

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 4874

AN ORDINANCE PLACING A CHARTER AMENDMENT TO CHANGE THE AUTHORIZED LENGTH OF LEASES OF CERTAIN PUBLIC PROPERTY FROM TWENTY-FIVE UP TO NINETY-NINE YEARS ON THE ELECTION BALLOT FOR THE SPECIAL MUNICIPAL ELECTION TO BE HELD THE 5th DAY OF NOVEMBER, 2019

Recitals.

Pursuant to §151 of the Grand Junction City Charter, the Charter may be amended at any time in the manner provided by Article XX of the Constitution of the State of Colorado, and more than one Charter amendment or measure may be submitted to the voters in any one election.

The City Council has determined that Section 124 of the Charter limiting leases of public property to a term of twenty-five years may be unduly restrictive and that increasing the term from twenty-five up to a maximum of ninety-nine years, specifically, and only for approximately (i) 15 acres of property in the Las Colonias Business Park and (ii) 13.5 acres of City property, including 1441 Winters Avenue, all of which is north of the Business Park and the Riverside Parkway, will benefit the public by allowing the highest and best economic use of that property and in turn contribute to economic development in the community.

The Las Colonias Business Park, and the parcels north of the Riverside Parkway, comprise less than one percent of the City's total parkland holdings. The proposed Charter amendment is specific in location and size and applies to no other City property.

Leasing of any public property is permissive and within the sole and sound discretion of the City Council on terms it deems necessary and appropriate, including the acreage of any parcel, and the compensation to be paid therefor; amending the Charter will only change the possible term of the lease.

Therefore, the City Council desires to present to the City voters an amendment to the City Charter, allowing the voters to determine if the change would be in the best interest of the City.

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

That a question of proposed amendment to Section 124 of the Charter to increase the maximum lease term of property in and near the Las Colonias Business Park from twenty-five to ninety-nine years, as follows, and incorporating the foregoing recitals, be placed on the November 5, 2019 ballot:

City of Grand Junction

Shall there be an amendment to Article XIV, Section 124 of the City Charter to increase the authorized lease term for property in and adjacent to the Las Colonias Business

Park from 25 years to a term not to exceed a total of 99 years?

___ FOR THE AMENDMENT

___ AGAINST THE AMENDMENT

If approved by the voters, Section 124 will read, in relevant part, and without amendment of the balance of the Section, as follows:

“124. Term Not Longer Than Twenty-Five Years – Compensation. – No franchise, lease or right to use the streets or the public places, or property of the city, shall be granted by the city, except as in this Charter provided, for a period longer than twenty-five years; provided, however, the City may lease, for a term not to exceed 99 years, all or a portion(s) of property in or adjacent to the Las Colonias Business Park some of which is North of the Riverside Parkway including the property at 1441 Winters Avenue, all as described in Ordinance No. .”

INTRODUCED ON FIRST READING AND ORDERED PUBLISHED THIS 21ST DAY OF AUGUST, 2019.

INTRODUCED, PASSED ON SECOND READING, APPROVED AND ORDERED PUBLISHED IN PAMPHLET FORM this 4th day of September 2019.

CITY OF GRAND JUNCTION, COLORADO



President of the Council

ATTEST:



City Clerk



I HEREBY CERTIFY THAT the foregoing Ordinance, being Ordinance No. 4874 was introduced by the City Council of the City of Grand Junction, Colorado at a regular meeting of said body held on the 21st day of August, 2019 and the same was published in The Daily Sentinel, a newspaper published and in general circulation in said City, in pamphlet form, at least ten days before its final passage.

I FURTHER CERTIFY THAT a Public Hearing was held on the 4th day of September, 2019, at which Ordinance No. 4874 was read, considered, adopted and ordered published in pamphlet form by the Grand Junction City Council.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of said City this 9th day of September, 2019.



Deputy City Clerk

Published: August 23, 2019
Published: September 06, 2019
Effective: October 06, 2019