

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

NOVEMBER 4, 1992

The City Council of the City of Grand Junction, Colorado, convened in regular session the 4th day of November, 1992, at 7:30 p.m. in the City/County Auditorium at City Hall. Those present were Jim Baughman, John Bennett, Bill McCurry, Paul Nelson, Conner Shepherd, and President of the Council Reford Theobold. Councilman Bill Bessinger was absent. Also present were City Manager Mark Achen, City Attorney Dan Wilson, and City Clerk Neva Lockhart.

Council President Theobold called the meeting to order and Councilman Conner Shepherd led in the Pledge of Allegiance. The audience remained standing during the invocation by Rev. Kraig Meyer, Friends of Turkey.

CONSENT ITEMS

Upon motion by Councilman Baughman, seconded by Councilman Nelson and carried by roll call vote, Item 5 was amended to reflect a shared cost of \$21,000, \$10,500 from the City of Grand Junction, and \$10,500 from the County of Mesa, with Councilman BENNETT voting NO on Items 2 and 7, the following Consent Items 1-10 were approved:

1. Approve the minutes of the Regular Meeting October 21, 1992
2. Approve PL Contract for FY 93 with the Colorado Department of Transportation - FY 93 Section 8 Contract between the Colorado Department of Transportation (CDOT) and the Grand Junction/Mesa County Metropolitan Planning Organization (GJ MPO)
3. \* Resolution No. 73-92 - Appointing Judges of Election for Special Municipal Election December 8, 1992
4. Award of Contract to Pavement Management Systems, Inc. (PMS), for professional services to provide pavement management software and related services per the contract in the amount of \$25,900

The City has previously invested in the process of pavement management through the analysis of field data and computer program generated maintenance programs. The execution of this contract would allow the city, rather than through contracted services, to maintain the data base for the system and to generate pavement sections for maintenance programs based on existing structural characteristics.

5. Award of Contract to D & L Construction for work at the Orchard Mesa Pool to comply with building regulations mandated by the Americans with Disabilities Act (ADA) - \$21,000

Bids were received October 21, 1992, for construction in the

locker rooms at the Orchard Mesa Pool. The work is necessary to comply with ADA requirements. The scope of work includes: repair and reseal flooring, remove and replace restroom partitions, lower sinks, raise mirrors, decrease bench widths, and remove turnstiles. The low bid was submitted by D & L Construction in the amount of \$21,000.

6. Approval for the donation of 15 computers to several non-profit organizations

Information Services has been phasing out older computers and upgrading the City computer system over the last year. This has resulted in a surplus of older computer equipment. The City has received several requests from public and non-profit agencies requesting donations of this surplus. At this time there are 25 computers available for donation and requests for only 15 units. If the computers are not donated now they must be stored until they can be auctioned off at the end of the fiscal year. Each unit is worth approximately \$250. Requests are as follows:

1. Club 20 . . . 3 computers
2. Arts Commission . . . 1 computer
3. Town of Silt . . . 9 computers
4. Center for Enriched Communications . . . 2 computers

7. Approval of 1993 Animal Control Contract with Mesa County Health Department

8. Proposed Ordinance - Amending Chapter 14, Code of Ordinances, Garbage, Trash and Weeds, raising trash rates to cover increases imposed on the City from tipping fees at the County landfill, and other cost increases associated with goods and supplies

In 1991 Mesa County raised landfill fees mid year without notice to the City. These costs were absorbed for the balance of 1991. Larger than anticipated equipment replacement accrual and salary adjustments impacted the Solid Waste budget during 1991. In January, 1992, rates were adjusted to recover a portion of these costs. The City Services Committee recommended that cost recovery occur over several years rather than all in 1992 and that cost of living increases be considered annually. Continuing increases in landfill fees and cost of living has resulted in the proposed rates effective in January, 1993.

a. First Reading of proposed Ordinance

9. Proposed Ordinance - Amending Chapter 31, Section 31-12, of the Code of Ordinances of the City of Grand Junction - Water Rates

Since 1987 the City of Grand Junction has held the policy of holding a triennial review of water rates and amending water rates every three years based upon the established ten-year financial projections of the Water Enterprise Fund. Water rates were adjusted last in 1990. During the review of the 1992 budget in

late 1991, rates were discussed for adoption in January, 1993. The decision was that rates should be reviewed annually and amended, if necessary, to recover annual cost of living expense increases. Projected rates for 1993, and for each subsequent year, are estimated to increase 4.5% each year.

a. First Reading of proposed Ordinance

10. Proposed Ordinance - Repealing and reenacting Sections 7-33, 7-34 and 7-37 of Chapter 7, and amending Section 7-45 of Chapter 7 of the Code of Ordinances of the City of Grand Junction - Buildings

Following the last discussion by the City Council concerning the Contractors' Licensing Board, the City Attorney wrote a draft ordinance following a public meeting held with interested contractors and the Contractors' Licensing Board. That ordinance was then circulated in its final draft form to the interested parties, primarily contractors and home builders in the Valley area. The remaining members of the Contractors' Licensing Board hosted a follow-up public meeting on Friday, October 23, 1992, at which time public comment was received.

In its final form the ordinance provides for an administrative/staff issuance of licenses, with any appeals going to the Building Board of Appeals. The purpose is to streamline the process and to remove the need for the monthly meetings, which in the past have become time consuming. The same standards that have been administered in the past by the Contractors' Board remain in the existing ordinance to be administered by the Building Inspector and his staff.

a. First reading of proposed Ordinance

\* \* \* END OF CONSENT CALENDAR \* \* \*

\* \* \* ITEMS NEEDING INDIVIDUAL CONSIDERATION \* \* \*

RESOLUTION NO. 74-92 - ACCEPTING PETITION FOR THE ANNEXATION OF LANDS TO THE CITY OF GRAND JUNCTION AND SETTING A HEARING ON SUCH ANNEXATION - LA ROCHE, APPROXIMATELY 21.14 ACRES, LOCATED SOUTH OF I-70 AND EAST OF 23-1/2 ROAD - HEARING DATE SET FOR DECEMBER 16, 1992

La Roche Annexation is located south of I-70 and east of 23-1/2 Road. This petition is for two parcels of land under single ownership and annexation is at the request of the owner. The property is contiguous to the existing city limits along its east and south property lines

Upon motion by Councilman McCurry, seconded by Councilman Baughman and carried by roll call vote, Resolution No. 74-92 was passed and adopted.

RESOLUTION NO. 75-92 - ACCEPTING PETITION FOR THE ANNEXATION OF LANDS TO THE CITY OF GRAND JUNCTION AND SETTING A HEARING ON SUCH ANNEXATION - WESTERN HILLS #1 AND #2, APPROXIMATELY 20.0 ACRES, LOCATED EAST OF 27 ROAD AND SOUTH OF B-1/2 ROAD - HEARING DATE SET FOR DECEMBER 16, 1992

Western Hills Annexation is located on Orchard Mesa at B-1/2 Road and Highway 50. The property is currently a 136 unit mobile home park on approximately 20 acres. A portion of the property also has an existing county approval for two ministorage buildings. This is a 100% annexation petition requested by the property owner.

Upon motion by Councilman McCurry, seconded by Councilman Nelson and carried by roll call vote, Resolution No. 75-92 was passed and adopted.

ORDINANCE NO. 2607 - ADOPTING A RESTATED AND AMENDED GRAND JUNCTION NEW HIRE FIRE DEFINED CONTRIBUTION PLAN

A hearing was held after proper notice. There were no public comments. Upon motion by Councilman Nelson, seconded by Councilman McCurry and carried by roll call vote, Ordinance No. 2607 was passed and adopted, and ordered published.

ORDINANCE NO. 2608 (AMENDED) - REZONE FROM RSF-4/RSF-5 TO PR PROPERTY LOCATED NORTH OF RIDGE DRIVE AND WEST OF 27-1/2 ROAD (PTARMIGAN RIDGE)

A hearing was held after proper notice. There were no public comments. Upon motion by Councilman Baughman, seconded by Councilman Nelson and carried by roll call vote, Ordinance No. 2608, as amended, was passed and adopted, and ordered published.

ORDINANCE NO. 2609 - UTILITY EASEMENT VACATION FOR GARFIELD SUBDIVISION IN RSF-8, LOCATED AT 652 28 ROAD

A hearing was held after proper notice. There were no public comments. Upon motion by Councilman Bennett, seconded by Councilman McCurry and carried by roll call vote, Ordinance No. 2609 was passed and adopted, and ordered published.

ORDINANCE NO. 2610 - NINA MAE/SACOMA COURT/BONELLO ANNEXATION, LOCATED ON THE NORTHEAST CORNER OF G AND 26-1/2 ROADS

A hearing was held after proper notice. There were no public comments. Upon motion by Councilman McCurry, seconded by Councilman Baughman and carried by roll call vote, Ordinance No. 2610 was passed and adopted, and ordered published.

ORDINANCE NO. 2611 - GALAXY ANNEXATION, LOCATED NORTH OF G ROAD AT GALAXY AND CENTAURI DRIVES

A hearing was held after proper notice. There were no public comments. Upon motion by Councilman Baughman, seconded by

Councilman Nelson and carried by roll call vote, Ordinance No. 2611 was passed and adopted, and ordered published.

ORDINANCE NO. 2612 (AMENDED) - MAKING SUPPLEMENTAL APPROPRIATIONS TO THE 1992 BUDGET OF THE CITY OF GRAND JUNCTION AND THE RIDGES METROPOLITAN DISTRICT

A hearing was held after proper notice. There were no public comments. Upon motion by Councilman McCurry, seconded by Councilman Bennett and carried by roll call vote, Ordinance No. 2612 was passed and adopted, and ordered published.

PEOPLE'S ORDINANCE NO. 35 (AMENDED) - GRANTING A FRANCHISE BY THE CITY OF GRAND JUNCTION TO PUBLIC SERVICE COMPANY OF COLORADO, ITS SUCCESSORS AND ASSIGNS, THE RIGHT TO FURNISH, SELL AND DISTRIBUTE GAS AND ELECTRICITY TO THE CITY AND TO ALL PERSONS, BUSINESSES, AND INDUSTRY WITHIN THE CITY AND THE RIGHT TO ACQUIRE, CONSTRUCT, INSTALL, LOCATE, MAINTAIN, OPERATE AND EXTEND INTO, WITHIN AND THROUGH SAID CITY ALL FACILITIES REASONABLY NECESSARY TO FURNISH, SELL AND DISTRIBUTE GAS AND ELECTRICITY WITHIN THE CITY AND THE RIGHT TO MAKE REASONABLE USE OF ALL STREETS AND OTHER PUBLIC PLACES AND PUBLIC EASEMENTS AS HEREIN DEFINED AS MAY BE NECESSARY; AND FIXING THE TERMS AND CONDITIONS THEREOF; AND GRANTING A FRANCHISE BY THE CITY OF GRAND JUNCTION TO GRAND VALLEY RURAL POWER LINES, INC., ITS SUCCESSORS AND ASSIGNS, THE RIGHT TO FURNISH, SELL AND DISTRIBUTE ELECTRICITY TO THE CITY AND TO ALL PERSONS, BUSINESSES, AND INDUSTRY WITHIN THE CITY AND THE RIGHT TO ACQUIRE, CONSTRUCT, INSTALL, LOCATE, MAINTAIN, OPERATE AND EXTEND INTO, WITHIN AND THROUGH SAID CITY ALL FACILITIES REASONABLY NECESSARY TO FURNISH, SELL AND DISTRIBUTE ELECTRICITY WITHIN THE CITY AND THE RIGHT TO MAKE REASONABLE USE OF ALL STREETS AND OTHER PUBLIC PLACES AND PUBLIC EASEMENTS AS HEREIN DEFINED AS MAY BE NECESSARY; AND FIXING THE TERMS AND CONDITIONS THEREOF

A hearing was held after proper notice. Mr. Jim Fleming, 3530 Beechwood, Public Service Manager, was present. City Attorney Dan Wilson explained the following revisions to the Ordinance:

1. Annual Franchise Fee = 3% of the first \$10,000 of revenue per customer, plus 2% thereafter;
2. Current Public Service Franchise expires in 1997. This franchise will terminate the existing franchise and begin a new 20-year term;
3. Provides addition of opportunity for insertion of pollution laws/air quality laws to the franchise;
4. Provides ability to exercise a First Right of Purchase by the City;
5. Provides for small power products and co-generation.

There were no other comments. Upon motion by Councilman Nelson,

seconded by Councilman McCurry and carried by roll call vote, People's Ordinance No. 35, as amended, was passed and adopted, and ordered published.

President Theobald announced that a Special Municipal Election will be held on Tuesday, December 8, 1992, when People's Ordinance No. 35 will be submitted to a vote by the electorate.

#### SALE OF RIDGES METROPOLITAN DISTRICT OFFICE BUILDING

Mr. Ellsworth Stein, past Ridges Metropolitan District board member, 242-0366, inquired as to when the Ridges office building will be sold. Public Works Director Jim Shanks was directed to work with the city's property agent Tim Woodmansee, and get back to Mr. Stein with information.

#### ADJOURN TO EXECUTIVE SESSION

Upon motion by Councilman McCurry, seconded by Councilman Nelson and carried, the meeting was adjourned to executive session to discuss the Etter/Epstein Assessment.

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Neva B. Lockhart, CMC  
City Clerk

#### RESOLUTION NO. 73-92

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

That the following persons be, and they are hereby appointed as Judges of Election for the SPECIAL MUNICIPAL ELECTION to be held in the City on Tuesday, December 8, 1992:

District A, Precinct 1, Two Rivers Convention Center, 2nd and Main

Delbert Mueller  
2002 N. 21st Street

Audrey J. Mueller  
2002 N. 21st Street

Louise McCowen  
3630 Elderberry Circle

District A, Precinct 2, Orchard Mesa Middle School, 2736 C Road

Wesley Miller  
288 26 1/4 Road

Robert W. Holmes  
1660 Delores Street

Lois Geary  
2704 C Road

Alyce Arcieri  
2690 B 3/4 Road

District A, Precinct 3, Ridges Metropolitan District Office, 372  
Ridges Drive

Valorie D. Briggs  
382 Valley Circle

Marge Zimmerman  
397 Ridge Circle Drive

Claudia C. Thames  
412 Ridgeway Drive

Janet Erickson  
367 Plateau Drive

District B. Precinct 4, Mesa View Retirement Residence, 601  
Horizon Place

Al Wing  
205 Teller Avenue

Carol Cadez  
2256 Knollwood Lane

Charles Teed  
510 West Mesa Avenue

Mary Ellen Hughes  
306 Belaire Drive

District C. Precinct 5, North Concourse of Mesa State College  
Physical Education Center, 12th and Orchard

Betty Scott  
575 28 1/2 Road #36

Geraldine Layden  
575 28 1/2 Road #60

Shirley Larsen  
575 28 1/2 Road #37

Oneta Meisenheimer-Smith  
575 28 1/2 Road #38

District D, Precinct 6, Grand Villa Retirement Center, 1501  
Patterson

Louise Sutrina  
2012 N. 22nd Street

Marion McCowen  
3630 Elderberry Circle

Gwendoline Bush  
2005 N 17th Street

Berdine Colescott  
2236 N. 17th Street

District E, Precinct 7, Lincoln Park School, 600 N. 14th Street

Margie Lopas  
1261 Colorado Avenue

Frieda L. Ligrani  
1400 Cannell Avenue

Pauline Bynum  
2022 Gunnison Avenue

MaeVonne Mickelsen  
820 Teller Avenue

Absentee, Precinct 8, City Hall, 250 N. 5th Street

Louise Vig  
428 Lilac Lane

Tracy L. Shafer  
1433 N. 25th Street

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

1. That each Judge of Election serving on the day of Election be compensated for his/her time by the payment of Sixty Dollars (\$60), Supply Judges to be compensated by an additional Five Dollars (\$5) each.

2. That each Absentee Judge of Election serving on the day of Election be compensated for his/her time by the payment of Fifteen Dollars (\$15).

PASSED and ADOPTED this 4th day of November, 1992.

NAME

\_\_\_\_\_  
President of the Council

Attest:

\_\_\_\_\_  
City Clerk

RESOLUTION NO. 74-92

ACCEPTING A PETITION FOR THE ANNEXATION OF LANDS TO THE CITY OF GRAND JUNCTION, COLORADO, AND SETTING A HEARING ON SUCH ANNEXATION, LA ROCHE ANNEXATION - APPROXIMATELY 21.14 ACRES LOCATED SOUTH OF I-70, EAST OF 23-1/2 ROAD

WHEREAS, on the fourth day of November, 1992, 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:

A tract of land located in Section 32 Township 1 North Range 1 West Ute Meridian more specifically described as follows:

The N 1/2 NW 1/4 SE 1/4 said section 32 except beginning 2574.93 ft. West and 1980 ft. North of the SE Corner said section 32; thence east 174.24 ft.; thence North 250 ft.; thence West 174.24 ft.; thence South to the Point of Beginning; and, that part of the S 1/2 SW 1/4 NE 1/4 Section 32 T1S R1W lying South of Interstate 70.

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 16th day of December, 1992, 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 4th day of November, 1992.

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President of the Council

Attest:

\_\_\_\_\_  
City Clerk

RESOLUTION NO. 75-92

ACCEPTING A PETITION FOR THE ANNEXATION OF LANDS TO THE CITY OF GRAND JUNCTION, COLORADO, AND SETTING A HEARING ON SUCH ANNEXATION, WESTERN HILLS ANNEXATION #1 AND #2 - APPROXIMATELY 20.0 ACRES LOCATED EAST OF 27 ROAD, SOUTH OF B-1/2 ROAD

WHEREAS, on the fourth day of November, 1992, 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:

WESTERN HILLS ANNEXATION NO. 1

A TRACT OF LAND LYING IN THE NE1/4 SE1/4 OF SECTION 26 AND IN THE NW1/4 SW1/4 OF SECTION 25, TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE UTE MERIDIAN, MESA COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE NE1/4 SE1/4 OF SAID SECTION 26; THENCE S 89 DEG. 53 MIN. E ALONG THE NORTH LINE OF THE NE1/4 SE1/4 OF SAID SECTION 26 A DISTANCE OF 1317.93 FEET TO THE EAST 1/4 CORNER OF SAID SECTION 26; THENCE EAST ALONG THE NORTH LINE OF THE NW1/4 SW1/4 OF SAID SECTION 25 A DISTANCE OF 1320.0 FEET TO THE NORTHEAST CORNER OF THE NW1/4 SW1/4 OF SAID SECTION 25; THENCE SOUTH ALONG THE EAST LINE OF THE NW1/4 SW1/4 OF SAID SECTION 25 A DISTANCE OF 25.0 FEET; THENCE WEST A DISTANCE OF 1320.0 FEET TO THE WEST LINE OF THE NW1/4 SW1/4 OF SAID SECTION 25; THENCE N 89 DEG. 53 MIN. W A DISTANCE OF 1317.93 FEET TO A POINT WHICH IS SOUTH A DISTANCE OF 25.0 FEET FROM THE POINT OF BEGINNING; THENCE NORTH A DISTANCE OF 25.0 TO THE POINT OF BEGINNING.

WESTERN HILLS ANNEXATION NO. 2

PARCEL NO. 1:

A TRACT OF LAND CONSISTING OF THE NORTH 1/2 OF THE NW1/4 SW1/4 OF SECTION 25, TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE UTE MERIDIAN, MESA COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF THE NW1/4 SW1/4 OF SAID SECTION 25 FROM WHENCE THE NORTHWEST CORNER OF SAID NW1/4 SW1/4

BEARS NORTH A DISTANCE OF 25.0 FEET; THENCE EAST A DISTANCE OF 1320.0 FEET TO THE EAST LINE OF THE NW1/4 SW1/4 OF SAID SECTION 25; THENCE SOUTH ALONG THE EAST LINE OF SAID NW1/4 SW1/4 A DISTANCE OF 635.0 FEET TO THE SOUTHEAST CORNER OF THE NORTH 1/2 OF THE NW1/4 SW1/4 OF SAID SECTION 25; THENCE WEST ALONG THE SOUTH LINE OF THE NORTH 1/2 OF THE NW1/4 SW1/4 OF SAID SECTION 25 A DISTANCE OF 1320.0 FEET TO THE WEST LINE OF SAID NW1/4 SW1/4; THENCE NORTH ALONG THE WEST LINE OF THE NW1/4 SW1/4 OF SAID SECTION 25 A DISTANCE OF 635.0 FEET TO THE POINT OF BEGINNING.

PARCEL NO. 2:

A TRACT OF LAND IN THE SW1/4 NW1/4 SW1/4 OF SECTION 25, TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE UTE MERIDIAN, MESA COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 11 OF JENKINS SUBDIVISION AS RECORDED IN PLAT BOOK 9 AT PAGE 78 IN THE OFFICE OF THE MESA COUNTY CLERK AND RECORDER; THENCE NORTH A DISTANCE OF 25.0 FEET TO A POINT ON THE NORTH LINE OF THE SW1/4 NW1/4 SW1/4 OF SAID SECTION 25; THENCE EAST ALONG THE NORTH LINE OF SAID SW1/4 NW1/4 SW1/4 A DISTANCE OF 151.4 FEET TO A POINT; THENCE SOUTH A DISTANCE OF 25.0 FEET TO THE NORTHEAST CORNER OF LOT 11 OF SAID JENKINS SUBDIVISION; THENCE ALONG THE EASTERN BOUNDARY OF SAID LOT 11 THE FOLLOWING TWO COURSES AND DISTANCES:

1. 71.13 FEET ALONG THE ARC OF A NON TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 50.0 FEET AND A LONG CHORD WHICH BEARS S 19 DEG. 19 MIN. 23 SEC. E A DISTANCE OF 65.28 FEET;

2. SOUTH A DISTANCE OF 8.4 FEET TO THE NORTHEAST CORNER OF LOT 10 OF SAID JENKINS SUBDIVISION;

THENCE SOUTH ALONG THE EASTERN BOUNDARY OF SAID LOT 10 A DISTANCE OF 70.0 FEET TO THE SOUTHEAST CORNER OF SAID LOT 10; THENCE WEST ALONG THE SOUTHERN BOUNDARY OF SAID LOT 10 A DISTANCE OF 173.0 FEET TO THE SOUTHWEST CORNER OF SAID LOT 10; THENCE NORTH ALONG THE WESTERN BOUNDARIES OF LOTS 10 AND 11 OF SAID JENKINS SUBDIVISION A DISTANCE OF 140.0 FEET TO THE POINT OF BEGINNING.

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 16th day of December, 1992, 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 4th day of November, 1992.

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President of the Council

Attest:

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City Clerk