

Grand Junction, Colorado

September 16, 1981

The City Council of the City of Grand Junction, Colorado, convened in regular session the 16th day of September, 1981, at 7:30 p.m. in the Council Chambers at City Hall. Those present were Council members Betsy Clark, Frank Dunn, Dale Hollingsworth, Robert Holmes, Gary Lucero, and President of the Council Louis Brach, a quorum. Councilman Karl Johnson was absent. Also present were City Manager Jim Wysocki, City Attorney Gerald Ashby, and Deputy City Clerk Teddy Martinez.

The President of the Council called the meeting to order and led in the Pledge of Allegiance.

INVOCATION

Mr. Robert McClung, Northeast Christian Church.

MINUTES

Upon motion by Councilwoman Clark, seconded by Councilman Hollingsworth and carried, the minutes of the regular meeting September 2, 1981, were approved as submitted.

APPOINTMENT OF DELEGATE TO NATIONAL LEAGUE OF CITIES

Upon motion by Councilwoman Clark, seconded by Councilman Hollingsworth and carried, Jane Quimby was appointed delegate to National League of Cities.

APPOINTMENT TO IRB COMMITTEE

Upon motion by Councilman Hollingsworth, seconded by Councilwoman Clark and carried, Philip R. Hoggan was appointed to the IRB Committee.

RENEWAL OF LIQUOR LICENSE

Upon motion by Councilman Hollingsworth, seconded by Councilwoman Clark and carried with Councilman HOLMES voting NO, the application for renewal of a hotel-restaurant liquor license by Zapar, Inc., dba Ogelvie's Bar & Grille, 759 Horizon Drive, was approved.

APPLICATION FOR HOTEL-RESTAURANT LIQUOR LICENSE BY WILLIAM W. AND PATRICIA R. WALKER DBA THE SANDWICH FACTORY, 541 MAIN STREET (CHANGE OF OWNERSHIP)

Upon motion by Councilman Hollingsworth, seconded by Councilwoman Clark and carried with Councilman HOLMES voting NO, the application for a hotel-restaurant liquor license by William W. and Patricia R. Walker dba The Sandwich Factory, 541 Main Street,

was approved.

APPLICATION FOR HOTEL-RESTAURANT LIQUOR LICENSE BY JANIE MARKEETA CHRISTIAN AND JULIO REYES DBA LOS REYES RESTAURANT, 811 S. 7TH STREET (CHANGE OF OWNERSHIP)

Upon motion by Councilman Hollingsworth, seconded by Councilwoman Clark and carried with Councilman HOLMES voting NO, the application for a hotel-restaurant liquor license by Janie Markeeta Christian and Julio Reyes dba Los Reyes Restaurant, 811 S. 7th Street, was approved.

HEARING - ZONING THOMPSON ANNEXATION PR-4.2 AND CORTLAND SUBDIVISION PRELIMINARY PLAN LOCATED N OF CORTLAND AVENUE, APPROX 650 FEET W OF 28 ROAD

A hearing was held after proper notice on the petition by Vern Thompson to zone Thompson Annexation PR-4.2 and Cortland Subdivision Preliminary Plan located north of Cortland Avenue, approximately 650 feet west of 28 Road. This is a request to zone Thompson Annexation Planned Residential of 4.2 units per acre on 2.61 acres. Upon motion by Councilman Hollingsworth, seconded by Councilwoman Clark and carried, the Preliminary plan was approved subject to the conditions of the Planning Commission.

The following entitled proposed ordinance was read: AN ORDINANCE AMENDING THE ZONING MAP, A PART OF CHAPTER 32 OF THE CODE OF ORDINANCES OF THE CITY OF GRAND JUNCTION BY ADDING THE ZONING OF CERTAIN LANDS WITHIN THE CITY OF GRAND JUNCTION. Upon motion by Councilman Hollingsworth, seconded by Councilwoman Clark and carried, the proposed ordinance was passed for publication.

HEARING - REZONE FROM RMF-64 TO P (PARKING) THE N HALF OF OURAY AVENUE BETWEEN 2ND AND 3RD STREETS

A hearing was held after proper notice on the petition by Granum Investments, Dennis Granum, to rezone from RMF-64 to P (Parking) the north half of Ouray Avenue between 2nd and 3rd Streets. This is a request to change from Multi-Family Residential Uses at 64 units per acre to Parking Uses on 1.15 acres.

The following entitled proposed ordinance was read: AN ORDINANCE AMENDING THE ZONING MAP, A PART OF CHAPTER 32 OF THE CODE OF ORDINANCES OF THE CITY OF GRAND JUNCTION BY CHANGING THE ZONING OF CERTAIN LANDS WITHIN THE CITY OF GRAND JUNCTION. Upon motion by Councilman Holmes, seconded by Councilman Dunn and carried, the proposed ordinance was passed for publication.

HEARING - NORTHEAST CHRISTIAN CHURCH FINAL PLAT AND PLAN, LOCATED S OF PATTERSON ROAD, E OF 27 1/2 SECTION LINE

A hearing was held after proper notice on the petition by Northeast Christian Church for a Final Plat and Plan for property located south of Patterson Road, east of 27 1/2 Section Line. This

is a request for final Plan and Plat on 3 1/2 acres in a Planned Residential Zone. Upon motion by Councilman Hollingsworth, seconded by Councilwoman Clark and carried, the Final Plat and Plan was approved subject to the conditions of the Planning Commission.

HEARING - COLONY PARK FILING #1 FINAL PLAT AND PLAN, LOCATED 660 FEET E OF 25 ROAD, S SIDE OF F ROAD

A hearing was held after proper notice on the petition by Ted Straughan for Final Plat and Plan of Colony Park Filing #1, located 660 feet east of 25 Road, south side of F Road. This is a request for 75 units on 3.9280 acres in an approved Planned Residential Zone of 11 units per acre. Upon motion by Councilman Hollingsworth, seconded by Councilwoman Clark and carried, the Final Plat and Plan of Colony Park Filing #1 was approved subject to the conditions of the Planning Commission.

CONDITIONAL USE APPLICATION AND APPLICATION FOR 3.2% BEER LICENSE FOR ON-PREMISE CONSUMPTION BY TRUSTEES OF THE CONSORTIUM OF STATE COLLEGES IN COLORADO DBA MESA COLLEGE COLLEGE CENTER, 1175 TEXAS AVE.

A hearing was held after proper notice on the application by the Trustees of the Consortium of State Colleges in Colorado dba Mesa College College Center, 1175 Texas Avenue, for a conditional use and 3.2% Beer License which permits the sale of 3.2% fermented malt beverages by the drink for on-premise consumption. The following report was read:

"On August 7, 1981, Jay Jefferson filed an application in behalf of the Trustee of the Consortium of State colleges in Colorado in behalf of Mesa College for a 3.2% beer license which permits the sale of malt beverages for consumption on the premises of the licensee. Officers are:

Chairman: John Henry Vigil

Trustee: Blanche G. Foster

Secretary: John A. Marvel

Treasurer: John A. Riccillo

The display ad giving Notice of Hearing was published in The Daily Sentinel Friday, September 4, 1981, and the sign giving Notice of Hearing was posted on the property Friday, September 4, 1981.

The area from 9th Street on the west, Orchard Avenue on the north to 15th Street on the east to Hill Avenue on the south was surveyed. Results:

1. Yes, I am in favor of the issuance of the license as I believe the needs of the neighborhood are not being met by existing

outlets. 227

a. An owner of property in the neighborhood. 55

b. An employee or business lessee of property in the neighborhood.
35

c. An inhabitant of neighborhood. 73

2. No, I am not in favor of the issuance of the license as I believe the needs of the neighborhood are being met by existing outlets. 353

a. An owner of property in the neighborhood 178

b. An employee or business lessee of property in the neighborhood.
166

c. An inhabitant of neighborhood. 124

3. No Opinion 3

A copy of a letter from Charles E. Spath, 1020 Elm Avenue, is attached. No other letters or counterpetitions have been filed as of this date.

The background investigation revealed nothing to prohibit the granting of the license. The Fire Department reports the inspection was made and everything was in order. The Health Department inspection revealed no health violations.

Similar-type outlets in survey area: 4.

Similar-type outlets within one mile: 6 (including the four within the survey area)."

The map showing similar type outlets was reviewed.

Dr. Jo Dorris, Vice President of Student Services at Mesa College, spoke representing the college.

Those speaking in favor of the license were Jim Eby, President, Mesa College Student Body Association, Perry Carmichael, 1020 Texas Avenue, Bill Robinson, Instructor at Mesa College.

Zack Zolburg, 1029 Belford Avenue, #1, President, LDSSA at Mesa College, filed a petition signed by 36 persons opposing the license. Others speaking in opposition to the license were: D. G. Whitford, 1227 Texas Avenue, John Schoening, 907 Texas Avenue, Michael Bering, 416 W. Mayfield. Letters of opposition to the license were filed by Duane and Bessie Scott, co-owners of 1224-1226 Bunting Avenue, and Charles E. Spath, 1020 Elm Avenue.

A Resolution of Findings and Decision is scheduled for October 7,

1981.

HEARING - BOOKCLIFF KIWANIS CLUB APPLICATION FOR 3.2% BEER SPECIAL EVENTS PERMIT FOR SEPTEMBER 25, 1981, FROM 12:00 NOON TO 10:00 P.M. ON NW CORNER OF MAIN ST. (1ST PERMIT)

A hearing was held after proper notice.

Mr. Bob Colony, was present to answer questions of Council. Upon motion by Councilwoman Clark, seconded by Councilman Hollingsworth and carried with Councilman HOLMES voting NO, the application by Bookcliff Kiwanis Club for 3.2% Beer Special Events Permit on September 25, 1981, was approved.

HEARING - MESA COLLEGE APPLICATION FOR 3.2% BEER SPECIAL EVENTS PERMIT FOR SEPTEMBER 25, 1981, FROM 2:00 P.M. TO 6:00 P.M. AND SEPTEMBER 26, 1981, FROM 1:00 P.M. TO 6:00 P.M. ON W SIDE OF SAUNDERS FIELD HOUSE (4TH AND 5TH PERMITS)

A hearing was held after proper notice.

Jim Eby, Student Body Association President, was present to answer questions of Council. Upon motion by Councilman Dunn, seconded by Councilman Hollingsworth and carried with Councilman HOLMES voting NO, the application by Mesa College for 3.2% Beer Special Events permit on Friday, September 25, and Saturday, September 26, 1981, was approved.

HEARING - PROPOSED ORDINANCE - ZONING GRAFF ANNEXATION PR-19.4 AND WOODSMOKE PRELIMINARY PLAN, LOCATED W OF 29 ROAD AND N OF GRAND VALLEY CANAL, AND E OF INDIAN WASH

A hearing was held after proper notice on the petition by John Kilpatrick for zoning of Graff Annexation to PR-19.4 and Woodsmoke Preliminary Plan, located west of 29 Road and north of Grand Valley Canal, and east of Indian Wash. This is a request to zone Graff Annexation to Planned Residential at 19.4 units per acre on 13 acres. Woodsmoke Preliminary Plan was reviewed by Planner Bob Goldin. Tom Logue, Paragon Engineering, was present representing the petitioner. Upon motion by Councilman Holmes, seconded by Councilwoman Clark and carried, the Woodsmoke Preliminary Plan was approved subject to the conditions of the Planning Commission.

The following entitled proposed ordinance was read: AN ORDINANCE AMENDING THE ZONING MAP, A PART OF CHAPTER 32 OF THE CODE OF ORDINANCES OF THE CITY OF GRAND JUNCTION, BY ADDING THE ZONING OF CERTAIN LANDS WITHIN THE CITY OF GRAND JUNCTION. Upon motion by Councilman Holmes, seconded by Councilman Dunn and carried, the proposed ordinance was passed for publication.

ORDINANCE NO. 2000 - ANNEXING WALKER FIELD AIRPORT

Upon motion by Councilman Holmes, seconded by Councilwoman Clark and carried, the proof of Publication to the following entitled

proposed ordinance was accepted for filing: AN ORDINANCE ANNEXING TERRITORY TO THE CITY OF GRAND JUNCTION, COLORADO.

Upon motion by Councilman Dunn, seconded by Councilman Lucero and carried, the proposed ordinance was called up for final passage and read.

There were no comments. Upon motion by Councilwoman Clark, seconded by Councilman Holmes and carried by roll call vote, the Ordinance was passed, adopted, numbered 2000, and ordered published.

PROPOSED ORDINANCE - REPEALING AND REENACTING CHAPTER 19 OF THE CODE OF ORDINANCES - OFFENSES-MISCELLANEOUS

The following entitled proposed ordinance was read by title only: AN ORDINANCE REPEALING AND REENACTING CHAPTER 19 OF THE CODE OF ORDINANCES OF THE CITY OF GRAND JUNCTION CONCERNING VARIOUS MISDEMEANOR OFFENSES IN THE CITY AND PUNISHMENT THEREFOR. Upon motion by Councilman Dunn, seconded by Councilman Holmes and carried, the proposed ordinance was passed for publication.

PROPOSED ORDINANCE - AUTHORIZING ISSUANCE OF INDUSTRIAL REVENUE BONDS TO TWO HUNDRED GRAND PROPERTIES

The following entitled proposed ordinance was read by title only: AN ORDINANCE AUTHORIZING THE ISSUANCE OF A CITY OF GRAND JUNCTION, COLORADO, INDUSTRIAL DEVELOPMENT REVENUE BOND (TWO HUNDRED GRAND PROPERTIES), SERIES 1981, IN THE PRINCIPAL AMOUNT OF \$2,750,000; AND APPROVING THE FORM AND AUTHORIZING THE EXECUTION OF CERTAIN DOCUMENTS RELATING THERETO. Upon motion by Councilman Hollingsworth, seconded by Councilman Dunn and carried with Councilman HOLMES voting NO, the proposed ordinance was passed for publication.

RESOLUTION ESTABLISHING A PLAN UNDER DOWNTOWN DEVELOPMENT VENDOR ORDINANCE - APPROVED

The following Resolution was read:

RESOLUTION

ESTABLISHING AN INTERIM PLAN FOR THE USE OF THE DOWNTOWN SHOPPING PARK BY STREET VENDORS

WHEREAS, the Downtown Development Authority has proposed a plan to implement the ordinance permitting controlled sale of foodstuffs and merchandise on the public right-of-way, as that ordinance may apply to the shopping park in the downtown area, and

WHEREAS, the City Council believes that the plan is a good one and should be tried;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF

GRAND JUNCTION:

That the Interim Plan of Development, attached hereto and made a part hereof by this reference, is adopted and approved as the plan for the shopping park area until further order of the Council.

GRAND JUNCTION DOWNTOWN DEVELOPMENT AUTHORITY INTERIM PLAN OF DEVELOPMENT RELATING TO STREET VENDORS

The Grand Junction Downtown Development Authority supports and encourages the permitting of street vendors, sidewalk cafes, and special entertainment events on the public right-of-way in the downtown Shopping Park. Vendors, sidewalk cafes, and special events assist in creating an atmosphere in the downtown that will draw people. Special street activities should appropriately be located in the Shopping Park where the public right-of-way of Main Street has been substantially altered in physical form so as to be conducive to allow for semi-permanent structures, kiosks, carts and the like, and because traffic on Main Street within the Shopping Park is controlled at low speeds with stops at intersections and at mid-block, allowing for street vendors and other activities on public property. Street activity of this nature will generate additional pedestrian and vehicular traffic into and within the downtown area. Additional traffic will enhance the image of the entire downtown area and will help to generate increased retail sales.

The Downtown Development Authority, as a separate part of the plan of development, is recommending a preferred mix of retail opportunities in the downtown area, so as to balance the city-wide and downtown retail market opportunities. The street vendors, special events, and special use permits described in this part will assist in establishing a preferred retail mix in the downtown. In the short term, street vendors will augment the availability of retail merchandise in the downtown. It is the express intent of the street vendor program to supplement and complement existing retail businesses, rather than to supplant them. The Shopping Park has been used by the City downtown merchants, service clubs, and other organizations for parades, special fund raising events, etc. since it was constructed in 1963 for these same purposes.

1. Because of the wider sidewalks in many locations on the Shopping Park, restaurants are encouraged to expand their seating areas onto the sidewalk where space permits. Existing restaurants are encouraged to do this in order to integrate the interior of their establishments and the atmosphere of a restaurant with the Shopping Park. Because existing restaurants maintain the necessary Department of Health and Department of Revenue permits to undertake such an activity and because they maintain existing food and beverage preparation facilities, it will be relatively easy for existing establishments to expand. In no event will the width of the sidewalk be reduced beyond ten feet or will any sidewalk seating area be allowed to constrain or unnecessarily restrict

pedestrian traffic. All requirements for sidewalk eating areas established by the Department of Health and the Department of Revenue shall be complied with.

2. The street vendor program encourages street vending carts, semi-permanent kiosk structures, pedestrian vendors and roving entertainers. The mode the individual vendor determines is most suitable to him and for the sale of his merchandise within these categories is acceptable provided that the number of permits for carts, kiosks, and pedestrian vendors does not exceed the number of locations specified in this part.

3. Because it is the intent of the DDA to balance the retail mix of the downtown area, it is important that the location of and merchandise sold by street vendors complement rather than conflict with businesses located in permanent structures on private property. Therefore, it would be inappropriate for a street vendor to be selling the same merchandise lines on a public right-of-way as those being sold by a business immediately adjacent located in a private permanent structure. Prior to the issuance of a permit, a vendor applying for a kiosk, mobile vending cart or sidewalk restaurant permit will be required to receive the written concurrent of not less than 2/3 of the operating businesses within a 75 foot radius of the location in which he would establish his vending operation.

4. Permits will be allowed to vendors based upon the line of merchandise a vendor proposed to sell. Any change in merchandise lines will void the permit. Types of goods sold by street vendors will be limited in accordance with the preferred retail mix. In general, because of the semi-permanent nature of street vendor operations, the lack of space for storing inventory and displaying merchandise and because the intent of the program is to complement existing retail opportunities, merchandise lines to be permitted for sale will be limited to perishable goods, foodstuffs, hand-crafted products, artworks, sundries (candy, cigarettes, newspapers, magazines, etc.), and novelty items.

5. All vendors shall sell from the specific location or zone permitted as shown on the map in this part. Merchandise lines shall be specified in the issuance of a permit. Plans and specifications, including the design, color, size, and location of carts and temporary kiosks, will be submitted and reviewed for compliance with design guidelines for the downtown prior to the issuance of a permit. Vendors will not be allowed to utilize audio inducements to advertise their merchandise or to encourage sales, because audio inducements and advertising will adversely affect the tranquility of the Shopping Park. Permitted street entertainers will be excepted from this provision.

6. Because the Downtown Development Authority is encouraging small business entrepreneurship in the downtown and a diversity in business ownership, any individual or organization may obtain only one vending permit (excluding special use permits) to be effective

at the same point in time. Special use permits, because of their very short duration, will be excluded from limitation. Special use permits, however, shall be awarded in accordance with traditional special uses of the Shopping Park, i.e. Farm and Ranch Days, Pancake Breakfast, Art Festival, etc. Conflicting special use permits will not be issued. Coterminous special permits that will complement each other and the downtown will be issued.

7. Special use permits and vendor permits will be available at no cost to non-profit and charitable organizations undertaking their efforts with volunteers, provided that the gross proceeds are contributed to a charitable purpose.

8. Individuals and/or organizations receiving permits may renew permits by reapplying and submitting the fee any number of times except: (1) when a permit has not been used for a majority of the time for which it was issued, (2) when a permit is not used in accordance with the terms of its issuance, (3) when reasonable complaints are received relating to the permittee or permitted operation, and (4) for failure to comply with the ordained provisions relating to insurance, maintenance of the area, etc. If it is determined that a permitted vending operation creates congestion of sidewalks or streets or in any other way interferes with activity on Main Street through no fault of the vendor, a permit may be re-issued for the remaining period of time authorized by the first permit at a different location at no cost.

9. Attachment 1A indicates the locations and zones for which kiosk, cart and pedestrian vendor permits will be used. The locations for kiosk and cart permits, three per block, are those that were determined would create the least pedestrian interference and cause the least amount of interference with existing street activities. These locations may need to be changed from time to time as street activities change and needs and demands are adjusted. As retail operations relocate on the Shopping Park, the potential for conflicts with street vendors will occur; therefore, changes in the locations of the vendors will be undertaken through the relocation of the vending permit rather than revocation.

10. The priority uses by merchandise line at each vendor location are also shown on Attachment 1A. The uses listed were determined after considering the existing retail activities and pedestrian traffic generators in each area. The uses specified in each location will enhance pedestrian activities within the Shopping Park, but may need to be adjusted as the retail mix in the downtown changes or as pedestrian traffic patterns change.

PASSED and ADOPTED this 16th day of September, 1981.

President of the Council

Attest:

Deputy City Clerk

Upon motion by Councilman Dunn, seconded by Councilman Hollingsworth and carried by roll call vote, the Resolution was passed and adopted as read.

INDUCEMENT RESOLUTION FOR HORIZON PARTNERSHIP, LTD, FOR HORIZON PARK PLAZA PROJECT - \$10,000,000 - APPROVED

The following Resolution was read:

RESOLUTION

A RESOLUTION AGREEING TO ISSUE INDUSTRIAL DEVELOPMENT REVENUE BONDS TO FINANCE A PROJECT FOR HORIZON PARTNERSHIP, LTD., A COLORADO LIMITED PARTNERSHIP.

WHEREAS, the City of Grand Junction, in the County of Mesa and State of Colorado (the "City"), is authorized by the County and Municipality Development Revenue Bond Act, C.R.S. 1973, constituting Title 29, Article 3, Part 1, C.R.S. 1973, as amended (the "Act"), for the benefit of the inhabitants of the State and for the promotion of their health, safety, welfare, convenience and prosperity, to finance one or more projects, including any land, building or other improvements and all necessary and appurtenant real or personal properties suitable for manufacturing, industrial, commercial, agricultural, or business enterprises, upon such conditions as the City Council of the City may deem advisable; and

WHEREAS, the City is further authorized by the Act to issue its revenue bonds or other obligations for the purpose of defraying the cost of financing any such project; and

WHEREAS, representatives of Horizon Partnership, Ltd., a limited partnership under the laws of the State of Colorado (the "User"), have met with officials of the City and have advised the City of the User's interest in developing land within the City as a site for an constructing and equipping commercial office buildings thereon for purposes of leasing space to others (the "Project"), subject to the willingness of the City to finance the Project by the issuance of industrial development revenue bonds or other obligations pursuant to the Act; and

WHEREAS, the User has represented to the City that the Project has been designed to qualify as a "project" within the meaning of the Act; and

WHEREAS, the City has considered the User's proposal and has concluded that the economic benefit to the City will be

substantial due to an increase in employment and the promotion of industry and development of trade and other economic activity within the City; and

WHEREAS, the City wishes to proceed with the financing of the Project; and

WHEREAS, the proposed issuance of the industrial development revenue bonds and the execution of related financing documents are not prohibited by any ordinances or rules of the City;

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

Section 1. In order to induce the User to complete the Project within the City, the City shall take all steps necessary or advisable to effect the issuance of industrial development revenue bonds or other obligations in a maximum aggregate principal amount of \$10,000,000. Said Bonds and the financing documents relating to said Bonds shall be subject to the terms and conditions of the Memorandum of Agreement between the City and the user attached hereto as Exhibit "A" and incorporated herein by specific reference. No costs are to be borne by the City in connection with the issuance of the Bonds.

Section 2. The terms and conditions of the Bonds and of the financing documents relating to said Bonds or other obligations will be mutually agreed upon by the City and the User, and prior to their execution, such documents will be subject to authorization by Ordinance of the City Council pursuant to law and any ordinances or rules of the City.

Section 3. The User has agreed to provide for reimbursement of all expenses incurred or to be incurred by the City related to the User's Project pursuant to the Memorandum of Agreement attached hereto as Exhibit "A".

Section 4. Neither the Bonds, including interest and any premiums thereon, nor anything contained in this Resolution shall constitute a debt or indebtedness of the City within the meaning of the Constitution or statutes of the State of Colorado, nor give rise to a pecuniary liability of the City or a charge against its general credit or taxing powers. The Bonds shall be payable solely from and secured by a pledge of the revenues derived from any payable pursuant to the financing documents referred to in Section 2 hereof.

Section 5. All commitments by the City made herein are subject to the condition that on or before eighteen months from the date hereof, the City and the user shall have agreed to mutually acceptable terms for the Bonds or other obligations provided for hereunder, in an amount not to exceed \$10,000,000, and for the sale and delivery thereof.

Section 6. The form of Memorandum of Agreement presented to the City Council is approved and the President of the City Council and City Clerk are authorized to execute the Memorandum of Agreement, with such changes as the City Attorney may approve, on behalf of the City. The President of the City Council, City Clerk, City Attorney, City Manager, and other officers and agents of the City are hereby authorized to initiate and assist in the preparation of such documents as may be appropriate to the Bonds.

INTRODUCED, PASSED and ADOPTED this 16th day of September, 1981.

President of the City Council

Attest:

Deputy City Clerk

MEMORANDUM OF AGREEMENT

This Memorandum of Agreement is between the City of Grand Junction, Colorado (the "City") and Horizon Partnership, Ltd., a limited partnership under the laws of the State of Colorado (the "User").

1. Preliminary Statement. Among the matters of mutual inducement which have resulted in the execution of this Agreement are the following:

(a) The City is a municipal corporation in the State of Colorado, a body politic and corporate, authorized and empowered by Title 29, Article 3, of the Colorado Revised Statutes 1973, as amended (the "Act"), to issue industrial development revenue bonds to finance one or more projects, including any land, building or other improvement and all real or personal properties suitable or used for or in connection with any manufacturing, industrial, commercial, agricultural or business of the City of Grand Junction (the "City Council") deems advisable.

(b) In order to increase employment and in order to promote industry and develop trade and other economic activity within the City of Grand Junction, State of Colorado: (1) the User proposes to develop land as a site for and acquire, construct, improve, and equip buildings, other improvements, and all necessary and appurtenant real and personal properties, whether or not now in existence, constituting commercial office buildings located within the City (the "Project"), (2) pursuant to a Loan Agreement between City and User, not to exceed \$10,000,000, (the "Loan Agreement") City will loan the proceeds of its industrial development revenue bonds or other obligations (the "Bonds") to the User for such acquisition, construction, improvement and equipment, and (3) the

User will make loan repayments under said Agreement sufficient to pay the principal of, premiums, if any, and interest on the Bonds or other obligations.

(c) The City has indicated its willingness to proceed with the issuance of its Bonds or other obligations as provided by the Act to finance the Project and has advised the User that subject to due compliance with all requirements of law, the obtaining of all necessary consents and approvals, and the happening of all acts, conditions, and things required precedent to such financing, the City, pursuant to the Act, will issue the Bonds in a principal amount sufficient to pay the costs of such acquisition, construction, improvement, and equipment of the Project, the funding of any necessary reserves, and the expenses of issuance and sale of the Bonds, not to exceed an aggregate principal amount of \$10,000,000.

(d) The City considers that financing of the Project and entering into the Loan Agreement with the User with respect to the Project will promote industry and develop trade within the City, which constitutes a public purpose as described in section 29-3-102(1), C.R.S. 1973.

2. Undertakings by the City. The City agrees as follows:

(a) The City will issue the Bonds or other obligations pursuant to the terms of the Act in the principal amount of \$10,000,000 to complete the Project, the funding of any necessary reserves and the expenses incident to the authorization, sale, and issuance of the Bonds.

(b) The City will adopt such proceedings and authorize: (i) the execution and delivery of such documents as may be reasonably necessary or advisable for the authorization, issuance, and sale of the Bonds, (ii) the financing, acquisition, construction, improvement and equipment of the Project, and (iii) the execution of the Loan Agreement with the User and such other documents relating to the Bonds as shall be authorized by the Act or other law and as shall be mutually satisfactory to the City and the User.

(c) The aggregate sums to be paid by the User under the Loan Agreement shall be sufficient to pay the principal of, redemption premiums, if any, and interest on the Bonds as and when the same shall become due.

(d) The City will take such other acts and adopt such further proceedings as may be reasonably required to implement the aforesaid undertakings and as it may deem appropriate in pursuance thereof.

(e) The Bonds shall provide that they shall be payable solely from and secured by a pledge of the revenues derived from and payable pursuant to the provisions of the Loan Agreement, that they shall

never constitute the general obligations of the City within the meaning of any provision or limitation of the Constitution or statutes of the State, and that they shall not constitute or give rise to a pecuniary liability or a charge against the general credit or taxing powers of the City, the State of Colorado or any political subdivision thereof.

(f) In authorizing the issuance of the Bonds pursuant to this Agreement, the City will make no warranty, either expressed or implied, that the proceeds of the Bonds will be sufficient to pay all costs of the Project.

3. Undertakings on the Part of the User. The User agrees as follows:

(a) The User will enter into a contract or contracts for the acquisition, construction, improvement and equipment of the Project.

(b) Prior to the delivery of the Bonds, the User will enter into the Loan Agreement with the City under the terms of which the User will obligate itself to complete the acquisition, construction, improvement and equipment of the Project and, to the extent not payable out of proceeds of the Bonds, to pay to the City sums sufficient in the aggregate to pay or reimburse the City for all reasonable expenses incurred by it in connection with the authorization, issuance, and sale of the Bonds, including without limitation the reasonable expense that the City deems necessary for attorneys', accountants', and auditors' fees and expenses, and to make loan repayments sufficient to pay the principal of, premiums, if any, and interest on the Bonds as and when the same shall become due and payable, all fees and expenses of any trustee for the benefit of the holders of the Bonds incurred under any trust indenture, all utility charges, taxes, assessments, casualty and liability insurance premiums, and any other expenses or charges relating to the ownership, use, operation, maintenance, occupancy and upkeep of the Project, such Loan Agreement to contain such other provisions as may be required by law and as shall be mutually acceptable to the City and the User.

(c) The User will take such further action and adopt such further proceedings as may be required to implement its aforesaid undertakings or as it may deem appropriate in pursuance thereof.

4. General Provisions.

(a) Prior to the issuance of the Bonds, there shall be a reasonable showing to the City Council that the User is capable and will remain capable of carrying out its financial obligation under the Loan Agreement.

(b) All commitments with respect to the Bonds in a principal amount of \$10,000,000 of the City under Section 2 hereof and of the User under Section 3 hereof are subject to the condition that,

on or before eighteen months from the date of this Agreement, the City and the User shall have agreed to mutually acceptable terms for the Bonds and for the issuance, sale, and delivery thereof, and mutually acceptable terms and conditions for the Loan Agreement, the Trust Indenture expected to be executed as part of the financing documents relating to the Bonds (the "Trust Indenture"), and such other documents referred to in Section 3 and the proceedings referred to in Sections 2 and 3 hereof, and the City and the User shall have complied with all of the provisions of the Act applicable to the issuance, sale, and delivery of the Bonds and the financing of the Project.

(c) If the events set forth in Section 4(a) and (b) above do not take place within the time set forth or any extension thereof, and if the Bonds are not issued and sold within that time, the User agrees that it will reimburse the City for all reasonable and necessary direct out-of-pocket expenses which the City may incur arising from the execution of this Agreement, including without limitation the reasonable expenses that the City deems necessary for attorneys', accountants', and auditors' fees and expenses, and the performance of the City's obligations hereunder, whereupon this Agreement shall terminate.

(d) The User will protect, indemnify, and save the City, its officers, agents, and employees harmless from and against all liabilities, losses, damages, costs, expenses (including attorneys' fees and expenses), causes of action, suits, claims, demands and judgments of any nature arising from:

(1) any injury to or death of any person or damage to property in or upon the Project, or growing out of or connected with the use, non-use, condition, or occupancy of the Project or a part thereof;

(2) violation of any agreement or condition of the Loan Agreement or the Trust Indenture, except by the negligent act or failure to act by the City;

(3) violation of any contract, agreement or restriction by the User relating to the Project;

(4) violation of any law, ordinance or regulation affecting the Project or a part thereof or the ownership, occupancy or use thereof;

(5) the design, construction, or acquisition of the Project or the failure to design, acquire, or construct the Project;

(6) violation of any disclosure or registration requirements relating to the Bonds imposed by any federal or state securities laws; and

(7) any statement or information relating to the expenditure of the proceeds of the Bonds contained in the non-arbitrage certificate or similar document furnished by the User to the City

which, at the time made, is misleading, untrue or incorrect in any material respect.

IN WITNESS WHEREOF, the parties have entered into this Agreement by their duly authorized officers on this 16th day of September, 1981.

CITY OF GRAND JUNCTION, COLORADO

President of the City Council

Attest:

Deputy City Clerk

HORIZON PARTNERSHIP, LTD., a Colorado Limited Partnership

By

Upon motion by Councilman Dunn, seconded by Councilman Lucero and carried by roll call vote with Councilman HOLMES voting NO, the Resolution was passed and adopted as read.

CENTENNIAL COMMITTEE RESOLUTION - APPROVED

The following Resolution was read:

RESOLUTION

CONCERNING THE CELEBRATION OF GRAND JUNCTION'S CENTENNIAL YEAR.

WHEREAS, the year 1982 marks the 100th year of the founding of the City of Grand Junction, Colorado; and

WHEREAS, this important milestone provides an opportunity to focus our attention on the growth and progress of our city; and

WHEREAS, there has been formed a Celebration Company to carry out plans for commemorating this memorable event, the name of this company to be Grand Junction Area Centennial Company, a Colorado corporation; and

WHEREAS, it is the desire of us all that this event be a self-sustaining one financially;

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

That the program commence with a dinner to be held at Two Rivers Plaza on the night of October 10, 1981;

FURTHER, that the Grand Junction Area Centennial Company anticipates revenues from such projects as admissions to an historical spectacle and historical program advertising booklet, a carnival and the sale of such novelties and souvenirs as booster badges, membership certificates, commemorative coins, hats, bonnets, old-fashioned wearing apparel, plus ties, plates and similar items.

BE IT FURTHER RESOLVED that no individual, company or organization will sell, trade or give away anything that has a celebration reference or connotation without first obtaining written permission from the Executive Committee or committees otherwise appointed by the Executive Committee, and that no permits, franchises or privileges pertaining to celebration activities will be granted to anyone by the City of Grand Junction unless such written permission is granted by the aforementioned Grand Junction Area Centennial Company.

PASSED and ADOPTED this 16th day of September, 1981.

President of the Council

Attest:

Deputy City Clerk

Upon motion by Councilman Hollingsworth, seconded by Councilman Holmes and carried by roll call vote, the Resolution was passed and adopted as read.

RESOLUTION - REVOCATION OR CONDITIONAL USE FOR NORTHEAST CHRISTIAN CHURCH - APPROVED

The following Resolution was read:

RESOLUTION

REVOKING A CONDITIONAL USE GRANTED TO THE NORTHEAST CHRISTIAN CHURCH

WHEREAS, the Northeast Christian Church has been granted a conditional use to permit the construction of a church building on land in the County of Mesa, Colorado, described as:

The N 652.8 feet of the W 1/4 of the SW 1/4 of the NW 1/4 of Section 7, T1S, R1E of the Ute Meridian except the S 160 feet of the W 103 feet thereof and except the W 30 feet thereof for road

right-of-way

and,

WHEREAS, this conditional use is no longer necessary as the Church intends to build at a different site;

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

That the conditional use granted for the construction of a church on the site above-described is hereby revoked.

PASSED and ADOPTED this 16th day of September, 1981.

President of the Council

Attest:

Deputy City Clerk

Upon motion by Councilman Holmes, seconded by Councilwoman Clark and carried by roll call vote, the Resolution was passed and adopted as read.

PETITION - RESOLUTION - PROPOSED ORDINANCE - RUSTY SUN ANNEXATION
NW CORNER OF 29 AND F ROADS

The following petition for annexation of Rusty Sun Annexation was presented:

PETITION

WE, THE UNDERSIGNED, do hereby petition the City Council of the City of Grand Junction, State of Colorado, to annex the following described property to the said City:

TRACT "B"

A tract of land located in a part of the SE1/4SE1/4 of Section 6, T1S, R1E of the Ute Meridian, Mesa County, Colorado, being more particularly described as follows:

Commencing at the SE Corner of said Section 6, thence N 89 deg. 51 min. 17 sec. W 375.32 feet to the TRUE POINT OF BEGINNING; thence N 00 deg. 08 min. 43 sec. E 50.00 feet; thence along the arc of a curve to the left whose radius is 20.00 feet and whose long chord bears N 44 deg. 51 min. 17 sec. W 28.28 feet; thence N 00 deg. 08 min. 43 sec. E 44.08 feet; thence along the arc of a curve to the right whose radius is 475.00 feet and whose long chord bears N 06

deg. 19 min. 22 sec. W 102.23 feet; thence N 12 deg. 30 min. 00 sec. E 184.12 feet; thence along the arc of a curve to the left whose radius is 755.48 feet and whose long chord bears N 11 deg. 34 min. 17 sec. W 24.49 feet; thence S 86 deg. 22 min. 25 sec. E 160.46 feet; thence S 52 deg. 49 min. 55 sec. E 82.78 feet; thence S 01 deg. 06 min. 44 sec. E 59.22 feet; thence S 12 deg. 42 min. 55 sec. W 159.29 feet; thence S 08 deg. 05 min. 45 sec. E 146.82 feet to a point on the south line of the SE1/4SE1/4 of said section 6, thence N 89 deg. 51 min. 17 sec. W along said south line a distance of 249.17 feet to the TRUE POINT OF BEGINNING

And

TRACT "A"

A parcel of land located in part of the SE1/4SE1/4 of Section 6, T1S, R1E of the Ute Meridian, Mesa County, Colorado, being more particularly described as follows:

Beginning at the NE Corner of the SE1/4SE1/4 of said Section 6; thence S 00 deg. 05 min. 40 sec. W 760.00 feet; thence N 89 deg. 54 min. 20 sec. W 130.00 feet; thence N 01 deg. 59 min. 38 sec. E 77.61 feet; thence N 23 deg. 49 min. 56 sec. W 110.00 feet; thence N 02 deg. 05 min. 37 sec. W 92.92 feet; thence N 12 deg. 10 min. 04 sec. E 59.00 feet; thence N 20 deg. 19 min. 56 sec. W 150.00 feet; thence N 35 deg. 49 min. 56 sec. W 76.00 feet; thence S 81 deg. 10 min. 04 sec. W 45.00 feet; thence N 77 deg. 30 min. 04 sec. W 175.00 feet; thence N 47 deg. 58 min. 30 sec. W 73.00 feet; thence N 64 deg. 19 min. 56 sec. W 37.00 feet; thence N 45 deg. 19 min. 56 sec. W 192.00 feet to a point on the north line of the SE1/4SE1/4 of said Section 6; thence S 89 deg. 49 min. 56 sec. E along said north line of the SE1/4SE1/4 of Section 6 a distance of 700.00 feet to the point of beginning,

And

A tract platted in Indian Village Subdivision #2 as Indian Wash Park and Open Space.

And

That part of 29 Road right of way lying in the SE1/4SE1/4 Section 6, T1S, R1W of the Ute Meridian and N 1/2 of F Road right of way adjacent to tract "B" and adjacent to Indian Wash Park and Open Space.

As ground therefor, the petitioners 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 one hundred percent of the area of such territory to be annexed, exclusive of streets and alleys; that the mailing address of each signer and the date of signature are set forth hereafter opposite the name of each signer, and that the legal description of the property owned by each 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.

DATE

9-11-81

SIGNATURE

Sego Services, Inc. /s/ Donald E. Romik, President /s/ Carolyn Brown, Secretary

ADDRESS

130 N. 4th Street, Grand Junction, CO 81501

PROPERTY DESCRIPTION

(see foregoing legal description)

DATE

9/14/81

SIGNATURE

Mesa County /s/ Maxine Albers, County Commissioner

ADDRESS

P.O. Box 897, Grand Junction, CO 81502

STATE OF COLORADO)			
) SSAFFIDAVIT			

COUNTY OF MESA)			
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James W. Lindell, of lawful age, being first duly sworn, upon oath, deposes and says:

That he is the circulator of the foregoing petition;

That each signature on the said petition is the signature of the person whose name it purports to be.

;sigl;
/s/ James W. Lindell

Subscribed and sworn to before me this 11th day of September, 1981.

Witness my hand and official seal.

;sigl;
/s/ Loretta Akis
Notary Public

My Commission expires: June 18, 1983

The following Resolution was read:

RESOLUTION

WHEREAS, on the 16th day of September, 1981, a petition was submitted to the City Council of the City of Grand Junction, Colorado, for annexation to the City of Grand Junction of the following property situate in Mesa County, Colorado, and described as follows:

TRACT "B"

A tract of land located in a part of the SE1/4SE1/4 of Section 6, T1S, R1E of the Ute Meridian, Mesa County, Colorado, being more particularly described as follows:

Commencing at the SE Corner of said Section 6; thence N 89 deg. 51 min. 17 sec. W 375.32 feet to the TRUE POINT OF BEGINNING; thence N 00 deg. 08 min. 43 sec. E 50.00 feet; thence along the arc of a curve to the left whose radius is 20.00 feet and whose long chord bears N 44 deg. 51 min. 17 sec. W 28.28 feet; thence N 00 deg. 08 min. 43 sec. E 44.08 feet; thence along the arc of a curve to the right whose radius is 475.00 feet and whose long chord bears N 06 deg. 19 min. 22 sec. W 102.23 feet; thence N 12 deg. 30 min. 00 sec. E 184.12 feet; thence along the arc of a curve to the left whose radius is 755.48 feet and whose long chord bears N 11 deg. 34 min. 17 sec. W 24.49 feet; thence S 86 deg. 22 min. 25 sec. E

160.46 feet; thence S 52 deg. 49 min. 55 sec. E 82.78 feet; thence S 01 deg. 06 min. 44 sec. E 59.22 feet; thence S 12 deg. 42 min. 55 sec. W 159.29 feet; thence S 08 deg. 05 min. 45 sec. E 146.82 feet to a point on the south line of the SE1/4SE1/4 of said Section 6; thence N 89 deg. 51 min. 17 sec. W along said south line a distance of 249.17 feet to the TRUE POINT OF BEGINNING

And

TRACT "A"

A parcel of land located in part of the SE1/4SE1/4 of Section 6, T1S, R1E of the Ute Meridian, Mesa County, Colorado, being more particularly described as follows:

Beginning at the Ne Corner of the SE1/4SE1/4 of said Section 6, thence S 00 deg. 05 min. 40 sec. W 760.00 feet; thence N 89 deg. 54 min. 20 sec. W 130.00 feet; thence N 01 deg. 59 min. 38 sec. E 77.61 feet; thence N 23 deg. 49 min. 56 sec. W 110.00 feet; thence N 02 deg. 05 min. 37 sec. W 92.92 feet; thence N 12 deg. 10 min. 04 sec. E 59.00 feet; thence N 20 deg. 19 min. 56 sec. W 150.00 feet; thence N 35 deg. 49 min. 56 sec. W 76.00 feet; thence S 81 deg. 10 min. 04 sec. W 45.00 feet; thence N 77 deg. 30 min. 04 sec. W 175.00 feet; thence N 47 deg. 58 min. 30 sec. W 73.00 feet; thence N 64 deg. 19 min. 56 sec. W 37.00 feet; thence N 45 deg. 19 min. 56 sec. W 192.00 feet to a point on the north line of the SE1/4SE1/4 of said Section 6; thence S 89 deg. 49 min. 56 sec. E along said north line of the SE1/4SE1/4 of Section 6 a distance of 700.00 feet to the point of beginning,

And

A tract platted in Indian Village Subdivision #2 as Indian Wash Park and Open Space.

And

That part of 29 Road right of way lying in the SE1/4SE1/4 of Section 6 T1S, R1W of the Ute Meridian and N1/2 of F Road right of way adjacent to Track "B" and adjacent to Indian Wash Park and Open Space.

WHEREAS, the Council has found and determined and does hereby find and determine that said petition is in substantial compliance with statutory requirements therefor; 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 and that no election is required under the Municipal Annexation Act of 1965 as the owner of one hundred percent of the property has petitioned for the annexation;

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

That the said territory is eligible for annexation to the City of Grand Junction, Colorado, and should be so annexed by Ordinance.

PASSED and ADOPTED this 16th day of September, 1981.

President of the Council

Attest:

Deputy City Clerk

Upon motion by Councilman Hollingsworth, seconded by Councilman Dunn and carried by roll call vote, the Resolution was passed and adopted as read.

The following entitled proposed ordinance was read: AN ORDINANCE ANNEXING TERRITORY TO THE CITY OF GRAND JUNCTION, COLORADO. Upon motion by Councilman Lucero, seconded by Councilwoman Clark and carried, the proposed ordinance was passed for publication.

PROPOSED ORDINANCE - I.D. ST-80, PHASE B, ASSESSMENTS

The following entitled proposed ordinance was read: AN ORDINANCE APPROVING THE ASSESSABLE COST OF THE IMPROVEMENTS MADE IN AND FOR IMPROVEMENT DISTRICT NO. ST-80, PHASE B, IN THE CITY OF GRAND JUNCTION, COLORADO, PURSUANT TO ORDINANCE NO. 178, ADOPTED AND APPROVED THE 11TH DAY OF JUNE, 1910, AS AMENDED; APPROVING THE APPORTIONMENT OF SAID COST TO EACH LOT OR TRACT OF LAND OR OTHER REAL ESTATE IN SAID DISTRICT; ASSESSING THE SHARE OF SAID COST AGAINST EACH LOT OR TRACT OF LAND OR OTHER REAL ESTATE IN SAID DISTRICT; APPROVING THE APPORTIONMENT OF SAID COST AND PRESCRIBING THE MANNER FOR THE COLLECTION AND PAYMENT OF SAID ASSESSMENTS. Upon motion by Councilman Hollingsworth, seconded by Councilwoman Clark and carried, the proposed ordinance was passed for publication.

APPLICATION FOR FEDERAL ASSISTANCE, ADAP PROJECT NO. 6-08-0027-08, \$528,000 - CONSTRUCT TERMINAL ACCESS ROAD AND PAVE APRON EDGE TAXIWAY

Upon motion by Councilman Holmes, seconded by Councilwoman Clark and carried, the Grant Application for federal assistance, ADAP Project No. 6-08-0027-08, in the amount of \$528,000 to construct Terminal Access Road and pave Apron Edge Taxiway was approved, and the President of the Council was authorized to sign said application.

Upon motion by Councilwoman Clark, seconded by Councilman Holmes and carried, the Grant Agreement for federal assistance, ADAP Project No. 6-08-0027-08, in the amount of \$528,000 to construct Terminal Access Road and pave Apron Edge Taxiway was approved, and the President of the Council was authorized to sign said Agreement.

IMPROVEMENTS TO HORIZON DRIVE

A committee consisting of 5 to 7 members is to be formed to work with City Staff on the design and improvements on Horizon Drive. Council requested that names, addresses, employment in relation to Horizon Drive, be furnished before appointments are made to serve on the committee. Appointments to this committee will be made on Monday, September 21.

City Manager Wysocki gave a brief summary establishing priorities sequentially regarding improvements to Horizon Drive: (1) Preliminary design from 1st Street to H Road; (2) Final design from G Road to Highline Canal (bidding in summer of 1982); (3) Acquire rights-of-way from 1st Street to 7th Street for eventual extension of Horizon Drive; (4) Construct maximum of four feet of pavement on either side of Horizon Drive between 7th Street and G Road, allowing the shoulders to be widened to provide temporary relief for the portion of Horizon Drive until funds are available to complete that portion of Horizon Drive; (5) Final design for 1st to 7th Streets in 1982 for construction in the spring of 1983.

Upon motion by Councilman Holmes, seconded by Councilman Hollingsworth and carried, the summary of priorities regarding improvements to Horizon Drive was approved as the official guideline for said improvements.

MINISTERIAL ALLIANCE

Scott Schiesswohl, First Christian Church, was scheduled to give the invocation for this meeting. He was unable to get to the meeting in time to give the invocation, and stated his apology. He informed Council that a schedule of ministers and laymen has been submitted to help with this activity in the future. He thanked Council for inviting the Ministerial Alliance to serve in this capacity.

HOUSING AUTHORITY

Councilman Lucero said that the Housing Authority is in the process of making reappointments, election of officers, etc. A Housing Authority meeting is scheduled on the 17th of September to discuss ideas for new projects.

CENTENNIAL CELEBRATION

Councilman Brach reported that Jim Eisenhower and Ray Meacham are to act as co-chairmen of the upcoming Centennial celebration.

RECREATION BOARD

Councilwoman Clark stated that the Recreation Board has not met this month because of the increased activity and busy schedule of the Recreation Department. The Department is working on budget, pool, etc.

LODGING TAX

Councilman Hollingsworth stated that he was in Denver yesterday and paid a 7.5% lodging tax. Mr. Hollingsworth read a portion from the Rocky Mountain News regarding an article concerning the raising of Denver's lodging tax from 4 cents to 6 cents on each dollar paid for hotel and motel rooms in the City. The higher tax RATE, COUPLED WITH THE CHANGES IN THE FORMULA OF HOW THE CITY'S SHARE IS SPLIT, would generate 1.6 million dollars for the General Fund, \$275,000 for the Capital Improvement Fund, and \$275,000 for the Denver Convention and Visitors Bureau. The article went on to say that if the higher rate is approved by Council, hotel guests would be paying 9.5% tax, since another 3 cents would continue to go to the State of Colorado, and .5 cents to RTC.

Mr. Hollingsworth reported that there are going to be 908 additional lodging units by 1982 if the proposed projects are actually built.

COG

Councilman Brach recommended that Grand Junction's sponsorship of \$12,000 for the MUNICIPAL GROWTH Center Impact Coordinator be dropped since Craig, Colorado, voted against the proposal, leaving COG with one city short. Craig was to pay the same amount as Grand Junction. As a result, Grand Junction would have to pay more to absorb the loss of the \$12,000. Another item discussed at COG was "lobbyist." A final decision on both these items will be made at a later date.

CLIFTON WATER DISTRICT OPEN-HOUSE

Clifton Water District is holding open-house at their water treatment plant through the 19th of September. Councilman Brach recommended that the Council members attend if they have the time.

ADJOURNMENT TO 7:00 A.M. ON MONDAY, SEPTEMBER 21, 1981

The President of the Council adjourned the meeting to Monday, September 21, 1981, at 7:00 a.m. in the City Manager's office.

Teddy Martinez

Teddy Martinez
Deputy City Clerk