

N O T I C E
MUNICIPAL ELECTION
APRIL 5, 2011

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**NOMINATION PETITIONS WILL BE**  
**AVAILABLE JANUARY 4, 2011**

Notice is hereby given that on **Tuesday, April 5, 2011**, there will be held in the City of Grand Junction, Colorado, the **General Municipal Election to elect three City Council members**. No person shall be permitted to vote in this election without having been registered to vote. Registration books are open in the Office of the Mesa County Clerk & Recorder, Old Mesa County Courthouse, 544 Rood Ave., through the close of business at 5:00 p.m., Monday, March 7, 2011, for the registration of municipal electors. Registration may also be accomplished on-line at [www.mesacounty.us](http://www.mesacounty.us) under elections.

**Qualifications of City Council Candidates**

Every qualified elector eighteen (18) years of age or older on the date of the election may be a candidate and hold office if he/she has resided in the City and in the District, as the case may be, from which he/she is to be elected for a period of at least twelve (12) consecutive months immediately preceding the date of election. In case of an annexation, any person who has resided within the territory annexed for the prescribed time shall be deemed to have met the requirements for the City and the district to which the territory was annexed.

Nomination petitions may be picked up from the City Clerk's Office, 250 N. 5<sup>th</sup> Street, starting January 4, 2011, to be circulated and signed by registered electors. The circulated nomination petitions shall be returned and filed with the City Clerk by the close of business on January 24, 2011.

**Elective Offices Open**

District B – Four-Year Term  
District C – Four-Year Term  
City At Large – Four-Year Term

**Qualifications of Electors**

Every person who has attained the age of eighteen years possessing the following qualifications is entitled to register to vote at all municipal elections:

- (1) Citizen of the United States
- (2) Reside in this state for thirty days and in the municipal election district for thirty days immediately preceding the election.

CITY OF GRAND JUNCTION, COLORADO  
Stephanie Tuin, MMC  
City Clerk

*This Election will be conducted by mail ballot. A walk-in ballot distribution site for handed mail-in ballots will be open at the Mesa County Elections Division office, 544 Rood Ave, third floor, Monday through Friday between the hours of 8:00 a.m. and 5:00 p.m. from March 14, 2011 through April 4, 2011 and on Election Day, April 5, 2011 from 7:00 a.m. until 7:00 p.m.*

**TO: ALL REGISTERED VOTERS**

**NOTICE OF ELECTION TO INCREASE DEBT ON A  
REFERRED MEASURE**

**CITY OF GRAND JUNCTION**  
Mesa County, Colorado

**Election Date:** Tuesday, April 5, 2011  
**Election Hours:** 7:00 a.m. to 7:00 p.m.

**Local Election Office Address and Telephone Number:**

Stephanie Tuin, City Clerk  
City of Grand Junction  
250 North 5th Street  
Grand Junction, Colorado 81501  
Telephone: (970) 244-1509

**Ballot Title and Text:**

**DOWNTOWN DEVELOPMENT AUTHORITY  
CITY OF GRAND JUNCTION BALLOT ISSUE C:**

SHALL CITY OF GRAND JUNCTION DEBT BE INCREASED NOT TO EXCEED \$65,000,000 WITH A REPAYMENT COST OF \$72,000,000, WITHOUT RAISING ADDITIONAL TAXES, TO FINANCE STREETS, PARKS, PLAZAS, PARKING FACILITIES, PLAYGROUNDS, CAPITAL FACILITIES, PEDESTRIAN MALLS, RIGHTS-OF-WAY, STRUCTURES, WATERWAYS, BRIDGES, ACCESS ROUTES TO ANY OF THE FOREGOING, DESIGNED FOR USE BY THE PUBLIC GENERALLY OR USED BY ANY PUBLIC AGENCY WITH OR WITHOUT CHARGE; SUCH DEBT TO BE EVIDENCED BY BONDS, LOANS, ADVANCES OR INDEBTEDNESS PROVIDED THAT THE SPECIFIC TERMS OF THE DEBT, INCLUDING A PROVISION FOR EARLY REPAYMENT WITH OR WITHOUT A PREMIUM, AND THE PRICE AT WHICH IT WILL BE SOLD SHALL BE DETERMINED BY THE CITY AS NECESSARY AND PRUDENT; SHALL THE PLEDGE OF THE TAX INCREMENT FUND TO SUCH DEBT BE AUTHORIZED FOR A PERIOD NOT TO EXCEED THE MAXIMUM TIME PERMITTED BY LAW?

**Total City Fiscal Year Spending**

| Fiscal Year      |              |
|------------------|--------------|
| 2011 (estimated) | \$58,295,537 |
| 2010 (estimated) | \$63,768,355 |
| 2009 (actual)    | \$59,842,675 |
| 2008 (actual)    | \$58,173,107 |
| 2007 (actual)    | \$53,502,707 |

|                                          |             |
|------------------------------------------|-------------|
| Overall percentage change from 2007-2011 | 9.0%        |
| Overall dollar change from 2007-2011     | \$4,792,830 |

**Information on Proposed Debt**

|                                     |                            |
|-------------------------------------|----------------------------|
| Principal Amount of Proposed Bonds: | Not to exceed \$65,000,000 |
| Maximum Annual Repayment Cost:      | Not to exceed \$ 7,000,000 |
| Total Repayment Cost:               | Not to exceed \$72,000,000 |

**Information on Current City Debt<sup>1</sup>**

|                                    |               |
|------------------------------------|---------------|
| Principal Amount Outstanding Debt: | \$114,380,000 |
| Maximum Annual Repayment Cost:     | \$ 13,847,348 |
| Remaining Total Repayment Cost:    | \$192,833,296 |

**Summary of Written Comments FOR Ballot Issue C:**

In 1977 the City Council of Grand Junction established the Downtown Development Authority (DDA) to stem blight and depreciation of land values in the downtown area through capital improvement projects.

These projects are required to be financed by the issuance of debt. That debt is repaid by the pledge and collection of a portion of the property taxes and City sales taxes collected in the DDA District. Those taxes are known as the Tax Increment Fund (TIF). The TIF was extended with the passage of ballot Issue 5T in 2004 with a sunset in 2011. In 2008 the Colorado legislature extended the life for 20 additional years.

Ballot Issue C asks if the City of Grand Junction debt may be increased not to exceed \$65,000,000 with a repayment cost of up to \$72,000,000 without raising additional taxes, to finance streets, parks, plazas, parking facilities, playgrounds, capital facilities, pedestrian malls,

<sup>1</sup> Excluded from debt are enterprise and annual appropriation obligations.

**Summary of Written Comments FOR Ballot Issue C continued:**

rights-of-way, structures, waterways, bridges, access routes, etc. This debt may be in the form of bonds, loans, advances or indebtedness.

If approved this measure will authorize the issuance of debt to be repaid by the Downtown Development Authority's TIF extension approved by the Colorado legislature and replace the language approved in prior questions regarding the issuance of debt.

Only downtown residents, landowners or lessees within the DDA boundaries are eligible electors.

**Summary of Written Comments AGAINST Ballot Issue C:**

No comments were filed by the constitutional deadline.

**CERTIFICATION**

**Pursuant to §1-7-905, C.R.S.,**

**I hereby certify that the above ballot issue notices are complete as submitted by the political subdivision.**



  
Mesa County Clerk, Shella Reiner

**IMPORTANT ELECTION DATES**

**March 7, 2011-** Last day to register

**March 14 - 18, 2011-** Begin mailing ballots to voters

**April 5, 2011-** Election Day

**\*Voted ballots MUST BE IN THE POSSESSION of the Elections Division no later than 7:00 p.m. on April 5, 2011\***

PRSR STD  
US POSTAGE PAID  
GRAND JCT CO  
PERMIT #134



CITY OF GRAND JUNCTION  
CITY HALL

250 N 5TH ST  
GRAND JUNCTION CO 81501-2628

Mesa County Clerk & Recorder  
Elections Division  
P.O. Box 20,000  
Grand Junction, CO 81502-5009

February 22, 2011

Sheila Reiner  
Mesa County Clerk & Recorder  
P.O. Box 20,000  
Grand Junction, Co. 81502

Re: Downtown Development Authority, City of Grand Junction, Colorado Special Election, and City of Grand Junction, Colorado Regular Municipal Election

Dear Ms. Reiner:

Please find attached the ballot issue notice (TABOR notice) as required by 1-7-904 C.R.S. and in accordance with the intergovernmental agreement, section 9. I am also transmitting it to you via email in MS Word format. If you have any difficulty reading the file, please let me know.

Sincerely,



Stephanie Tuin, MMC  
City Clerk and Designated Election Official  
Downtown Development Authority  
City of Grand Junction, Colorado

C: Catherine Lenhart, Elections Director

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