

Grand Junction, Colorado

July 7, 1982

The City Council of the City of Grand Junction, Colorado, convened in regular session the 7th day of July, 1982, at 7:30 p.m. in the City Council Chambers at City Hall. Those present were Council members Betsy Clark, Frank Dunn, Arlene Harvey, Robert Holmes, Karl Johnson, Gary Lucero and President of the Council Louis Brach. Also present were City Manager Jim Wysocki, City Clerk Neva Lockhart, and Assistant City Attorney Bourtai Hargrove.

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

INVOCATION

Councilman Robert Holmes.

MINUTES

Consideration of the minutes of the regular meeting June 16, 1982, was deferred to July 21, 1982.

GRAND JUNCTION, CO, DOWNTOWN DEVELOPMENT AUTHORITY - REAPPOINTMENT OF MARCIA NEAL AND MANCEL PAGE TO 4-YEAR TERMS

Upon motion by Councilwoman Clark, seconded by Councilman Holmes and carried, Marcia Neal and Mancel Page were reappointed to four-year terms on the Grand Junction, Colorado, Downtown Development Authority.

FOX & CO. ENGAGED TO PERFORM 1982 AUDIT OF CITY'S FINANCIAL DOCUMENTS - NOT TO EXCEED \$25,000

Upon motion by Councilman Johnson, seconded by Councilman Lucero and carried, the proposal submitted to Fox & Company to perform the 1982 audit of City records was accepted and the Mayor was authorized to sign the acceptance.

VACANCY ON COMACT HOUSING BOARD

The President announced a vacancy on the ComAct Housing Board and requested names of those people who would be interested in serving on this Board.

PARK IMPROVEMENT ADVISORY BOARD REQUESTS FUNDING ADVANCE OF \$112,777.39 TO COMPLETE SEATING EXPANSION OF STOCKER STADIUM - APPROVED

Mr. Sam Suplizio appeared before Council representing the Park Improvement Advisory Board to request the City Council to approve the advancement of \$112,777.39 to complete the seating expansion of Stocker Stadium on the west side of the football field, behind

home plate area of the baseball field. Mr. Suplizio indicated the advancement would be repaid on or before December 31, 1985. Upon motion by Councilman Johnson, seconded by Councilwoman Clark and carried, the advancement of \$112,777.39 was authorized for a short period of time.

LIQUOR - BEER APPLICATIONS TO RENEW LICENSES APPROVED

Upon motion by Councilman Dunn, seconded by Councilman Lucero and carried with Councilman HOLMES voting NO, the applications by the following businesses to renew licenses were approved:

Mr. G's Place, 1230 N. 12th Street (3.5% beer)
Teddy's Pub Cafe & Lounge, 603 Highway 50 South (Tavern)
Aurelio's Restaurant, 748 North Avenue (Hotel-Restaurant) - also dropping George P. Evans from the corporation

3.2% BEER - APPLICATION BY ROBT. LEE CHVILICEK AND IRENE CHVILICEK DBA MESA FARMERS MARKET, 2651 HIGHWAY 50 - APPROVED

Upon motion by Councilman Dunn, seconded by Councilman Lucero and carried with Councilman HOLMES voting NO, the application by Robert Lee Chvilicek and Irene Chvilicek for 3.2% beer license at the Mesa Farmers Market, 2651 Highway 50, was approved. This change of ownership replaces the licensee held by Mesa Farmers Market, Inc.

RESOLUTION NO. 44-82 - FINDINGS & DECISION RE: APPLICATION BY EDI-PARKMOUNT CJ VENTURE FOR HOTEL-RESTAURANT LIQUOR LICENSE AT RODEWAY INN, 2790 CROSSROADS BLVD. AT HORIZON DRIVE - APPROVED

The following Resolution was read:

RESOLUTION NO. 44-82

OF DECISION ON APPLICATION FOR HOTEL-RESTAURANT LIQUOR LICENSE BY EDI-PARKMOUNT GJ VENTURE FOR RODEWAY INN LOCATED AT 2790 CROSSROADS BOULEVARD, GRAND JUNCTION, COLORADO.

A public hearing having been held June 16, 1982, on the application by EDI-Parkmount GJ Venture for a hotel-restaurant liquor license for Rodeway Inn at 2790 Crossroads Boulevard, Grand Junction, and the City Council having considered the evidence adduced at said hearing, FINDS:

1. That the hearing was held on June 16, 1982, on the application after proper notice thereof under the Liquor Code.
2. That the survey conducted by the City indicated that the needs of the neighborhood were not being met by other outlets within the neighborhood and there was a need for this outlet in that 493 persons so stated while 74 felt the needs were being met by the other outlets. In addition, a petition favoring the issuance of the license and bearing 108 signatures was entered by the

applicant. The petition was circulated within the same neighborhood designated by the City for its survey.

3. That no one appeared at the hearing in opposition to the granting of the license and no petitions or letters of disapproval were received by the City Council.

4. That the characters of the applicants are good as determined by checking done by the Police Department and by letters attesting to their good characters, the applicants being the members of the joint venture making the application.

5. That the evidence supports the position that the license should issue both under the Liquor Code and the previous practice of the City Council.

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

That a hotel-restaurant liquor license issue to EDI-Parkmount GJ Venture for Rodeway Inn located at 2790 Crossroads Boulevard, Grand Junction.

PASSED and ADOPTED this 7th day of July, 1982.

President of the Council

Attest:

City Clerk

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.

RESOLUTION NO. 45-82 FINDINGS & DECISION RE: APPLICATION BY HIGH COUNTRY SEAFOODS INC. DBA SKIPPER'S, 2826 NORTH AVENUE FOR 3.2% BEER LICENSE ON PREMISE CONSUMPTION - APPROVED

The following Resolution was read:

RESOLUTION NO. 45-82

OF DECISION ON APPLICATION FOR A 3.2% BEER LICENSE, SALES FOR ON-PREMISES CONSUMPTION BY HIGH COUNTRY SEAFOODS, INC. FOR SKIPPER'S LOCATED AT 2826 NORTH AVENUE, GRAND JUNCTION, COLORADO.

A public hearing having been held on June 16, 1982, on the application by High Country Seafoods, Inc. for a 3.2% Beer License, sales for consumption on-premises for Skipper's at 2826

North Avenue, Grand Junction, and the City Council having considered the evidence adduced at said hearing, FINDS:

1. That the hearing was held on June 16, 1982, on the application after proper notice thereof under the Beer Code.
2. That the survey conducted by the City indicated that the needs of the neighborhood were not being met by other outlets within the neighborhood and there was a need for this outlet in that 210 persons so stated while 130 felt that the needs were being met by the other outlets.
3. That no one appeared at the hearing in opposition to the granting of the license and no petitions or letters of disapproval were received by the City Council.
4. That the characters of the applicants are good as determined by checking done by the Police Department and by letters attesting to their good characters, the applicants being the members of the corporation making the application.
5. That the evidence supports the position that the license should issue both under the Beer Code and the previous practice of the City Council.

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

That a 3.2% beer license for sales for on-premises consumption issue to High Country Seafoods, Inc. for Skippers located at 2826 North Avenue, Grand Junction, Colorado.

PASSED and ADOPTED this 7th day of July, 1982.

President of the Council

Attest:

City Clerk

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

BIDS - AWARD OF CONTRACT - 5TH STREET WATERLINE REPLACEMENT - REED ENGINEERING CONSTRUCTION COMPANY - \$338,915.50

Bids were received and opened July 6, 1982, for the 5th Street Waterline Replacement. Bidders were:

Cone Construction, Inc. \$33,775.00
R. L. Atkins Construction, Inc. \$391,637.50
Brennan Group, Ltd. \$386,750.00
In-Line Construction Co., Inc. \$364,640.00
Reed Engineering Construction Co. \$338,915.50
Engineer's Estimate \$271,558.50

Staff recommended award of contract to Reed Engineering Construction Company. Upon motion by Councilman Dunn, seconded by Councilman Johnson and carried, the bids were accepted and the contract was awarded to Reed Engineering Construction Company for its low bid of \$338,915.50, and the City Manager was authorized to sign said contract.

BIDS - DEMOLITION AND EXCAVATION CONTRACTS FOR SHERWOOD PARK -
BIDS REJECTED

Two bids were received for the demolition of the Boys Club in Sherwood Park and for excavation work. In compliance with the consensus of Council at its luncheon on Friday, the Assistant City Manager recommended rejection of both bids subject to authorization to rebid the demolition of the Boys Club only. Specifications for the bidding are being drawn up at this time and should be received within the next two weeks. Upon motion by Councilwoman Clark, seconded by Councilman Lucero and carried, the two bids were rejected and the staff was authorized to resubmit to bid the demolition of the Boys Club only.

HEARING - APPLICATION BY GRAND JUNCTION DOWNTOWN ASSOC., INC. FOR MALT, VINOUS AND SPIRITUOUS LIQUOR SPECIAL EVENTS PERMIT JULY 28, FROM 12 NOON TO 10 P.M. AT TWO RIVERS PLAZA, FOR GRAND JUNCTION BOARD OF REALTORS AUCTION BENEFIT - 4TH PERMIT - APPROVED

A hearing was held after proper notice on the application by the Grand Junction Downtown Association, Inc., for a malt, vinous and spirituous liquor special events permit July 28, 1982, from 12:00 noon to 10:00 p.m. at Two Rivers Plaza, 159 Main Street, for Grand Junction Board of Realtors Auction Benefit. Gloria Ferns was present for the Grand Junction Downtown Association, Inc. There were no opponents, letters, or counterpetitions. Upon motion by Councilman Johnson, seconded by Councilwoman Harvey and carried with Councilman HOLMES voting NO, the application was approved.

RESOLUTION NO. 46-82 - FINDINGS & DECISION RE: REVISED PRELIMINARY PLAN FOR GREEN VALLEY TOWNHOMES, W OF 27-1/2 ROAD AND APPROX 330 FEET N OF PATTERSON ROAD - PETITIONER: MARY ELLEN BINKLEY

The following Resolution was read:

RESOLUTION NO. 46-82

CONCERNING THE REVISED PRELIMINARY PLAN FOR GREEN VALLEY TOWNHOMES.

WHEREAS, the preliminary plan for Green Valley Townhomes had been before the Council with recommendation of denial for the plan by the Grand Junction Planning Commission; and

WHEREAS, the applicant had addressed the principal concerns of the Planning Commission except as to the alignment of Lowell Lane in the subdivision with Spring Valley Circle in Spring Valley Subdivision and as to second access to the west; and

WHEREAS, the applicant has again requested that the Council consider permitting the alignment of Lowell Lane without aligning it with Spring Valley Circle and has suggested a cul-de-sac on the western terminus of Lowell Lane in the subdivision;

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

That the City Council accept the decision of the Planning Commission and deny approval of the revised preliminary plan.

PASSED and ADOPTED this 7th day of July, 1982.

President of the Council

Attest:

City Clerk

Upon motion by Councilman Johnson, seconded by Councilman Dunn and carried by roll call vote with Council members CLARK and LUCERO voting NO, the Resolution was passed and adopted as read.

ORDINANCES ON FINAL PASSAGE

Proof of Publication were received on all Ordinances proposed for final passage. Copies of all Ordinances proposed for final passage were submitted in writing to the City Council prior to the meeting.

ORDINANCE NO. 2063 - VACATE UTILITY AND SEWER EASEMENTS, SW CORNER OF 12TH AND PATTERSON - VILLAGE FAIR SUBDIVISION

Upon motion by Councilman Dunn, seconded by Councilwoman Clark and carried, the following entitled proposed ordinance was called up for final passage and the title only was read: AN ORDINANCE VACATING EASEMENTS IN THE CITY.

There were no comments. Upon motion by Councilman Holmes, seconded by Councilwoman Clark and carried by roll call vote, the Ordinance was passed, adopted, numbered 2063, and ordered published.

ORDINANCE NO. 2064 - ZONING TEXT AMENDMENTS

Upon motion by Councilman Johnson, seconded by Councilman Lucero and carried, the following entitled proposed ordinance was called up for final passage and the title only was read: AN ORDINANCE AMENDING AND REPEALING SECTIONS OF THE CITY OF GRAND JUNCTION ZONING AND DEVELOPMENT CODE.

There were no comments. Upon motion by Councilman Dunn, seconded by Councilwoman Clark and carried by roll call vote, the Ordinance was passed, adopted, numbered 2064, and ordered published.

ORDINANCE NO. 2065 - ZONING TEXT AMENDMENT ADDING SECTION 7-2-5 PLANNED AIRPORT DEVELOPMENT (PAD)

Upon motion by Councilman Holmes, seconded by Councilman Johnson and carried, the following entitled proposed ordinance was called up for final passage and the title only was read: AN ORDINANCE ADDING A PLANNED AIRPORT SECTION TO THE CITY'S ZONING AND DEVELOPMENT CODE.

There were no comments. Upon motion by Councilman Dunn, seconded by Councilwoman Clark and carried by roll call vote, the Ordinance was passed, adopted, numbered 2065, and ordered published.

ORDINANCE NO. 2066 - REZONE FROM PZ TO PAD PARCEL B OF WALKER FIELD PROPERTY, APPROX 8 ACRES

Upon motion by Councilman Lucero, seconded by Councilman Johnson and carried, the following entitled proposed ordinance was called up for final passage and the title only 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.

There were no comments. Upon motion by Councilman Lucero, seconded by Councilman Holmes and carried by roll call vote, the Ordinance was passed, adopted, numbered 2066, and ordered published.

ORDINANCE NO. 2067 - ZONING WALKER FIELD ANNEXATION PAD, APPROX 1344 ACRES

Upon motion by Councilman Johnson, seconded by Councilman Holmes and carried, the following entitled proposed ordinance was called for final passage and the title only was read: AN ORDINANCE CHANGING THE ZONING OF AIRPORT LANDS IN THE CITY.

There were no comments. Upon motion by Councilman Johnson, seconded by Councilman Holmes and carried by roll call vote, the Ordinance was passed, adopted, numbered 2067, and ordered published.

RESOLUTION NO. 47-82 - AUTHORIZING CITY MANAGER TO SIGN DEDICATION

OF EASEMENT ACROSS INDIAN WASH BETWEEN INDIAN VILLAGE SUBDIVISION AND DARLA JEAN SUBDIVISION - APPROVED - GRAND VALLEY RURAL POWER LINES, INC.

The following Resolution was read:

RESOLUTION NO. 47-82

GRANTING AN EASEMENT TO GRAND VALLEY RURAL POWER LINES, INC.

WHEREAS, GRAND VALLEY RURAL POWER LINES, INC. has requested that the City of Grand Junction grant it an easement for a power line running generally from Lot 7 in Block 3 of Darla Jean Subdivision to Lot 23 in Indian Village Subdivision Filing No. 2 together with the right of ingress and egress to operate and maintain that line; and

WHEREAS, the City Council believes that such easement should be granted;

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

That the City Manager be authorized on behalf of the City as Commissioner to convey to convey the above described easement to the Grand Valley Rural Power Lines, Inc.

PASSED and ADOPTED this 7th day of July, 1982.

President of the Council

Attest:

City Clerk

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

I.D. ST-82, PHASE C, HORIZON DRIVE FROM G ROAD TO I-70 - RESOLUTION NO. 48-82 OF INTENT TO CREATE DISTRICT - RESOLUTION NO. 49-82 ADOPTING DETAILS, PLANS AND SPECS AND GIVING NOTICE OF HEARING

The following Resolution was read:

RESOLUTION NO. 48-82

DECLARING THE INTENTION OF THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION, COLORADO, TO CREATE WITHIN SAID CITY A LOCAL IMPROVEMENT

DISTRICT NO. ST-82, PHASE C, AND AUTHORIZING THE CITY ENGINEER TO PREPARE DETAILS AND SPECIFICATIONS FOR THE SAME.

WHEREAS, the City Council has determined the desirability of the construction of the following improvements on Horizon Drive from G Road to I-70:

To include vertical curb and gutter with 5 foot-wide detached sidewalk and a base course material under a 71 foot wide mat of Hot Mix Bituminous Paving from lip of gutter to lip of gutter that will allow for four lanes of traffic (two lanes west bound - two lanes east bound), and such storm drainage facilities as deemed necessary by the City Engineer.

WHEREAS, the City Council deems it advisable to take the necessary preliminary proceedings for the creation of a special improvement district;

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

That the District of land to be assessed is described as follows:

Horizon Drive from G Road to I-70:

Lot 1 Northside Park Sec 36 1N 1W

Lot 2 Northside Park Sec 36 1N 1W

Lot 3 Northside Park Sec 36 1N 1W

Beg N 89 deg. 57 min. 30 sec. W 275 ft and N 0 deg. 02 min. 30 sec. E 389.3 ft fr S4 Cor Sec 36 1N 1W N 31 deg. 32 min. 30 sec. E 175 ft N 58 deg. 27 min. 30 sec. W 344.95 ft S 15 deg. 36 min. W 189.18 ft S 58 deg. 27 min. 30 sec. E 300 ft to Beg

Beg N 89 deg. 57 min. 30 sec. W 275 ft and N 0 deg. 02 min. 30 sec. E 389.3 ft N 31 deg. 32 min. 30 sec. E 175 ft fr S4 Cor Sec 36 1N 1W N 31 deg. 32 min. 30 sec. E 431.33 ft N 58 deg. 27 min. 30 sec. W 258.32 ft S 32 deg. 45 min. 48 sec. Sec W 178.59 ft S 53 deg. 04 min. W 245.04 ft S 15 deg. 36 min. W 25.82 ft S 58 deg. 27 min. 30 sec. E 344.95 ft to Beg

Beg N 831.9 ft and N 31 deg. 32 min. 3 sec. E 80 ft fr S4 Cor Sec 36 1N 1W N 58 deg. 27 min. 30 sec. W 261.93 ft N 32 deg. 40 min. E 227.44 ft S 58 deg. 27 min. 30 sec. E 257.47 ft S 31 deg. 32 min. 30 sec. W 227.4 ft to Beg

Beg NW Cor SW4SE4 Sec 36 1N 1W N 89 deg. 48 min. 30 sec. E 293.1 ft S 31 deg. 32 min. 30 sec. W 259.99 ft N 57 deg. 27 min. 30 sec. W 257.47 ft N 32 deg. 40 min. E to Beg

Lot 4 HOMESTEAD SUB SEC 36 1N 1W

Lot 3 HOMESTEAD SUB SEC 36 1N 1W

Lot 2 HOMESTEAD SUB SEC 36 1N 1W

Lot 1 HOMESTEAD SUB SEC 36 1N 1W

Fr NW Cor SW4SE4 Sec 36 1N 1W N 27 deg. 20 min. E 282 ft N 31 deg. 22 min. E 107.3 ft N 89 deg. 48 min. E 293.1 ft for Beg N 27 deg. 30 min. E Alg Hwy 150 ft N 62 deg. 40 min. W at Rt Ang to Hwy 244.1 ft to Pt on E Li W2SW4NW4SE4 Sec 36 S Alg E Li 168.8 ft S 62 deg. 40 min. E 166.7 ft to Beg

Lot 1 Horizon 70 Sec 36 1N 1W and That Pt of Vac R-O-W Adj as Desc in B-1274 P-1 thru 3 Mesa County Records

Beg 659.44 ft E of sW Cor NW4SE4 Sec 36 1N 1W E 329.72 ft N 83.42 ft N 45 deg. 50 min. W 313.39 ft S 51 deg. 25 min. W 134.15 ft S 217.83 ft to Beg

Beg E 411.92 ft fr NW Cor of S2SE4 Sec 36 1N 1W E 247.08 ft S 0 deg. 07 min. 30 sec. W 128.98 ft W 60.54 ft S 85.50 ft to sE Cor Lot 4 Blk 8 Partee Hts N 77 deg. 50 min. 56 sec. W 179.74 ft to sW Cor Sd Lot 4 S 43 deg. 34 min. 03 sec. W 72.63 ft N 58 deg. 51 min. 01 sec. W 85.33 ft N 31 deg. 17 min. 50 sec. E 216.66 ft to Beg and Also That Pt Beg E 411.92 ft fr NW Cor of S2SE4 Sec 36 N 31 deg. 55 min. 48 sec. E 44.90 ft N 51 deg. 01 min. 55 sec. E 287.86 ft S 0 deg. 07 min. 30 sec. W 219.14 ft W 247.08 ft to Beg and a Portion of R-O-W of Niblic and Nine Iron Drives as Vac in B-1335 P-292 Mesa County Records

Beg S 89 deg. 42 min. 30 sec. E 411.92 ft and S 31 deg. 32 min. 30 sec. W 217 ft fr NW Cor SW4SE4 Sec 36 1N 1W S 31 deg. 32 min. 30 sec. Sec W 174.90 ft S 58 deg. 14 min. E 141.20 ft N 31 deg. 32 min. 30 sec. E 114.70 ft N 69 deg. 5 min. W 73.80 ft N 43 deg. 49 min. E 77.08 ft N 58 deg. 27 min. 30 sec. W 85.32 ft to Beg

Beg at a Pt on S Li Horizon Dr 640.3 ft N and S 31 deg. 32 min. 30 sec. W 50 ft fr S4 Cor Sec 36 1N 1W S 58 deg. 27 min. 30 sec. E 135 ft S 31 deg. 32 min. 30 sec. W 78.91 ft S 58 deg. 27 min. 30 sec. E 251.56 ft N 39 deg. 30 min. E 267.72 ft N 29 deg. 45 min. E 176 ft S 51 deg. 18 min. E 102.2 N 252.6 ft W 137.8 ft N 41 deg. 43 min. E 26.8 ft N 80 ft N 70 deg. W 96.2 ft S 31 deg. 32 min. 30 sec. W 114.7 ft N 58 deg. 27 min. 30 sec. W 141.25 ft S 31 deg. 22 min. 30 sec. W 451.2 ft to Beg Exc St ROW

Beg at a Pt on Ely Li Horizon Dr 640.7 ft N and S 31 deg. 32 min. 30 sec. W 50 ft fr S4 Cor Sec 36 1N 1W S 31 deg. 32 min. 30 sec. W 185 ft S 58 deg. 27 min. 30 sec. E 185 ft N 31 deg. 32 min. 30 sec. E 106.09 ft N 58 deg. 27 min. 30 sec. W 50 ft N 31 deg. 32 min. 30 sec. E 78.91 ft N 58 deg. 27 min. 30 sec. W 135 ft to Beg

Beg at a Pt on Ely R-O-W Horizon Dr N 640.7 ft and S 31 deg. 32 min. 30 sec. W 235 ft fr S4 Cor Sec 36 1N 1W S 58 deg. 27 min. 30 sec. E 185 ft N 31 deg. 32 min. 30 sec. E 106.09 ft S 58 deg. 27

min. 30 sec. E 201.66 ft S 39 deg. 30 min. W 155.03 Ft S 10 ft N
78 deg. 11 min. 31 sec. W 393.44 ft to Horizon Dr N 31 deg. 32
min. 30 sec. E 188.81 ft

Beg N 38 deg. 27 min. 42 sec. W 356.45 ft fr S4 Cor Sec 36 1N 1W S
31 deg. 32 min. 30 sec. W 82.55 ft 217.4 Ft Alg Arc of Curve to R
Ch Brs S 34 deg. 42 min. 37 sec. W to Nly R-O-W G Rd Alg R-O-W E
552.12 ft to sW Cor Lot 1 Blk 5 Partee Heights Sub N 168.6 ft N 78
deg. 11 min. 31 sec. W 393.44 ft to beg Exc Rd R-O-W as Per B-1354
P-827 Mesa County Records

Lot 4 Northside Park Sec 36 1N 1W

That Pt of NW4NW4 Sec 1 1S 1W N and W of CO Hwy

Beg NE Cor NE4NW4 Sec 1 1S 1W S 782.5 ft W 408 ft S 82 deg. 49
min. W 220 ft S 55 deg. 57 min. W 596 ft W 190 ft to W Li NE4NW4 N
to CO Hwy NEly Alg Hwy to N Li NE4NW4 E to Beg Exc Rd on E and Exc
N 230 ft of NE4NW4

That the City Engineer be, and he is hereby, authorized and
directed to have prepared and filed full details, plans and
specifications for such sidewalk, curb, gutter and street paving
and estimate of the total costs thereof, exclusive of the per
centum for cost of collection and other incidentals, and of
interest to the time the first installment became due; and a map
of the district to be assessed, from which the approximate share
of said total cost that will be assessed upon each piece of real
estate in the district may be readily ascertained, all as required
by Ordinance No. 178, as amended, City of Grand Junction,
Colorado.

PASSED and ADOPTED this 7th day of July, 1982.

President of the Council

Attest:

City Clerk

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

The following Resolution was read:

RESOLUTION NO. 49-82

ADOPTING DETAILS, PLANS AND SPECIFICATIONS FOR CONSTRUCTING
SIDEWALKS, CURBS AND GUTTERS AND PAVING STREETS IN THE CITY OF

GRAND JUNCTION, COLORADO, IN IMPROVEMENT DISTRICT NO. ST-82, PHASE C, DETERMINING THE NUMBER OF INSTALLMENTS AND THE TIME IN WHICH THE COST OF SAID IMPROVEMENTS SHALL BE PAYABLE, THE RATE OF INTEREST ON UNPAID INSTALLMENTS AND THE DISTRICT OF LANDS TO BE ASSESSED WITH THE COST OF THE PROPOSED IMPROVEMENTS AND AUTHORIZING NOTICE OF INTENTION TO CREATE SAID DISTRICT AND OF A HEARING THEREOF.

WHEREAS, on July 7, 1982, the City Council of the City of Grand Junction, Colorado, by a Resolution authorized the City Engineer to prepare and file full details, plans and specifications for constructing sidewalks, curbs, gutters and paving streets in said City within proposed Improvement District No. ST-82, Phase C, together with an estimate of the total cost of such improvements and a map of the District to be assessed; and

WHEREAS, said City Engineer has fully and strictly complied with the directions so given, and has filed such details, plans and specifications, estimate and map, all in accordance with said Resolution and the requirements of Ordinance No. 178, as amended, of said City;

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

Section 1. That said details, plans and specifications, estimates and map be and the same are hereby approved and adopted.

Section 2. That the district of lands to be assessed are as follows:

Horizon Drive from G Road to I-70:

Lot 1 Northside Park Sec 36 1N 1W

Lot 2 Northside Park Sec 36 1N 1W

Lot 3 Northside Park Sec 36 1N 1W

Beg N 89 deg. 57 min. 30 sec. W 275 ft and N 0 deg. 02 min. 30 sec. E 389.3 ft fr S4 Cor Sec 36 1N 1W N 31 deg. 32 min. 30 sec. E 175 ft N 58 deg. 27 min. 30 sec. W 344.95 ft S 15 deg. 36 min. W 189.18 ft S 58 deg. 27 min. 30 sec. E 300 ft to Beg

Beg N 89 deg. 57 min. 30 sec. W 275 ft and N 0 deg. 02 min. 30 sec. E 389.3 ft N 31 deg. 32 min. 30 sec. E 175 ft fr S4 Cor Sec 36 1N 1W N 31 deg. 32 min. 30 sec. E 431.33 ft N 58 deg. 27 min. 30 sec. W 258.32 ft S 32 deg. 45 min. 48 sec. Sec W 178.59 ft S 53 deg. 04 min. W 245.04 ft S 15 deg. 36 min. W 25.82 ft S 58 deg. 27 min. 30 sec. E 344.95 ft to Beg

Beg N 831.9 ft and N 31 deg. 32 min. 3 sec. E 80 ft fr S4 Cor Sec 36 1N 1W N 58 deg. 27 min. 30 sec. W 261.93 ft N 32 deg. 40 min. E 227.44 ft S 58 deg. 27 min. 30 sec. E 257.47 ft S 31 deg. 32 min.

30 sec. W 227.4 ft to Beg

Beg NW Cor SW4SE4 Sec 36 1N 1W N 89 deg. 48 min. 30 sec. E 293.1 ft S 31 deg. 32 min. 30 sec. W 259.99 ft N 57 deg. 27 min. 30 sec. W 257.47 ft N 32 deg. 40 min. E to Beg

Lot 4 Homestead Sub Sec 36 1N 1W

Lot 3 Homestead Sub Sec 36 1N 1W

Lot 2 Homestead Sub Sec 36 1N 1W

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Beg 659.44 ft E of sW Cor NW4SE4 Sec 36 1N 1W E 329.72 ft N 83.42 ft N 45 deg. 50 min. W 313.39 ft S 51 deg. 25 min. W 134.15 ft S 217.83 ft to Beg

Beg E 411.92 ft fr NW Cor of S2SE4 Sec 36 1N 1W E 247.08 ft S 0 deg. 07 min. 30 sec. W 128.98 ft W 60.54 ft S 85.50 ft to sE Cor Lot 4 Blk 8 Partee Hts N 77 deg. 50 min. 56 sec. W 179.74 ft to sW Cor Sd Lot 4 S 43 deg. 34 min. 03 sec. W 72.63 ft N 58 deg. 51 min. 01 sec. W 85.33 ft N 31 deg. 17 min. 50 sec. E 216.66 ft to Beg and Also That Pt Beg E 411.92 ft fr NW Cor of S2SE4 Sec 36 N 31 deg. 55 min. 48 sec. E 44.90 ft N 51 deg. 01 min. 55 sec. E 287.86 ft S 0 deg. 07 min. 30 sec. W 219.14 ft W 247.08 ft to Beg and a Portion of R-O-W of Niblic and Nine Iron Drives as Vac in B-1335 P-292 Mesa County Records

Beg S 89 deg. 42 min. 30 sec. E 411.92 ft and S 31 deg. 32 min. 30 sec. W 217 ft fr NW Cor SW4SE4 Sec 36 1N 1W S 31 deg. 32 min. 30 sec. Sec W 174.90 ft S 58 deg. 14 min. E 141.20 ft N 31 deg. 32 min. 30 sec. E 114.70 ft N 69 deg. 5 min. W 73.80 ft N 43 deg. 49 min. E 77.08 ft N 58 deg. 27 min. 30 sec. W 85.32 ft to Beg

Beg at a Pt on S Li Horizon Dr 640.3 ft N and S 31 deg. 32 min. 30 sec. W 50 ft fr S4 Cor Sec 36 1N 1W S 58 deg. 27 min. 30 sec. E 135 ft S 31 deg. 32 min. 30 sec. W 78.91 ft S 58 deg. 27 min. 30 sec. E 251.56 ft N 39 deg. 30 min. E 267.72 ft N 29 deg. 45 min. E 176 ft S 51 deg. 18 min. E 102.2 N 252.6 ft W 137.8 ft N 41 deg. 43 min. E 26.8 ft N 80 ft N 70 deg. W 96.2 ft S 31 deg. 32 min. 30 sec. W 114.7 ft N 58 deg. 27 min. 30 sec. W 141.25 ft S 31 deg. 22 min. 30 sec. W 451.2 ft to Beg Exc St R-O-W

Beg at a Pt on Ely Li Horizon Dr 640.7 ft N and S 31 deg. 32 min.

30 sec. W 50 ft fr S4 Cor Sec 36 1N 1W S 31 deg. 32 min. 30 sec. W 185 ft S 58 deg. 27 min. 30 sec. E 185 ft N 31 deg. 32 min. 30 sec. E 106.09 ft N 58 deg. 27 min. 30 sec. W 50 ft N 31 deg. 32 min. 30 sec. E 78.91 ft N 58 deg. 27 min. 30 sec. W 135 ft to Beg

Beg at a Pt on Ely R-O-W Horizon Dr N 640.7 ft and S 31 deg. 32 min. 30 sec. W 235 ft fr S4 Cor Sec 36 1N 1W S 58 deg. 27 min. 30 sec. E 185 ft N 31 deg. 32 min. 30 sec. E 106.09 ft S 58 deg. 27 min. 30 sec. E 201.66 ft S 39 deg. 30 min. W 155.03 Ft S 10 ft N 78 deg. 11 min. 31 sec. W 393.44 ft to Horizon Dr N 31 deg. 32 min. 30 sec. E 188.81 ft

Beg N 38 deg. 27 min. 42 sec. W 356.45 ft fr S4 Cor Sec 36 1N 1W S 31 deg. 32 min. 30 sec. W 82.55 ft 217.4 Ft Alg Arc of Curve to R Ch Brs S 34 deg. 42 min. 37 sec. W to Nly R-O-W G Rd Alg R-O-W E 552.12 ft to sW Cor Lot 1 Blk 5 Partee Heights Sub N 168.6 ft N 78 deg. 11 min. 31 sec. W 393.44 ft to beg Exc Rd R-O-W as Per B-1354 P-827 Mesa County Records

Lot 4 Northside Park Sec 36 1N 1W

That Pt of NW4NW4 Sec 1 1S 1W N and W of Co Hwy

Beg NE Cor NE4NW4 Sec 1 1S 1W S 782.5 ft W 408 ft S 82 deg. 49 min. W 220 ft S 55 deg. 57 min. W 596 ft W 190 ft to W Li NE4NW4 N to Co Hwy NEly Alg Hwy to N Li NE4NW4 E to Beg Exc Rd on E and Exc N 230 ft of NE4NW4

All installations to be constructed in accordance with General Conditions, Specifications and Details for Street Improvement Projects, City of Grand Junction, Colorado. Where acceptable curb, gutter and/or sidewalk exists, credit will be given.

Section 3. The assessments to be levied against the property in the said District to pay the cost of such improvements shall be due and payable, without demand within thirty (30) days after the ordinance assessing such costs becomes final, and, if paid during this period, the amount added for costs of collection and other incidentals shall be deducted; provided that all such assessments may, at the election of the owner of the property in said District be paid in ten (10) equal installments, the first of which shall be payable at the time of the next installment of general taxes is, by the laws of the State of Colorado, made payable, after the expiration of said thirty-day period; and the following annual installments shall be paid on or before the same date each year thereafter, with interest, in all cases, on unpaid principal, payable annually at a rate not to exceed the amount established by the City Council in the assessing ordinance.

Section 4. Notice of Intention to Create said Improvement District No. ST-82, Phase C, and of a hearing thereon, shall be given by advertisement in one issue of The Daily Sentinel, a newspaper of general circulation published in said City, which Notice shall be in substantially the following form:

NOTICE

OF INTENTION TO CREATE IMPROVEMENT DISTRICT NO. ST-82, PHASE C, IN THE CITY OF GRAND JUNCTION, COLORADO, AND OF A HEARING THEREON.

PUBLIC NOTICE IS HEREBY GIVEN to the owners of real estate in the District hereinafter described, and to all persons generally interested that the City Council of the City of Grand Junction, Colorado, intends to create Improvement District No. ST-82, Phase C, in said City for the purpose of constructing sidewalks, curbs and gutters and paving streets to serve the property hereinafter described, which lands are to be assessed with the cost of the improvements, to wit:

Horizon Drive from G Road to I-70:

Lot 1 Northside Park Sec 36 1N 1W

Lot 2 Northside Park Sec 36 1N 1W

Lot 3 Northside Park Sec 36 1N 1W

Beg N 89 deg. 57 min. 30 sec. W 275 ft and N 0 deg. 02 min. 30 sec. E 389.3 ft fr S4 Cor Sec 36 1N 1W N 31 deg. 32 min. 30 sec. E 175 ft N 58 deg. 27 min. 30 sec. W 344.95 ft S 15 deg. 36 min. W 189.18 ft S 58 deg. 27 min. 30 sec. E 300 ft to Beg

Beg N 89 deg. 57 min. 30 sec. W 275 ft and N 0 deg. 02 min. 30 sec. E 389.3 ft N 31 deg. 32 min. 30 sec. E 175 ft fr S4 Cor Sec 36 1N 1W N 31 deg. 32 min. 30 sec. E 431.33 ft N 58 deg. 27 min. 30 sec. W 258.32 ft S 32 deg. 45 min. 48 sec. Sec W 178.59 ft S 53 deg. 04 min. W 245.04 ft S 15 deg. 36 min. W 25.82 ft S 58 deg. 27 min. 30 sec. E 344.95 ft to Beg

Beg N 831.9 ft and N 31 deg. 32 min. 3 sec. E 80 ft fr S4 Cor Sec 36 1N 1W N 58 deg. 27 min. 30 sec. W 261.93 ft N 32 deg. 40 min. E 227.44 ft S 58 deg. 27 min. 30 sec. E 257.47 ft S 31 deg. 32 min. 30 sec. W 227.4 ft to Beg

Beg NW Cor SW4SE4 Sec 36 1N 1W N 89 deg. 48 min. 30 sec. E 293.1 ft S 31 deg. 32 min. 30 sec. W 259.99 ft N 57 deg. 27 min. 30 sec. W 257.47 ft N 32 deg. 40 min. E to Beg

Lot 4 Homestead Sub Sec 36 1N 1W

Lot 3 Homestead Sub Sec 36 1N 1W

Lot 2 Homestead Sub Sec 36 1N 1W

Lot 1 Homestead Sub Sec 36 1N 1W

Fr NW Cor SW4SE4 Sec 36 1N 1W N 27 deg. 20 min. E 282 ft N 31 deg. 22 min. E 107.3 ft N 89 deg. 48 min. E 293.1 ft for Beg N 27 deg.

30 min. E Alg Hwy 150 ft N 62 deg. 40 min. W at Rt Ang to Hwy 244.1 ft to Pt on E Li W2SW4NW4SE4 Sec 36 S Alg E Li 168.8 ft S 62 deg. 40 min. E 166.7 ft to Beg

Lot 1 Horizon 70 Sec 36 1N 1W and That Pt of Vac R-O-W Adj as Desc in B-1274 P-1 thru 3 Mesa County Records

Beg 659.44 ft E of sW Cor NW4SE4 Sec 36 1N 1W E 329.72 ft N 83.42 ft N 45 deg. 50 min. W 313.39 ft S 51 deg. 25 min. W 134.15 ft S 217.83 ft to Beg

Beg E 411.92 ft fr NW Cor of S2SE4 Sec 36 1N 1W E 247.08 ft S 0 deg. 07 min. 30 sec. W 128.98 ft W 60.54 ft S 85.50 ft to sE Cor Lot 4 Blk 8 Partee Hts N 77 deg. 50 min. 56 sec. W 179.74 ft to sW Cor Sd Lot 4 S 43 deg. 34 min. 03 sec. W 72.63 ft N 58 deg. 51 min. 01 sec. W 85.33 ft N 31 deg. 17 min. 50 sec. E 216.66 ft to Beg and Also That Pt Beg E 411.92 ft fr NW Cor of S2SE4 Sec 36 N 31 deg. 55 min. 48 sec. E 44.90 ft N 51 deg. 01 min. 55 sec. E 287.86 ft S 0 deg. 07 min. 30 sec. W 219.14 ft W 247.08 ft to Beg and a Portion of R-O-W of Niblic and Nine Iron Drives as Vac in B-1335 P-292 Mesa County Records

Beg S 89 deg. 42 min. 30 sec. E 411.92 ft and S 31 deg. 32 min. 30 sec. W 217 ft fr NW Cor SW4SE4 Sec 36 1N 1W S 31 deg. 32 min. 30 sec. Sec W 174.90 ft S 58 deg. 14 min. E 141.20 ft N 31 deg. 32 min. 30 sec. E 114.70 ft N 69 deg. 5 min. W 73.80 ft N 43 deg. 49 min. E 77.08 ft N 58 deg. 27 min. 30 sec. W 85.32 ft to Beg

Beg at a Pt on S Li Horizon Dr 640.3 ft N and S 31 deg. 32 min. 30 sec. W 50 ft fr S4 Cor Sec 36 1N 1W S 58 deg. 27 min. 30 sec. E 135 ft S 31 deg. 32 min. 30 sec. W 78.91 ft S 58 deg. 27 min. 30 sec. E 251.56 ft N 39 deg. 30 min. E 267.72 ft N 29 deg. 45 min. E 176 ft S 51 deg. 18 min. E 102.2 N 252.6 ft W 137.8 ft N 41 deg. 43 min. E 26.8 ft N 80 ft N 70 deg. W 96.2 ft S 31 deg. 32 min. 30 sec. W 114.7 ft N 58 deg. 27 min. 30 sec. W 141.25 ft S 31 deg. 22 min. 30 sec. W 451.2 ft to Beg Exc St R-O-W

Beg at a Pt on Ely Li Horizon Dr 640.7 ft N and S 31 deg. 32 min. 30 sec. W 50 ft fr S4 Cor Sec 36 1N 1W S 31 deg. 32 min. 30 sec. W 185 ft S 58 deg. 27 min. 30 sec. E 185 ft N 31 deg. 32 min. 30 sec. E 106.09 ft N 58 deg. 27 min. 30 sec. W 50 ft N 31 deg. 32 min. 30 sec. E 78.91 ft N 58 deg. 27 min. 30 sec. W 135 ft to Beg

Beg at a Pt on Ely R-O-W Horizon Dr N 640.7 ft and S 31 deg. 32 min. 30 sec. W 235 ft fr S4 Cor Sec 36 1N 1W S 58 deg. 27 min. 30 sec. E 185 ft N 31 deg. 32 min. 30 sec. E 106.09 ft S 58 deg. 27 min. 30 sec. E 201.66 ft S 39 deg. 30 min. W 155.03 Ft S 10 ft N 78 deg. 11 min. 31 sec. W 393.44 ft to Horizon Dr N 31 deg. 32 min. 30 sec. E 188.81 ft

Beg N 38 deg. 27 min. 42 sec. W 356.45 ft fr S4 Cor Sec 36 1N 1W S 31 deg. 32 min. 30 sec. W 82.55 ft 217.4 Ft Alg Arc of Curve to R Ch Brs S 34 deg. 42 min. 37 sec. W to Nly R-O-W G Rd Alg R-O-W E 552.12 ft to sW Cor Lot 1 Blk 5 Partee Heights Sub N 168.6 ft N 78

deg. 11 min. 31 sec. W 393.44 ft to beg Exc Rd R-O-W as Per B-1354 P-827 Mesa County Records

Lot 4 Northside Park Sec 36 1N 1W

That Pt of NW4NW4 Sec 1 1S 1W N and W of Co Hwy

Beg NE Cor NE4NW4 Sec 1 1S 1W S 782.5 ft W 408 ft S 82 deg. 49 min. W 220 ft S 55 deg. 57 min. W 596 ft W 190 ft to W Li NE4NW4 N to Co Hwy NEly Alg Hwy to N Li NE4NW4 E to Beg Exc Rd on E and Exc N 230 ft of NE4NW4

Where acceptable curb, gutter and/or sidewalk exist, credit will be given. Any portion of the District cost not covered by said assessment shall be paid by the City.

The probable total cost of said improvements as shown by the estimate of the City Engineer is \$974,267, exclusive of collection, interest and incidentals. The estimated assessable cost is \$391,440, also exclusive of costs of collection, interest and incidentals.

The maximum share of such total cost shall be as follows:

Horizon Drive from G road to I-70: \$80.00 per front foot

To the estimate assessable cost of \$391,440 (said amount reflects estimated credit for existing curb, gutter and/or sidewalk) to be borne by the property owners, there shall be added six (6) percent for costs of collection and incidentals, and also interest at the rate borne by the special assessment bonds of said District to the next succeeding date upon which general taxes, or the first installment thereof, are by the laws of the State of Colorado, made payable. The said assessment shall be due and payable, without demand, within thirty (30) days after the ordinance assessing such cost shall have become final, and if paid during such period, the amount added for costs of collection and incidentals shall be deducted; provided that all such assessments, at the election of the owners of the property ins aid District, may be paid in ten (10) annual installments which become due upon the same date upon which general taxes, or the first installment thereof, are by the laws of the State of Colorado, made payable. Interest not to exceed the amount established by the City Council in the assessing ordinance shall be charged on unpaid installments.

On August 18, 1982, at the hour of 7:30 o'clock p.m. in the City Council Chambers in City Hall of said city, the Council will consider objections that may be made in writing concerning the proposed improvements, by the owners of any real estate to be assessed, or by any person interested.

A map of the District, from which the approximate share of the total estimated cost to be assessed upon each piece of real estate

Development Authority (the "Authority") has set an election, which has been approved by the City Council of the City of Grand Junction, Colorado (the "Council"), for August 3, 1982, in which the request of the pledging of certain tax increment revenues is to be put to the qualified electors of the Authority; and

WHEREAS, the Authority is authorized under C.R.S. 1973, §38-25-807 as amended, to:

(a) Implement any Plan of Development within the Downtown Development Area as is necessary to carry out its function;

(b) To plan and propose public facilities and improvements of all kinds which may be necessary or appropriate to the execution of any such Plan which in the opinion of the Board will aid and improve the Downtown Development Area;

(c) To propose and set, with the approval of the governing body, an election for authorization of the pledge by the municipality of tax increment revenue; and

WHEREAS, the "qualified electors" of the District for such election include individuals different from those normally entitled to vote in an election within the City; and

WHEREAS, it is necessary to attempt to inform such individuals of their rights as qualified electors and to provide information concerning the nature of the election question; and

WHEREAS, the Colorado Campaign Reform Act, §116, prohibits expenditures of public funds except in campaigns involving issues in which there is official concern; and

WHEREAS, even in an election in which the Authority has an official concern certain expenditures are prohibited unless specifically approved by the governing board or a legislative body;

BE IT, THEREFORE, RESOLVED, that:

1. The Board of the Authority and the Council find that the Authority has an official concern in the outcome of this election since no other entity could propose an election for such pledging of tax increment revenues, and such election is anticipated by the Plan of Development of the Authority,

2. The Authority is authorized to expend public funds or supplies in an amount not to exceed \$1,000.00, and is authorized to allow employees or paid officers to work on the campaign during working hours and to use the facilities of the Authority to:

(a) Provide information to the land owners, residents, and lessees within the Authority as to the date of the election, the requirements for qualified electors, and information concerning

the question to be submitted to the voters by means of a newsletter or other publication.

(b) Publicize the effects and consequences of both an affirmative or a negative vote on such issue.

(c) Answer questions posed by the press, potential qualified electors, or other individuals concerning polling places, the reason for such election, and any other questions dealing with the purposes of the election.

(d) Allow employees and counsel for the Authority to answer questions proposed by interested parties.

(e) State that the Authority's Board has approved such election questions and favor its passage.

3. Nothing in this authorization shall require the authority to expend funds to promote the views of any individual or group in favor of, or in opposition to the election question.

4. The above limitation on expenditures will not be construed to limit the Authority's responsibility for those costs normally associated with calling an election, arranging for supplies and personnel, or issuing bonds.

READ, PASSED and ADOPTED, this 2nd day of July, 1982, by the Board of the Grand Junction, Colorado, Downtown Development Authority.

/s/ Pat Gormley

Chairman of the Board
Grand Junction, Colorado,
Downtown Development Authority

Attest:

;sigl;
/s/ Sandra Gose
Secretary
Grand Junction, Colorado
Downtown Development Authority

READ, PASSED and ADOPTED this 7th day of July, 1982, by the City Council of the City of Grand Junction.

/s/ Louis R. Brach

Mayor

Attest:

/s/ Neva B. Lockhart, CMC

City Clerk

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

DDA PARKING MANAGEMENT TASK FORCE REPORT - RECEIPT ACKNOWLEDGED

Sip Grkovic, Executive Director of the Downtown Development Authority, distributed an updated report of the Parking Management Task Force Report of downtown parking with comments from the DDA Board, downtown merchants, and City Staff. Upon motion by Councilman Johnson, seconded by Councilman Dunn and carried, Council acknowledged receipt of the report, agreed to schedule a work session to study the document within the next week, and bring to Council for action on July 21.

DDA IMPACT ASSISTANCE APPLICATION - MAYOR AUTHORIZED TO SIGN

Mr. Grkovic, Director of the DDA, stated that, because of the State regulations on a submission of Impact Assistance Application which requires the chief elected official of the community to sign off on any application, the DDA Board is requesting the Council ratify the application it is proposing to submit to the State Impact Assistance Program. The DDA is requesting funds from the state that DDA can use to capitalize the reserve funds in any tax increment bond issue that it enters into assuming, of course, the August 3 election is successful. He explained that the net effect of such a request, if it is granted, would be to reduce the net effective interest rate on the bonds approximately four percent and double the State's money as far as effectiveness and implementation. Upon motion by Councilman Johnson, seconded by Councilwoman Harvey and carried, the Council ratified the action of the DDA Board, and authorized the Mayor to sign the application.

ORCHARD MESA POOL - BIDS - AWARD OF CONTRACT AGREEMENT OF CONSTRUCTION SITE WORK AND UTILITIES RELOCATION - FRANCIS CONSTRUCTORS - \$23,200

Upon motion by Councilwoman Clark, seconded by Councilman Holmes and carried, the contract for site work and utilities relocation for the Orchard Mesa Pool was awarded Francis Constructors for its bid of \$23,200.

The Assistant City manager stated that the City, the County, and the School District have arrived at agreement for the funding of construction for the Orchard Mesa Community Center Pool to be located at the Orchard Mesa Junior High School south of the gymnasium and locker rooms. Paragraph four contains a ceiling of \$750,000 for the City and the same amount for the County. Estimated cost of \$1,500,000. Upon motion by Councilman Holmes, seconded by Councilwoman Clark and carried, the Agreement of Construction among the City, the County, and the District was

approved.

RECREATION CENTER - UNDERWRITING SERVICES AGREEMENT WITH KIRCHNER MOORE & CO. - CITIZENS TASK FORCE TO BE APPOINTED

Councilman Dunn recommended that Council select Kirchner Moore & Company to perform the under writing services for the recreation center. The Committee of Councilman Dunn, Councilwoman Clark, Councilman Lucero, and John Tasker interviewed this company along with various other firms and selected this one from among Boettcher and Company, George K. Baum and Company, and E. F. Hutton.

Councilwoman Clark recommended that a Citizens Task Force of five to seven members be appointed to study some of the concerns for the construction of the Recreation Center, specifically, site selection alternatives, cost and possible scale down design alternatives, and cooperative agreements with entities of current facilities under construction that might serve the needs for some of the current recreational proposals. She suggested that the task force be given input from bond counsel, City Staff, architects, and others. Councilman Lucero supported her recommendation.

Councilman Holmes stated for the record that he has opposed Sherwood Park as the site for the Recreation Center since the beginning and has adhered to the premise that it is the poorest location in the City. He continued that a task force at this point in time seems to be the procedure of putting the cart and the horse in the wrong positions. According to Councilman Holmes, a task force is fine provided the Council is prepared to abide by its findings.

Councilman Johnson acknowledged the considerable amount of negative reaction over the last few months regarding the proposal to build a Recreation Center at Sherwood park. On the other side, he stated that Council initiated the neighborhood meeting so that people who lived in this vicinity could react to the proposal. Reaction was both pro and con with no real effort being taken at that time as to how many were in favor and how many were against. But no one has suggested an alternative site. Everybody says "put it somewhere else." But where? And nobody has recognized the fact that for the amount of area necessary to go out and buy at today's market price is going to add several million dollars to the cost of this project. One of the reasons that this site was suggested was because the City already owned it. In conclusion, he questions what a task force would accomplish other than to make the public more aware of the additional cost an alternate location might be. If the public is willing to assume that additional cost ... rather than a \$4,000,000 project it may be a \$7 to \$8,000,000 project.

Councilwoman Harvey thought a task force would be appropriate; however, she pointed out that during discussions with knowledgeable and reputable contractors, they felt the soil conditions at Sherwood Park could be overcome. She stressed the

need for a Recreation Center because of the influx of younger families with children who would use the facility.

Mayor Brach stated that he has accompanied Staff in its endeavor to find a location that would hold the size project envisioned in an area that would be centrally located. He is locked into a Recreation Center but he is not locked into Sherwood Park as the location. He advised Council of an offer by Spring Valley Homeowners Association for an 18-acre parcel located at 27-1/2 Road and F-3/4 Road. Price was not mentioned. He said there were two other offers that he would turn over to the task force if it is appointed.

Upon motion by Councilman Holmes, seconded by Councilman Johnson and carried with Councilwoman CLARK ABSTAINING, the President of the Council was authorized to sign the acceptance of Kirchner Moore & Company Underwriting Services Agreement.

Upon motion by Councilwoman Clark, seconded by Councilman Lucero and carried by roll call vote with Council members HARVEY, JOHNSON, and DUNN voting NO, a seven-member citizens task force was approved with one member being a former member or present member of the Recreation Board to study the Recreation Center in the following areas with its report to be filed in 45 days:

1. Site selection alternatives
2. Costs and possible scale down design alternatives
3. Cooperative agreements with entities of current facilities under construction that might serve the need for some of the recreational proposals

DDA - NEGOTIATIONS RE: DOWNTOWN CONVENTION HOTEL

In response to the proposal recently received regarding the development of a downtown convention hotel, Councilman Johnson moved that the City Manager or his designee in cooperation with the DDA Director be authorized to negotiate with the developers for such a project with a Council Committee consisting of Louis Brach, Karl Johnson, and Frank Dunn to monitor the negotiations, provide input as needed, and to report to the full Council as appropriate. The motion was seconded by Councilwoman Clark and carried.

ADJOURNMENT

The President adjourned the meeting.

Neva B. Lockhart

Neva B. Lockhart, CMC
City Clerk