

GRAND JUNCTION, COLORADO MINUTES OF THE REGULAR MEETING OF THE CITY COUNCIL

September 5, 1990

The City Council of the City of Grand Junction, Colorado, convened in regular session the 5th day of September, 1990, at 7:30 p.m., in the City/County Auditorium at City Hall. Those present were R.T. Mantlo, Paul Nelson, Earl Payne, Conner Shepherd, Reford Theobald, and President of the Council William E. McCurry. Councilman John Bennett was absent. Also present were City Manager Mark Achen, City Attorney Dan Wilson, and City Clerk Neva Lockhart.

Council President McCurry called the meeting to order and Councilman Shepherd led in the Pledge of Allegiance.

INVOCATION - Councilman Reford Theobald.

MINUTES

The minutes of the regular meeting August 15, 1990, were corrected as follows:

"COUNCIL APPROVED TRANSFER OF \$429,853 FROM GENERAL FUND CONTINGENCY TO THE FIRE DEPARTMENT FOR PARAMEDIC TRAINING" should read "COUNCIL APPROVED TRANSFER OF \$29,853 FROM GENERAL FUND CONTINGENCY TO THE FIRE DEPARTMENT FOR PARAMEDIC TRAINING"

also

"AUTHORIZATION TO SIGN MARKETING AGREEMENT WITH TASHIRO MARKETING AND ADVERTISING, INC., THROUGH AUGUST 31, 1991, ON BEHALF OF THE VISITORS AND CONVENTION BUREAU - \$245,000 PLUS PRODUCTION OF AN EIGHT-MINUTE VIDEO" should read "AUTHORIZATION TO SIGN MARKETING AGREEMENT WITH TASHIRO MARKETING AND ADVERTISING, INC., THROUGH AUGUST 31, 1991, ON BEHALF OF THE VISITORS AND CONVENTION BUREAU - \$245,000 INCLUDES PRODUCTION OF AN EIGHT-MINUTE VIDEO"

Upon motion of Councilman Theobald, seconded by Councilman Nelson and carried, the minutes of the regular meeting August 15, 1990, were approved as corrected, and the minutes of the adjourned meeting August 29, 1990 were approved as submitted.

PROCLAMATION DECLARING SEPTEMBER 5-10, 1990, AS "UP WITH PEOPLE DAYS"

CONSIDERATION OF BIDS - AWARD OF CONTRACTS

Street Reconstruction 1990, 24th Street - Gunnison Avenue to Belford Avenue - M.A. Concrete - \$66,613.50

Sole Source Request for a Motorola Secure Radio System in the Amount of \$95,852, for the Police Department (U.S. Department of

Justice Grant)

Change Orders No. 4, 5, and 6 to the 15th Street Interceptor Sewer Project, Lyle States Construction

a. Change Order No. 4 - \$24,281.70

b. Change Order No. 5 - \$16,434.00

c. Change Order No. 6 - (\$2,468.68)

Change Order No. 4 - 14th Street Water Line - Parkerson Construction - \$45,384.09

Upon motion of Councilman Mantlo, seconded by Councilman Nelson and carried, the above contracts were awarded and the change orders were approved in the amounts noted.

APPOINTMENT TO GRAND JUNCTION HOUSING AUTHORITY

Upon motion of Councilman Payne, seconded by Councilman Shepherd and carried, Lydia M. Trujillo was appointed to serve a five-year term on the Grand Junction Housing Authority.

HEARING - APPLICATION BY B.P.O. ELKS LODGE 575 FOR A FERMENTED MALT BEVERAGE (3.2% BEER) SPECIAL EVENTS PERMIT SATURDAY, OCTOBER 6, 1990, ON MAIN STREET BETWEEN 5TH STREET AND 6TH STREET, AND ON 6TH STREET FROM THE ALLEY NORTH OF MAIN STREET TO THE ALLEY SOUTH OF MAIN STREET FOR THE OKTOBERFEST CELEBRATION - FIRST PERMIT

A hearing was held after proper notice on the application by B.P.O. Elks Lodge 575 for a Fermented Malt Beverage (3.2% Beer) Special Events Permit on Saturday, October 6, 1990, from 10:00 a.m. to 10:00 p.m., on Main Street between 5th Street and 6th Street, and on 6th Street from the Alley north of Main Street to the alley south of Main Street for the Oktoberfest Celebration. Mr. Ron Ward was present representing the organization. There were no opponents, letters, or counterpetitions. Upon motion of Councilman Payne, seconded by Councilman Nelson and carried, the application for the Special Events Permit was approved.

HEARING - I.D. ST-89, PHASE A (FOUR ALLEYS) - ASSESSMENTS - PROPOSED ORDINANCE

Councilman NELSON ABSTAINED from discussion and voting on this item as he has family owning properties in this particular district.

City Property Manager Tim Woodmansee referred to the following alleys:

The East/West Alley from 5th Street to 6th Street between South Avenue and Pitkin Avenue; the petition was signed by 69% of the property owners. The actual construction cost for the alley was

\$22,295. The proposed assessments to be borne by the property owners is \$14,400. The East/West Alley from 4th Street to 5th Street between Chipeta Avenue and Gunnison Avenue; the petition was signed by 69% of the property owners. The actual construction cost for the alley was \$25,241. The proposed assessments to be borne by the property owners is \$3,950.

The East/West alley from 7th Street to Cannell Avenue between North Avenue and Glenwood Avenue; the petition was signed by 63% of the property owners. The actual construction cost for the alley was \$61,410. The proposed assessments to be borne by the property owners is \$25,029.50.

The East/West Alley from 5th Street to 6th Street between White Avenue and Grand Avenue; the petition was signed by 69% of the property owners. The actual construction cost for the alley was \$28,590. The proposed assessments to be borne by the property owners is \$14,400.

Mr. Woodmansee stated that the City has not received any written complaints or objections to the proposed assessments which were published in The Daily Sentinel.

Mr. Don Jensen, 535 Pitkin Avenue, stated that he was never notified of the improvements.

Councilman Theobold explained that when 50% or more of the residents sign a petition for improvements, it is presented to the City for improvement. Mr. John Heideman was the circulator of the petition. Councilman Theobold directed that Mr. Woodmansee present evidence at the October 3, 1990, meeting showing that proper notice to all property owners of the district was given.

There were no other opponents, letters or counterpetitions. The hearing was closed.

The following entitled proposed ordinance was presented and read: AN ORDINANCE APPROVING THE ASSESSABLE COST OF THE IMPROVEMENTS MADE IN AND FOR ALLEY IMPROVEMENT DISTRICT NO. ST-89, PHASE A, 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 ASSESSMENT. Upon motion of Councilman Mantlo, seconded by Councilman Shepherd and carried with Councilman NELSON ABSTAINING, the proposed ordinance was passed for publication.

HEARING #25-90 - PTARMIGAN RIDGE PRELIMINARY PLAT AND PLAN AND PTARMIGAN RIDGE FILING #1 FINAL PLAT, WEST OF 27 1/2 ROAD AND SOUTH OF HORIZON DRIVE

A hearing was held after proper notice on the petition by John Siegfried for a preliminary plat and plan of 79 lots on approximately 31 acres in a Residential Single-Family (RSF-4) zone, and a final plat of 19 lots on approximately 7.4 acres in a Residential Single-Family (RSF-4) zone located west of 27 1/2 Road and south of Horizon Drive.

Kathy Portner, Planner, Community Development Department, reviewed the petition. She stated this petition was appealed by Kenneth Lamar Etter, Elmer Moore et al, W.L. Warden et al.

The first appeal was made by Mr. Ken Etter based on the future traffic circulation in this area. His contention that a major east/west traffic corridor is needed in the valley, and that, in fact, a leg of this corridor would go through this subdivision, and that perhaps the decision on this should be delayed until a final decision on the east/west corridor can be made. The proposal that would affect this subdivision is an extension of Cortland Avenue west of 27 1/2 Road, winding through the subdivision and back up to Horizon Drive, creating a new intersection on Horizon Drive at the approximate alignment of 15th Street. City Planning and Engineering staff feel that the proposal is not feasible in this area and that it is not needed. That there are other east/west corridors that serve the purpose and that would be the improved 27 1/2 Road and the leg of G Road that currently goes over to Horizon Drive.

The second appeal was made by the residents to the west of the proposed subdivision. Their concerns are to the effect the Ptarmigan Ridge Subdivision would have on their existing drainage and septic problems.

The third appeal was made by some of the Bellridge Subdivision residents (the subdivision to the southeast of the proposed subdivision). Their major concerns were with how well this subdivision would fit into the character of their subdivision. House size was a major concern. The petitioner has agreed to adopt the covenants of that subdivision. They also expressed a concern with increased traffic in the area. Mr. Siegfried had a traffic count conducted along Ridge Drive.

The petitioner, John Siegfried, was present, and answered questions of Council regarding drainage.

Others speaking regarding the petition were:

Elmer Moore, 658 Eastcliff Drive - Flood Plain and Water Saturation in O'Nan Subdivision.

Ken Etter, 697 27 1/2 Road - Traffic and Traffic Studies.

Don Newton, City Engineer

Alton B. Chrisman, 1819 Ridge Drive - Traffic. Short cut to the

Airport.

Lou Morton, 1753 Ridge Drive

Kenneth Fallert, 667 Eastcliff Drive

There were no other opponents, letters or counterpetitions. The hearing was closed.

It was the consensus of Council that the concerns expressed for the entire subdivision were the water supplier, the covenants as amended, ground water solutions such as lining the canal, investigate sanitary sewer service and its cost to O'Nan Subdivision, street right-of-way dedication and improvement to minimize negative impacts on Ridge Drive, and the installation of an irrigation holding pond to minimize any kind of leakage out of that through some lining and to assure irrigation availability to the rest of the subdivision.

Upon motion of Councilman Payne, seconded by Councilman Theobold and carried, the Ptarmigan Ridge Preliminary Plan and Plat and Ptarmigan Ridge Filing #1 Final Plat were approved subject to the conditions of the Planning Commission and subject to approval of the amended covenants and contingent upon the water agreement with the City Attorney reporting back to the City Council at its next meeting.

The President declared a five-minute recess. Upon reconvening, Council members Nelson, Theobold, Mantlo, Shepherd, Payne, and President of the Council McCurry were present.

PROPOSED ORDINANCE - MILL TAILINGS ENCLAVE ANNEXATION AND NOTICE OF ANNEXATION, LOCATED BETWEEN 9TH AND 15TH STREETS, SOUTH OF KIMBALL AVENUE

The following entitled proposed ordinance was presented and read: AN ORDINANCE ANNEXING TERRITORY TO THE CITY OF GRAND JUNCTION. Upon motion of Councilman Theobold, seconded by Councilman Nelson and carried, the proposed ordinance was passed for publication with Notice of Hearing on the 17th day of October, 1990.

PROPOSED ORDINANCE - AMENDING CHAPTER 28, SECTION 1, TRAFFIC, GRAND JUNCTION CODE OF ORDINANCES AND THE MODEL TRAFFIC CODE, 1977 REVISED EDITION, SECTION 11-1(4) REGARDING PARKING WITHIN DESIGNATED PARKING SPACES

The following entitled proposed ordinance was presented and read: AMENDING THE GRAND JUNCTION CODE OF ORDINANCES AND THE MODEL TRAFFIC CODE REGARDING PARKING WITHIN DESIGNATED PARKING SPACES. Upon motion of Councilman Shepherd, seconded by Councilman Mantlo and carried, the proposed ordinance was passed for publication.

RESOLUTION NO. 53-90 ACCEPTING A PETITION FOR ANNEXATION OF LANDS TO THE CITY OF GRAND JUNCTION, COLORADO, AND SETTING A HEARING ON

SUCH ANNEXATION - PAINTED BOWL ANNEXATION NO. 1 LOCATED AT MONUMENT ROAD APPROXIMATELY 2 1/2 MILES NORTH OF COLORADO NATIONAL MONUMENT -

RESOLUTION NO. 54-90 - PAINTED BOWL ANNEXATION NO. 2
RESOLUTION NO. 55-90 - PAINTED BOWL ANNEXATION NO. 3
RESOLUTION NO. 56-90 - PAINTED BOWL ANNEXATION NO. 4

City Attorney Wilson explained that approximately 1 1/2 year ago the State Statute was change to allow for serial annexations. This is the first serial annexation that has been presented to the City of Grand Junction.

The following Resolution numbered 53-90 (Painted Bowl No. 1) was presented and read: (See next page.)

Upon motion of Councilman Theobold, seconded by Councilman Mantlo and carried by roll call vote, the Resolution was passed and adopted as read.

The following Resolution numbered 54-90 (Painted Bowl No. 2) was presented and read: (See next page.)

Upon motion of Councilman Nelson, seconded by Councilman Mantlo and carried by roll call vote, the Resolution was passed and adopted as read.

NOTICE OF HEARING ON PROPOSED ANNEXATION OF LANDS TO THE CITY OF GRAND JUNCTION, COLORADO

NOTICE IS HEREBY GIVEN that at a regular meeting of the City Council of the City of Grand Junction, Colorado, held on the 5th day of September, 1990, the following Resolution was adopted:

RESOLUTION NO. 53-90

ACCEPTING A PETITION FOR THE ANNEXATION OF LANDS TO THE CITY OF GRAND JUNCTION, COLORADO, AND SETTING A HEARING ON SUCH ANNEXATION (PAINTED BOWL ANNEXATION NO. 1)

WHEREAS, on the 5th day of September, 1990, a petition was submitted to the City Council of the City of Grand Junction, Colorado, for annexation to said City of the following property situate in Mesa County, Colorado, and described as follows:

All of Mt. Sopris Drive platted on Heatheridge Subdivision, and all of the public right-of-way of South Redlands Road adjacent to Heatheridge Subdivision, and the southeasterly one foot of the public right-of-way of Monument Road from the intersection of the north right-of-way line of South Redlands Road to the southwesterly right-of-way line of a right-of-way dedicated in Book 1037, Pages 381 and 382 of the records of the Mesa County Clerk and Recorder.

WHEREAS, the Council has found and determined that the petition complies substantially with the provisions of the Municipal Annexation Act and a hearing should be held to determine whether or not the lands should be annexed to the City by Ordinance;

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

That a hearing will be held on the 17th day of October, 1990, in the City-County Auditorium in City Hall of the City of Grand Junction, Colorado, at 7:30 o'clock p.m. to determine whether one-sixth of the perimeter of the area proposed to be annexed is contiguous with the City; whether a community of interest exists between the territory and the City; whether the territory proposed to be annexed is urban or will be urbanized in the near future; whether the territory is integrated or is capable of being integrated with said City; whether any land in single ownership has been divided by the proposed annexation; whether any land held in identical ownership comprising more than twenty acres which, together with the buildings and improvements thereon, has an assessed valuation in excess of two hundred thousand dollars is included without the landowner's consent; whether any of the land is now subject to other annexation proceedings; and whether an election is required under the Municipal Annexation Act of 1965.

PASSED and ADOPTED this 5th day of September, 1990.

President of the Council

Attest:

City Clerk

NOTICE IS FURTHER GIVEN that a hearing will be held in accordance with the Resolution on the date and at the time and place set forth in the Resolution.

City Clerk

Published: September 7, 14, 21, 28, and October 5, 1990

NOTICE OF HEARING ON PROPOSED ANNEXATION OF LANDS TO THE CITY OF GRAND JUNCTION, COLORADO

NOTICE IS HEREBY GIVEN that at a regular meeting of the City Council of the City of Grand Junction, Colorado, held on the 5th day of September, 1990, the following Resolution was adopted:

RESOLUTION NO. 54-90

ACCEPTING A PETITION FOR THE ANNEXATION OF LANDS TO THE CITY OF GRAND JUNCTION, COLORADO, AND SETTING A HEARING ON SUCH ANNEXATION (PAINTED BOWL ANNEXATION NO. 2)

WHEREAS, on the 5th day of September, 1990, a petition was submitted to the City Council of the City of Grand Junction, Colorado, for annexation to said City of the following property situate in Mesa County, Colorado, and described as follows:

All of the south 3/4 of the south 1/2 of the west 1/4 of Section 21, T1S R1W north of the south right-of-way line of a dedicated right-of-way recorded in Book 1136, Page 301 and Book 1037, Pages 381 and 382 of the records of the Mesa County Clerk and Recorder.

WHEREAS, the Council has found and determined that the petition complies substantially with the provisions of the Municipal Annexation Act and a hearing should be held to determine whether or not the lands should be annexed to the City by Ordinance;

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

That a hearing will be held on the 17th day of October, 1990, in the City-County Auditorium in City Hall of the City of Grand Junction, Colorado, at 7:30 o'clock p.m. to determine whether one-sixth of the perimeter of the area proposed to be annexed is contiguous with the City; whether a community of interest exists between the territory and the City; whether the territory proposed to be annexed is urban or will be urbanized in the near future; whether the territory is integrated or is capable of being integrated with said City; whether any land in single ownership has been divided by the proposed annexation; whether any land held in identical ownership comprising more than twenty acres which, together with the buildings and improvements thereon, has an assessed valuation in excess of two hundred thousand dollars is included without the landowner's consent; whether any of the land is now subject to other annexation proceedings; and whether an election is required under the Municipal Annexation Act of 1965.

PASSED and ADOPTED this 5th day of September, 1990.

President of the Council

Attest:

City Clerk

NOTICE IS FURTHER GIVEN that a hearing will be held in accordance

with the Resolution on the date and at the time and place set forth in the Resolution.

City Clerk

Published: September 7, 14, 21, 28, and October 5, 1990

The following Resolution numbered 55-90 (Painted Bowl No. 3) was presented and read: (See next page.)

Upon motion of Councilman Payne, seconded by Councilman Theobold and carried by roll call vote, the Resolution was passed and adopted as read.

The following Resolution numbered 56-90 (Painted Bowl No. 4) was presented and read: (See next page.)

Upon motion of Councilman Shepherd, seconded by Councilman Theobold and carried by roll call vote, the Resolution was passed and adopted as read.

RESOLUTION NO. 57-90 ACCEPTING A PETITION FOR ANNEXATION OF LANDS TO THE CITY OF GRAND JUNCTION, COLORADO, AND SETTING A HEARING ON SUCH ANNEXATION - PATTERSON PARKWEST ANNEXATION LOCATED AT THE NORTHWEST CORNER OF PATTERSON ROAD AND 25 ROAD

The following Resolution was presented and read: (See next page.)

Upon motion of Councilman Theobold, seconded by Councilman Nelson and carried, the Resolution was passed and adopted as read.

RESOLUTION NO. 58-90 OF FINDING OF FACT RE: SPECIAL USE PERMIT FOR JAIL SITE AT 215 RICE STREET ON APPROXIMATELY 12.5 ACRES IN A PUBLIC ZONE (PZ) - CONTINUED TO SEPTEMBER 19, 1990

RESOLUTION NO. 59-90 APPROVING AND RATIFYING THE BOND SALE TERMS OFFERED BY KIRCHNER MOORE, A DIVISION OF GEORGE K. BAUM & COMPANY FOR THE GRAND JUNCTION, COLORADO, DOWNTOWN DEVELOPMENT AUTHORITY TAX INCREMENT BONDS, DATED AUGUST 15, 1990

The following Resolution was presented and read: (See next page.)

Upon motion of Councilman Theobold, seconded by Councilman Payne and carried by roll call vote with Councilman NELSON ABSTAINING, the Resolution was passed and adopted as read.

AUTHORIZING THE CITY MANAGER TO EXECUTE A CONTRACT WITH AT&T FOR AN UPGRADE OF THE CITY'S 3B2/700 TO A 3B2/1000 MODEL 80 COMPUTER - COST NOT TO EXCEED \$21,000

Upon motion of Councilman Nelson, seconded by Councilman Theobold and carried, the City Manager was authorized to execute a Contract

with AT&T for an upgrade of the City's 3B2/700 to a 3B2/1000 Model 80 Computer. The purpose is to enhance throughput capacity of the Central Computer with cost not to exceed \$21,000

CONSIDER LEASE OF CITY PROPERTY AT 601 STRUTHERS (RESIDENCE) TO DANNY FOOS

Upon motion of Councilman Theobold, seconded by Councilman Mantlo and carried, the Lease of City property at 601 Struthers Avenue (a residence) to Danny Foos was approved.

RESOLUTION NO. 60-90 - RIGHT OF FIRST REFUSAL ON PUBLIC SERVICE COMPANY OWNED PROPERTY - 3 1/2 ACRE PARCEL AT APPROXIMATELY 1125 PITKIN AVENUE - \$230,000

The following Resolution was presented and read: (See next page.)

Upon motion of Councilman Mantlo, seconded by Councilman Theobold and carried by roll call vote, the Resolute was passed and adopted as read.

VACANCY ON VISITORS AND CONVENTION BUREAU

Councilman Shepherd reported a vacancy on the Visitors and Convention Bureau caused by the resignation of Dan Sullivan. He has asked those interested to submit letters of interest to the City Clerk. Council members Payne, McCurry and Shepherd will serve as Council Committee to conduct interviews and make a recommendation to Council.

ARTS COMMISSION

Councilman Shepherd reported that September 21-23, 1990, is the Colorado Consortium of Community Arts Councils in Denver. Co-Commissioner Allison Sarmo and Arts Commissioner Ann Saunders would like to attend that Council. Mr. Shepherd felt that this is important enough for Council to consider funding for Ms. Sarmo and Saunders. The amount would be approximately \$500 for two people. He invited members of the Council to attend also.

ADJOURNMENT

The President adjourned the meeting.

Neva B. Lockhart, CMC

Neva B. Lockhart, CMC
City Clerk

NOTICE OF HEARING ON PROPOSED ANNEXATION OF LANDS TO THE CITY OF GRAND JUNCTION, COLORADO

NOTICE IS HEREBY GIVEN that at a regular meeting of the City Council of the City of Grand Junction, Colorado, held on the 5th

day of September, 1990, the following Resolution was adopted:

RESOLUTION NO. 55-90

ACCEPTING A PETITION FOR THE ANNEXATION OF LANDS TO THE CITY OF GRAND JUNCTION, COLORADO, AND SETTING A HEARING ON SUCH ANNEXATION (PAINTED BOWL ANNEXATION NO. 3)

WHEREAS, on the 5th day of September, 1990, a petition was submitted to the City Council of the City of Grand Junction, Colorado, for annexation to said City of the following property situate in Mesa County, Colorado, and described as follows:

All of the north 1/4 of the south 1/2 of the west 1/4 of Section 21, T1S R1W.

WHEREAS, the Council has found and determined that the petition complies substantially with the provisions of the Municipal Annexation Act and a hearing should be held to determine whether or not the lands should be annexed to the City by Ordinance;

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

That a hearing will be held on the 17th day of October, 1990, in the City-County Auditorium in City Hall of the City of Grand Junction, Colorado, at 7:30 o'clock p.m. to determine whether one-sixth of the perimeter of the area proposed to be annexed is contiguous with the City; whether a community of interest exists between the territory and the City; whether the territory proposed to be annexed is urban or will be urbanized in the near future; whether the territory is integrated or is capable of being integrated with said City; whether any land in single ownership has been divided by the proposed annexation; whether any land held in identical ownership comprising more than twenty acres which, together with the buildings and improvements thereon, has an assessed valuation in excess of two hundred thousand dollars is included without the landowner's consent; whether any of the land is now subject to other annexation proceedings; and whether an election is required under the Municipal Annexation Act of 1965.

PASSED and ADOPTED this 5th day of September, 1990.

President of the Council

Attest:

City Clerk

NOTICE IS FURTHER GIVEN that a hearing will be held in accordance

with the Resolution on the date and at the time and place set forth in the Resolution.

City Clerk

Published: September 7, 14, 21, 28, and October 5, 1990

NOTICE OF HEARING ON PROPOSED ANNEXATION OF LANDS TO THE CITY OF GRAND JUNCTION, COLORADO

NOTICE IS HEREBY GIVEN that at a regular meeting of the City Council of the City of Grand Junction, Colorado, held on the 5th day of September, 1990, the following Resolution was adopted:

RESOLUTION NO. 56-90

ACCEPTING A PETITION FOR THE ANNEXATION OF LANDS TO THE CITY OF GRAND JUNCTION, COLORADO, AND SETTING A HEARING ON SUCH ANNEXATION (PAINTED BOWL ANNEXATION NO. 4)

WHEREAS, on the 5th day of September, 1990, a petition was submitted to the City Council of the City of Grand Junction, Colorado, for annexation to said City of the following property situate in Mesa County, Colorado, and described as follows:

All of the south 1/2 of the west 1/4 of Section 21, T1S R1W and the SE 1/4 SW 1/4 of said Section 21, except that portion lying north of the northerly right-of-way line of a dedicated right-of-way recorded in Book 1136, Page 301 and Book 1037, Pages 381 and 382 of the Mesa County Clerk and Recorder.

WHEREAS, the Council has found and determined that the petition complies substantially with the provisions of the Municipal Annexation Act and a hearing should be held to determine whether or not the lands should be annexed to the City by Ordinance;

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

That a hearing will be held on the 17th day of October, 1990, in the City-County Auditorium in City Hall of the City of Grand Junction, Colorado, at 7:30 o'clock p.m. to determine whether one-sixth of the perimeter of the area proposed to be annexed is contiguous with the City; whether a community of interest exists between the territory and the City; whether the territory proposed to be annexed is urban or will be urbanized in the near future; whether the territory is integrated or is capable of being integrated with said City; whether any land in single ownership has been divided by the proposed annexation; whether any land held in identical ownership comprising more than twenty acres which, together with the buildings and improvements thereon, has an assessed valuation in excess of two hundred thousand dollars is

included without the landowner's consent; whether any of the land is now subject to other annexation proceedings; and whether an election is required under the Municipal Annexation Act of 1965.

PASSED and ADOPTED this 5th day of September, 1990.

President of the Council

Attest:

City Clerk

NOTICE IS FURTHER GIVEN that a hearing will be held in accordance with the Resolution on the date and at the time and place set forth in the Resolution.

City Clerk

Published: September 7, 14, 21, 28, and October 5, 1990

NOTICE OF HEARING ON PROPOSED ANNEXATION OF LANDS TO THE CITY OF GRAND JUNCTION, COLORADO

NOTICE IS HEREBY GIVEN that at a regular meeting of the City Council of the City of Grand Junction, Colorado, held on the 5th day of September, 1990, the following Resolution was adopted:

RESOLUTION NO 57-90

ACCEPTING A PETITION FOR THE ANNEXATION OF LANDS TO THE CITY OF GRAND JUNCTION, COLORADO, AND SETTING A HEARING ON SUCH ANNEXATION (PATTERSON PARKWEST ANNEXATION)

WHEREAS, on the 5th day of September, 1990, a petition was submitted to the City Council of the City of Grand Junction, Colorado, for annexation to said City of the following property situate in Mesa County, Colorado, and described as follows:

The West four acres of the East 3/4 of the South 1/2 SE 1/4 SE 1/4 Section 4, T1S R1W and all of Patterson Parkwest Subdivision as recorded in Book 13, Page 473 of the records of the Mesa County Clerk and Recorder.

WHEREAS, the Council has found and determined that the petition complies substantially with the provisions of the Municipal Annexation Act and a hearing should be held to determine whether or not the lands should be annexed to the City by Ordinance;

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

That a hearing will be held on the 17th day of October, 1990, in the City-County Auditorium in City Hall of the City of Grand Junction, Colorado, at 7:30 o'clock p.m. to determine whether one-sixth of the perimeter of the area proposed to be annexed is contiguous with the City; whether a community of interest exists between the territory and the City; whether the territory proposed to be annexed is urban or will be urbanized in the near future; whether the territory is integrated or is capable of being integrated with said City; whether any land in single ownership has been divided by the proposed annexation; whether any land held in identical ownership comprising more than twenty acres which, together with the buildings and improvements thereon, has an assessed valuation in excess of two hundred thousand dollars is included without the landowner's consent; whether any of the land is now subject to other annexation proceedings; and whether an election is required under the Municipal Annexation Act of 1965.

PASSED and ADOPTED this 5th day of September, 1990.

President of the Council

Attest:

City Clerk

NOTICE IS FURTHER GIVEN that a hearing will be held in accordance with the Resolution on the date and at the time and place set forth in the Resolution.

City Clerk

Published: September 7, 14, 21, 28, and October 5, 1990

RESOLUTION NO. 59-90

BY THE CITY COUNCIL OF GRAND JUNCTION, COLORADO APPROVING AND RATIFYING THE BOND SALE TERMS OFFERED BY KIRCHNER MOORE, A DIVISION OF GEORGE K. BAUM & COMPANY FOR THE GRAND JUNCTION, COLORADO, DOWNTOWN DEVELOPMENT AUTHORITY TAX INCREMENT BONDS, DATED AUGUST 15, 1990

WHEREAS, the Council previously adopted its Ordinance #2486 authorizing the issuance of \$1,300,000 in special obligation bonds of the City of Grand Junction on behalf of the Grand Junction, Colorado, Downtown Development Authority; and

WHEREAS, Ordinance #2486 authorized optional redemption of the Bonds in 1996 and later years; and

WHEREAS, market conditions prevailing at the time of the Bond offering required later optional call provisions to make the Bonds saleable at a reasonable rate; and

WHEREAS, the Bonds were sold at an advantageous interest rate carrying optional redemption rights in 1998 and later years, all as set forth on Exhibit A to this Resolution,

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

1. The Bond repayment terms reflected on Exhibit A to this Resolution constitute reasonable and advantageous bond repayment terms, and are hereby confirmed and ratified.

2. The optional redemption right granted to the City beginning in 1998 and later years is hereby ratified and confirmed.

3. The City hereby determines that this Resolution is in the best economic interests of the bondholders and of the City, and declares itself fully and irrevocably bound by the terms of Ordinance #2486 as modified by this Resolution, both of which shall be and remain irrevocable until the Bonds shall be fully paid, cancelled and discharged, as provided in Ordinance #2486.

4. The City will adopt or execute such other and further documents or Ordinances as may be required in furtherance of this Resolution.

5. This Resolution shall be effective immediately upon the effective date of Ordinance #2486.

PASSED and ADOPTED this 5th day of September, 1990.

William E. McCurry

President of the Council

Attest:

Neva B. Lockhart, CMC

City Clerk

Upon motion of Councilman Theobald, seconded by Councilman Payne and carried by roll call vote with Councilman NELSON ABSTAINING, the Resolution was passed and adopted as read.

EXHIBIT A

\$1,300,000

GRAND JUNCTION DOWNTOWN DEVELOPMENT AUTHORITY GRAND JUNCTION,
 COLORADO PROPERTY TAX INCREMENT BONDS NON RATED, BANK QUALIFIED
 SCALE DATED AUGUST 15, 1990 (LEVEL DEBT SERVICE)

Delivery September 20, 1990

DATE	PRINCIPAL	RATE	INTEREST	TOTAL	ANNUAL	DSRF EARNINGS	AVAILABLE	
15-Aug-90								
02/5/91		48,79 1.25	48,79 1.25					
02/15/91	85,000	6.500%	48,79 1.25	133,791.25	182,582.50	10,014	245,686	1.348
02/15/92			48,02 8.75	48,025.75				
02/15/92	75,000	8.750%	48,02 8.75	121,028.75	167,057.50	10,014	217,591	1.302
02/15/93			43,49 7.50	43,497.50				
08/15/93	75,000	7.000%	43,49 7.50	118,497.50	181,995.00	10.014	211.531	1.305
02/15/94			40,87 2.50	40,372.50				
08/15/94	75,000	7.100%	40,87 2.50	115,372.50	156,745.00	10,014	205,471	1.311
02/15/95			38,21 0.00	38,210.00				
08/15/95	75,000	7.200%	38,21 0.00	113,210.00	151,420.00	10,014	199,422	1.317
02/15			35,51	35,51				

/96			0.00	0.00				
08/15 /96	75,00 0	7.300 %	35,51 0.00	110,5 10.00	146,0 20.00	10,01 4	193,3 50	1.324
02/15 /97			32,77 2.50	32,77 2.50				
08/15 /97	75,00 0	7.400 %	32,77 2.50	107,7 72.50	140,5 45.00	10,01 4	187,2 89	1.333
02/15 /98			29,99 7.50	29,99 7.50				
08/15 /98	75,00 0	7.500 %	29,99 7.50	104,9 97.50	134,9 95.00	10,01 4	181,2 28	1.342
02/15 /89			27,18 5.00	27,18 5.00				
08/15 /99	75,00 0	7.600 %	27,18 5.00	102,1 85.00	129,3 70.00	10,01 4	175,1 68	1.354
02/15 /2000			24,33 5.00	24,33 5.00				
08/15 /2000	85,00 0	7.700 %	24,33 5.00	109,3 35.00	133,6 70.00	10,01 4	175.7 62	1.310
02/15 /2001			21,06 2.50	21,06 2.50				
08/15 /2001	90,00 0	7.800 %	21,06 2.50	111,0 62.50	132,1 25.00	10,01 4	175,7 88	1.325
02/15 /2002			17,55 2.50	17,55 2.50				
08/15 /2002	95,00 0	7.900 %	17,55 2.50	112,5 52.50	130,1 05.00	10,01 4	175,1 68	1.346
02/15 /2003			13,80 0.00	13,80 0.00				
08/15 /2003	105,0 00	8.000 %	13,80 0.00	118,8 00.00	132,6 00.00	10,01 4	175,1 68	1.321
02/15			9,600	9,600				

/2004			.00	.00				
08/15 /2004	240,0 00	8.000 %	9,600 .00	249,6 00.00	259,2 00.00	140,0 14	175,1 66	1.358
	1,300 ,000		858,4 30.00	2,158 ,430. 00	2,155 ,430. 00			

PROJECT COST \$1,123,750.00

ISSUANCE COSTS 30,000.00
U/W SPREAD (1.25%) 18,250.00
DSRF (10%) 130,000.00

1,300,000.00

Accrued Interest to September 20, 1990 - 9,487.19

Callable 8-15-1998 at 101, declining 1/2 per year

AVE RATE 7.7406%
NIC 7.8871%
AVE LIFE 8.5306
TIC 7.9219%
BOND YIELD 7.7027%