewed and approved by the DDA Board on October 14th.

The 2022 appropriation ordinance is the legal adoption of the City's budget (and the DDA budget) by the City Council for the upcoming fiscal year. In accordance with the Charter, the City Manager shall prepare the annual budget and upon approval of it and the appropriation ordinance expend sums of money to pay salaries and other expenses for the operation of the City. The documentation of the proposed revenue and expenses prepared and maintained by the Finance Director in support of the budget and ordinance, including and pursuant to Article VII, Paragraph 57 of the City Charter regarding the setting of the City Manager's salary, are incorporated by and made part of this ordinance by this reference as full set forth, and accordingly, this request is to appropriate certain sums of money to defray the necessary expenses and liabilities of the accounting funds of the City of Grand Junction based on the 2022 Budget.

Please see attachment listing for all the supporting budget documents.

FISCAL IMPACT:

The 2022 appropriation ordinance and budget are presented in order to ensure sufficient appropriation by fund to defray the necessary expenses of the City. The appropriation ordinances are consistent with, and as proposed for adoption, reflective of lawful and proper governmental accounting practices and are supported by the supplementary documents incorporated by reference.

SUGGESTED MOTION:

I move to (adopt/deny) Ordinance No. 5042, together with the documentation of the proposed revenue and expenses prepared in support of the budget and ordinance, all as if fully set forth, appropriating certain sums of money to defray the necessary expenses and liabilities of the City of Grand Junction, Colorado, pursuant to Articles VII and IX of the City Charter, and to defray the necessary expenses and liabilities of the Downtown Development Authority for the year beginning January 1, 2022 and ending December 31, 2022, also known as the annual appropriation ordinance on final passage and order final publication in pamphlet form.

Attachments

1. 02 2022 Budget Reconciliation to Appropriation Ordinance
2. 03 2022 Budget Fund Balance Worksheet
3. 04 2022 Economic Development Funding
4. 05 2022 Non-Profit Funding
5. 06 2022 Capital Projects
6. 07 2022 Capital Descriptions
7. 08 2022 General Government Ten Year Capital Plan

8. 09 2022 Enterprise Funds Ten Year Capital Plan
9. 10 2022 Line Item budget by Department
10. 11 2022 Line Item budget by Fund
11. 12 2022 Certificate of Participation Supplemental Budget Information
12. 13 2022 DDA Budget Fund Balance Worksheet
13. 14 2022 DDA Line Item Budget by Fund
14. Councilmember Simpson Email Regarding Budget - Revised
15. ORD-2022 Appropriation 112221



**2022 Budget-Reconciliation of Fund Balance Worksheets to Appropriation
December 1, 2021**

Fund #	Fund Name	Per Fund Balance Worksheets			Total 2022 Appropriations
		Total Expense	Transfers Out	Contingency Funds	
100	General Fund	91,734,312	-	200,000	91,934,312
101	Enhanced 911 Fund	-	2,581,222	-	2,581,222
102	Visit Grand Junction Fund	4,929,055	200,000	200,000	5,329,055
103	D.D.A. Operations*	1,423,020	-	250,000	1,673,020
104	CDBG Fund	289,198	180,359	-	469,557
105	Parkland Expansion Fund	-	1,464,792	-	1,464,792
106	Lodgers Tax Increase Fund	1,087,461	776,758	-	1,864,219
107	First Responder Tax Fund	9,771,732	1,108,982	-	10,880,714
110	Conservation Trust Fund	-	879,061	-	879,061
111	Cannabis Sales Tax Fund	-	1,000,000	-	1,000,000
201	Sales Tax CIP Fund	19,918,093	7,019,688	1,842,436	28,780,217
202	Storm Drainage Fund	530,000	-	-	530,000
207	Transportation Capacity Fund	27,738,000	200,000	-	27,938,000
301	Water Fund	23,036,401	-	-	23,036,401
302	Solid Waste Removal Fund	4,648,728	220,000	-	4,868,728
303	Two Rivers Convention Center Fund	431,761	-	-	431,761
305	Golf Courses Fund	2,355,045	-	-	2,355,045
308	Parking Authority Fund	687,544	-	-	687,544
309	Ridges Irrigation Fund	538,055	-	-	538,055
401	Information Technology Fund	10,014,951	-	-	10,014,951
402	Fleet and Equipment Fund	8,797,135	-	200,000	8,997,135
404	Insurance Fund	15,631,613	-	600,000	16,231,613
405	Communication Center Fund	8,020,232	-	-	8,020,232
406	Facilities Management Fund	3,127,934	-	-	3,127,934
610	General Debt Service Fund	6,799,688	-	-	6,799,688
611	T.I.F. Debt Service*	1,679,625	-	-	1,679,625
614	GJ Public Finance Corp Fund	715,100	-	-	715,100
615	Riverside Parkway Debt Retirement Fund	-	1,052,447	-	1,052,447
704	Cemetery Perpetual Care Fund	-	10,239	-	10,239
900	Joint Sewer Operations Fund	32,070,949	-	-	32,070,949

*per DDA Fund Balance Worksheet



Calendar 2022
Recommended Budget

Recommended Budget		12/1/2021														
		PROJECTED BEGINNING FUND BALANCES	TOTAL REVENUE	LABOR	NON PERSONNEL OPERATING	TOTAL OPERATING EXPENSE	DEBT SERVICE	MAJOR CAPITAL	TOTAL EXPENSE	TRANSFERS IN	TRANSFERS OUT	NET SOURCE (USE) OF FUNDS	Contingency Funds	Net Change in Fund Balance	PROJECTED ENDING FUND BALANCE	
General Government																
100	General Fund	\$ 32,098,396	\$ 91,361,763	\$ 56,260,675	\$ 34,911,831	\$ 91,172,506	\$ -	\$ 561,806	\$ 91,734,312	\$ 1,004,333	\$ -	\$ 631,784	\$ 200,000	\$ 431,784	\$ 32,530,180	
101	Enhanced 911 Fund	2,477,669	2,919,400	-	-	-	-	-	-	-	2,581,222	338,178	-	338,178	2,815,847	
102	Visit Grand Junction	1,724,933	3,009,209	949,837	3,979,218	4,929,055	-	-	4,929,055	776,758	200,000	(1,343,088)	200,000	(1,543,088)	181,845	
104	CDBG Fund	-	469,557	-	289,198	289,198	-	-	289,198	-	180,359	-	-	-	-	
105	Parkland Expansion Fund	599,681	958,673	-	-	-	-	-	-	-	1,464,792	(506,119)	-	(506,119)	93,562	
106	Lodgers Tax Increase Fund	0	1,864,219	-	1,087,461	1,087,461	-	-	1,087,461	-	776,758	-	-	-	0	
107	First Responder Tax Fund	1,151,973	12,943,343	8,068,979	1,521,853	9,590,832	-	180,900	9,771,732	-	1,108,982	2,062,629	-	2,062,629	3,214,602	
110	Conservation Trust Fund	185,726	882,096	-	-	-	-	-	-	-	879,061	3,035	-	3,035	188,761	
111	Marijuana Sales Tax Fund	-	1,015,000	-	-	-	-	-	-	-	1,000,000	15,000	-	15,000	15,000	
114	American Rescue Plan Fund	5,242,304	5,242,304	-	-	-	-	-	-	-	-	5,242,304	-	5,242,304	10,484,608	
115	Public Safety Impact Fee Fund	-	486,062	-	-	-	-	-	-	-	-	486,062	-	486,062	486,062	
201	Sales Tax CIP Fund	5,405,055	19,043,444	-	2,703,790	2,703,790	-	17,214,303	19,918,093	4,840,105	7,019,688	(3,054,232)	1,842,436	(4,896,668)	508,387	
202	Storm Drainage Fund	62,377	15,000	-	-	-	-	530,000	530,000	500,000	-	(15,000)	-	(15,000)	47,377	
207	Transportation Capacity Fund	47,653,044	2,905,370	-	-	-	-	27,738,000	27,738,000	-	200,000	(25,032,630)	-	(25,032,630)	22,620,414	
405	Comm Center Fund	1,026,043	5,401,396	5,359,171	1,971,061	7,330,232	-	690,000	8,020,232	2,081,222	-	(537,614)	-	(537,614)	488,429	
610	General Debt Service Fund	540	-	-	4,500	4,500	6,795,188	-	6,799,688	6,799,688	-	-	-	-	540	
614	GJ Public Finance Corp Fund	14,221	400,000	-	1,500	1,500	713,600	-	715,100	300,879	-	(14,221)	-	(14,221)	0	
615	Riverside Pkwy Debt Retirement	1,021,689	35,042	-	-	-	-	-	-	-	1,052,447	(1,017,405)	-	(1,017,405)	4,284	
Subtotal		\$ 98,663,650	\$ 148,951,878	\$ 70,638,662	\$ 46,470,412	\$ 117,109,074	\$ 7,508,788	\$ 46,915,009	\$ 171,532,871	\$ 16,302,985	\$ 16,463,309	\$ (22,741,317)	\$ 2,242,436	\$ (24,983,753)	\$ 73,679,897	
Enterprise Operations																
301	Water Fund	\$ 4,740,230	\$ 20,375,571	\$ 3,628,612	\$ 2,975,483	\$ 6,604,095	\$ 1,002,306	\$ 15,430,000	\$ 23,036,401	\$ -	\$ -	\$ (2,660,830)	\$ -	\$ (2,660,830)	\$ 2,079,400	
302	Solid Waste Removal Fund	1,894,879	5,088,404	1,275,625	3,341,103	4,616,728	-	32,000	4,648,728	-	220,000	219,676	-	219,676	2,114,555	
303	Two Rivers Convention Cntr Fund	33,055	231,761	-	431,761	431,761	-	-	431,761	200,000	-	-	-	-	33,055	
305	Golf Courses Fund	414,872	2,299,870	863,125	1,404,122	2,267,247	87,798	-	2,355,045	120,000	-	64,825	-	64,825	479,697	
308	Parking Authority Fund	546,398	751,149	184,236	260,080	444,316	243,228	-	687,544	-	-	63,605	-	63,605	610,003	
309	Ridges Irrigation Fund	125,039	513,056	127,553	195,309	322,862	10,193	205,000	538,055	-	-	(24,999)	-	(24,999)	100,040	
900	Joint Sewer System Fund	35,489,470	19,082,872	4,296,930	4,338,770	8,635,700	595,749	22,839,500	32,070,949	-	-	(12,988,077)	-	(12,988,077)	22,501,393	
Subtotal		\$ 43,243,944	\$ 48,342,683	\$ 10,376,081	\$ 12,946,628	\$ 23,322,709	\$ 1,939,274	\$ 38,506,500	\$ 63,768,483	\$ 320,000	\$ 220,000	\$ (15,325,800)	\$ -	\$ (15,325,800)	\$ 27,918,144	
TOTAL		\$ 141,907,594	\$ 197,294,561	\$ 81,014,743	\$ 59,417,040	\$ 140,431,783	\$ 9,448,062	\$ 85,421,509	\$ 235,301,354	\$ 16,622,985	\$ 16,683,309	\$ (38,067,117)	\$ 2,242,436	\$ (40,309,553)	\$ 101,598,041	
								Contingency	\$ 2,242,436							
								CITY OF GRAND JUNCTION 2022 RECOMMENDED BUDGET								\$ 237,543,790
*General Fund Balance		\$ 32.5	million													
Restricted		\$ 2.7	million													
Minimum Reserve		\$ 21.9	million													
Internal Service Operations																
401	Information Technology Fund	1,407,266	9,174,098	3,108,376	6,106,575	9,214,951	-	800,000	10,014,951	-	-	(840,853)	-	(840,853)	566,413	
402	Fleet and Equipment Fund	4,176,918	8,051,233	1,443,947	2,703,188	4,147,135	-	4,650,000	8,797,135	70,563	-	(675,339)	200,000	(875,339)	3,301,579	
404	Self Insurance Fund	2,647,266	15,886,875	1,662,241	13,969,372	15,631,613	-	-	15,631,613	-	-	255,262	600,000	(344,738)	2,302,528	
406	Facilities Management Fund	37,715	3,109,607	676,409	2,451,525	3,127,934	-	-	3,127,934	-	-	(18,327)	-	(18,327)	19,388	
Subtotal		8,269,166	36,221,813	6,890,973	25,230,660	32,121,633	-	5,450,000	37,571,633	70,563	-	(1,279,257)	800,000	(2,079,257)	6,189,909	
704 Cemetery Perpetual Care Fund		\$ 1,500,795	\$ 10,239	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,239	\$ -	\$ -	\$ -	\$ 1,500,795	
Total Appropriated City Funds									\$ 292,608,971							



Recommended 2022 Economic Development Funding to Partners
Funded by .75% Sales Tax Fund and Vendors Fee Cap
December 1, 2021

PARTNER/AGENCY	USE OF FUNDS	2022 PREFERRED REQUESTED	2022 MINIMUM REQUESTED	2022 RECOMMENDED
ECONOMIC DEVELOPMENT				
Business Incubator	Sponsorship for incubator program	\$ 53,600	\$ 53,600	\$ 53,600
CMU - Classroom Building (ending 2026)	Building Commitment	500,000	500,000	500,000
CMU - Scholarships	Scholarship for local D51 youth	550,000	550,000	550,000
Downtown Business Improvement District	Marketing Downtown GJ	15,269	15,269	15,269
Grand Junction Economic Partnership	Operational funding	40,000	40,000	40,000
Grand Valley Transit	Operations	435,000	435,000	435,000
Grand Valley Transit	DASH (City Split)	55,000	55,000	55,000
ECONOMIC DEVELOPMENT FUNDING (From 3/4% Sales Tax)		\$ 1,648,869	\$ 1,648,869	\$ 1,648,869
ED PARTNERSHIP				
Business Incubator	Maker Space/Incubator Kitchen	\$ 72,000	\$ 72,000	\$ 72,000
GJ Chamber	Business Expansion/Job Creation	40,000	40,000	40,000
GJEP	Business Retention/Job Creation	158,000	158,000	158,000
GJEP	Incentives for Job Creation Attraction	55,000	55,000	55,000
GJEP	Las Colonias Development Corp.	25,000	25,000	25,000
IDI	Incentives for Job Creation Expansion	55,000	55,000	55,000
Western CO Latino Chamber of Commerce	Business Retention/Start Up Support	35,000	35,000	35,000
ECONOMIC PARTNERSHIP FUNDING (From Vendor Fee Cap)		\$ 440,000	\$ 440,000	\$ 440,000
TOTAL ECONOMIC DEVELOPMENT FUNDING		\$ 2,088,869	\$ 2,088,869	\$ 2,088,869

**2022 Recommended Non-Profit Funding Budget
Funded by General Fund
December 1, 2021**

ITEM REF #	Support Doc. Page #	PARTNER/AGENCY	USE OF FUNDS	2022 MAXIMUM REQUESTED	2022 MINIMUM REQUESTED	2022 RECOMMENDED
1		DUES/MEMBERSHIPS				
2	NA	Associated Governments of Northwest Colorado	Dues	\$ 8,200	\$ 8,200	\$ 8,200
3	NA	Club 20	Dues	5,000	5,000	5,000
4	NA	Colorado Municipal League	Dues	49,270	49,270	49,270
5	NA	Colorado Water Congress	Dues	7,763	7,763	7,763
6	NA	Grand Junction Area Chamber of Commerce	Dues	7,000	7,000	7,000
7	NA	National League of Cities	Membership Fee	4,688	4,688	4,688
8	NA	Parks Improvement Advisory Board	PIAB	14,000	14,000	14,000
9	NA	Western Colorado Latino Chamber of Commerce	Dues	65	65	65
10	NA	Hilltop Community Resources	MC Health Leadership Consortium	1,000	1,000	1,000
11			Total Dues and Memberships	\$ 96,986	\$ 96,986	\$ 96,986
12		PROGRAM/EVENT SPONSORSHIP				
13	3	Colorado West Land Trust	Operations-Continued Development along Monument Corridor for Land Acquisitions	\$ 20,000	\$ 15,000	\$ 20,000
14	7	Grand Junction Commission on Arts and Culture	Art Grant Program Funding	45,000	45,000	45,000
15	9	Grand Junction Area Chamber of Commerce (YEA)	Program Sponsorship-Young Entrepreneurs Academy (YEA)	4,000	4,000	4,000
16	10	HopeWest	Event Sponsorship-2022 Calcutta for A Cause Golf Tournament (raises \$70K+ for Organization)	5,000	5,000	5,000
17	11	HopeWest	Event Sponsorship-2022 Gala which raises Operating Funds for the organization	5,000	5,000	5,000
18	13	Museums of Western Colorado	Operations - Programs and operations support for marketing Initiatives to draw visitors to the museums	15,000	10,000	15,000
19	14	One Riverfront (formerly Riverfront Commission)	Operations - Funds allow for the organization to utilize nearly 2,500+ volunteer hours per year and coordinate the development of the riverfront asset with other local partners	17,977	17,977	17,977
20	17	Riverside Educational Center	Operations - Cost of new work space that we moved to due to Covid including insurance, utilities, maintenance and renovations	10,000	1.00	10,000
21	19	Special Olympics	Event Sponsorship - In Lieu of City Fees for costs of Stocker Stadium & LP Pool for 2022 Special Olympics Summer Games	6,000	1.00	6,000
22	21	Western Slope Center for Children	SANE (Sexual Assault Nurse Examiner) program support	7,500	7,500	7,500
23	21	Western Slope Center for Children	General Operating Support (annual contributions for this)	50,000	50,000	50,000
24		CAPITAL REQUESTS				
25	27	Caprock Academy	Capital - Grass field for gathering place next to playground built with 2021 funding	8,300	8,300	8,300
26	30	Colorado West Land Trust	Capital - 10-Mile Off Road Route for Redlands Loop	30,000	30,000	30,000
27	33	Grand Junction Housing Authority	Capital - Building 70 affordable apartment homes within the City. \$300K for City Dev. Fees; \$90K for pre-development architectural/engineering Fees	390,000	300,000	390,000
28	34	Habitat for Humanity	Capital - Continue to build out Hoffman Estates Subdivision by adding four additional homes. These funds would go directly to two of the homes being built	10,000	5,000	10,000

**2022 Recommended Non-Profit Funding Budget
Funded by General Fund
December 1, 2021**

ITEM REF #	Support Doc. Page #	PARTNER/AGENCY	USE OF FUNDS	2022 MAXIMUM REQUESTED	2022 MINIMUM REQUESTED	2022 RECOMMENDED
29	36	Hilltop Community Resources	Operations - day to day maintenance and administration of Hilltop's Family Resource Center (office support, utilities, repairs and maintenance, and outreach	35,000	12,000	35,000
30	39	HomewardBound of the Grand Valley	Operations - Providing emergency shelter to Homeless individuals and families	50,000	25,000	50,000
31	40	HomewardBound of the Grand Valley	Capital - Updates to North Ave. Homeless Shelter Including fencing of day center	50,000	50,000	50,000
32	41	Mesa Developmental Services (STRiVE)	Operations - Enhance & expand vocational development programs for local adults with intellectual/developmental disabilities for skills training, on-the-job work experience, and employment placement for 156 individuals	50,000	20,000	50,000
33	44	Mind Springs Foundation	Capital - Little Bookcliff Apartments Section 8 Housing facility with new fire alarm system, new kitchens and bathroom amenities, update group therapy and meeting rooms, and paint and stair updates to exterior of the facility	276,809	22,170	276,809
34	46	The House (Karis, Inc.)	Capital-Convert Garage into 2-Bed Apartment at Bonnie's House	40,000	5,000	40,000
35		Total Ongoing Requests		\$ 1,125,586	\$ 636,949	\$ 1,125,586
36		NEW OR REINSTATED REQUESTS (Did not request in 2021)				
37	49	Community Food Bank	Capital - Campaign to renovate current facility. These funds will be used for exterior improvements to facility including a professional mural on the warehouse, fencing for community garden plot, update/improve cooling systems in the warehouse	\$ 23,000	\$ 12,500	\$ 23,000
38	62	Center for Enriched Communication (dba, Counseling & Education Center)	Operations - Supplement Medicaid/Medicare Funding Gap for low income counseling program mental health counseling.	20,000	5,000	20,000
39	66	Foodbank of the Rockies	Capital - Construction of a 50,400 SF warehouse/distribution center moving from Palisade to Grand Junction	50,000	50,000	50,000
40	69	Grand Mesa Nordic Council	Capital - New Signage and a Snowmobile for grooming for cross country ski areas on Grand Mesa	16,600	2,500	16,600
41	70	Grand Valley Peace & Justice	Operations - Identification Project serving low income citizens to provide them help obtain first time Colorado Identification IDs	10,000	7,600	10,000
42	72	Kids Aid	Capital - Parking Lot Improvements at warehouse facility to increase warehouse access for large food deliveries and school site delivery driver access, extension of fencing, address cooling systems for volunteer/employee safety during summer heat	20,000	10,000	20,000
43	73	Loma Cat House	Operations - Spay/Neutering efforts to mitigate cat overpopulation	5,000	2,500	5,000
44	75	Marillac Clinic, Inc.	Capital - Capital campaign in progress for funding of a new \$14M health center project (26K SF health center in a new location	100,000	100,000	100,000
45	79	Mesa County RSVP	Operations - Supplemental funding for an Executive Director to help expand our operations, develop more community connections, recruit more volunteers and allow for expansion of flagship programs	50,000	1,000	50,000

**2022 Recommended Non-Profit Funding Budget
Funded by General Fund
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ITEM REF #	Support Doc. Page #	PARTNER/AGENCY	USE OF FUNDS	2022 MAXIMUM REQUESTED	2022 MINIMUM REQUESTED	2022 RECOMMENDED
46	80	Mutual Aid Partners	Capital - Purchase of a commercial transport vehicle with the purpose of utilization within the daily operations of Mutual Aid, providing safe transportation, promote and support other non-profit groups as well as grassroots organizers, volunteers and participants	25,000	20,000	25,000
47	83	Western Colorado Alliance for Community Action	Operations - Shortfall in food and agricultural program due to COVID impacts on our funder Farm Aid. Used to share resources with local ranchers about recent legislation	5,000	-	5,000
48	84	Friends of Youth and Nature	Transportation, Gear, and Scholarships for Grant Junction Youth to participate through MCSD Outdoor Wilderness Lab and Riverside Educational Center's outdoor program	10,000	2,500	10,000
49			Total New Agency Requests	\$ 334,600	\$ 213,600	\$ 334,600
50						
51			Total Dues	\$ 96,986	\$ 96,986	\$ 96,986
52			Total Program, Event Sponsorship, and Grants	\$ 1,125,586	\$ 636,949	\$ 1,125,586
53			Total New Agency Requests	\$ 334,600	\$ 213,600	\$ 334,600
54			Total Non-Profit Funding (Dues, Program, Event, Grants, New Agency)	\$ 1,557,172	\$ 947,535	\$ 1,557,172



2022 Recommended Capital Projects
City Council Workshop
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<i>Ten</i>	<i>Year</i>			2022
<i>Line</i>	<i>Cross</i>			Recommended
Ref #	Ref #	Department	Project Title	Budget
.75% Sales Tax Capital Projects				
1	51	Street Maintenance	Contract Street Maintenance (Includes Chip Seal/Crackfill)	\$ 4,300,000
			Total Street Maintenance	\$ 4,300,000
2	57	General Services	Avalon Theater Improvements (Foundation Match \$50K)	\$ 100,000
3	58	General Services	Municipal Service Center Roof Replacement	350,000
			Total General Services	\$ 450,000
4	61	Public Safety	Fire Station 3 Parking Lot at Pomona	\$ 450,000
5	62	Public Safety	Fire Training Center Props (First Responder Tax)	295,000
			Fire Station 8 Ambulance/Equipment and Pumper Equipment (First Responder Tax)	589,325
			Total Public Safety	\$ 1,334,325
7	75	Parks and Recreation	Columbine Park Minor Renovations (CTF Funded)	\$ 99,200
8	76	Parks and Recreation	Crime Prevention Through Environmental Design (CPTED)	25,000
9	78	Parks and Recreation	Dos Rios to Riverside Raw Water Line	80,000
10	80	Parks and Recreation	Dos Rios Public Amenity	1,000,000
11	86	Parks and Recreation	Playground Repair and Replacement (CTF Funded)	50,000
12	88	Parks and Recreation	Redlands Roundabout (\$50K Donations)	150,000
			Trails - Asphalt Trail Replacements (Parkland Funded; 3 years \$1.5M total)	500,000
13	99	Parks and Recreation	Blue Heron Boat Ramp (Parkland Funded)	500,000
14	109	Parks and Recreation	Botanical Gardens Master Plan (Parkland Funded)	100,000
15	111	Parks and Recreation	Columbine and Kronkright Fence Replacement (CTF Funded)	30,000
			Lincoln Park/Canyon View Pickleball Court Expansion (CTF Funded	
17	126	Parks and Recreation	\$200K, Cannabis Funded \$550K, Pickleball Donations \$50K, Tennis Donations \$50K)	1,600,000
			Monument Connect Phase II (GOCO \$500K, Cannabis \$250K, Parkland \$350K)	1,600,000
18	133	Parks and Recreation		
19	139	Parks and Recreation	Water Conservation Projects-Turf to Native (Parkland Funded)	75,000
			Total Parks and Recreation	\$ 5,809,200
20	141	Public Works	4th & 5th Street Design and Improvements (3 years \$2.2M total)	\$ 700,000
21	142	Public Works	23 3/4 Road Mosaic Factory Development (road construction)	80,000
22	144	Public Works	Alley Improvement Districts (GIHS \$250K; Riverside \$30K)	850,000
23	146	Public Works	Bridge Repairs	115,000
24	149	Public Works	City Entryway Signs	450,000
25	150	Public Works	Colorado River Levee Renovations	75,000
26	151	Public Works	Curb, Gutter, and Sidewalk Safety Repairs	400,000
27	164	Public Works	Monument Road-No Thoroughfare Wash Restoration	50,000
28	165	Public Works	North Avenue Enhanced Transit Corridor (CDOT \$1.35M)	1,735,500
29	167	Public Works	Riverfront Trail Enhancements	50,000
30	168	Public Works	Riverfront Trail Bank Stabilization-Ice Rink Phase II	250,000
			Safe Routes to School - 27 Road South of Unaweep Ave. (CDBG Funded \$180K)	254,278
31	169	Public Works		
32	171	Public Works	Streetlight Underground Feed Replacements (4 years \$1.3M total)	100,000
33	172	Public Works	Traffic Signal Upgrade	211,000
34	173	Public Works	Union Pacific Railroad Downtown Quiet Zone	100,000
			Total Public Works	\$ 5,420,778
Total .75% Sales Tax Capital Projects				\$ 17,314,303



2022 Recommended Capital Projects
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Line Ref #	Ten Year Cross Ref #	Department	Project Title	2022 Recommended Budget
Storm Drainage Fund				
35	189	Public Works	Drainage System Improvements	\$ 30,000
36	191	Public Works	North Avenue Storm Drain Replacements & Repairs	500,000
Total Drainage Projects				\$ 530,000
Transportation Capacity Fund				
37	213	Transportation Capacity	28 1/4 Road, Patterson to Hawthorne	\$ 390,000
38	216	Transportation Capacity	Broadway at Reed Mesa Left Turn Lane (MC \$75K, Magnus Development \$75K)	400,000
39	217	Transportation Capacity	Crosby Avenue 25 1/2 Rd to Main Street (\$2.56M total)	60,000
40	223	Transportation Capacity	I-70 Interchange @ 29 Road 1601 and Environmental Assessment	633,000
41	225	Transportation Capacity	Tour of Moon/South Broadway Improvements	100,000
42	227	Transportation Capacity	Highway 50 at Palmer Street Intersection Improvements	700,000
Total Transportation Capacity Fee Funded Projects				\$ 2,283,000
43	229	Roadway Expansion	24 Road and Riverside Parkway Interchange (\$6.5M total)	\$ 750,000
44	230	Roadway Expansion	24 Road & G Road Capacity Improvements	12,000,000
45	231	Roadway Expansion	26 1/2 Road, Horizon to Summerhill	1,600,000
46	232	Roadway Expansion	24 1/2 Road, Patterson to G 1/4 Road (\$6M total)	250,000
47	234	Roadway Expansion	B 1/2 Road, 29 Road to 29 1/2 Road (\$3.2M total)	100,000
48	235	Roadway Expansion	D 1/2 Road, 29 to 30 Road (\$3.5M total)	600,000
49	236	Roadway Expansion	F 1/2 Parkway, Market to Patterson (\$17M total)	9,000,000
50	237	Roadway Expansion	F 1/2 Road, 30 Road to Persigo Boundary (\$3.5M total)	600,000
51	238	Roadway Expansion	Horizon at G Road and 27 1/2 (\$4M total) (Highway Safety Imp Funds \$1.5M)	150,000
52	239	Roadway Expansion	Patterson Capacity Improvements (5 intersections)	405,000
Total Roadway Expansion-Bond Funded Projects				\$ 25,455,000
Total Transportation Capacity Capital Projects				\$ 27,738,000
Communication Center Fund				
53	1	Communication Center	800MHz Capital Improvements	\$ 70,000
54	5	Communication Center	Computer-Aided Dispatch (CAD) System Upgrades	20,000
55	6	Communication Center	Comm Center Remodel	100,000
56	8	Communication Center	Command Unit for Incident Dispatch Team (IDT)	100,000
57	12	Communication Center	Microwave Replacement at Radio Sites	150,000
58	13	Communication Center	Mobile Communications Vehicle Technology Upgrades	100,000
59	14	Communication Center	Planned Radio Site Upgrades	150,000
Total Communications Center				\$ 690,000
Water Fund				
60	18	Water	Carson Lake Dam Rehabilitation	\$ 500,000
61	20	Water	Grand Mesa Reservoir Improvements	280,000
62	23	Water	Kannah Creek Flowline	3,550,000
63	24	Water	Purdy Mesa Flowline and Kannah Creek Backwash	7,500,000
64	26	Water	Kannah Creek Water System Improvements	450,000
65	27	Water	Lead Water Line Replacements	170,000
66	28	Water	Ranch Improvements/Sustainable Agriculture	175,000
67	29	Water	SCADA Technician Vehicle	31,000
68	30	Water	Water Line Replacements	2,229,000



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<i>Ten</i>	<i>Year</i>			2022
<i>Line</i>	<i>Cross</i>			Recommended
Ref #	Ref #	Department	Project Title	Budget
69	31	Water	Water Meter Replacement	50,000
70	32	Water	Water Plant Modifications - MCC Replacement	300,000
71	33	Water	Water Rights Infrastructure Development	100,000
72	34	Water	Water Treatment Plant Modifications	95,000
Total Water Projects				\$ 15,430,000
Ridges Irrigation Fund				
73	35	Ridges Irrigation	Distribution System Replacement	\$ 30,000
74	36	Ridges Irrigation	Ridges Irrigation Meter Control Center Replacement	175,000
Total Ridges Irrigation Projects				\$ 205,000
Sewer Fund				
75	37	Joint Sewer Operations	Collection System Equipment	\$ 50,000
76	38	Joint Sewer Operations	Laboratory Equipment	67,500
77	39	Joint Sewer Operations	Lift Station Elimination/Rehabilitation	5,000,000
78	40	Joint Sewer Operations	Odor Control Improvements	3,600,000
79	41	Joint Sewer Operations	Parallel Tiara Rado Force Main	5,000,000
80	42	Joint Sewer Operations	Persigo Plant Studies	225,000
81	43	Joint Sewer Operations	Sewer Capacity Projects-Central Grand Valley Basin	100,000
82	51	Joint Sewer Operations	Sewer Improvement Districts	250,000
83	52	Joint Sewer Operations	Sewer Line Replacements/Rehabilitation	3,696,000
84	53	Joint Sewer Operations	Wastewater Treatment Plant Expansion Projects	3,551,000
85	54	Joint Sewer Operations	Wastewater Treatment Plant Improvements and Asset Replacements	1,300,000
Total Sewer				\$ 22,839,500
TOTAL CAPITAL				\$ 84,746,803

2022 Recommended Capital Project Descriptions December 1, 2021

.75% SALES TAX CAPITAL FUND PROJECTS

STREETS

1. **Street Maintenance, \$4,300,000** – Street Maintenance requires an ongoing annual commitment to maintain the City's \$266 million worth of street assets. In 2017, this effort was increased with the passing of 2017 Measure 2B, and those funds are part of the ongoing effort to upgrade our pavement condition index (PCI) through 2022 with a target PCI of 73. A pavement management system is used to evaluate pavement quality and prioritize street maintenance needs. Parameters used to determine the 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 Colorado Asphalt Paving Association 2016 study, most communities surveyed were trying to maintain a PCI of 73. The City is divided into 12 Street Maintenance Areas (SMAs) with an area scheduled to receive a chip seal each year. However, 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. In 2022, the City's street maintenance efforts will focus on:
 - **Contract Street Maintenance** – The annual program includes contracting for street maintenance using treatments such as hot mix asphalt overlays, asphalt patching, high density mineral bond (HA5) and street reconstructions.
 - **Chip Seal/Crackfill** – One of the most detrimental effects to the structure of a road is to let water migrates 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 the road surfaces that are planned for chip seal, microsurface or other light maintenance activity. Chipseal enhances safety by providing good skid resistance. They provide an effective moisture barrier for the underlying pavement against water intrusion and prevent deterioration of the asphalt surface from the effects of aging and oxidation due to water and sun. This increased level of expenditure factors in the additional capacity of the Project Team that will be dedicated to street maintenance.

GENERAL SERVICES

2. **Avalon Theater Improvements, \$100,000 (Foundation Match \$50K)** – This will match donations raised by the Avalon Foundation Board's pipeline project which is focused on further improvements to theater operations and patron experience.
3. **Municipal Service Center Roof Replacement, \$350,000** – The roof is six years past the 20-year life expectancy and has been having numerous leak issues every year. This project would replace the existing ballasted rubber roof membrane with a white non-ballasted thermoplastic polyolefin (TPO) membrane roof system. The reflective properties of the TPO roof also helps to reduce building solar gain which helps with cooling.

PUBLIC SAFETY

4. **Fire Station 3 Parking Lot Construction, \$450,000** – Upon completion of construction of the new Fire Station 3 and relocation of the crew from the existing fire station, the current property and fire station will have asbestos abatement, be demolished, and paved for parking. The parking lot will enlarge the existing Pomona Elementary parking lot to include an additional 60 standard parking spaces and two ADA access spaces. This expansion will accommodate both school parking and Kronkright Field parking.

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5. **Fire Training Center Props, \$295,000 (First Responder Tax Funded)** – This project is to purchase several stand-alone props to be used at the Fire Training Center on Whitewater Hill. These props include liquid propane props for simulating flammable liquid and flammable gas fires. The addition of large specialty rescue props for confined space and trench rescue will also be built to enhance the training of each existing and future department firefighter. Currently, this type of training is obtained out of town or completed only in an academic setting. Many of the skills performed with these fire props is required by the State for certification renewal.
6. **Fire Station 8 Equipment, \$589,325 (First Responder Tax Funded)** – With the completion of construction of Fire Station 8, the City will need to outfit the station with the required equipment including:
 - **Pumper Engine Equipment \$189,000** – Equipment carried on clean cab pumper engines will allow for performing work at both fire incidents and medical incidents. Fire equipment includes hand tools, ladders, hose, nozzles, and extinguishing foam. Medical equipment is the same equipment that is carried on an ambulance, so firefighters can initiate care before an ambulance arrives to transport the patient to the hospital.
 - **Ambulance, \$236,000** – The current ambulance platform is a heavy-duty truck chassis with a modular patient compartment (box) on the rear of the vehicle.
 - **Ambulance Equipment, \$164,325** – Ambulance equipment is used for the emergency care of both medical and trauma patients. Ambulance equipment includes the patient gurney, heart monitor, disposable medical supplies, and additional operational items including radios and computers above the required medical equipment.

PARKS & RECREATION

7. **Columbine Park Minor Renovation, \$99,200 (Conservation Trust Fund (CTF) Funded)** – Built in 1970, Columbine Park has served the eastern side of Grand Junction for years, especially for softball, with its two fields, the shelter and playground. Improving Columbine Park is one of the top priorities for existing park renovations identified in the recently adopted Parks, Recreation and Open Space Master Plan. With the elements described in this 2022 budget proposal, the City seeks to immediately increase utilization of Columbine Park in the short-term. The other improvements in the PROS Master Plan for Columbine such as pickleball courts are larger dollar items and more long-term plans outside of the softball field area. With a lack of sports programming during the pandemic, Columbine is seeing a sharp uptick in the presence of the unhoused. To activate Columbine Park, the City is looking to add improvements to the softball and baseball fields to improve their playability and safety. These include new scoreboards, eliminating the grass lip that is a safety concern when fielding ground balls, providing new infield material, irrigation upgrades, portable mounds, and other landscape improvements. With this budget line item funded, the department would be able to host numerous School District 51, CMU Club softball, Special Olympics, Parks and Recreation Programs as well as practices/games for competitive teams.
8. **Crime Prevention Through Environment Design (CPTED), \$25,000 (\$25K planned annually)** – These dollars will enable Crime Prevention Through Environmental Design or CEPTED Safety improvements, in park system. These funds will be utilized for lighting upgrades, landscape modifications and other ways to control and reduce vandalism, which is currently a major strain on staff in parks such as Canyon View and Las Colonias.

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9. **Dos Rios to Riverside Raw Water Line, \$80,000** - This would connect Riverside Park and landscapes spaces between the park and Dos Rios to complete landscape improvements. 2020 saw a major renovation of Riverside Park. 2021 saw the construction of the horizontal infrastructure at Dos Rios as well as the sale of the property to a private developer. There are several large areas off the new and expanded Riverfront trail where a swing and 4 more pieces of outdoor fitness equipment will be installed, along with landscaping to include various trees and shrubs. Before these items can go in and before the two pearls in the string of pearls may be connected, the new landscaped areas need irrigation from this raw water line. The raw water line currently ends at Hale Avenue which is the project limits for the Dos Rios development. Additionally, this would move Riverside Park from domestic to raw water, which would save about \$5,000 per year in watering costs.
10. **Dos Rios Additional Public Improvements, 1,000,000** – In the sale of the acreage to the private developer for Dos Rios, it was agreed \$1,000,000 of the purchase price paid to the City would be developed to additional public improvements. This is currently under design in partnership with the developer and the City and will likely include an expansive Splash Park, a beach area on the shores of the Colorado River and likely a destination level playground. The splash park will be much larger than the original 300 square foot splash pad that closed several years ago.
11. **Playground Repair and Replacement, \$50,000 (CTF Funded)** – This budget would provide ongoing repair and maintenance of playground equipment in the system’s 25 playgrounds Improved practices in inspections and replacements will cost us more money to keep playgrounds safe as more and more issues are identified. This funding will cover expenses of replacement of features and complete overhaul of fall protection, which has not been previously done in the department’s recent history.
12. **Redlands Roundabout, \$150,000 (\$50K Donations)** – CDOT completed the round-a-bout at C340 and Redlands Parkway several years ago. The center of the roundabout is just crushed granite and there have been increasing calls for the city to provide art in the Redlands Roundabout, especially with Fruita’s new sculpture. A call for artists has already been conducted and three finalists have been chosen to provide the art, which is in the theme of big horn sheep. Offsetting revenues from community fundraising is planned at \$50,000. The newly formed Grand Valley Parks and Recreation Foundation will be leading this fundraising effort working with the Arts Commission.
13. **Trails – Asphalt Trail Replacements, \$500,000 (\$500K planned 2023 and 2024)** – This budget is to repair and replace asphalt and concrete surfaces on trails and in the park system. This budget provides materials for the Project Team to convert 9.2 miles of degrading asphalt trails to concrete over the next three years. This total cost using in-house labor is projected to be less than \$1.5M, which compares to a price of over \$4M if this work was contracted out. This conversion includes various trail locations along the Ridges, South Camp, Redlands Parkway, Junior Service League, Riverfront, and the South Rim Access to State Park. Select locations may be replaced with asphalt. 2022 funds will also cover other trails repairs and improvement to existing concrete surfaces throughout the 20+ mile trail system. This is required to ensure usability, safety, longevity and aesthetics. Trails were the #2 most important amenity desired by the community in the PROS plan, and this repair and replacement budget is important for maintaining and improving the current system.

PARKS AND RECREATION PROS PLAN PROJECTS

14. **Blue Heron Boat Ramp and Trailhead Renovation (PROS), \$500,000 (Parkland Funded)** – The City manages two boat ramps, one at Las Colonias in the middle of town and another at Blue Heron Boat ramp

2022 Recommended Capital Project Descriptions December 1, 2021

west of town at Redlands Parkway. Both ramps are increasingly busy and Blue Heron frequently reaches capacity, especially during the spring and the summer where cars can be seen parked along Riverside Parkway. This requires residents to walk along the roadway where cars are passing by at 50+ miles per hour. This renovation would make the other boat ramp functional, safe, and able to handle the increasingly large crowds using the ramp. It will also double the current parking capacity.

15. **Botanical Gardens Master Plan (PROS), \$100,000 (Parkland Funded)** – The funding would be used to create a master plan to define the direction of the Botanic Gardens, serving the community in a more beneficial way. This plan includes a maintenance shop for the entire River District and expanding the growing facilities (greenhouses) for our Horticulture program. This is a short-term goal, and high priority in the PROS Master Plan. The bookends of the River District are Las Colonias on the east and Dos Rios on the west. The Gardens are directly in the middle and need to be improved to the same caliber as these other destinations within the River District. This is an important additional phase in riverfront revitalization. The budget is large enough to include a construction documents level of design that may be bid out in 2023 or some future year.
16. **Columbine and Kronkright Fence Replacement, \$30,000 (CTF Funded)** – The fences at these very busy ball parks are beyond their useful and safe life and need significant repair. Kronkright needs significant modification, based on the Fire Station 3 construction, for safety and the proximity of the new parking lots to the fields. The current fencing presents a safety hazard to players.
17. **Lincoln Park Pickleball Expansion and Canyon View Tennis Court Expansion (PROS), \$1,600,000 (.75% Sales Tax \$750K, Cannabis Tax \$550K, CTF \$200K, Pickleball Donations \$50K, and Tennis Donations \$50K)** – Four new tennis courts would be built at Canyon View, making a total of 16. This would enable more and larger tournaments and provide for needed capacity for the use by the public, use by programs and use by School District #51. This is currently supported by leaders in the Tennis Community, who were instrumental in building courts in Grand Junction. Once these four new courts are built at Canyon View, the existing four tennis courts at Lincoln Park would be converted to 10 pickleball courts. This would make a total of 18 pickleball courts. Finally, this is one of the highest priority projects in the Parks, Recreation and Open Space Master Plan. The pickleball community is committed to raising \$50,000 for this project and the tennis community is committed to also raising this same amount.
18. **Monument Connect Phase II, \$1,600,000 (.75% Sales Tax \$500K, GOCO Funded \$500K; Cannabis Tax Funded \$250K, Parkland Funded \$350K)** – The Monument Connect Trail Phase I opened in February 2020. It connects downtown Grand Junction with the world class and extensive 80+ mile trail system at Lunch Loops. Phase II picks up that alignment from the Lunch Loop trailhead and continues the 10' concrete trail to the South Camp Road. NEPA permitting is currently being completed using left-over funds from Phase I. When Phase II is complete, the Redlands Loop will be forged and bikes, joggers, and walkers will be connected not only in the beautiful area surrounding the Phase II trail alignment but along the entire expanse of the 13+ miles Redlands Loop.
19. **Water Conservation Projects – Turf to Native, \$75,000 (Parkland Funded)** – Several areas in our parks system have turf that has a very low level of utilization. To conserve water and save on maintenance resources while still preserving an attractive aesthetic, the parks department uses this funding to convert manicured turf to native areas. The native areas employ local florae including shrubs and trees, along with other attractive landscaping elements.

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PUBLIC WORKS

20. **4th & 5th Street Design and Improvements, \$700,000 (\$750K planned 2023 and 2024)** – The 4th-5th Street One-way to Two-way Feasibility study included alternatives for both an enhanced one-way design as well as a two-way configuration. Both alternatives will meet the project goals on enhancing safety, improving walkability and bikeability, activating economic development, and optimizing traffic circulation. Council/DDA is anticipated to decide on which alternative by late Fall 2021. Final design of the selected alternative is proposed for 2022.
21. **23 3/4 Road Mosaic Factory Development, \$80,000** – The proposed Mosaic Factory on the Halandras/ Three Arrows development will construct the west half of 23 3/4 Road between F 1/2 Road and Leland Avenue. The City will reimburse the developer to complete the east half of the 590-foot road.
22. **Alley Improvement Districts, \$850,000 (Assessment Revenue Funded \$280K)** – After a 10-year hiatus, this program was reintroduced in 2020 with funding for one alley. The proposed funding in 2022 will replace two alleys. This program is a partnership with adjacent property owners where residential properties pay 10% of the cost, multifamily 15%, and commercial 50%. Alleys will be reviewed and selected based on previous interest. The alleys proposed for 2022 include the Grand Junction High School (GJHS) Alley (\$650,000 with \$250,000 revenue) and the Riverside Neighborhood alley west of Crawford between Fairview Avenue and Hale Avenue (\$200,000 with \$30,000 in revenue).
23. **Bridge Repairs, \$115,000 (\$105K planned for 2023)** – The City has 38 major (>20 ft. span) bridges and 46 minor (<20 ft. span) bridges to maintain. This item pays for materials for City crews to address maintenance items on some of the bridges to assure they remain in a state of good repair. These items include crack filling, abutment repairs, expansion joint gland replacements, and debris removal from around bridge piers.
24. **City Entry Way Signs, \$450,000** – The City currently has two entry signs located on I-70 just east of Horizon Drive, and on Highway 50 on Orchard Mesa that were constructed in the 1980's. The proposed project is to reconstruct the two existing signs and add a third sign on I-70 west of I-70 B and 22 Road Interchange.
25. **Colorado River Levee Renovations, \$75,000** – The City's levee was constructed in 1996 by the Army Corp of Engineers. It extends from the UPRR Railroad Bridge to the Las Colonias Amphitheater and protects most of lower downtown. The Army Corp of Engineers had deactivated the levee until several encroachments and culverts/discharge pipes can be corrected to meet current standards. Also included in the work is testing/reestablishment of under seepage relief wells/toe drain system. City crews can complete the work so the budget is for materials only except for the relief/toe drains which will be contracted out.
26. **Curb, Gutter, and Sidewalk Safety Repairs, \$400,000 (\$400K planned through 2029)** – 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.

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27. **Monument Road-No Thoroughfare Wash Restoration, \$50,000** – No Thoroughfare drainage starts above the Colorado National Monument and drains approximately 16 square miles for National Park Service and Bureau of Land Management land. Between 2006 and 2018, the section of the drainage between Glade Park Road on the south and D Road on the north has accumulated 7-8 feet of sediment raising the level of the wash to the point that now in even very small rain events, the wash spills out into Monument Road and the new Monument Road Trail causing safety issues with the flooding, debris, and silt. Frog Pond LLC at 2501 Monument Road is a small 20-unit development just to the east side of Monument Road that is proposed for construction in 2022. The development needs a lot of fill material. The budgeted amount would allow for City crews to rent a long arm excavator to reestablish the original drainage channel along this 1300-foot segment and dispose of the material across the road in the new development.
28. **North Avenue Enhanced Transit Corridor, \$1,735,500 (2021 Study, Project 2022, CDOT \$1.35M)** – Work in 2021 and Spring 2022 will complete an Enhance Transit Corridor Study that will include a pedestrian access analysis, traffic safety analysis, bus stop amenities analysis, transit speed and reliability analysis, detailed review of transit signal prioritization, and multimodal path analysis. Also included in the scope of work includes 30% plans for a 3,500-foot segment of a multi-use path along one side of North Avenue that would be constructed in the summer/fall of 2022. Mesa County has secured transit funds through CDOT subject to the City providing the matching funds as confirmed by City Council on September 1, 2021, Memorandum of Understanding.
29. **Riverfront Trail Enhancements (Las Colonias), \$50,000** – The developer of the Eddy is required to construct a 10-foot trail across the development just east of the Orchard Mesa Bike/Pedestrian Bridge. Due to the proximity to Las Colonias Park, this trail segment is anticipated to receive higher than normal use from both bicyclists and pedestrians. This request is to expand the code required 10-foot-wide trail to 12-foot width (\$20,000) as well as construct an 80-foot section of trail and drainage crossing to connect to the existing trail network within Las Colonias Park (\$30,000).
30. **Riverfront Trail Bank Stabilization (Ice Rink Phase II), \$250,000** – In 2020, city crews restored a segment of riverbank and riverfront trail that had washed away in 2018. Another 600-foot section, just south of this repair is in jeopardy of washing out with erosion encroaching near the trail.
31. **Safe Routes to Schools – 27 Road South of Unaweep Avenue, \$254,278 (CDBG Funded \$180,359)** – 27 Road Safe Routes to School project will construct 1,200 feet of curb, gutter, and sidewalk, 4 accessible ramps and 1 crosswalk to complete a neighborhood connection between Unaweep Avenue and B-3/4 Road. Irrigation work necessitates construction after irrigation season ends.
32. **Streetlight Underground Feed Replacements, \$100,000 (\$300K planned for 2023-2024, \$600k 2025)** – Xcel Energy has identified several streetlights that are out due to aging direct bury underground feeds that have failed. Xcel will replace the existing feeds that have failed by boring new conduit and conductor to restore electricity to the lights.
33. **Traffic Signal Upgrades, \$211,000** – 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. Upgrades to signal equipment are required for safety and compliance with Federal requirements. This is an on-going replacement/upgrade program for traffic signal controllers and other equipment. Maintaining a replacement cycle for signal controllers and equipment is necessary, primarily because of the limited-service life of the equipment which is exposed to in-the-field conditions. It is also

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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.

34. **Union Pacific Railroad (UPRR) Downtown Quiet Zone (Design), \$100,000** – Currently trains must sound horns at both the 7th Street and 9th Street crossings through downtown. The DDA/City hired a consultant to evaluate the feasibility of developing a quiet zone. With the construction of additional safety measures including improved signal circuitry, additional arms, and median work, UPRR would not be required to sound horns at each of the crossings increasing quality of life for all downtown residents, businesses, and visitors.

STORM DRAINAGE FUND CAPITAL PROJECTS

35. **Drainage System Improvements, \$30,000** – Many small drainage improvements are constructed by City crews. This funding buys materials for Public Works Stormwater Division to install.
36. **North Avenue Storm Drain Replacements & Repairs, \$500,000** – CDOT will be overlaying North Avenue starting in April 2022. Recently completed storm drain video inspections have identified several spot repairs and full replacements that are recommended to be completed in advance of the construction. Funded by 0.75% sales tax.

TRANSPORTATION CAPACITY FUND CAPITAL PROJECTS

TRANSPORTATION CAPACITY

37. **28 1/4 Road (Patterson to Hawthorne), \$390,000** – 28 Road and Patterson has been the site of many accidents and with increasing traffic on Patterson Road the intersection is becoming more challenging for motorists turning left from southbound 28 Road. This project will extend 28 1/4 Road 600 feet north to Hawthorne Avenue providing Grand View and Spring Valley subdivisions access to the 28 1/4 Road signal for safer left turns onto Patterson. The alignment will follow the Matchett Park Master Plan. Originally budgeted for 2021 construction, long lead times for Grand Valley Power utility relocations necessitated moving the budget to 2022.
38. **Broadway at Reed Mesa Left Turn Lane, \$400,000 (Mesa County \$75k, Magnus Development \$75k)** – As part of the Magnus Court Subdivision State Highway 340 (Broadway) access approval from CDOT, a left turn lane is needed at Reed Mesa. This project will widen Broadway to accommodate a west bound left turn lane as well as relocate the existing pedestrian signal west of the intersection. The work is proposed in the summer of 2022 to avoid school being in session. As the turn lane benefits existing subdivisions, Mesa County is contributing \$75k for the project. The developer is participating and contributing \$75k in addition to payment of transportation impact fees. Originally budgeted for 2021 construction, the development was postponed until 2022 and therefore the City similarly postponed the turn lane construction.
39. **Crosby Avenue 25 1/2 Road to Main Street, \$60,000 (\$2.5M planned for 2023)** – Crosby Avenue serves as an extension of Main Street to significant retail shopping and both existing and burgeoning residential areas. The high-return, timely project will substantially improve safety, economic opportunity, and active transportation access in the heart of the community. Crosby Avenue would transform from a narrow local street with no bicycle or pedestrian facilities to a robust multimodal corridor with safer facilities,

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landscaping, and lighting tying into the existing bicycle-pedestrian bridge over the Union Pacific Railroad tracks between low-income Riverside neighborhood and the rest of Downtown.

40. **I-70 Interchange @ 29 Road 1601 and Environmental Assessment (City Share), \$633,000** – In 2019 the City and County partnered with Mesa County on a Planning and Environmental Linkages (PEL) that was the first phase of environmental documentation for the construction of a new interchange on I-70 at 29 Road. The completion of the documentation for CDOT's policy directive 1601 and the accompanying environmental assessment will require an estimated \$1.6 million that will again be split with Mesa County over 2021 and 2022.
41. **Tour of the Moon/S. Broadway Improvements, \$100,000** – Mesa County and City staff have been working together on improving infrastructure as follow-up to citizen concerns for the popular Tour of the Moon bike route through much of the Redlands. Mesa County has agreed to match the City's investments in widening key segments of South Broadway to improve safety for motorists and bicyclists. Proposed for 2022 is the westbound climbing lane and trail improvements on South Broadway just east of Tiara Rado.
42. **Highway 50 at Palmer Street Intersection Improvements, \$700,000** – As part of the Tracy Village Subdivision development, per TCP policy, the City will fund intersection improvements at Highway 50 and Palmer Street and Highway 50 at Linden Avenue for the new Taco Bell to move forward.

ROADWAY EXPANSION PROJECTS

43. **24 Road and Riverside Parkway Interchange, \$750,000 (\$5.5M planned 2023-2024)** Intersection improvements are proposed to improve circulation and make interchange more intuitive. This project also constructs bike path connecting Riverfront Trail to Mesa Mall and on to Canyon View Park. For 2022, the funding will extend the 24 Road trail from F 5/8 Road to Canyon View Park and is offset by \$360K from CDOT's Multi-Modal Options Fund (MMOF).
44. **24 Road & G Road Capacity Improvements, \$12,000,000** – With recent growth along both the 24 Road and G Road corridors, this intersection experiences long delays during peak hours of the day. These capacity improvements will add capacity to both corridors thereby minimizing motorist delays. This project will widen 24 Road to 5 lanes from Patterson Road to I-70 as well as widen G Road from 23 1/2 Road to 24 1/2 Road. This stretch of G Road is experiencing growth with the Medical Office Building and Community Hospital on the west and Caprock Academy on the east. This project will tie into the 24 1/2 Road improvements that are also part of Ballot Initiative 2A.
45. **26 1/2 Road, Horizon to Summerhill, \$1,600,000 (\$13M planned 2023-2026)** – 26 1/2 Road will be widened to a three lane "collector" road including center turn lane, curb, gutter, sidewalks, and streetlights from Horizon Drive to Summerhill including a new pedestrian bridge over I-70.
46. **24 1/2 Road, Patterson to G 1/4 Road, \$250,000 (\$5.75M planned 2023-2024)** – 24 1/2 Road will be widened to a three lane "collector" road including center turn lane, curb, gutter, sidewalks, and streetlights from Patterson Road to G 1/4 Road.
47. **B 1/2 Road, 29 Road to 29 1/2 Road, \$100,000 (\$3.1M planned 2023-2024)** – B 1/2 Road will be widened to a three lane "collector" road including turn lane, curb, gutter, sidewalk, and streetlights from 29 Road to 29 3/4 Road providing safer routes for kids to get to and from school at Lincoln Orchard Mesa Elementary.

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48. **D 1/2 Road, 29 to 30 Road, \$600,000 (\$2.9M planned 2023)** – D 1/2 Road will be widened to a three lane “collector” road including center turn lane, curb, gutter, sidewalk, and streetlights from 29 1/4 Road to 30 Road providing safer routes for kids to get to and from school at Pear Park Elementary.
49. **F 1/2 Road Parkway, Market to Patterson \$9,000,000 (\$7.3M planned 2023)** – The creation of the F 1/2 Road Parkway from 24 Road to Patterson Road. This 5-lane, multimodal arterial will provide an alternative route around congested Patterson Road and serve rapidly developing area.
50. **F 1/2 Road, 30 Road to Persigo Boundary, \$600,000 (\$2.9M planned for 2023)** – F 1/2 Road will be widened to a three lane “collector” road including center turn lane, curb, gutter, sidewalk, and streetlights from 30 Road to east of Thunder Mountain Elementary providing safer routes for kids to get to and from school.
51. **Horizon at G Road and 27 1/2 Road, \$150,000 (Highway Safety Imp. Funded \$1.5M) (\$3.75M planned 2023)** – The Horizon Drive and G Road Intersection will be reconstructed, and the existing signalized intersection will be replaced with a two-lane roundabout as a safety improvement. Roundabouts have been proven nationally, across the state, and locally to provide significant safety improvements. The roundabout will help set the context for the corridor as the transition from a more rural Horizon Drive into the dense commercial space. The City has received a \$1.5M grant from CDOT’s Highway Safety Improvement Program for State FY2023.
52. **Patterson Capacity Improvements (Five intersections), \$405,000 (\$500K planned 2023-2024)** – With the volume of cars using Patterson Road higher now than ever before, there has been an observed degradation in the level of service and vehicle delays experienced at key intersections along the corridor due to traffic volume growth. The increases in vehicle delay and degradation in level of service cannot be solved with traffic signal timing optimization; it requires roadway expansion. One way to expand roadway capacity is by adding turn lanes at signalized intersections. An analysis of all the traffic signals on Patterson Road was performed to identify which intersections, and specifically which intersection approaches, would benefit the most from adding right turn lanes. In some instances, by adding turn lanes to side streets and reducing the amount of time required for north-south travel, it can provide more time for east-west travel on Patterson Road and thus increase capacity. The following represent the “Top 5”: 25 Road eastbound to southbound; 12th Street southbound to westbound; 28 1/4 Road eastbound to south bound, 29 Road eastbound to southbound, 29 Road southbound to westbound.

COMMUNICATIONS CENTER FUND CAPITAL PROJECTS

53. **800 MHz Capital Improvements, \$70,000 (\$70K planned for 2023)** – Capital improvements for the 800MHz radio infrastructure. This will cover those capital improvements/emergency repairs for the 800MHz radio infrastructure.
54. **Computer-Aided Dispatch (CAD) System Upgrades, \$20,000** – These funds are needed for the integration of CAD and Next Gen 911 technologies.
55. **Comm Center Remodel, \$100,000** – This project will allow for the remodel of the Communications Center to provide additional workspace for three call-taker positions as well as for future planned growth.
56. **Command Unit for Incident Dispatch Team (IDT), \$100,000** – This will fund the purchase and outfitting of an SUV type of unit that will be able to quickly respond to IDT incidents and requests not requiring the

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larger response truck. This unit will be able to be staffed by one or two of our IDT staff to cover those serious but smaller and shorter-term incidents.

57. **Microwave Replacement at Radio Sites, \$150,000 (\$150K planned for 2023)** – The microwave units at several radio sites are more than 10 years old and need to be replaced to remain compatible with the 800 MHz statewide network. It is also to provide new functionality and capacity in preparation for building a backup 911 network that will connect to other Communication Centers.
58. **Mobile Communications Vehicle Technology Upgrades, \$100,000** – This is to replace the core of the technologies in the IDT truck, which was received by the City in 2007. This includes the replacement of the phone system, satellite internet dish, and tracking system, cell repeaters, weather station equipment, and 17 Mobile Radios.
59. **Planned Radio Site Upgrades, \$150,000** – This is for the scheduled Motorola hardware replacements for the State DTR system in preparation for the statewide 2022 Motorola Upgrade. This upgrade replaces the DTR S2500 site routers and equipment installed in 2010-2012 at the Communications Center and the remaining DTR sites. This equipment is what ties our Communications Center and our sites into the State DTR network.

ENTERPRISE FUNDS CAPITAL PROJECTS

WATER FUND

60. **Carson Lake Dam Rehabilitation, \$500,000** – Rehabilitation of Hogchute Reservoir (aka Carson Lake) began in 2021 and included spillway improvements, replacement of outlet works, and an early warning system. This reservoir was reclassified as a high hazard dam in 2015 due to increased development downstream. Additional work was necessary to obtain soil materials to rebuild the embankment because the original material was not suitable. This additional work delayed completion of the auxiliary spillway and installation of the early warning system before the end of the construction season. The additional costs are for remobilization and completion of these remaining elements of the project.
61. **Grand Mesa Reservoir Improvements, \$280,000** – These funds will be utilized to conduct a Comprehensive Dam Safety Evaluation on Flowing Park Reservoir as required by the State Engineer's Office. The spillway on Raber-Click Reservoir will be replaced as well as other minor improvements at the City's reservoirs on the Grand Mesa recommended by the State Dam Safety Engineer based on annual inspections.
62. **Kannah Creek Flowline \$3,550,000** – This project and the following (Purdy Mesa) are for water line and infrastructure replacements in the raw water supply system. Most of the lines to be replaced are 20" to 24" ductile iron or steel lines that have been in service more than 50 years and have a recent history of breaks. The Kannah Creek project is for the replacement of 3 miles of Kannah Creek flowline between the Intake and Juniata Reservoir, the scope of this project has been expanded due to the discovery of additional steel pipe in this section that was thought to had been replaced with PVC already. The majority of this project is funded through a low-interest Colorado Water Conservation Board (CWCB) Water Loan Program.
63. **Purdy Mesa Flowline and Kannah Creek Backwash \$7,500,000** – The project includes replacing two sections of the Purdy Mesa flowline (7.0 miles), a pressure control tank above Sullivan Draw, and the

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backwash line at the Kannah Creek Water Treatment Plant. The majority of this project is funded through a low-interest Colorado Water Conservation Board (CWCBC) Water Loan Program.

64. **Kannah Creek Water Distribution System Improvements \$450,000** – These funds will be used to upsize the storage tank in the Kannah Creek Distribution System as determined by modeling performed in 2021.
65. **Lead Water Line Replacements, \$170,000** – Funding will be utilized to continue a lead service line replacement program. This program includes replacement of the municipal service line as well private service lines for properties that qualify for Community Development Block Grant (CDBG) funding.
66. **Anderson and Hallenbeck Ranch Improvements, \$175,000 (\$28K planned in 2023)** – City Lessees applied for an NRCS grant to cover expenses associated with the installation of gated pipe on the Anderson Ranch. This project will be phased over 4 years with \$150,000 planned in 2022 and remaining \$300,000 in subsequent years. The remaining funding (\$25,000) will be used to implement sustainable agriculture plans for the Hallenbeck Ranch as well as miscellaneous maintenance projects.
67. **SCADA Technician Vehicle, \$31,000** – Funding will be used to purchase a vehicle for the new SCADA Technician who will be hired in 2022.
68. **Water Line Replacements, \$2,229,000** – Water Line Replacements in the Distribution System. Most of the lines to be replaced are 4" to 12" cast iron lines that have been in service more than 50 years and have a recent history of breaks or are in areas targeted to increase flow capacity to meet fire protection requirements. All lines will be replaced with Polyvinyl Chloride (PVC) pipe, thereby eliminating the possibility of external corrosion. The existing cast iron pipe materials are highly susceptible to external corrosion. Selection of project areas is based on pipe condition as well as street overlay and reconstruction schedules. In addition, water lines replacements needed to improve flow capacity to the Dos Rios development will be included.
69. **Water Meter Replacement, \$50,000 (\$10K planned for 2023)** – Replacement of manual read meters with radio read meters was completed in 2021. Starting in 2022, funding will be used to upgrade meter pits.
70. **Water Plant Modifications, MCC Replacement, \$300,000** – These funds are for replacement of equipment and upgrades at the water treatment plant associated with the motor control center (MCC) that was designed in 2021. Additionally, concrete structures will be evaluated for adequate structural integrity and improvements will be made to Reservoir #4.
71. **Water Rights Infrastructure Development, \$100,000 (\$500K Total)** – Funding will facilitate acquisition of agricultural irrigation water rights as they become available.
72. **Water Treatment Plant Modifications, \$95,000 (\$100K planned in 2023)** – These funds are used for replacement of equipment and upgrades at the water treatment plant. In 2022, the third phase of the Supervisory Control and Data Acquisition (SCADA) system upgrade project will be completed. The upgraded SCADA system will allow for a computer interface between all processes at the plant and incorporate watershed and distribution system monitoring. Also included in this project is replacing fluoridation equipment and pipe gallery valves. A grant of \$5,000 is anticipated from CDPHE for the fluoridation equipment.

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RIDGES IRRIGATION FUND

- 73. **Distribution System Replacement, \$30,000 (\$30K planned for 2023)** – This will continue an incremental replacement plan of the distribution system at the Ridges Subdivision.
- 74. **Ridges Irrigation Motor Control Center (MCC) Replacement, \$175,000** – This will fund the replacement and upgrade of the MCC system serving the Ridges Irrigation System.

JOINT SEWER OPERATIONS FUND

- 75. **Collection System Equipment, \$50,000 (\$50K planned in 2023)** – These funds are recommended to purchase specialty equipment needed to efficiently operate and maintain the sewer collection system. Funds in 2022-2024 are planned for upgrading to cellular telemetry across all 26 lift stations.
- 76. **Laboratory Equipment, \$67,500** – Replacement of obsolete flow injection analysis instrument with discrete analyzer for nutrient analysis required per Colorado Regulation 85. Discrete analyzers are the current technology used for this type of analysis and will improve the laboratory detection capability, reduce instrument maintenance, reduce costs for consumables, reduce waste, and reduce run times with advanced automation.
- 77. **Lift Station Elimination/Rehabilitation, \$5,000,000** – The 2022 requested funds will be used to replace the Ridges #1 Lift Station. This lift station has surpassed its design life and it is recommended to be replaced due to existing deficiencies regarding their condition, capacity, and long-term reliability. Design of the new Power Road Lift station and associated sewer pipelines was completed in 2021 and construction will be completed in 2022. Funding planned for 2022 and beyond also include implementation of predictive and preventative maintenance programs for the 26 lift stations in the collection system.
- 78. **Odor Control Improvements, \$3,600,000 (\$750,000 Planned 2023-2024)** – Design of odor control improvements for the wastewater treatment plant and the sewer collection system was completed in 2021. The recommended funds for 2022 are for construction of odor control improvements.
- 79. **Parallel Tiara Rado Force Main Under Colorado River, \$5,000,000** – Design of a new force main for the Tiara Rado Lift Station was completed in 2021 and necessary easements were obtained. Recommended 2022 funds are to construct the parallel force main from the Tiara Rado lift station, under the Colorado River, to the River Road Interceptor east of the Persigo Wastewater Treatment Plant.
- 80. **Persigo Plant Studies, \$225,000** – Funds budgeted in 2022 are to complete a SCADA Improvement Plan. This plan will provide a detailed implementation approach for the replacement and investments needed for the process network, instrumentation, communication, and control systems at the Persigo Wastewater Treatment Plant and for remote assets in the collection system such as lift stations, chemicals tanks and odor treatment processes.
- 81. **Sewer Capacity Projects, \$100,000 (\$814K Planned in 2023)** – The Wastewater Basin Masterplan identified several capacity deficiencies in the sewer collection system under current and future flows. Funds budgeted in 2022 are to conduct a detailed technical evaluation of the improvements needed in the Central Grand Valley Basin, a flow balance structure on the Riverside interceptors, and upsizing of the Grand Valley By-products lift station and associated forcemain and gravity sewers.

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82. **Sewer Improvement Districts, \$250,000 (\$1M Planned in 2023)** – In 2000, the City and the County passed a joint resolution establishing the septic system elimination program to provide incentives to property owners to eliminate septic systems. There are still approximately 1,550 properties that remain on septic systems within the Persigo 201 sewer boundary. The program has not yet achieved the goal of eliminating septic systems and making available connection to the sewer system to all properties within the service area. One small sewer improvement district was completed in 2020. Previously, the last sewer improvement district was completed in 2010. Recommended funding for 2022 is to revitalize the incentive program by targeting completion of existing and new sewer improvement districts over the next 17 years as recommended in the 2020 Wastewater Basin Study Update.
83. **Sewer Line Replacement/Rehabilitation, \$3,696,000** – Funds are budgeted to replace/rehabilitate existing sewer mains within the Persigo 201 service area collection system. The collection system is comprised of approximately 577 miles of pipe of which approximately 200 miles is scheduled for replacement over the next 30 years. Since 2015, 30 miles of pipe have been replaced and 170 miles of pipe have been identified for replacement based on pipe materials. Annual condition assessments are conducted to prioritize replacements based on condition.
84. **Wastewater Treatment Plant Rehabilitation/Expansion Projects, \$3,551,000 (\$55.9 million planned 2023-2026)** – This funding will be used for detailed engineering design and permitting of wastewater treatment units that will require rehabilitation to address aging infrastructure or operational deficiencies over the next 5 years. Since the plant is currently at 80 percent capacity and will require expansion in the next 8 years, design plans will consider future expansion needs in selection of the rehabilitation or replacement option. Infrastructure assets that will be addressed in the next 5 years include aeration, solids dewatering, ultraviolet disinfection, solids/grit screening, and the electrical conduit system.
85. **Wastewater Treatment Plant Improvements and Asset Replacement, \$1,300,000** – These expenditures are associated with wastewater treatment plant improvements and replacement of aging infrastructure. The funds planned for 2022 will be used for rehabilitation of aerators in the Flow Equalization Basin and the rehabilitation of existing UV disinfection banks as well as miscellaneous rehabilitation/replacement projects.



Ten-Year Capital Plan
Government Capital Funds
.75% Sales Tax*, Drainage, and Transportation Capacity Funds
December 1, 2021

		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Five Year TOTAL	Ten Year TOTAL
		2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2022-2026	2022-2031
1	Fund 201 .75% Capital	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Five Year TOTAL	Ten Year TOTAL
		2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2022-2026	2022-2031
2	Sales Tax Growth Assumptions	5.0%	4.5%	4.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%		
3	REVENUE												
4	3/4% Sales Tax Revenue	\$ 16,284,438	\$ 17,017,238	\$ 17,697,927	\$ 18,051,886	\$ 18,412,923	\$ 18,781,182	\$ 19,156,806	\$ 19,539,942	\$ 19,930,741	\$ 20,329,355	\$ 87,464,412	\$ 185,202,437
5	3/4% Use Tax Revenue	240,327	240,327	240,327	240,327	240,327	240,327	240,327	240,327	240,327	240,327	1,201,635	2,403,270
6	First Responder Tax ("FRT")	884,325	8,449,814	-	-	-	-	-	400,000	10,000,000	12,600,000	9,334,139	32,334,139
7	Cannabis Tax	800,000	300,000	2,400,000	550,000	1,300,000	1,615,000	-	-	-	-	5,350,000	6,965,000
8	2017 Authorized TABOR Funding for Streets (2022 final year)	1,052,447	-	-	-	-	-	-	-	-	-	1,052,447	1,052,447
9	CDBG Funded Projects	180,359	-	-	-	-	-	-	-	-	-	180,359	180,359
10	Charges For Services (Utility Construction Reimbursement)	85,000	85,000	85,000	85,000	85,000	85,000	85,000	85,000	85,000	85,000	425,000	850,000
11	Alley Improvement District Assessments	280,000	30,000	30,000	60,000	60,000	60,000	60,000	60,000	60,000	60,000	460,000	760,000
12	Avalon Foundation Donation for Capital Improvements to Theater	50,000	-	-	-	-	-	-	-	-	-	50,000	50,000
13	Conservation Trust Funded Projects	379,200	567,000	445,000	200,000	365,000	200,000	50,000	200,000	50,000	200,000	1,956,200	2,656,200
14	Parkland Funded Projects	1,405,000	1,250,000	1,050,000	1,050,000	200,000	330,000	100,000	100,000	100,000	100,000	4,955,000	5,685,000
15	Ongoing Revenues	\$ 21,641,096	\$ 27,939,379	\$ 21,948,254	\$ 20,237,213	\$ 20,663,250	\$ 21,311,509	\$ 19,692,133	\$ 20,625,269	\$ 30,466,068	\$ 33,614,682	\$ 112,429,192	\$ 238,138,852
16	PROJECT SPECIFIC REVENUES												
17	Botanic Gardens (GOCO - Stewardship)	-	-	-	400,000	400,000	-	-	-	-	-	800,000	800,000
18	Canyon View Tennis Court Improvements (GOCO)	-	-	-	-	-	1,250,000	-	-	-	-	-	1,250,000
19	GVT DASH Revenue from Partners	45,000	45,000	45,000	45,000	45,000	45,000	45,000	45,000	45,000	45,000	225,000	450,000
20	Horizon Drive BID-Pay Back (Through 2023)	58,679	58,679	-	-	-	-	-	-	-	-	117,358	117,358
21	Las Colonias Park CTF Annual Contribution	78,982	78,982	78,982	78,982	78,982	78,982	78,982	78,982	78,982	78,982	394,908	789,816
22	Las Colonias Park Parkland 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
23	Lincoln Park/Canyon View Pickleball Court Imp. (\$50k Pickleball Partners, \$50k Tennis Partners)	100,000	-	-	-	-	-	-	-	-	-	100,000	100,000
24	Mill Tailing Repository Removal (DOLA)	-	-	100,000	-	-	100,000	-	-	-	-	100,000	200,000
25	Monument Connect Phase II, Lunch Loop Trailhead to South Camp Road (GOCO)	500,000	-	-	-	-	-	-	-	-	-	500,000	500,000
26	North Avenue Enhanced Transit Corridor CDOT	1,350,000	-	-	-	-	-	-	-	-	-	1,350,000	1,350,000
27	Redland Roundabout Community Fundraising	50,000	-	-	-	-	-	-	-	-	-	50,000	50,000
28	Redlands Tailrace Whitewater Park (GOCO)	-	-	-	-	1,000,000	-	-	-	-	-	1,000,000	1,000,000
29	Rivertrail Expansion GOCO	-	-	1,350,000	-	-	-	-	-	-	-	1,350,000	1,350,000
30	Turf Replacement Stocker-Partners	-	-	250,000	-	-	-	-	-	-	-	250,000	250,000
31	Velodrome (total of 11.7M: CMU, 4M; City, 4M; 3.7M fundraising)	-	-	-	-	-	-	-	-	7,700,000	-	-	7,700,000
32	Project Specific Revenues	\$ 2,242,453	\$ 242,453	\$ 1,883,774	\$ 583,774	\$ 1,583,774	\$ 1,533,774	\$ 183,774	\$ 183,774	\$ 7,883,774	\$ 183,774	\$ 6,536,227	\$ 16,505,096
33	Total Revenue	\$ 23,883,549	\$ 28,181,832	\$ 23,832,028	\$ 20,820,987	\$ 22,247,024	\$ 22,845,283	\$ 19,875,906	\$ 20,809,043	\$ 38,349,841	\$ 33,798,456	\$ 118,965,419	\$ 254,643,949
34													
35	Debt and Reoccurring Expenses												
36	City Council Economic Development Contingency (funded by sale of Dos Rios property)	\$ (1,842,436)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (1,842,436)	\$ (1,842,436)
37	Economic Development Contributions	(1,648,869)	(1,648,869)	(1,648,869)	(1,648,869)	(1,648,869)	(1,398,869)	(1,398,869)	(1,398,869)	(1,398,869)	(1,398,869)	(8,244,345)	(15,238,690)
38	Business Incubator	(53,600)	(53,600)	(53,600)	(53,600)	(53,600)	(53,600)	(53,600)	(53,600)	(53,600)	(53,600)	(268,000)	(536,000)
39	CMU Classroom Building	(500,000)	(500,000)	(500,000)	(500,000)	(500,000)	(250,000)	(250,000)	(250,000)	(250,000)	(250,000)	(2,500,000)	(3,750,000)
40	CMU Scholarships	(550,000)	(550,000)	(550,000)	(550,000)	(550,000)	(550,000)	(550,000)	(550,000)	(550,000)	(550,000)	(2,750,000)	(5,500,000)
41	Downtown Business Improvement District	(15,269)	(15,269)	(15,269)	(15,269)	(15,269)	(15,269)	(15,269)	(15,269)	(15,269)	(15,269)	(76,345)	(152,690)
42	Grand Junction Economic Partnership	(40,000)	(40,000)	(40,000)	(40,000)	(40,000)	(40,000)	(40,000)	(40,000)	(40,000)	(40,000)	(200,000)	(400,000)
43	Grand Valley Transit	(435,000)	(435,000)	(435,000)	(435,000)	(435,000)	(435,000)	(435,000)	(435,000)	(435,000)	(435,000)	(2,175,000)	(4,350,000)
44	Grand Valley Transit-Dash	(55,000)	(55,000)	(55,000)	(55,000)	(55,000)	(55,000)	(55,000)	(55,000)	(55,000)	(55,000)	(275,000)	(550,000)
45	Facilities Major Systems Repair and Replacement Accrual	-	-	(200,000)	(500,000)	(500,000)	(500,000)	(500,000)	(500,000)	(500,000)	(500,000)	(1,200,000)	(3,700,000)
46	Las Colonias Business Park Annual Contribution to DDA	(696,834)	(696,834)	(696,834)	(696,834)	(696,834)	(696,834)	(696,834)	(696,834)	(696,834)	(696,834)	(3,484,170)	(6,968,340)
47	Parkway and Transportation Expansion Debt Payment	(4,799,588)	(4,734,919)	(4,726,042)	(4,183,278)	(4,182,417)	(4,183,816)	(4,190,564)	(4,181,700)	(4,185,975)	(4,186,800)	(22,626,244)	(43,555,099)
48	Public Safety Debt Payment	(1,500,100)	(1,497,950)	(1,525,050)	(1,497,000)	(1,497,500)	(1,500,500)	(1,501,000)	(1,498,750)	(1,498,750)	(1,498,750)	(7,517,600)	(15,015,350)
49	Spring Clean Up	(220,000)	(220,000)	(220,000)	(220,000)	(220,000)	(220,000)	(220,000)	(220,000)	(220,000)	(220,000)	(1,100,000)	(2,200,000)
50	Storm Drainage	(500,000)	(1,500,000)	-	(200,000)	-	-	-	-	-	-	(2,200,000)	(2,200,000)
51	Street Maintenance	(4,300,000)	(3,000,000)	(3,090,000)	(3,182,700)	(3,278,181)	(3,376,526)	(3,477,822)	(3,582,157)	(3,689,622)	(3,800,310)	(16,850,881)	(34,777,318)



**Ten-Year Capital Plan
Government Capital Funds
.75% Sales Tax*, Drainage, and Transportation Capacity Funds
December 1, 2021**

		Year 1 2022	Year 2 2023	Year 3 2024	Year 4 2025	Year 5 2026	Year 6 2027	Year 7 2028	Year 8 2029	Year 9 2030	Year 10 2031	Five Year TOTAL 2022-2026	Ten Year TOTAL 2022-2031
52	Grand Jct Convention Center Improvements Annual Contribution to DDA	(258,087)	(258,087)	(258,087)	(258,087)	(258,087)	(258,087)	(258,087)	(258,087)	(258,087)	(258,087)	(1,290,435)	(2,580,870)
53	Total Debt and Reoccurring Expenses	\$ (15,765,914)	\$ (13,556,659)	\$ (12,364,882)	\$ (12,386,768)	\$ (12,281,888)	\$ (12,134,632)	\$ (12,243,176)	\$ (12,336,397)	\$ (12,448,137)	\$ (12,559,650)	\$ (66,356,111)	\$ (128,078,104)
54	Remaining Revenues Available	\$ 8,117,635	\$ 14,625,172	\$ 11,467,146	\$ 8,434,219	\$ 9,965,136	\$ 10,710,650	\$ 7,632,730	\$ 8,472,646	\$ 25,901,705	\$ 21,238,806	\$ 52,609,308	\$ 126,565,845
55	MAJOR PROJECTS												
56	GENERAL SERVICES	\$ (450,000)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (450,000)	\$ (450,000)
57	Avalon Theater Improvements (Foundation Match \$50K)	(100,000)	-	-	-	-	-	-	-	-	-	(100,000)	(100,000)
58	Municipal Service Center Roof Replacement	(350,000)	-	-	-	-	-	-	-	-	-	(350,000)	(350,000)
59	PUBLIC SAFETY	\$ (1,334,325)	\$ (8,449,814)	\$ -	\$ -	\$ -	\$ (1,000,000)	\$ -	\$ (400,000)	\$ (10,000,000)	\$ (12,600,000)	\$ (9,784,139)	\$ (33,784,139)
60	Backup Comm Center	-	-	-	-	-	(1,000,000)	-	-	-	-	-	(1,000,000)
61	Fire Station No. 3 Parking Lot at Pomona	(450,000)	-	-	-	-	-	-	-	-	-	(450,000)	(450,000)
62	Fire Training Center Props (FRT)	(295,000)	-	-	-	-	-	-	-	-	-	(295,000)	(295,000)
63	Fire Station No. 7 (23 & H Road)(FRT)	-	(6,500,000)	-	-	-	-	-	-	-	-	(6,500,000)	(6,500,000)
64	Fire Station No. 7 Aerial Truck (Ladder) (FRT)	-	(1,300,000)	-	-	-	-	-	-	-	-	(1,300,000)	(1,300,000)
65	Fire Station No. 7 Aerial Truck (Ladder) Equipment (FRT)	-	(208,373)	-	-	-	-	-	-	-	-	(208,373)	(208,373)
66	Fire Station No. 7 Ambulance (FRT)	-	(260,273)	-	-	-	-	-	-	-	-	(260,273)	(260,273)
67	Fire Station No. 7 Ambulance Equipment (FRT)	-	(181,168)	-	-	-	-	-	-	-	-	(181,168)	(181,168)
68	Fire Station No. 8 Pumper Engine Equipment, (FRT)	(189,000)	-	-	-	-	-	-	-	-	-	(189,000)	(189,000)
69	Fire Station No. 8 Ambulance (FRT)	(236,000)	-	-	-	-	-	-	-	-	-	(236,000)	(236,000)
70	Fire Station No. 8 Ambulance Equipment (FRT)	(164,325)	-	-	-	-	-	-	-	-	-	(164,325)	(164,325)
71	Police Department Annex Building (FRT)	-	-	-	-	-	-	-	(400,000)	(10,000,000)	(12,600,000)	-	(23,000,000)
72	PARKS AND RECREATION	\$ (1,904,200)	\$ (1,242,000)	\$ (3,250,000)	\$ (1,175,000)	\$ (590,000)	\$ (18,955,000)	\$ (355,000)	\$ (6,125,000)	\$ (11,850,000)	\$ (2,150,000)	\$ (8,161,200)	\$ (47,596,200)
73	Canyon View Field Lighting	-	-	-	(400,000)	-	-	-	-	-	-	(400,000)	(400,000)
74	Cemetery Improvements	-	-	(45,000)	-	-	-	-	-	-	-	(45,000)	(45,000)
75	Columbine Park Minor Renovations (CTF)	(99,200)	-	-	-	-	-	-	-	-	-	(99,200)	(99,200)
76	Crime Prevention Through Environmental Design (CPTED) Safety Improvements	(25,000)	(25,000)	(25,000)	(25,000)	(25,000)	(25,000)	(25,000)	(25,000)	-	-	(125,000)	(200,000)
77	Dog Park at Jr. Service League (Parkland)	-	-	-	(50,000)	-	-	-	-	-	-	(50,000)	(50,000)
78	Dos Rios to Riverside Raw Water Line (Parkland)	(80,000)	-	-	-	-	-	-	-	-	-	(80,000)	(80,000)
79	Dos Rios Playground (CTF)	-	(200,000)	-	-	-	-	-	-	-	-	(200,000)	(200,000)
80	Dos Rios Public Amenity	(1,000,000)	-	-	-	-	-	-	-	-	-	(1,000,000)	(1,000,000)
81	LP Pool Boiler (CTF)	-	-	(50,000)	-	-	-	-	-	-	-	(50,000)	(50,000)
82	LP Pool Circulation Pump (CTF)	-	(25,000)	-	-	-	-	-	-	-	-	(25,000)	(25,000)
83	LP Pool Deck Furniture Replacement (CTF)	-	(25,000)	-	-	-	-	-	-	-	-	(25,000)	(25,000)
84	LP Pool Diving Boards(CTF)	-	(27,000)	-	-	-	(50,000)	(180,000)	-	-	-	(27,000)	(257,000)
85	LP Pool Replaster (CTF)	-	-	-	-	(300,000)	-	-	-	-	-	(300,000)	(300,000)
86	Playground Repair and Replacement (CTF)	(50,000)	(50,000)	(50,000)	(50,000)	(50,000)	(50,000)	(50,000)	(50,000)	(50,000)	(50,000)	(250,000)	(500,000)
87	Playground Replacement (CTF)	-	(150,000)	-	(150,000)	-	(150,000)	-	(150,000)	-	(150,000)	(300,000)	(750,000)
88	Redlands Roundabout (\$50K Donations-1/3 Cost)	(150,000)	-	-	-	-	-	-	-	-	-	(150,000)	(150,000)
89	Riverside Parkway Irrigation Connection	-	-	(35,000)	-	-	-	-	-	-	-	(35,000)	(35,000)
90	River Trail Expansion (GOCO \$1.35M, Parkland \$350k)	-	-	(1,700,000)	-	-	-	-	-	-	-	(1,700,000)	(1,700,000)
91	Riverfront Trail Widening at Broadway & Colorado River (Parkland)	-	-	-	(400,000)	-	-	-	-	-	-	(400,000)	(400,000)
92	Saccomonno Park Master Plan	-	-	-	-	-	-	-	-	-	(50,000)	-	(50,000)
93	Saccomonno Park Construction	-	-	-	-	-	-	-	-	-	(1,800,000)	-	(1,800,000)
94	Skate Park Improvements-Eagle Rim (CTF)	-	-	(60,000)	-	(15,000)	-	-	-	-	-	(75,000)	(75,000)
95	Stadium Master Plan Improvements	-	-	-	-	-	(17,800,000)	-	(5,800,000)	-	-	-	(23,600,000)
96	Stadium Restroom Floor Cleat Protection (CTF)	-	-	(35,000)	-	-	-	-	-	-	-	(35,000)	(35,000)
97	Tour of the Moon Parking lot at South Camp & Monument Road (Parkland)	-	-	-	-	(100,000)	-	-	-	-	-	(100,000)	(100,000)
98	Trail Repair (Parkland)	-	-	-	(100,000)	(100,000)	(100,000)	(100,000)	(100,000)	(100,000)	(100,000)	(200,000)	(700,000)
99	Trails - Asphalt Trail Replacements (In-House) (\$1.5M Total Project) (\$1.3m Parkland)	(500,000)	(500,000)	(500,000)	-	-	-	-	-	-	-	(1,500,000)	(1,500,000)
100	Turf Replacement Stocker (\$250K partner participation, \$200k Parkland)	-	-	(750,000)	-	-	-	-	-	-	-	(750,000)	(750,000)
101	Watson Island Disc Golf Revegetation	-	-	-	-	-	(30,000)	-	-	-	-	-	(30,000)
102	Westlake Skate Park Renovations (CTF)	-	(90,000)	-	-	-	-	-	-	-	-	(90,000)	(90,000)
103	Westlake Park Irrigation System Renovation	-	(150,000)	-	-	-	-	-	-	-	-	(150,000)	(150,000)



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	Year 1 2022	Year 2 2023	Year 3 2024	Year 4 2025	Year 5 2026	Year 6 2027	Year 7 2028	Year 8 2029	Year 9 2030	Year 10 2031	Five Year TOTAL 2022-2026	Ten Year TOTAL 2022-2031
104 Whitman Park Improvements	-	-	-	-	-	(750,000)	-	-	-	-	-	(750,000)
105 Velodrome (total of \$11.7M: CMU, \$4M; City, \$4M; \$3.7M fundraising)	-	-	-	-	-	-	-	-	(11,700,000)	-	-	(11,700,000)
106 PARKS AND RECREATION PROS PLANNED PROJECTS	\$ (3,905,000)	\$ (300,000)	\$ (4,300,000)	\$ (1,450,000)	\$ (2,700,000)	\$ (52,415,935)	\$ (1,000,000)	\$ (560,000)	\$ (620,000)	\$ -	\$ (12,655,000)	\$ (67,250,935)
107 5th Street Interchange Phase II	-	-	-	-	-	-	-	-	(150,000)	-	-	(150,000)
108 5th Street Plaza Restrooms	-	-	-	-	-	(300,000)	-	-	-	-	-	(300,000)
109 Blue Heron Boat Ramp (Parkland)	(500,000)	-	-	-	-	-	-	-	-	-	(500,000)	(500,000)
110 Blue Heron Boat Ramp and River Trail Replacement (Parkland)	-	-	-	-	-	(200,000)	-	-	-	-	-	(200,000)
111 Botanical Gardens Master Plan (Parkland)	(100,000)	-	-	-	-	-	-	-	-	-	(100,000)	(100,000)
112 Botanical Gardens Renovation and Greenhouses (GOCO \$800K, Cannabis \$400K)	-	-	-	(600,000)	(600,000)	-	-	-	-	-	(1,200,000)	(1,200,000)
113 Canyon View Baseball Field Lights.	-	-	-	-	-	(400,000)	-	-	-	-	-	(400,000)
114 Canyon View Park Baseball Field Uplift	-	-	-	-	-	(500,000)	-	-	-	-	-	(500,000)
115 Canyon View Park Parking Lot Renovations	-	-	-	-	-	(400,000)	-	-	-	-	-	(400,000)
116 Canyon View Park Playground Repair/Replacement	-	-	-	-	-	(300,000)	-	-	-	-	-	(300,000)
117 Canyon View Pour in Place Playground Surfacing Replacement (Cannabis)	-	-	-	-	(300,000)	-	-	-	-	-	(300,000)	(300,000)
118 Canyon View Tennis Court Improvements, 9 more courts	-	-	-	-	-	(2,375,000)	-	-	-	-	-	(2,375,000)
119 Columbine & Kronkright Fence Replacement (CTF)	(30,000)	-	-	-	-	-	-	-	-	-	(30,000)	(30,000)
120 Columbine Park PROS Master Plan Renovation	-	-	-	-	-	(500,000)	-	-	-	-	-	(500,000)
121 Crown Point Cemetery Columbarium	-	-	-	-	-	(55,000)	-	-	-	-	-	(55,000)
122 Flint Park Master Plan	-	-	-	-	-	-	-	-	(50,000)	-	-	(50,000)
123 Flint Park Construction	-	-	-	-	-	-	-	-	(420,000)	-	-	(420,000)
124 Founder's Colony Construction	-	-	-	-	-	-	-	(560,000)	-	-	-	(560,000)
125 Horizon park Construction (Cannabis)	-	-	-	-	-	(1,550,000)	-	-	-	-	-	(1,550,000)
126 Kronkright Batting Cage/Pitching Lanes (Cannabis)	-	-	-	-	-	(65,000)	-	-	-	-	-	(65,000)
127 Lincoln Park/Canyon View Pickleball Court Expansion (CTF \$200k, \$750K 0.75% sales tax, \$550K Cannabis, \$50K Pickleball Donations; \$50K Tennis Donation)	(1,600,000)	-	-	-	-	-	-	-	-	-	(1,600,000)	(1,600,000)
128 Matchett Park Infrastructure	-	-	-	-	-	-	(1,000,000)	-	-	-	-	(1,000,000)
129 Matchett Park Backbone Infrastructure	-	-	-	-	-	(12,816,250)	-	-	-	-	-	(12,816,250)
130 Matchett Park Southern Phase	-	-	-	-	-	(10,387,105)	-	-	-	-	-	(10,387,105)
131 Matchett Park Eastern Edge	-	-	-	-	-	(3,349,195)	-	-	-	-	-	(3,349,195)
132 Matchett Park Central Phase	-	-	-	-	-	(18,808,385)	-	-	-	-	-	(18,808,385)
133 Monument Connect Phase II, (\$500k GOCO, \$250k Cannabis, \$350k Parkland, \$500k .75%)	(1,600,000)	-	-	-	-	-	-	-	-	-	(1,600,000)	(1,600,000)
134 Orchard Mesa Cemetery Columbarium	-	-	-	-	-	(110,000)	-	-	-	-	-	(110,000)
Orchard Mesa Pool Renovation and Satellite Community Center (Total \$4.6M, Cannabis \$2.7M, CTF \$250K)	-	(300,000)	(4,300,000)	-	-	-	-	-	-	-	(4,600,000)	(4,600,000)
135 Pine Ridge Park Renovation (Cannabis)	-	-	-	(250,000)	-	-	-	-	-	-	(250,000)	(250,000)
136 Redlands Tailrace River Park (GOCO \$1M, Cannabis \$900k)	-	-	-	(100,000)	(1,800,000)	-	-	-	-	-	(1,900,000)	(1,900,000)
137 River Park Phase II Las Colonias to Dos Rios (Parkland)	-	-	-	(500,000)	-	-	-	-	-	-	(500,000)	(500,000)
138 Wayfinding and Signage	-	-	-	-	-	(300,000)	-	-	-	-	-	(300,000)
139 Water Conservation Projects-Turf to Native (Parkland)	(75,000)	-	-	-	-	-	-	-	-	-	(75,000)	(75,000)
140 PUBLIC WORKS	\$ (5,420,778)	\$ (4,913,000)	\$ (4,025,000)	\$ (4,562,000)	\$ (3,175,000)	\$ (10,345,000)	\$ (4,318,000)	\$ (21,660,000)	\$ (567,000)	\$ (300,000)	\$ (22,095,778)	\$ (59,285,778)
141 4th & 5th Street Design and Improvements	(700,000)	(750,000)	(750,000)	-	-	-	-	-	-	-	(2,200,000)	(2,200,000)
142 23 3/4 Road Mosaic Factory Development	(80,000)	-	-	-	-	-	-	-	-	-	(80,000)	(80,000)
143 25 1/2 Road Reconstruction F to G	-	-	-	-	-	-	(95,000)	(900,000)	-	-	-	(995,000)
144 Alley Improvement Districts (GJHS \$250K; Riverside \$30K; Assessment Revenues)	(850,000)	(150,000)	(150,000)	(300,000)	(300,000)	(300,000)	(300,000)	(300,000)	(300,000)	(300,000)	(1,750,000)	(3,250,000)
145 Bridge Replacement, Horizon Dr. GRJ-F.4-26.7	-	-	-	-	(116,000)	(2,009,000)	-	-	-	-	(116,000)	(2,125,000)
146 Bridge Repair (guardrails, lighting, paint, etc.)	(115,000)	(105,000)	-	(80,000)	-	-	-	-	-	-	(300,000)	(300,000)
147 Bridge Replacement GRJM-21.25-D.7- South Broadway over Limekiln Gulch	-	(400,000)	-	-	-	-	-	-	-	-	(400,000)	(400,000)
148 Bridge Replacement, GRJM 21.7-G.4 - River Road at Persigo Wash	-	-	-	(350,000)	-	-	-	-	-	-	(350,000)	(350,000)
149 City Entry Way Signs	(450,000)	-	-	-	-	-	-	-	-	-	(450,000)	(450,000)
150 Colorado River Levee Renovations	(75,000)	-	-	-	-	-	-	-	-	-	(75,000)	(75,000)
151 Curb, Gutter, Sidewalk Safety Repairs	(400,000)	(400,000)	(400,000)	(400,000)	(400,000)	(400,000)	(400,000)	(400,000)	-	-	(2,000,000)	(3,200,000)



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December 1, 2021

		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Five Year TOTAL	Ten Year TOTAL
		2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2022-2026	2022-2031
152	D Road Bridge at Lewis Wash	-	-	-	-	-	(1,840,000)	-	-	-	-	-	(1,840,000)
153	Downtown to Riverfront Connection - 9th Street Reconstruction	-	-	-	-	-	-	-	(3,000,000)	-	-	-	(3,000,000)
154	Downtown to Riverfront Connection - 12th St Bike/Ped Path	-	-	-	-	-	-	-	(3,000,000)	-	-	-	(3,000,000)
155	Downtown - Main to Trains Connector - 2nd Street Promenade	-	(1,000,000)	-	-	-	-	-	-	-	-	(1,000,000)	(1,000,000)
156	Downtown to Dos Rios Bike/Ped Bridge (City share to CDOT, Parkland \$750k)	-	(900,000)	(2,100,000)	-	-	-	-	-	-	-	(3,000,000)	(3,000,000)
157	Downtown - Spruce to 1st reconstruction / roundabout	-	-	-	-	-	-	-	(2,300,000)	-	-	-	(2,300,000)
158	GVWUA/BOR Trail-Visitors Way to 28 Road	-	-	-	-	-	(500,000)	-	-	-	-	-	(500,000)
159	Horizon Drive Improvements G Rd to I-70 Phase II	-	-	-	-	(300,000)	(3,000,000)	(1,000,000)	-	-	-	(300,000)	(4,300,000)
160	Horizon Drive Improvements Phase III	-	-	-	-	-	-	(200,000)	(7,000,000)	-	-	-	(7,200,000)
161	Horizon Drive Trail-G Rd to I-70	-	-	-	(1,500,000)	-	-	-	-	-	-	(1,500,000)	(1,500,000)
162	Horizon Trail-South	-	-	-	(1,000,000)	-	-	-	-	-	-	(1,000,000)	(1,000,000)
163	Mill Tailing Repository Removal (DOLA Funded)	-	-	(100,000)	-	-	(100,000)	-	-	-	-	(100,000)	(200,000)
164	Monument Road-No Thoroughfare Wash Restoration	(50,000)	-	-	-	-	-	-	-	-	-	(50,000)	(50,000)
165	North Avenue Enhanced Transit Corridor (study 2021, project 2022 CDOT \$1.35 million)	(1,735,500)	-	-	-	-	-	-	-	-	-	(1,735,500)	(1,735,500)
166	North Avenue Streetscape Improve (Assume Donated ROW)	-	-	-	(100,000)	(1,820,000)	(1,950,000)	(2,070,000)	(4,500,000)	-	-	(1,920,000)	(10,440,000)
167	Riverfront Trail Enhancements (Las Colonias)	(50,000)	-	-	-	-	-	-	-	-	-	(50,000)	(50,000)
168	Riverfront Trail Bank Stabilization-Ice Rink Phase II	(250,000)	-	-	-	-	-	-	-	-	-	(250,000)	(250,000)
169	SRTS - 27 Road South of UnawEEP Ave. (CDBG Funded \$180,359)	(254,278)	-	-	-	-	-	-	-	-	-	(254,278)	(254,278)
170	6th & Rood Pedestrian Improvements	-	(70,000)	-	-	-	-	-	-	-	-	(70,000)	(70,000)
171	Streetlight Underground Feed Replacements	(100,000)	(300,000)	(300,000)	(600,000)	-	-	-	-	-	-	(1,300,000)	(1,300,000)
172	Traffic Signal Upgrade	(211,000)	(218,000)	(225,000)	(232,000)	(239,000)	(246,000)	(253,000)	(260,000)	(267,000)	-	(1,125,000)	(2,151,000)
173	Union Pacific Railroad Downtown Quiet Zone (design '21, project '22)	(100,000)	(620,000)	-	-	-	-	-	-	-	-	(720,000)	(720,000)
174	Major Capital Projects	\$ (13,014,303)	\$ (14,904,814)	\$ (11,575,000)	\$ (7,187,000)	\$ (6,465,000)	\$ (82,715,935)	\$ (5,673,000)	\$ (28,745,000)	\$ (23,037,000)	\$ (15,050,000)	\$ (53,146,117)	\$ (208,367,052)
175	TOTAL EXPENSES	\$ (28,780,217)	\$ (28,461,473)	\$ (23,939,882)	\$ (19,573,768)	\$ (18,746,888)	\$ (94,850,567)	\$ (17,916,176)	\$ (41,081,397)	\$ (35,485,137)	\$ (27,609,650)	\$ (119,502,228)	\$ (336,445,156)
176	NET REVENUE (EXPENSE)	\$ (4,896,668)	\$ (279,642)	\$ (107,854)	\$ 1,247,219	\$ 3,500,136	\$ (72,005,285)	\$ 1,959,730	\$ (20,272,354)	\$ 2,864,705	\$ 6,188,806	\$ (536,809)	\$ (81,801,207)
177	BEGINNING FUND BALANCE	\$ 5,405,055	\$ 508,386	\$ 228,745	\$ 120,891	\$ 1,368,109	\$ 4,868,245	\$ (67,137,039)	\$ (65,177,309)	\$ (85,449,663)	\$ (82,584,959)	\$ 5,405,055	\$ 5,405,055
178	ENDING FUND BALANCE	\$ 508,386	\$ 228,745	\$ 120,891	\$ 1,368,109	\$ 4,868,245	\$ (67,137,039)	\$ (65,177,309)	\$ (85,449,663)	\$ (82,584,959)	\$ (76,396,153)	\$ 4,868,245	\$ (76,396,153)
179	* .75% Sales Tax includes funding for economic development												
180													
181		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Five Year TOTAL	Ten Year TOTAL
182	Fund 202 Storm Drainage	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2022-2026	2022-2031
183	REVENUE												
184	Development Fees	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000	\$ 75,000	\$ 150,000
185	Interest	-	-	-	-	-	-	-	-	-	-	-	-
186	From .75% Capital Fund	500,000	1,500,000	-	200,000	-	-	-	-	-	-	2,200,000	2,200,000
187	TOTAL REVENUE	\$ 515,000	\$ 1,515,000	\$ 15,000	\$ 215,000	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000	\$ 2,275,000	\$ 2,350,000
188	EXPENSES												
189	Drainage System Improvements	\$ (30,000)	\$ (30,000)	\$ (20,000)	\$ (10,000)	\$ (15,000)	\$ (15,000)	\$ (15,000)	\$ (15,000)	\$ (15,000)	\$ (15,000)	\$ (105,000)	\$ (180,000)
190	Halandras Development Drainage Replacement and Upgrades	-	(1,500,000)	-	-	-	-	-	-	-	-	(1,500,000)	(1,500,000)
191	North Avenue Storm Drain Replacements & Repairs	(500,000)	-	-	-	-	-	-	-	-	-	(500,000)	(500,000)
192	Sherwood Park Storm Drain	-	-	-	(200,000)	-	-	-	-	-	-	(200,000)	(200,000)
193	TOTAL EXPENSES	\$ (530,000)	\$ (1,530,000)	\$ (20,000)	\$ (210,000)	\$ (15,000)	\$ (15,000)	\$ (15,000)	\$ (15,000)	\$ (15,000)	\$ (15,000)	\$ (2,305,000)	\$ (2,380,000)
194	NET REVENUE (EXPENSE)	\$ (15,000)	\$ (15,000)	\$ (5,000)	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (30,000)	\$ (30,000)
195	BEGINNING FUND BALANCE	\$ 62,377	\$ 47,377	\$ 32,377	\$ 27,377	\$ 32,377	\$ 32,377	\$ 32,377	\$ 32,377	\$ 32,377	\$ 32,377	\$ 62,377	\$ 62,377
196	ENDING FUND BALANCE	\$ 47,377	\$ 32,377	\$ 27,377	\$ 32,377	\$ 32,377	\$ 32,377	\$ 32,377	\$ 32,377	\$ 32,377	\$ 32,377	\$ 32,377	\$ 32,377
197													
198		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Five Year TOTAL	Ten Year TOTAL
199	Fund 207 Transportation Capacity (TCP)	2022	2023	2024	2025	2026	2027	2028	2029	2030	3031	2022-2026	2022-2031
200	REVENUE												
201	Development Fees (phase-in rate increase 2022, 2023)	\$ 2,700,000	\$ 2,889,000	\$ 3,062,340	\$ 3,215,457	\$ 3,344,075	\$ 3,444,398	\$ 3,547,729	\$ 3,654,161	\$ 3,763,786	\$ 3,876,700	\$ 15,210,872	\$ 33,497,647
202	Interest Income	55,370	20,000	10,000	7,500	3,600	-	-	-	-	-	96,470	96,470
203	Bond Proceeds (New) for Streets	-	20,000,000	-	-	-	-	-	-	-	-	20,000,000	20,000,000



Ten-Year Capital Plan
Government Capital Funds
.75% Sales Tax*, Drainage, and Transportation Capacity Funds
December 1, 2021

		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Five Year TOTAL	Ten Year TOTAL
		2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2022-2026	2022-2031
204	Partner Funding (Broadway @ Reed Mesa - MC \$75K, Magnus Dev \$75K)	150,000	-	-	-	-	-	-	-	-	-	150,000	150,000
205	I-70 Interchange at 29 Rd (Mesa County)	-	-	-	-	-	-	-	-	-	30,000,000	-	30,000,000
206	Highway Safety Improvement Fed Pass Thru	-	1,500,000	-	-	-	-	-	-	-	-	1,500,000	1,500,000
207	Westside Industrial - 22 Road RR Xing (Railroad \$500k, HSIP \$1.5m)	-	-	-	-	-	-	2,000,000	-	-	-	-	2,000,000
208	TOTAL REVENUE After Debt Service	\$ 2,905,370	\$ 24,409,000	\$ 3,072,340	\$ 3,222,957	\$ 3,347,675	\$ 3,444,398	\$ 5,547,729	\$ 3,654,161	\$ 3,763,786	\$ 33,876,700	\$ 36,957,342	\$ 87,244,117
209													
210	EXPENSES												
211	Projects Funded By TCP Fees	\$ (2,283,000)	\$ (4,090,000)	\$ (440,000)	\$ (1,723,000)	\$ (2,450,000)	\$ (4,930,000)	\$ (6,710,000)	\$ (7,860,000)	\$ -	\$ -	\$ (10,986,000)	\$ (30,486,000)
212	28 Road and Orchard Ave Intersection Improvements	-	-	-	-	-	-	(750,000)	-	-	-	-	(750,000)
213	28 1/4 Road, Patterson to Hawthorne	(390,000)	-	-	-	-	-	-	-	-	-	(390,000)	(390,000)
214	28 1/4 Road Extension from North Avenue to I70B	-	-	-	-	-	-	(500,000)	(4,000,000)	-	-	-	(4,500,000)
215	29 1/2 Road from F Rd to G Rd	-	-	-	-	-	(500,000)	(4,500,000)	-	-	-	-	(5,000,000)
216	Broadway at Reed Mesa Left Turn Lane (Mesa County \$75K, Magnus Development \$75K)	(400,000)	-	-	-	-	-	-	-	-	-	(400,000)	(400,000)
217	Crosby Avenue 25 1/2 Rd to Main St	(60,000)	(2,500,000)	-	-	-	-	-	-	-	-	(2,560,000)	(2,560,000)
218	F 1/2 Road, Connect 29 1/2 to Broken Spoke	-	-	-	-	-	(1,200,000)	-	-	-	-	-	(1,200,000)
219	F 1/2 Parkway, 23 1/2 to 24 Rd (Halandras)	-	-	-	(100,000)	(2,450,000)	(2,450,000)	-	-	-	-	(2,550,000)	(5,000,000)
220	G Rd at 23 1/2 Rd Intersection Improvements	-	(1,400,000)	-	-	-	-	-	-	-	-	(1,400,000)	(1,400,000)
221	G Road at 26 Rd Intersection Improvements	-	(70,000)	(320,000)	(1,623,000)	-	-	-	-	-	-	(2,013,000)	(2,013,000)
222	Heritage Estates	-	-	-	-	-	(600,000)	-	-	-	-	-	(600,000)
223	I-70 Interchange @ 29 Road 1601 and Environmental Assessment (City Share \$800k, \$1.6 M total project)	(633,000)	-	-	-	-	-	-	-	-	-	(633,000)	(633,000)
224	Sugar Beet Right turn lanes (total of 2 - one each phase)	-	(120,000)	(120,000)	-	-	-	-	-	-	-	(240,000)	(240,000)
225	Tour of Moon/S. Broadway Improvements	(100,000)	-	-	-	-	-	-	-	-	-	(100,000)	(100,000)
226	Westside Industrial - 22 Road RR Xing (RR Revenue & CDOT HSIP)	-	-	-	-	-	(180,000)	(960,000)	(3,860,000)	-	-	-	(5,000,000)
227	Hwy 50 at Palmer Intersection Improvements	(700,000)	-	-	-	-	-	-	-	-	-	(700,000)	(700,000)
228	Roadway Expansion Projects Funded By Bond Proceeds	\$ (25,455,000)	\$ (18,990,000)	\$ (15,750,000)	\$ (5,250,000)	\$ (5,000,000)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (70,445,000)	\$ (70,445,000)
229	24 Rd and Riverside Parkway Interchange (\$6.5 M)	(750,000)	(240,000)	(5,300,000)	-	-	-	-	-	-	-	(6,290,000)	(6,290,000)
230	24 Rd & G Rd Capacity Improvements	(12,000,000)	-	-	-	-	-	-	-	-	-	(12,000,000)	(12,000,000)
231	26 1/2 Rd, Horizon to Summerhill	(1,600,000)	(1,000,000)	(2,000,000)	(5,000,000)	(5,000,000)	-	-	-	-	-	(14,600,000)	(14,600,000)
232	24 1/2 Road, Patterson to G 1/4 Road (\$6M)	(250,000)	(500,000)	(5,250,000)	-	-	-	-	-	-	-	(6,000,000)	(6,000,000)
233	25 1/2 Road Right Turn Lane	-	-	-	(250,000)	-	-	-	-	-	-	(250,000)	(250,000)
234	B 1/2 Road, 29 Road to 29 1/2 Road (\$3.2M)	(100,000)	(200,000)	(2,900,000)	-	-	-	-	-	-	-	(3,200,000)	(3,200,000)
235	D 1/2 Road, 29 to 30 Road (\$3.5M)	(600,000)	(2,900,000)	-	-	-	-	-	-	-	-	(3,500,000)	(3,500,000)
236	F 1/2 Parkway, Market to Patterson (\$17M)	(9,000,000)	(7,300,000)	-	-	-	-	-	-	-	-	(16,300,000)	(16,300,000)
237	F 1/2 Road, 30 Road to Persigo Boundary (\$3.5M)	(600,000)	(2,900,000)	-	-	-	-	-	-	-	-	(3,500,000)	(3,500,000)
238	Horizon at G Road and 27 1/2 (\$4M) (Highway Safety Imp Funds \$1.5M)	(150,000)	(3,750,000)	-	-	-	-	-	-	-	-	(3,900,000)	(3,900,000)
239	Patterson Capacity Improvements (5 intersections)	(405,000)	(200,000)	(300,000)	-	-	-	-	-	-	-	(905,000)	(905,000)
239	Roadway Expansion Projects Unfunded	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (2,500,000)	\$ -	\$ (7,000,000)	\$ -	\$ (171,600,000)	\$ -	\$ (181,100,000)
240	Redlands 360 Roadway Projects	-	-	-	-	-	(2,500,000)	-	(7,000,000)	-	(27,600,000)	-	(37,100,000)
240	23 Road	-	-	-	-	-	-	-	-	-	(4,771,000)	-	(4,771,000)
241	23 Rd I-70 Bike/Pedestrian Bridge	-	-	-	-	-	-	-	-	-	(3,000,000)	-	(3,000,000)
242	24 Rd I-70 Bike/Pedestrian Bridge	-	-	-	-	-	-	-	-	-	(3,000,000)	-	(3,000,000)
243	25 Rd F 1/2 to G 3/8	-	-	-	-	-	-	-	-	-	(3,115,000)	-	(3,115,000)
244	25 Rd Widening I-70 B to Patterson	-	-	-	-	-	-	-	-	-	(10,000,000)	-	(10,000,000)
245	26 Road from Patterson to H Road	-	-	-	-	-	-	-	-	-	(8,366,000)	-	(8,366,000)
246	27 Rd, Horizon to H Road	-	-	-	-	-	-	-	-	-	(4,720,000)	-	(4,720,000)
247	27 Rd I-70 Bike/Pedestrian Bridge	-	-	-	-	-	-	-	-	-	(3,000,000)	-	(3,000,000)
248	27 1/2 Road, Hwy 50 to UnawEEP	-	-	-	-	-	-	-	-	-	(1,807,000)	-	(1,807,000)
249	27 1/2, B 1/2, UnawEEP Intersections	-	-	-	-	-	-	-	-	-	(900,000)	-	(900,000)
250	B 1/2 Rd, Hwy 50 to 29 1/4 Road	-	-	-	-	-	-	-	-	-	(3,920,000)	-	(3,920,000)
251	D Rd, 29 Road to 32 Road	-	-	-	-	-	-	-	-	-	(9,589,000)	-	(9,589,000)
252	D Rd & 30 Road Intersection	-	-	-	-	-	-	-	-	-	(760,000)	-	(760,000)
253	D Rd & 31 Road Intersection	-	-	-	-	-	-	-	-	-	(760,000)	-	(760,000)
254	D 1/2 Road and 30 Road Intersection	-	-	-	-	-	-	-	-	-	(760,000)	-	(760,000)



Ten-Year Capital Plan
Government Capital Funds
.75% Sales Tax*, Drainage, and Transportation Capacity Funds
December 1, 2021

		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Five Year TOTAL	Ten Year TOTAL
		2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2022-2026	2022-2031
255	E Rd. 29 Road to 30 Road	-	-	-	-	-	-	-	-	-	(2,560,000)	-	(2,560,000)
256	F 1/2 Road Matchett	-	-	-	-	-	-	-	-	-	(4,383,000)	-	(4,383,000)
257	F 1/2 Road and 30 Road Intersection	-	-	-	-	-	-	-	-	-	(450,000)	-	(450,000)
258	F 1/4 Road 24 1/2 to 25 Road	-	-	-	-	-	-	-	-	-	(1,300,000)	-	(1,300,000)
259	G Road and 27 Road Intersection	-	-	-	-	-	-	-	-	-	(1,400,000)	-	(1,400,000)
260	G Road Improvements 23 to 23 1/2; 24 1/2 to Horizon Drive	-	-	-	-	-	-	-	-	-	(11,464,000)	-	(11,464,000)
261	I-70 Interchange at 29 Rd, 29 Road Widening (1/2 County)	-	-	-	-	-	-	-	-	-	(60,000,000)	-	(60,000,000)
262	South Broadway	-	-	-	-	-	-	-	-	-	(3,975,000)	-	(3,975,000)
263	TOTAL EXPENSES	\$ (27,738,000)	\$ (23,080,000)	\$ (16,190,000)	\$ (6,973,000)	\$ (7,450,000)	\$ (7,430,000)	\$ (6,710,000)	\$ (14,860,000)	\$ -	\$ (171,600,000)	\$ (81,431,000)	\$ (282,031,000)
264	NET REVENUE (EXPENSE)	\$ (24,832,630)	\$ 1,329,000	\$ (13,117,660)	\$ (3,750,043)	\$ (4,102,325)	\$ (3,985,602)	\$ (1,162,271)	\$ (11,205,839)	\$ 3,763,786	\$ (137,723,300)	\$ (44,473,658)	\$ (194,786,883)
265	BEGINNING FUND BALANCE	\$ 47,653,044	\$ 22,820,414	\$ 24,149,414	\$ 11,031,754	\$ 7,281,711	\$ 3,179,386	\$ (806,216)	\$ (1,968,487)	\$ (13,174,325)	\$ (9,410,539)	\$ 47,653,044	\$ 47,653,044
266	ENDING FUND BALANCE	\$ 22,820,414	\$ 24,149,414	\$ 11,031,754	\$ 7,281,711	\$ 3,179,386	\$ (806,216)	\$ (1,968,487)	\$ (13,174,325)	\$ (9,410,539)	\$ (147,133,839)	\$ 3,179,386	\$ (147,133,839)

**2022 Ten Year Capital Plans
Communication Center and Enterprise Funds
December 1, 2021**

Ref Line #	Fund	Title	Year 1 2022	Year 2 2023	Year 3 2024	Year 4 2025	Year 5 2026	Year 6 2027	Year 7 2028	Year 8 2029	Year 9 2030	Year 10 2031	Five Year TOTAL 2022-2026	Ten Year TOTAL 2022-2031
Communications Center Fund														
1	Comm Ctr	800MHz Capital Improvements	\$ 70,000	\$ 70,000	\$ 70,000	\$ 70,000	\$ 70,000	\$ 70,000	\$ 70,000	\$ -	\$ -	\$ -	\$ 350,000	\$ 490,000
2	Comm Ctr	9-1-1 Telephone Upgrade	-	-	600,000	-	-	-	-	-	-	-	600,000	600,000
3	Comm Ctr	Back Up Comm Center / Training Center	-	1,000,000	-	-	-	-	-	-	-	-	1,000,000	1,000,000
4	Comm Ctr	Black Ridge Building replacement/site work	-	-	-	-	-	80,000	-	-	-	-	-	80,000
5	Comm Ctr	Computer-Aided Dispatch (CAD) system upgrade	20,000	-	-	-	-	250,000	-	-	-	-	20,000	270,000
6	Comm Ctr	Comm Center Remodel - add call taker stations	100,000	-	-	-	-	-	-	-	-	-	100,000	100,000
7	Comm Ctr	Comm Center workstation replacement	-	-	-	-	-	-	500,000	-	-	-	-	500,000
8	Comm Ctr	Command Unit for Incident Dispatch Team	100,000	-	-	-	-	-	-	-	-	-	100,000	100,000
9	Comm Ctr	Far Pond Radio Tower	-	-	-	-	1,200,000	-	-	-	-	-	1,200,000	1,200,000
10	Comm Ctr	Lenna Peak Radio Tower	-	-	-	-	-	-	-	1,200,000	-	-	-	1,200,000
11	Comm Ctr	Logging Recorder	-	-	-	-	350,000	-	-	-	-	-	350,000	350,000
12	Comm Ctr	Microwave Replacement at radio sites	150,000	150,000	150,000	-	-	-	-	-	-	-	450,000	450,000
13	Comm Ctr	Mobile Communications Vehicle Technology Upgrades	100,000	-	-	-	-	-	-	-	-	-	100,000	100,000
14	Comm Ctr	Planned Radio Site Upgrade (gateway, switches, etc.)	150,000	-	-	-	-	-	-	-	-	-	150,000	150,000
16	Comm Ctr	Radio Console PC Upgrades/Replacement	-	-	100,000	-	-	-	-	100,000	-	-	100,000	200,000
17	Comm Ctr	Uncompahgre radio site solar panel replacement	-	-	-	200,000	-	-	-	-	-	-	200,000	200,000
Communication Center Fund Total			\$ 690,000	\$ 1,220,000	\$ 920,000	\$ 270,000	\$ 1,620,000	\$ 400,000	\$ 1,270,000	\$ 600,000	\$ 1,200,000	\$ -	\$ 4,720,000	\$ 8,190,000
Water Fund														
18	Water	Carson Lake Dam Rehabilitation	\$ 500,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 500,000	\$ 500,000
19	Water	Condition Inspection of Lower KC Line (7 miles)	-	-	-	-	-	-	-	-	10,000,000	-	-	10,000,000
20	Water	Grand Mesa Reservoir Improvements	280,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	-	-	480,000	630,000
21	Water	Historic Water Treatment Plant Preservation (SHF grant 75%)	-	200,000	200,000	450,000	-	-	-	-	-	-	850,000	850,000
22	Water	KC Flowline - Reeder Mesa to WW Creek	-	2,500,000	-	-	-	-	-	-	-	-	2,500,000	2,500,000
23	Water	KC Flowline - Upper (1.8M) & WW Creek to WW Hill (1.2)	3,550,000	-	-	-	-	-	-	-	-	-	3,550,000	3,550,000
24	Water	Purdy Mesa Flowline and KC Backwash	7,500,000	-	-	-	-	-	-	-	-	-	7,500,000	7,500,000
25	Water	KC Flowline - WW Creek to WW Hill (1.2)	-	-	1,200,000	-	-	-	-	-	-	-	1,200,000	1,200,000
26	Water	Kannah Creek Water system improvements	450,000	-	-	2,500,000	-	-	-	-	-	-	2,950,000	2,950,000
27	Water	Lead Water Line Replacements	170,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	-	570,000	970,000
28	Water	Ranch Improvements/Sustainable Agriculture	175,000	28,138	28,982	29,851	30,747	31,669	32,619	34,000	35,360	-	292,718	426,366
29	Water	SCADA Technician Vehicle	31,000	-	-	-	-	-	-	-	-	-	31,000	31,000
30	Water	Water Line Replacements (W. Main, Chipeta, White)	2,229,000	1,273,000	1,317,000	1,362,000	1,410,000	1,457,000	1,507,000	1,558,000	1,611,000	-	\$ 7,591,000	13,724,000
31	Water	Water Meter Replacement	50,000	10,000	10,000	50,000	50,000	50,000	50,000	50,000	50,000	-	170,000	370,000
32	Water	Water Plant Modification - MCC Replacement	300,000	-	-	-	-	-	-	-	-	-	300,000	300,000
33	Water	Water Rights Infrastructure Development	100,000	100,000	100,000	100,000	100,000	-	-	-	-	-	500,000	500,000
34	Water	Water Treatment Plant Modifications	95,000	100,000	50,000	50,000	100,000	150,000	50,000	50,000	40,000	-	395,000	685,000
Water Fund Total			\$ 15,430,000	\$ 4,361,138	\$ 3,055,982	\$ 4,691,851	\$ 1,840,747	\$ 1,838,669	\$ 1,789,619	\$ 1,842,000	\$ 11,836,360	\$ -	\$ 29,379,718	\$ 46,686,366
Ridges Irrigation Fund														
35	Ridges Irrigation	Distribution System Replacement	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ -	\$ 150,000	\$ 270,000
36	Ridges Irrigation	Motor Control Center Replacement	175,000	-	-	-	-	-	-	-	-	-	175,000	175,000
Ridges Irrigation Fund			\$ 205,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ -	\$ 325,000	\$ 445,000
Sewer Fund														
37	Joint Sewer	Collection System Equipment	\$ 50,000	\$ 50,000	\$ 50,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	150,000	150,000
38	Joint Sewer	Laboratory Equipment	67,500	-	-	-	-	-	-	-	-	-	67,500	67,500
39	Joint Sewer	Lift Station Elimination/Rehabilitation	5,000,000	92,000	92,000	92,000	92,000	92,000	92,000	92,000	92,000	92,000	5,368,000	5,828,000
40	Joint Sewer	Odor Control Improvements	3,600,000	600,000	150,000	-	-	-	-	-	-	-	4,350,000	4,350,000
41	Joint Sewer	Parallel Tiara Rado Force Main Under Colorado River	5,000,000	-	-	-	-	-	-	-	-	-	5,000,000	5,000,000



2022 Ten Year Capital Plans
Communication Center and Enterprise Funds
December 1, 2021

Ref Line #	Fund	Title	Year 1 2022	Year 2 2023	Year 3 2024	Year 4 2025	Year 5 2026	Year 6 2027	Year 7 2028	Year 8 2029	Year 9 2030	Year 10 2031	Five Year TOTAL 2022-2026	Ten Year TOTAL 2022-2031
42	Joint Sewer	Persigo Plant Studies	225,000	-	-	350,000	665,000	100,000	-	200,000	-	350,000	1,240,000	1,890,000
43	Joint Sewer	Sewer Capacity Projects - Central Grand Valley Basin	100,000	814,000	2,984,000	2,984,000	-	-	-	-	-	-	6,882,000	6,882,000
44	Joint Sewer	Sewer Capacity Projects - Goat Wash Sewer Basin (GW-1)	-	-	-	-	-	-	-	-	160,000	1,411,000	-	1,571,000
45	Joint Sewer	Sewer Capacity Projects - Orchard Mesa Sewer Basin (OM-1)	-	-	1,988,000	7,403,000	-	-	-	-	-	-	9,391,000	9,391,000
46	Joint Sewer	Sewer Capacity Projects - Orchard Mesa Sewer Basin (OM-2)	-	-	-	400,000	3,503,000	-	-	-	-	-	3,903,000	3,903,000
47	Joint Sewer	Sewer Capacity Projects - Orchard Mesa Sewer Basin (OM-3)	-	-	-	-	210,000	1,894,000	-	-	-	-	210,000	2,104,000
48	Joint Sewer	Sewer Capacity Projects - Orchard Mesa Sewer Basin (OM-4)	-	-	-	-	-	-	625,000	-	-	-	-	625,000
49	Joint Sewer	Sewer Capacity Projects - Orchard Mesa Sewer Basin (OM-5)	-	-	-	-	-	-	543,000	-	-	-	-	543,000
50	Joint Sewer	Sewer Capacity Projects - River Road North Sewer Basin	-	-	-	-	-	-	175,000	1,539,000	-	-	-	1,714,000
51	Joint Sewer	Sewer Improvement Districts	250,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	4,250,000	9,250,000
52	Joint Sewer	Sewer Line Replacements/Rehabilitation	3,696,000	3,696,000	3,696,000	4,500,000	4,500,000	4,500,000	4,500,000	4,500,000	4,500,000	4,500,000	\$ 20,088,000	\$ 42,588,000
53	Joint Sewer	Wastewater Treatment Plant Expansion Projects	3,551,000	15,979,000	17,792,000	10,986,000	7,627,000	14,225,000	15,995,000	13,378,000	10,204,000	6,969,000	55,935,000	116,706,000
54	Joint Sewer	Wastewater Treatment Plant Imp and Asset Replace	1,300,000	700,000	700,000	736,000	773,000	812,000	852,000	895,000	940,000	1,000,000	4,209,000	8,708,000
Sewer Fund Total			\$ 22,839,500	\$ 22,931,000	\$ 28,452,000	\$ 28,451,000	\$ 18,370,000	\$ 22,623,000	\$ 23,782,000	\$ 21,604,000	\$ 16,896,000	\$ 15,322,000	\$ 121,043,500	\$ 221,270,500



2022 Recommended Budget
By Department, By Fund, By Account Classification
December 1, 2021

Line Item Ref #	By Department, By Fund, By Account Classification	2019 Actual	2020 Actual	2021 Adopted	2021 Year End Estimated	2022 Recommended
1	City Council					
2	100 General Fund					
3	Revenue					
4	Charges for Service	\$ 174	\$ (68)	\$ 250	\$ 250	\$ -
5	Intergovernmental	23,999	-	-	-	200,000
6	Total General Fund Revenues	\$ 24,172	\$ (68)	\$ 250	\$ 250	\$ 200,000
7	Expenses					
8	Labor and Benefits	\$ 53,397	\$ 51,644	\$ 53,884	\$ 53,959	\$ 53,895
9	Seasonal	44,875	42,750	45,000	45,000	45,000
10	Benefits	3,796	3,665	3,829	3,828	3,829
11	Insurance	76	69	15	90	26
12	Other Compensation	4,650	5,160	5,040	5,040	5,040
13	Operating	\$ 4,107,781	\$ 2,277,204	\$ 2,368,008	\$ 2,406,478	\$ 3,634,521
14	Charges and Fees	-	313	-	-	-
15	Contract Services	9,557	595	5,100	18,664	16,356
16	Grants and Contributions	3,864,656	2,106,108	2,216,630	2,255,100	3,495,279
17	Operating Supplies	12,736	9,477	11,900	11,900	11,900
18	Professional Development	220,832	160,712	134,378	120,814	110,986
19	Interfund Charges	\$ 24,186	\$ 26,904	\$ 41,460	\$ 41,460	\$ 57,845
20	Information Technology	24,186	26,904	41,460	41,460	57,845
21	Capital Outlay	\$ 1,813,525	\$ 218,500	\$ -	\$ 837,000	\$ -
22	Land	1,813,525	218,500	-	837,000	-
23	Total General Fund Expenditures	\$ 5,998,889	\$ 2,574,253	\$ 2,463,352	\$ 3,338,897	\$ 3,746,261
24	201 Sales Tax CIP Fund					
25	Revenue					
26	Intergovernmental	\$ -	\$ 14,385	\$ 39,769	\$ 39,769	\$ 45,000
27	Total Sales Tax CIP Fund Revenues	\$ -	\$ 14,385	\$ 39,769	\$ 39,769	\$ 45,000
28	Expenses					
29	Operating	\$ -	\$ 2,366,048	\$ 2,313,070	\$ 2,313,070	\$ 2,603,790
30	Grants and Contributions	-	2,366,048	2,313,070	2,313,070	2,603,790
31	Contingency and Reserves	\$ -	\$ -	\$ 1,842,436	\$ -	\$ 1,842,436
32	Contingency	-	-	1,842,436	-	1,842,436
33	Total Sales Tax CIP Fund Expenditures	\$ -	\$ 2,366,048	\$ 4,155,506	\$ 2,313,070	\$ 4,446,226
34	Total City Council Expenditures	\$ 5,998,889	\$ 4,940,301	\$ 6,618,858	\$ 5,651,967	\$ 8,192,487
35	City Manager's Office					
36	100 General Fund					
37	Expenses					
38	Labor and Benefits	\$ 454,271	\$ 579,837	\$ 612,925	\$ 612,925	\$ 647,146
39	Full Time	357,621	446,924	474,056	465,531	499,296
40	Benefits	89,086	113,455	131,446	131,446	140,232
41	Insurance	848	5,634	820	820	1,015
42	Other Compensation	6,716	13,824	6,603	15,128	6,603
43	Operating	\$ 94,294	\$ 101,951	\$ 98,645	\$ 98,645	\$ 104,830
44	Charges and Fees	1,365	1,611	-	1,903	-
45	Contract Services	74,737	85,887	73,100	73,100	72,049
46	Equipment	-	-	2,125	3,826	8,231
47	Operating Supplies	8,366	5,613	6,720	6,720	7,850
48	Professional Development	9,826	8,840	16,700	13,096	16,700
49	Interfund Charges	\$ 133,767	\$ 129,869	\$ 137,826	\$ 137,826	\$ 183,694
50	Facility	53,843	42,797	37,818	37,818	45,922
51	Information Technology	35,039	34,308	46,321	46,321	57,242
52	Liability Insurance	40,627	52,764	53,687	53,687	80,530



2022 Recommended Budget
By Department, By Fund, By Account Classification
December 1, 2021

Line Item Ref #	By Department, By Fund, By Account Classification	2019 Actual	2020 Actual	2021 Adopted	2021 Year End Estimated	2022 Recommended
53	Medical Programs	4,258	-	-	-	-
54	Contingency and Reserves	\$ -	\$ -	\$ 200,000	\$ 46,878	\$ 200,000
55	Contingency	-	-	200,000	46,878	200,000
56	Total City Manager's Office Expenditures	\$ 682,332	\$ 811,657	\$ 1,049,396	\$ 896,274	\$ 1,135,670
57	City Attorney					
58	100 General Fund					
59	Revenue					
60	Charges for Service	\$ 6,500	\$ 2,400	\$ 7,920	\$ 7,920	\$ 6,300
61	Total General Fund Revenues	\$ 6,500	\$ 2,400	\$ 7,920	\$ 7,920	\$ 6,300
62	Expenses					
63	Labor and Benefits	\$ 677,785	\$ 682,007	\$ 901,551	\$ 901,551	\$ 912,238
64	Full Time	541,800	537,323	692,594	692,594	719,006
65	Benefits	130,240	126,748	202,965	200,245	186,979
66	Insurance	945	6,823	1,190	1,190	1,451
67	Other Compensation	4,800	11,113	4,802	7,522	4,802
68	Operating	\$ 62,680	\$ 36,070	\$ 30,298	\$ 30,298	\$ 81,460
69	Charges and Fees	45	69	850	850	893
70	Contract Services	11,981	9,076	11,900	11,900	18,479
71	Operating Supplies	702	597	1,148	1,148	2,245
72	Professional Development	5,587	3,443	7,900	7,900	9,843
73	Insurance and Claims	44,365	22,885	8,500	8,500	50,000
74	Interfund Charges	\$ 43,842	\$ 39,215	\$ 47,244	\$ 47,244	\$ 62,977
75	Information Technology	39,584	39,215	47,244	47,244	62,977
76	Medical Programs	4,258	-	-	-	-
77	Total City Attorney Expenditures	\$ 784,307	\$ 757,292	\$ 979,093	\$ 979,093	\$ 1,056,675
78	City Clerk					
79	100 General Fund					
80	Revenue					
81	Taxes	\$ 43,341	\$ 52,779	\$ 50,000	\$ 50,000	\$ 53,000
82	Licenses and Permits	31,086	27,776	30,000	30,000	27,950
83	Charges for Service	18,308	17,105	18,400	18,400	18,400
84	Fines and Forfeitures	5,398	2,271	-	-	-
85	Total General Fund Revenues	\$ 98,133	\$ 99,931	\$ 98,400	\$ 98,400	\$ 99,350
86	Expenses					
87	Labor and Benefits	\$ 337,413	\$ 347,488	\$ 378,937	\$ 378,937	\$ 550,389
88	Full Time	261,053	259,744	275,396	273,110	407,478
89	Seasonal	-	3,663	-	-	-
90	Overtime	83	266	-	35	-
91	Benefits	75,796	78,487	103,071	103,071	141,491
92	Insurance	481	3,447	470	470	820
93	Other Compensation	-	1,881	-	2,251	600
94	Operating	\$ 200,888	\$ 90,532	\$ 145,973	\$ 145,973	\$ 183,988
95	Charges and Fees	441	329	268	268	300
96	Contract Services	136,581	51,765	125,747	120,990	94,600
97	Equipment	13,408	26,120	-	4,757	66,088
98	Operating Supplies	38,677	8,887	4,760	4,760	3,100
99	Professional Development	11,781	3,431	15,198	15,198	19,900
100	Interfund Charges	\$ 133,378	\$ 161,084	\$ 157,436	\$ 157,436	\$ 165,073
101	Facility	23,177	17,385	14,545	14,545	17,662
102	Information Technology	105,943	143,699	142,891	142,891	147,411
103	Medical Programs	4,258	-	-	-	-
104	Total City Clerk Expenditures	\$ 671,679	\$ 599,104	\$ 682,346	\$ 682,346	\$ 899,450



2022 Recommended Budget
By Department, By Fund, By Account Classification
December 1, 2021

Line Item Ref #	By Department, By Fund, By Account Classification	2019 Actual	2020 Actual	2021 Adopted	2021 Year End Estimated	2022 Recommended
105	Community Development					
106	100 General Fund					
107	Revenue					
108	Charges for Service	\$ 129,798	\$ 254,764	\$ 124,050	\$ 240,447	\$ 208,050
109	Intergovernmental	-	-	30,000	6,375	-
110	Other	-	-	-	30,000	-
111	Total General Fund Revenues	\$ 129,798	\$ 254,764	\$ 154,050	\$ 276,822	\$ 208,050
112	Expenses					
113	Labor and Benefits	\$ 990,897	\$ 980,669	\$ 1,207,607	\$ 1,077,607	\$ 2,095,977
114	Full Time	748,573	742,474	879,819	712,423	1,496,120
115	Seasonal	2,217	146	-	37,396	104,924
116	Overtime	868	750	3,193	3,193	2,643
117	Benefits	224,032	214,370	319,820	313,626	485,212
118	Insurance	1,587	9,467	1,510	1,510	3,626
119	Other Compensation	13,620	13,462	3,265	9,459	3,452
120	Operating	\$ 70,793	\$ 82,333	\$ 126,025	\$ 264,525	\$ 1,172,197
121	Charges and Fees	7,751	7,621	6,300	6,300	8,200
122	Contract Services	18,168	52,934	62,200	200,700	1,032,500
123	Equipment	6,452	1,200	17,575	17,575	33,800
124	Grants and Contributions	5,934	430	12,000	12,000	20,000
125	Operating Supplies	15,294	10,929	10,050	10,050	9,800
126	Professional Development	14,704	7,731	16,500	16,500	64,897
127	Rent	2,490	1,488	1,400	1,400	3,000
128	Interfund Charges	\$ 397,085	\$ 427,222	\$ 392,523	\$ 392,523	\$ 404,287
129	Facility	49,161	52,673	46,545	46,545	56,519
130	Information Technology	309,375	341,828	310,173	310,173	310,173
131	Liability Insurance	22,184	28,811	35,805	35,805	37,595
132	Medical Programs	12,774	-	-	-	-
133	Fleet	3,591	3,910	-	-	-
134	Total General Fund Expenditures	\$ 1,458,775	\$ 1,490,224	\$ 1,726,155	\$ 1,734,655	\$ 3,672,461
135	104 CDBG Fund					
136	Revenue					
137	Intergovernmental	\$ 412,286	\$ 717,326	\$ 469,134	\$ 1,047,945	\$ 469,557
138	Total CDBG Fund Revenues	\$ 412,286	\$ 717,326	\$ 469,134	\$ 1,047,945	\$ 469,557
139	Expenses					
140	Operating	\$ 173,280	\$ 326,035	\$ 278,760	\$ 857,571	\$ 289,198
141	Contract Services	-	-	-	44,750	-
142	Grants and Contributions	173,280	325,999	278,760	812,821	289,198
143	Operating Supplies	-	36	-	-	-
144	Transfers Out	\$ 239,006	\$ 391,291	\$ 190,374	\$ 190,374	\$ 180,359
145	Total CDBG Fund Expenditures	\$ 412,286	\$ 717,326	\$ 469,134	\$ 1,047,945	\$ 469,557
146	201 Sales Tax CIP Fund					
147	Revenue					
148	Intergovernmental	\$ 92,900	\$ 37,500	\$ 25,000	\$ 78,750	\$ -
149	Total Sales Tax CIP Fund Revenues	\$ 92,900	\$ 37,500	\$ 25,000	\$ 78,750	\$ -
150	Expenses					
151	Operating	\$ 218,700	\$ 79,385	\$ 75,000	\$ 200,000	\$ -
152	Contract Services	218,700	79,385	75,000	200,000	-
153	Total Sales Tax CIP Fund Expenditures	\$ 218,700	\$ 79,385	\$ 75,000	\$ 200,000	\$ -
154	Total Community Development Expenditures	\$ 2,089,761	\$ 2,286,935	\$ 2,270,289	\$ 2,982,600	\$ 4,142,018
155	Finance					
156	100 General Fund					

2022 Recommended Budget
By Department, By Fund, By Account Classification
December 1, 2021

Line Item Ref #	By Department, By Fund, By Account Classification	2019 Actual	2020 Actual	2021 Adopted	2021 Year End Estimated	2022 Recommended
157	Revenue					
158	Charges for Service	\$ 42,940	\$ 30,174	\$ 75,000	\$ 75,000	\$ 63,000
159	Intergovernmental	2,373	428	-	495	-
160	Fines and Forfeitures	288,770	239,796	278,600	278,600	274,500
161	Total General Fund Revenues	\$ 334,081	\$ 270,398	\$ 353,600	\$ 354,095	\$ 337,500
162	Expenses					
163	Labor and Benefits	\$ 1,101,436	\$ 1,078,820	\$ 1,355,214	\$ 1,355,214	\$ 1,736,035
164	Full Time	713,202	700,860	860,118	860,118	1,190,309
165	Seasonal	71,782	75,385	89,000	89,000	105,915
166	Overtime	1,530	-	3,892	3,892	4,233
167	Benefits	291,887	281,008	395,297	395,297	427,957
168	Insurance	2,029	12,934	1,804	1,804	2,820
169	Other Compensation	21,006	8,633	5,103	5,103	4,801
170	Operating	\$ 281,133	\$ 252,213	\$ 266,182	\$ 266,182	\$ 385,803
171	Charges and Fees	270	300	300	2,051	315
172	Contract Services	212,630	195,380	226,559	226,559	250,926
173	Equipment	3,536	35,748	300	11,063	70,700
174	Grants and Contributions	27,785	-	-	-	-
175	Operating Supplies	26,473	13,398	19,134	17,383	23,005
176	Professional Development	10,439	7,237	18,189	7,426	39,357
177	Repairs	-	150	1,700	1,700	1,500
178	Interfund Charges	\$ 427,027	\$ 587,225	\$ 498,454	\$ 498,454	\$ 749,662
179	Facility	81,458	78,120	69,819	69,819	89,325
180	Information Technology	330,666	509,105	428,635	428,635	660,337
181	Medical Programs	14,903	-	-	-	-
182	Capital Outlay	\$ 49,636	\$ -	\$ -	\$ -	\$ 305,000
183	Computer Systems	49,636	-	-	-	305,000
184	Total General Fund Expenditures	\$ 1,859,232	\$ 1,918,258	\$ 2,119,850	\$ 2,119,850	\$ 3,176,500
185	106 Lodgers Tax Increase Fund					
186	Revenue					
187	Taxes	\$ 1,706,537	\$ 1,072,214	\$ 1,302,748	\$ 1,739,009	\$ 1,864,218
188	Total Lodgers Tax Increase Fund Revenues	\$ 1,706,537	\$ 1,072,214	\$ 1,302,748	\$ 1,739,009	\$ 1,864,218
189	Expenses					
190	Operating	\$ 914,460	\$ 705,812	\$ 759,936	\$ 1,026,666	\$ 1,087,461
191	Grants and Contributions	914,460	705,812	759,936	1,026,666	1,087,461
192	Transfer Out	\$ 653,186	\$ 484,305	\$ 542,812	\$ 733,333	\$ 776,758
193	Total Lodgers Tax Increase Fund Expenditures	\$ 1,567,646	\$ 1,190,117	\$ 1,302,748	\$ 1,759,999	\$ 1,864,219
194	401 Information Technology Fund					
195	Revenue					
196	Charges for Service	\$ 92,718	\$ 76,535	\$ 101,684	\$ 111,077	\$ 152,480
197	Intergovernmental	6,500	-	-	-	-
198	Interfund Revenue	7,231,201	7,478,212	7,528,892	7,492,243	9,004,618
199	Interest	52,214	33,171	13,464	17,000	17,000
200	Total Information Technology Revenues	\$ 7,382,633	\$ 7,587,918	\$ 7,644,040	\$ 7,620,320	\$ 9,174,098
201	Expenses					
202	Labor and Benefits	\$ 2,581,848	\$ 2,604,028	\$ 2,673,845	\$ 2,673,845	\$ 3,108,376
203	Full Time	1,937,697	1,899,343	1,955,695	1,926,956	2,320,704
204	Benefits	617,995	613,555	713,609	713,609	781,811
205	Insurance	4,555	25,452	3,339	3,339	4,659
206	Other Compensation	21,601	65,678	1,202	29,941	1,202
207	Operating	\$ 4,122,929	\$ 4,075,225	\$ 5,057,510	\$ 4,657,510	\$ 5,492,950
208	Contract Services	2,652,914	2,872,456	3,263,004	3,263,004	4,033,994



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Line Item Ref #	By Department, By Fund, By Account Classification	2019 Actual	2020 Actual	2021 Adopted	2021 Year End Estimated	2022 Recommended
209	Equipment	917,521	689,796	1,227,666	827,666	1,024,076
210	Operating Supplies	55,360	45,683	23,375	22,887	38,000
211	Cost of Goods Sold	361	-	-	-	-
212	Professional Development	88,354	25,887	94,197	94,197	85,000
213	Repairs	-	-	-	488	-
214	Utilities	408,419	441,403	449,268	449,268	311,880
215	Interfund Charges	\$ 308,924	\$ 255,965	\$ 254,590	\$ 254,590	\$ 613,625
216	Facility	60,442	64,943	66,909	66,909	81,247
217	Information Technology	223,214	186,351	183,174	183,174	527,889
218	Liability Insurance	1,004	1,305	1,328	1,328	2,656
219	Medical Programs	21,290	-	-	-	-
220	Fleet	2,903	3,324	2,929	2,929	1,593
221	Fuel Charges	71	42	250	250	240
222	Capital Outlay	\$ 862,754	\$ 415,577	\$ 1,019,217	\$ 1,288,138	\$ 800,000
223	Capital Equipment	659,394	203,360	807,000	1,074,287	800,000
224	Computer Systems	203,360	212,217	212,217	213,851	-
225	Contingency and Reserves	\$ -	\$ -	\$ 293,697	\$ 293,697	\$ -
226	Contingency	-	-	293,697	293,697	-
227	Total Information Technology Fund Expenditures	\$ 7,876,455	\$ 7,350,795	\$ 9,298,859	\$ 9,167,780	\$ 10,014,951
228	Total Finance Expenditures	\$ 11,303,333	\$ 10,459,170	\$ 12,721,457	\$ 13,047,629	\$ 15,055,670
229	Fire					
230	100 General Fund					
231	Revenue					
232	Licenses and Permits	\$ 121,306	\$ 113,438	\$ 104,217	\$ 104,217	\$ 131,000
233	Charges for Service	6,056,903	7,389,124	6,854,046	9,094,933	9,581,227
234	Intergovernmental	216,957	605,626	1,318,882	1,202,657	625,823
235	Interest	433	1,698	-	1,667	-
236	Other	-	1,300	500	2,520	500
237	Capital Proceeds	165	-	-	-	-
238	Total General Fund Revenues	\$ 6,395,764	\$ 8,111,186	\$ 8,277,645	\$ 10,405,994	\$ 10,338,550
239	Expenses					
240	Labor and Benefits	\$ 14,277,892	\$ 15,094,878	\$ 15,012,115	\$ 15,015,063	\$ 15,577,259
241	Full Time	9,215,234	9,920,571	9,753,563	9,753,563	9,837,464
242	Seasonal	16,066	19,214	56,525	56,525	62,445
243	Overtime	1,008,534	1,011,864	682,482	1,110,213	1,165,724
244	Benefits	2,988,516	3,248,038	3,590,105	3,138,793	3,451,930
245	Insurance	448,719	297,899	470,797	470,797	588,133
246	Other Compensation	111,626	89,280	41,493	68,022	54,413
247	Pensions	489,197	508,012	417,150	417,150	417,150
248	Operating	\$ 1,628,028	\$ 1,224,595	\$ 1,872,731	\$ 2,164,405	\$ 1,893,889
249	Charges and Fees	111,143	75,120	116,152	116,152	143,720
250	Contract Services	314,609	287,344	192,854	192,854	377,342
251	Equipment	531,704	380,215	1,000,035	1,160,312	538,554
252	Grants and Contributions	-	-	2,000	2,000	2,100
253	Operating Supplies	313,023	283,002	243,200	272,674	377,446
254	Professional Development	172,314	88,315	182,071	182,071	266,971
255	Repairs	78,473	31,565	31,110	43,424	32,740
256	Utilities	17,648	18,509	12,499	13,566	16,355
257	Rent	-	-	-	-	2,812
258	Fuel	3,353	3,733	1,530	3,735	1,600
259	System Maintenance	83	13,194	7,650	7,650	8,000
260	Uniforms and Gear	85,678	43,598	83,630	169,967	126,249

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261	Interfund Charges	\$ 2,438,194	\$ 2,847,558	\$ 2,717,509	\$ 2,717,509	\$ 3,346,790
262	Facility	181,484	228,335	257,703	257,703	268,082
263	Information Technology	655,906	729,024	753,502	753,502	942,831
264	Liability Insurance	25,021	32,496	142,351	142,351	199,291
265	Medical Programs	132,003	-	-	-	-
266	Fleet	867,788	1,246,763	984,999	984,999	1,263,728
267	Fuel Charges	110,713	97,903	76,373	76,373	117,340
268	Comm Center	460,324	507,948	497,452	497,452	555,518
269	Departmental Services	4,955	5,089	5,129	5,129	-
270	Capital Outlay	\$ 1,283,744	\$ 90,719	\$ -	\$ 38,092	\$ 24,806
271	Capital Equipment	1,283,744	90,719	-	38,092	24,806
272	Total General Fund Expenditures	\$ 19,627,858	\$ 19,257,750	\$ 19,602,355	\$ 19,935,070	\$ 20,842,744
273	107 First Responder Tax Fund					
274	Revenue					
275	Intergovernmental	\$ -	\$ -	\$ -	\$ -	\$ 1,750,804
276	Total First Responder Tax Revenues	\$ -	\$ -	\$ -	\$ -	\$ 1,750,804
277	Expenses					
278	Labor and Benefits	\$ -	\$ 480,202	\$ 1,760,837	\$ 1,760,837	\$ 6,200,329
279	Full Time	-	346,096	1,202,961	1,136,425	4,184,711
280	Overtime	-	22,224	-	66,536	233,145
281	Benefits	-	104,379	510,023	413,959	1,550,393
282	Insurance	-	4,659	47,552	52,246	231,779
283	Other Compensation	-	2,844	301	91,671	301
284	Operating	\$ -	\$ 265,234	\$ 272,060	\$ 131,100	\$ 985,278
285	Contract Services	-	246	7,024	7,024	59,062
286	Equipment	-	162,269	206,150	65,190	590,753
287	Operating Supplies	-	47,244	11,385	11,385	30,994
288	Professional Development	-	38,899	47,501	30,206	56,842
289	Repairs	-	1,560	-	4,598	6,876
290	Utilities	-	486	-	3,765	3,000
291	Uniforms and Gear	-	14,530	-	8,932	237,751
292	Interfund Charges	\$ -	\$ (26,110)	\$ 142,451	\$ 142,451	\$ 206,667
293	Facility	-	(26,110)	26,110	26,110	30,710
294	Information Technology	-	-	-	435	22,555
295	Fleet	-	-	102,806	102,806	133,187
296	Fuel Charges	-	-	13,535	13,100	20,215
297	Capital Outlay	\$ -	\$ 75,674	\$ -	\$ 140,960	\$ -
298	Capital Equipment	-	75,674	-	140,960	-
299	Total First Responder Tax Expenditures	\$ -	\$ 795,000	\$ 2,175,348	\$ 2,175,348	\$ 7,392,274
300	201 Sales Tax CIP Fund					
301	Revenue					
302	Intergovernmental	\$ 103,391	\$ 23,085	\$ 800,000	\$ 250,000	\$ -
303	Total Sales Tax CIP Fund Revenues	\$ 103,391	\$ 23,085	\$ 800,000	\$ 250,000	\$ -
304	Expenses					
305	Operating	\$ 1,269	\$ 98,466	\$ -	\$ -	\$ -
306	Contract Services	-	8,976	-	-	-
307	Equipment	-	78,820	-	-	-
308	Operating Supplies	-	10,530	-	-	-
309	Repairs	-	(1,649)	-	-	-
310	Utilities	1,269	1,789	-	-	-
311	Capital Outlay	\$ 393,200	\$ 4,683,673	\$ 10,925,000	\$ 11,801,126	\$ 1,334,325
312	Capital Equipment	-	-	-	691,000	589,325

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313	Facilities	393,200	4,683,673	10,925,000	11,110,126	745,000
314	Total Sales Tax CIP Fund Expenditures	\$ 394,469	\$ 4,782,138	\$ 10,925,000	\$ 11,801,126	\$ 1,334,325
315	Total Fire Expenditures	20,022,327	24,834,889	32,702,703	33,911,544	29,569,343
316	General Services					
317	100 General Fund					
318	Revenue					
319	Charges for Service	\$ 89,445	\$ 182,334	\$ 102,000	\$ 112,209	\$ 138,500
320	Capital Proceeds	15,442	14,758	12,000	12,000	1,500
321	Total General Fund Revenues	\$ 104,887	\$ 197,092	\$ 114,000	\$ 124,209	\$ 140,000
322	Expenses					
323	Labor and Benefits	\$ 1,028,526	\$ 1,386,771	\$ 1,764,093	\$ 1,689,598	\$ 1,870,070
324	Full Time	756,817	986,026	1,210,381	1,129,711	1,339,510
325	Seasonal	-	12,635	-	6,175	-
326	Overtime	4,654	13,068	5,000	5,000	7,000
327	Benefits	233,987	323,909	483,302	471,133	442,784
328	Insurance	21,775	30,329	61,957	61,957	77,467
329	Other Compensation	11,293	20,804	3,453	15,622	3,309
330	Operating	\$ 44,264	\$ 145,030	\$ 118,996	\$ 193,491	\$ 1,396,892
331	Contract Services	5,619	4,026	4,820	4,820	300
332	Equipment	8,743	10,462	4,760	4,760	1,253,682
333	Operating Supplies	13,439	101,126	70,370	111,427	108,500
334	Cost of Goods Sold	8,002	3,363	6,883	6,883	4,750
335	Professional Development	5,530	7,719	26,534	26,534	23,810
336	Repairs	-	14,867	1,700	1,700	1,500
337	Utilities	179	-	-	-	-
338	System Maintenance	-	365	-	33,438	-
339	Uniforms and Gear	2,752	3,102	3,929	3,929	4,350
340	Interfund Charges	\$ 129,219	\$ 119,478	\$ 194,124	\$ 194,124	\$ 266,052
341	Facility	26,060	32,425	30,835	30,835	27,586
342	Information Technology	33,736	52,449	67,358	67,358	112,834
343	Liability Insurance	-	-	13,781	13,781	15,158
344	Medical Programs	4,258	-	-	-	-
345	Fleet	8,013	16,301	72,811	72,811	78,589
346	Fuel Charges	4,116	18,303	9,339	9,339	31,885
347	Departmental Services	53,036	-	-	-	-
348	Capital Outlay	\$ -	\$ 49,551	\$ -	\$ 878,500	\$ -
349	Capital Equipment	-	49,551	-	-	-
350	Facilities	-	-	-	878,500	-
351	Total General Fund Expenditures	\$ 1,202,009	\$ 1,700,830	\$ 2,077,213	\$ 2,955,713	\$ 3,533,014
352	201 Sales Tax CIP Fund					
353	Revenue					
354	Other	\$ -	\$ -	\$ -	\$ -	\$ 50,000
355	Total Sales Tax CIP Fund Revenues	\$ -	\$ -	\$ 0	\$ -	\$ 50,000
356	Expenses					
357	Capital Outlay	\$ -	\$ 55,328	\$ 100,000	\$ 100,000	\$ 450,000
358	Facilities	-	55,328	100,000	100,000	450,000
359	Total Sales Tax CIP Fund Expenditures	\$ -	\$ 55,328	\$ 100,000	\$ 100,000	\$ 450,000
360	302 Solid Waste Removal Fund					
361	Revenue					
362	Charges for Service	\$ 4,607,078	\$ 4,785,582	\$ 4,781,991	\$ 4,821,991	\$ 5,080,000
363	Interest	22,883	17,992	8,404	8,404	8,404
364	Total Solid Waste Removal Fund Revenues	\$ 4,629,960	\$ 4,803,573	\$ 4,790,395	\$ 4,830,395	\$ 5,088,404

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365	Expenses					
366	Labor and Benefits	\$ 1,137,391	\$ 1,049,721	\$ 1,184,038	\$ 1,184,038	\$ 1,275,625
367	Full Time	744,476	720,538	771,658	771,658	835,778
368	Seasonal	-	-	1,060	1,060	30,000
369	Overtime	17,319	19,438	28,994	28,994	9,759
370	Benefits	273,179	274,459	315,079	287,085	321,736
371	Insurance	101,153	33,527	67,022	67,022	78,043
372	Other Compensation	1,264	1,759	225	28,219	309
373	Operating	\$ 1,498,849	\$ 1,561,772	\$ 1,647,420	\$ 1,702,420	\$ 1,825,245
374	Charges and Fees	656,550	707,661	763,000	818,000	840,300
375	Contract Services	762,755	785,821	805,320	804,249	829,820
376	Equipment	48,303	47,034	55,250	55,250	120,000
377	Operating Supplies	5,574	4,053	5,513	5,513	10,075
378	Professional Development	4,019	556	2,550	2,550	5,000
379	Repairs	19,869	15,605	14,450	14,450	17,050
380	Uniforms and Gear	1,779	1,042	1,337	2,408	3,000
381	Interfund Charges	\$ 1,550,252	\$ 1,678,119	\$ 1,410,072	\$ 1,410,072	\$ 1,515,858
382	Administrative Overhead	326,850	344,258	352,005	352,005	365,505
383	Facility	16,592	20,462	14,297	14,297	19,376
384	Information Technology	23,576	24,369	27,237	27,237	28,733
385	Liability Insurance	34,593	44,927	36,921	36,921	38,767
386	Medical Programs	13,838	-	-	-	-
387	Fleet	786,682	881,147	649,234	649,234	710,821
388	Fuel Charges	114,140	128,941	94,188	94,188	104,125
389	Utility Services	233,981	234,015	236,190	236,190	248,531
390	Capital Outlay	\$ -	\$ 76,725	\$ 22,100	\$ 22,100	\$ 32,000
391	Capital Equipment	-	76,725	22,100	22,100	-
392	Facilities	-	-	-	-	32,000
393	Debt Service	\$ 94,441	\$ 96,991	\$ 99,610	\$ 99,610	\$ -
394	Principal	94,441	96,991	99,610	99,610	-
395	Transfers Out	\$ 180,000	\$ 194,098	\$ 200,000	\$ 200,000	\$ 220,000
396	Total Solid Waste Removal Fund Expenditures	\$ 4,460,933	\$ 4,657,426	\$ 4,563,240	\$ 4,618,240	\$ 4,868,728
397	303 Grand Junction Convention Center Fund					
398	Revenue					
399	Charges for Service	\$ 15,491	\$ 145	\$ -	\$ 1,750	\$ 25,000
400	Intergovernmental	6,564,022	391,007	274,374	241,461	206,761
401	Transfers In	500,000	200,000	200,000	200,000	200,000
402	Total GJ Convention Center Fund Revenues	\$ 7,079,513	\$ 591,152	\$ 474,374	\$ 443,211	\$ 431,761
403	Expenses					
404	Labor and Benefits	\$ 587	\$ -	\$ -	\$ -	\$ -
405	Seasonal	540	-	-	-	-
406	Benefits	47	-	-	-	-
407	Operating	\$ 683,629	\$ 314,986	\$ 202,500	\$ 258,591	\$ 225,000
408	Charges and Fees	100	600	-	-	-
409	Contract Services	225,000	265,134	202,500	225,960	225,000
410	Equipment	107,101	53,007	-	-	-
411	Operating Supplies	(9,880)	(3,755)	-	32,631	-
412	Repairs	361,309	-	-	-	-
413	Interfund Charges	\$ 203,304	\$ 178,358	\$ 241,460	\$ 241,460	\$ 206,761
414	Facility	150,967	132,469	221,832	221,832	185,874
415	Liability Insurance	10,637	13,814	14,056	14,056	14,758
416	Fleet	9,653	7,173	5,572	5,572	6,129

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417	Departmental Services	32,047	24,901	-	-	-
418	Capital Outlay	\$ 6,155,436	\$ 127,237	\$ -	\$ -	\$ -
419	Facilities	6,155,436	127,237	-	-	-
420	Total GJ Convention Center Fund Expenditures	\$ 7,042,956	\$ 620,582	\$ 443,960	\$ 500,051	\$ 431,761
421	305 Golf Courses Fund					
422	Revenue					
423	Charges for Service	\$ 1,679,749	\$ 2,120,337	\$ 2,078,050	\$ 2,196,050	\$ 2,281,150
424	Interest	1,608	1,690	-	-	-
425	Other	12,800	12,980	16,000	16,000	18,720
426	Transfers In	1,621,500	120,000	120,000	120,000	120,000
427	Total Golf Courses Fund Revenues	\$ 3,315,658	\$ 2,255,007	\$ 2,214,050	\$ 2,332,050	\$ 2,419,870
428	Expenses					
429	Labor and Benefits	\$ 873,783	\$ 871,908	\$ 852,860	\$ 853,460	\$ 863,125
430	Full Time	398,569	406,597	405,821	405,821	402,900
431	Seasonal	277,811	269,130	267,170	267,170	279,868
432	Overtime	4,556	1,591	1,938	1,938	1,990
433	Benefits	155,701	160,987	167,140	167,140	168,029
434	Insurance	13,498	20,583	9,857	10,457	9,133
435	Other Compensation	23,648	13,020	934	934	1,205
436	Operating	\$ 523,987	\$ 681,265	\$ 638,853	\$ 728,853	\$ 806,640
437	Charges and Fees	41,753	69,581	65,715	76,715	82,800
438	Contract Services	37,067	5,267	7,044	10,544	8,935
439	Equipment	68,226	115,587	116,685	116,685	166,775
440	Operating Supplies	49,855	32,535	19,526	30,526	28,850
441	Cost of Goods Sold	162,053	308,227	292,450	343,050	341,000
442	Professional Development	3,707	3,756	5,527	5,527	6,015
443	Repairs	45,465	8,509	26,413	31,413	29,250
444	Utilities	39,366	43,424	40,765	49,665	52,140
445	Rent	-	-	275	275	250
446	Equipment Maintenance	8,509	10,335	7,405	8,070	12,125
447	System Maintenance	65,775	82,638	56,750	56,085	77,500
448	Uniforms and Gear	2,211	1,406	298	298	1,000
449	Interfund Charges	\$ 412,610	\$ 482,207	\$ 483,253	\$ 483,253	\$ 597,482
450	Administrative Overhead	131,428	125,252	146,554	146,554	170,240
451	Facility	46,135	67,883	47,943	47,943	78,760
452	Information Technology	63,573	68,458	77,639	77,639	77,639
453	Liability Insurance	16,913	21,968	22,353	22,353	23,470
454	Medical Programs	6,388	-	-	-	-
455	Fleet	122,982	176,008	172,908	172,908	229,743
456	Fuel Charges	21,076	18,412	11,631	11,631	17,630
457	Departmental Services	4,115	4,226	4,225	4,225	-
458	Debt Service	\$ 38,313	\$ 87,798	\$ 87,797	\$ 87,797	\$ 87,798
459	Interest Expense	38,313	13,263	12,145	12,145	9,859
460	Principal	-	74,534	75,652	75,652	77,939
461	Total Golf Courses Fund Expenditures	\$ 1,848,693	\$ 2,123,179	\$ 2,062,763	\$ 2,153,363	\$ 2,355,045
462	308 Parking Authority Fund					
463	Revenue					
464	Charges for Service	\$ 522,139	\$ 383,768	\$ 504,550	\$ 463,600	\$ 500,150
465	Fines and Forfeitures	200,016	143,700	156,000	176,000	190,000
466	Interest	10,682	8,814	4,149	4,149	4,149
467	Other	59,000	55,230	55,250	55,250	56,850
468	Total Parking Authority Fund Revenues	\$ 791,837	\$ 591,512	\$ 719,949	\$ 698,999	\$ 751,149

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469	Expenses					
470	Labor and Benefits	\$ 95,683	\$ 94,284	\$ 96,715	\$ 96,715	\$ 79,155
471	Full Time	61,109	60,836	61,994	61,994	46,842
472	Benefits	31,687	28,144	32,662	31,472	29,931
473	Insurance	1,571	3,607	1,607	1,607	1,930
474	Other Compensation	1,316	1,697	452	1,642	452
475	Operating	\$ 120,381	\$ 92,594	\$ 112,376	\$ 112,376	\$ 151,499
476	Charges and Fees	75,911	64,739	76,705	73,454	88,500
477	Contract Services	4,230	4,391	12,404	12,404	22,649
478	Equipment	6,032	1,757	4,590	4,590	20,000
479	Operating Supplies	6,095	109	5,356	5,356	5,450
480	Repairs	28,113	21,590	12,938	16,189	14,500
481	Uniforms and Gear	-	8	383	383	400
482	Interfund Charges	\$ 106,205	\$ 89,340	\$ 79,610	\$ 79,610	\$ 78,114
483	Administrative Overhead	53,805	55,541	53,996	53,996	55,658
484	Facility	11,043	11,527	10,649	10,649	12,567
485	Information Technology	21,195	7,014	9,609	9,609	3,092
486	Liability Insurance	15,068	9,625	432	432	453
487	Fleet	4,580	5,190	4,508	4,508	5,904
488	Fuel Charges	514	443	416	416	440
489	Debt Service	\$ 243,767	\$ 218,375	\$ 243,767	\$ 243,767	\$ 243,228
490	Interest Expense	33,721	27,269	27,372	27,372	20,832
491	Principal	210,046	191,106	216,395	216,395	222,396
492	Total Parking Authority Fund Expenditures	\$ 566,036	\$ 494,593	\$ 532,468	\$ 532,468	\$ 551,996
493	402 Fleet and Equipment Fund					
494	Revenue					
495	Charges for Service	\$ 848,693	\$ 949,872	\$ 937,635	\$ 937,635	\$ 942,635
496	Interfund Revenue	5,322,181	6,274,471	5,378,967	5,378,967	7,031,098
497	Interest	61,889	41,492	17,154	27,500	27,500
498	Other	6,388	-	2,000	2,000	-
499	Capital Proceeds	47,358	59,680	80,000	80,000	50,000
500	Transfers In	183,617	209,088	68,275	68,275	70,563
501	Total Fleet and Equipment Fund Revenues	\$ 6,470,126	\$ 7,534,603	\$ 6,484,031	\$ 6,494,377	\$ 8,121,796
502	Expenses					
503	Labor and Benefits	\$ 1,099,371	\$ 1,141,669	\$ 1,277,667	\$ 1,277,667	\$ 1,443,947
504	Full Time	783,078	824,042	901,440	901,440	996,322
505	Overtime	16,296	13,187	19,058	19,058	21,176
506	Benefits	278,681	279,009	328,700	326,298	390,352
507	Insurance	16,647	21,654	27,355	27,355	35,044
508	Other Compensation	4,669	3,777	1,114	3,516	1,053
509	Operating	\$ 2,438,443	\$ 2,012,768	\$ 2,232,679	\$ 2,232,679	\$ 2,446,698
510	Charges and Fees	227	489	450	450	750
511	Contract Services	93,064	49,976	26,160	40,568	25,380
512	Equipment	203,117	53,854	-	-	-
513	Operating Supplies	27,177	23,664	25,768	25,768	34,652
514	Professional Development	14,492	6,090	12,425	12,425	18,425
515	Repairs	237,981	169,598	245,000	230,406	230,000
516	Utilities	611	619	574	663	850
517	Equipment Maintenance	1,063,004	1,057,333	1,000,000	1,000,000	1,133,000
518	Fuel	798,634	651,040	922,002	922,002	1,002,891
519	Uniforms and Gear	136	105	300	397	750
520	Interfund Charges	\$ 315,104	\$ 324,487	\$ 235,832	\$ 235,832	\$ 256,490



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Line Item Ref #	By Department, By Fund, By Account Classification	2019 Actual	2020 Actual	2021 Adopted	2021 Year End Estimated	2022 Recommended
521	Facility	69,521	83,488	74,454	59,055	73,624
522	Information Technology	56,813	50,757	78,013	78,013	99,770
523	Liability Insurance	49,571	49,571	50,439	50,439	52,960
524	Medical Programs	12,774	-	-	-	-
525	Fleet	13,258	13,832	18,562	18,562	27,646
526	Fuel Charges	2,522	1,782	2,098	2,098	2,490
527	Departmental Services	110,645	125,057	12,266	27,665	-
528	Capital Outlay	\$ 2,644,328	\$ 2,138,829	\$ 3,048,753	\$ 3,048,753	\$ 4,650,000
529	Capital Equipment	2,644,328	2,138,829	3,048,753	3,048,753	4,650,000
530	Contingency and Reserves	\$ -	\$ -	\$ 875,378	\$ 875,378	\$ 200,000
531	Contingency	-	-	875,378	875,378	200,000
532	Total Fleet and Equipment Fund Expenditures	\$ 6,497,246	\$ 5,617,753	\$ 7,670,309	\$ 7,670,309	\$ 8,997,135
533	406 Facilities Management Fund					
534	Revenue					
535	Charges for Service	\$ 237	\$ 161	\$ -	\$ 46	\$ -
536	Interfund Revenue	2,607,580	2,720,409	2,793,660	2,801,692	3,091,847
537	Other	26,460	25,184	17,760	17,760	17,760
538	Transfers In	200,000	-	-	-	-
539	Total Facilities Management Fund Revenues	\$ 2,834,276	\$ 2,745,754	\$ 2,811,420	\$ 2,819,498	\$ 3,109,607
540	Expenses					
541	Labor and Benefits	\$ 521,189	\$ 510,753	\$ 602,049	\$ 604,828	\$ 676,409
542	Full Time	365,968	348,503	402,516	402,516	481,666
543	Seasonal	962	4,043	-	-	-
544	Overtime	3,552	4,500	4,245	4,245	2,821
545	Benefits	143,505	136,434	179,420	173,983	170,640
546	Insurance	5,967	11,348	15,356	21,009	20,696
547	Other Compensation	1,235	5,925	512	3,075	586
548	Operating	\$ 2,109,776	\$ 2,159,806	\$ 2,085,979	\$ 2,064,598	\$ 2,248,927
549	Contract Services	301,256	300,441	212,560	255,846	306,400
550	Equipment	10,783	973	850	850	8,750
551	Operating Supplies	29,374	21,951	31,475	31,475	30,550
552	Professional Development	3,520	2,394	2,125	2,125	2,500
553	Repairs	122,533	34,560	21,250	33,741	18,100
554	Utilities	1,642,078	1,799,032	1,815,296	1,738,138	1,880,103
555	Rent	-	-	1,785	1,785	1,874
556	Uniforms and Gear	232	455	638	638	650
557	Interfund Charges	\$ 185,175	\$ 185,849	\$ 199,891	\$ 199,891	\$ 202,598
558	Facility	20,016	18,583	22,808	22,808	29,692
559	Information Technology	61,344	51,211	59,201	59,201	67,353
560	Liability Insurance	64,836	84,205	85,679	85,679	89,962
561	Medical Programs	7,452	-	-	-	-
562	Fleet	14,592	14,994	15,198	15,198	13,811
563	Fuel Charges	2,029	1,547	1,696	1,696	1,780
564	Departmental Services	14,906	15,309	15,309	15,309	-
565	Capital Outlay	\$ -	\$ -	\$ -	\$ 21,381	\$ -
566	Facilities	-	-	-	21,381	-
567	Total Facilities Management Fund Expenditures	\$ 2,816,141	\$ 2,856,408	\$ 2,887,919	\$ 2,890,698	\$ 3,127,934
568	Total General Services Expenditures	\$ 24,434,015	\$ 18,126,099	\$ 20,337,872	\$ 21,420,842	\$ 24,315,613
569	Human Resources					
570	100 General Fund					
571	Revenue					
572	Charges for Service	\$ 770	\$ -	\$ -	\$ -	\$ -

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Line Item Ref #	By Department, By Fund, By Account Classification	2019 Actual	2020 Actual	2021 Adopted	2021 Year End Estimated	2022 Recommended
573	Total General Fund Revenues	\$ 770	\$ -	\$ -	\$ -	\$ -
574	Expenses					
575	Labor and Benefits	\$ 904,512	\$ 908,067	\$ 1,264,581	\$ 1,234,032	\$ 1,501,903
576	Full Time	543,283	583,503	617,222	616,869	682,014
577	Seasonal	122,698	100,255	217,840	217,840	297,002
578	Overtime	-	-	-	353	-
579	Benefits	176,796	161,688	209,775	209,775	229,987
580	Insurance	13,884	26,461	126,431	112,594	126,970
581	Other Compensation	45,807	34,144	73,153	56,441	145,770
582	Pensions	2,044	2,016	20,160	20,160	20,160
583	Operating	\$ 477,665	\$ 303,768	\$ 358,033	\$ 358,033	\$ 949,810
584	Contract Services	166,150	148,654	162,640	162,640	678,810
585	Equipment	53,107	9,967	1,400	2,380	15,500
586	Operating Supplies	179,804	94,342	127,136	66,906	164,300
587	Professional Development	78,604	50,805	66,857	66,857	91,200
588	Insurance and Claims	-	-	-	59,250	-
589	Interfund Charges	\$ 245,922	\$ 325,412	\$ 331,082	\$ 331,082	\$ 338,947
590	Facility	33,694	36,102	32,000	32,000	39,486
591	Information Technology	201,906	285,583	295,290	295,290	295,290
592	Liability Insurance	2,870	3,727	3,792	3,792	4,171
593	Medical Programs	7,452	-	-	-	-
594	Total General Fund Expenditures	\$ 1,628,100	\$ 1,537,247	\$ 1,953,696	\$ 1,923,147	\$ 2,790,660
595	404 Insurance Fund					
596	Revenue					
597	Charges for Service	\$ 10,058	\$ 6,297	\$ 10,000	\$ 10,000	\$ 2,500
598	Interfund Revenue	3,460,086	13,396,287	15,254,072	15,254,884	15,402,681
599	Interest	70,527	48,952	22,202	22,202	15,194
600	Other	464,430	1,158,354	533,965	533,965	466,500
601	Transfers In	-	1,441,009	-	-	-
602	Total Insurance Fund Revenues	\$ 4,005,101	\$ 16,050,899	\$ 15,820,239	\$ 15,821,051	\$ 15,886,875
603	Expenses					
604	Labor and Benefits	\$ 942,642	\$ 1,450,241	\$ 1,154,546	\$ 1,154,546	\$ 1,662,241
605	Full Time	61,073	101,167	122,592	48,601	278,119
606	Seasonal	3,875	60	35,000	7,640	-
607	Benefits	865,596	1,342,553	982,731	1,084,082	1,303,112
608	Insurance	1,126	4,435	272	272	559
609	Other Compensation	10,972	2,026	13,951	13,951	80,451
610	Operating	\$ 3,657,316	\$ 12,785,916	\$ 15,546,347	\$ 15,546,347	\$ 13,940,995
611	Charges and Fees	9,908	-	-	4,954	-
612	Contract Services	520,671	675,208	732,767	727,813	694,189
613	Equipment	-	-	-	-	3,800
614	Insurance and Claims	3,106,556	12,112,641	14,780,075	14,780,075	13,212,486
615	Operating Supplies	18,269	(2,241)	26,789	26,789	24,750
616	Professional Development	1,911	308	6,716	6,716	5,770
617	Interfund Charges	\$ 20,958	\$ 18,538	\$ 8,700	\$ 8,700	\$ 28,377
618	Information Technology	20,958	18,538	8,700	8,700	28,377
619	Capital Outlay	\$ 187,214	\$ -	\$ -	\$ -	\$ -
620	Facilities	187,214	-	-	-	-
621	Contingency and Reserves	\$ -	\$ -	\$ 2,482,491	\$ 2,482,491	\$ 600,000
622	Contingency	-	-	2,482,491	2,482,491	600,000
623	Total Insurance Fund Expenditures	\$ 4,808,129	\$ 14,254,695	\$ 19,192,084	\$ 19,192,084	\$ 16,231,613
624	Total Human Resources Expenditures	\$ 6,436,230	\$ 15,791,942	\$ 21,145,780	\$ 21,115,231	\$ 19,022,273



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Line Item Ref #	By Department, By Fund, By Account Classification	2019 Actual	2020 Actual	2021 Adopted	2021 Year End Estimated	2022 Recommended
625	Parks and Recreation					
626	100 General Fund					
627	Revenue					
628	Licenses and Permits	\$ 2,000	\$ 2,045	\$ 1,800	\$ 1,800	\$ 1,600
629	Charges for Service	1,817,189	835,388	1,742,990	1,742,990	1,831,369
630	Intergovernmental	363,294	157,069	318,399	354,201	371,671
631	Other	62,623	14,883	26,425	139,243	24,875
632	Capital Proceeds	3,424	-	-	-	-
633	Total General Fund Revenues	\$ 2,248,530	\$ 1,009,385	\$ 2,089,614	\$ 2,238,234	\$ 2,229,515
634	Expenses					
635	Labor and Benefits	\$ 5,596,031	\$ 5,208,350	\$ 6,335,450	\$ 6,313,379	\$ 6,834,075
636	Full Time	2,883,450	2,711,881	3,019,430	2,955,536	3,442,319
637	Seasonal	1,282,660	1,166,957	1,641,118	1,611,118	1,622,772
638	Overtime	51,037	33,743	61,921	61,921	65,805
639	Benefits	1,176,012	1,121,650	1,426,173	1,426,173	1,454,652
640	Insurance	174,723	128,949	180,495	188,424	207,121
641	Other Compensation	28,149	45,170	6,313	70,207	41,406
642	Operating	\$ 2,009,337	\$ 1,579,890	\$ 1,918,108	\$ 1,926,480	\$ 2,453,085
643	Charges and Fees	7,533	7,155	6,395	6,395	6,675
644	Contract Services	253,735	224,005	255,386	311,462	548,784
645	Equipment	144,079	75,621	220,650	222,050	236,955
646	Grants and Contributions	125,062	3,833	112,000	12,250	145,680
647	Operating Supplies	320,592	195,093	236,350	236,477	241,816
648	Cost of Goods Sold	42,496	10,345	28,361	26,726	29,779
649	Professional Development	28,488	14,594	38,867	38,867	39,489
650	Insurance and Claims	5,655	-	5,500	5,500	5,700
651	Repairs	101,060	44,085	68,790	70,297	74,588
652	Utilities	649,851	748,193	699,750	699,750	737,078
653	System Maintenance	294,868	235,165	211,946	262,592	351,773
654	Uniforms and Gear	24,939	14,636	23,279	23,279	24,374
655	Equipment Maintenance	10,979	7,165	10,834	10,834	10,394
656	Interfund Charges	\$ 1,712,951	\$ 1,723,766	\$ 1,758,852	\$ 1,758,852	\$ 2,106,977
657	Facility	430,403	417,676	481,946	481,946	533,788
658	Information Technology	459,576	469,651	496,150	496,150	636,305
659	Liability Insurance	42,531	55,239	102,665	102,665	107,796
660	Medical Programs	52,164	-	-	-	-
661	Fleet	613,946	690,175	583,635	583,635	744,806
662	Fuel Charges	90,461	66,509	69,939	69,939	84,282
663	Departmental Services	23,870	24,516	24,517	24,517	-
664	Capital Outlay	\$ 14,000	\$ 51,348	\$ -	\$ -	\$ 28,000
665	Capital Equipment	-	51,348	-	-	28,000
666	Facilities	14,000	-	-	-	-
667	Total General Fund Expenditures	\$ 9,332,320	\$ 8,563,354	\$ 10,012,410	\$ 9,998,711	\$ 11,422,137
668	201 Sales Tax CIP Fund					
669	Revenue					
670	Intergovernmental	\$ 226,857	\$ 56,250	\$ 2,150,000	\$ 600,000	\$ -
671	Other	-	135,000	-	2,300,000	150,000
672	Total Sales Tax CIP Fund Revenues	\$ 226,857	\$ 191,250	\$ 2,150,000	\$ 2,900,000	\$ 150,000
673	Expenses					
674	Operating	\$ 120,053	\$ 433,154	\$ 50,000	\$ 70,335	\$ 100,000
675	Contract Services	-	94,667	50,000	70,335	100,000
676	Equipment	-	29,345	-	-	-



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677	Repairs	120,053	309,143	-	-	-
678	Capital Outlay	\$ 1,557,896	\$ 1,443,717	\$ 10,871,374	\$ 15,941,039	\$ 4,109,200
679	Facilities	72,187	427,567	26,000	5,665	-
680	Land	12,132	130,981	-	-	-
681	Parks	1,473,577	885,169	10,845,374	15,935,374	4,109,200
682	Total Sales Tax CIP Fund Expenditures	\$ 1,677,948	\$ 1,876,872	\$ 10,921,374	\$ 16,011,374	\$ 4,209,200
683	Total Parks and Recreation Expenditures	\$ 11,010,268	\$ 10,440,225	\$ 20,933,784	\$ 26,010,085	\$ 15,631,337
684	Police					
685	100 General Fund					
686	Revenue					
687	Licenses and Permits	\$ 728	\$ 1,125	\$ 1,500	\$ 1,500	\$ 1,500
688	Charges for Service	525,858	637,226	656,450	756,450	876,538
689	Intergovernmental	835,569	838,166	891,479	891,479	891,114
690	Fines and Forfeitures	86,205	23,085	34,000	34,000	32,000
691	Other	3,817	-	9,600	9,600	100
692	Capital Proceeds	6,030	6,500	-	-	-
693	Total General Fund Revenues	\$ 1,458,207	\$ 1,506,102	\$ 1,593,029	\$ 1,693,029	\$ 1,801,252
694	Expenses					
695	Labor and Benefits	\$ 15,862,628	\$ 17,038,664	\$ 17,807,492	\$ 17,702,317	\$ 19,441,314
696	Full Time	10,679,072	11,586,244	12,038,279	11,756,514	12,956,293
697	Seasonal	33,196	34,430	46,140	46,140	47,295
698	Overtime	1,330,494	1,147,806	989,386	1,152,212	1,365,077
699	Benefits	3,444,001	3,716,999	4,298,266	4,134,705	4,378,573
700	Insurance	296,332	296,579	429,862	429,862	625,073
701	Other Compensation	79,533	256,606	5,559	182,884	69,003
702	Operating	\$ 2,369,370	\$ 2,195,084	\$ 1,532,297	\$ 1,940,765	\$ 2,577,435
703	Charges and Fees	819	1,214	500	1,011	525
704	Contract Services	690,152	637,182	438,455	527,394	1,046,920
705	Equipment	747,505	722,755	197,413	592,646	554,407
706	Grants and Contributions	6,848	12,568	15,348	15,348	17,575
707	Operating Supplies	310,423	257,371	207,316	187,316	230,826
708	Professional Development	338,244	315,906	402,694	346,348	410,865
709	Repairs	34,591	28,034	18,192	18,192	21,616
710	Rent	89,207	92,878	90,188	90,233	90,188
711	Equipment Maintenance	4,651	55	2,550	2,550	2,550
712	Fuel	-	-	-	86	-
713	Uniforms and Gear	146,930	127,121	159,641	159,641	201,963
714	Interfund Charges	\$ 5,861,400	\$ 6,330,373	\$ 5,925,318	\$ 5,925,318	\$ 6,788,869
715	Facility	443,683	467,418	407,062	407,062	512,795
716	Information Technology	1,994,279	2,213,717	2,176,437	2,176,437	2,415,708
717	Liability Insurance	200,067	259,834	271,251	271,251	305,157
718	Medical Programs	143,711	-	-	-	-
719	Fleet	564,246	732,312	644,202	644,202	925,567
720	Fuel Charges	156,676	130,384	120,287	120,287	153,045
721	Comm Center	2,358,738	2,526,708	2,306,079	2,306,079	2,476,597
722	Capital Outlay	\$ 34,082	\$ 186,244	\$ -	\$ 28,381	\$ 204,000
723	Capital Equipment	22,765	134,582	-	28,381	160,000
724	Facilities	11,317	51,662	-	-	44,000
725	Total General Fund Expenditures	\$ 24,127,480	\$ 25,750,365	\$ 25,265,107	\$ 25,596,781	\$ 29,011,618
726	107 First Responder Tax Fund					
727	Expenses					
728	Labor and Benefits	\$ -	\$ 254,463	\$ 1,649,159	\$ 1,649,159	\$ 1,868,650



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729	Full Time	-	213,312	1,168,295	1,166,180	1,306,423
730	Overtime	-	1,375	-	2,115	-
731	Benefits	-	38,561	442,335	442,335	480,155
732	Insurance	-	886	38,078	38,078	49,621
733	Other Compensation	-	329	451	451	32,451
734	Operating	\$ -	\$ 52,710	\$ 65,701	\$ 65,701	\$ 89,246
735	Equipment	-	52,710	65,701	65,701	19,704
736	Operating Supplies	-	-	-	-	18,960
737	Professional Development	-	-	-	-	29,000
738	Uniforms and Gear	-	-	-	-	21,582
739	Interfund Charges	\$ -	\$ 1,008	\$ -	\$ -	\$ 240,662
740	Information Technology	-	1,008	-	-	68,937
741	Fleet	-	-	-	-	129,850
742	Fuel Charges	-	-	-	-	41,875
743	Capital Outlay	\$ -	\$ 552,614	\$ -	\$ -	\$ 180,900
744	Capital Equipment	-	552,614	-	-	180,900
745	Total First Responder Tax Fund Expenditures	\$ -	\$ 860,795	\$ 1,714,860	\$ 1,714,860	\$ 2,379,458
746	201 Sales Tax CIP Fund					
747	Revenue					
748	Intergovernmental	\$ -	\$ -	\$ 150,000	\$ 150,000	\$ -
749	Total Sales Tax CIP Fund Revenues	\$ -	\$ -	\$ 150,000	\$ 150,000	\$ -
750	Expenses					
751	Capital Outlay	\$ -	\$ 65,902	\$ 400,000	\$ 1,000,000	\$ -
752	Facilities	-	65,902	400,000	1,000,000	-
753	Total Sales Tax CIP Fund Expenditures	\$ -	\$ 65,902	\$ 400,000	\$ 1,000,000	\$ -
754	308 Parking Authority Fund					
755	Expenses					
756	Labor and Benefits	\$ 60,968	\$ 87,675	\$ 120,114	\$ 120,114	\$ 105,081
757	Full Time	14,384	44,481	85,050	84,597	82,577
758	Seasonal	37,973	22,765	-	-	-
759	Overtime	772	-	-	453	-
760	Benefits	7,706	18,845	31,728	31,728	18,250
761	Insurance	133	1,584	3,336	3,336	4,254
762	Interfund Charges	\$ 5,484	\$ 8,359	\$ 7,922	\$ 7,922	\$ 30,467
763	Information Technology	597	3,120	3,120	3,593	23,934
764	Fleet	4,887	5,239	4,802	4,329	6,533
765	Total Parking Authority Fund Expenditures	\$ 66,452	\$ 96,034	\$ 128,036	\$ 128,036	\$ 135,548
766	405 Comm Center Fund					
767	Revenue					
768	Charges for Service	\$ 1,957,764	\$ 2,101,375	\$ 2,002,743	\$ 2,070,443	\$ 2,236,715
769	Intergovernmental	57,275	14,703	35,000	65,898	35,000
770	Fines and Forfeitures	2,552	-	-	-	-
771	Interfund Revenue	2,819,063	3,034,656	2,803,531	2,803,531	3,032,115
772	Interest	-	10,891	4,166	4,166	4,166
773	Other	2,409	40,611	2,799	93,399	93,400
774	Transfers in	2,100,190	2,353,445	2,311,488	2,138,982	2,081,222
775	Total Comm Center Fund Revenues	\$ 6,939,253	\$ 7,555,681	\$ 7,159,727	\$ 7,176,419	\$ 7,482,618
776	Expenses					
777	Labor and Benefits	\$ 4,250,029	\$ 4,461,408	\$ 4,946,386	\$ 4,946,386	\$ 5,359,171
778	Full Time	2,626,953	2,776,336	3,232,842	3,232,842	3,420,632
779	Seasonal	11,355	3,299	-	-	-
780	Overtime	646,577	644,719	474,674	474,674	717,017

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Line Item Ref #	By Department, By Fund, By Account Classification	2019 Actual	2020 Actual	2021 Adopted	2021 Year End Estimated	2022 Recommended
781	Benefits	921,538	957,728	1,232,535	1,200,654	1,213,216
782	Insurance	18,858	44,208	6,335	6,335	8,306
783	Other Compensation	24,748	35,118	-	31,881	-
784	Operating	\$ 440,062	\$ 707,520	\$ 513,393	\$ 513,393	\$ 474,562
785	Contract Services	58,634	62,187	65,961	93,911	98,229
786	Equipment	128,746	441,900	71,825	71,825	75,293
787	Grants and Contributions	1,526	121	31,150	3,200	1,470
788	Operating Supplies	37,340	39,907	31,975	31,975	33,574
789	Professional Development	101,181	44,166	94,400	94,400	99,762
790	Repairs	9,777	5,527	26,159	26,159	27,467
791	Utilities	70,118	74,127	164,303	164,303	92,567
792	Rent	31,649	39,585	27,620	27,620	46,200
793	Uniforms and Gear	1,091	-	-	-	-
794	Interfund Charges	\$ 1,777,173	\$ 1,629,729	\$ 1,482,181	\$ 1,482,181	\$ 1,496,499
795	Administrative Overhead	332,503	344,109	350,130	350,130	356,168
796	Facility	57,418	60,316	40,529	40,529	27,096
797	Information Technology	1,294,550	1,156,854	1,041,565	1,049,495	1,050,773
798	Liability Insurance	6,323	8,212	8,356	8,356	8,773
799	Medical Programs	38,323	-	-	-	-
800	Fleet	44,060	59,050	38,710	30,780	51,804
801	Fuel Charges	3,996	1,188	2,891	2,891	1,885
802	Capital Outlay	\$ 421,864	\$ 168,355	\$ 680,000	\$ 768,494	\$ 690,000
803	Communication Systems	421,864	168,355	680,000	768,494	690,000
804	Total Comm Center Fund Expenditures	\$ 6,889,128	\$ 6,967,013	\$ 7,621,960	\$ 7,710,454	\$ 8,020,232
805	Total Police Expenditures	\$ 31,083,060	\$ 33,740,109	\$ 35,129,963	\$ 36,150,131	\$ 39,546,856
806	Public Works					
807	100 General Fund					
808	Revenue					
809	Licenses and Permits	\$ 23,512	\$ 21,001	\$ 20,000	\$ 20,000	\$ 20,000
810	Charges for Service	821,268	577,558	488,156	488,156	529,698
811	Total General Fund Revenues	\$ 844,780	\$ 598,559	\$ 508,156	\$ 508,156	\$ 549,698
812	Expenses					
813	Labor and Benefits	\$ 4,137,995	\$ 4,043,970	\$ 4,915,331	\$ 4,890,736	\$ 5,040,374
814	Full Time	2,756,948	2,765,413	3,268,519	3,243,419	3,336,597
815	Seasonal	218,619	154,336	218,068	218,068	253,461
816	Overtime	82,750	67,835	76,024	76,024	88,171
817	Benefits	918,942	894,537	1,229,957	1,198,197	1,195,490
818	Insurance	134,580	102,518	111,283	111,788	143,208
819	Other Compensation	26,156	59,331	11,480	43,240	23,447
820	Operating	\$ 2,565,502	\$ 2,570,266	\$ 2,596,516	\$ 2,621,616	\$ 3,193,591
821	Charges and Fees	85,781	92,420	94,392	94,392	101,912
822	Contract Services	322,798	468,035	501,329	501,329	844,064
823	Equipment	28,318	13,152	53,382	78,482	66,308
824	Operating Supplies	43,789	32,787	42,014	42,014	49,896
825	Cost of Goods Sold	44	-	-	-	-
826	Professional Development	37,383	7,515	34,566	34,566	60,183
827	Insurance and Claims	-	1,153	-	-	-
828	Repairs	230,426	193,423	170,443	205,226	197,818
829	Utilities	1,454,651	1,516,507	1,441,758	1,441,758	1,583,848
830	Rent	57,510	33,180	34,000	36,865	35,700
831	System Maintenance	297,963	209,779	218,791	181,143	246,615
832	Uniforms and Gear	5,467	1,868	5,203	5,203	6,577



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Line Item Ref #	By Department, By Fund, By Account Classification	2019 Actual	2020 Actual	2021 Adopted	2021 Year End Estimated	2022 Recommended
833	Equipment Maintenance	1,372	447	638	638	670
834	Interfund Charges	\$ 1,766,549	\$ 1,895,454	\$ 1,982,348	\$ 1,982,348	\$ 2,413,157
835	Facility	98,261	123,275	121,172	121,172	134,738
836	Information Technology	489,620	465,410	532,221	532,221	581,724
837	Liability Insurance	64,932	84,330	206,343	206,343	278,562
838	Medical Programs	46,841	-	-	-	-
839	Fleet	910,474	1,094,819	975,529	975,529	1,238,730
840	Fuel Charges	140,827	119,070	124,133	124,133	156,453
841	Utility Services	15,594	8,550	22,950	22,950	22,950
842	Total General Fund Expenditures	\$ 8,470,046	\$ 8,509,690	\$ 9,494,195	\$ 9,494,700	\$ 10,647,122
843	201 Sales Tax CIP Fund					
844	Revenue					
845	Charges for Service	\$ 156,685	\$ 146,808	\$ 135,000	\$ 135,000	\$ 85,000
846	Intergovernmental	6,710,406	1,601,761	208,679	158,679	1,908,679
847	Other	288,425	4,599,039	20,000	20,000	280,000
848	Total Sales Tax CIP Fund Revenues	\$ 7,155,516	\$ 6,347,608	\$ 363,679	\$ 313,679	\$ 2,273,679
849	Expenses					
850	Labor and Benefits	\$ -	\$ -	\$ -	\$ -	\$ -
851	Full Time	-	-	-	-	-
852	Benefits	-	-	-	-	-
853	Insurance	-	-	-	-	-
854	Operating	\$ 1,708,703	\$ 1,253,295	\$ -	\$ -	\$ -
855	Contract Services	124,423	40,004	-	-	-
856	Equipment	-	82,705	-	-	-
857	Grants and Contributions	1,000	-	-	-	-
858	Operating Supplies	-	123,697	-	-	-
859	Repairs	857,726	353,958	-	-	-
860	Rent	33,030	22,841	-	-	-
861	System Maintenance	692,524	630,090	-	-	-
862	Capital Outlay	\$ 13,059,394	\$ 10,341,475	\$ 11,066,118	\$ 12,325,390	\$ 11,320,778
863	Facilities	-	39,381	-	-	-
864	Land	6,128,395	5,779,152	4,342,118	6,074,703	-
865	Other Projects	125,187	23,692	100,000	100,000	675,000
866	Street Infrastructure	4,596,351	4,181,734	6,624,000	5,394,000	8,745,778
867	Utility Systems	-	-	-	-	-
868	Parks	2,209,461	317,516	-	756,687	1,900,000
869	Total Sales Tax CIP Fund Expenditures	\$ 14,768,096	\$ 11,594,771	\$ 11,066,118	\$ 12,325,390	\$ 11,320,778
870	202 Storm Drainage Fund					
871	Revenue					
872	Charges for Service	\$ 39,731	\$ 19,982	\$ 10,000	\$ 12,882	\$ 15,000
873	Transfers In	54,440	-	510,000	510,000	500,000
874	Total Storm Drainage Fund Revenues	\$ 94,171	\$ 19,982	\$ 520,000	\$ 522,882	\$ 515,000
875	Expenses					
876	Labor and Benefits	\$ -	\$ -	\$ -	\$ 1	\$ -
877	Full Time	-	-	-	-	-
878	Benefits	-	-	-	-	-
879	Operating	\$ 25,227	\$ -	\$ -	\$ -	\$ -
880	Equipment	23,007	-	-	-	-
881	Operating Supplies	-	-	-	-	-
882	System Maintenance	2,220	-	-	-	-
883	Capital Outlay	\$ 65,000	\$ 5,000	\$ 540,000	\$ 540,000	\$ 530,000
884	Utility Systems	65,000	5,000	540,000	540,000	530,000

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Line Item Ref #	By Department, By Fund, By Account Classification	2019 Actual	2020 Actual	2021 Adopted	2021 Year End Estimated	2022 Recommended
885	Total Storm Drainage Fund Expenditures	\$ 90,227	\$ 5,000	\$ 540,000	\$ 540,001	\$ 530,000
886	207 Transportation Capacity Fund					
887	Revenue					
888	Charges for Service	\$ 1,649,767	\$ 2,426,485	\$ 2,300,000	\$ 3,229,072	\$ 2,700,000
889	Capital Proceeds	-	50,277,796	-	-	-
890	Interest	-	238,193	55,370	55,370	55,370
891	Intergovernmental	-	-	510,000	360,000	-
892	Other	24,457	-	-	-	150,000
893	Total Transportation Capacity Fund Revenues	\$ 1,674,224	\$ 52,942,474	\$ 2,865,370	\$ 3,644,442	\$ 2,905,370
894	Expenses					
895	Operating	\$ 182,962	\$ 477,847	\$ -	\$ -	\$ -
896	Charges and Fees	-	272,405	-	-	-
897	Contract Services	182,962	205,442	-	-	-
898	Capital Outlay	\$ 810,201	\$ 884,177	\$ 19,922,000	\$ 9,132,995	\$ 27,738,000
899	Street Infrastructure	810,201	884,177	19,922,000	9,132,995	27,738,000
900	Total Transportation Capacity Fund Expenditures	\$ 993,163	\$ 1,362,024	\$ 19,922,000	\$ 9,132,995	\$ 27,738,000
901	301 Water Fund					
902	Expenses					
903	Labor and Benefits	\$ 175,524	\$ 133,835	\$ 67,447	\$ 67,446	\$ 180,406
904	Full Time	109,160	97,249	53,879	53,879	121,811
905	Seasonal	27,016	4,354	-	-	20,801
906	Overtime	1,769	-	-	-	-
907	Benefits	36,465	30,150	13,020	13,020	36,620
908	Insurance	982	1,089	322	322	600
909	Other Compensation	132	993	226	226	574
910	Operating	\$ 7,033	\$ 17,206	\$ -	\$ -	\$ -
911	Contract Services	223	-	-	-	-
912	Equipment	-	87	-	-	-
913	Operating Supplies	6,810	3,493	-	-	-
914	Repairs	-	13,626	-	-	-
915	Capital Outlay	\$ 5,205,006	\$ 1,592,043	\$ -	\$ -	\$ -
916	Utility Systems	5,205,006	1,592,043	-	-	-
917	Total Water Fund Expenditures	\$ 5,387,563	\$ 1,743,084	\$ 67,447	\$ 67,446	\$ 180,406
918	900 Joint Sewer Operations Fund					
919	Revenue					
920	Other	\$ -	\$ 24,810	\$ -	\$ -	\$ -
921	Total Joint Sewer Fund Revenues	\$ -	\$ 24,810	\$ -	\$ -	\$ -
922	Expenses					
923	Labor and Benefits	\$ 123,706	\$ 104,922	\$ 136,129	\$ 136,129	\$ 251,110
924	Full Time	96,762	79,511	88,377	88,377	182,014
925	Seasonal	2,994	4,559	23,008	23,008	20,801
926	Overtime	-	-	-	-	5,127
927	Benefits	22,795	19,057	23,313	23,313	40,651
928	Insurance	942	577	981	981	1,505
929	Other Compensation	213	1,218	450	450	1,012
930	Operating	\$ 69,554	\$ 18,275	\$ -	\$ -	\$ -
931	Contract Services	61,121	2,827	-	-	-
932	Operating Supplies	-	(3,312)	-	-	-
933	Repairs	8,434	18,760	-	-	-
934	Capital Outlay	\$ 2,480,871	\$ 1,595,056	\$ -	\$ -	\$ -
935	Utility Systems	2,480,871	1,595,056	-	-	-
936	Total Joint Sewer Fund Expenditures	\$ 2,674,131	\$ 1,718,253	\$ 136,129	\$ 136,129	\$ 251,110

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Line Item Ref #	By Department, By Fund, By Account Classification	2019 Actual	2020 Actual	2021 Adopted	2021 Year End Estimated	2022 Recommended
937	Total Public Works Expenditures	\$ 32,383,226	\$ 24,932,822	\$ 41,225,889	\$ 31,696,661	\$ 50,667,416
938	Utilities					
939	301 Water Fund					
940	Revenue					
941	Charges for Service	\$ 7,614,415	\$ 8,389,811	\$ 8,361,870	\$ 8,397,870	\$ 8,692,280
942	Intergovernmental	126,082	114,439	232,000	242,500	37,500
943	Interfund Revenue	861,017	784,527	698,413	790,413	838,479
944	Interest	143,621	72,032	25,563	34,800	34,800
945	Other	49,394	50,718	54,936	54,936	58,512
946	Capital Proceeds	105,368	215,340	10,122,000	3,716,000	10,714,000
947	Transfers In	466,933	541,345	1,020,000	1,020,000	-
948	Total Water Fund Revenues	\$ 9,366,830	\$ 10,168,212	\$ 20,514,782	\$ 14,256,519	\$ 20,375,571
949	Expenses					
950	Labor and Benefits	\$ 2,748,011	\$ 2,988,521	\$ 3,241,888	\$ 3,243,089	\$ 3,448,206
951	Full Time	1,823,399	2,019,569	2,106,440	2,106,440	2,303,902
952	Seasonal	21,995	16,158	53,342	53,342	-
953	Overtime	101,707	101,933	102,426	102,426	119,235
954	Benefits	730,205	764,937	880,624	880,624	921,342
955	Insurance	52,543	57,732	78,789	79,990	96,690
956	Other Compensation	18,162	28,192	20,267	20,267	7,037
957	Operating	\$ 996,414	\$ 1,063,713	\$ 1,315,065	\$ 1,275,065	\$ 1,318,557
958	Charges and Fees	2,240	-	10,410	10,410	10,449
959	Contract Services	254,306	256,434	455,600	455,600	229,337
960	Equipment	36,373	72,705	87,315	87,315	98,700
961	Grants and Contributions	8,105	17,421	20,650	20,650	22,650
962	Operating Supplies	261,605	276,416	255,430	255,430	320,515
963	Professional Development	30,606	17,591	45,038	45,038	47,752
964	Repairs	99,877	110,700	72,878	70,820	74,124
965	Utilities	16,703	16,159	13,620	15,678	14,884
966	Rent	17,760	15,984	14,086	14,086	48,260
967	System Maintenance	265,703	277,094	336,996	296,996	447,500
968	Uniforms and Gear	3,136	3,209	3,042	3,042	4,386
969	Interfund Charges	\$ 1,460,032	\$ 1,490,635	\$ 1,522,224	\$ 1,522,224	\$ 1,656,926
970	Administrative Overhead	596,006	680,489	662,578	662,578	670,447
971	Facility	90,692	100,514	106,472	106,472	121,902
972	Information Technology	415,053	366,441	389,583	389,583	427,522
973	Liability Insurance	69,088	89,727	91,118	91,118	95,673
974	Medical Programs	33,000	-	-	-	-
975	Fleet	200,008	209,874	224,266	224,266	276,447
976	Fuel Charges	56,185	43,590	48,207	48,207	64,935
977	Capital Outlay	\$ 642,679	\$ 2,313,561	\$ 13,898,000	\$ 7,598,000	\$ 15,430,000
978	Capital Equipment	-	57,549	-	-	31,000
979	Utility Systems	642,679	2,256,012	13,898,000	7,598,000	15,399,000
980	Debt Service	\$ 635,137	\$ 637,313	\$ 635,255	\$ 635,255	\$ 1,002,306
981	Interest Expense	140,159	128,738	105,068	114,521	126,689
982	Principal	494,978	508,575	530,187	520,734	875,617
983	Total Water Fund Expenditures	\$ 6,482,273	\$ 8,493,743	\$ 20,612,432	\$ 14,273,633	\$ 22,855,995
984	309 Ridges Irrigation Fund					
985	Revenue					
986	Charges for Service	\$ 288,805	\$ 309,307	\$ 314,150	\$ 314,150	\$ 336,142
987	Interest	2,689	1,106	414	414	414
988	Capital Proceeds	4,274	1,560	-	2,340	176,500

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989	Total Ridges Irrigation Fund Revenues	\$ 295,768	\$ 311,973	\$ 314,564	\$ 316,904	\$ 513,056
990	Expenses					
991	Labor and Benefits	\$ 115,050	\$ 123,295	\$ 123,382	\$ 123,382	\$ 127,553
992	Full Time	80,128	84,415	85,949	85,949	89,904
993	Overtime	1,747	2,056	-	-	-
994	Benefits	30,129	29,523	33,571	33,571	33,086
995	Insurance	2,809	6,987	3,340	3,340	4,034
996	Other Compensation	238	314	522	522	529
997	Operating	\$ 22,950	\$ 36,128	\$ 32,963	\$ 32,963	\$ 23,826
998	Contract Services	4,421	1,925	6,420	6,420	1,500
999	Equipment	-	-	-	-	2,500
1000	Operating Supplies	1,222	1,039	918	918	1,000
1001	Repairs	13,406	29,471	21,089	21,089	13,300
1002	Utilities	685	695	597	597	626
1003	System Maintenance	3,216	2,998	3,740	3,740	4,700
1004	Equipment Maintenance	-	-	199	199	200
1005	Interfund Charges	\$ 190,452	\$ 147,160	\$ 147,390	\$ 147,390	\$ 171,483
1006	Administrative Overhead	20,980	22,778	23,592	23,592	24,887
1007	Facility	101,651	106,782	106,069	106,069	127,965
1008	Liability Insurance	839	1,090	1,109	1,109	1,164
1009	Fleet	4,539	4,583	4,663	4,663	3,960
1010	Fuel Charges	2,890	1,909	1,888	1,888	2,735
1011	Utility Services	59,553	10,018	10,069	10,069	10,772
1012	Capital Outlay	\$ -	\$ 27,862	\$ 30,000	\$ 30,000	\$ 205,000
1013	Utility Systems	-	27,862	30,000	30,000	205,000
1014	Debt Service	\$ -	\$ -	\$ -	\$ -	\$ 10,193
1015	Interest Expense	-	-	-	-	2,625
1016	Principal	-	-	-	-	7,568
1017	Total Ridges Irrigation Fund Expenditures	\$ 328,452	\$ 334,445	\$ 333,735	\$ 333,735	\$ 538,055
1018	900 Joint Sewer Fund					
1019	Revenue					
1020	Charges for Service	\$ 13,622,174	\$ 14,406,309	\$ 14,311,493	\$ 14,987,979	\$ 15,243,668
1021	Intergovernmental	14,902	540,000	-	293,899	-
1022	Fines and Forfeitures	9,864	1,250	1,000	1,000	1,000
1023	Interfund Revenue	143,997	137,976	162,106	162,106	174,154
1024	Interest	575,581	435,459	190,839	271,700	271,700
1025	Other	16,435	2,049	33,750	33,750	-
1026	Capital Proceeds	2,615,535	3,932,766	3,293,550	4,603,416	3,392,350
1027	Total Joint Sewer Fund Revenues	\$ 16,998,488	\$ 19,455,809	\$ 17,992,738	\$ 20,353,850	\$ 19,082,872
1028	Expenses					
1029	Labor and Benefits	\$ 3,399,896	\$ 3,539,319	\$ 3,789,570	\$ 3,789,570	\$ 4,045,820
1030	Full Time	2,414,486	2,512,956	2,627,828	2,627,828	2,844,159
1031	Seasonal	6,380	34,641	31,924	31,924	29,690
1032	Overtime	42,043	45,654	63,704	63,704	73,273
1033	Benefits	828,200	867,053	995,918	976,216	1,016,605
1034	Insurance	95,259	57,082	63,914	63,914	76,735
1035	Other Compensation	13,528	21,933	6,282	25,984	5,358
1036	Operating	\$ 1,516,590	\$ 1,927,457	\$ 1,604,770	\$ 1,677,930	\$ 1,627,912
1037	Charges and Fees	319,534	320,890	422,140	422,140	370,550
1038	Contract Services	314,158	570,337	79,621	244,281	79,193
1039	Equipment	4,932	162,692	140,071	48,571	153,718
1040	Grants and Contributions	1,790	1,972	3,883	3,883	3,900

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1041	Operating Supplies	68,842	95,363	83,682	83,682	94,491
1042	Professional Development	31,489	19,492	45,129	45,129	59,010
1043	Repairs	470,314	546,526	575,919	575,919	432,340
1044	Utilities	10,857	16,523	18,710	18,710	18,680
1045	System Maintenance	287,092	184,008	218,278	218,278	408,330
1046	Uniforms and Gear	6,409	7,496	7,352	7,352	7,700
1047	Equipment Maintenance	1,173	2,158	9,985	9,985	-
1048	Interfund Charges	\$ 2,587,567	\$ 2,529,437	\$ 2,385,757	\$ 2,385,757	\$ 2,710,858
1049	Administrative Overhead	667,000	692,346	713,809	713,809	746,644
1050	Facility	621,245	576,274	555,115	555,115	568,381
1051	Information Technology	284,914	257,572	300,414	300,414	357,473
1052	Liability Insurance	86,094	111,814	80,047	80,047	84,049
1053	Medical Programs	36,195	-	-	-	-
1054	Fleet	280,042	312,295	245,974	245,974	330,560
1055	Fuel Charges	42,699	37,437	38,244	38,244	44,575
1056	Utility Services	569,378	541,699	452,154	452,154	579,176
1057	Capital Outlay	\$ 3,855,578	\$ 1,438,895	\$ 16,945,000	\$ 10,252,179	\$ 22,839,500
1058	Capital Equipment	-	49,450	5,000	5,000	67,500
1059	Utility Systems	3,855,578	1,389,445	16,940,000	10,247,179	22,772,000
1060	Debt Service	\$ 1,684,398	\$ 596,884	\$ 597,802	\$ 597,802	\$ 595,749
1061	Interest Expense	194,398	131,884	117,802	117,802	75,749
1062	Principal	1,490,000	465,000	480,000	480,000	520,000
1063	Total Joint Sewer Fund Expenditures	\$ 13,044,029	\$ 10,031,992	\$ 25,322,899	\$ 18,703,238	\$ 31,819,839
1064	Total Utilities Expenditures	\$ 19,854,754	\$ 18,860,180	\$ 46,269,066	\$ 33,310,606	\$ 55,213,889
1065	Visit Grand Junction					
1066	102 Visit Grand Junction					
1067	Revenue					
1068	Taxes	\$ 2,662,952	\$ 1,840,178	\$ 2,330,038	\$ 2,631,277	\$ 2,999,998
1069	Charges for Service	9,104	5,986	5,000	5,820	6,000
1070	Intergovernmental	50,000	-	-	-	-
1071	Interest	15,275	10,161	3,211	3,211	3,211
1072	Transfers In	653,186	484,305	542,812	733,333	776,758
1073	Total Visit Grand Junction Fund Revenues	\$ 3,390,517	\$ 2,340,630	\$ 2,881,061	\$ 3,373,641	\$ 3,785,967
1074	Expenses					
1075	Labor and Benefits	\$ 580,524	\$ 450,555	\$ 700,548	\$ 294,202	\$ 949,837
1076	Full Time	406,360	332,693	491,776	205,431	681,252
1077	Seasonal	14,611	7,142	6,720	13,792	5,400
1078	Overtime	3,949	255	610	-	-
1079	Benefits	130,020	96,005	196,375	64,259	259,401
1080	Insurance	3,032	6,807	862	7,072	1,383
1081	Other Compensation	22,552	7,653	4,205	3,648	2,401
1082	Operating	\$ 2,036,498	\$ 1,436,193	\$ 2,377,340	\$ 1,785,477	\$ 3,781,237
1083	Contract Services	1,837,205	1,279,423	2,216,334	1,617,321	3,587,767
1084	Equipment	5,161	88,081	80,423	80,423	81,709
1085	Grants and Contributions	56,142	916	1,050	1,050	1,290
1086	Operating Supplies	70,963	39,853	22,873	46,373	45,247
1087	Professional Development	54,981	17,333	45,435	29,085	53,234
1088	Repairs	7,733	6,511	6,800	6,800	7,100
1089	Utilities	4,313	4,076	4,425	4,425	4,890
1090	Interfund Charges	\$ 319,067	\$ 149,469	\$ 176,346	\$ 172,476	\$ 197,981
1091	Administrative Overhead	82,420	56,398	65,739	65,739	90,576
1092	Facility	6,733	7,073	12,120	8,250	8,750



2022 Recommended Budget
By Department, By Fund, By Account Classification
December 1, 2021

Line Item Ref #	By Department, By Fund, By Account Classification	2019 Actual	2020 Actual	2021 Adopted	2021 Year End Estimated	2022 Recommended
1093	Information Technology	215,763	73,722	91,306	91,306	90,889
1094	Liability Insurance	1,447	1,879	1,911	1,911	2,006
1095	Medical Programs	7,452	-	-	-	-
1096	Fleet	2,903	8,207	2,929	2,929	4,645
1097	Fuel Charges	330	116	267	267	1,115
1098	Departmental Services	2,019	2,074	2,074	2,074	-
1099	Contingency and Reserves	\$ -	\$ -	\$ 150,000	\$ -	\$ 200,000
1100	Contingency	-	-	150,000	-	200,000
1101	Transfers Out	\$ 200,000	\$ -	\$ 200,000	\$ 200,000	\$ 200,000
1102	Total Visit Grand Junction Expenditures	\$ 3,136,089	\$ 2,036,217	\$ 3,604,234	\$ 2,452,155	\$ 5,329,055

**2022 Recommended Budget
By Fund, By Classification
December 1, 2021**

Line Item Ref #	By Fund By Department By Classification	2019 Actual	2020 Actual	2021 Adopted	2021 Actual YTD	2021 Year End Estimated	2022 Recommended
1	100 General Fund						
2	Revenue						
3	Taxes	\$ 60,558,766	\$ 60,584,107	\$ 62,351,203	\$ 54,393,031	\$ 67,517,181	\$ 72,790,563
4	Licenses and Permits	187,252	171,504	163,617	151,370	163,617	188,150
5	Charges for Service	9,466,289	9,937,412	10,073,662	6,184,182	12,428,549	13,257,482
6	Intergovernmental	1,442,192	7,560,619	2,558,760	1,427,515	2,372,210	2,088,608
7	Fines and Forfeitures	380,197	292,965	312,600	220,922	312,600	306,500
8	Interfund Revenue	2,237,312	2,351,962	2,399,073	1,812,467	2,399,073	2,507,485
9	Interest	561,513	388,097	131,499	5,443	196,000	196,000
10	Other	66,439	16,183	36,525	172,664	66,525	25,475
11	Capital Proceeds	25,061	21,258	12,000	695,099	706,206	1,500
12	Transfers In	3,441,703	859,657	765,370	543,495	765,370	1,004,333
13	Total Fund 100 Revenues	\$ 78,366,726	\$ 82,183,764	\$ 78,804,309	\$ 65,606,188	\$ 86,927,331	\$ 92,366,096
14	Expenses						
15	Labor and Benefits	\$ 45,478,404	\$ 47,406,913	\$ 51,609,180	\$ 39,618,280	\$ 51,299,738	\$ 56,260,675
16	Operating	13,953,549	14,070,202	11,431,812	10,759,637	13,435,870	18,027,501
17	Interfund Charges	13,313,518	14,613,559	14,184,176	10,530,115	14,184,176	16,884,330
18	Capital Outlay	3,194,988	1,058,097	-	1,329,006	1,715,500	561,806
19	Contingency and Reserves	-	-	200,000	-	46,878	200,000
20	Transfers Out	3,908,932	493,832	2,500,000	266,828	8,036,552	-
21	Total Fund 100 Expenditures	\$ 79,849,390	\$ 77,642,603	\$ 79,925,168	\$ 62,503,865	\$ 88,718,714	\$ 91,934,312
22	101 Enhanced 911 Fund						
23	Revenue						
24	Charges for Service	\$ 2,385,834	\$ 2,431,984	\$ 2,487,700	\$ 1,917,291	\$ 2,900,000	\$ 2,900,000
25	Interest	77,168	42,032	21,350	-	19,400	19,400
26	Total Fund 101 Revenues	\$ 2,463,002	\$ 2,474,016	\$ 2,509,050	\$ 1,917,291	\$ 2,919,400	\$ 2,919,400
27	Expenses						
28	Transfers Out	\$ 2,600,190	\$ 2,853,445	\$ 2,811,488	\$ 1,136,994	\$ 2,638,982	\$ 2,581,222
29	Total Fund 101 Expenditures	\$ 2,600,190	\$ 2,853,445	\$ 2,811,488	\$ 1,136,994	\$ 2,638,982	\$ 2,581,222
30	102 Visit Grand Junction						
31	Revenue						
32	Taxes	\$ 2,662,952	\$ 1,840,178	\$ 2,330,038	\$ 2,012,999	\$ 2,631,277	\$ 2,999,998
33	Charges for Service	9,104	5,986	5,000	5,074	5,074	6,000
34	Intergovernmental	50,000	-	-	-	-	-
35	Interest	15,275	10,161	3,211	-	3,211	3,211
36	Transfers In	653,186	484,305	542,812	552,238	733,333	776,758
37	Total Fund 102 Revenues	\$ 3,390,517	\$ 2,340,630	\$ 2,881,061	\$ 2,570,311	\$ 3,372,895	\$ 3,785,967
38	Expenses						
39	Labor and Benefits	\$ 580,524	\$ 450,554	\$ 700,548	\$ 213,505	\$ 294,202	\$ 949,837
40	Operating	2,036,498	1,436,193	2,377,340	745,353	1,785,477	3,781,237
41	Interfund Charges	319,067	149,469	176,346	142,399	172,476	197,981
42	Contingency and Reserves	-	-	150,000	-	-	200,000
43	Transfers Out	200,000	-	200,000	-	200,000	200,000
44	Total Fund 102 Expenditures	\$ 3,136,089	\$ 2,036,217	\$ 3,604,234	\$ 1,101,257	\$ 2,452,155	\$ 5,329,055
45	104 CDBG Fund						
46	Revenue						
47	Intergovernmental	\$ 412,286	\$ 717,326	\$ 469,134	\$ 358,361	\$ 1,047,945	\$ 469,557
48	Total Fund 104 Revenues	\$ 412,286	\$ 717,326	\$ 469,134	\$ 358,361	\$ 1,047,945	\$ 469,557
49	Expenses						
50	Operating	\$ 173,280	\$ 326,035	\$ 278,760	\$ 424,342	\$ 857,571	\$ 289,198
51	Transfers Out	239,006	391,291	190,374	44,591	190,374	180,359
52	Total Fund 104 Expenditures	\$ 412,286	\$ 717,326	\$ 469,134	\$ 468,933	\$ 1,047,945	\$ 469,557
53	105 Parkland Expansion Fund						
54	Revenue						
55	Fines and Forfeitures	\$ 2,985	\$ 1,835	\$ 2,500	\$ 1,839	\$ 2,500	\$ 2,500
56	Interest	22,352	11,054	6,173	-	6,173	6,173
57	Other	590,621	388,764	550,000	635,642	732,489	950,000

**2022 Recommended Budget
By Fund, By Classification
December 1, 2021**

Line Item Ref #	By Fund By Department By Classification	2019 Actual	2020 Actual	2021 Adopted	2021 Actual YTD	2021 Year End Estimated	2022 Recommended
58	Total Fund 105 Revenues	\$ 615,958	\$ 401,654	\$ 558,673	\$ 637,481	\$ 741,162	\$ 958,673
59	Expenses						
60	Transfers Out	\$ 730,153	\$ 838,477	\$ 609,792	\$ 154,896	\$ 449,792	\$ 1,464,792
61	Total Fund 105 Expenditures	\$ 730,153	\$ 838,477	\$ 609,792	\$ 154,896	\$ 449,792	\$ 1,464,792
62	106 Lodgers Tax Increase Fund						
63	Revenue						
64	Taxes	\$ 1,706,537	\$ 1,072,214	\$ 1,302,748	\$ 1,331,336	\$ 1,739,009	\$ 1,864,219
65	Total Fund 106 Revenues	\$ 1,706,537	\$ 1,072,214	\$ 1,302,748	\$ 1,331,336	\$ 1,739,009	\$ 1,864,219
66	Expenses						
67	Operating	\$ 914,460	\$ 705,812	\$ 759,936	\$ 773,134	\$ 1,026,666	\$ 1,087,461
68	Transfers Out	653,186	484,305	542,812	552,238	733,333	776,758
69	Total Fund 106 Expenditures	\$ 1,567,646	\$ 1,190,117	\$ 1,302,748	\$ 1,325,372	\$ 1,759,999	\$ 1,864,219
70	107 First Responder Tax Fund						
71	Revenue						
72	Taxes	\$ -	\$ 7,927,408	\$ 9,484,468	\$ 8,066,345	\$ 10,359,520	\$ 11,192,539
73	Intergovernmental	-	-	-	-	-	1,750,804
74	Total Fund 107 Revenues	\$ -	\$ 7,927,408	\$ 9,484,468	\$ 8,066,345	\$ 10,359,520	\$ 12,943,343
75	Expenses						
76	Labor and Benefits	\$ -	\$ 734,664	\$ 3,409,996	\$ 1,860,551	\$ 3,409,996	\$ 8,068,979
77	Operating	-	317,945	337,761	42,683	196,801	1,074,524
78	Interfund Charges	-	(25,102)	142,451	100,911	142,451	447,329
79	Capital Outlay	-	628,288	-	(3,386)	140,960	180,900
80	Transfers Out	-	4,674,546	6,223,406	512,286	6,914,406	1,108,982
81	Total Fund 107 Expenditures	\$ -	\$ 6,330,341	\$ 10,113,614	\$ 2,513,045	\$ 10,804,614	\$ 10,880,714
82	110 Conservation Trust Fund						
83	Revenue						
84	Intergovernmental	\$ 747,329	\$ 662,347	\$ 780,000	\$ 589,722	\$ 870,000	\$ 880,000
85	Interest	10,434	2,237	2,096	-	2,096	2,096
86	Total Fund 110 Revenues	\$ 757,763	\$ 664,584	\$ 782,096	\$ 589,722	\$ 872,096	\$ 882,096
87	Expenses						
88	Transfers Out	\$ 928,768	\$ 715,052	\$ 799,982	\$ 275,651	\$ 784,832	\$ 879,061
89	Total Fund 110 Expenditures	\$ 928,768	\$ 715,052	\$ 799,982	\$ 275,651	\$ 784,832	\$ 879,061
90	111 Cannabis Sales Tax Fund						
91	Revenue						
92	Taxes	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,015,000
93	Total Fund 111 Revenues	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,015,000
94	Expenses						
95	Transfers Out	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,000,000
96	Total Fund 111 Expenditures	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,000,000
97	114 American Rescue Plan Fund						
98	Revenue						
99	Intergovernmental	\$ -	\$ -	\$ -	\$ 5,242,304	\$ 5,242,304	\$ 5,242,304
100	Total Fund 114 Revenues	\$ -	\$ -	\$ -	\$ 5,242,304	\$ 5,242,304	\$ 5,242,304
101	115 Public Safety Impact Fee Fund						
102	Revenue						
103	Other	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 486,062
104	Total Fund 115 Revenues	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 486,062
105	201 Sales Tax CIP Fund						
106	Revenue						
107	Taxes	\$ 13,546,031	\$ 13,398,813	\$ 13,859,874	\$ 11,951,823	\$ 15,288,043	\$ 16,524,765
108	Charges for Service	156,685	146,808	135,000	129,304	135,000	85,000
109	Intergovernmental	7,133,554	1,732,981	3,373,448	88,887	1,277,198	1,953,679
110	Interest	449	32	-	618	-	-
111	Other	288,425	4,734,039	20,000	1,287	2,370,000	480,000
112	Capital Proceeds	42,000	-	7,500,000	9,887,641	9,892,249	-
113	Transfers In	7,080,266	9,154,345	16,975,403	2,655,761	23,503,822	4,840,105
114	Total Fund 201 Revenues	\$ 28,247,411	\$ 29,167,017	\$ 41,863,725	\$ 24,715,321	\$ 52,466,312	\$ 23,883,549

**2022 Recommended Budget
By Fund, By Classification
December 1, 2021**

Line Item Ref #	By Fund By Department By Classification	2019 Actual	2020 Actual	2021 Adopted	2021 Actual YTD	2021 Year End Estimated	2022 Recommended
115	Expenses						
116	Labor and Benefits	\$ -	\$ -	\$ -	\$ 1,217	\$ -	\$ -
117	Operating	2,148,175	4,230,353	2,438,070	2,762,341	2,675,851	2,703,790
118	Capital Outlay	15,010,489	16,590,095	33,362,492	9,154,783	41,167,555	17,214,303
119	Contingency and Reserves	-	-	1,842,436	-	-	1,842,436
120	Transfers Out	10,947,406	7,411,266	8,604,766	4,327,465	8,560,320	7,019,688
121	Total Fund 201 Expenditures	\$ 28,106,070	\$ 28,231,713	\$ 46,247,764	\$ 16,245,806	\$ 52,403,726	\$ 28,780,217
122	202 Storm Drainage Fund						
123	Revenue						
124	Charges for Service	\$ 39,731	\$ 19,982	\$ 10,000	\$ 12,882	\$ 10,000	\$ 15,000
125	Transfers In	54,440	-	510,000	180,082	510,000	500,000
126	Total Fund 202 Revenues	\$ 94,171	\$ 19,982	\$ 520,000	\$ 192,964	\$ 520,000	\$ 515,000
127	Expenses						
128	Operating	\$ 25,227	\$ -	\$ -	\$ 29	\$ -	\$ -
129	Capital Outlay	65,000	5,000	540,000	442,663	540,000	530,000
130	Total Fund 202 Expenditures	\$ 90,227	\$ 5,000	\$ 540,000	\$ 442,692	\$ 540,000	\$ 530,000
131	207 Transportation Capacity Fund						
132	Revenue						
133	Charges for Service	\$ 1,649,767	\$ 2,426,485	\$ 2,300,000	\$ 3,204,215	\$ 3,204,215	\$ 2,700,000
134	Intergovernmental	-	-	510,000	-	360,000	-
135	Interest	-	238,193	55,370	-	55,370	55,370
136	Other	24,457	-	-	-	-	150,000
137	Capital Proceeds	-	50,277,796	-	-	-	-
138	Transfers In	-	-	-	23,285	23,285	-
139	Total Fund 207 Revenues	\$ 1,674,224	\$ 52,942,474	\$ 2,865,370	\$ 3,227,500	\$ 3,642,870	\$ 2,905,370
140	Expenses						
141	Operating	\$ 182,962	\$ 477,847	\$ -	\$ 1,268	\$ -	\$ -
142	Capital Outlay	810,201	884,177	19,922,000	2,792,618	9,132,995	27,738,000
143	Transfers Out	-	200,000	200,000	100,000	200,000	200,000
144	Total Fund 207 Expenditures	\$ 993,163	\$ 1,562,023	\$ 20,122,000	\$ 2,893,885	\$ 9,332,995	\$ 27,938,000
145	301 Water Fund						
146	Revenue						
147	Charges for Service	\$ 7,614,415	\$ 8,389,811	\$ 8,361,870	\$ 6,865,225	\$ 6,865,225	\$ 8,692,280
148	Intergovernmental	126,082	114,439	232,000	172,542	172,542	37,500
149	Interfund Revenue	861,017	784,527	698,413	606,734	606,734	838,479
150	Interest	143,621	72,032	25,563	1,022	1,022	34,800
151	Other	49,394	50,718	54,936	32,227	32,227	58,512
152	Capital Proceeds	105,368	215,340	10,122,000	342,772	342,772	10,714,000
153	Transfers In	466,933	541,345	1,020,000	508,670	508,670	-
154	Total Fund 301 Revenues	\$ 9,366,830	\$ 10,168,211	\$ 20,514,782	\$ 8,529,192	\$ 8,529,192	\$ 20,375,571
155	Expenses						
156	Labor and Benefits	\$ 2,923,534	\$ 3,122,356	\$ 3,309,335	\$ 2,600,620	\$ 3,310,536	\$ 3,628,612
157	Operating	1,003,448	1,080,918	1,315,065	772,392	1,275,065	1,318,557
158	Interfund Charges	1,460,032	1,490,635	1,522,224	1,123,995	1,522,224	1,656,926
159	Capital Outlay	5,847,685	3,905,605	13,898,000	3,040,820	7,598,000	15,430,000
160	Debt Service	635,137	637,313	635,255	635,254	635,255	1,002,306
161	Transfers Out	-	54,675	-	-	-	-
162	Total Fund 301 Expenditures	\$ 11,869,836	\$ 10,291,502	\$ 20,679,879	\$ 8,173,080	\$ 14,341,080	\$ 23,036,401
163	302 Solid Waste Removal Fund						
164	Revenue						
165	Charges for Service	\$ 4,607,078	\$ 4,785,582	\$ 4,781,991	\$ 3,886,312	\$ 4,821,991	\$ 5,080,000
166	Interest	22,883	17,992	8,404	-	8,404	8,404
167	Total Fund 302 Revenues	\$ 4,629,960	\$ 4,803,573	\$ 4,790,395	\$ 3,886,312	\$ 4,830,395	\$ 5,088,404
168	Expenses						
169	Labor and Benefits	\$ 1,137,391	\$ 1,049,721	\$ 1,184,038	\$ 881,925	\$ 1,184,038	\$ 1,275,625
170	Operating	1,498,849	1,561,772	1,647,420	1,260,034	1,702,420	1,825,245
171	Interfund Charges	1,550,252	1,678,119	1,410,072	1,010,119	1,410,072	1,515,858

**2022 Recommended Budget
By Fund, By Classification
December 1, 2021**

Line Item Ref #	By Fund By Department By Classification	2019 Actual	2020 Actual	2021 Adopted	2021 Actual YTD	2021 Year End Estimated	2022 Recommended
172	Capital Outlay	-	76,725	22,100	19,099	22,100	32,000
173	Debt Service	94,441	96,991	99,610	-	99,610	-
174	Transfers Out	180,000	194,098	200,000	200,000	200,000	220,000
175	Total Fund 302 Expenditures	\$ 4,460,933	\$ 4,657,426	\$ 4,563,240	\$ 3,371,176	\$ 4,618,240	\$ 4,868,728
176	303 Grand Junction Convention Center Fund						
177	Revenue						
178	Charges for Service	\$ 15,491	\$ 145	\$ -	\$ 1,750	\$ 1,750	\$ 25,000
179	Intergovernmental	6,564,022	391,007	274,374	82,350	82,350	206,761
180	Transfers In	500,000	200,000	200,000	100,000	100,000	200,000
181	Total Fund 303 Revenues	\$ 7,079,513	\$ 591,152	\$ 474,374	\$ 184,100	\$ 184,100	\$ 431,761
182	Expenses						
183	Labor and Benefits	\$ 587	\$ -	\$ -	\$ -	\$ -	\$ -
184	Operating	683,629	314,986	202,500	258,211	202,500	225,000
185	Interfund Charges	203,304	178,358	274,374	181,095	241,460	206,761
186	Capital Outlay	6,155,436	127,237	-	(732)	-	-
187	Total Fund 303 Expenditures	\$ 7,042,956	\$ 620,582	\$ 476,874	\$ 438,574	\$ 443,960	\$ 431,761
188	305 Golf Courses Fund						
189	Revenue						
190	Charges for Service	\$ 1,679,749	\$ 2,120,337	\$ 2,078,050	\$ 1,955,287	\$ 2,196,050	\$ 2,281,150
191	Interest	(1,608)	1,690	-	-	-	-
192	Other	12,800	12,980	16,000	12,480	16,000	18,720
193	Transfers In	1,621,500	120,000	120,000	60,000	120,000	120,000
194	Total Fund 305 Revenues	\$ 3,312,441	\$ 2,255,007	\$ 2,214,050	\$ 2,027,767	\$ 2,332,050	\$ 2,419,870
195	Expenses						
196	Labor and Benefits	\$ 873,782	\$ 871,908	\$ 852,860	\$ 731,113	\$ 853,460	\$ 863,125
197	Operating	523,987	681,265	638,853	551,502	728,853	806,640
198	Interfund Charges	412,610	482,207	483,253	351,159	483,253	597,482
199	Debt Service	38,313	87,797	87,797	-	87,797	87,798
200	Total Fund 305 Expenditures	\$ 1,848,692	\$ 2,123,178	\$ 2,062,763	\$ 1,633,773	\$ 2,153,363	\$ 2,355,045
201	308 Parking Authority Fund						
202	Revenue						
203	Charges for Service	\$ 522,139	\$ 383,768	\$ 504,550	\$ 377,085	\$ 463,600	\$ 500,150
204	Fines and Forfeitures	200,016	143,700	156,000	162,953	176,000	190,000
205	Interest	10,682	8,814	4,149	-	4,149	4,149
206	Other	59,000	55,230	55,250	36,745	55,250	56,850
207	Total Fund 308 Revenues	\$ 791,836	\$ 591,511	\$ 719,949	\$ 576,783	\$ 698,999	\$ 751,149
208	Expenses						
209	Labor and Benefits	\$ 156,651	\$ 181,959	\$ 216,829	\$ 120,458	\$ 216,829	\$ 184,236
210	Operating	120,381	92,594	112,376	95,948	112,376	151,499
211	Interfund Charges	111,689	97,699	87,532	66,799	87,532	108,581
212	Debt Service	243,767	218,375	243,767	-	243,767	243,228
213	Total Fund 308 Expenditures	\$ 632,488	\$ 590,627	\$ 660,504	\$ 283,205	\$ 660,504	\$ 687,544
214	309 Ridges Irrigation Fund						
215	Revenue						
216	Charges for Service	\$ 288,805	\$ 309,307	\$ 314,150	\$ 274,108	\$ 314,150	\$ 336,142
217	Interest	2,689	1,106	414	-	414	414
218	Capital Proceeds	4,274	1,560	-	2,340	2,340	176,500
219	Transfers In	-	48,775	-	-	-	-
220	Total Fund 309 Revenues	\$ 295,768	\$ 360,748	\$ 314,564	\$ 276,448	\$ 316,904	\$ 513,056
221	Expenses						
222	Labor and Benefits	\$ 115,050	\$ 123,295	\$ 123,382	\$ 96,333	\$ 123,382	\$ 127,553
223	Operating	22,949	36,128	32,963	31,791	32,963	23,826
224	Interfund Charges	190,453	147,160	147,390	109,368	147,390	171,483
225	Capital Outlay	-	27,862	30,000	7,219	30,000	205,000
226	Debt Service	-	-	-	-	-	10,193
227	Total Fund 309 Expenditures	\$ 328,452	\$ 334,445	\$ 333,735	\$ 244,711	\$ 333,735	\$ 538,055
228	401 Information Technology Fund						

**2022 Recommended Budget
By Fund, By Classification
December 1, 2021**

Line Item Ref #	By Fund By Department By Classification	2019 Actual	2020 Actual	2021 Adopted	2021 Actual YTD	2021 Year End Estimated	2022 Recommended
229	Revenue						
230	Charges for Service	\$ 92,718	\$ 76,535	\$ 101,684	\$ 111,077	\$ 111,077	\$ 152,480
231	Intergovernmental	6,500	-	-	-	-	-
232	Interfund Revenue	7,231,201	7,478,212	7,528,892	5,985,539	7,492,243	9,004,618
233	Interest	52,214	33,171	13,464	-	17,000	17,000
234	Total Fund 401 Revenues	\$ 7,382,633	\$ 7,587,918	\$ 7,644,040	\$ 6,096,616	\$ 7,620,320	\$ 9,174,098
235	Expenses						
236	Labor and Benefits	\$ 2,581,848	\$ 2,604,029	\$ 2,673,845	\$ 2,096,153	\$ 2,673,845	\$ 3,108,376
237	Operating	4,122,928	4,075,226	5,057,510	3,720,765	4,657,510	5,492,950
238	Interfund Charges	308,923	255,965	254,590	173,455	254,590	613,625
239	Capital Outlay	862,754	415,576	1,019,217	271,578	1,288,138	800,000
240	Contingency and Reserves	-	-	293,697	-	293,697	-
241	Total Fund 401 Expenditures	\$ 7,876,453	\$ 7,350,796	\$ 9,298,859	\$ 6,261,950	\$ 9,167,780	\$ 10,014,951
242	402 Fleet and Equipment Fund						
243	Revenue						
244	Charges for Service	\$ 848,693	\$ 949,872	\$ 937,635	\$ 775,048	\$ 937,635	\$ 942,635
245	Interfund Revenue	5,322,181	6,274,471	5,378,967	3,724,946	5,378,967	7,031,098
246	Interest	61,889	41,492	17,154	-	27,500	27,500
247	Other	6,388	-	2,000	-	2,000	-
248	Capital Proceeds	47,358	59,680	80,000	19,250	80,000	50,000
249	Transfers In	183,617	209,088	68,275	34,138	68,275	70,563
250	Total Fund 402 Revenues	\$ 6,470,127	\$ 7,534,603	\$ 6,484,031	\$ 4,553,381	\$ 6,494,377	\$ 8,121,796
251	Expenses						
252	Labor and Benefits	\$ 1,099,372	\$ 1,141,670	\$ 1,277,667	\$ 1,061,231	\$ 1,277,667	\$ 1,443,947
253	Operating	2,438,445	2,012,766	2,232,679	1,746,095	2,232,679	2,446,698
254	Interfund Charges	315,104	324,487	235,832	194,618	235,832	256,490
255	Capital Outlay	2,644,328	2,138,829	3,048,753	3,002,294	3,048,753	4,650,000
256	Contingency and Reserves	-	-	875,378	-	875,378	200,000
257	Total Fund 402 Expenditures	\$ 6,497,248	\$ 5,617,752	\$ 7,670,309	\$ 6,004,238	\$ 7,670,309	\$ 8,997,135
258	404 Insurance fund						
259	Revenue						
260	Charges for Service	\$ 10,058	\$ 6,297	\$ 10,000	\$ 1,415	\$ 10,000	\$ 2,500
261	Interfund Revenue	3,460,086	13,396,287	15,254,072	11,876,112	15,254,884	15,402,681
262	Interest	70,527	48,952	22,202	-	22,202	15,194
263	Other	464,430	1,158,354	533,965	462,914	533,965	466,500
264	Transfers In	-	1,441,009	-	-	-	-
265	Total Fund 404 Revenues	\$ 4,005,101	\$ 16,050,899	\$ 15,820,239	\$ 12,340,441	\$ 15,821,051	\$ 15,886,875
266	Expenses						
267	Labor and Benefits	\$ 942,642	\$ 1,450,241	\$ 1,154,546	\$ 1,120,992	\$ 1,154,546	\$ 1,662,241
268	Operating	6,065,805	13,463,783	15,546,347	11,121,689	15,546,347	13,940,995
269	Interfund Charges	20,958	18,538	8,700	7,735	8,700	28,377
270	Capital Outlay	187,214	-	-	-	-	-
271	Contingency and Reserves	-	-	2,482,491	-	2,482,491	600,000
272	Transfers Out	-	1,165,192	-	-	-	-
273	Total Fund 404 Expenditures	\$ 7,216,618	\$ 16,097,755	\$ 19,192,084	\$ 12,250,416	\$ 19,192,084	\$ 16,231,613
274	405 Comm Center Fund						
275	Revenue						
276	Charges for Service	\$ 1,957,764	\$ 2,101,375	\$ 2,002,743	\$ 1,685,685	\$ 2,070,443	\$ 2,236,715
277	Intergovernmental	57,275	14,703	35,000	65,898	35,000	35,000
278	Fines and Forfeitures	2,552	-	-	-	-	-
279	Interfund Revenue	2,819,063	3,034,656	2,803,531	2,102,648	2,803,531	3,032,115
280	Interest	-	10,891	4,166	-	4,166	4,166
281	Other	2,409	40,611	2,799	75,710	93,399	93,400
282	Transfers In	2,100,190	2,353,445	2,311,488	886,994	2,138,982	2,081,222
283	Total Fund 405 Revenues	\$ 6,939,253	\$ 7,555,682	\$ 7,159,727	\$ 4,816,936	\$ 7,145,521	\$ 7,482,618
284	Expenses						
285	Labor and Benefits	\$ 4,250,029	\$ 4,461,407	\$ 4,946,386	\$ 3,623,680	\$ 4,946,386	\$ 5,359,171

**2022 Recommended Budget
By Fund, By Classification
December 1, 2021**

Line Item Ref #	By Fund By Department By Classification	2019 Actual	2020 Actual	2021 Adopted	2021 Actual YTD	2021 Year End Estimated	2022 Recommended
286	Operating	440,063	707,521	513,393	301,575	513,393	474,562
287	Interfund Charges	1,777,173	1,629,728	1,482,181	1,377,964	1,482,181	1,496,499
288	Capital Outlay	421,864	168,355	680,000	209,352	768,494	690,000
289	Total Fund 405 Expenditures	\$ 6,889,129	\$ 6,967,012	\$ 7,621,960	\$ 5,512,571	\$ 7,710,454	\$ 8,020,232
290	406 Facilities Management Fund						
291	Revenue						
292	Charges for Service	\$ 237	\$ 161	\$ -	\$ 46	\$ 46	\$ -
293	Interfund Revenue	2,607,580	2,720,409	2,793,660	2,100,661	2,801,692	3,091,847
294	Other	26,460	25,184	17,760	14,440	17,760	17,760
295	Transfers In	200,000	-	-	-	-	-
296	Total Fund 406 Revenues	\$ 2,834,277	\$ 2,745,754	\$ 2,811,420	\$ 2,115,147	\$ 2,819,498	\$ 3,109,607
297	Expenses						
298	Labor and Benefits	\$ 521,188	\$ 510,755	\$ 602,049	\$ 512,204	\$ 604,828	\$ 676,409
299	Operating	2,109,776	2,159,806	2,085,979	1,574,799	2,085,979	2,248,927
300	Interfund Charges	185,175	185,849	199,891	177,291	199,891	202,598
301	Capital Outlay	-	-	-	21,381	-	-
302	Contingency and Reserves	-	-	138,740	-	-	-
303	Total Fund 406 Expenditures	\$ 2,816,140	\$ 2,856,409	\$ 3,026,659	\$ 2,285,675	\$ 2,890,698	\$ 3,127,934
304	610 General Debt Service Fund						
305	Revenue						
306	Intergovernmental	\$ 724,725	\$ 16,932	\$ -	\$ -	\$ -	\$ -
307	Interest	2,220	233	-	-	-	-
308	Capital Proceeds	39,830	14,740,000	-	-	-	-
309	Transfers In	6,006,304	6,442,344	6,794,876	3,397,438	6,794,876	6,799,688
310	Total Fund 610 Revenues	\$ 6,773,079	\$ 21,199,508	\$ 6,794,876	\$ 3,397,438	\$ 6,794,876	\$ 6,799,688
311	Expenses						
312	Operating	\$ 27,500	\$ 86,612	\$ 4,500	\$ 3,500	\$ 4,500	\$ 4,500
313	Debt Service	6,385,088	21,476,766	6,790,376	5,355,951	6,790,376	6,795,188
314	Total Fund 610 Expenditures	\$ 6,412,588	\$ 21,563,378	\$ 6,794,876	\$ 5,359,451	\$ 6,794,876	\$ 6,799,688
315	614 GJ Public Finance Corp Fund						
316	Revenue						
317	Interest	\$ 10,806	\$ 12,721	\$ -	\$ -	\$ -	\$ -
318	Other	300,000	300,000	400,000	300,000	400,000	400,000
319	Capital Proceeds	-	-	-	5,086,873	5,086,873	-
320	Transfers In	230,175	204,427	300,000	150,000	848,431	300,879
321	Total Fund 614 Revenues	\$ 540,981	\$ 517,148	\$ 700,000	\$ 5,536,873	\$ 6,335,304	\$ 700,879
322	Expenses						
323	Operating	\$ -	\$ -	\$ 1,500	\$ 59,316	\$ 60,816	\$ 1,500
324	Debt Service	528,675	530,406	698,500	5,743,781	6,274,488	713,600
325	Total Fund 614 Expenditures	\$ 528,675	\$ 530,406	\$ 700,000	\$ 5,803,097	\$ 6,335,304	\$ 715,100
326	615 Riverside Pkwy Debt Retirement						
327	Revenue						
328	Interest	\$ 137,280	\$ 69,725	\$ 35,042	\$ -	\$ 35,042	\$ 35,042
329	Transfers In	1,056,252	632,922	1,349,890	674,945	1,305,444	-
330	Total Fund 615 Revenues	\$ 1,193,532	\$ 702,647	\$ 1,384,932	\$ 674,945	\$ 1,340,486	\$ 35,042
331	Expenses						
332	Transfers Out	\$ 3,183,617	\$ 3,156,000	\$ 3,000,000	\$ 91,092	\$ 3,000,000	\$ 1,052,447
333	Total Fund 615 Expenditures	\$ 3,183,617	\$ 3,156,000	\$ 3,000,000	\$ 91,092	\$ 3,000,000	\$ 1,052,447
334	704 Cemetery Perpetual Care Fund						
335	Revenue						
336	Charges for Service	\$ 29,555	\$ 24,037	\$ -	\$ 23,245	\$ 23,245	\$ -
337	Interest	31,659	22,693	10,239	-	10,239	10,239
338	Total Fund 704 Revenues	\$ 61,214	\$ 46,729	\$ 10,239	\$ 23,245	\$ 33,484	\$ 10,239
339	Expenses						
340	Transfers Out	\$ 23,308	\$ 29,600	\$ 10,239	\$ 5,120	\$ 10,239	\$ 10,239
341	Total Fund 704 Expenditures	\$ 23,308	\$ 29,600	\$ 10,239	\$ 5,120	\$ 10,239	\$ 10,239
342	900 Joint Sewer Fund						

**2022 Recommended Budget
By Fund, By Classification
December 1, 2021**

Line Item Ref #	By Fund By Department By Classification	2019 Actual	2020 Actual	2021 Adopted	2021 Actual YTD	2021 Year End Estimated	2022 Recommended
343	Revenue						
344	Charges for Service	\$ 13,622,174	\$ 14,406,309	\$ 14,311,493	\$ 11,495,653	\$ 14,987,979	\$ 15,243,668
345	Intergovernmental	14,902	540,000	-	293,899	293,899	-
346	Fines and Forfeitures	9,864	1,250	1,000	-	1,000	1,000
347	Interfund Revenue	143,997	137,976	162,106	14,007	162,106	174,154
348	Interest	575,581	435,459	190,839	-	271,700	271,700
349	Other	16,435	26,859	33,750	28,122	33,750	-
350	Capital Proceeds	2,615,535	3,932,766	3,293,550	4,573,014	4,573,014	3,392,350
351	Total Fund 900 Revenues	\$ 16,998,488	\$ 19,480,618	\$ 17,992,738	\$ 16,404,696	\$ 20,323,449	\$ 19,082,872
352	Expenses						
353	Labor and Benefits	\$ 3,523,603	\$ 3,644,242	\$ 3,925,699	\$ 2,978,326	\$ 3,925,699	\$ 4,296,930
354	Operating	1,586,144	1,945,732	1,604,770	1,037,087	1,677,930	1,627,912
355	Interfund Charges	2,587,567	2,529,436	2,385,757	1,861,204	2,385,757	2,710,858
356	Capital Outlay	6,336,449	3,033,951	16,945,000	2,672,992	10,252,179	22,839,500
357	Debt Service	1,684,398	596,884	597,802	597,802	597,802	595,749
358	Transfers Out	-	27,247	-	-	-	-
359	Total Fund 900 Expenditures	\$ 15,718,161	\$ 11,777,492	\$ 25,459,028	\$ 9,147,411	\$ 18,839,367	\$ 32,070,949
360	Total Revenues	\$ 196,403,627	\$ 282,102,777	\$ 237,870,990	\$ 185,895,443	\$ 261,470,849	\$ 250,220,161
361	Total Expenditures	\$ 201,759,278	\$ 216,686,673	\$ 278,096,933	\$ 155,927,937	\$ 275,095,747	\$ 292,608,971



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

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

The Stadium COP is through the Grand Junction Public Finance Corporation with an original issuance of \$7.77 million in COPs in 2010. In the early part of 2021 they were refinanced increasing the principal to \$11.03 million, generating proceeds for Stadium improvements, and extending the term to 2045. The lease payment budgeted in Fund 614 for 2022 is \$713,600. Grand Junction Baseball Inc. partnered in the project and participates in the payment of the lease at \$300,000 per year, and Mesa County School District No. 51 participates in the payment of the lease at \$100,000 per year beginning in 2021. The lease term is through 2045, and the total remaining lease obligations including the 2022 payment referenced above is \$16,728,813.

The Public Safety COP is through Zions First National Bank with an original issuance of \$34.9 million in COP's in 2010. In 2019, the outstanding COPs were re-financed at a lower interest rate with no change in the lease term resulting in significant savings in future total lease obligations. The lease payment budgeted in Fund 610 for 2022 is \$1,997,600. The E911 Regional Communication Center participates in the payment of the lease at \$500,000 per year through the Enhanced 911 Fund. The lease term is through 2040 and the total remaining lease obligation including the 2022 including the payment referenced above is \$37,964,350.



Downtown Development Authority

Calendar 2022
Recommended Budget

		12/1/2021													
		PROJECTED													
Row Labels		BEGINNING FUND	TOTAL REVENUE	LABOR	NON PERSONNEL	TOTAL OPERATING	DEBT SERVICE	MAJOR CAPITAL	TOTAL EXPENSE	TRANSFERS IN	TRANSFERS OUT	NET SOURCE (USE)	Contingency Funds	Net Change in Fund	ENDING FUND
		BALANCES			OPERATING	EXPENSE						OF FUNDS		Balance	BALANCE
103	Downtown Development Authority	\$ 1,849,788	\$ 1,436,081	\$ 276,964	\$ 1,146,056	\$ 1,423,020	\$ -	\$ -	\$ 1,423,020	\$ -	\$ -	\$ 13,061	\$ 250,000	\$ (236,939)	\$ 1,612,849
611	DDA TIF Debt Service Fund	1,884,508	2,161,790	-	28,350	28,350	1,651,275	-	1,679,625	-	-	482,165	-	482,165	2,366,673
Total All DDA Funds		\$ 3,734,295	\$ 3,597,871	\$ 276,964	\$ 1,174,406	\$ 1,451,370	\$ 1,651,275	\$ -	\$ 3,102,645	\$ -	\$ -	\$ 495,226	\$ 250,000	\$ 245,226	\$ 3,979,521
Total Appropriated DDA Funds										\$ 3,352,645					

**2022 Recommended Budget
By Fund, By Classification
December 1, 2021**

Line Item Ref #	By Fund By Department By Classification	2019 Actual	2020 Actual	2021 Adopted	2021 Actual YTD	2021 Year End Estimated	2022 Recommended
1	103 Downtown Development Authority						
2	Revenue						
3	Taxes	\$ 268,104	\$ 288,757	\$ 288,617	\$ 271,287	\$ 288,617	\$ 392,836
4	Charges for Service	2,103	1,954	-	4,037	-	11,500
5	Intergovernmental	20,000	52,990	10,000	2,000	-	-
6	Interest	23,230	30,467	14,364	-	14,364	14,364
7	Other	1,009,471	1,012,993	997,381	770,003	1,007,381	1,017,381
8	Transfers In	60,154	-	-	-	-	-
9	Total Fund 103 Revenues	\$ 1,383,061	\$ 1,387,161	\$ 1,310,362	\$ 1,047,327	\$ 1,310,362	\$ 1,436,081
10	Expenses						
11	Labor and Benefits	\$ 160,713	\$ 204,852	\$ 261,522	\$ 185,033	\$ 261,522	\$ 276,964
12	Operating	1,102,293	569,171	574,825	955,102	1,244,825	1,100,988
13	Interfund Charges	37,030	39,899	39,882	29,912	39,882	45,068
14	Capital Outlay	-	134,990	-	702,289	-	-
15	Contingency and Reserves	-	-	250,000	-	-	250,000
16	Total Fund 103 Expenditures	\$ 1,300,036	\$ 948,912	\$ 1,126,229	\$ 1,872,336	\$ 1,546,229	\$ 1,673,020
17	611 DDA TIF Deb Service Fund						
18	Revenue						
19	Taxes	\$ 1,398,693	\$ 1,502,221	\$ 1,494,134	\$ 1,384,886	\$ 1,494,134	\$ 1,561,113
20	Intergovernmental	363,001	381,533	346,439	-	503,687	589,783
21	Interest	41,356	16,654	10,894	-	10,894	10,894
22	Total Fund 611 Revenues	\$ 1,803,050	\$ 1,900,408	\$ 1,851,467	\$ 1,384,886	\$ 2,008,715	\$ 2,161,790
23	Expenses						
24	Operating	\$ -	\$ 26,214	\$ 27,500	\$ 3,331	\$ 27,500	\$ 28,350
25	Debt Service	1,652,105	1,678,937	1,651,465	824,934	1,651,465	1,651,275
26	Capital Outlay	-	-	-	-	700,000	-
27	Transfers Out	1,315,293	-	-	-	-	-
28	Total Fund 611 Expenditures	\$ 2,967,398	\$ 1,705,151	\$ 1,678,965	\$ 828,265	\$ 2,378,965	\$ 1,679,625
29	Total DDA Expenditures	\$ 14,293,473	\$ 3,799,040	\$ 2,805,194	\$ 2,700,600	\$ 3,925,194	\$ 3,352,645

Councilmember Dennis Simpson Email

City Council Meeting Date: December 1, 2021

I have thought more about the request from the six of you to put my concerns with the 2022 budget into writing and have decided to provide this email.

Some of the topics that I would like to have had Council discuss are:

1. The budget does not discuss our plans for internal or external TCP or other development related fees in 2022. Construction costs have increased significantly in 2021 which logically would increase the unfunded liability that has been discussed in earlier meetings which should precipitate a Council discussion of how to react. I had hoped that a clear discussion of the size of the unfunded liability and our options to address the problem would have occurred as a part of the 2022 budget.
2. The budget for the .75% sales tax fund includes \$1.8 million for "City Council Economic Development Contingency (funded by sale of Dos Rios property)". It is my view that this item should be discussed with Council. I don't remember that this Council has directed that sales proceeds from Dos Rios are to go to Economic Development. There are other choices of how these funds could be spent. We should discuss why we can't use the excess lodger's tax (dedicated to economic development) rather than tie up capital funds.
3. The method used to budget "vacancy savings" creates a situation where it is almost impossible for staff to exceed the approved budget. I believe the Council should insist on a budget that predicts the amount that will actually be spent, not based on the assumption that every position will be filled for every day of the year. We have a responsibility to hold staff accountable. This practice turns the Council's role into little more than rubber stamping.
4. The 2021 budget included cost estimates for projects that were planned for 2022. These same projects were changed significantly in the 2022 budget. I had hoped to ask staff to explain the reasoning for the larger changes to Council. For example, the 2021 projection called for the F ½ Parkway to be completed in 2022 at a cost of \$14.8 M. The 2022 budget projects completion in 2023 at a cost of \$16.3 M. It is likely that there is a good reason for this and other changes, but the Council has the responsibility to ask the questions.
5. The budget calls for completion of the renovations to the OM pool in **2024**. I would like to have staff explain why this can't be done in **2022 or 2023**.

Since the budget is scheduled to be adopted on December 1, there is little likelihood that we will find the time to discuss these or any of my other concerns. I repeat my request that individual Councilors take the time to discuss budget concerns with me even if the discussions take place after the budget is adopted.

ORDINANCE NO. ____

THE ANNUAL APPROPRIATION ORDINANCE

AN ORDINANCE APPROPRIATING CERTAIN SUMS OF MONEY TO DEFRAY THE NECESSARY EXPENSES AND LIABILITIES OF THE CITY OF GRAND JUNCTION, COLORADO AND THE DOWNTOWN DEVELOPMENT AUTHORITY FOR THE YEAR BEGINNING JANUARY 1, 2022 AND ENDING DECEMBER 31, 2022

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

SECTION 1. That the following sums of money, or so much therefore as may be necessary, be and the same are hereby appropriated for the purpose of defraying the necessary expenses and liabilities, and for the purpose of establishing emergency reserves of the City of Grand Junction, Colorado, for the fiscal year beginning January 1, 2022, and ending December 31, 2022, said sums to be derived from the various funds as indicated for the expenditures of:

Fund Name	Fund #	Appropriation
General Fund	100	\$ 91,934,312
Enhanced 911 Fund	101	\$ 2,581,222
Visit Grand Junction Fund	102	\$ 5,329,055
D.D.A. Operations	103	\$ 1,673,020
CDBG Fund	104	\$ 469,557
Parkland Expansion Fund	105	\$ 1,464,792
Lodgers Tax Increase Fund	106	\$ 1,864,219
First Responder Tax Fund	107	\$ 10,880,714
Conservation Trust Fund	110	\$ 879,061
Cannabis Sales Tax Fund	111	\$ 1,000,000
Sales Tax CIP Fund	201	\$ 28,780,217
Storm Drainage Fund	202	\$ 530,000
Transportation Capacity Fund	207	\$ 27,938,000
Water Fund	301	\$ 23,036,401
Solid Waste Removal Fund	302	\$ 4,868,728
Grand Junction Convention Center Fund	303	\$ 431,761
Golf Courses Fund	305	\$ 2,355,045
Parking Authority Fund	308	\$ 687,544
Ridges Irrigation Fund	309	\$ 538,055
Information Technology Fund	401	\$ 10,014,951
Fleet and Equipment Fund	402	\$ 8,997,135
Insurance Fund	404	\$ 16,231,613
Communication Center Fund	405	\$ 8,020,232
Facilities Management Fund	406	\$ 3,127,934
General Debt Service Fund	610	\$ 6,799,688
D.D.A. T.I.F. Debt Service	611	\$ 1,679,625
GJ Public Finance Corp Fund	614	\$ 715,100
Riverside Parkway Debt Retirement Fund	615	\$ 1,052,447

Cemetery Perpetual Care Fund	704	\$ 10,239
Joint Sewer Operations Fund	900	\$ 32,070,949

SECTION 2. The documentation of the proposed revenue and expenses prepared and maintained by the Finance Director in support of the budget and ordinance, including and pursuant to Article VII, Paragraph 57 regarding the setting of the City Manager's salary, are incorporated by and made part of this ordinance by this reference and City Council adoption of the same, as if fully set forth.

INTRODUCED AND ORDERED PUBLISHED IN PAMPHLET FORM this 3rd day of November 2021.

TO BE PASSED AND ADOPTED AND ORDERED PUBLISHED IN PAMPHLET FORM this 1st day of December 2021.

C.B. McDaniel
President of the City Council

Attest:

Wanda Winkelmann
City Clerk



Grand Junction City Council

Regular Session

Item #6.b.i.

Meeting Date: December 1, 2021
Presented By: David Thornton, Principal Planner
Department: Community Development
Submitted By: David Thornton, Principal Planner

Information

SUBJECT:

A Resolution Accepting the Petition for the Annexation of 5-Acres of Land and an Ordinance Annexing and Zoning the Cross Orchards Annexation to CSR (Community Services and Recreation) and R-4 (Residential - 4 du/ac), Located at 3073 and 3075 Patterson Road, and 2943-091-30-004, a Parcel with No Physical Address

RECOMMENDATION:

Staff recommends adoption of a resolution accepting the petition for the Cross Orchards Annexation, and approval of the annexation and zone of annexation ordinances. The Planning Commission heard the zoning request at its November 9, 2021 meeting and voted (6-0) to recommend approval of the request.

EXECUTIVE SUMMARY:

The Applicants, The Museum of Western Colorado and Cross Orchard Development LLC are requesting a zone of annexation to R-4 (Residential 2.4 du/ac) and CSR (Community Services and Recreation) for the Cross Orchards Annexation. The approximately 22.68-acres consists of 3 parcels of land and is located at 3073 and 3075 Patterson Road, and 2943-091-30-004, a parcel with no physical address. The subject property has the existing Cross Orchard Living Farm and Museum on it utilizing approximately 14 acres and the third parcel is approximately 8 acres and planned for residential development and currently vacant. There is 0.57 acres of Patterson Road right-of-way in the annexation.

The property is Annexable Development per the Persigo Agreement. The zone district of R-4 is consistent with the Residential Low Land Use category of the Comprehensive Plan and existing Mesa County zoning. The zone district of CSR is consistent with the museum and living farm use of the Museum's properties. Both the request for annexation and zone of annexation will be heard concurrently.

BACKGROUND OR DETAILED INFORMATION:

Annexation Request:

The Applicants, The Museum of Western Colorado and Cross Orchard Development LLC are requesting annexation of approximately 22.68-acres consisting of 3 parcels of land and located at 3073 & 3075 Patterson Road and a third parcel, Tax Parcel No. 2943-091-30-004, with no physical address. The subject property has the existing Cross Orchard Living Farm and Museum utilizing two parcels, approximately 14 acres and the third parcel is approximately 8 acres and planned for residential development and currently vacant. There is 0.57 acres of Patterson Road right-of-way in the annexation.

The properties are Annexable Development per the Persigo Agreement. The Applicant is requesting annexation into the city limits in anticipation of future residential subdivision development for the 8-acre parcel. The Museum of Western Colorado sold the 8-acre parcel to Cross Orchard Development LLC recently. To annex the 8 acres the entire Museum property is being annexed to meet contiguity requirements of State Law for annexations.

The schedule for the annexation and zoning is as follows:

- Referral of Petition (30 Day Notice), Introduction of a Proposed Ordinance, Exercising Land Use – October 20, 2021
- Planning Commission considers Comprehensive Plan Amendment and Zone of Annexation – November 9, 2021
- Introduction of a Proposed Ordinance on Zoning by City Council – November 17, 2021
- Acceptance of Petition and Public Hearing on Annexation, and Comprehensive Plan Amendment and Zoning by City Council – December 1, 2021
- Effective date of Annexation, Comprehensive Plan Amendment and Zoning – January 2, 2021

Zone of Annexation Request:

The Applicant's properties are currently in the County and have a County zoning of RSF-4 (Residential Single Family – 4 dwelling units per acre) for the entire annexation area. They are requesting a zone district of R-4 (Residential – 4 du/ac) for an approximately 8-acre property owned by Cross Orchard Development, LLC and a zone district of CSR (Community Services and Recreation) for approximately 14 acres the Museum owns and houses their Cross Orchard's Living Farm located at 3073 and 3075 Patterson Road. Both zone districts are consistent with the Residential Low Land Use category of the Comprehensive Plan and the R-4 zone is consistent with the existing Mesa County zoning of RSF-4. The zone district of CSR is consistent with the museum and living farm land use and is an allowed land use in this zone district. Museums are not allowed in the R-4 zone district.

Surrounding properties to the east, west, north and south are zoned RSF-4 in Mesa County with some PUD (Planned Unit Development) zoning intermixed. Directly to the

north across Patterson Road existing city zoning is R-4. Surrounding development is single family detached residential development and in support of the Comprehensive Plan's Land Use designation of Residential Low. The request for zoning will be considered separately by City Council, but concurrently with the annexation request and will be heard in a future Council action after review and recommendation by the Planning Commission.

The annexation area has sewer service and all other urban amenities to the property. It is located within Tier 2 on the Intensification and Growth Tiers Map of the Comprehensive Plan. The goal to "encourage infill and redevelopment to leverage existing infrastructure" supports the Applicants' requests for the R-4 and CSR zoning.

The Applicants are interested in preparing the 8-acre proposed R-4 property for future residential development, consistent with the scope and type of development envisioned by the Comprehensive Plan with the Land Use Map designation of Residential Low (2 – 5.5 du/ac) density. The R-4 zoning requires a minimum of 2 dwelling units per acre, therefore the requested zoning of R-4 implements the Comprehensive Plan's Residential Low Land Use category.

The purpose of the R-4 (Residential – 4 du/ac) zone district is to provide for low density detached dwellings. This property is located within an urban infill area of the community. The greater surrounding Fruitvale area both within the city limits and unincorporated County are largely developed with single-family detached homes. Further subdivision development is encouraged within this urban infill area as recommended by the 2020 One Grand Junction Comprehensive Plan. The 8-acre property provides a large enough site to accommodate such development.

The purpose of the CSR (Community Services and Recreation) zone district is to provide for public/institutional uses and facilities. The CSR district includes outdoor recreational facilities and educational facilities, allowing for land uses such as Museums within the zone district, allowed in the Use Table established in the Zoning and Development Code. In addition to the R-4 and CSR zoning requested by the petitioners, the following zone district would also be consistent with the Comprehensive Plan designation of Residential Low (2 - 5.5 du/ac).

a. R-5 (Residential – 3-5.5 du/ac)

NOTIFICATION REQUIREMENTS

A Neighborhood Meeting regarding the proposed Annexation and Zoning was held on May 19, 2021 via Zoom, in accordance with Section 21.02.080 (e) of the Zoning and Development Code. The Applicants, Applicant's representative and City staff were in attendance, with one member of the public in attendance. Questions asked included timing of the subdivision, setback requirements, type of fencing, type of homes being constructed and concerns for increased traffic.

Notice was completed consistent with the provisions in Section 21.02.080 (g) of the

City's Zoning and Development Code. The subject property was posted with an application sign on June 30, 2021. Mailed notice of the public hearings before Planning Commission and City Council in the form of notification cards was sent to surrounding property owners within 500 feet of the subject property on October 29, 2021. The notice of the Planning Commission public hearing was published November 2, 2021 in the Grand Junction Daily Sentinel. Public comment was also offered through the GJSpeaks platform. One public comment was received and is included in the attachments.

ANALYSIS

Annexation Analysis

The property is currently adjacent to existing city limits located in Patterson Road. A serial annexation comprising of two annexation legal descriptions is required to obtain the necessary one sixth contiguity requirements of State Statutes for annexation. The property owners have signed petitions for annexation of their properties.

Staff has found, based on review of the petition and knowledge of applicable state law, including the Municipal Annexation Act Pursuant to C.R.S. 31-12-104, that the Cross Orchards Annexation is eligible to be annexed because of compliance with the following:

- a) A proper petition has been signed by more than 50% of the owners and more than 50% of the property described. The petition has been signed by the owners of all properties or 100% of the owners and includes 100% of the property described excluding right-of-way.
- b) Not less than one-sixth of the perimeter of the area to be annexed is contiguous with the existing City limits. Cross Orchards Annexation No. 1 has just under seventeen percent of the perimeter of the annexation contiguous with the existing City limits meeting the 1/6 contiguity requirements for annexation. Cross Orchards Annexation No. 2 has just over seventeen percent of the perimeter of the annexation contiguous with the city limits established in Cross Orchards Annexation No. 1 meeting the 1/6 contiguity requirements for annexation.
- c) A community of interest exists between the area to be annexed and the City. This is so in part because the Central Grand Valley is essentially a single demographic and economic unit and occupants of the area can be expected to, and regularly do, use City streets, parks and other urban facilities.
- d) The area is or will be urbanized in the near future. The property owner, Cross Orchard Development LLC is currently planning for the development of residential housing at R-4 urban densities.
- e) The area is capable of being integrated with the City. The proposed annexation is adjacent to the city limits on the north side and will be required at the time of development to interconnect with existing urban services. Utilities and City services are

available and currently serving the existing urban area around this site.

f) No land held in identical ownership is being divided by the proposed annexation. The entire property owned by the applicants are being annexed.

g) No land held in identical ownership comprising 20 contiguous acres or more with an assessed valuation of \$200,000 or more for tax purposes is included without the owner's consent. Contiguous property owned by the petitioner is less than 20 acres in size, so this requirement does not apply, however, the petitioners have granted consent to the City to annex the property.

Please note that the annexation petitions were prepared by the City.

Zone of Annexation Analysis

The criteria for review is set forth in Section 21.02.140 (a) and includes that the City may rezone property if the proposed changes are consistent with the vision, goals and policies of the Comprehensive Plan and must meet one or more of the following rezone criteria as identified:

(1) Subsequent events have invalidated the original premises and findings; and/or The property owners have petitioned for annexation into the City limits and requested zoning of R-4 and CSR which is compatible with the Comprehensive Plan Land Use Map designation of Residential Low (2 - 5.5 du/ac). Since the Applicant's properties are currently in the County, the annexation of the property is a subsequent event that will invalidate the original premise, a county zoning designation.

The 2020 One Grand Junction Comprehensive Plan defined the density range for the Residential Low Land Use category with a range of 2 to 5.5 du/ac. The existing County RSF-4 zone district at a maximum density of 4 dwelling units per acre implements the Residential Low Land Use category and is nearly identical to the City's R-4 zone district. Therefore, staff has found this criterion has not been met for the proposed R-4 zone district. For the proposed CSR zone district, it is necessary to zone the two museum properties CSR since the R-4 zone district does not allow for existing museum use.

Staff finds this criterion being met for CSR for the proposed 14-acres, but not for the proposed 8 acres at R-4.

(2) The character and/or condition of the area has changed such that the amendment is consistent with the Plan; and/or
The character or condition of the areas has not changed enough to satisfy this criterion. Staff finds that this criterion has not been met for either the R-4 or CSR zone districts.

(3) Public and community facilities are adequate to serve the type and scope of land use proposed; and/or

Adequate public and community facilities and services are available to the properties and are sufficient to serve land uses associated with the proposed R-4 zone district as well as the CSR zone district. The proposed R-4 property consisting of 8 acres will be developed as a residential subdivision. The proposed CSR property will continue to house the museum facility and operations.

The proposed CSR property has access from Patterson Road and the R-4 property has street access to Wellington Avenue and Hoisington Avenue. Sanitary sewer is available to the annexation area from all three of these public streets, expected extensions will be required into the property when urban development occurs by the developer of the property. A 6-inch Clifton Water District water line is available to the site from Hoisington Avenue, a 4-inch Clifton Water District water line is available to the site from Wellington Avenue, and an 8-inch Clifton Water District water line is available from Patterson Road to the proposed CSR properties. Domestic water service to all three properties is available for any future development. The area can also be served by Xcel Energy for electricity and natural gas.

A short distance away is Grand Mesa Middle School and Grand Junction Central High School. A Regional Park is next to Central High School less than on half mile from this annexation area. A short distance to the east is Clifton, which has a major shopping district with good and services available. The public and community facilities are adequate to serve the type and scope of the residential land use proposed at the R-4 densities and the existing museum property needs in CSR, therefore staff has found this criterion has been met for both the R-4 and CSR zone districts.

(4) An inadequate supply of suitably designated land is available in the community, as defined by the presiding body, to accommodate the proposed land use; and/or The properties and surrounding area is designated on the Comprehensive Plan Land Use Map as Residential Low (2 - 5.5 du/ac). The proposed zoning designation of R-4 meets the intent of achieving the desired density for the property with this request, to develop at the low end of the Residential Low land use category. For properties already annexed into the City limits, the area within one half mile of the annexation area is predominately zoned R-4. Most of the area including unincorporated Mesa County is developed, limited land area is available for new development within the half mile area. Staff finds that there is an inadequate supply of R-4 zoning in this area of Fruitvale as define above.

The proposed CSR zone district for the 14-acre museum will provide for the existing land use to be conforming to city zoning. There is not an inadequate supply of CSR in the City, but with the museum facility located at this location and being annexed into the City, there is a need to provide for a conforming zone district permitting the existing land use.

Staff therefore finds this criterion has been met for the R-4 zone district, but not for the CSR zone district.

(5) The community or area, as defined by the presiding body, will derive benefits from the proposed amendment.

Annexation and zoning of the properties will create additional land within the City limits for city growth and annexation helps fill in the patchwork of urbanization that is within and just outside of the City limits. The annexation is also consistent with the City and County 1998 Persigo Agreement.

The requested R-4 zone district will provide an opportunity for housing within a range of density that is consistent with the needs of the growing community. This principle is supported and encouraged by the Comprehensive Plan and furthers the plan's goal of promoting a diverse supply of housing types that meet the needs of all ages, abilities, and incomes identified in Plan Principle 5: Strong Neighborhoods and Housing Choice, Chapter 2 of the 2020 One Grand Junction Comprehensive Plan.

The requested CSR zone district is supported by the Comprehensive Plan for secondary land uses identified in the Residential Low Land Use category particularly "other public/institutional uses" which is where the existing museum facility and operations on the property is classified.

Therefore, Staff finds that this criterion has been met for both the R-4 and CSR zone districts.

Consistency with Comprehensive Plan

Section 21.02.160 (f) of the Grand Junction Zoning and Development Code provides that the zoning of an annexation area shall be consistent with the adopted Comprehensive Plan and the criteria set forth. Though the R-5 zone district could be considered in a Residential Low Land Use area, the R-4 zone district is consistent with the recommendations of the Plan's amended Land Use Map, compatible with the surrounding neighborhood and provides for single family housing on a larger residential lot, thereby providing more housing choice to the community. The CSR zone district supports the museum land uses on their two properties.

The R-4 zoning request is consistent with the following chapters, goals and principles of the Comprehensive Plan:

Chapter 2

Plan Principle 3: Responsible and Managed Growth

Goal: Support fiscally responsible growth and annexation policies that promote a compact pattern of growth...and encourage the efficient use of land.

Goal: Encourage infill and redevelopment to leverage existing infrastructure.

Plan Principle 5: Strong Neighborhoods and Housing Choices

Goal: Promote more opportunities for housing choices that meets the needs of people of all ages, abilities, and incomes.

The CSR zoning request is consistent with the following chapter, goal and principle of

the Comprehensive Plan:

Plan Principle 9: Quality Education and Facilities

Goal: Support community-based education...support local institutions in providing facilities and programs to City residents and visitors to learn about arts, culture, and local history.

Both the R-4 and CSR zoning requests are consistent to the following:

Chapter 3

Intensification and Tiered Growth Plan. Subject properties are located within Tier 2 – In Tier 2, the City should promote the annexation of those parcels which are surrounded by, and or have direct adjacency to, the City limits of Grand Junction. Annexation and development of these parcels will provide continuous use and development opportunities while minimizing the impact on infrastructure and City services.

Relationship to Existing Zoning. Requests to rezone properties should be considered based on the Implementing Zone Districts assigned to each Land Use Designation.

- Guide future zoning changes. Requests for zoning changes are required to implement the Comprehensive Plan.

RECOMMENDATION AND FINDINGS OF FACT

After reviewing the Cross Orchards Annexation Annexation, ANX-2021-438 request for the property located at 3073 & 3075 Patterson Road & 2943-091-30-004, a parcel with no physical address to be annexed into the city limits, the following findings of facts have been made.

1. The annexation based on review of the petition and knowledge of applicable state law, including the Municipal Annexation Act Pursuant to C.R.S. 31-12-104, is eligible to be annexed.

Therefore, staff recommends approval of the request.

After reviewing the Cross Orchards Annexation Zone of Annexation, ANX-2021-438 request for the property located at 3073 & 3075 Patterson Road & 2943-091-30-004, a parcel with no physical address, from County RSF-4 (Residential Single Family – 4 du/ac) to a City CSR for 3073 and 3075 Patterson Road and R-4 (4 du/ac) for the property known as tax parcel 2943-091-30-004, a parcel with no physical address, the following findings of facts and conditions have been made.

1. The zones of annexation request have met one or more of the criteria in Section 21.02.140 of the Zoning and Development Code.
2. The zones of annexation request are consistent with the vision (intent), goals and policies of the Comprehensive Plan.

Therefore, Planning Commission recommends approval of the request.

FISCAL IMPACT:

Fiscal Impacts by City Department.

Public Works

There is 600 feet of Patterson Road included in the annexation. There is also approximately 600 feet of 12-inch storm drain and four inlets along with one streetlight. Street sweeping, storm drainage, snow removal, street lighting, and striping are estimated at \$670/year. Street Maintenance will entail a chip seal in 2023 at a cost of \$11,250 and an overlay in 2029 at a cost of \$106,600.

Fire Department

Currently these properties are in the Clifton Fire Protection District. The fire district collects a 11.5520 mill levy that generates \$3,169 per year in property taxes. If annexed, the properties will be excluded from the Clifton Fire Protection District and the City's 8 mills will generate \$2,194 per year (prior to development) and between \$2,900 and \$5,800 per year after development depending on the number of housing units constructed. Property taxes will need to pay for not only fire and emergency medical services but also other City services provided to the area. City services are supported by a combination of property taxes and sales/use taxes. Primary fire and EMS response to this area is from Fire Station 2 at 2827 Patterson Road. This station handles the highest call volume of all City fire stations but with an estimated build out of 16-22 residential dwelling units, the increase in calls for service resulting from this annexation is considered marginal. In 2022, Fire Station 8 will be constructed south of this area and will provide additional back-up resources to this area. Response times from Station 2 fall within National Fire Protection Association Standards.

Utilities

For the 8-acre undeveloped parcel (Tax #2943—091-30-004) being planned for residential development at between 2 to 4 units per acre density, we can expect so between 16 and 32 dwelling units. Water and sewer services are available to this property. This property is within the Clifton Water District service area. The property is currently within the Persigo 201 Sewer Service Area but is not currently served by sewer. The existing 8-inch sewer on Bookcliff Ave has capacity to serve this development. The Persigo wastewater treatment plant has capacity to accommodate this development. The property would be assessed the current plant investment fee (PIF) to pay the equivalent share of costs for the existing wastewater treatment plant and infrastructure.

SUGGESTED MOTION:

I move to (adopt/deny) Resolution No. 101-21, a resolution accepting a petition for the annexation of lands to the City of Grand Junction, Colorado, making certain findings and determining that property known as the Cross Orchards Annexation, approximately 22.68 acres, located at 3073 and 3075 Patterson Road, and Tax parcel No. 2943-091-30-004, a parcel with no physical address is eligible for annexation, as well as (adopt/deny) Ordinance No. 5043, an ordinance annexing territory to the City of Grand Junction, Colorado, Cross Orchards Annexation, approximately 22.68 acres, located at 3073 and 3075 Patterson Road, and 2943-091-30-004, a parcel with no physical address, and (adopt/deny) Ordinance No. 5044, an ordinance zoning the Cross Orchards Annexation, located at 3073 & 3075 Patterson Road to CSR (Community Services and Recreation) and R-4 (Residential - 4 du/ac) zone district for parcel no. 2943-091-30-004, a parcel with no physical address, both on final passage and order final publication in pamphlet form.

Attachments

1. Development Application dated May 19 - 2021
2. Site Maps and Pictures of Site
3. Annexation Schedule and Summary Table - Cross Orchards Annexation
4. Neighborhood Meeting Summary - Minutes
5. Public Correspondence received
6. Planning Commission Minutes - 2021 - November 9 - Draft
7. Resolution Accepting Petition for Annexation
8. Cross Orchards Annexation Ordinance
9. ORD-Zone of Annexation- Cross Orchards Annex

Development Application

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

Petition For: Annexation/Zone of Annexation

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

Existing Land Use Designation Residential/Cross Orchards Farm

Existing Zoning RSF-4

Proposed Land Use Designation CSR (Museum) and Residential

Proposed Zoning CSR and R-4

Property Information

Site Location: 3073 and 3075 Patterson Road, South Adjoining Parcel

Site Acreage: 22.10 Approx. ~~21.54~~ Combined

Site Tax No(s): 2943-091-30-001, 002 and 004

Site Zoning: RSF-4

Project Description: Annexation and zoning in the City limits to preserve the existing Cross Orchards Farm and develop the

Property Owner Information

Name: Museum of Western Colorado

Street Address: P. O. Box 20000-5020

City/State/Zip: Grand Junction, CO 81501

Business Phone #: 970-242-0971

E-Mail: kmichaelis@westcomuseum

Fax #:

Contact Person: Kaia Michaelis

Contact Phone #: 970-242-0971 x204

Applicant Information

Name: Ted Martin - Cross Orchard De

Street Address: 2814 Ridge Drive

City/State/Zip: Grand Junction, CO 81501

Business Phone #: 970-260-8064

E-Mail: agenttedmartin@gmail.com

Fax #:

Contact Person: Ted Martin

Contact Phone #: 970-260-8064

Representative Information

Name: River City Consultants, Inc.

Street Address: 215 Pitkin Ave. #201

City/State/Zip: Grand Junction, CO 81501

Business Phone #: 970-241-4722

E-Mail: tstates@rccwest.com

Fax #:

Contact Person: Tracy States

Contact Phone #: 970-241-4722

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

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

Signature of Person Completing the Application Tracy States

Digitally signed by Tracy States
Date: 2021.05.19 15:42:12 -06'00'

Date May 19, 2021

Signature of Legal Property Owner Kaia Michaelis

Date May 19, 2021

General Project Report

Cross Orchards Annexation/Zoning 3073 and 3075 Patterson Road and South Adjoining Parcel (2943-021-30-004)

June 14, 2021

Prepared for:

Cross Orchards Development, LLC

2814 Ridge Drive, Grand Junction, CO 81506

Prepared by:



215 Pitkin, Grand Junction, CO 81501

Grand Junction, CO 81506

Phone: (970) 241-4722

Fax: (970) 241-8841

A. Project Description

1) Location: The project is located at 3073 and 3075 Patterson and the south adjoining parcel (2943-091-30-004).

2) Acreage: The subject parcels contain approximately 22.10 acres combined.

3) Proposed Use: This submittal is for Annexation and Zoning of the parcels into the City of Grand Junction to preserve the existing Cross Orchards Farm and develop the southern parcel with single family residential. The proposed zoning is CSR for 3073 Patterson and R-4 for the southern adjoining parcel. The future land use indicates Residential Low zoning on both parcels.

B. Public Benefit

The proposed Annexation and Zoning will preserve the Cross Orchards Farm with the CSR zoning, and will provide low density, single family residential lots needed to keep up with growth and demand for housing.

C. Neighborhood Meeting

A neighborhood meeting was held virtually via a zoom meeting on May 19, 2021. A summary of the meeting is included with this submittal.

D. Project Compliance, Compatibility, and Impact

1) Adopted plans and/or policies:

The proposed Rezoning, in conjunction with the 2020 Comprehensive Plan, will comply with the adopted codes, plans and requirements for the property. The CSR and R-4 zonings are appropriate districts for the Residential Low category of the Comprehensive Plan.

2) Land use in the surrounding area:

The uses contained within the surrounding area are a mix of commercial/industrial, agricultural and large lot residential, as well as low density residential.

3) Site access and traffic patterns:

Not applicable for this submittal.

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

The subject parcel is served by the following:

Clifton Water District
City of Grand Junction Sewer
Palisade Irrigation District
Xcel Energy
Clifton Fire

Spectrum/Charter
CenturyLink/Lumen

Fire Hydrants are located on the northeast corner of 3067 Patterson Road (adjoiner) and in the subdivision to the south of the southerly parcel proposed for residential development. Adequate water lines and hydrants will be designed when the southerly parcel develops.

5) Special or unusual demands on utilities:

There will be no unusual demand on utilities as a result of the Annexation/Rezone.

6) Effects on public facilities:

The Rezone will have no adverse effect on public facilities.

7) Hours of operation:

Typical of residential development.

8) Number of employees:

Not applicable.

9) Signage:

Not applicable.

10) Site Soils Geology:

Not applicable.

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

None are anticipated.

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

Section 21.02.070 (6) of the Zoning and Development Code:

General Approval Criteria. No permit may be approved unless all of the following criteria are satisfied:

(i) Compliance with the Comprehensive Plan and any applicable adopted plan.

The Rezone request is in compliance with the newly adopted 2020 Comprehensive Plan.

(ii) Compliance with this zoning and development code.

The Rezone request is in compliance with the zoning and development code.

(iii) Conditions of any prior approvals.

There are no conditions of prior approvals.

(iv) Public facilities and utilities shall be available concurrent with the development.

All public facilities and utilities will be available concurrent with the rezoning and subsequent development of this property.

(v) Received all applicable local, State and federal permits.

All applicable permits will be obtained for this project.

Section 21.02.140 Code amendment and rezoning:

(a) **Approval Criteria.** In order to maintain internal consistency between this code and the zoning maps, map amendments must only occur if:

(1) Subsequent events have invalidated the original premises and findings; and/or

The proposed Rezone request to CSR and R-4 zone districts will bring the parcel into compliance with the newly adopted 2020 Comprehensive Plan.

(2) The character and/or condition of the area has changed such that the amendment is consistent with the Plan; and/or

The amendment would allow the continuation of low density, affordable, quality housing in this much desired area of Grand Junction and is consistent with the Comprehensive Plan.

(3) Public and community facilities are adequate to serve the type and scope of land use proposed; and/or

Public and community facilities are existing and adequate and will support low density residential and industrial developments and are not affected as a result of the Rezone request.

(4) An inadequate supply of suitably designated land is available in the community, as defined by the presiding body, to accommodate the proposed land use; and/or

This parcel of land is adequately serviced by utilities and roadways. There is an inadequate supply of low-density development parcels in this area, that haven't already been developed, to meet demand.

(5) The community or area, as defined by the presiding body, will derive benefits from the proposed amendment.

The area will benefit with the development of low-density residential development with the extension of services.

21.02.160 Annexation:

(c) **Approval Criteria.** The application shall meet all applicable statutory and City administrative requirements.

In order for this parcel to develop, it must annex into the City of Grand Junction limits due to its location within the 201 Boundary. The application meets all applicable statutory and City administrative requirements.

F. Development Schedule

Not applicable for this submittal.

**CROSS ORCHARDS ANNEXATION
PETITION FOR ANNEXATION**

WE THE UNDERSIGNED do hereby petition the City Council of the City of Grand Junction, State of Colorado, to annex the following described parcels to the said City:

GENERAL LOCATION: 3073 & 3075 Patterson Road and
Tax ID # 2943-091-30-004

3073 Patterson Road

Lot 1, Cross Orchards II Subdivision, A Replat of Lot 2, Cross Orchards Subdivision recorded under Reception No. 2900417 and a Metes and Bounds description, situate in the NW $\frac{1}{4}$ NE $\frac{1}{4}$, Sec. 9, T1S, R1E, U.M., Mesa County, Colorado.

3075 Paterson Road

Lot 1, Cross Orchards Subdivision, A Re-plat of Lot 6, Block 16, Eastbrook Subdivision Filing No. 3, recorded under Reception No. 1237609 and a Metes and Bounds description in the NE $\frac{1}{4}$, Sec. 9, T1S, R1E, U.M., Mesa County, Colorado.

Parcel No. 2943-091-30-004

Lot 4, Cross Orchards Subdivision, A Re-plat of Lot 6, Block 16, Eastbrook Subdivision Filing No. 3, recorded under Reception No. 1237609 and a Metes and Bounds description in the NE $\frac{1}{4}$, Sec. 9, T1S, R1E, U.M., Mesa County, Colorado.

County of Mesa, State of Colorado.

This foregoing descriptions describes the parcel; the perimeter boundary description, for purposes of the Annexation Act, is shown on the attached "Perimeter Boundary Legal Description, "Cross Orchards Annexation."

As grounds therefore, the petitioner respectfully state that annexation to the City of Grand Junction, Colorado is both necessary and desirable and that the said territory is eligible for annexation in that the provisions of the Municipal Annexation Act of 1965, Sections 31-12-104 and 31-12-105 CRS 1973 have been met.

This petition is accompanied by four copies of a map or plat of the said territory, showing its boundary and its relation to established city limit lines, and said map is prepared upon a material suitable for filing.

Your petitioners further state that they are the owners of more than fifty percent of the area of such territory to be annexed, exclusive of streets and alleys; that the mailing address of the signer and the date of signature are set forth hereafter opposite the name of the signer, and that the legal description of the property owned by the signer of said petition is attached hereto.

WHEREFORE, these petitioners pray that this petition be accepted and that the said annexation be approved and accepted by ordinance. These petitioners by his/her/their signature(s) acknowledge, understand and agree that if any development application concerning the property which is the subject hereof is denied, discontinued or disapproved, in whole or in part, that the annexation of the property to the City of Grand Junction shall proceed.

Kaia Michaelis
(Print Name)

3073, 3075 Patterson Road & Tax ID # 2943-091-
30-004

Kaia Michaelis
SIGNATURE

June 30, 2021
DATE

Kaia Michaelis, Executive Director
The Museum of Western Colorado, a Colorado nonprofit corporation

STATE OF COLORADO

SS

AFFIDAVIT

COUNTY OF MESA

Kaia Michaelis, Executive Director, The Museum of Western Colorado, a Colorado nonprofit corporation, of lawful age, being first duly sworn, upon oath, deposes and says:

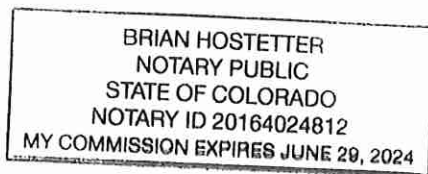
That they are the circulator of the forgoing petition:

That each signature on the said petition is the signature of the person whose name it purports to be.


Kaia Michaelis, Executive Director
The Museum of Western Colorado, a Colorado
nonprofit corporation

Subscribed and sworn to before me this 30th day of June, 2021.

Witness my hand and official seal.




Notary Public

359 Main St. Grand Jct, CO 81501
Address

My commission expires: 06/29/2024

**CROSS ORCHARDS ANNEXATION
PETITION FOR ANNEXATION**

WE THE UNDERSIGNED do hereby petition the City Council of the City of Grand Junction, State of Colorado, to annex the following described parcels to the said City:

GENERAL LOCATION: Parcel south of 3073 & 3075 Patterson Road
Tax ID # 2943-091-30-004

Parcel No. 2943-091-30-004

Lot 4, Cross Orchards Subdivision, A Re-plat of Lot 6, Block 16, Eastbrook Subdivision Filing No. 3, recorded under Reception No. 1237609 and a Metes and Bounds description in the NE ¼, Sec. 9, T1S, R1E, U.M., Mesa County, Colorado.

County of Mesa, State of Colorado.

This foregoing descriptions describes the parcel; the perimeter boundary description, for purposes of the Annexation Act, is shown on the attached "Perimeter Boundary Legal Description, "Cross Orchards Annexation."

As grounds therefore, the petitioner respectfully state that annexation to the City of Grand Junction, Colorado is both necessary and desirable and that the said territory is eligible for annexation in that the provisions of the Municipal Annexation Act of 1965, Sections 31-12-104 and 31-12-105 CRS 1973 have been met.

This petition is accompanied by four copies of a map or plat of the said territory, showing its boundary and its relation to established city limit lines, and said map is prepared upon a material suitable for filing.

Your petitioners further state that they are the owners of more than fifty percent of the area of such territory to be annexed, exclusive of streets and alleys; that the mailing address of the signer and the date of signature are set forth hereafter opposite the name of the signer, and that the legal description of the property owned by the signer of said petition is attached hereto.

WHEREFORE, these petitioners pray that this petition be accepted and that the said annexation be approved and accepted by ordinance. These petitioners by his/her/their signature(s) acknowledge, understand and agree that if any development application concerning the property which is the subject hereof is denied, discontinued or disapproved, in whole or in part, that the annexation of the property to the City of Grand Junction shall proceed.

TED MARTIN Managing Member

Cross Orchard Development LLC
(Print Name)

Tax ID # 2943-091-30-004



SIGNATURE

9-21-21

DATE

TED MARTIN Managing Member

(Print name and title of signatory)

(Cross Orchard Development LLC - Annexation Petition)

STATE OF COLORADO

SS

AFFIDAVIT

COUNTY OF MESA

TED MARTIN, of lawful age, being first duly sworn, upon oath, deposes and says:

That they are the circulator of the forgoing petition:

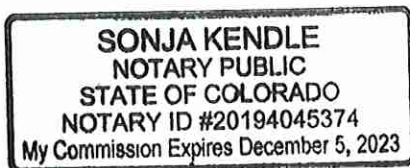
That each signature on the said petition is the signature of the person whose name it purports to be.

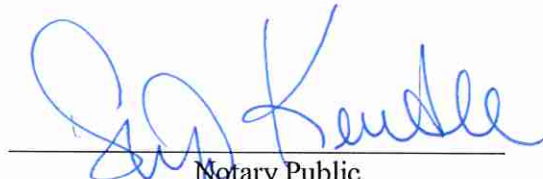

(Signature)

TED MARTIN Managing Member
(Print Name, Title)
Cross Orchard Development LLC

Subscribed and sworn to before me this 21st day of September, 2021.

Witness my hand and official seal.




Notary Public

480 W. Park Dr. #200, Grand Jct, CO, 81505
Address

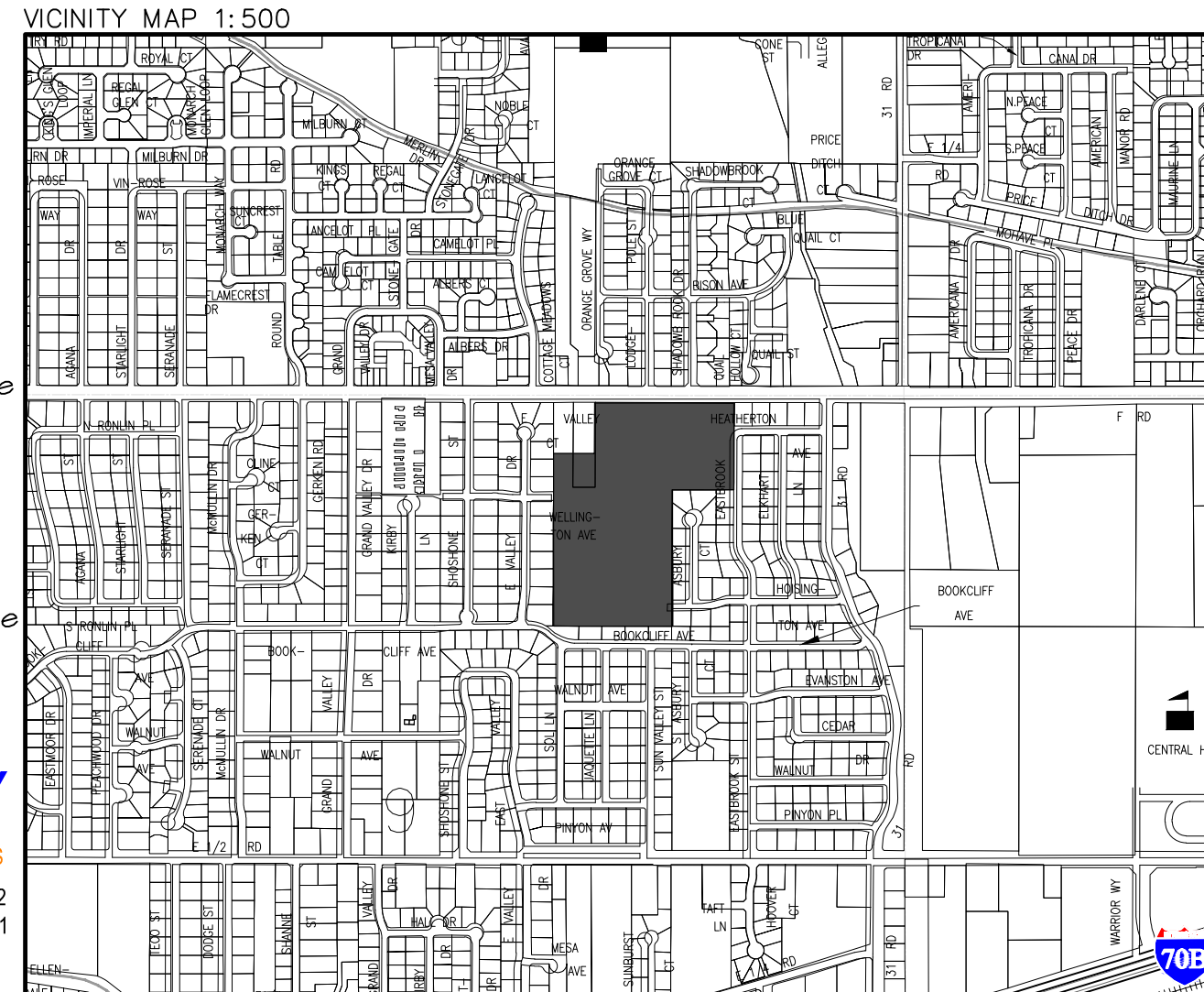
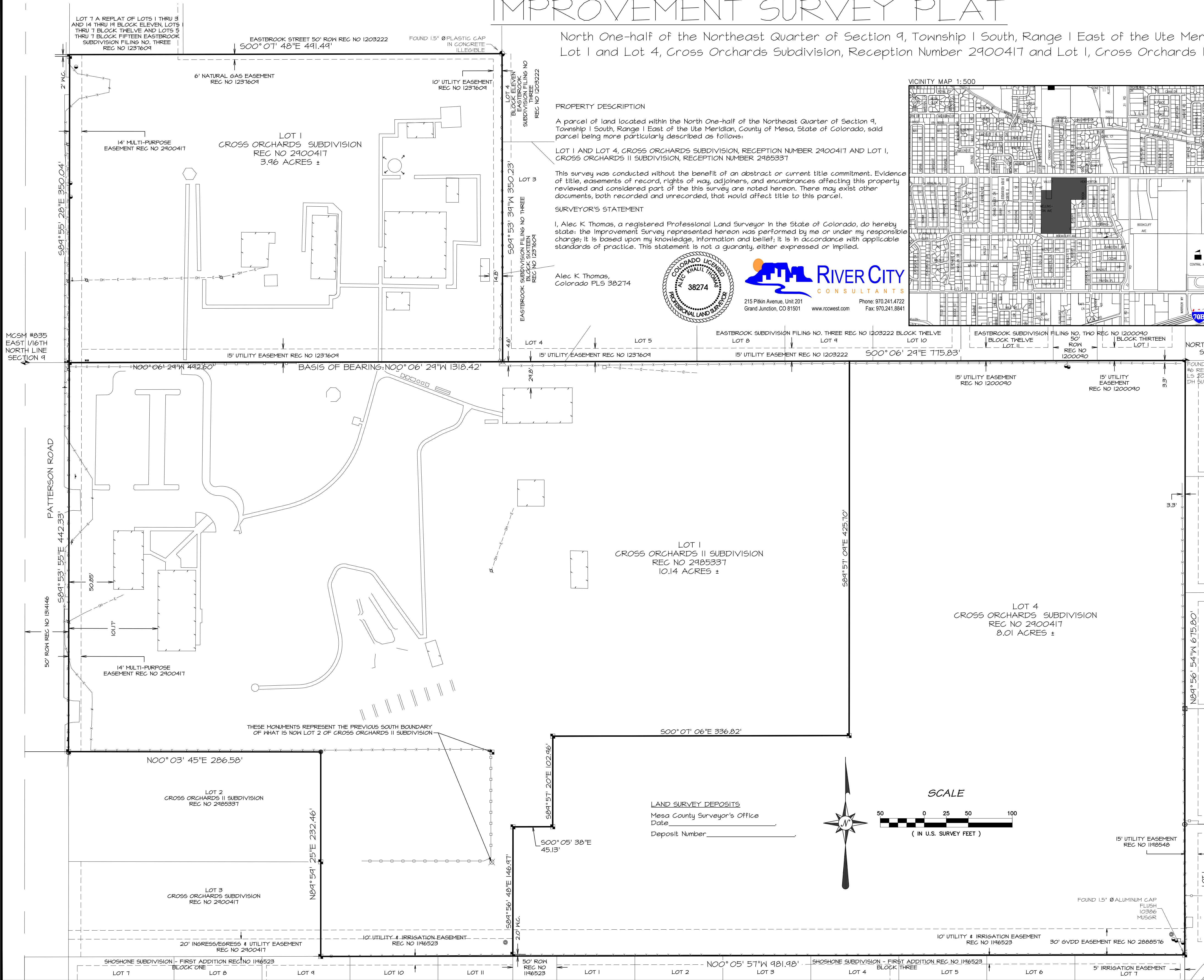
My commission expires: Dec. 5th, 2023



Map showing Cross Orchard Development LLC property (outlined in yellow) as part of the overall Cross Orchards Annexation (outlined in blue).

IMPROVEMENT SURVEY PLAT

North One-half of the Northeast Quarter of Section 9, Township 1 South, Range 1 East of the Ute Meridian, County of Mesa, State of Colorado
Lot 1 and Lot 4, Cross Orchards Subdivision, Reception Number 2900417 and Lot 1, Cross Orchards II Subdivision, Reception Number 2985337



BASIS OF BEARINGS

The bearings herein are grid bearings of the Mesa County Local Coordinate System, GVA, as defined at http://emap.mesacounty.us/gps_survey/GVAZONE.htm, determined by GPS observation of the east line of the Northwest Quarter of the Northeast Quarter of Section 9, T.1S., R.1E., Ute Meridian. The northeast sixteenth corner being a 3.25 aluminum cap on number 6 rebar marked DH SURVEY'S L5 20677, and the east sixteenth corner on the north line of said Section 9 being a Mesa County Survey Monument #835 cap bearing North 00°06'29\"/>

SYMBOLS AND ABBREVIATIONS USED ON THIS PLAT

C:	CENTER
E:	EAST
N:	NORTH
NO:	NUMBER
PLS:	PROFESSIONAL LAND SURVEYOR
PLSS:	PUBLIC LAND SURVEY SYSTEM
MCSM:	MESA COUNTY SURVEY MARKER
MPE:	MULTI-PURPOSE EASEMENT
T:	TOWNSHIP
R:	RANGE IN DEFINING LOCATION IN PLSS
REC:	RECEPTION
ROW:	RIGHT OF WAY
S:	SOUTH
UM:	UTE MERIDIAN
W:	WEST
W.C.:	WITNESS CORNER

NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

LEGEND

- FOUND 2\"/>
- ALIQUOT MONUMENT AS NOTED
- FOUND REBAR
- FOUND PK NAIL
- FOUND 1.5\"/>
- FOUND MONUMENT AS NOTED
- SET 1.5\"/>
- GAS METER
- WATER METER
- ELECTRIC METER
- STORM MANHOLE
- IRRIGATION VALVE
- IRRIGATION RISER
- EASEMENT LINE
- PARCEL LINE
- ROW LINE
- ALIQUOT LINE
- STORM DRAIN LINE
- EDGE OF ASPHALT
- EDGE OF GRAVEL
- EDGE OF CONCRETE
- STRUCTURE WALL
- WOOD FENCE
- CHAIN LINK/IRON FENCE
- FENCE
- GUY WIRE

IMPROVEMENT SURVEY PLAT

North One-half of the Northeast Quarter of Section 9, Township 1 South, Range 1 East of the Ute Meridian, County of Mesa, State of Colorado
Lot 1 and Lot 4, Cross Orchards Subdivision, Reception Number 2900417 and Lot 1, Cross Orchards II Subdivision, Reception Number 2985337

Sheet 1 of 1	Date: 04/30/2021	Job No. 1993-001
Surveyed: TPJ	Drawn: AKT	Checked: BDM
Drawing name: S:\PROJECTS\1993 Ted Martin\001 Cross Orchards Property\Survey\DWG\1993-001 X ORCHARDS 1SP.dwg		

LEGAL DESCRIPTION

3073 Patterson Road

Lot 1, Cross Orchards II Subdivision, A Replat of Lot 2, Cross Orchards Subdivision recorded under Reception No. 2900417 and a Metes and Bounds description, situate in the NW $\frac{1}{4}$ NE $\frac{1}{4}$, Sec. 9, T1S, R1E, U.M., Mesa County, Colorado.

3075 Paterson Road

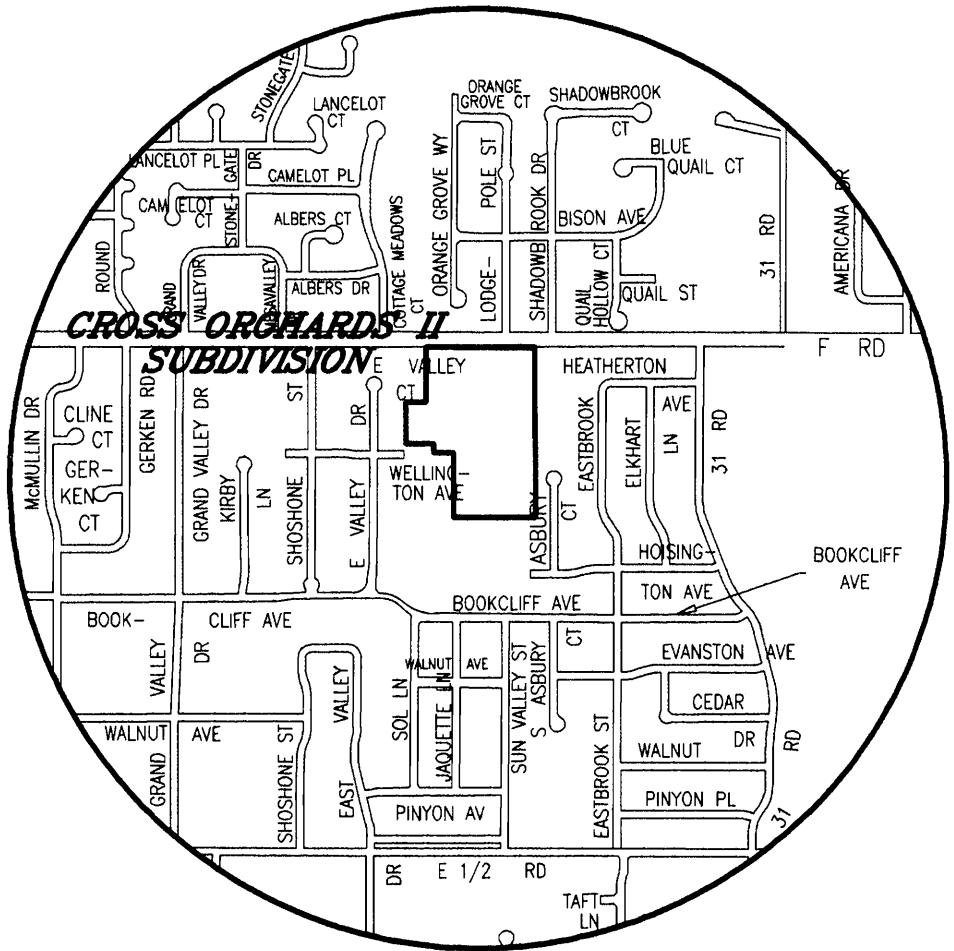
Lot 1, Cross Orchards Subdivision, A Re-plat of Lot 6, Block 16, Eastbrook Subdivision Filing No. 3, recorded under Reception No. 1237609 and a Metes and Bounds description in the NE $\frac{1}{4}$, Sec. 9, T1S, R1E, U.M., Mesa County, Colorado.

Parcel No. 2943-091-30-004

Lot 4, Cross Orchards Subdivision, A Re-plat of Lot 6, Block 16, Eastbrook Subdivision Filing No. 3, recorded under Reception No. 1237609 and a Metes and Bounds description in the NE $\frac{1}{4}$, Sec. 9, T1S, R1E, U.M., Mesa County, Colorado.

CROSS ORCHARDS II SUBDIVISION

A Replat of Lot 2, Cross Orchards Subdivision recorded under Reception No. 2900417
and a Metes and Bounds description, situate in the NW 1/4 NE 1/4, Sec. 9, T1S, R1E, U.M.
Mesa County, Colorado



VICINITY MAP
N.T.S.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, The Museum of Western Colorado, a Colorado nonprofit corporation, Valory A. Shoberg and Mark F. Shoberg, are the owners of record of that real property situate in the NW 1/4 NE 1/4 of Section 9, Township 1 South, Range 1 East, of the Ute Meridian, County of Mesa, State of Colorado, the ownership of which is demonstrated under Reception No. 2900417 and 2900418 in the records in the office of the Mesa County Clerk and Recorder. Said property being more particularly described as follows:

LOT 1, Cross Orchards Subdivision, as recorded under Reception No. 2900417, Mesa County, Colorado.
ALONG WITH
A parcel of land situate in the NW 1/4 NE 1/4 of Section 9, Township 1 South, Range 1 East of the Ute Meridian, Mesa County, Colorado, being described as follows:
beginning 445.00 feet, N89°55'04"W of the Northeast corner of said NW 1/4 NE 1/4;
thence S00°04'56"W a distance of 531.00 feet;
thence N89°55'04"W a distance of 125.00 feet;
thence N00°04'56"E a distance of 531.00 feet;
thence S89°55'04"E a distance of 125.00 feet to the point of beginning;
EXCEPT the North 50 feet as conveyed to the County of Mesa by Reception No. 1313373 recorded January 14, 1993.
Said parcel contains 10.96 acres more or less.

Said owners have caused the described real property to be surveyed, laid out and to be publicly known as CROSS ORCHARDS II SUBDIVISION.

All Multipurpose Easements are dedicated to the County of Mesa as perpetual easements for County approved utilities including the installation, operation, maintenance and repair of said utilities and appurtenances which may include but are not limited to, electric lines, cable TV lines, natural gas pipelines, sanitary sewer lines, storm sewers, water lines, telephone lines, traffic control facilities, street lighting, landscaping, trees and grade structures.

Easements designated by use on this plat shall be reserved for the public benefit as perpetual easements and subject to only those uses so designated. All such easements shall include the right of installation, operation and maintenance of all designated uses in a reasonable and prudent manner and shall more specifically include the right to trim or remove trees and brush with a perpetual right of ingress and egress to the easement.

Said owners hereby acknowledge that all lienholders or encumbrances, if any, associated with the interests of this plat have been represented hereon.

Said owners do subscribe hereunder this 18th day of May, 2021 A.D.

David Michaelis
The Museum of Western Colorado

Valory A. Shoberg
Valory A. Shoberg

Mark F. Shoberg
Mark F. Shoberg

STATE OF COLORADO)
COUNTY OF MESA) ss

The foregoing instrument was acknowledged before me this 18th day of May, 2021 A.D.,

2021, by *David Michaelis* for The Museum of Western Colorado, a Colorado nonprofit corporation

Witness my hand and official seal: *Joan L. Carrico*
Notary Public

My commission expires: 10-24-22

JOAN L. CARRICO
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID #19944017351
My Commission Expires October 24, 2022

STATE OF COLORADO)
COUNTY OF MESA) ss

The foregoing instrument was acknowledged before me this 19th day of May, 2021 A.D.,

2021, by Valory A. Shoberg.

Witness my hand and official seal: *Joan L. Carrico*
Notary Public

My commission expires: 10-24-22

JOAN L. CARRICO
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID #19944017351
My Commission Expires October 24, 2022

STATE OF COLORADO)
COUNTY OF MESA) ss

The foregoing instrument was acknowledged before me this 19th day of May, 2021 A.D.,

2021, by Mark F. Shoberg.

Witness my hand and official seal: *Joan L. Carrico*
Notary Public

My commission expires: 10-24-22

JOAN L. CARRICO
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID #19944017351
My Commission Expires October 24, 2022

LEGEND & ABBREVIATIONS

- FOUND MESA COUNTY SURVEY MARKER
 - ✕ FOUND 3/25" ALUMINUM CAP ON 3/4" X 30" REBAR STAMPED D H SURVEYS LS 20677
 - FOUND LEAD TAG & TACK STAMPED LS 20677
 - SET #5 REBAR N/2" ALUMINUM CAP STAMPED D H SURVEYS LS 20677
- EXTERIOR MONUMENTATION SET IN CONCRETE
- G.V.A.L.C.S. = GRAND VALLEY AREA LOCAL COORDINATE SYSTEM
N.C. = NORTH CORNER
P.O.B. = POINT OF BEGINNING
R.O.W. = RIGHT-OF-WAY
M.P.E. = MULTI-PURPOSE EASEMENT
IRRIE. = IRRIGATION

AREA SUMMARY
LOTS = 10.96 AC./100%
TOTAL = 10.96 AC./100%

PLAT NOTES

Pursuant to C.R.S. 24-69-101 et seq. and Section 1.10 of the 2000 Mesa County Land Development Code a site specific development plan has been approved by the Mesa County Department of Planning and Economic Development CROSS ORCHARDS II SUBDIVISION and shall result in a vested right for a period of three years from the date that the required vesting notice is published.

NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

GRAPHIC SCALE 1"=100'
0 100 200 300
LINEAL UNITS = U.S. SURVEY FEET

LIENHOLDERS CERTIFICATE

Lienholder hereby acknowledges the following as depicted and/or dedicated on this plat:
(1) the existence and location of public rights-of-way, including any rights of maintenance and administration of rights-of-way;
(2) the existence of individual lots and the location of lot lines;
(3) and the zoning density proposed for this subdivision.
Lienholder hereby agrees, in the event of partial foreclosure on its lien against the property depicted in this plat, that items (1) through (3) above and all rights incident thereto, shall survive any such partial foreclosure.

ANB BANK, A COLORADO STATE BANK *Guillermo Valandurolo Greer, A/P*

STATE OF COLORADO)
COUNTY OF MESA) ss

The foregoing instrument was acknowledged before me this 3rd day of June

2021 A.D., by *Guillermo Valandurolo Greer, A/P*

Witness my hand and official seal: *Jeff J. Ross*
Notary Public

My commission expires: Sept 10, 2024

JEFF J. ROSS
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID #20124058263
My Commission Expires September 10, 2024

BOARD OF COUNTY COMMISSIONERS CERTIFICATE

Accepted this 10th day of June, 2021 A.D. by the Board
of County Commissioners of the County of Mesa, State of Colorado.

Janet Paulson
Chairperson

CLERK AND RECORDER'S CERTIFICATE

This plat was accepted for filing in the office of the Clerk and Recorder of Mesa County, Colorado

at 11:45 o'clock A.M. on this 11th day of June, 2021 A.D., and was recorded at

Reception No. 2985337 Drawer No. 63-24 and Fees \$10.00 + \$3.00

Sina Peters
Clerk and Recorder

Kim Cre
Deputy

SURVEYOR'S STATEMENT

I, Michael W. Drisse, a registered Professional Land Surveyor in the State of Colorado, do hereby state that this survey was performed by me or under my direct responsibility, supervision, and checking. It is based upon my professional knowledge, information and belief according to applicable standards of practice. This is not a guarantee or warranty, either expressed or implied. Title research was supplied by Land Title Guarantee Company under Order No. 06880032 and 06880033.

Michael W. Drisse
5-13-21
Professional Land Surveyor

MCPP: 2021-0058

CROSS ORCHARDS II SUB.

LOCATED IN THE
NW 1/4 NE 1/4, SEC. 9, T1S, R1E, U.M.
MESA COUNTY, COLORADO

D H SURVEYS INC.
485 VALLEJO DR. - GRAND JUNCTION, CO.
(970) 623-0175

Designed By	M.W.D.	Checked By	M.W.D.	Job No.	508-18-03
Drawn By	TMODEL	Date	May 2021	Sheet	1 OF 1



Museums of Western Colorado Delegation of Authority

The Museum Director

The Director is the Museum's chief executive officer and reports to and is accountable to the President of the Board of Directors on all matters relating to museum operations including human, physical, and financial resources, and their management and stability. The Director is delegated the authority to establish and implement policies; nominate, employ or discharge members of the staff and supervise their work; manage the daily operation of the Museum, including its committees; manage programs; may incur liability within the amounts authorized by the Board of Directors for regular, contingent, or unusual expenses; shall keep a careful record of all artifacts, specimens, works of art, or other physical assets of the Museum or within its custody, or delegate these responsibilities to a qualified designee; supervise all acquisitions, loans, exhibitions, exchanges and the transfer or loan of exhibits or research material; supervise all public announcements affecting policy and the work of committees; conform to the highest professional and ethical standards; and maintain the guidelines set forth by the Board of Directors, and other professional policies adopted by the Museum. The Executive Director may sign bonds, mortgages, and all other contracts and documents, except in cases where the signing and execution thereof shall be expressly delegated by law, by the Board of Directors, or by the Bylaws to some other agent of the Museum.

The Director reports to the Board of Directors on all matters involving policy revision and action, and serves as a consultant to the Board on such matters. The Director carries out all policies adopted by the Board and seeks approval in all deviations from established policy. The Director shall serve as an ex officio, non-voting member of the Board of Directors, and shall be a member of and attend all committee meetings, although attendance thereon by the Director shall not be obligatory. The Director shall attend Executive Committee meetings other than those that concern the Director.

Adopted by the Board of Directors November 19, 2019

Orville Petersen
Vice President

STATEMENT OF AUTHORITY

This Statement of Authority concerns an entity named:

Cross Orchard Development LLC
and is executed on behalf of the entity pursuant to the provisions of Section 38-30-172,
C.R.S.

The type of entity is: Limited Liability Corporation

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

The mailing address for the entity is: P.O. Box 400
Mesa, Co 81643

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

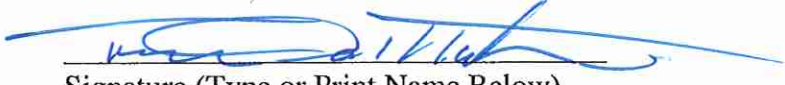
Managing Member

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

Not limited

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

Executed this 21st day of September, 2021.


Signature (Type or Print Name Below)

Ted Martin, Managing Member

STATE OF COLORADO)
)ss.
COUNTY OF Mesa)

The foregoing instrument was acknowledged before me this 21st day of
September, 2021, by Ted Martin (insert name of individual) as
Managing Member (insert office held or role (President, Vice President or
member, manager or managing member for LLCs) for Cross Orchard Development LLC (insert
name of corporation or LLC).

Witness my hand and official seal.

My commissioner expires: 11/06/2022

Tracy A. States
Notary Public

TRACY A. STATES
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID #20064045541
My Commission Expires November 6, 2022

OWNERSHIP STATEMENT - CORPORATION OR LIMITED LIABILITY COMPANY

(a) Cross Orchard Development LLC ("Entity") is the owner of the following property:

(b) No Physical Address - Parcel No. 2943-091-30-004

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

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

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

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

☒ The Entity is the sole owner of the property.

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

On behalf of Entity, I have reviewed the application for the (d) Annexation/Zoning

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

(e) None

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

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

Signature of Entity representative: 

Printed name of person signing: Ted Martin, Managing Member

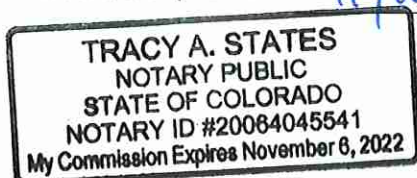
State of Colorado _____)

County of Mesa _____) ss.

Subscribed and sworn to before me on this 21st day of September, 20 21
by Ted Martin, Managing Member

Witness my hand and seal.

My Notary Commission expires on 11/06/2022



Tracy A. States
Notary Public Signature

OWNERSHIP STATEMENT - CORPORATION OR LIMITED LIABILITY COMPANY

(a) Museum of Western Colorado ("Entity") is the owner of the following property:

(b) 3073 and 3075 Patterson Road and south adjoining parcel, Parcel No. 2943-091-30-004

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

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

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

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

☒ The Entity is the sole owner of the property.

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

On behalf of Entity, I have reviewed the application for the (d) Annexation/Zoning

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

(e) None

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

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

Signature of Entity representative: Kaia Michaelis

Printed name of person signing: Kaia Michaelis

State of Colorado)

County of Mesa) ss.

Subscribed and sworn to before me on this 20th day of May, 2021

by Kaia Michaelis

Witness my hand and seal.

My Notary Commission expires on 09/30/2022

PAMELA ACORD
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 19944015803
MY COMMISSION EXPIRES SEPTEMBER 30, 2022

Pamela Acord
Notary Public Signature

SPECIAL WARRANTY DEED

BOOK 1756 PAGE 89

THIS DEED, Made this 16th day of June, 19 89,
between CENTRAL BANK OF GRAND JUNCTION, NATIONAL ASSOCIATION

of the
County of Mesa, State of Colorado, grantor(s), and

MUSEUM OF WESTERN COLORADO, INC.

THE MUSEUM OF WESTERN COLORADO, A COLORADO NON-PROFIT CORPORATION
whose legal address is 248 S. 4th Street, Grand Junction, Colorado 81501

1518794 02:36 PM 06/21/89
E.SAWYER, CLK&REC MESA COUNTY CO
DOC \$ 4.00

of the County of Mesa, State of Colorado, grantee(s):

WITNESSETH, That the grantor(s), for and in consideration of the sum of
FORTY THOUSAND DOLLARS AND NO/100-----DOLLARS,
the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant,
bargain, sell, convey and confirm, unto the grantee(s), its heirs and assigns forever, all the real property, together with improvements,
if any, situate, lying and being in the County of Mesa, State of Colorado,
described as follows:

SEE ATTACHED EXHIBIT "A"

1523766 12:01 PM 08/28/89
E.SAWYER, CLK&REC MESA COUNTY CO
DOC NO FEE

THIS DEED IS BEING RE-RECORDED TO CORRECT NAME OF GRANTEE.

also known by street and number as: 3065 F Road
Grand Junction, Colorado

TOGETHER with all and singular the hereditaments and appurtenances thereto belonging, or in anywise appertaining, and the reversion and
reversions, remainder and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, claim and demand whatsoever of the
grantor(s), either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances;

TO HAVE AND TO HOLD the said premises above bargained and described with the appurtenances, unto the grantee(s), its heirs and
assigns forever. The grantor(s), for it self, and its ~~heirs and assigns forever~~ successors, does covenant and agree that
it shall and will WARRANT AND FOREVER DEFEND the above-bargained premises in the quiet and peaceable possession of the grantee(s),
and its heirs and assigns, against all and every person or persons claiming the whole or any part thereof, by, through or under the grantor(s).
IN WITNESS WHEREOF, the grantor(s) has executed this deed on the date set forth above.

ATTEST
CORPORATE
SEAL
Larry L. Hieserman, Secretary
STATE OF COLORADO

CENTRAL BANK OF GRAND JUNCTION, NATIONAL ASSOCIATION

BY: Ben Coon

Ben Coon, Special Asset Manager

County of Mesa

The foregoing instrument was acknowledged before me this 16th day of June
by Ben Coon, Special Asset Manager, and Larry L. Hieserman, Secretary of Central Bank of Grand Junction, National Association

Witness my hand and official seal.

My commission expires

11-8-90

P.O. Box 608

Notary Public

Grand Junction, Colorado 81502

"If in Denver, insert "City and."

Recorder's Note: No Real Property Transfer
Document Received By Recorder

EXHIBIT A

The East Half of the Northwest Quarter of the Northeast Quarter and the East 15 feet of the West Half of the Northwest Quarter of the Northeast Quarter of Section Nine (9), Township One (1) South, Range One (1) East of the Ute Meridian, in Mesa County, Colorado; EXCEPT Beginning at a point 531 feet South of the Northeast Corner of the Northwest Quarter of the Northeast Quarter, Section Nine (9), Township One (1) South, Range One (1) East, of the Ute Meridian, thence South 789 feet, thence West 270.4 feet, thence North $0^{\circ}40'$ East 789 feet more or less to a point 261 feet West of the Point of Beginning, thence East 261 feet to the Point of Beginning;

AND EXCEPT Beginning at the Northeast Corner of the Northwest Quarter of the Northeast Quarter, Section Nine (9), Township One (1) South, Range One (1) East, of the Ute Meridian, thence South 531 feet, thence West 267 feet, thence North 531 feet, thence East 267 feet to the Point of Beginning;

AND EXCEPT Beginning at point 267 feet West of the Northeast Corner of the Northwest Quarter of the Northeast Quarter of Section Nine (9), Township One (1) South, Range One (1) East, of the Ute Meridian, thence South 531 feet, thence West 300 feet, thence North 531 feet, thence East 300 feet to the Point of Beginning,

AND EXCEPT the North 50 feet of the above described parcel of land as conveyed to the County of Mesa by instrument recorded March 23, 1982 in Book 1363 at Page 251, Mesa County, Colorado.

QUIT CLAIM DEED**No Consideration**

VALORY A. SHOBERG and MARK F. SHOBBERG (Grantor), whose street address is 3067 Patterson Road, Grand Junction, CO 81505, for the consideration of Ten Dollars and Other Good and Valuable Consideration, in hand paid, hereby sells and quitclaims to **THE MUSEUM OF WESTERN COLORADO, a Colorado nonprofit corporation** (Grantee), whose legal address is P.O. Box 20000, Grand Junction, CO 81502, the following real property in Mesa County, Colorado, to wit:

Lot 1, Cross Orchards II Subdivision

known as: 3073 Patterson Road, Grand Junction, CO 81505

with all its appurtenances (Property).

Signed this 19th day of May, 2021

“GRANTOR”

Valory Shoberg
Valory A. Shoberg

Mark F. Shoberg
Mark F. Shoberg

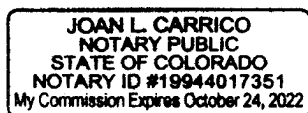
STATE OF COLORADO)
)ss.
COUNTY OF MESA)

This record was acknowledged before me on May 19, 2021, by Valory A. Shoberg and Mark F. Shoberg.

Witness my hand and official seal.

My Commission expires: 10-24-22

Joan L Carrico
Notary Public



This document was approved for recording by
the Mesa County Department of Planning and
Economic Development.

Planning Project File No.:

2021-0034

Date: 6/11/21

Courtney Faten
Planner Signature

QUIT CLAIM DEED**No Consideration**

THE MUSEUM OF WESTERN COLORADO, a Colorado nonprofit corporation (Grantor), whose address is P.O. Box 20000, Grand Junction, CO 81502, for the consideration of Ten Dollars and Other Good and Valuable Consideration, in hand paid, hereby sells and quitclaims to **VALORY A. SHOBERG and MARK F. SHOBERG, as joint tenants with rights of survivorship** (Grantee), whose legal address is 3067 Patterson Road, Grand Junction, CO 81505, the following real property in Mesa County, Colorado, to wit:

Lot 2, Cross Orchards II Subdivision

known as 3067 Patterson Road, Grand Junction, CO 81505

with all its appurtenances (Property).

Signed this 18th day of May, 2021

“GRANTOR”

THE MUSEUM OF WESTERN COLORADO, a
Colorado nonprofit corporation

By: Kai Michaelis
Kai Michaelis, Executive Director

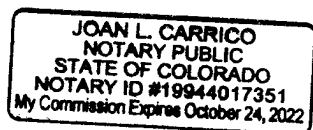
STATE OF COLORADO)
)ss.
COUNTY OF MESA)

This record was acknowledged before me on May 18, 2021, by Kai Michaelis, the Executive Director of The Museum of Western Colorado, a Colorado nonprofit corporation.

Witness my hand and official seal.

My Commission expires: 10-24-22

Joan L. Carrico
Notary Public



This document was approved for recording by
the Mesa County Department of Planning and
Economic Development.

Planning Project File No.:
2021-0034

Date: 6/11/21

Courtney Patch
Planner Signature

QUIT CLAIM DEED**No Consideration**

THE MUSEUM OF WESTERN COLORADO, a Colorado nonprofit corporation (Grantor), whose address is P.O. Box 20000, Grand Junction, CO 81502, for the consideration of Ten Dollars and Other Good and Valuable Consideration, in hand paid, hereby sells and quitclaims to **VALORY A. SHOBERG and MARK F. SHOBERG, as joint tenants with rights of survivorship** (Grantee), whose legal address is 3067 Patterson Road, Grand Junction, CO 81505, the following real property in Mesa County, Colorado, to wit:

Lot 3, Cross Orchards Subdivision

known as Vacant Land, Grand Junction, CO 81505

with all its appurtenances (Property).

Signed this 8th day of June, 2021

“GRANTOR”

THE MUSEUM OF WESTERN COLORADO, a
Colorado nonprofit corporation

By: Kaia Michaelis
Kaia Michaelis, Executive Director

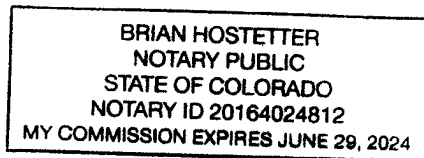
STATE OF COLORADO)
)ss.
COUNTY OF MESA)

This record was acknowledged before me on June 8th, 2021, by Kaia Michaelis, the Executive Director of The Museum of Western Colorado, a Colorado nonprofit corporation.

Witness my hand and official seal.

My Commission expires: 06/29/2024

Brian Hostetter
Notary Public





INVOICE

Land Title Guarantee Company
5975 Greenwood Plaza Blvd Suite 125
Greenwood Village, CO 80111
970-245-0550

WRIGHTS MESA LLC
TED MARTIN
PO BOX 400
MESA, CO 81643

Reference

Your Reference Number: TBD Commitment - 65047745
Our Order Number: GJ-8122
Our Customer Number: 38744.1
Invoice Requested by: TED MARTIN
Invoice (Process) Date: June 17, 2021
Transaction Invoiced By: Web Services
Email Address: system@ltgc.com

Invoice Number: GJ-8122

Date: June 17, 2021

Order Number: 65047745

Property Address: 3073 AND 3075 PATTERSON RD GRAND JUNCTION 81504

Parties: A Buyer To Be Determined

Invoice Charges

Service:	TBD Commitment	\$293.00
Ref:	65047745	
Addr:	3073 AND 3075 PATTERSON RD	
Party:	THE MUSEUM OF WESTERN COLORADO, A COLORADO NON-PROFIT CORPORATION, AS TO LOT 1 OF CROSS ORCHARDS SUBDIVISION AND LOT 1 OF CROSS ORCHARDS II SUBDIVISION EVERGREEN MESA LLC, A COLORADO LIMITED LIABILITY COMPANY, AS TO LOT 4 OF CROSS ORCHARDS SUBDIVISION	\$150.00
Service:	Additional Parcel	
Ref:		
Addr:		\$443.00
Party:		\$0.00
		\$443.00
Total Amount Invoiced:		
Less Payment(s):		
Balance Due:		

Due and Payable upon receipt

Please make check payable to Land Title Guarantee Company and send to the address at the top of Page 1.
Please reference **Invoice Number GJ-8122** on your Payment



**Land Title Guarantee Company
Customer Distribution**



PREVENT FRAUD - Please remember to call a member of our closing team when initiating a wire transfer or providing wiring instructions.

Order Number: **GJIF65047745**

Date: **06/17/2021**

Property Address: **3073 AND 3075 PATTERSON RD, GRAND JUNCTION, CO 81504**

PLEASE CONTACT YOUR CLOSER OR CLOSER'S ASSISTANT FOR WIRE TRANSFER INSTRUCTIONS

For Closing Assistance

For Title Assistance

Land Title Mesa County Title Team
2454 PATTERSON RD #100
GRAND JUNCTION, CO 81505
(970) 245-0550 (Work)
(970) 245-0089 (Work Fax)
gjresponse@ltgc.com

Buyer/Borrower

A BUYER TO BE DETERMINED
Delivered via: Delivered by Realtor

RIVER CITY CONSULTANTS
Attention: TRACY STATES
215 PITKIN AVE UNIT 201
GRAND JUNCTION, CO 81501
(970) 241-4722 (Work)
(970) 241-8841 (Work Fax)
tstates@rccwest.com
Delivered via: Electronic Mail

Seller/Owner

THE MUSEUM OF WESTERN COLORADO
Attention: KAIA MICHAELLS, EXECUTIVE DIRECTOR
kmichaelis@westcomuseum.org
Delivered via: Electronic Mail

TED MARTIN
Attention: TED MARTIN
PO BOX 400
MESA, CO 81643
(970) 260-8064 (Work)
(970) 242-4446 (Work Fax)
agenttedmartin@gmail.com
Delivered via: Electronic Mail



Land Title Guarantee Company Estimate of Title Fees

Order Number: **GJIF65047745** Date: **06/17/2021**
Property Address: **3073 AND 3075 PATTERSON RD, GRAND JUNCTION, CO 81504**
Parties: **A BUYER TO BE DETERMINED**
THE MUSEUM OF WESTERN COLORADO, A COLORADO NON-PROFIT CORPORATION, AS TO LOT 1 OF CROSS ORCHARDS SUBDIVISION AND LOT 1 OF CROSS ORCHARDS II SUBDIVISION EVERGREEN MESA LLC, A COLORADO LIMITED LIABILITY COMPANY, AS TO LOT 4 OF CROSS ORCHARDS SUBDIVISION

Visit Land Title's Website at www.ltgc.com for directions to any of our offices.

Estimate of Title insurance Fees	
"TBD" Commitment	\$293.00
Additional Parcel	\$150.00
	Total \$443.00
If Land Title Guarantee Company will be closing this transaction, the fees listed above will be collected at closing.	
Thank you for your order!	

Note: The documents linked in this commitment should be reviewed carefully. These documents, such as covenants conditions and restrictions, may affect the title, ownership and use of the property. You may wish to engage legal assistance in order to fully understand and be aware of the implications of the effect of these documents on your property.

Chain of Title Documents:

[Mesa county recorded 06/21/1989 under reception no. 1518794 at book 1747 page 436](#)

[Mesa county recorded 08/28/1989 under reception no. 1523766 at book 1756 page 89](#)

[Mesa county recorded 03/12/1993 under reception no. 1631947 at book 1960 page 985](#)

[Mesa county recorded 06/11/2021 under reception no. 2985339](#)

[Mesa county recorded 06/16/2021 under reception no. 2986091](#)

Plat Map(s):

[Mesa county recorded 10/25/2019 under reception no. 2900417](#)

[Mesa county recorded 06/11/2021 under reception no. 2985337](#)

ALTA COMMITMENT
Old Republic National Title Insurance Company
Schedule A

Order Number: GJIF65047745

Property Address:

3073 AND 3075 PATTERSON RD, GRAND JUNCTION, CO 81504

1. Effective Date:

06/14/2021 at 5:00 P.M.

2. Policy to be Issued and Proposed Insured:

"TBD" Commitment

\$0.00

Proposed Insured:

A BUYER TO BE DETERMINED

3. The estate or interest in the land described or referred to in this Commitment and covered herein is:

A FEE SIMPLE

4. Title to the estate or interest covered herein is at the effective date hereof vested in:

THE MUSEUM OF WESTERN COLORADO, A COLORADO NON-PROFIT CORPORATION, AS TO LOT 1 OF CROSS ORCHARDS SUBDIVISION AND LOT 1 OF CROSS ORCHARDS II SUBDIVISION EVERGREEN MESA LLC, A COLORADO LIMITED LIABILITY COMPANY, AS TO LOT 4 OF CROSS ORCHARDS SUBDIVISION

5. The Land referred to in this Commitment is described as follows:

LOTS 1 AND 4 OF CROSS ORCHARDS SUBDIVISION,

AND

LOT 1 OF CROSS ORCHARDS II SUBDIVISION,

ALL IN COUNTY OF MESA, STATE OF COLORADO.

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ALTA COMMITMENT

Old Republic National Title Insurance Company

Schedule B, Part I

(Requirements)

Order Number: GJIF65047745

All of the following Requirements must be met:

This proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.

Pay the agreed amount for the estate or interest to be insured.

Pay the premiums, fees, and charges for the Policy to the Company.

Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.

THIS COMMITMENT IS FOR INFORMATION ONLY, AND NO POLICY WILL BE ISSUED PURSUANT HERETO.

1. RELEASE OF CERTIFICATE OF NON COMPLIANCE OF THE UNIFORM BUILDING CODE, 1994 EDITION RECORDED JANUARY 04, 1999 IN BOOK 2534 AT PAGE [152](#) UNDER RECEPTION NO. [1881972](#).
2. RELEASE OF CERTIFICATE OF NON COMPLIANCE OF THE INTERNATIONAL BUILDING CODE, 2000 EDITION; OF THE INTERNATIONAL RESIDENTIAL CODE, 2000 EDITION RECORDED OCTOBER 31, 2003 IN BOOK 3519 AT PAGE [411](#) UNDER RECEPTION NO. [2156561](#).
3. WRITTEN CONFIRMATION THAT THE INFORMATION CONTAINED IN STATEMENT OF AUTHORITY FOR EVERGREEN MESA LLC RECORDED APRIL 20, 2021 AT RECEPTION NO. [2977380](#) IS CURRENT.

NOTE: SAID INSTRUMENT DISCLOSES TED MARTIN AS THE MANAGING MEMBER AUTHORIZED TO EXECUTE INSTRUMENTS CONVEYING, ENCUMBERING OR OTHERWISE AFFECTING TITLE TO REAL PROPERTY ON BEHALF OF SAID ENTITY. IF THIS INFORMATION IS NOT ACCURATE, A CURRENT STATEMENT OF AUTHORITY MUST BE RECORDED.

ALTA COMMITMENT
Old Republic National Title Insurance Company
Schedule B, Part II
(Exceptions)

Order Number: GJIF65047745

This commitment does not republish any covenants, condition, restriction, or limitation contained in any document referred to in this commitment to the extent that the specific covenant, conditions, restriction, or limitation violates state or federal law based on race, color, religion, sex, sexual orientation, gender identity, handicap, familial status, or national origin.

1. Any facts, rights, interests, or claims thereof, not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
2. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
3. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
4. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.
5. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date of the proposed insured acquires of record for value the estate or interest or mortgage thereon covered by this Commitment.
6. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
7. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water.
8. RIGHT OF THE PROPRIETOR OF A VEIN OR LODE TO EXTRACT AND REMOVE HIS ORE THEREFROM SHOULD THE SAME BE FOUND TO PENETRATE OR INTERSECT THE PREMISES HEREBY GRANTED AS RESERVED IN UNITED STATES PATENTS RECORDED JANUARY 8, 1892 IN BOOK 11 AT PAGE [146](#) UNDER RECEPTION NO. [12984](#) (AFFECTS E½ NE¼ OF SECTION 9, TOWNSHIP 1 SOUTH, RANGE 1 EAST OF THE UTE MERIDIAN) AND MAY 04, 1895 IN BOOK 11 AT PAGE [384](#) UNDER RECEPTION NO. [20754](#) (AFFECTS W½ NE¼ OF SAID SECTION 9).
9. RIGHTS OF WAY FOR DITCHES OR CANALS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES, AS RESERVED IN UNITED STATES PATENTS RECORDED JANUARY 8, 1892 IN BOOK 11 AT PAGE [146](#) UNDER RECEPTION NO. [12984](#) (AFFECTS E½ NE¼ OF SECTION 9, TOWNSHIP 1 SOUTH, RANGE 1 EAST OF THE UTE MERIDIAN) AND MAY 04, 1895 IN BOOK 11 AT PAGE [384](#) UNDER RECEPTION NO. [20754](#) (AFFECTS W½ NE¼ OF SAID SECTION 9).
10. RIGHT OF WAY FOR WASTE DITCH, AND RIGHTS INCIDENTAL THERETO, AS DISCLOSED IN WARRANTY DEED RECORDED JANUARY 18, 1907 IN BOOK 118 AT PAGE [379](#) UNDER RECEPTION NO. [65075](#).

ALTA COMMITMENT
Old Republic National Title Insurance Company
Schedule B, Part II
(Exceptions)

Order Number: GJIF65047745

11. TERMS, CONDITIONS, STIPULATIONS, OBLIGATIONS AND PROVISIONS OF EASEMENT, GRANTED TO THE COLORADO TELEPHONE CO., RECORDED MARCH 28, 1911 IN BOOK 175 AT PAGE [14](#) UNDER RECEPTION NO. [98099](#).
NOTE: SAID EASEMENT WAS CONVEYED BY THE COLORADO TELEPHONE CO. TO THE MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY IN DEED RECORDED AUGUST 5, 1911 IN BOOK 175 AT PAGE [78](#) UNDER RECEPTION NO. [100599](#).
12. TERMS, CONDITIONS, STIPULATIONS, OBLIGATIONS AND PROVISIONS OF RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS, PERTAINING TO ZONING, RECORDED JUNE 30, 1977 UNDER RECEPTION NO. [1136106](#). (AFFECTS LOT 1 OF CROSS ORCHARDS SUBDIVISION)
13. COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS, BUT OMITTING THEREFROM ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH IN INSTRUMENT RECORDED NOVEMBER 17, 1978 UNDER RECEPTION NO. [1176809](#) IN BOOK 1174 AT PAGE [618](#). THE PROVISIONS OF SAID COVENANTS, CONDITIONS AND RESTRICTIONS WERE EXTENDED TO INCLUDE THE HEREIN DESCRIBED LAND BY AN INSTRUMENTS RECORDED AUGUST 8, 1980 UNDER RECEPTION NO. [1230890](#) IN BOOK 1269 AT PAGE [390](#) AND DECEMBER 30, 1980 UNDER RECEPTION NO. [1244308](#) IN BOOK 1291 AT PAGE [318](#). (AFFECTS LOT 1 OF CROSS ORCHARDS SUBDIVISION)
14. EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF EASTBROOK SUBDIVISION FILING NO. THREE RECORDED SEPTEMBER 18, 1979 UNDER RECEPTION NO. [1203222](#).
15. EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF A REPLAT OF LOTS 1 THRU 3 AND 14 THRU 19 BLOCK ELEVEN, LOTS 1 THRU 7 BLOCK TWELVE AND LOTS 5 THRU 7 BLOCK FIFTEEN EASTBROOK SUBDIVISION FILING NO. THREE RECORDED OCTOBER 17, 1980 UNDER RECEPTION NO. [1237609](#).
16. TERMS, CONDITIONS, STIPULATIONS, OBLIGATIONS AND PROVISIONS OF UTILITY EASEMENT, GRANTED TO PUBLIC SERVICE COMPANY OF COLORADO, RECORDED APRIL 28, 1981 UNDER RECEPTION NO. [1255093](#) IN BOOK 1309 AT PAGE [852](#). (AFFECTS LOT 1 OF CROSS ORCHARDS SUBDIVISION)
17. TERMS, CONDITIONS, STIPULATIONS, OBLIGATIONS AND PROVISIONS OF POWER OF ATTORNEY, DESIGNATING THE CITY CLERK OF THE CITY OF GRAND JUNCTION AS ATTORNEY IN FACT FOR ANNEXATION TO THE CITY OF GRAND JUNCTION, RECORDED JANUARY 28, 1994 IN BOOK 2045 AT PAGE [149](#) UNDER RECEPTION NO. [1669574](#).
18. TERMS, CONDITIONS, STIPULATIONS, OBLIGATIONS AND PROVISIONS OF POWER OF ATTORNEY, DESIGNATING THE CITY CLERK OF THE CITY OF GRAND JUNCTION AS ATTORNEY IN FACT FOR ANNEXATION TO THE CITY OF GRAND JUNCTION, RECORDED JANUARY 28, 1994 IN BOOK 2045 AT PAGE [151](#) UNDER RECEPTION NO. [1669575](#).

ALTA COMMITMENT
Old Republic National Title Insurance Company
Schedule B, Part II
(Exceptions)

Order Number: GJIF65047745

19. TERMS, CONDITIONS, STIPULATIONS, OBLIGATIONS AND PROVISIONS OF POWER OF ATTORNEY, DESIGNATING THE CITY CLERK OF THE CITY OF GRAND JUNCTION AS ATTORNEY IN FACT FOR ANNEXATION TO THE CITY OF GRAND JUNCTION, RECORDED JANUARY 28, 1994 IN BOOK 2045 AT PAGE [157](#) UNDER RECEPTION NO. [1669578](#).
20. TERMS, CONDITIONS, STIPULATIONS, OBLIGATIONS AND PROVISIONS OF AGREEMENT AND GRANT OF EASEMENT, IN FAVOR OF THE PALISADE IRRIGATION DISTRICT, RECORDED JUNE 30, 1994 IN BOOK 2082 AT PAGE [655](#) UNDER RECEPTION NO. [1687358](#).
21. TERMS, CONDITIONS, STIPULATIONS, OBLIGATIONS AND PROVISIONS OF AGREEMENT AND GRANT OF EASEMENT, IN FAVOR OF THE PALISADE IRRIGATION DISTRICT, RECORDED JUNE 30, 1994 IN BOOK 2082 AT PAGE [737](#) UNDER RECEPTION NO. [1687378](#); TOGETHER WITH LOCATION MAP AND SURVEY DESCRIPTION RECORDED JUNE 24, 1999 IN BOOK 2602 AT PAGE [363](#) UNDER RECEPTION NO. [1908398](#).
22. TERMS, CONDITIONS, STIPULATIONS, OBLIGATIONS AND PROVISIONS OF AGREEMENT AND GRANT OF EASEMENT, IN FAVOR OF THE PALISADE IRRIGATION DISTRICT, RECORDED JUNE 30, 1994 IN BOOK 2082 AT PAGE [742](#) UNDER RECEPTION NO. [1687379](#); TOGETHER WITH LOCATION MAP AND SURVEY DESCRIPTION RECORDED JUNE 24, 1999 IN BOOK 2602 AT PAGE [362](#) UNDER RECEPTION NO. [1908397](#).
23. TERMS, CONDITIONS, STIPULATIONS, OBLIGATIONS AND PROVISIONS EXISTING BY REASON OF INCLUSION IN CLIFTON WATER DISTRICT AS EVIDENCED BY MAP, RECORDED DECEMBER 21, 2009 IN BOOK 4956 AT PAGE [350](#) UNDER RECEPTION NO. [2516591](#).
24. TERMS, CONDITIONS, STIPULATIONS, OBLIGATIONS AND PROVISIONS OF VERIFIED PETITION, IN THE MATTER OF THE PETITION OF THE CITY OF GRAND JUNCTION, A HOME RULE CITY, FOR THE EXCLUSION OF CERTAIN TERRITORY FROM THE CLIFTON FIRE PROTECTION DISTRICT, RECORDED FEBRUARY 26, 2010 UNDER RECEPTION NO. [2524609](#) IN BOOK 4983 AT PAGE [314](#).
25. TERMS, CONDITIONS, STIPULATIONS, OBLIGATIONS AND PROVISIONS OF MEMORANDUM OF LEASE, DATED OCTOBER 19, 2017 BY AND BETWEEN MUSEUM OF WESTERN COLORADO, AS LANDLORD, AND ATLAS TOWER 1, LLC, AS TENANT, RECORDED APRIL 09, 2018 UNDER RECEPTION NO. [2836416](#).
26. TERMS, CONDITIONS, STIPULATIONS, OBLIGATIONS AND PROVISIONS OF EASEMENT AGREEMENT, WITH GRAND VALLEY DRAINAGE DISTRICT, RECORDED JULY 25, 2019 UNDER RECEPTION NO. [2888576](#).
27. EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF CROSS ORCHARDS SUBDIVISION RECORDED OCTOBER 25, 2019 UNDER RECEPTION NO. [2900417](#).
28. TERMS, CONDITIONS, STIPULATIONS, OBLIGATIONS AND PROVISIONS OF EASEMENT DEED AND AGREEMENT, RECORDED OCTOBER 25, 2019 UNDER RECEPTION NO. [2900418](#).
29. TERMS, CONDITIONS, STIPULATIONS, OBLIGATIONS AND PROVISIONS OF RESOLUTION PLANNING DEPARTMENT FILING NO. 2020-0044 AV, ZONING VARIANCE REQUEST BY THE MUSEUM OF WESTERN COLORADO TO INCREASE THE SQUARE FOOTAGE OF SIGNAGE LOCATED AT 3073 PATTERSON ROAD, GRAND JUNCTION, COLORADO 81504, RECORDED MAY 19, 2020 UNDER RECEPTION NO. [2924832](#).

ALTA COMMITMENT
Old Republic National Title Insurance Company
Schedule B, Part II
(Exceptions)

Order Number: GJIF65047745

30. TERMS, CONDITIONS, STIPULATIONS, OBLIGATIONS AND PROVISIONS OF RESOLUTION PLANNING DEPARTMENT FILING NO. 2020-0044 AV, ZONING VARIANCE REQUEST BY THE MUSEUM OF WESTERN COLORADO TO INCREASE THE SQUARE FOOTAGE OF SIGNAGE ALLOWED AT 3073 PATTERSON ROAD, GRAND JUNCTION, COLORADO 81504, RECORDED MAY 19, 2020 UNDER RECEPTION NO. [2924832](#).
31. EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF CROSS ORCHARDS II SUBDIVISION RECORDED JUNE 11, 2021 UNDER RECEPTION NO. [2985337](#).
32. ANY AND ALL UNRECORDED LEASES AND/OR TENANCIES IN EXISTENCE.



LAND TITLE GUARANTEE COMPANY DISCLOSURE STATEMENTS

Note: Pursuant to CRS 10-11-122, notice is hereby given that:

- (A) The Subject real property may be located in a special taxing district.
- (B) A certificate of taxes due listing each taxing jurisdiction will be obtained from the county treasurer of the county in which the real property is located or that county treasurer's authorized agent unless the proposed insured provides written instructions to the contrary. (for an Owner's Policy of Title Insurance pertaining to a sale of residential real property).
- (C) The information regarding special districts and the boundaries of such districts may be obtained from the Board of County Commissioners, the County Clerk and Recorder, or the County Assessor.

Note: Effective September 1, 1997, CRS 30-10-406 requires that all documents received for recording or filing in the clerk and recorder's office shall contain a top margin of at least one inch and a left, right and bottom margin of at least one half of an inch. The clerk and recorder may refuse to record or file any document that does not conform, except that, the requirement for the top margin shall not apply to documents using forms on which space is provided for recording or filing information at the top margin of the document.

Note: Colorado Division of Insurance Regulations 8-1-2 requires that "Every title entity shall be responsible for all matters which appear of record prior to the time of recording whenever the title entity conducts the closing and is responsible for recording or filing of legal documents resulting from the transaction which was closed". Provided that Land Title Guarantee Company conducts the closing of the insured transaction and is responsible for recording the legal documents from the transaction, exception number 5 will not appear on the Owner's Title Policy and the Lenders Policy when issued.

Note: Affirmative mechanic's lien protection for the Owner may be available (typically by deletion of Exception no. 4 of Schedule B, Section 2 of the Commitment from the Owner's Policy to be issued) upon compliance with the following conditions:

- (A) The land described in Schedule A of this commitment must be a single family residence which includes a condominium or townhouse unit.
- (B) No labor or materials have been furnished by mechanics or material-men for purposes of construction on the land described in Schedule A of this Commitment within the past 6 months.
- (C) The Company must receive an appropriate affidavit indemnifying the Company against un-filed mechanic's and material-men's liens.
- (D) The Company must receive payment of the appropriate premium.
- (E) If there has been construction, improvements or major repairs undertaken on the property to be purchased within six months prior to the Date of Commitment, the requirements to obtain coverage for unrecorded liens will include: disclosure of certain construction information; financial information as to the seller, the builder and or the contractor; payment of the appropriate premium fully executed Indemnity Agreements satisfactory to the company, and, any additional requirements as may be necessary after an examination of the aforesaid information by the Company.

No coverage will be given under any circumstances for labor or material for which the insured has contracted for or agreed to pay.

Note: Pursuant to CRS 10-11-123, notice is hereby given:

This notice applies to owner's policy commitments disclosing that a mineral estate has been severed from the surface estate, in Schedule B-2.

- (A) That there is recorded evidence that a mineral estate has been severed, leased, or otherwise conveyed from the surface estate and that there is substantial likelihood that a third party holds some or all interest in oil, gas, other minerals, or geothermal energy in the property; and
- (B) That such mineral estate may include the right to enter and use the property without the surface owner's permission.

Note: Pursuant to CRS 10-1-128(6)(a), It is unlawful to knowingly provide false, incomplete, or misleading facts or information to an insurance company for the purpose of defrauding or attempting to defraud the company. Penalties may include imprisonment, fines, denial of insurance, and civil damages. Any insurance company or agent of an insurance company who knowingly provides false, incomplete, or misleading facts or information to a policyholder or claimant for the purpose of defrauding or attempting to defraud the policyholder or claimant with regard to a settlement or award payable from insurance proceeds shall be reported to the Colorado Division of Insurance within the Department of Regulatory Agencies.

Note: Pursuant to Colorado Division of Insurance Regulations 8-1-3, notice is hereby given of the availability of a closing protection letter for the lender, purchaser, lessee or seller in connection with this transaction.

Note: Pursuant to CRS 10-1-11(4)(a)(1), Colorado notaries may remotely notarize real estate deeds and other documents using real-time audio-video communication technology. You may choose not to use remote notarization for any document.



**JOINT NOTICE OF PRIVACY POLICY OF
LAND TITLE GUARANTEE COMPANY,
LAND TITLE GUARANTEE COMPANY OF SUMMIT COUNTY
LAND TITLE INSURANCE CORPORATION AND
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY**

This Statement is provided to you as a customer of Land Title Guarantee Company as agent for Land Title Insurance Corporation and Old Republic National Title Insurance Company.

We want you to know that we recognize and respect your privacy expectations and the requirements of federal and state privacy laws. Information security is one of our highest priorities. We recognize that maintaining your trust and confidence is the bedrock of our business. We maintain and regularly review internal and external safeguards against unauthorized access to your non-public personal information ("Personal Information").

In the course of our business, we may collect Personal Information about you from:

- applications or other forms we receive from you, including communications sent through TMX, our web-based transaction management system;
 - your transactions with, or from the services being performed by us, our affiliates, or others;
 - a consumer reporting agency, if such information is provided to us in connection with your transaction;
- and
- The public records maintained by governmental entities that we obtain either directly from those entities, or from our affiliates and non-affiliates.

Our policies regarding the protection of the confidentiality and security of your Personal Information are as follows:

- We restrict access to all Personal Information about you to those employees who need to know that information in order to provide products and services to you.
- We may share your Personal Information with affiliated contractors or service providers who provide services in the course of our business, but only to the extent necessary for these providers to perform their services and to provide these services to you as may be required by your transaction.
- We maintain physical, electronic and procedural safeguards that comply with federal standards to protect your Personal Information from unauthorized access or intrusion.
- Employees who violate our strict policies and procedures regarding privacy are subject to disciplinary action.
- We regularly assess security standards and procedures to protect against unauthorized access to Personal Information.

WE DO NOT DISCLOSE ANY PERSONAL INFORMATION ABOUT YOU WITH ANYONE FOR ANY PURPOSE THAT IS NOT STATED ABOVE OR PERMITTED BY LAW.

Consistent with applicable privacy laws, there are some situations in which Personal Information may be disclosed. We may disclose your Personal Information when you direct or give us permission; when we are required by law to do so, for example, if we are served a subpoena; or when we suspect fraudulent or criminal activities. We also may disclose your Personal Information when otherwise permitted by applicable privacy laws such as, for example, when disclosure is needed to enforce our rights arising out of any agreement, transaction or relationship with you.

Our policy regarding dispute resolution is as follows: Any controversy or claim arising out of or relating to our privacy policy, or the breach thereof, shall be settled by arbitration in accordance with the rules of the American Arbitration Association, and judgment upon the award rendered by the arbitrator(s) may be entered in any court having jurisdiction thereof.



Commitment For Title Insurance

Issued by Old Republic National Title Insurance Company

NOTICE

IMPORTANT—READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACONTRACTUAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON. .

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and the Commitment Conditions, Old Republic National Title Insurance Company, a Minnesota corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Policy Amount and the name of the Proposed Insured. If all of the Schedule B, Part I—Requirements have not been met within 6 months after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

COMMITMENT CONDITIONS

1. DEFINITIONS

- (a) "Knowledge" or "Known": Actual or imputed knowledge, but not constructive notice imparted by the Public Records.
- (b) "Land": The land described in Schedule A and affixed improvements that by law constitute real property. The term "Land" does not include any property beyond the lines of the area described in Schedule A, nor any right, title, interest, estate, or easement in abutting streets, roads, avenues, alleys, lanes, ways, or waterways, but this does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
- (c) "Mortgage": A mortgage, deed of trust, or other security instrument, including one evidenced by electronic means authorized by law.
- (d) "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
- (e) "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
- (f) "Proposed Policy Amount": Each dollar amount specified in Schedule A as the Proposed Policy Amount of each Policy to be issued pursuant to this Commitment.
- (g) "Public Records": Records established under state statutes at the Commitment Date for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without Knowledge.
- (h) "Title": The estate or interest described in Schedule A.

2. If all of the Schedule B, Part I—Requirements have not been met within the time period specified in the Commitment to Issue Policy, Commitment terminates and the Company's liability and obligation end.

3. The Company's liability and obligation is limited by and this Commitment is not valid without:

- (a) the Notice;
- (b) the Commitment to Issue Policy;
- (c) the Commitment Conditions;
- (d) Schedule A;
- (e) Schedule B, Part I—Requirements; and
- (f) Schedule B, Part II—Exceptions; and
- (g) a counter-signature by the Company or its issuing agent that may be in electronic form.

4. COMPANY'S RIGHT TO AMEND

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company shall not be liable for any other amendment to this Commitment.

5. LIMITATIONS OF LIABILITY

- (a) The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
 - i. comply with the Schedule B, Part I—Requirements;
 - ii. eliminate, with the Company's written consent, any Schedule B, Part II—Exceptions; or
 - iii. acquire the Title or create the Mortgage covered by this Commitment.
- (b) The Company shall not be liable under Commitment Condition 5(a) if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
- (c) The Company will only have liability under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
- (d) The Company's liability shall not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Conditions 5(a)(i) through 5(a)(iii) or the Proposed Policy Amount.
- (e) The Company shall not be liable for the content of the Transaction Identification Data, if any.

- (f) In no event shall the Company be obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I—Requirements have been met to the satisfaction of the Company.
- (g) In any event, the Company's liability is limited by the terms and provisions of the Policy.

6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT

- (a) Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
- (b) Any claim must be based in contract and must be restricted solely to the terms and provisions of this Commitment.
- (c) Until the Policy is issued, this Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
- (d) The deletion or modification of any Schedule B, Part II—Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
- (e) Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.
- (f) When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

7. IF THIS COMMITMENT HAS BEEN ISSUED BY AN ISSUING AGENT

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for the purpose of providing closing or settlement services.

8. PRO-FORMA POLICY

The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

9. ARBITRATION

The Policy contains an arbitration clause. All arbitrable matters when the Proposed Policy Amount is \$2,000,000 or less shall be arbitrated at the option of either the Company or the Proposed Insured as the exclusive remedy of the parties. A Proposed Insured may review a copy of the arbitration rules at <http://www.alta.org/arbitration>.

IN WITNESS WHEREOF, Land Title Insurance Corporation has caused its corporate name and seal to be affixed by its duly authorized officers on the date shown in Schedule A to be valid when countersigned by a validating officer or other authorized signatory.

Issued by:
Land Title Guarantee Company
3033 East First Avenue Suite 600
Denver, Colorado 80206
303-321-1880



Craig B. Rants, Senior Vice President



OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
A Stock Company
400 Second Avenue South, Minneapolis, Minnesota 55401
(612) 371-1111

By



President

Attest



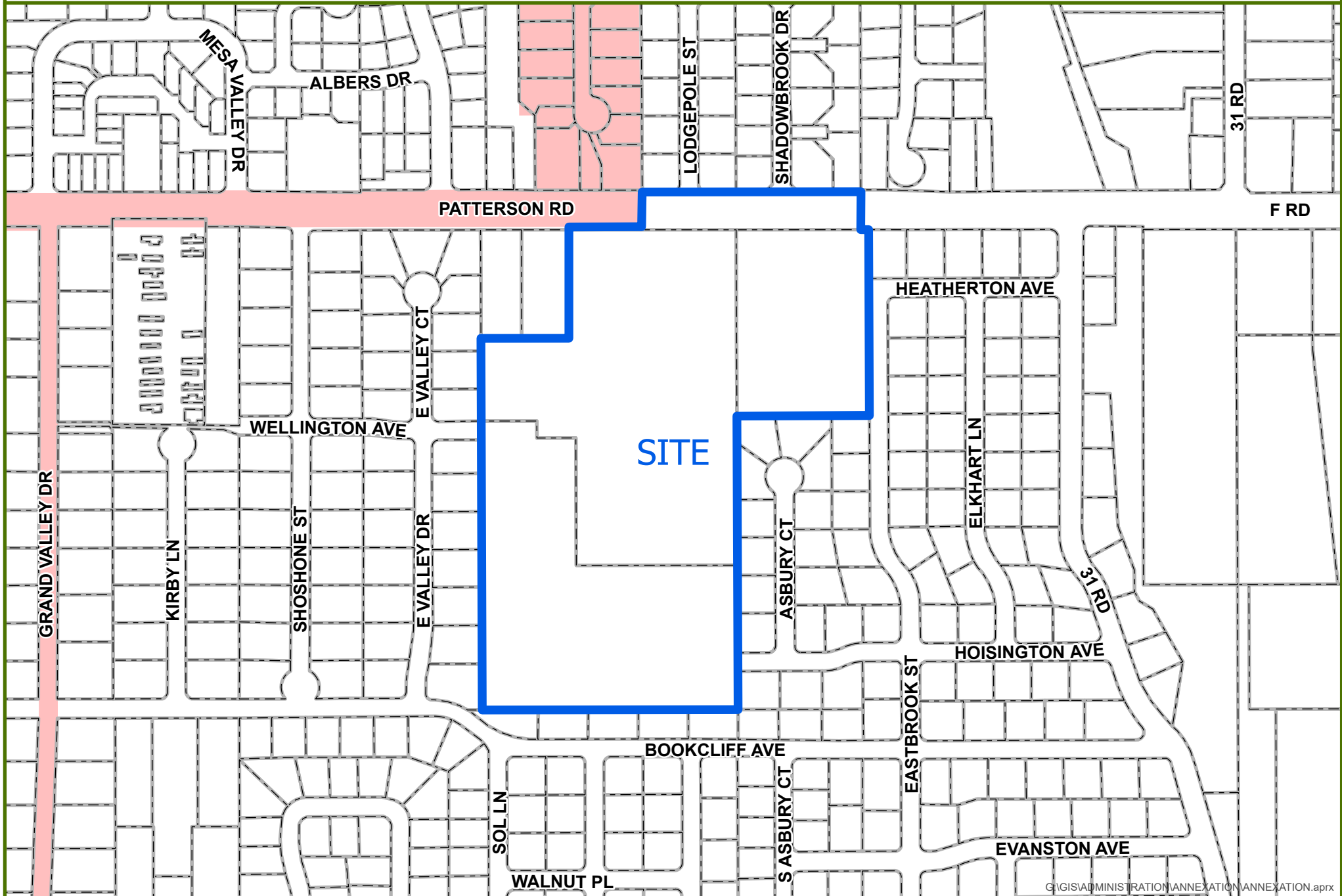
Secretary

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Land Title Insurance Corporation. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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CROSS ORCHARDS ANNEXATION



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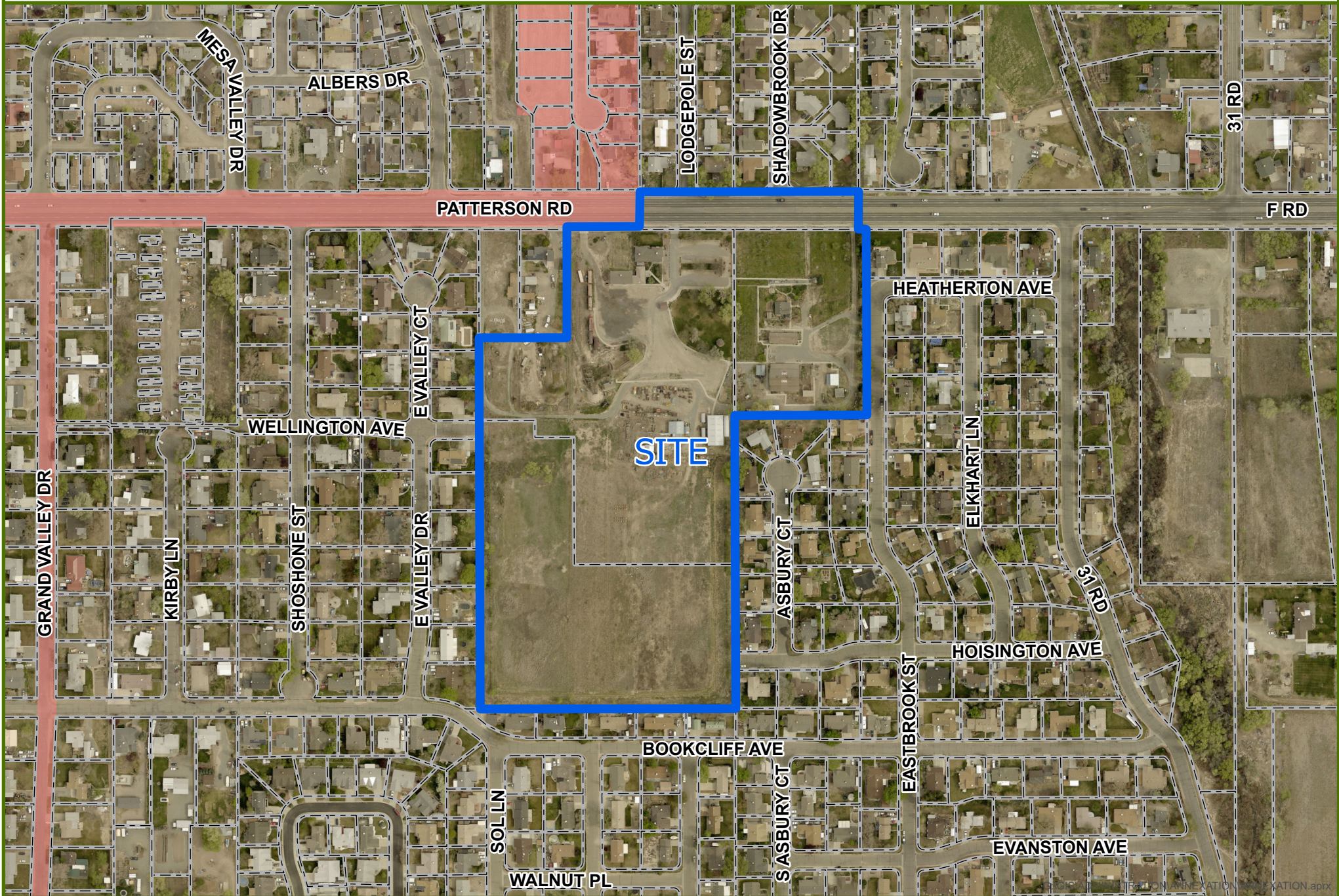
 Annexation

 City Limits

CITY OF
Grand Junction
COLORADO
GEOGRAPHIC INFORMATION SYSTEMS

Date Created: 9/27/2021

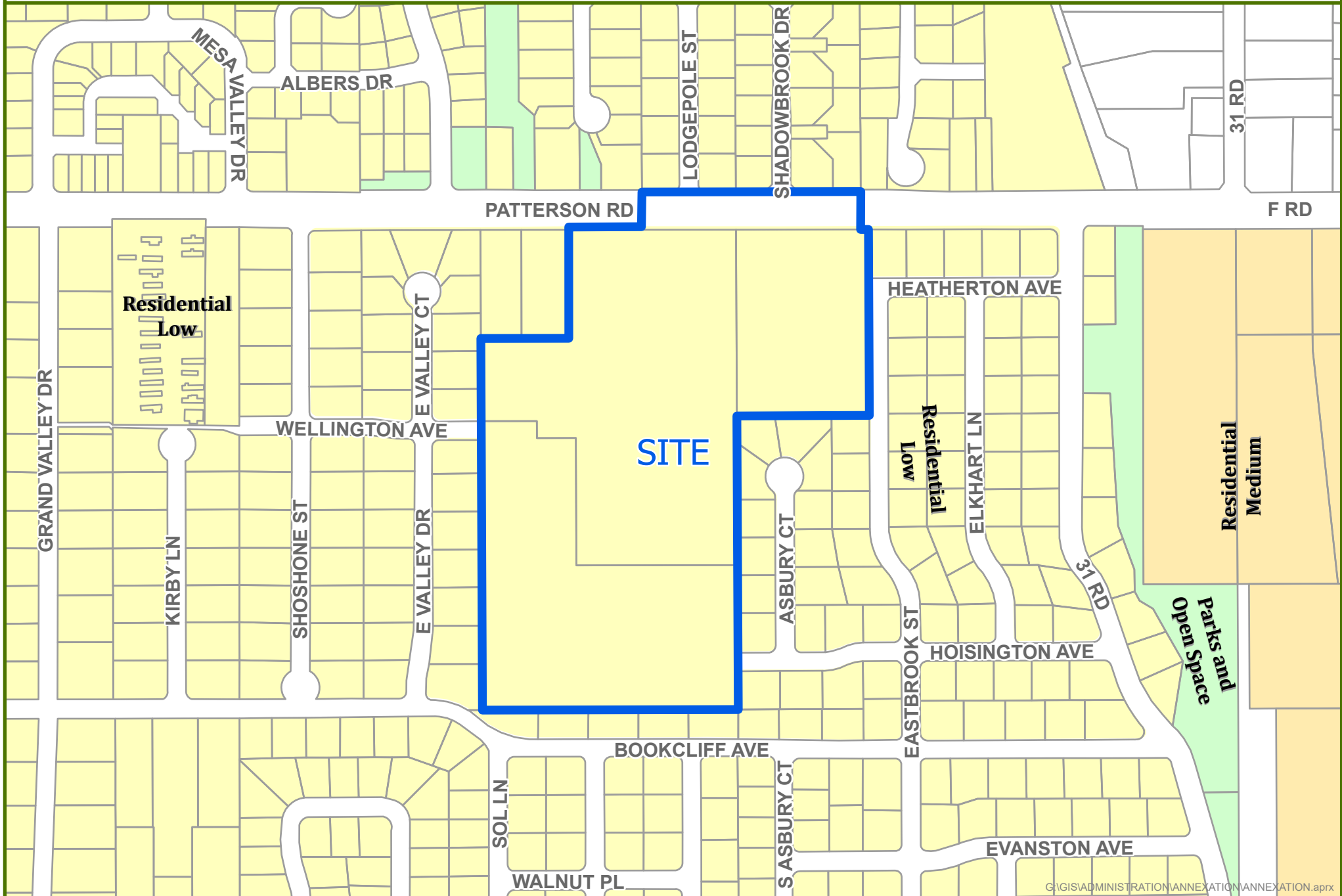
CROSS ORCHARDS ANNEXATION



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Annexation City Limits

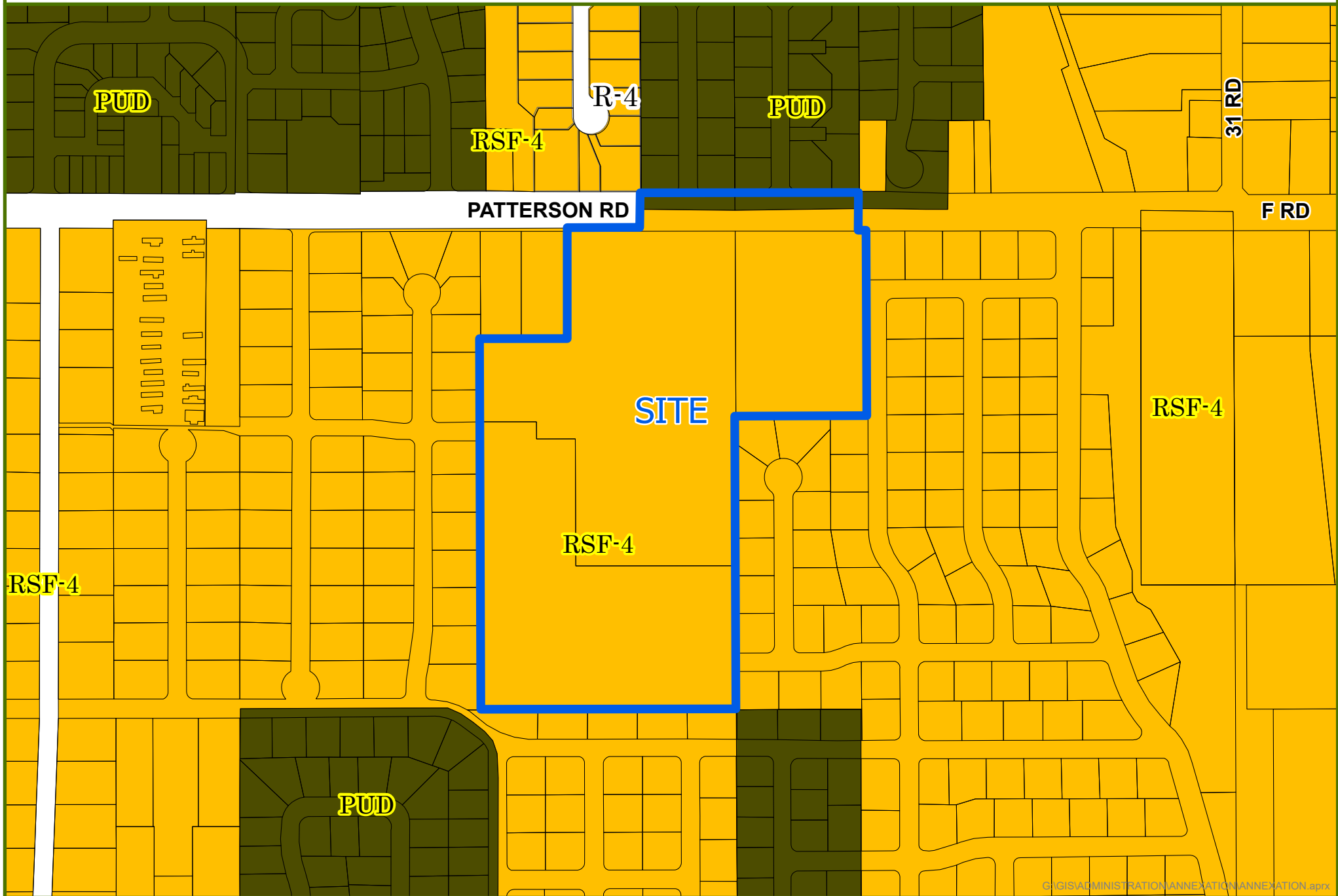
CROSS ORCHARDS ANNEXATION - LAND USE



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 Annexation Boundary

CROSS ORCHARDS ANNEXATION - ZONING



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 Annexation

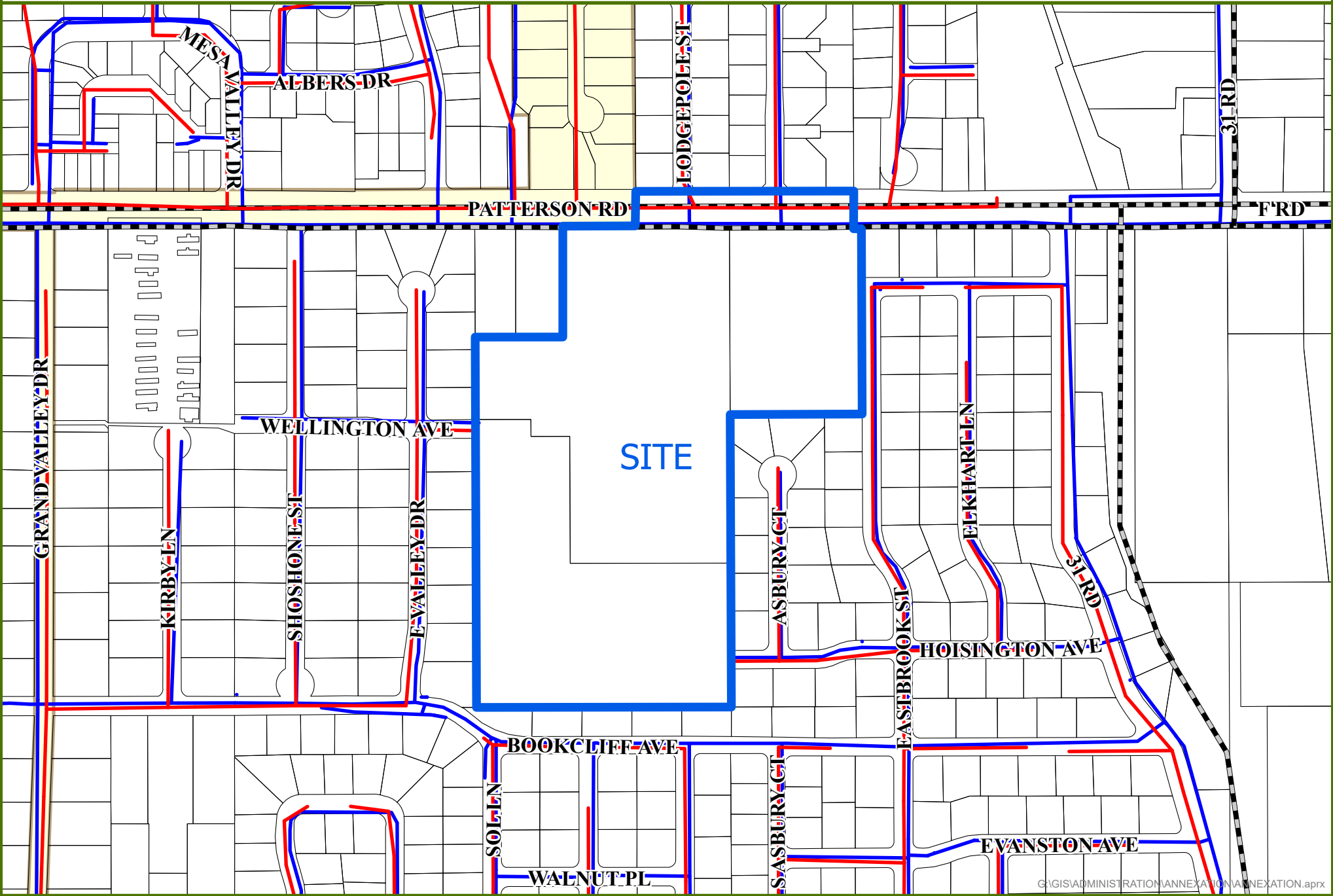
City Zoning
Packet Page 250

County Zoning

Date Created: 9/27/2021

CITY OF
Grand Junction
COLORADO
GEOGRAPHIC INFORMATION SYSTEMS

CROSS ORCHARDS ANNEXATION - UTILITIES



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0 0.05 0.1 Miles

NON-CITY FIBER

SEWER

CLIFTON WATER

CITY LIMITS

Date Created: 9/27/2021





Looking South from Patterson Road



Looking East from Wellington Avenue



Looking West from Hoisington Avenue

<u>CROSS ORCHARD ANNEXATION SCHEDULE</u>		
October 20, 2021	Referral of Petition (30 Day Notice), Introduction of a Proposed Ordinance, Exercising Land Use	
November 9, 2021	Planning Commission considers Zone of Annexation	
November 17, 2021	Introduction of a Proposed Ordinance on Zoning by City Council	
December 1, 2021	Acceptance of Petition and Public Hearing on Annexation and Zoning by City Council	
January 2, 2022	Effective date of Annexation and Zoning	
<u>ANNEXATION SUMMARY</u>		
File Number:		ANX-2021-438
Location:		3073 & 3075 Patterson Road & 2943-091-30-004, a parcel with no physical address
Tax ID Numbers:		2943-091-31-001, 2943-091-30-001, 2943-091-30-004
# of Parcels:		3
Existing Population:		0
# of Parcels (owner occupied):		0
# of Dwelling Units:		0
Acres land annexed:		22.68
Developable Acres Remaining:		8 acres for proposed residential development between 5.5 to 8 Du/ac
Right-of-way in Annexation:		Patterson Road = 0.57 acres (250 linear feet of the full width of Patterson Road)
Previous County Zoning:		RSF-4
Proposed City Zoning:		R-4 for 1 parcel (8-ac) proposed future residential development and CSR for 2 parcels (14-ac) for museum
Current Land Use:		Museum
Future Land Use:		Residential Low
Values:	Assessed:	\$215,510 (note \$80,140 Assessed for Private property)
	Actual:	\$743,140 (note \$276,350 Actual for Private property)
Address Ranges:		3071 thru 3081 (odd only) Patterson Road
Special Districts:	Water:	Clifton Water & Ute Water
	Sewer:	City
	Fire:	Clifton Fire Protection
	Irrigation/Drainage:	Grand Valley Irrigation Company and Grand Valley Drainage
	School:	District 51
	Pest:	Grand River Mosquito District
	Other:	Colorado River Water Conservancy



Cross Orchards Annexation/Zoning
Located 3073 and 3075 Patterson Road and an Unaddressed Parcel, Grand Junction, CO
(Parcel No. 2943-091-30-001, 002 and 004)

SUMMARY OF VIRTUAL NEIGHBORHOOD MEETING
THURSDAY, FEBRUARY 11, 2021 @ 5:30 PM
VIA ZOOM

A virtual neighborhood meeting for the above-referenced Annexation/Zoning was held Wednesday, May 19, 2021, via Zoom, at 5:30 PM. The initial letter notifying the neighboring property owners within the surrounding 500 feet was sent on May 6, 2021, per the mailing list received from the City of Grand Junction. There were five attendees including Tracy States, Project Coordinator, with River City Consultants, Scott Peterson, Senior Planner with the City of Grand Junction, Ted Martin, Cross Orchard Development, LLC, the Developer, Kaia Michaelis, Executive Director with the Museum of Western Colorado, Owner, and Jim Tripe from the general public (3077 Hoisington Avenue).

The meeting included a presentation, given by Tracy States, and a question-and-answer session. Information about the project presented the proposed annexation and zoning of the three parcels. It was explained that the two parcels located at 3073 and 3075 Patterson Road would be zoned CSR (Community Services Recreational) to preserve the Cross Orchards Farm Museum. It was advised that 3075 Patterson Road was added to the project so that all of the Museum property would be under the same jurisdiction. Tracy explained that the unaddressed parcel to the south would be zoned R-4 which is the same as the existing County zoning of RSF-4 and would be developed with approximately 28 single-family residential lots. A Preliminary Plan of the proposed development was presented.

Mr. Tripe wanted to know when construction would begin. Scott Peterson verified the municipal process and the public hearing process for the rezone and that the subdivision process would be administrative with no further meetings. He explained that it would likely be next spring before construction would begin. Mr. Tripe wanted to know what the setbacks were in the R-4 zone district as he was concerned how close a new home would be to his. Scott advised him of the setbacks and explained that it would be a 7' side setback on the new lot and whatever distance his home.

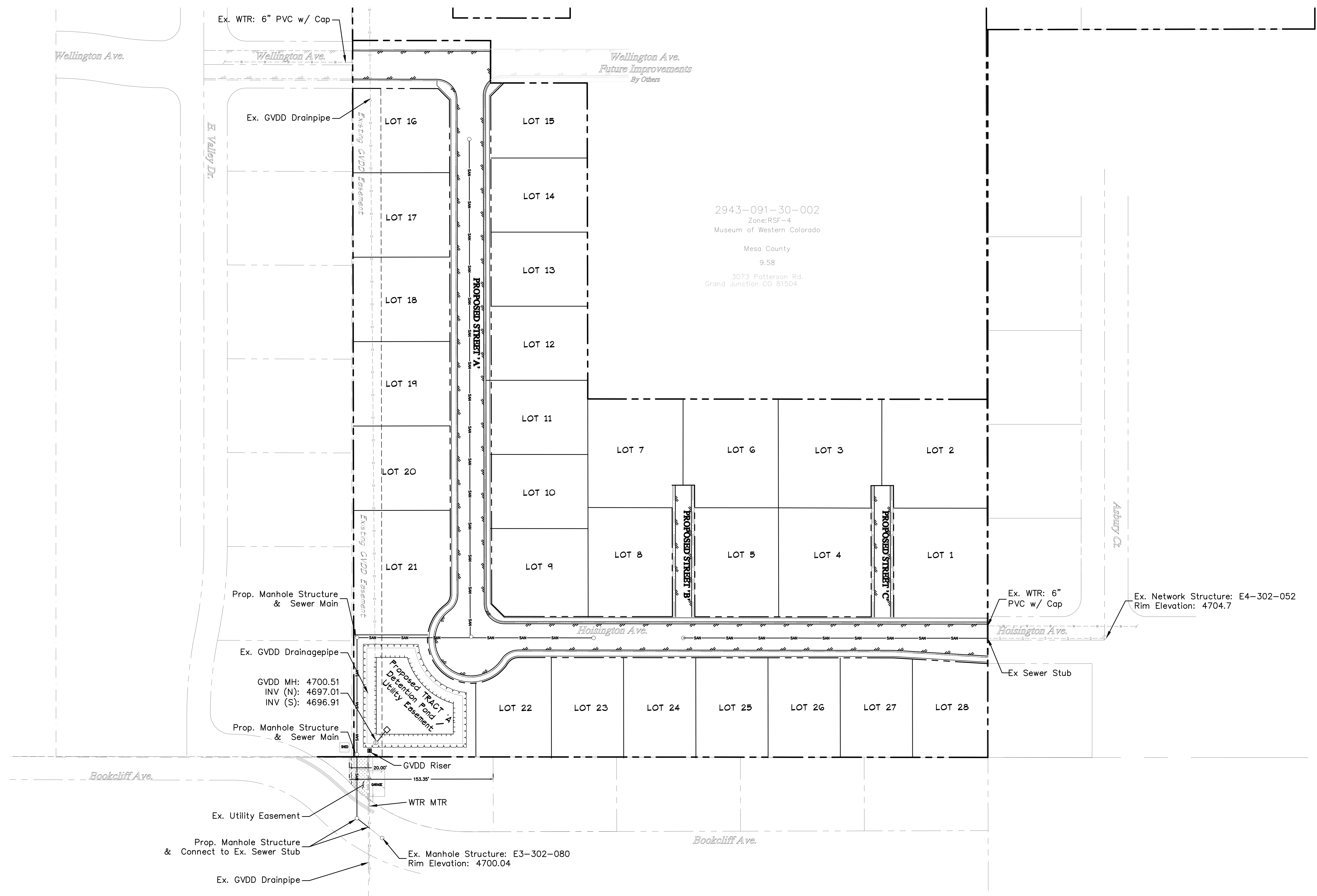
Mr. Tripe's other concerns were with regards to fencing, the type of housing and increased traffic in front of his house with the extension of Hoisington Avenue. Ted Martin advised there would likely be vinyl perimeter fencing and that most of the product would be single-story housing ranging from 1,600 to 1,800 square feet. He did add that if someone wanted a two-story home, they would build a two-story but there likely wouldn't be many. Tracy added that yes, traffic would increase but there were no other connectivity points except for Hoisington Avenue to the east and Wellington Avenue to the west.

The meeting adjourned at approximately 5:50 PM.

Cross Orchards Annexation



Printed: 5/19/2021
1 inch equals 188 feet
Scale: 1:2,257



811 UNCC UTILITY OF COLORADO 800.922.1987 www.uncc.org CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.	Project Benchmark	SCALE (IN FEET) CONTOUR INTERVAL = 1 FOOT ORIGINAL SHEET SIZE: 22 x 34	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th colspan="2" style="text-align: center;">REVISIONS</th> <th style="text-align: center;">BY</th> </tr> <tr> <th style="text-align: center;">NO.</th> <th style="text-align: center;">DATE</th> <th style="text-align: center;">DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td style="text-align: center;">2021.04.14</td> <td style="text-align: center;">Added: 1) GVDD Drainpipe, 2) Easement Hatch, 3) Ex Structures, 4) Ex Water & Sewer</td> </tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table>	REVISIONS		BY	NO.	DATE	DESCRIPTION	1	2021.04.14	Added: 1) GVDD Drainpipe, 2) Easement Hatch, 3) Ex Structures, 4) Ex Water & Sewer																						PRELIMINARY	RIVER CITY CONSULTANTS 215 Pitkin Avenue, Unit 201 Grand Junction, CO 81501 Phone: 970.241.4722 Fax: 970.241.8841 www.rcwest.com	TED MARTIN Cross Orchards Sanitary Sewer Exhibit	Exhibit 1
	REVISIONS		BY																																		
NO.	DATE	DESCRIPTION																																			
1	2021.04.14	Added: 1) GVDD Drainpipe, 2) Easement Hatch, 3) Ex Structures, 4) Ex Water & Sewer																																			
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DRAWN BY:	HORIZ:	AS SHOWN																																			
jsw	VERT:	N/A																																			

David Thornton

From: Grand Junction Speaks <no-reply@gjspeaks.org>
Sent: Monday, November 8, 2021 5:11 PM
To: David Thornton
Subject: [Grand Junction Speaks] Comment submitted for: Cross Orchards Annexation

**** - EXTERNAL SENDER. Only open links and attachments from known senders. DO NOT provide sensitive information. Check email for threats per risk training. - ****



The following comment has been submitted for Cross Orchards Annexation by Janette McClaskey:

Adding additional houses to this subdivision is a very bad decision. We have a lot of older people and young kids in this area. The traffic flow would increase immensely and cause a lot of problems with speeding and congestion. Please reconsider adding any kind of additional housing to the Cross Orchards annexation.

You can approve or reject the comment [here](#).

This email was delivered by gjspeaks.org

GRAND JUNCTION PLANNING COMMISSION
November 9, 2021, MINUTES
5:30 p.m.

The meeting of the Planning Commission was called to order at 5:30 p.m. by Chair Andrew Teske.

Those present were Planning Commissioners; Dr. George Gatseos, Andrew Teske, Ken Scissors, Andrea Haitz, Sandra Weckerly, Shanon Secrest.

Also present were Jamie Beard (Assistant City Attorney), Felix Landry (Community Development Supervisor), Scott Peterson (Senior Planner) and Kalli Savvas (Planning Technician).

There were 3 members of the public in attendance.

CONSENT AGENDA

Commissioner Scissors moved to adopt Consent Agenda Item #1. Commissioner Weckerly seconded the motion. The motion carried 6-0.

1. Approval of Minutes

Minutes of Previous Meeting(s) from October 26, 2021.

REGULAR AGENDA

1. Cross Orchards Annexation

File # ANX-2021-438

Consider a request by the Museum of Western Colorado and Cross Orchard Development LLC to zone 14.09 acres from County RSF-4 (Residential Single Family – 4 du/ac) to CSR (Community Services and Recreation) and 8 acres from County RSF-4 (Residential Single Family – 4 du/ac) to R-4 (Residential – 4 du/ac). Located at 3073 & 3075 Patterson Rd; NE of E Valley Dr & Bookcliff Ave.

Staff Presentation

Scott Peterson, Senior Planner, introduced exhibits into the record and provided a presentation regarding the request.

Questions for Staff

Applicant Presentation

The applicant was present and available for questions.

Questions for Applicant

Public Hearing

The public hearing was opened at 5 PM. on Tuesday, November 2, 2021, via www.GJSpeaks.org.

The Public hearing was closed at 5:52 PM. on November 9, 2021.

Discussion

Commissioner Secret asked where traffic would be accessing the property and confirming it does not access through Patterson.

Chairman Teske asked if the county zoning is the same as the proposed city zone.

Commissioner Gatseos asked about subdivision requirements on the property.

Motion and Vote

Commissioner Gatseos made the following motion "Mr. Chairman, on the Zones of Annexation request for the properties located at 3073 & 3075 Patterson Road to R-4 & property identified as tax parcel No. 2943-091-30-004, a parcel with no physical address, City file number ANX-2021-438, I move that the Planning Commission forward a recommendation of approval to City Council with the findings of fact as listed in the staff report.

This motion can be split into two motions if desired.

Commissioner Weckerly made the following motion Mr. Chairman, on the Zone of Annexation request for 3073 & 3075 Patterson Road to R-4 ****CSR****, City file number ANX-2021-438, I move that the Planning Commission forward a recommendation of approval to City Council with the findings of fact as listed in the staff report.

Commissioner Haitz seconded. The motion carried 6-0.

Commissioner Weckerly made the following motion Mr. Chairman, on the Zone of Annexation request for the property identified as tax parcel No. 2943-091-30-004, a parcel with no physical address to ****R-4****, City file number ANX-2021-438, I move that the Planning Commission forward a recommendation of approval to City Council with the findings of fact as listed in the staff report.

Commissioner Scissors seconded the motion. The motion carried 6-0.

2. Other Business

None.

3. Adjournment

Chairman moved to adjourn the meeting. Commissioner Scissors seconded. The meeting adjourned at 5:57 PM.

CITY OF GRAND JUNCTION, COLORADO

RESOLUTION NO. ____

**A RESOLUTION ACCEPTING A PETITION
FOR THE ANNEXATION OF LANDS
TO THE CITY OF GRAND JUNCTION, COLORADO,
MAKING CERTAIN FINDINGS,
AND DETERMINING THAT PROPERTY KNOWN AS THE
CROSS ORCHARDS ANNEXATION
APPROXIMATELY 22.68 ACRES
LOCATED ON A PROPERTY 3073 & 3075 PATTERSON ROAD & TAX PARCEL No.
943-091-30-004, A PARCEL WITH NO PHYSICAL ADDRESS
IS ELIGIBLE FOR ANNEXATION**

WHEREAS, on the 20th day of October, 2021, a petition was referred to the City Council of the City of Grand Junction, Colorado, for annexation to said City of the following property situate in Mesa County, Colorado, and described as follows:

**Perimeter Boundary Legal Description
Cross Orchards Annexation
A Serial Annexation Comprising Cross Orchards Annexation No.1
and Cross Orchards Annexation No. 2**

Cross Orchards Annexation No. 1

A parcel of land lying in the North Half of the Northeast Quarter (N 1/2 NE1/4) of Section 9 and the Southwest Quarter of the Southeast Quarter (SW1/4SE1/4) of Section 4, Township 1 South, Range 1 East of the Ute Meridian, County of Mesa, State of Colorado, being portions of Right of Way Parcels described at Reception Number 1070598 and 1314146 and portions of Lot 1, CROSS ORCHARDS II SUBDIVISION same as filed under Reception Number 2985337 and Lot 1, CROSS ORCHARDS SUBDIVISION same as filed under Reception Number 2900417 and being more particularly described as follows:

BEGINNING at the East 1/16 Corner of said Section 9 and Section 4, Township 1 South, Range 1 East, Ute Meridian and assuming the North Line of the NW1/4 NE1/4 of said Section 9 bears S89°55'16"E with all other bearings herein being relative thereto; thence S00°07'50"E along the east line of said NW1/4 NE1/4 of Section 9 a distance of 50.00 feet to the northwest corner of said Lot 1, CROSS ORCHARDS SUBDIVISION; thence S89°56'49"E along the north line of said Lot 1, CROSS ORCHARDS SUBDIVISION a distance of 328.63 feet; thence S00°09'09"E a distance of 11.00 feet; thence N89°56'49"W a distance of 771.00 feet to a point on the west line of said Lot 1, CROSS ORCHARDS II SUBDIVISION; thence N00°02'24"E a distance of 11.20 feet to the Northwest corner of said Lot 1, CROSS ORCHARDS II SUBDIVISION also being a point on the south line of SONRISE ACRES ANNEXATION No. 3; thence along the

boundary of said SONRISE ACRES ANNEXATION No. 3 for the following three (3) courses: S89°55'16"E, a distance of 194.34 feet; thence N00°08'10"W a distance of 50.00 feet; thence N00°07'31"W a distance of 50.00 feet to a point on the north line of said Right of Way parcel described at Reception Number 1070598; thence S89°55'16"E along the north line of said Right of Way Parcel described at Reception Number 1070598 a distance of 248.00 feet to a point on the east line of the SW1/4 SE1/4 of said Section 4; thence S00°07'31"E along said east line SW1/4 SE1/4 Section 4 a distance of 50.00 feet to the to the Point of Beginning.

Containing 33323 Square Feet, or 0.77 Acres, more or less, as described.

Cross Orchards Annexation No. 2

A parcel of land lying in the North Half of the Northeast Quarter (N 1/2 NE1/4) of Section 9, Township 1 South, Range 1 East of the Ute Meridian, County of Mesa, State of Colorado, being portions of Lot 1, CROSS ORCHARDS II SUBDIVISION same as filed under Reception Number 2985337 and Lots 1 and 4, CROSS ORCHARDS SUBDIVISION same as filed under Reception Number 2900417 and being more particularly described as follows:

COMMENCING at the East 1/16 Corner of said Section 9 and Section 4, Township 1 South, Range 1 East, Ute Meridian and assuming the North Line of the NW1/4 NE1/4 of said Section 9 bears S89°55'16"E with all other bearings herein being relative thereto; thence S00°07'50"E along the east line of said NW1/4 NE1/4 a distance of 50.00 feet to the northwest corner of said Lot 1, CROSS ORCHARDS SUBDIVISION; thence S89°56'49"E a distance of 328.63 feet along the north line of said Lot 1, CROSS ORCHARDS SUBDIVISION to the Point of Beginning also being a point on the boundary of CROSS ORCHARDS ANNEXATION NO. 1; thence continuing S89°56'49"E a distance of 21.41 feet to the Northeast corner of said Lot 1, CROSS ORCHARDS SUBDIVISION; thence S00°09'10"E a distance of 491.49 feet; thence S89°52'17"W a distance of 350.23 feet to a point on said east line of the NW1/4 NE1/4 Section 9; thence S00°05'32"E a distance of 775.83 feet to the Northeast 1/16 corner of said Section 9; thence N89°58'15"W a distance of 675.80 feet; thence N00°05'29"W a distance of 981.98 feet; thence N89°58'04"E a distance of 232.46 feet; thence N00°02'24"E a distance of 275.38 feet to a point on the south line of said CROSS ORCHARDS ANNEXATION NO. 1 ; thence along said south line of CROSS ORCHARDS ANNEXATION NO. 1 for the following two (2) courses: S89°56'49"E a distance of 771.00 feet; N0°09'09"W a distance of 11.00 feet to the Point of Beginning.

Containing 954298 Square Feet, or 21.91 Acres, more or less, as described.

WHEREAS, a hearing on the petition was duly held after proper notice on the 1st day of December, 2021; and

WHEREAS, the Council has found and determined and does hereby find and determine that said petition is in substantial compliance with statutory requirements

therefore, that one-sixth of the perimeter of the area proposed to be annexed is contiguous with the City; that a community of interest exists between the territory and the City; that the territory proposed to be annexed is urban or will be urbanized in the near future; that the said territory is integrated or is capable of being integrated with said City; that no land held in identical ownership has been divided without the consent of the landowner; that no land held in identical ownership comprising more than twenty acres which, together with the buildings and improvements thereon, has an assessed valuation in excess of two hundred thousand dollars is included without the landowner's consent; and that no election is required under the Municipal Annexation Act of 1965.

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

The said territory is eligible for annexation to the City of Grand Junction, Colorado, and should be so annexed by Ordinance.

ADOPTED the 1st day of December, 2021.

ATTEST:

Wanda Winkelmann
City Clerk

C.B. McDaniel
President of the City Council

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO.

**AN ORDINANCE ANNEXING TERRITORY TO THE
CITY OF GRAND JUNCTION, COLORADO
CROSS ORCHARDS ANNEXATION**

**APPROXIMATELY 22.68 ACRES
LOCATED ON A PROPERTY 3073 & 3075 PATTERSON ROAD & TAX PARCEL No. 943-091-30-004, A PARCEL
WITH NO PHYSICAL ADDRESS**

WHEREAS, on the 20th day of October, 2021, the City Council of the City of Grand Junction considered a petition for the annexation of the following described territory to the City of Grand Junction; and

WHEREAS, a hearing on the petition was duly held after proper notice on the 1st day of December, 2021; and

WHEREAS, the City Council determined that said territory was eligible for annexation and that no election was necessary to determine whether such territory should be annexed;

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

That the property situate in Mesa County, Colorado, and described to wit:

**CROSS ORCHARDS ANNEXATION
Perimeter Boundary Legal Description
Cross Orchards Annexation
A Serial Annexation Comprising Cross Orchards Annexation No.1
and Cross Orchards Annexation No. 2**

Cross Orchards Annexation No. 1

Exhibit A

A parcel of land lying in the North Half of the Northeast Quarter (N 1/2 NE1/4) of Section 9 and the Southwest Quarter of the Southeast Quarter (SW1/4SE1/4) of Section 4, Township 1 South, Range 1 East of the Ute Meridian, County of Mesa, State of Colorado, being portions of Right of Way Parcels described at Reception Number 1070598 and 1314146 and portions of Lot 1, CROSS ORCHARDS II SUBDIVISION same as filed under Reception Number 2985337 and Lot 1, CROSS ORCHARDS SUBDIVISION same as filed under Reception Number 2900417 and being more particularly described as follows:

BEGINNING at the East 1/16 Corner of said Section 9 and Section 4, Township 1 South, Range 1 East, Ute Meridian and assuming the North Line of the NW1/4 NE1/4 of said Section 9 bears S89°55'16"E with all other bearings herein being relative thereto; thence S00°07'50"E along the east line of said NW1/4 NE1/4 of Section 9 a distance of 50.00 feet to the northwest corner of said Lot 1, CROSS ORCHARDS SUBDIVISION; thence S89°56'49"E along the north line of said Lot 1, CROSS ORCHARDS SUBDIVISION a distance of 328.63 feet; thence S00°09'09"E a distance of 11.00 feet; thence N89°56'49"W a distance of 771.00 feet to a point on the west line of said Lot 1, CROSS ORCHARDS II SUBDIVISION; thence N00°02'24"E a distance of 11.20 feet to the Northwest corner of said Lot 1, CROSS ORCHARDS II SUBDIVISION also being a point on the south line of SONRISE ACRES ANNEXATION No. 3; thence along the boundary of said SONRISE ACRES ANNEXATION No. 3 for the following three (3) courses: S89°55'16"E, a distance of 194.34 feet; thence N00°08'10"W a distance of 50.00 feet; thence N00°07'31"W a distance of 50.00 feet to a point on the north line of said Right of Way parcel described at Reception Number 1070598; thence S89°55'16"E along the north line of said Right of Way Parcel described at Reception Number 1070598 a distance of 248.00 feet to a point on the east line of the SW1/4 SE1/4 of said Section 4; thence S00°07'31"E along said east line SW1/4 SE1/4 Section 4 a distance of 50.00 feet to the to the Point of Beginning.

Containing 33323 Square Feet, or 0.77 Acres, more or less, as described.

Cross Orchards Annexation No. 2

Exhibit B

A parcel of land lying in the North Half of the Northeast Quarter (N 1/2 NE1/4) of Section 9, Township 1 South, Range 1 East of the Ute Meridian, County of Mesa, State of Colorado, being portions of Lot 1, CROSS ORCHARDS II

SUBDIVISION same as filed under Reception Number 2985337 and Lots 1 and 4, CROSS ORCHARDS SUBDIVISION same as filed under Reception Number 2900417 and being more particularly described as follows:

COMMENCING at the East 1/16 Corner of said Section 9 and Section 4, Township 1 South, Range 1 East, Ute Meridian and assuming the North Line of the NW1/4 NE1/4 of said Section 9 bears S89°55'16"E with all other bearings herein being relative thereto; thence S00°07'50"E along the east line of said NW1/4 NE1/4 a distance of 50.00 feet to the northwest corner of said Lot 1, CROSS ORCHARDS SUBDIVISION; thence S89°56'49"E a distance of 328.63 feet along the north line of said Lot 1, CROSS ORCHARDS SUBDIVISION to the Point of Beginning also being a point on the boundary of CROSS ORCHARDS ANNEXATION NO. 1; thence continuing S89°56'49"E a distance of 21.41 feet to the Northeast corner of said Lot 1, CROSS ORCHARDS SUBDIVISION; thence S00°09'10"E a distance of 491.49 feet; thence S89°52'17"W a distance of 350.23 feet to a point on said east line of the NW1/4 NE1/4 Section 9; thence S00°05'32"E a distance of 775.83 feet to the Northeast 1/16 corner of said Section 9; thence N89°58'15"W a distance of 675.80 feet; thence N00°05'29"W a distance of 981.98 feet; thence N89°58'04"E a distance of 232.46 feet; thence N00°02'24"E a distance of 275.38 feet to a point on the south line of said CROSS ORCHARDS ANNEXATION NO. 1 ; thence along said south line of CROSS ORCHARDS ANNEXATION NO. 1 for the following two (2) courses: S89°56'49"E a distance of 771.00 feet; N0°09'09"W a distance of 11.00 feet to the Point of Beginning.

Containing 954298 Square Feet, or 21.91 Acres, more or less, as described.

INTRODUCED on first reading on the 20th day of October 2021 and ordered published in pamphlet form.

ADOPTED on second reading the ____ day of _____ 2021 and ordered published in pamphlet form.

ATTEST:

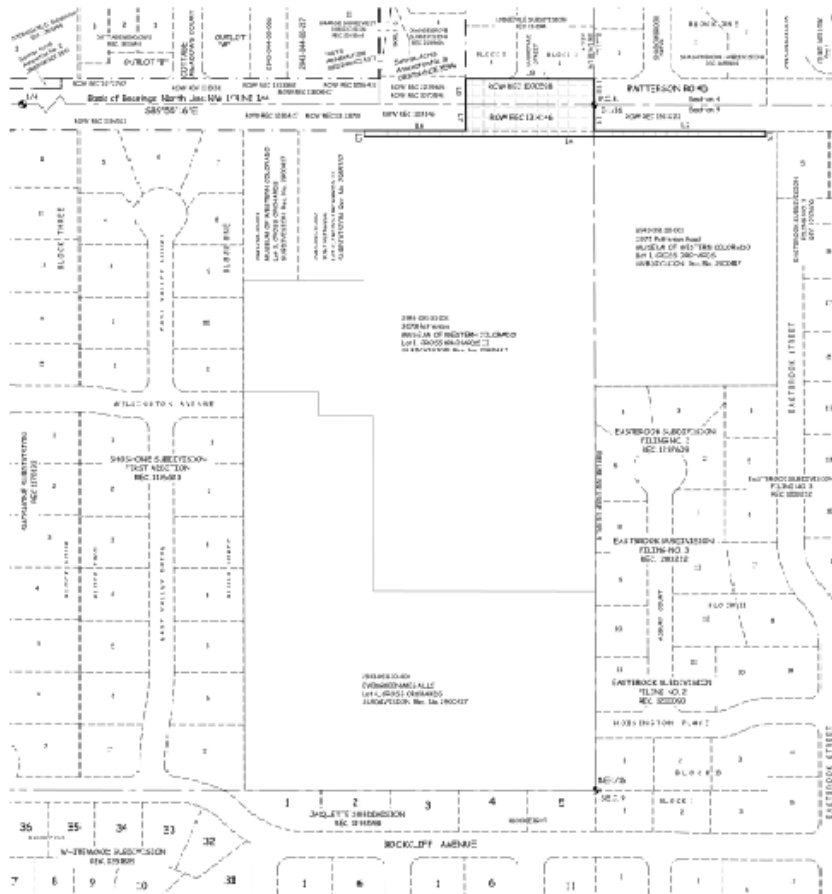
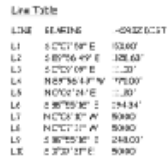
Wanda Winkelmann
City Clerk

C.B. McDaniel
President of the City Council

EXHIBIT A

CROSS ORCHARDS ANNEXATION NO. 1

LIVING IN THE N 1/2 NE 1/4 OF SECTION 9 and the SW 1/4 SE 1/4 OF SECTION 4, TOWNSHIP 1 S. GLTH, RANGE 1 EAST, WTE MERIDIAN
COUNTY OF MESA, STATE OF COLORADO



DESCRIPTION

A gasfield boundary in the North West of the North West Quarter 30 2228000, Section 5 and the Southwest Quarter of the Southwest Quarter 3022500, NE of Section 6, Township 136N, Range 85E in the United States of America, County of Adams, State of Colorado, including portions of the New Forests designated National Anticline (NFA) and 131N-10E and portions of the OROSA-GCHM-6B-1. SUBSIDENCE areas are defined under Subsurface Number 2985337 and Lot 1, DISCLOSED-GCHM-6B-1B-1. SUBSIDENCE areas are defined under Subsurface Number 2985347 and Lot 1, DISCLOSED-GCHM-6B-1B-1. SUBSIDENCE areas are defined under Subsurface Number 2985347 and Lot 1, DISCLOSED-GCHM-6B-1B-1. SUBSIDENCE areas are defined under Subsurface Number 2985347 and Lot 1, DISCLOSED-GCHM-6B-1B-1.

[illegible]

Containing 21,228 Square Feet, or 0.77 Acres, same or less as described.

P.D.C.	POINT OF CONVERGENCE
P.D.B.	POINT OF BEGINNING
P.O.B.	POINT OF BAY
P.O.P.	POINT OF BUY
SEC.	SECTION
TWP.	TOWNSHIP
PAGE	PAGE
C.V.	CITY VERSION
NO	NUMBER
S.E.F.	SUBJECT FILE
JF	JUDICIAL
F.A.J.	FAMILY
HL	HIGH LEVEL
ONL	ORDER LISTEN
OND	ORDER DURING
BLC	BLOCK
PR	PRINT BOOK
BC	BORN
PG	PAGE
REC.	RECEPTION

9- Sketch and description combined. Some have been called from subdivision plans, used descriptions and separated. Some Survey Plots as they appear in the office of the Miss County Clerk and Recorder. This plot does not constitute a legal survey and is not intended to be used as a means for establishing or ending property boundary lines.

1874 OF ILLUSTRATION

NAME/DOB PREFIXED	1204 10 77
CONSECUTIVE PREFIXED	2004 01
NOVA AP SERIAL TEST	3000
NOVA AP JONES	0079
JANIS SQ FT HP CUST ACQUISITION IN THE INTERCOM ROOM ROOM	

LEZEC

WILSON, RICHARD
DIXON, JEFFREY



LINEAL INCHES = U.S. SURVIVAL FOOD*

ORDINANCE NO.

PRODUCTIVE PAGE

Series E Passes, A.S. No. 32265
Professional Land Surveyor for the
City of Grand Junction

ONE _____

THIS IS NOT A BOUNDARY SURVEY

References

According to German law, you must surrender any appliances based upon any threat of the wrong side. The parts after you find them, ask about it. It is worth trying, which would use the other. It is also be considered that the parts from the side of the controller should have.

DRAWN BY REP DATE 09-02-2021
 DESIGNED BY _____ DATE _____
 CHECKED BY N.S. DATE 09-08-2021
 APPROVED BY _____ DATE _____

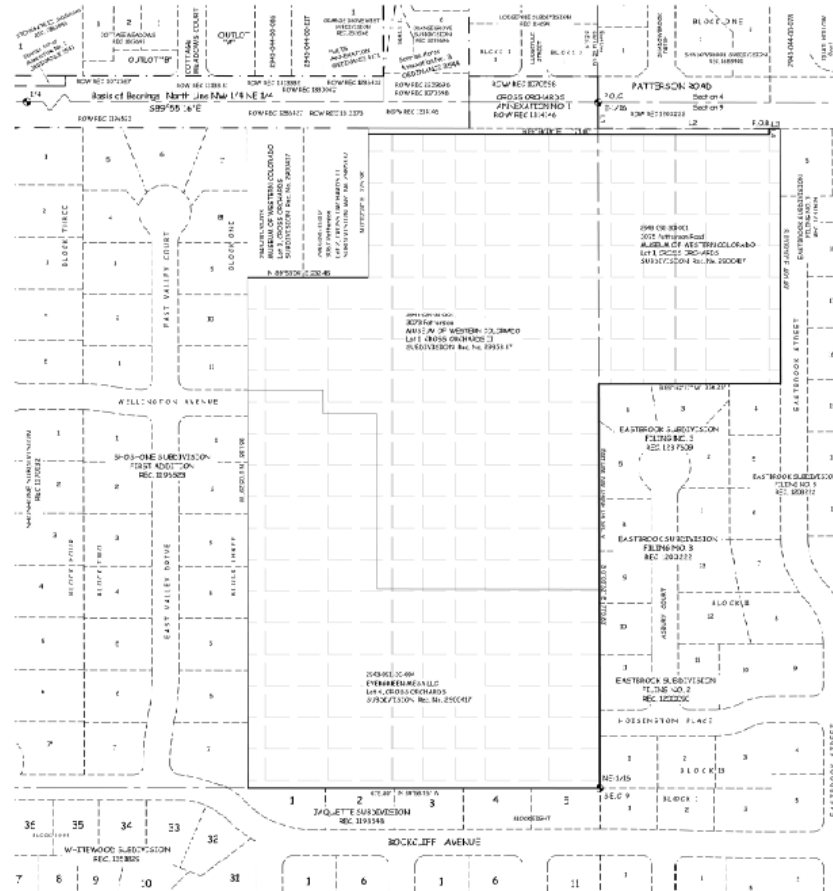
SCALE
P = 100V

CITY OF
Grand Junction
COLORADO

PUBLIC WORKS
ENGINEERING DIVISION
SURVEY DEPARTMENT

CROSS ORCHARDS
ANNEXATION NO. 1

LYING IN THE N 1/2 NE 1/4 OF SECTION 9, TOWNSHIP 1 SOUTH, RANGE 1 EAST, UTE MERIDIAN
COUNTY OF MESA, STATE OF COLORADO

[illegible]

Containing 954266 Square Feet, or 21.91 Acres, more or less, as described:

Tes Sketch and Abstraction contained herein have been copied from subdivision plans, deed descriptions and Deposited Land Survey Plats as they appear in the office of the Moss County Clerk and Recorder. This plat does not constitute a legal survey and is not intended to be used as a means for establishing or verifying property boundary lines.

DATE: _____

CROSS ORCHARDS
ANNEXATION NO. 2

It really is difficult for you and someone else, and often takes over six months to do away with five years' after you first discover each other. It is worth trying, unless you are sure you cannot do this away for commercial reasons. It is for you, from the date of the verification under issue.

DRAWN BY REP DATE 09-30-2021
DESIGNED BY _____ DATE _____
CHECKED BY W.S. DATE 30-08-2021
APPROVED BY _____ DATE _____

SCALE
P = 100

CITY OF
Grand Junction
COLORADO

PUBLIC WORKS
ENGINEERING DIVISION
SURVEY DEPARTMENT

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. _____

**AN ORDINANCE ZONING THE CROSS ORCHARDS ANNEXATION
LOCATED AT 3073 & 3075 PATTERSON ROAD TO CSR (COMMUNITY SERVICES AND
RECREATION) AND R-4 (RESIDENTIAL – 4 DU/AC) ZONE DISTRICT FOR PARCEL
NUMBER 2943-091-30-004, A PARCEL WITH NO PHYSICAL ADDRESS**

Recitals:

The property owners have petitioned to annex their 22.68 acres into the City limits. The annexation is referred to as the “Cross Orchards Annexation.”

After public notice and public hearing as required by the Grand Junction Zoning & Development Code, the Grand Junction Planning Commission recommended zoning the northern parcels of the Cross Orchards Annexation consisting of 14.09 acres from County RSF-4 (Residential Single Family – 4 du/ac) to CSR (Community Services and Recreation) and the southern parcel consisting of 8 acres from County RSF-4 (Residential Single Family – 4 du/ac) to R-4 (Residential – 4 du/ac) finding that both the CSR and R-4 zone districts conform with the designation of Residential Low as shown on the Land Use Map of the Comprehensive Plan and conform respectively for each parcel for its designated zone with the Comprehensive Plan’s goals and policies and are generally compatible with land uses located in the surrounding area.

After public notice and public hearing, the Grand Junction City Council finds that the CSR (Community Services and Recreation) and R-4 (Residential – 4 du/ac) zone districts, are in conformance with at least one of the stated criteria of Section 21.02.140 of the Grand Junction Zoning & Development Code for each parcel as designated.

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

ZONING FOR THE CROSS ORCHARDS ANNEXATION

The following parcels in the City of Grand Junction, County of Mesa, State of Colorado are hereby zoned as follows:

3073 Patterson Road

Lot 1, Cross Orchards II Subdivision, as recorded at Reception No. 2985337 in the records of the Mesa County Clerk and Recorder.

and

3075 Patterson Road

Lot 1, Cross Orchards Subdivision, as recorded at Reception No. 2900417 in the records of the Mesa County Clerk and Recorder.

Zoned CSR (Community Services and Recreation); and

Parcel No. 2943-091-30-004

Lot 4, Cross Orchards Subdivision, as recorded at Reception No. 2900417 in the records of the Mesa County Clerk and Recorder.

Zoned R-4 (Residential – 4 du/ac).

INTRODUCED on first reading this 16th day of November, 2021 and ordered published in pamphlet form.

ADOPTED on second reading this _____ day of December, 2021 and ordered published in pamphlet form.

ATTEST:

Wanda Winkelmann
City Clerk

C.B. McDaniel
President of the City Council