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**CITY OF GRAND JUNCTION DOS RIOS GENERAL IMPROVEMENT DISTRICT AGENDA
WEDNESDAY, MARCH 17, 2021**

**VIRTUAL MEETING
LIVE STREAMED**

BROADCAST ON CABLE CHANNEL 191

FOLLOWING THE 5:30 P.M. CITY COUNCIL REGULAR MEETING

Call to Order

Citizen Comments

Citizens have three options for providing Citizen Comments: 1) [Virtually](#) during the meeting (registration required), 2) via phone by leaving a message at 970-244-1504 until noon on March 17, 2021 or 3) submitting comments online until noon on March 17, 2021 by completing this [form](#). Please reference the agenda item and all comments will be forwarded to Board.

1. Approval of Minutes

- a. Minutes of the March 3, 2021 Regular Meeting

2. Public Hearings

- a. Legislative
 - i. An Ordinance to Amend Ordinance No. 01 to Amend and Extend the Authorization to Issue Bonds
 - ii. An Ordinance Expanding and Including Property(ies) into the District

3. Other Business

4. Adjournment

**CITY OF GRAND JUNCTION DOS RIOS GENERAL IMPROVEMENT DISTRICT
MINUTES OF THE REGULAR MEETING**

March 3, 2021

Call to Order

The Board of Directors of the City of Grand Junction Dos Rios General Improvement District convened into regular session on the 3rd day of March 2021 at 6:02 p.m. Those present were Board Members Kraig Andrews, Chuck McDaniel, Phyllis Norris, Phillip Pe'a, Anna Stout (participated remotely) and Board Chair Duke Wortmann. Board Member Rick Taggart was absent.

Also present were City Manager Greg Caton, City Attorney John Shaver, City Finance Director Jodi Welch, District Secretary Wanda Winkelmann and Deputy City Clerk Janet Harrell.

Board Chair Wortmann called the meeting to order.

Citizen Comments

There were none.

Approval of Minutes of the December 2, 2020 Regular Meeting

Board Member Norris moved to approve the minutes of the December 2, 2020 regular meeting. Board Member McDaniel seconded the motion. Motion carried by unanimous voice vote.

Introduction of an Ordinance to Amend Ordinance No. 01 to Amend and Extend the Authorization to Issue Bonds and Setting a Public Hearing on March 17, 2021

The proposed ordinance amends and extends the authorization of the Grand Junction Dos Rios General Improvement District (Dos Rios Board) to issue bonds in support of the infrastructure and development of the Dos Rios project.

City Finance Director Jodi Welch presented this item.

Discussion included that the Offering Memorandum would incorporate the cash flow projection with an updated Market Survey detailing the most current Development Plan, an anticipated performance timeline and the one-year extension granted to the developer, that other factors (e.g. vision of first 10 years, projected build timeline,

Council actions, closing date and history of the developer) contribute to the lenders confidence that the plan can be executed and that the interest rate is based on the Dos Rios GID which has no past performance (not backed by the City) and the type of investment for which the bonds are being sought.

Public comment opened at 6:11 p.m.

There were no public comments.

Public comment closed at 6:11 p.m.

Board Member McDaniel moved to adopt Ordinance No. 02 on first reading, an ordinance amending Ordinance No. 01 adopted by the Council of the City of Grand Junction, Colorado, acting Ex Officio as the Board of Directors of the City of Grand Junction Dos Rios General Improvement District on June 3, 2020, authorizing the issuance and sale of the District's Special Revenue Bonds, set a public hearing for March 17, 2021 and ordered publication in pamphlet form. Board Member Norris seconded the motion. Motion carried by unanimous roll call vote.

Introduction of an Ordinance Expanding and Including Property(ies) into the District and Setting a Public Hearing for March 17, 2021

On July 17, 2019 the City of Grand Junction (City), City Council adopted an ordinance establishing the City of Grand Junction Dos Rios General Improvement District (GID). It was anticipated then that additional properties could be included within the boundaries of the GID. The City purchased additional properties that were surrounded by the GID boundaries on three sides and now wishes to include those properties in the GID.

City Attorney John Shaver presented this item.

Public comment opened at 6:13 p.m.

There were no public comments.

Public comment closed at 6:13 p.m.

Board Member McDaniel moved to adopt Ordinance No. 03 on first reading, an ordinance expanding and including property(ies) in the Grand Junction Dos Rios General Improvement District, set a public hearing for March 17, 2021 and ordered publication in pamphlet form. Board Member Andrews seconded the motion. Motion carried by unanimous roll call vote.

Other Business

There was none.

Adjournment

The meeting adjourned at 6:14 p.m.

Wanda Winkelmann
District Secretary



Grand Junction City Council

Regular Session

Item #2.a.i.

Meeting Date: March 17, 2021

Presented By: Greg Caton, City Manager, Jay Valentine, General Services Director, John Shaver, City Attorney

Department: City Attorney

Submitted By: John Shaver

Information

SUBJECT:

An Ordinance to Amend Ordinance No. 01 to Amend and Extend the Authorization to Issue Bonds

RECOMMENDATION:

Hold a public hearing on March 17, 2021, approve the ordinance on second reading and order publication in pamphlet form.

EXECUTIVE SUMMARY:

The proposed ordinance amends and extends the authorization of the Grand Junction Dos Rios General Improvement District (Dos Rios Board) to issue bonds in support of the infrastructure and development of the Dos Rios project.

BACKGROUND OR DETAILED INFORMATION:

On June 3, 2020, the Dos Rios Board adopted Ordinance No. 01 (the "Bond Ordinance") approving the issuance of its Special Revenue Bonds, Series 2020 (the "Bonds") and other documents relating thereto in order to finance the cost of the Project as defined in the Bond Ordinance. Due to unforeseen circumstances, the issuance of the Bonds has been delayed.

The Bond Ordinance approved the issuance of the Bonds pursuant to the terms of the Supplemental Public Securities Act, begin Article 11, Section 57, Part 2 of the Colorado Revised Statutes (the "Supplemental Act") and any authorization approved under the Supplemental Act is effective for one year from the date of approval.

In order to provide for more flexibility with respect to the issuance of the Bonds, it is necessary to amend certain provisions of the Bond Ordinance.

FISCAL IMPACT:

The current financial model for the GID assumes \$49.8 million in residential development and \$32.8 million in commercial development with 100,000 square feet of retail space. Based on these assumptions, the required levy is estimated to be 7 mills, and that is the mill rate that was set most recently by the GID Board for the 2020 Levy/2021 Collection year.

The proposed debt issuance is for \$14.3 million in principal to provide \$10.7 million in project funds, establish the debt service reserve, pay bond issuance costs, and make the first two year's interest payments. The term is estimated at 30 years at 6.09% interest rate for an average debt service cost of \$1.05 million per year. It is expected that the GID mill levy will cover 9% of the debt service cost with the remaining 91% covered by pledged TIF, sales, and property tax revenues.

This debt is the sole responsibility of the GID, and even though the City of Grand Junction City Council has authorized the establishment of the GID, the City does not have any liability for the debt.

SUGGESTED MOTION:

I move to (adopt/deny) Ordinance No. 02, an ordinance amending Ordinance No. 1 adopted by the Council of the City of Grand Junction, Colorado, acting *Ex Officio* as the Board of Directors of the City of Grand Junction Dos Rios General Improvement District on June 3, 2020, authorizing the issuance and sale of the District's Special Revenue Bonds on final passage and order final publication in pamphlet form.

Attachments

1. Ordinance - Amending Ordinance No. 1

ORDINANCE NO. ____

AN ORDINANCE AMENDING ORDINANCE NO. 1 ADOPTED BY THE COUNCIL OF THE CITY OF GRAND JUNCTION, COLORADO, ACTING *EX OFFICIO* AS THE BOARD OF DIRECTORS OF THE CITY OF GRAND JUNCTION DOS RIOS GENERAL IMPROVEMENT DISTRICT ON JUNE 3, 2020, AUTHORIZING THE ISSUANCE AND SALE OF THE DISTRICT'S SPECIAL REVENUE BONDS.

WHEREAS, the City of Grand Junction Dos Rios General Improvement District (the "District") is a public or quasi-municipal subdivision of the State and body corporate, duly and regularly created as a General Improvement District under the Constitution and laws of the State, in particular the Act, and pursuant to Ordinance No. 4861, as amended by Ordinance No. 4876, adopted by the City Council (the "City Council") of the City of Grand Junction, Colorado (the "City"); and

WHEREAS, the members of the City Council, acting as *ex-officio* Board of Directors of the District (the "Board") have been duly elected, chosen and qualified; and

WHEREAS, on June 3, 2020, the Board adopted Ordinance No. 1 (the "Bond Ordinance") approving the issuance of its Special Revenue Bonds, Series 2020 (the "Bonds") and other documents relating thereto in order to finance the cost of the Project (as defined in the Bond Ordinance); and

WHEREAS, due to unforeseen circumstances, the issuance of the Bonds has been delayed; and

WHEREAS, the Bond Ordinance approved the issuance of the Bonds pursuant to the terms of the Supplemental Public Securities Act, begin Article 11, Section 57, Part 2 of the Colorado Revised Statutes (the "Supplemental Act"); and

WHEREAS, the Bond Ordinance delegated the power to make certain decisions about the final terms of the Bonds to any member of the Board and such delegation under the Supplemental Act is effective for one year from the date of approval and expires on June 3, 2021; and

WHEREAS, in order to provide for more flexibility with respect to the issuance of the Bonds, it is necessary to amend certain provisions of the Bond Ordinance.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF GRAND JUNCTION, COLORADO, ACTING *EX OFFICIO* AS THE BOARD OF DIRECTORS OF THE CITY OF GRAND JUNCTION DOS RIOS GENERAL IMPROVEMENT DISTRICT:

Section 1. Definitions. Unless otherwise defined herein, all terms used herein shall have the same meaning as in the Bond Ordinance.

Section 2. Amendments.

A. The definition of “Bonds” is hereby amended to read as follows:

Bonds means the City of Grand Junction Dos Rios General Improvement District, Special Revenue Bonds, with such series designation as designated in the Sale Certificate. Any reference to “Series 2020 Bonds” in the Bond Ordinance shall be replaced with the applicable series designated in the Sale Certificate.

B. Section 4 - “Delegated Authority and Parameters” is hereby amended to read as follows:

A. In accordance with the Constitution and laws of the State and the provisions of this Ordinance, and for the purpose of defraying the cost of the Project, the Board hereby authorizes to be issued Bonds, in the aggregate principal amount provided in the Sale Certificate, subject to the parameters and restrictions set forth below.

B. Section 11-57-204 of the Supplemental Act provides that a public entity, including the District, may elect in an act of issuance to apply all or any of the provisions of the Supplemental Act. The Board hereby elects to apply all of the Supplemental Act to the Bonds.

C. Pursuant to Section 11-57-205 of the Supplemental Act, the Board hereby delegates to any member of the Board the authority to sign the Bond Purchase Agreement and Sale Certificate, and to make the following determinations with respect to the Bonds, subject to the parameters and restrictions set forth in this Section: Such delegation is effective for one year after the adoption of this Ordinance.

(i) the rates of interest on the Bonds;

- (ii) the conditions on which and the prices at which the Bonds may be called for redemption;
- (iii) the existence and amount of any capitalized interest or reserve funds;
- (iv) the prices at which the Bonds will be sold;
- (v) the aggregate principal amount of the Bonds and denominations of the Bonds;
- (vi) the amount of principal maturing on each date; and
- (vii) the dates on which principal and interest will be paid and the first interest payment date.

D. Such determinations are subject to the following restrictions and parameters:

- (i) the maximum net effective interest rate on the Bonds shall not exceed 9.00%;
- (ii) the maximum annual and total repayment cost of the Bonds shall not exceed \$3,000,000 and \$40,000,000 respectively;
- (iii) the sale price of the Bonds shall be an amount not less than 95% of the aggregate principal amount of the Bonds;
- (iv) the Bonds shall mature no later than December 1, 2051; and
- (v) the aggregate principal amount of the Bonds shall not exceed \$16,000,000.

Section 3. Ratification. All action heretofore taken (not inconsistent with the provisions of this Ordinance) by the Board, the officers of the City and otherwise taken by the District directed toward the Bonds or the amendment of the Bond Ordinance, is hereby ratified, approved and confirmed. Except as amended hereby, the provisions of the Bond Ordinance are hereby ratified, approved and confirmed.

Section 4. Severability. If any section, paragraph, clause, or provision of this Ordinance shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause, or provision shall not affect any of the remaining provisions of this Ordinance, the intent being that the same are severable.

Section 5. Ordinance Irrepealable. After any of the Bonds have been issued, this Ordinance shall constitute a contract between the District and the Owner or Owners of the Bonds, and between the District and the Trustee, and shall be and remain irrepealable until the Bonds and the interest thereon, shall have been fully paid, satisfied and discharged, as herein and therein provided.

Section 6. Repealer. All acts, ordinances and resolutions or parts thereof in conflict with this Ordinance are hereby rescinded, annulled and repealed. This repealer shall not be construed to revive any act, ordinance or resolution, or part thereof, heretofore repealed.

Section 7. Disposition of Ordinance. This Ordinance, as adopted by the City Council, acting *ex officio* as the Board, shall be numbered and recorded by the City Clerk in the official records of the City. The adoption and publication shall be authenticated by the signatures of the President of the City Council and City Clerk, as President and Secretary of the District respectively, and by the certificate of publication.

Section 8. Effective Date. This Ordinance shall be in full force and effect 30 days after publication following final passage.

INTRODUCED, PASSED ON FIRST READING, APPROVED AND ORDERED PUBLISHED
IN PAMPHLET FORM THIS 3rd OF MARCH, 2021.

CITY OF GRAND JUNCTION DOS RIOS
GENERAL IMPROVEMENT DISTRICT

President of the City Council, *ex-officio*
President of the District

Attest:

City Clerk, *ex-officio* Secretary of the District

INTRODUCED, PASSED ON SECOND READING, APPROVED AND ORDERED PUBLISHED IN PAMPHLET FORM THIS 17th OF MARCH, 2021.

THE CITY OF GRAND JUNCTION DOS RIOS GENERAL IMPROVEMENT DISTRICT

President of the City Council, *ex-officio*
President of the District

Attest:

City Clerk, *ex-officio* Secretary of the District

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

I, Wanda Winkelmann, the City Clerk of the City of Grand Junction, Colorado (the “City”), acting *ex officio* as the Secretary (the “Secretary”) of the City of Grand Junction Dos Rios General Improvement District (the “District”), do hereby certify that:

1. 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, acting *ex officio* as the Board of Directors of the District (the “Board”) at a regular meeting thereof held on March 3, 2021 and was duly adopted and ordered published in pamphlet form by the Board at a regular meeting thereof held on March 17, 2021, which Ordinance has not been revoked, rescinded or repealed and is in full force and effect on the date hereof.

2. The Ordinance was duly moved and seconded and the Ordinance was passed on first reading at the meeting of March 3, 2021, an affirmative vote of a majority of the members of the Board as follows:

Name	“Aye”	“Nay”	Absent	Abstain
Duke Wortmann, President of the City Council, <i>ex officio</i> President of the District				
Kraig Andrews, President Pro Tem				
Chuck McDaniel				
Phyllis Norris				
Phillip Pe’a				
Anna Stout				
Rick Taggart				

3. The Ordinance was duly moved and seconded and the Ordinance was finally passed on second reading at the meeting of March 17, 2021, by an affirmative vote of a majority of the members of the City Council as follows:

Name	“Aye”	“Nay”	Absent	Abstain
Duke Wortmann, President of the City Council, <i>Ex officio</i> President of the District				
Kraig Andrews, President Pro Tem				
Chuck McDaniel				
Phyllis Norris				
Phillip Pe’a				
Anna Stout				
Rick Taggart				

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

5. The Ordinance was approved and authenticated by the signature of the President of the Board, sealed with the District seal, attested by the Secretary and recorded in the minutes of the City Council.

6. There are no bylaws, rules or regulations of the Board which might prohibit the adoption of said Ordinance.

7. Notices of the meetings of March 3, 2021 and March 17, 2021 in the forms attached hereto as Exhibit A were posted at City Hall in accordance with law.

8. The Ordinance was published in pamphlet form in The Daily Sentinel, a daily newspaper of general circulation in the City, on March ___, 2021 and March ___, 2021, as required by the City Charter. Notice of the hearing on the Ordinance was published on March ___, 2021. True and correct copies of the affidavits of publication are attached hereto as Exhibit B.

WITNESS my hand and the seal of the City affixed this ____ day of March __, 2021.

City Clerk /Secretary

(SEAL)

EXHIBIT A

(Attach Notices of Meetings of March 3, 2021 and March 17, 2021)

EXHIBIT B
(Attach Affidavits of Publication)



Grand Junction City Council

Regular Session

Item #2.a.ii.

Meeting Date: March 17, 2021

Presented By: John Shaver, City Attorney

Department: City Attorney

Submitted By: Jamie Beard

Information

SUBJECT:

An Ordinance Expanding and Including Property(ies) into the District

RECOMMENDATION:

Hold a public hearing on March 17, 2021, approve the ordinance on second reading and order publication in pamphlet form.

EXECUTIVE SUMMARY:

On July 17, 2019, pursuant to Colorado law (C.R.S. 31-25-601, et seq.) the City of Grand Junction ("City"), City Council adopted an ordinance establishing the City of Grand Junction Dos Rios General Improvement District ("GID"). It was anticipated then that additional properties could be included within the boundaries of the GID. The City has purchased additional properties that were surrounded by the GID boundaries on three sides and now wishes to include those properties in the GID.

BACKGROUND OR DETAILED INFORMATION:

The City has adopted the GID and a Planned Development zone (PD) for the area referred to as the Riverfront at Dos Rios. The area has been planned for specific public benefits to enhance the river front area for the citizens of the City and the owners of the land within the GID. The lands requested to be included within the GID have been included in the PD. As it is expected for the additional lands to function together with the lands within the original boundaries it is beneficial to include the additional lands as a part of the GID to support all the improvements that are approved by and for the GID.

Pursuant to C.R.S. 31-25-618, the City filed a petition with the GID Board to add land to the GID. Attached hereto and incorporated herein is the Petition referenced as Exhibit 1 including the lands requested to be added to the GID along with a description of the new boundary with an attached map. Notice shall be provided by the Secretary of the Board in accordance with Colorado law.

FISCAL IMPACT:

The assessed value of the additional Property will be added to the total mil levy.

SUGGESTED MOTION:

I move to (adopt/deny) Ordinance No. 03, an ordinance expanding and including property(ies) in the Grand Junction Dos Rios General Improvement District on final passage and order final publication in pamphlet form.

Attachments

1. GID Petition
2. Ordinance - New Boundary

TO: THE BOARD OF THE CITY OF GRAND JUNCTION DOS RIOS GENERAL IMPROVEMENT DISTRICT

PETITION

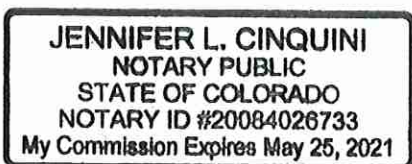
REQUEST TO INCLUDE PROPERTY IN THE CITY OF GRAND JUNCTION DOS RIOS GENERAL IMPROVEMENT DISTRICT

The City of Grand Junction ("City"), through the undersigned, constituting one hundred percent (100%) of the owners of the real property to be added to the general improvement district proposed herein, present this Petition for inclusion of the property, pursuant to and in accordance with Part 6 of Article 25 of Title 31, Colorado Revised Statutes (C.R.S.) as amended, and in support of the Petition state as follows:

- 1. Boundaries of the City of Grand Junction Dos Rios General Improvement District ("District").** The initial boundaries of the District encompass approximately 135.54 acres which include that area to the thalweg of the Colorado River. The legal description of the District's initial boundaries is set forth in Exhibit A, attached hereto and incorporated herein, with a map of the original boundaries of the District. The legal description of the land to be included is set forth in Exhibit B (the "Property"). Exhibit C is attached and incorporated herein with the new legal description of the District's boundaries including the additional set forth with a map of the new boundaries. It was anticipated that the boundaries of the District could change over time through inclusion of additional properties and the boundaries of the District at full build-out are anticipated to total approximately 150.00 acres. With the additional land included the total acreage is approximately 138.26 Acres, more or less acres.
- 2. Statement as to Owner(s).** This Petition is signed by one hundred percent (100%) of the owner(s) of the Property to be included in the District. Verification of ownership was provided with the Petition.

WHEREFORE, the undersigned Petitioner prays that the Board for the City of Grand Junction Dos Rios General Improvement District in accordance with the provisions of Part 6 of Article 25 of Title 31, Colorado Revised Statutes, include within the District the Property set forth in the Petition.

I, Greg Caton, City Manager for the City of Grand Junction being first duly sworn, hereby state that I have read this Petition, that I have personal knowledge of the facts stated and, that I verify its contents to the best of my knowledge, information, and belief, including the City's ownership of the Property through review of the deeds to the City.



**PETITIONER, OWNER OF PROPERTY
CITY OF GRAND JUNCTION**

Greg Caton

Greg Caton, City Manager
Date: March 1, 2021

The foregoing instrument was acknowledged before me in the County of Mesa, State of Colorado, this 1st day of March, 2021, by Greg Caton, City Manager for the City of Grand Junction.

My Commission Expires: May 25, 2021

Jennifer L. Cinquini

Notary Public/Deputy Clerk

EXHIBIT A

LEGAL DESCRIPTION WITH BOUNDARY MAP

A certain parcel of land lying in the Southeast Quarter (SE 1/4) of Section 15, the Northeast Quarter (NE 1/4) of Section 22 (Government Lot 1) and the West Half (W-1/2) of Section 23, all within Township; 1 South, Range 1 West of the Ute Principal Meridian, City of Grand Junction, County of Mesa, State of Colorado and being more particularly described as follows:

ALL of the lands lying East and North of the centerline (thalweg) of the Colorado River; West of the Westerly right of way for the Union Pacific Railroad Company; South of the South line of Lot 1, D & R G W Railroad Subdivision Filing One, as same is recorded in Plat Book 13, Page 363, Public Records of Mesa County, Colorado; West of the Northerly and Easterly lines of Lot 1, Jarvis Subdivision Filing One, as same is recorded with Reception Number 2790938, Public Records of Mesa County, Colorado; West of the Easterly right of way for that portion of the Riverside Parkway lying North of Lot 1 of said Jarvis Subdivision Filing One; East of the East right of way for Lawrence Avenue, as same is recorded by the plat of Joseph A. K. Crawford and Thomas B. Crawford Subdivision, as same is recorded in Plat Book 1, Page 23, Public Records of Mesa County, Colorado; South of the North right of way for Hale Avenue, said plat of Joseph A. K. Crawford and Thomas B. Crawford Subdivision; East of the West right of way for Park Avenue, per said plat of Joseph A. K. Crawford and Thomas B. Crawford Subdivision and South of the North line of Lot 17, Dos Rios Subdivision Filing One, as same is recorded with Reception Number 2880032, Public Records of Mesa County, Colorado.

LESS HOWEVER, the following described two (2) parcels of land:

1. Lot 12, Jarvis Subdivision Filing Three, as same is recorded with Reception Number 2834555, Public Records of Mesa County, Colorado
2. BEGINNING at the Northeast corner of Tract A, O'Boyles Sub-Division, as same is recorded in Plat Book 2, Page 43, Public Records of Mesa County, Colorado and assuming the South right of way for Hale Avenue bears S 89°56'43" E with all other bearings contained herein being relative thereto; thence from said Point of Beginning, S 89°56'43" E, along said South right of way, a distance of 255.20 feet; thence S 00°13'53" W, a distance of 339.98 feet; thence N 89°56'44" W, a distance of 50.00 feet; thence S 00°13'53" W, a distance of 158.02 feet; thence N 89°56'44" W, a distance of 200.00 feet; thence N 00°13'53" E, a distance of 158.02 feet; thence N 89°56'44" W, a distance of 5.20 feet; thence N 00°13'53" E, a distance of 339.98 feet, more or less, to the Point of Beginning.

CONTAINING 135.54 Acres, more or less, as described above.

EXHIBIT B

LEGAL DESCRIPTION FOR PARCEL ADDED (previously excluded)

A parcel of land lying in the Northeast Quarter (NE 1/4) of Section 22 (Government Lot 1), Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado and being more particularly described as follows:

BEGINNING at the Northeast corner of Tract A, O'Boyles Sub-Division, as same is recorded in Plat Book 2, Page 43, Public Records of Mesa County, Colorado and assuming the South right of way for Hale Avenue bears S 89°56'43" E with all other bearings contained herein being relative thereto; thence from said Point of Beginning, S 89°56'43" E, along said South right of way, a distance of 255.20 feet; thence S 00°13'53" W, a distance of 339.98 feet; thence N 89°56'44" W, a distance of 50.00 feet; thence S 00°13'53" W, a distance of 158.02 feet; thence N 89°56'44" W, a distance of 200.00 feet; thence N 00°13'53" E, a distance of 158.02 feet; thence N 89°56'44" W, a distance of 5.20 feet; thence N 00°13'53" E, a distance of 339.98 feet, more or less, to the Point of Beginning.

CONTAINING 2.72 Acres, more or less, as described above.

EXHIBIT C

LEGAL DESCRIPTION WITH BOUNDARY MAP 2021

A parcel of land lying in the Southeast Quarter (SE 1/4) of Section 15, the Northeast Quarter (NE 1/4) of Section 22 (Government Lot 1) and the West Half (W-1/2) of Section 23, all within Township; 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado and being more particularly described as follows:

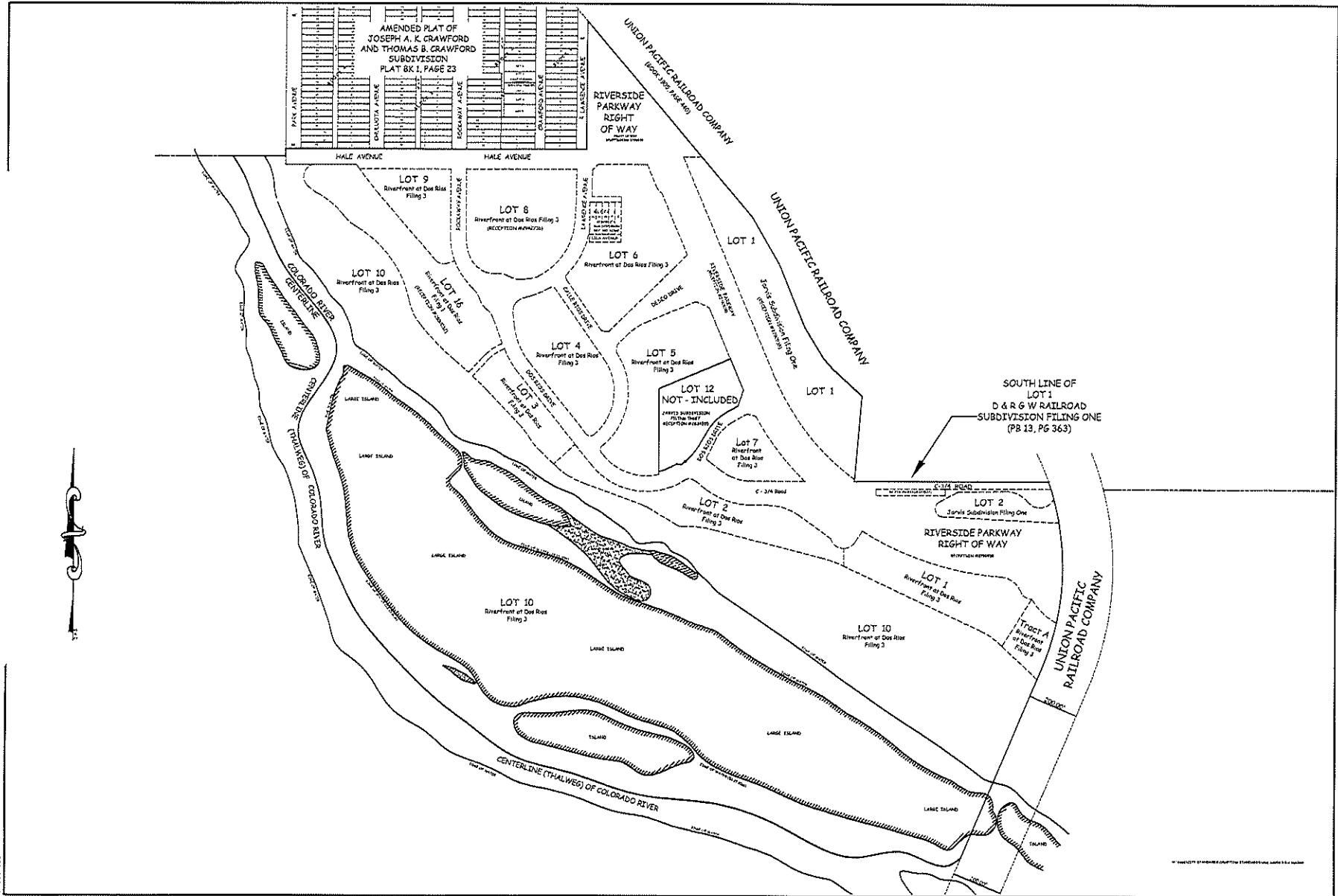
ALL of the lands lying East and North of the centerline (thalweg) of the Colorado River; West of the Westerly right of way for the Union Pacific Railroad Company; South of the South line of Lot 1, D & R G W Railroad Subdivision Filing One, as same is recorded in Plat Book 13, Page 363, Public Records of Mesa County, Colorado; West of the Northerly and Easterly lines of Lot 1, Jarvis Subdivision Filing One, as same is recorded with Reception Number 2790938, Public Records of Mesa County, Colorado; West of the Easterly right of way for that portion of the Riverside Parkway lying North of Lot 1 of said Jarvis Subdivision Filing One; East of the East right of way for Lawrence Avenue, as same is recorded by the plat of Joseph A. K. Crawford and Thomas B. Crawford Subdivision, as same is recorded in Plat Book 1, Page 23, Public Records of Mesa County, Colorado; South of the North right of way for Hale Avenue, said plat of Joseph A. K. Crawford and Thomas B. Crawford Subdivision; East of the West right of way for Park Avenue, per said plat of Joseph A. K. Crawford and Thomas B. Crawford Subdivision and South of the North line of Lot 10, Dos Rios Subdivision Filing Three, as same is recorded with Reception Number 2942736, Public Records of Mesa County, Colorado.

LESS HOWEVER, the following described parcel of land:

Lot 12, Jarvis Subdivision Filing Three, as same is recorded with Reception Number 2834555, Public Records of Mesa County, Colorado

CONTAINING 138.26 Acres, more or less, as described above.

Boundary Map 2021



P 0051103

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**CITY OF GRAND JUNCTION DOS RIOS GENERAL IMPROVEMENT
DISTRICT**

ORDINANCE NO. _____

**AN ORDINANCE EXPANDING AND INCLUDING PROPERTY(IES) IN THE
GRAND JUNCTION DOS RIOS GENERAL IMPROVEMENT DISTRICT**

WHEREAS, the City of Grand Junction Dos Rios General Improvement District (the "GID") has received a petition (the "Petition") to include additional property in the GID; and

WHEREAS, the Petition has been signed and verified by Greg Caton, City Manager for the City of Grand Junction (the "Petitioner"), who is the owner of the real property to be included in the GID; and

WHEREAS, the GID wish to include the property within its boundaries.

**NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF THE CITY OF GRAND
JUNCTION DOS RIOS GENERAL IMPROVEMENT DISTRICT AS FOLLOWS:**

1. **Findings and Determinations.** The Board hereby finds and determines the following with respect to the Petition and proposed GID:
 - (a) The Petition is duly signed by the owner of the real property requested to be included in the GID, and has been presented in conformity with Part 6, Article 25, Title 31, C.R.S., and notice and publication of the hearing was completed in accordance with Section 31-25-618, C.R.S.
 - (b) The allegations of the Petition in all respects appear to be true.
 - (c) The GID shall be expanded to include the additional property included in Exhibit A attached hereto and incorporated herein.
2. **Establishment of District Boundaries.** The GID shall be expanded to include the additional property included in Exhibit A and the new boundaries of the GID shall be as set forth in Exhibit B with a map of the boundary with all exhibits attached hereto and incorporated herein.
3. **District Boundaries.** The GID with the new boundaries is located entirely within the boundaries of the City and the legal description of the GID boundaries is set forth in Exhibit B and depicted in Exhibit C attached hereto and incorporated herein by this reference.

INTRODUCED ON FIRST READING AND ORDERED PUBLISHED this 3rd day of March, 2021.
ADOPTED ON SECOND READING AND ORDERED PUBLISHED this _____ day of _____,
2021.

Chair of the Board of Directors

Attest:

Wanda Winkleman,
Secretary of the Board

EXHIBIT A

LEGAL DESCRIPTION FOR PARCEL ADDED (previously excluded)

A parcel of land lying in the Northeast Quarter (NE 1/4) of Section 22 (Government Lot 1), Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado and being more particularly described as follows:

BEGINNING at the Northeast corner of Tract A, O'Boyles Sub-Division, as same is recorded in Plat Book 2, Page 43, Public Records of Mesa County, Colorado and assuming the South right of way for Hale Avenue bears S 89°56'43" E with all other bearings contained herein being relative thereto; thence from said Point of Beginning, S 89°56'43" E, along said South right of way, a distance of 255.20 feet; thence S 00°13'53" W, a distance of 339.98 feet; thence N 89°56'44" W, a distance of 50.00 feet; thence S 00°13'53" W, a distance of 158.02 feet; thence N 89°56'44" W, a distance of 200.00 feet; thence N 00°13'53" E, a distance of 158.02 feet; thence N 89°56'44" W, a distance of 5.20 feet; thence N 00°13'53" E, a distance of 339.98 feet, more or less, to the Point of Beginning.

CONTAINING 2.72 Acres, more or less, as described above.

EXHIBIT B

LEGAL DESCRIPTION WITH BOUNDARY MAP 2021

A parcel of land lying in the Southeast Quarter (SE 1/4) of Section 15, the Northeast Quarter (NE 1/4) of Section 22 (Government Lot 1) and the West Half (W-1/2) of Section 23, all within Township; 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado and being more particularly described as follows:

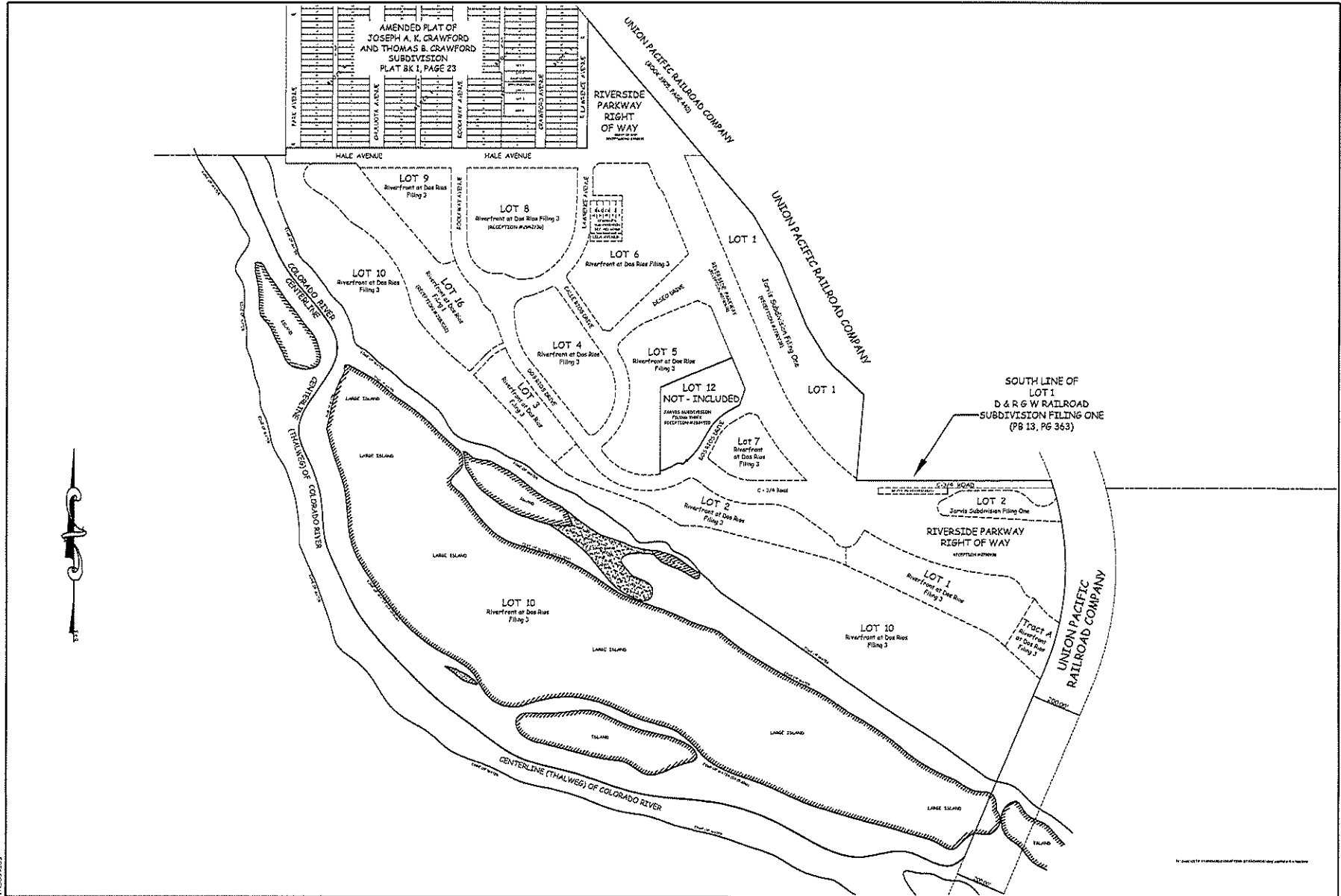
ALL of the lands lying East and North of the centerline (thalweg) of the Colorado River; West of the Westerly right of way for the Union Pacific Railroad Company; South of the South line of Lot 1, D & R G W Railroad Subdivision Filing One, as same is recorded in Plat Book 13, Page 363, Public Records of Mesa County, Colorado; West of the Northerly and Easterly lines of Lot 1, Jarvis Subdivision Filing One, as same is recorded with Reception Number 2790938, Public Records of Mesa County, Colorado; West of the Easterly right of way for that portion of the Riverside Parkway lying North of Lot 1 of said Jarvis Subdivision Filing One; East of the East right of way for Lawrence Avenue, as same is recorded by the plat of Joseph A. K. Crawford and Thomas B. Crawford Subdivision, as same is recorded in Plat Book 1, Page 23, Public Records of Mesa County, Colorado; South of the North right of way for Hale Avenue, said plat of Joseph A. K. Crawford and Thomas B. Crawford Subdivision; East of the West right of way for Park Avenue, per said plat of Joseph A. K. Crawford and Thomas B. Crawford Subdivision and South of the North line of Lot 10, Dos Rios Subdivision Filing Three, as same is recorded with Reception Number 2942736, Public Records of Mesa County, Colorado.

LESS HOWEVER, the following described parcel of land:

Lot 12, Jarvis Subdivision Filing Three, as same is recorded with Reception Number 2834555, Public Records of Mesa County, Colorado

CONTAINING 138.26 Acres, more or less, as described above.

Boundary Map 2021



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