

**GRAND JUNCTION CITY COUNCIL
MINUTES OF THE REGULAR MEETING**

December 7, 2005

The City Council of the City of Grand Junction convened into regular session on the 7th day of December 2005, at 7:00 p.m. in the City Auditorium. Those present were Councilmembers Bonnie Beckstein, Teresa Coons, Jim Doody, Doug Thomason and Council President Pro Tem Gregg Palmer. Absent were Council President Bruce Hill and Councilmember Jim Spehar. Also present were City Manager Kelly Arnold, City Attorney John Shaver and City Clerk Stephanie Tuin.

Council President Pro Tem Palmer called the meeting to order. Councilmember Thomason led in the pledge of allegiance. The audience remained standing for the invocation by Howard Hays, First Church of the Nazarene.

APPOINTMENTS

TO THE HISTORIC PRESERVATION BOARD

Councilmember Coons moved to reappoint Bill Cort and appoint Kathy Jordan to the Historic Preservation Board for four year terms expiring December 2009. Councilmember Thomason seconded the motion. Motion Carried.

TO THE VISITOR AND CONVENTION BUREAU BOARD OF DIRECTORS

Councilmember Thomason moved to reappoint Lynn Sorlye and appoint Bill Hill for three year terms until December 2008 and appoint Denise Henning for an unexpired term until December 2006 to the Visitor and Convention Bureau Board of Directors. Councilmember Coons seconded the motion. Motion carried.

PRESENTATION OF CERTIFICATES OF APPOINTMENT

TO THE COMMISSION ON ARTS AND CULTURE

Jeanine Howe and Kat Rhein were present to receive their certificates.

PROCLAMATIONS / RECOGNITIONS

PROCLAIMING DECEMBER 9, 2005 AS "DALTON TRUMBO DAY" IN THE CITY OF GRAND JUNCTION

CITIZEN COMMENTS

Walker Field Airport Board Chairman Craig Springer introduced Mr. Rex Tippetts as the new Airport Manager. Mr. Tippetts thanked the City Council and expressed his enthusiasm to be in Grand Junction. He then gave a brief overview of his experience.

CONSENT CALENDAR

It was moved by Councilmember Beckstein, seconded by Councilmember Doody and carried by roll call vote to approve Consent Calendar Items #1 through #10 and item #12, thus adding item #12 to the Consent Calendar.

1. Minutes of Previous Meetings

Action: Approve the Minutes of the November 14, 2005 Special Session, the Summary of the November 14, 2005 Workshop, the Minutes of the November 16, 2005 Special Session, the Minutes of the November 16, 2005 Regular Meeting, and the Minutes of the December 1, 2005 Special Session

2. Setting a Hearing on the 2006 Budget Appropriation Ordinance

The total appropriation for all thirty-seven accounting funds budgeted by the City of Grand Junction (including the Ridges Metropolitan District, Grand Junction West Water and Sanitation District, and the Downtown Development Authority) is \$158,207,557. Although not a planned expenditure, an additional \$2,000,000 is appropriated as an emergency reserve in the General Fund pursuant to Article X, Section 20 of the Colorado Constitution.

Proposed Ordinance Appropriating Certain Sums of Money to Defray the Necessary Expenses and Liabilities of the City of Grand Junction, Colorado, the Downtown Development Authority, the Ridges Metropolitan District, and the Grand Junction West Water and Sanitation District, for the Year Beginning January 1, 2006, and Ending December 31, 2006

Action: Introduction of a Proposed Ordinance and Set a Hearing for December 21, 2005

3. Setting Hearings on Ordinances Prohibiting Underage Purchase, Possession or Consumption of Alcohol, Marijuana and Paraphernalia

In 2004, the Grand Junction Police Department handled 389 cases of minor in possession of alcohol, resulting in 697 arrests. Officers from the Department

made 92 arrests of minors in possession of one ounce or less of marijuana. Many municipalities across Colorado, including several on the Western Slope, have ordinances prohibiting minors from purchasing, possessing or consuming alcohol and/or marijuana. The proposed ordinances would prohibit those activities as a matter of local law in Grand Junction.

Proposed Ordinance Prohibiting Purchase, Possession or Consumption of Alcohol by Minors and Prohibiting the Provision of Alcohol to Minors

Proposed Ordinance Prohibiting Purchase, Possession or Consumption of Marijuana by Minors and Prohibiting Possession of Drug Paraphernalia

Action: Introduction of Proposed Ordinances and Set Hearings for December 21, 2005

4. **Setting a Hearing on Vacating the East/West Alley South of Fourth Avenue on the West Side of S. 7th Street** [File # VR-2005-181]

Introduction of a proposed vacation ordinance to vacate the east/west alley south of Fourth Avenue on the west side of S. 7th Street. The owner of the adjacent properties to the north and south of the alley has requested that the alley be vacated to make the smaller adjacent lots easier to develop.

Proposed Ordinance Vacating Rights-of-Way for an Alleyway Located West of South 7th Street and South of Fourth Avenue

Action: Introduction of a Proposed Ordinance and Set a Hearing for December 21, 2005

5. **Setting a Hearing on Zoning the Hoffman Annexation, Located at 3041 D Road** [File # ANX-2005-239]

Introduction of a proposed zoning ordinance to zone the Hoffman Annexation RMF-5 located at 3041 D Road.

Proposed Ordinance Zoning the Hoffman Annexation to RMF-5 Located at 3041 D Road

Action: Introduction of a Proposed Ordinance and Set a Hearing for December 21, 2005

6. **Setting a Hearing for the Hammer-Whitt Annexation Located at 29 ½ Road and Ronda Lee Road** [File # ANX-2005-107]

Resolution referring a petition for annexation and introduction of a proposed ordinance. The 6.20 acre Hammer-Whitt Annexation consists of 3 parcels and contains a portion of the Ronda Lee Road, Jon Hall Drive, and 29 ½ Road rights-of-way.

a. **Referral of Petition, Setting a Hearing and Exercising Land Use Jurisdiction**

Resolution No. 171-05 – A Resolution Referring a Petition to the City Council for the Annexation of Lands to the City of Grand Junction, Colorado, Setting a Hearing on Such Annexation, and Exercising Land Use Control, Hammer-Whitt Annexation, Located at 29 ½ Road and Ronda Lee Road and a Portion of the Ronda Lee Road, Jon Hall Drive, and 29 ½ Road Rights-of-Way

Action: Adopt Resolution No. 171-05

b. **Setting a Hearing on Proposed Ordinance**

Proposed Ordinance Annexing Territory to the City of Grand Junction, Colorado, Hammer-Whitt Annexation, Approximately 6.20 Acres, Located at 29 ½ Road and Ronda Lee Road and a Portion of the Ronda Lee Road, Jon Hall Drive, and 29 ½ Road Rights-of-Way

Action: Introduction of a Proposed Ordinance and Set a Hearing for January 18, 2006

7. **Setting a Hearing for the Ward-Mudge Annexation Located at 3113 and 3117 E ½ Road** [File # ANX-2005-256]

Resolution referring a petition for annexation and introduction of a proposed ordinance. The 3.68 acre Ward-Mudge Annexation consists of 2 parcels and contains a portion of the E ½ Road right-of-way.

a. **Referral of Petition, Setting a Hearing and Exercising Land Use Jurisdiction**

Resolution No. 176-05 – A Resolution Referring a Petition to the City Council for the Annexation of Lands to the City of Grand Junction, Colorado, Setting a Hearing

on Such Annexation, and Exercising Land Use Control, Ward - Mudge Annexation, Located at 3113 and 3117 E ½ Road and a Portion of the E ½ Road Right-of-Way

Action: Adopt Resolution No. 176-05

b. Setting a Hearing on Proposed Ordinance

Proposed Ordinance Annexing Territory to the City of Grand Junction, Colorado, Ward-Mudge Annexation, Approximately 3.68 Acres, Located at 3113 and 3117 E ½ Road and a Portion of the E ½ Road Right-of-Way

Action: Introduction of a Proposed Ordinance and Set a Hearing for January 18, 2006

8. Spyglass Ridge Subdivision Revocable Permit [File # FP-2005-090]

A request for a Revocable Permit for trail construction and the placement of trail benches and signs on city-owned property adjacent to the water plant.

Resolution No. 177-05 – A Resolution Concerning the Issuance of a Revocable Permit to Spyglass Ridge Homeowners Association, Inc.

Action: Adopt Resolution No. 177-05

9. Setting a Hearing on Amending the Planned Development Zoning Ordinance for Shadow Run at the Ridges [File # PP-2005-203]

The applicant's proposal is to develop an attached single family and townhome project on a parcel within the Ridges Planned Development that was previously approved as a multifamily site for a maximum density of 7.5 dwelling units per acre. The plan consists of ten duplex buildings and three four-plex buildings, for a total of 32 dwelling units on 4.99 acres, resulting in a density of 6.4 units per acre. The application includes a request for approval of private streets within the development.

Proposed Ordinance Amending Ordinance No. 2596 Zoning the Ridges Planned Development to Include More Specific Information for a Portion of the Original Ridges Development Located at East Lakeridge Drive and Ridges Boulevard to be Known as Shadow Run at the Ridges

Action: Introduction of a Proposed Ordinance and Set a Hearing for December 21, 2005

10. **Accepting a Grant of Federal Funds to Improve Main Street Between 7th and 8th Streets**

A Federal Enhancement Grant has been awarded to the City of Grand Junction in the amount of \$204,427 to install medians, streetscape, and landscape improvements on Main Street between 7th and 8th Streets.

Resolution No. 178-05 – A Resolution Accepting a Grant of Federal Funds and Authorizing City Funds for Median Installation, Streetscaping and Landscaping Renovations to Main Street Between 7th and 8th Streets

Action: Adopt Resolution No. 178-05

12. **Amendment to the MOU with the DDA to Include the BID**

Approval of this amendment will add the downtown business improvement district (BID) to the Memorandum of Understanding between the City and the Downtown Development Authority. The downtown BID will then receive the same City services that the DDA currently receives.

Action: Approve Amendment #1 to the Grand Junction/DDA Memorandum of Understanding and Authorizing the Mayor to Sign

ITEMS NEEDING INDIVIDUAL CONSIDERATION

Public Hearing – Assessments for the Grand Junction Downtown Business Improvement District

The recent Special Election authorized the Downtown Grand Junction Business Improvement District Special Assessment. Pursuant to 31-25-1219 C.R.S., the governing body must hold a public hearing on the question of the imposition of the assessments. Immediately following the hearing, the Special Assessments will be certified to the County Treasurer for collection in 2006.

The public hearing was opened at 7:15 p.m.

Council President Pro Tem Palmer disclosed that he is a downtown property owner but legal staff has assured him there is no conflict.

Harold Stalf, DDA Executive Director, reviewed this item. He reviewed the formation of the bid and the election to impose the Special Assessments.

City Attorney John Shaver asked Mr. Stalf to describe how the proceeds will be used. Mr. Stalf stated it will be used for marketing and promoting downtown events. Mr. Shaver asked if that is for existing events. Mr. Stalf said yes, the proceeds will replace monies that are currently coming from the City, parking fees, and DTA dues which currently fund the marketing and promotion of downtown events. No new programs are planned for the monies.

Council President Pro Tem Palmer noted the Council received a letter from Carol A. Newton and such letter will be entered into the record. (see attached)

There were no public comments.

The public hearing was closed at 7:16 p.m.

City Clerk Stephanie Tuin requested the Council include in their motion the authority for her to correct any calculation or clerical errors in the assessments before she files it with the County Treasurer.

Resolution No. 179-05 – A Resolution Approving the Assessment and Ordering the Preparation of the Local Assessment Roll

Councilmember Coons moved to adopt Resolution No. 179-05 and authorized the City Clerk to make any calculation corrections needed. Councilmember Thomason seconded the motion. Motion carried by roll call vote.

Amendment to the MOU with the DDA to Include the BID moved to the Consent Calendar

Public Hearing – Vacating a Portion of the Elvira Drive Right-of-Way, Located North of G Road and West of 26 Road [File # PFP-2004-163]

Consideration of a request to vacate a portion of the Elvira Drive right-of-way, located north of G Road and west of 26 Road. The applicant has requested vacation of the right-of-way in conjunction with a new subdivision that will take access from a new internal street. Access from Elvira Drive is unsafe and the applicant would like to create a safer entrance to the new subdivision.

The public hearing was opened at 7:20 p.m.

Lisa E. Cox, Senior Planner, reviewed this item. She described the location and the reason for the request. The vacation will allow a new access point that is safer. The developer wants to retain a portion of the right-of-way for future development and the City

will retain a multipurpose easement for utilities. Ms. Cox said the request meets the criteria and Staff supports the request. She said there will be a shared access to lots 7 and 8. The estimated value of the property to be vacated, less the multipurpose easement, is \$25,500 and said Planning Commission recommends approval.

The applicant, Ted Martin, was present but had nothing to add.

There were no public comments.

The public hearing was closed at 7:25 p.m.

Ordinance No. 3844 – An Ordinance Vacating a Portion of the Elvira Drive Right-of-Way Located North of G Road and West of 26 Road

Councilmember Doody moved to adopt Ordinance No. 3844 on Second Reading and ordered it published. Councilmember Coons seconded the motion. Motion carried by roll call vote.

Public Hearing – Prairie View South Annexation and Zoning, Located at 3028 and 3032 D ½ Road [File #ANX-2005-233]

Acceptance of a petition to annex and consider the annexation and zoning for the Prairie View South Annexation. The Prairie View South Annexation is located at 3028 and 3032 D ½ Road and consists of 2 parcels on 7.68 acres. The zoning being requested is RMF-5.

The public hearing was opened at 7:25 p.m.

Bob Blanchard, Community Development Director, reviewed this item. Mr. Blanchard described the property, which is two parcels, and their location. He said the owners request annexation as a result of a rezone request, which requires annexation and City review. Mr. Blanchard said the request meets the criteria for annexation and said the zoning being requested is RMF-5 which is in compliance with the Future Land Use designation and meets the rezone criteria that applies.

The applicant was not present.

There were no public comments.

The public hearing was closed at 7:29 p.m.

Councilmember Thomason asked for clarification on City limits in that area, specifically a subdivision to the south. Mr. Blanchard said that subdivision is not in the City limits but is built out at 3 units per acre.

a. Accepting Petition

Resolution No. 180-05 – A Resolution Accepting a Petition for Annexation, Making Certain Findings, Determining that Property Known as the Prairie View South Annexation, Located at 3028 and 3032 D ½ Road is Eligible for Annexation

b. Annexation Ordinance

Ordinance No. 3845 – An Ordinance Annexing Territory to the City of Grand Junction, Colorado, Prairie View South Annexation, Approximately 7.68 Acres, Located at 3028 and 3032 D½ Road

c. Zoning Ordinance

Ordinance No. 3846 – An Ordinance Zoning the Prairie View South Annexation to RMF-5, Located at 3028 and 3032 D ½ Road

Councilmember Coons moved to adopt Resolution No. 180-05 and Ordinance Nos. 3845 and 3846 on Second Reading and ordered them published. Councilmember Thomason seconded the motion. Motion carried by roll call vote.

Sewer Trunk Extension Funds to Cover the Design and Construction of the 24 ½ Road Trunk Sewer Extension

This project is being recommended due to new development proposed along the 24½ Road corridor. The project includes design review that would occur in 2005, advertisement/award of a construction contract in January and February 2006, and construction in early 2006. This schedule is contingent upon the developer depositing adequate funds to cover the required trunk extension fees.

Councilmember Jim Spehar entered the meeting at 7:32 p.m.

Mark Relph, Public Works and Utilities Director, reviewed this item. He explained the reason for the trunk line extension and how some of the costs will be repaid to the City as new developments connect onto the line. He said the current developers would initially have to pay \$67,500 or 15% toward the design, construction and construction management costs. The extension of sewer into this area will open up the possibility of

development in the area. Mr. Relph says the project anticipates a payback in ten years of the cost of the extension.

Councilmember Coons moved to authorize Staff to move forward with design review, receiving bids, and revision of the Trunk Extension Fund 2005 and 2006 budget contingent on approval by the Mesa County Commissioners. Councilmember Doody seconded the motion. Motion carried.

Construction Contract for the Crosby Avenue Pipe Bores and Storm Outfall

The Crosby Avenue Pipe Bores and Storm Outfall project is the first phase of a multi-phase project to construct a major storm drainage system and to improve Crosby Avenue. Phase 1 includes the installation of two 54 - inch pipe bores beneath the Union Pacific Railroad near the intersection of W. Grand Avenue and Crosby Avenue and two 54 inch diameter storm drain pipes from the railroad tracks to the Colorado River. Bids were received for this project on September 27, 2005.

Mark Relph, Public Works and Utilities Director, reviewed this item. He said the completion of this project is important for the drainage and the rest of the improvements planned for the El Poso area. Mr. Relph said there have been challenges with this project, particularly with the budget. Between the lack of competition in bidding and the cost of materials, the cost is nearly \$700,000 more than anticipated. He said another factor is the cobble in the ground which is difficult to bore through. In order to have sufficient funds, Staff is suggesting borrowing funds from the Riverside Parkway project.

Councilmember Coons inquired where the storm drainage will go and if the water will need to be treated. Mr. Relph said it will drain behind City shops and will not need treatment.

Councilmember Doody asked about postponing the Orchard Avenue project (where the money is being borrowed). Mr. Relph explained how that will work.

Council President Pro Tem Palmer asked about premium prices for construction and other impacts regarding delays. Mr. Relph said they have discussed that in regard to every project and are looking at ways to aggregate some projects and delaying some projects. More discussions are anticipated.

Councilmember Spehar noted the City does a good job balancing the need to control dollars and still have enough smaller projects available for the local contractors to bid on.

Council President Pro Tem Palmer noted that the time is unique with all the school projects and St. Mary's projects going on at the same time.

Councilmember Spehar moved to authorize the City Manager to sign a construction contract for the Crosby Avenue Pipe Bores and Storm Outfall Project with M.A. Concrete Construction, Inc. in the amount of \$1,503,900.88. Councilmember Beckstein seconded the motion. Motion carried.

Initiate Condemnation Proceedings to Acquire Right-of-Way for the Riverside Parkway Project

The proposed resolution will authorize the City to initiate condemnation proceedings to acquire a 20% interest in property located at 902-1110 S. 5th Street owned by the Eldon K. VanGundy Irrevocable Trust, Quinton VanGundy, Trustee, for right-of-way for Riverside Parkway.

Mark Relph, Public Works and Utilities Director, reviewed this item. He explained the purpose of the request is to acquire the 20% interest of the VanGundy property, owned by the Eldon VanGundy Trust, for right-of-way for the Riverside Parkway project. He advised the City has closed on the other 80% of the property from Dean VanGundy. He said prices were adjusted for inflation and said 20% would be \$433,876 and that offer was made. Mr. Relph said a counter was received for \$472,703 and the City made its final offer at \$450,000. That offer was declined.

Councilmember Coons said Council does not enter this action lightly but she supports the resolution to allow proceedings to begin. She felt the price offered was fair since Mr. Eldon VanGundy has commented publicly that the City has overpaid Mr. Dean VanGundy for his portion and the offer made to him is based on that price. She also would not want to set a precedent in exceeding the amount offered.

Councilmembers Thomason, Beckstein and Doody agreed.

Councilmember Spehar did not support the resolution because the price the court might determine is uncertain so he would rather just meet Mr. VanGundy's price.

Council President Pro Tem Palmer supports staff's recommendation and although he hopes negotiations will be successful he has no problem with taking the matter to court.

Resolution No. 181-05 – A Resolution Determining the Necessity of and Authorizing the Acquisition of Certain Property, by Either Negotiation or Condemnation, for Municipal Public Facilities

Councilmember Beckstein moved to adopt Resolution No. 181-05. Councilmember Thomason seconded the motion. Motion carried by roll call vote with Councilmember Spehar voting NO.

2006 – 2007 Parks and Recreation Department Fees and Charges Policy

On October 27, 2005 the Parks and Recreation Advisory Board unanimously approved the 2006-2007 Parks and Recreation Department Fees and Charges Policy and is recommending the City Council pass a resolution adopting the 2006-2007 Parks and Recreation Fees and Charges Policy. Additionally, it is also recommended by Staff that the City Council adopt the 2006-2007 Fees and Charges Policy for Two Rivers Convention Center and the Avalon Theatre.

Joe Stevens, Parks and Recreation Director, reviewed this item. He noted the proposed policy and fee schedule has been reviewed by the Parks and Recreation Advisory Board. Mr. Stevens said the board also discussed the resident versus non-resident discount. He said the proposal before Council does not include any change to that policy. He said the golf rates have gone up and they project a 5% increase for the next two years. Other program areas in the schedule are recreation fees. Mr. Stevens said the recreation activities are at 100% cost recovery and said at Two Rivers there will be some new fees, particularly the rental fees for equipment.

Councilmember Spehar asked what percentages of participants pay the higher non-resident fee. Traci Altergott, Recreation Superintendent, said they used to track that but in recent years the number of non-resident participants has decreased. She estimated around 40% to 50% are non-residents. Many participants find ways around the non-resident versus resident fee structure. Mr. Stevens advised that the current generation does not participate in team sports as much as the prior generation. Ms. Altergott added the team sports that this generation plays are not high dollar activities – dodge ball for example.

Councilmember Spehar said that it was due time to eliminate the resident versus non-resident fee structure but that could be discussed at another time.

Resolution No. 182-05 – A Resolution Establishing the 2006–2007 Fees and Charges Policy for the Grand Junction Parks and Recreation Department

Councilmember Coons moved to adopt Resolution No. 182-05. Councilmember Spehar seconded the motion. Motion carried by roll call vote.

Public Hearing – Second Supplemental Appropriation Ordinance for 2005

The request is to appropriate specific amounts for several of the City's accounting funds as specified in the ordinance.

The public hearing was opened at 8:16 p.m.

Lanny Paulson, Budgeting and Accounting Manager, reviewed this item. He explained the purpose of the second supplemental appropriation ordinance. He referred to the summary provided to Council.

Council President Pro Tem Palmer asked why additional funds were required for the swimming pool concessions. Mr. Paulson advised additional funds were needed for labor and supplies to run the concessions.

There were no public comments.

The public hearing was closed at 8:20 p.m.

Ordinance No. 3847 – An Ordinance Making Supplemental Appropriations to the 2005 Budget of the City of Grand Junction

Councilmember Thomason moved to adopt Ordinance No. 3847 on Second Reading and ordered it published. Councilmember Coons seconded the motion. Motion carried by roll call vote.

Levying Property Taxes for the Year 2005 for Collection in the Year 2006

The resolutions set the mill levies of the City of Grand Junction, Ridges Metropolitan District #1, and the Downtown Development Authority. The City and DDA mill levies are for operations, the Ridges levy is for debt service only. The City is also establishing a temporary credit mill levy for the General Fund for the purpose of refunding revenue collected in 2004 in excess of the limitations set forth in the Tabor Amendment, Article X, Section 20 of the Colorado Constitution. The temporary credit is pursuant to CRS 39-5-121 (SB 93-255).

Lanny Paulson, Budgeting and Accounting Manager, reviewed this item. He explained the purpose of the mill levy resolutions. The City's mill levy has remained the same since 1985. There is a mill levy credit this year due to TABOR limitations. The Ridges mill levy has been reduced and its sole purpose is for debt service. The DDA mill levy is the standard of 5 mills and funds the operations of the DDA. There is no mill levy to be levied for the Grand Junction West Water Sanitation District for the first time since the City took over because the City has sufficient funds to pay off the remaining debt.

- a. Resolution No. 183-05 – A Resolution Levying Taxes for the Year 2005 in the City of Grand Junction, Colorado
- b. Resolution No. 184-05 – A Resolution Levying Temporary Credit Taxes for the Year 2005 in the City of Grand Junction, Colorado

- c. Resolution No. 185-05 – A Resolution Levying Taxes for the Year 2005 in the Downtown Development Authority
- d. Resolution No. 186-05 – A Resolution Levying Taxes for the Year 2005 in the Ridges Metropolitan District #1

Councilmember Spehar moved to adopt Resolutions No. 183-05, 184-05, 185-05, and 186-05. Councilmember Thomason seconded the motion. Motion carried by roll call vote.

NON-SCHEDULED CITIZENS & VISITORS

There were none.

OTHER BUSINESS

There was none.

ADJOURNMENT

The meeting adjourned at 8:22 p.m.

Stephanie Tuin, MMC
City Clerk

ATTACHMENT 11
cc: City Council
Kelly A.
John S.
snc 12/7/05

Carol A Newton
859 Grand Vista Way
Grand Junction, CO 81506

12/5/05

Grand Junction City Council
250 North 5Th Street
Grand Junction, CO 81501

Dear City Council:

As specified in your letter to the downtown property owners, I am writing to object to the Special Assessment tax on these two properties:

501 Main (AG Edward's)
202 Ute (vacant land)

As owner of these two properties, I strongly oppose this special assessment tax by the DGJID on a financial institution and vacant land. What can they add to special events, festivals, street fairs and on going events? In my opinion, this is an unfair assessment tax.

Sincerely,

Carol A. Newton

Carol A Newton

