

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 4937

AN ORDINANCE CONCERNING THE CITY OF GRAND JUNCTION DOS RIOS GENERAL IMPROVEMENT DISTRICT AND IN CONNECTION WITH THE ISSUANCE OF BONDS BY THE DISTRICT APPROVING A PUBLIC FINANCE AGREEMENT AND FIRST AMENDMENT TO LOAN AGREEMENTS AND AMENDING ORDINANCE NO. 4881 CONCERNING THE DDA 2019 PLAN OF DEVELOPMENT

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

Section 1. Recitals:

(A) The City of Grand Junction, Colorado (the "City"), is a duly organized and existing home rule municipality of the State of Colorado, created and operating pursuant to Article XX of the Constitution of the State of Colorado and the home rule charter of the City (the "Charter").

(B) Members of the City Council of the City (the "City Council") have been duly elected or appointed and qualified.

(C) The City of Grand Junction Dos Rios General Improvement District (the "District") has been established to undertake the design, acquisition, construction, completion and installation of public improvements permitted pursuant to Title 31, Article 25, Part 6, Colorado Revised Statutes including, but are not limited to all utilities, gas, electric, water, storm sewer, sanitary sewer, drainage, all communications facilities such as cable, fiber, and broadband, roadways and alleyways, trails and sidewalks, environmental remediation, fill, street lights, landscaping, irrigation, public parking areas, signage, parks, and open space, together with land, easements and extensions of and improvements to said facilities within and without the boundaries of the District (the "Project").

(D) Article XIV, Section 18 of the Constitution of the State and C.R.S. §29-1-203 provide for and encourage governmental entities within the State to make the most efficient and effective use of their powers and responsibilities by cooperating with each other to accomplish specific public purposes.

(E) On December 16, 1981, the City Council approved the Downtown Development Authority Plan of Development (the "Plan") which provided for the division of incremental property tax revenues and incremental municipal sales tax revenues pursuant to C.R.S. §31-25-807(3) to further the purposes of the Plan and provide financial support therefor from such tax increment revenues, as therein and herein further provided and the Council has approved amendments to the Plan from time to time including most recently by Ordinance No. 4881 adopted on November 6, 2019 ("Ordinance No. 4881").

(F) The Project is consistent with the improvements which may be financed by the City pursuant to the Plan.

(G) The City has previously pledged the tax increment revenues received by the City pursuant to the Plan to repay loans made to the City by American National Bank (the "Bank") pursuant to two separate loan agreements.

(H) In order to assist the District with the financing of the Project, the City intends to provide certain revenues to the District including tax increment revenues the City receives from property or transactions which occur within the District and certain other City revenues.

(I) The Council has determined, and now hereby determines, that it is in the best interest of the City to assist the District with financing the Project by entering into a Public Finance Agreement (the "PFA") with the District and to enter into First Amendment to Loan Agreements with the Bank (the "Amendments").

(J) There has been presented to the Council and are on file at the City offices the following: (i) the proposed form of the PFA; and (ii) the proposed form of the Amendments.

(K) No member of the Council has any conflict of interest or is interested in any pecuniary manner in the transactions contemplated by this ordinance.

Section 2. Ratification and Approval of Prior Actions:

All action heretofore taken (not inconsistent with the provisions of this ordinance) by the Council or the officers, agents or employees of the Council or the City relating to the PFA, the Amendments, and the Project, is hereby ratified, approved and confirmed.

Section 3. Approval of Documents:

The PFA and the Amendments (collectively, the "Documents"), in substantially the forms presented to the Council and on file with the City Clerk, are in all respects approved, authorized and confirmed, and the President of the City Council is hereby authorized and directed for and on behalf of the City to execute and deliver the Documents in substantially the forms and with substantially the same contents as presented to the Council, provided that such documents may be completed, corrected or revised as deemed necessary by the parties thereto in order to carry out the purposes of this ordinance. The City Clerk is hereby authorized and directed to attest the signature of the President of the City Council on the Documents.

Section 4. Authorization to Execute Collateral Documents:

The President and City Clerk and other appropriate officials or employees of the City are hereby authorized to execute and deliver for and on behalf of the City any and all additional certificates, documents, instruments and other papers, and to perform all other acts that they deem necessary or appropriate, in order to implement and carry out the transactions and other matters authorized by this ordinance.

Section 5. Amendment of Ordinance No. 4881.

The first paragraph of Ordinance No. 4881 is amended to read: The Plan of Development for Grand Junction, Colorado, Downtown Development Authority, as Adopted by Resolution of This City Council on December 16, 1981 (as amended prior to 2019, the "Original Plan"), is amended by the 2019 Plan of Development entitled "Vibrant Together" (the "2019 Plan"), but nothing in the 2019 Plan amends, modifies or impairs the tax increment financing provisions of the Original Plan.

Section 6. Repealer:

All bylaws, orders, resolutions and ordinances of the City, or parts thereof, inconsistent with this ordinance or with any of the documents hereby approved are hereby repealed to the extent only of such inconsistency. This repealer shall not be construed as reviving any bylaw, order, resolution or ordinance of the City, or part thereof, heretofore repealed.

Section 7. Severability:

If any section, subsection, paragraph, clause or provision of this ordinance or the documents hereby authorized and approved (other than provisions as to the payment of Base Rentals by the City during the Lease Term, provisions for the quiet enjoyment of the Leased Property by the City during the Lease Term and provisions for the conveyance of the Leased Property to the City under the conditions provided in the Lease) shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such section, subsection, paragraph, clause or provision shall not affect any of the remaining provisions of this ordinance or such documents, the intent being that the same are severable.

Section 8. Charter Controls:

Pursuant to Article XX of the State Constitution and the Charter, all State statutes that might otherwise apply in connection with the provisions of this ordinance are hereby superseded to the extent of any inconsistencies or conflicts between the provisions of this ordinance and the Sale Certificate authorized hereby and such statutes. Any such inconsistency or conflict is intended by the Council and shall be deemed made pursuant to the authority of Article XX of the State Constitution and the Charter.

Section 9. Effective Date, Recording and Authentication:

This ordinance shall be in full force and effect 30 days after its final passage and final publication pursuant to Section 136 of Article XVI of the Charter.

INTRODUCED, PASSED ON FIRST READING, APPROVED AND ORDERED PUBLISHED IN PAMPHLET FORM THIS 20th DAY OF MAY 2020.

CITY OF GRAND JUNCTION, COLORADO



C.S. Peter W. Swann

President of the City Council

ATTEST:

W Winkelmann

City Clerk

PASSED ON SECOND READING, APPROVED AND ORDERED PUBLISHED IN PAMPHLET FORM THIS 3rd DAY OF JUNE 2020.

CITY OF GRAND JUNCTION, COLORADO



C.S. Peter W. Swann

President of the City Council

ATTEST:

W Winkelmann

City Clerk

STATE OF COLORADO)
)
 COUNTY OF MESA) SS.
)
 CITY OF GRAND JUNCTION)

I, Wanda Winkelmann, the duly elected, qualified and acting City Clerk of the City of Grand Junction, Colorado (the "City") do hereby certify:

1. That the foregoing pages are a true, correct, and complete copy of an ordinance (the "Ordinance") which was introduced, passed on first reading, and ordered published in pamphlet form by the City Council (the "Council") of the City at a regular meeting of the Council held at the City Hall on May 20, 2020, and was duly adopted on second reading and ordered published in pamphlet form by the Council at a regular meeting held on June 3, 2020, which Ordinance has not been revoked, rescinded or repealed and is in full force and effect on the date hereof.

2. The passage of the Ordinance on first reading on May 20, 2020, was duly moved and seconded and the Ordinance was approved by an affirmative vote of a majority of the members of the Council as follows:

Name	"Aye"	"Nay"	Absent	Abstain
Duke Wortmann, President of the City Council	X			
Kraig Andrews, President Pro Tem	X			
Chuck McDaniel	X			
Phyllis Norris	X			
Phillip Pe'a	X			
Anna Stout	X			
Rick Taggart			X	

3. The passage of the Ordinance on second and final reading on June 3, 2020, was duly moved and seconded and the Ordinance was approved by an affirmative vote of a majority of the members of the Council as follows:

Name	"Aye"	"Nay"	Absent	Abstain
Duke Wortmann, President of the City Council	X			
Kraig Andrews, President Pro Tem	X			
Chuck McDaniel	X			
Phyllis Norris	X			
Phillip Pe'a	X			
Anna Stout	X			
Rick Taggart	X			

4. The members of the Council were present at such meeting and voted on the passage of the Ordinance as set forth above.

5. The Ordinance has been signed by the President, sealed with the corporate seal of the City, attested by me as City Clerk, and duly recorded in the books of the City; and that the same remains of record in the book of records of the City.

6. There are no bylaws, rules or regulations of the Council which might prohibit the adoption of the Ordinance as an emergency.

7. Notices of the meetings of May 20, 2020 and June 3, 2020, in the forms attached hereto as Exhibit A, were duly given to the Council members and were posted on the City website no less than twenty-four hours prior to the meeting as required by law.

8. The ordinance was published in pamphlet form in The Daily Sentinel, a daily newspaper of general circulation in the City, on May 22, 2020 and June 5, 2020, as required by the Charter. The affidavits of publication are attached hereto as Exhibit B.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of said City
this 9th day of June 2020.



W Winkelmann

City Clerk

EXHIBIT A

(Attach Notices of Meetings)

To access the Agenda and Backup Materials electronically, go to www.gjcity.org



CITY COUNCIL AGENDA
WEDNESDAY, MAY 20, 2020
250 NORTH 5TH STREET
5:15 PM – PRE-MEETING – MUNICIPAL COURT HEARING ROOM
6:00 PM – REGULAR MEETING – CITY HALL AUDITORIUM

Beginning May 20, 2020 and thereafter, in-person citizen comments are reinstated. Persons attending meetings will be asked to practice social distancing and wear masks. The temporary process of submitting comments on meeting agenda items by telephone or on-line has ended. If you need to contact City Council or City staff prior to a City Council meeting, e-mail addresses and other contact information is available at www.gjcity.org. If you wish to address Council in person you will be further advised of the process at the meeting.

Call to Order, Pledge of Allegiance, Moment of Silence

Proclamations

Proclaiming May 17 - 23, 2020 as Emergency Medical Services Week in the City of Grand Junction

Appointments

Appointment to the 2020 Parks, Recreation, and Open Space (PROS) Master Plan Advisory Committee

Certificates of Appointment

To the Horizon Drive Association Business Improvement District

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.

City Manager Report

Council Reports

EXHIBIT A

(Attach Notices of Meetings)

City Council

May 20, 2020

CONSENT AGENDA

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

1. Approval of Minutes

- a. Minutes of the May 6, 2020 Regular Meeting
- b. Minutes of the May 11, 2020 Special 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. Legislative
 - i. Introduction of an Ordinance Amending the Grand Junction Municipal Code Title 21 Zoning and Development Code Regarding the Requirements for Conducting Neighborhood Meetings and Set a Public Hearing for June 1, 2020
- b. Quasi-judicial
 - i. Introduction of an Ordinance Amending the Comprehensive Plan Changing the Future Land Use Map Designation for a Property of 5.26 Acres from the Commercial and Commercial/Industrial Future Land Use Designations to the Downtown Mixed Use Future Land Use Designation and Rezoning said Property of 5.26 acres from a C-2 (General Commercial) Zone District to a R-24 (Residential - 24 du/ac) Zone District Located at 630 South 7th Street and Set a Public Hearing for June 1, 2020

EXHIBIT A

(Attach Notices of Meetings)

City Council

May 20, 2020

- ii. 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 Redlands 360 Annexation of 237.57 Acres, Located South of the Redlands Parkway/Highway 340 Intersection and Set a Public Hearing for July 1, 2020
 - iii. Introduction of an Ordinance to Vacate a 25 Foot Wide by 400 Lineal Foot Portion of the Undeveloped 27 ½ Road Public Right-of-Way (ROW) Abutting the Eastern Property Line of the Property Located at Approximately 347 27 ½ Road and Set a Public Hearing for June 1, 2020
 - iv. Introduction of an Ordinance for a Comprehensive Plan Amendment from Residential High Mixed Use (16 – 24 du/ac) and Residential Medium (4 – 8 du/ac) to Village Center and a Rezone from R-E (Residential – Estate) to C-1 (Light Commercial) Located at 785 24 Road and Set a Public Hearing for June 1, 2020
 - v. Set a Hearing to Consider a Request by Grand Junction Land Company, LLC for Review of a Consolidated Service Plan for the Proposed Redlands 360 Metropolitan District Nos. 1-9
 - c. Public Finance Agreement, First Amendment to Loan Agreements and Amending Ordinance 4881 Concerning the City of Grand Junction Dos Rios General Improvement District
- 3. Continue Public Hearings**
- a. Quasi-judicial
 - i. A Resolution Accepting the Petition for Annexation of 45.543-Acres of Land and Ordinance Annexing the Magnus Court Annexation, Located on the West End of Magnus Court - **Continued to June 15, 2020**
- 4. Contracts**
- a. National Junior College Athletic Association (NJCAA), the Grand Junction Baseball Committee and City of Grand Junction Junior College World Series Contract Extension 2020-2044

EXHIBIT A

(Attach Notices of Meetings)

City Council

May 20, 2020

- b. Contract for 2020 CDBG - Safe Routes to Schools Project

5. Resolutions

- a. A Resolution Assigning City Councilmembers to Various Boards, Commissions, and Authorities
- b. A Resolution for the Issuance of a Revocable Permit to the Grand Junction Housing Authority to Install a Free-Standing Monument Sign within the N 15th Street Right-of-Way Adjacent to 3032 N 15th Street
- c. A Resolution Vacating a Publicly Dedicated 30-Foot Wide Drainage Easement Located within Lots 1 through 11 and Tract F, Pear Park North Subdivision Filing 3 as Granted to the City of Grand Junction within the Original Tract C, Pear Park North Subdivision

6. Other Action Items

- a. Grant Offer for CARES Act at the Grand Junction Regional Airport

REGULAR AGENDA

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

7. Public Hearings

- a. Items Related to Community Development Block Grant Funding
 - i. A Resolution 1) Amending the 2019 Program Year Action Plan as a Part of the Grand Junction Five-Year Consolidated Plan for the Community Development Block Grant (CDBG) Program to Include CDBG-CV funds Received via the CARES Act and Allocate the Funds to Additional Activities; and 2) Amending the CDBG Citizen Participation Plan to Include Flexibilities Allowed by the Department of Housing and Urban Development (HUD)
- b. Legislative

EXHIBIT A

(Attach Notices of Meetings)

City Council

May 20, 2020

- i. An Ordinance to Make a Supplemental Appropriation of \$300,000 from the City General Fund Reserve to Support the #GJStrong Fund in the City of Grand Junction, Colorado - **Continued from May 6, 2020**
 - ii. A. An **Emergency** Ordinance Regarding Neighborhood Meetings and Alternative Hearing Procedures for Land Use Applications

- OR IF NOT APPROVED -

B. Introduction of an Ordinance Regarding Neighborhood Meetings and Alternative Hearing Procedures for Land Use Applications and Set a Public Hearing for June 3, 2020
 - iii. An Ordinance Amending the Grand Junction Municipal Code Title 21 Zoning and Development Code Regarding the Keeping of Roosters - [Staff Presentation](#)
 - iv. An Ordinance Amending Title 21 of the Grand Junction Municipal Code to Modify and Clarify Provisions Governing the Planned Development (PD) Zone District - [Staff Presentation](#)
- c. Quasi-judicial
- i. An Ordinance to Amending the Planned Development (PD) Zoning and Outline Development Plan (ODP) for Riverfront at Dos Rios, Located on the Northeast Bank of the Colorado River between Hale Avenue and near the 5th Street/Highway 50 Viaduct - [Staff Presentation](#)
 - ii. An Ordinance to Vacate Seven Portions of Public Right-of-Way and a Resolution to Vacate a Public Sanitary Sewer Easement within the Proposed Riverfront at Dos Rios Development - [Staff Presentation](#)
 - iii. An Ordinance to Vacate an Approximate 30-Foot Wide by 675-Foot Long Portion of 29 5/8 Road Abutting the Northeastern Property Line of the Property Located at 359 29 5/8 Road - [Staff Presentation](#)

8. Resolutions

- a. A Resolution of Notice of Intent to Create an Improvement District - Victor Drive Sanitary Sewer Improvement District SS-20 and Set a Public Hearing for July 1, 2020

EXHIBIT A

(Attach Notices of Meetings)

City Council

May 20, 2020

9. 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.

10. Other Business

11. Adjournment

EXHIBIT A

(Attach Notices of Meetings)

To access the Agenda and Backup Materials electronically, go to www.gjcity.org



CITY COUNCIL AGENDA
WEDNESDAY, JUNE 3, 2020
250 NORTH 5TH STREET
5:15 PM – PRE-MEETING – FIRST FLOOR BREAK ROOM
6:00 PM – REGULAR MEETING – CITY HALL AUDITORIUM

Beginning May 20, 2020 and thereafter, in-person citizen comments are reinstated. Persons attending meetings will be asked to practice social distancing and wear masks. The temporary process of submitting comments on meeting agenda items by telephone or on-line has ended. If you need to contact City Council or City staff prior to a City Council meeting, e-mail addresses and other contact information is available at www.gjcity.org. If you wish to address Council in person you will be further advised of the process at the meeting.

Call to Order, Pledge of Allegiance, Moment of Silence

Appointments

Ratification of Appointment to Riverview Technology Corporation

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.

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 May 18, 2020 Workshop

EXHIBIT A

(Attach Notices of Meetings)

City Council

June 3, 2020

- b. Minutes of the May 20, 2020 Regular Meeting
- c. Minutes of the May 27, 2020 Executive Session
- d. Minutes of the May 27, 2020 Special 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 Zoning the Magnus Court Annexation PD (Planned Development) for Two (2) Properties and Introduction of an Ordinance Rezoning Two (2) Properties from R-E (Residential Estate) and R-2 (Residential – 2 Dwelling Units Per Acre) to PD (Planned Development) with an Associated Outline Development Plan (ODP) Called Magnus Court to Develop 74 Single-Family Detached Lots with an R-2 (Residential – 2 du/ac) Default Zone District. The Properties Combined are 69.67 Acres and are Generally Located at the West End of Magnus Court and Include the Property Addressed as 2215 Magnus Court #A and Set a Public Hearing for June 15, 2020
 - ii. Introduction of an Ordinance to Vacate Alley Public Right-of-Way within the R-5 Block Subdivision Amended on the Southeast Corner of 7th Street and Grand Avenue and Set a Public Hearing for June 17, 2020

3. Contracts

- a. Contract for the Juniata Reservoir Aeration Project

4. Resolutions

- a. A Resolution Authorizing the City Manager to Submit a Grant Application for the Multimodal Options Fund (MMOF) Grant Program
- b. A Resolution Imposing a Ban on the Use, Sale, Exchange, Barter or Trade of or in Fireworks and Issuance of Temporary Permits for the Same

EXHIBIT A

(Attach Notices of Meetings)

City Council

June 3, 2020

REGULAR AGENDA

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

5. Public Hearings

a. Legislative

- i. A. An Emergency Ordinance Regarding Neighborhood Meetings and Alternative Hearing Procedures for Land Use Applications

- OR IF NOT APPROVED -

B. An Ordinance Regarding Neighborhood Meetings and Alternative Hearing Procedures for Land Use Applications

- ii. Public Finance Agreement, First Amendment to Loan Agreements and Amending Ordinance 4881 Concerning the City of Grand Junction Dos Rios General Improvement District
- iii. An Ordinance to Make a Supplemental Appropriation of \$300,000 from the City General Fund Reserve to Support the #GJStrong Fund in the City of Grand Junction, Colorado - **Continued from May 20, 2020**

6. 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.

7. Other Business

8. Adjournment

EXHIBIT B

(Attach Affidavits of Publication)

State PROOF OF PUBLICATION

NOTICE OF PUBLIC HEARING
 NOTICE IS HEREBY GIVEN
 THAT:
 The City Council of the City of Grand Junction, Colorado, at its regular convened meeting on May 20, 2020, passed on first reading the following entitled proposed ordinance:
AN ORDINANCE CONCERNING THE CITY OF GRAND JUNCTION DOS RIOS GENERAL IMPROVEMENT DISTRICT AND IN CONNECTION WITH THE ISSUANCE OF BONDS BY THE DISTRICT APPROVING A PUBLIC FINANCE AGREEMENT AND FIRST AMENDMENT TO LOAN AGREEMENTS AND AMENDING ORDINANCE NO. 4891 CONCERNING THE DDA 2019 PLAN OF DEVELOPMENT
 and authorized the publication in pamphlet form.
 NOTICE IS FURTHER GIVEN THAT the public hearing will be held June 3, 2020 at 6:00 p.m. in the City Hall Auditorium, 250 North 5th Street, at which time public comments will be taken and considered before the final adoption of the proposed ordinance.
 Copies of the proposed ordinance are available for public inspection in the City Clerk's Office, 250 North 5th Street, City Hall, at any time Monday through Friday between the hours of 8:00 a.m. and 5:00 p.m. or on the web at www.gjcity.org.
 BY THE ORDER OF THE CITY COUNCIL
 /s/ Wanda Winkelmann
 City Clerk
 Published: May 22, 2020.

STATE OF COLORADO

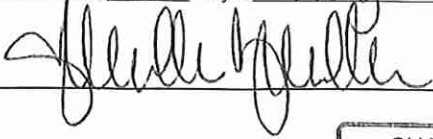
County of (Mesa)

Terry Flanagan

Being duly sworn, says that I am Legal Secretary of The Daily Sentinel, a daily newspaper, published and duly printed in The County of Mesa, State of Colorado; that said newspaper has a general circulation in said County and has been continuously and uninterruptedly published therein, during a period of at least fifty-two consecutive weeks next prior to the first publication of the annexed notice; that said newspaper is a newspaper within the meaning of the act of the general Assembly of the State of Colorado, entitled "An Act to regulate the printing of legal notices and advertisements," and amendments thereto; that the notice of which the annexed is a printed copy taken from said newspaper, was published in said newspaper, and in the regular and entire issue of every number thereof once a week for 1 successive week; that said notice was so published in said newspaper proper and not in any supplement thereof, and that first publication of said notice as aforesaid, was on the 22nd day of May, 2020, and the last, on the 22nd day of May, 2020. Copies of each number of said paper in which said notice and/or list was published were delivered by carriers or transmitted by mail to each of the subscribers of said newspaper, The Daily Sentinel, according to the accustomed mode of business in this office.



Subscribed and sworn to before me, this 22 day of May, 2020



SHANELLE BULLEN
 NOTARY PUBLIC
 STATE OF COLORADO
 NOTARY ID #20184016035
 My Commission Expires April 12, 2022

EXHIBIT B

(Attach Affidavits of Publication)

State PROOF OF PUBLICATION

NOTICE OF ADOPTION OF ORDINANCE NO. 4937 AN ORDINANCE OF THE CITY OF GRAND JUNCTION TO BE PUBLISHED IN PAMPHLET FORM
NOTICE IS HEREBY GIVEN:
 That on the 3rd day of June 2020, at 6:00 p.m. in the City Hall Auditorium, 250 N. 5th Street, Grand Junction, Colorado, the City Council of the City of Grand Junction held a public hearing, after proper notice, to consider the final passage of an Ordinance, the title of which is: **AN ORDINANCE CONCERNING THE CITY OF GRAND JUNCTION DOS RIOS GENERAL IMPROVEMENT DISTRICT AND IN CONNECTION WITH THE ISSUANCE OF BONDS BY THE DISTRICT APPROVING A PUBLIC FINANCE AGREEMENT AND FIRST AMENDMENT TO LOAN AGREEMENTS AND AMENDING ORDINANCE NO. 4881 CONCERNING THE DDA 2019 PLAN OF DEVELOPMENT**
 Copies of the adopted ordinance are available for public inspection in the City Clerk's Office, 250 North 5th Street, City Hall, at any time Monday through Friday between the hours of 8:00 a.m. and 5:00 p.m. or on the web at www.gjcity.org.
 /s/ Wanda Winkelmann
 City Clerk
 Published: June 5, 2020.

STATE OF COLORADO

County of (Mesa)

Terry Flanagan

Being duly sworn, says that I am Legal Secretary of The Daily Sentinel, a daily newspaper, published and duly printed in The County of Mesa, State of Colorado; that said newspaper has a general circulation in said County and has been continuously and uninterruptedly published therein, during a period of at least fifty-two consecutive weeks next prior to the first publication of the annexed notice; that said newspaper is a newspaper within the meaning of the act of the general Assembly of the State of Colorado, entitled "An Act to regulate the printing of legal notices and advertisements," and amendments thereto; that the notice of which the annexed is a printed copy taken from said newspaper, was published in said newspaper, and in the regular and entire issue of every number thereof once a week for 1 successive week; that said notice was so published in said newspaper proper and not in any supplement thereof, and that first publication of said notice as aforesaid, was on the 5th day of June, 2020, and the last, on the 5th day of June, 2020. Copies of each number of said paper in which said notice and/or list was published were delivered by carriers or transmitted by mail to each of the subscribers of said newspaper, The Daily Sentinel, according to the accustomed mode of business in this office.



Subscribed and sworn to before me, this 5th day of June, 2020

DAWN LEE BEACH

DAWN LEE BEACH
 Notary Public
 State of Colorado
 Notary ID # 20204014519
 My Commission Expires 04-22-2024

I HEREBY CERTIFY THAT the foregoing Ordinance, being Ordinance No. 4937 was introduced by the City Council of the City of Grand Junction, Colorado at a regular meeting of said body held on the 20th day of May 2020 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 3rd day of June 2020, at which Ordinance No. 4937 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 5th day of June 2020.



Deputy City Clerk

Published: May 22, 2020
Published: June 5, 2020
Effective: July 5, 2020

