

**GRAND JUNCTION CITY COUNCIL  
TWO RIVERS CONVENTION CENTER, 159 MAIN STREET  
AGENDA**

**WEDNESDAY, DECEMBER 1, 1999, 7:30 P.M.**

**CALL TO ORDER**

God

Pledge of Allegiance  
Invocation - Rocky Shrable, Sonrise Church of

**RECOGNITIONS / PROCLAMATIONS**

\*\*\* PRESENTATION OF THE SILVER BUCKLE AWARD FOR SEATBELT ENFORCE-MENT TO THE GRAND JUNCTION POLICE DEPARTMENT

**CITIZEN COMMENTS**

\* \* \* CONSENT CALENDAR \* \* \*

1. **Minutes of Previous Meeting** [Attach1](#)  
  
*Action: Approve the Minutes of the Regular Meeting November 17, 1999*
  
2. **Levying Property Taxes for the Year 1999** [Attach2](#)  
  
The resolutions set the mill levies of the City of Grand Junction, Ridges Metropolitan Districts #1 and #2, Grand Junction West Water and Sanitation District, and the Downtown Development Authority. The City and DDA mill levies are for operations. The others are for debt service only. For the first time the City is also establishing a credit mill levy pursuant to the Tabor Amendment. The City will levy a temporary credit of 0.377 mills for the purpose of refunding approximately \$139,000 of excess property tax collected in 1998.
  - a. Resolution No. 134-99 – A Resolution Levying Taxes for the Year 1999 in the City of Grand Junction, Colorado

\*\*\* Indicates New Item  
\* Requires Roll Call Vote

- b. Resolution No. 135–99 – A Resolution Levying Temporary Credit Taxes for the Year 1999 in the City of Grand Junction, Colorado
- c. Resolution No. 136–99 – A Resolution Levying Taxes for the Year 1999 in the Ridges Metropolitan District, a Part of the City of Grand Junction, Colorado
- d. Resolution No. 137–99 – A Resolution Levying Taxes for the Year 1999 in the Grand Junction West Water and Sanitation District, a Part of the City of Grand Junction, Colorado
- e. Resolution No. 138–99 – A Resolution Levying Taxes for the Year 1999 in the City of Grand Junction, Colorado, Downtown Development Authority

*\*Action: Adopt Resolutions No. 134–99, No. 135–99, No. 136–99, No. 137–99 and No. 138-99*

Staff presentation: Ron Lappi, Administrative Services Director

3. **Annual Appropriations for the Year 2000** [Attach3](#)

The total appropriation for all 35 accounting funds budgeted by the City (including the Ridges Metropolitan District, Grand Junction West Water and Sanitation District, and the Downtown Development Authority) is \$84,029,683. 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 Annual Appropriation Ordinance Appropriating Certain Sums of Money to Defray the Necessary Expenses and Liabilities of the City of Grand Junction, Colorado, the Ridges Metropolitan District, and the Grand Junction West Water and Sanitation District, for the Year Beginning January 1, 2000, and Ending December 31, 2000

*Action: Adopt Proposed Ordinance on First Reading and Set a Hearing for December 15, 1999*

Staff presentation: Ron Lappi, Administrative Services Director

4. **Land Exchange with Bureau of Land Management in the Grand Mesa Slopes Special Management Area** **Attach 4**

On April 7, 1999 the City Council adopted Resolution No. 42-99 agreeing to initiate a land exchange between the City of Grand Junction and the Bureau of Land Management. The first resolution amends the April 3, 1999 Agreement to initiate a land exchange that reflects final, agreed upon acreages and values. The second resolution authorizes the City to exchange subject lands and to close by December 31, 1999 contingent upon review and approval of appropriate closing documents, which includes a federal patent to lands being acquired by the City from the BLM.

a. **Amend Agreement with BLM**

Resolution No. 139-99 – A Resolution Authorizing an Amendment to Agreement to Initiate Land Exchange between the City of Grand Junction and the Bureau of Land Management

b. **Exchange Lands with BLM**

Resolution No. 140-99 – A Resolution Authorizing the Exchange of Real Estate with the United States of America

*\*Action: Adopt Resolutions No. 139-99 and No. 140-99*

Staff presentation: Greg Trainor, Utilities Manager  
Tim Woodmansee, Real Estate Manager

5. **Amending the Somerville Ranch Lease with Cliff and Judy Davis** **Attach 5**

On April 7, 1999 the City adopted Resolution No. 42-99 agreeing to initiate a land exchange between the City of Grand Junction and the Bureau of Land Management. On December 1, 1999 the City will consider adoption of a resolution agreeing to exchange lands with the BLM.

Cliff and Judy Davis currently lease property being conveyed by the City to the BLM for ranching purposes. The 1990 ranch lease with Davis, by way of this amendment, will remove these lands from the

lease. These soon-to-be BLM lands will be added to the BLM grazing permit with Cliff and Judy Davis. Likewise, BLM lands coming to the City will be removed from the BLM grazing permit with Davis and added, by way of this amendment, to the Somerville Ranch lease between the City and Cliff and Judy Davis.

Resolution No. 141-99 – A Resolution Amending the Lease of City Property to Clifford V. Davis and Judy L. Davis

*\*Action: Adopt Resolution No. 141-99*

Staff presentation: Greg Trainor, Utilities Manager  
Tim Woodmansee, Real Estate Manager

6. **Utility Easement to the Public Service Company of Colorado at 24 ½ Road, South of River Road** **Attach 6**

The Public Service Company of Colorado has requested an easement across City property spanning the Colorado River, at the alignment of 24 ½ Road, south of River Road, to accommodate the reconstruction of an existing 13KV power line.

Resolution No. 142-99 – A Resolution Concerning the Granting of a Non-Exclusive Electric Utility Easement to the Public Service Company of Colorado

*\*Action: Adopt Resolution No. 142-99*

Staff presentation: Tim Woodmansee, Real Estate Manager

7. **Vacating Utility Easements in the Fountain Greens Subdivision, Located North and West of the Northwest Corner of 25 Road and G Road**[File #FPP-1999-183] **Attach 7**

The applicant requests to vacate all 10-foot utility easements adjacent to some of the private streets that were platted with the replat of Fountainhead Subdivision. The vacation is requested in conjunction with the approval of Fountain Greens Subdivision, Filing 1. At its November 9, 1999 hearing, the Planning Commission recommended approval of this request.

Resolution No. 143–99 – A Resolution Vacating Utility Easements in the Replat of Fountainhead Subdivision

*\*Action:* Adopt Resolution No. 143–99

Staff presentation: Bill Nebeker, Senior Planner

8. **Setting a Hearing on High Pointe Estates Annexation Located at 2462, 2462 ½ and 2464 Broadway** [File #ANX-1999-228]  
**Attach 8**

The 17.21 acre High Pointe Estates Annexation area consists of land owned solely by the applicant, Lois Clifton. The applicant has signed a petition for annexation.

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

Resolution No. 144–99 – 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 – High Pointe Estates Annexation Located at 2462, 2462 ½ and 2464 Broadway

*\*Action:* Adopt Resolution No. 144–99 and Set a Hearing for January 19, 2000

b. **Set a Hearing on Annexation Ordinance**

Proposed Ordinance Annexing Territory to the City of Grand Junction, Colorado, High Pointe Estates Annexation, Approximately 17.21 Acres, Located at 2462, 2462 ½ and 2464 Broadway

*Action:* Adopt Proposed Ordinance on First Reading and Set a Hearing for January 19, 2000

Staff presentation: Lisa Gerstenberger, Senior Planner

9. **Setting a Hearing on Coventry Club Annexations No. 1, No. 2 and No. 3, Located on Arlington Drive, North of Quincy Lane** [File #ANX-1999-247]  
**Attach 9**

The 4.32 acre Coventry Club Annexation consists of one parcel of land, approximately 2.860 acres, subdivided into 50 separate existing townhouse lots. Also included is a small portion (.06 acres) of right-of-way obtained from B ½ Road and a portion of Arlington Drive (.31 acres). This subdivision is located on Arlington Drive, north of Quincy Lane.

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

Resolution No. 145–99 – 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 – Coventry Club Annexation Located on the Northeast Corner of Quincy Lane and Arlington Drive

*\*Action: Adopt Resolution No. 145–99 and Set a Hearing for January 19, 2000*

**b. Set a Hearing on Annexation Ordinances**

- (1) Proposed Ordinance Annexing Territory to the City of Grand Junction, Colorado, Coventry Club Annexation No. 1, Approximately .06 Acres, Located 50 Feet along B ½ Road to Arlington Drive
- (2) Proposed Ordinance Annexing Territory to the City of Grand Junction, Colorado, Coventry Club Annexation No. 2, Approximately .31 Acres, Located along the East and West Right-of-Way of Arlington Drive
- (3) Proposed Ordinance Annexing Territory to the City of Grand Junction, Colorado, Coventry Club Annexation No. 3, Approximately 3.95 Acres Located along a Portion of the Width of the Right-of-Way of Quincy Lane, Including the Existing Coventry Club Subdivision

*Action: Adopt Proposed Ordinances on First Reading and Set Hearings for January 19, 2000*

Staff presentation: Lori Bowers, Associate Planner

10. **Setting a Hearing on Broome Annexation Located at 3090 I-70 B** [File #ANX-1999-263] **Attach 10**

The 2.12 acre Broome Annexation consists of two parcels of land, Lots 3 and 6, of the 31 Road Business Park Subdivision, approximately 1.81 acres. Right-of-Way included in this annexation is a portion of Hoover Drive.

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

Resolution No. 146-99 – 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 – Broome Annexation Located at 3090 I-70 B

*\*Action: Adopt Resolution No. 146-99 and Set a Hearing for January 19, 2000*

b. **Set a Hearing on Annexation Ordinance**

Proposed Ordinance Annexing Territory to the City of Grand Junction, Colorado, Broome Annexation, Approximately 2.12 Acres, Located at 3090 I-70 B

*Action: Adopt Proposed Ordinance on First Reading and Set a Hearing for January 19, 2000*

Staff presentation: Lori Bowers, Associate Planner

11. **Setting a Hearing on Zoning Hill Annexation RSF-E, Located at 323 and 325 South Redlands Road** [File #ANX-1999-229] **Attach 11**

The 14.41 acre Hill Annexation area consists of one parcel of land. The requested zoning is RSF-E. The applicant has received final approval for a 3 lot minor subdivision.

Proposed Ordinance Zoning the Hill Annexation RSF-E

*Action: Adopt Proposed Ordinance on First Reading and Set a Hearing for December 15, 1999*

Staff presentation: Lori Bowers, Associate Planner

12. **Setting a Hearing on Zoning a Portion of Desert Hills Estates Annexation No. 1 Located at 2114 Desert Hills Road, West and North of Riggs Hill PR-2.5** [File #ANX-1999-204] **Attach 12**

Request for a zone of annexation from County R-2 to City PR, with a density not to exceed one dwelling unit per 2.5 acres, for a portion of Desert Hills Estates Annexation No. 1.

Proposed Ordinance Zoning a Portion of the Desert Hills Estates Annexation No. 1 to PR-2.5

*Action: Adopt Proposed Ordinance on First Reading and Set a Hearing for December 15, 1999*

Staff presentation: Lisa Gerstenberger, Senior Planner

13. **Tiara Rado and Lincoln Park Municipal Golf Courses Concession Agreement** **Attach 13**

On December 31, 1996, Pat Kennedy and Stephen Hoefer, President and Secretary/Treasurer respectively for Pinon Grill, Inc., entered into an agreement with the City that will end on December 31, 1999. The current agreement includes an option to renew for an additional two years at \$600/month plus 5% of monthly gross sales.

*Action: Authorize the City Manager to Sign an Agreement with Pinon Grill, Inc. for Concession Services at Tiara Rado and Lincoln Park Municipal Golf Courses*

Staff presentation: Joe Stevens, Parks & Recreation Director

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

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

14. **Public Hearing - Mendez Annexation Located at 2765 Highway 50** [File #ANX-1999-236] **Attach 14**



This is a public hearing for the 6.566 acre Mendez Annexation area consisting of one parcel of land. The owners of the property have signed a petition for annexation. The petition was referred to City Council on October 20, 1999.

**a. Resolution Accepting Petition**

Resolution No. 147-99 – A Resolution Accepting Petitions for Annexation, Making Certain Findings, Determining that Property Known as Mendez Annexation is Eligible for Annexation, Located at 2765 U S Highway 50

*\*Action: Adopt Resolution No. 147-99*

**b. Annexation Ordinance**

Ordinance No. 3212 – An Ordinance Annexing Territory to the City of Grand Junction, Colorado, Mendez Annexation, Approximately 6.566 Acres, Located at 2765 U S Highway 50

*\*Action: Adopt Ordinance No. 3212 on Second Reading*

Staff presentation: Lori Bowers, Associate Planner

15. **Public Hearing - Zoning Mendez Annexation C-2, Located at 2765 Highway 50** [File #ANX-1999-236] **Attach 15**

The 6.566-acre Mendez Annexation area consists of one parcel of land. The requested zoning is C-2. This parcel is currently under site plan review for a new construction office/warehouse. Staff and Planning Commission are recommending C-2 zoning for this parcel.

Ordinance No. 3213 – An Ordinance Zoning the Mendez Annexation to a Heavy Commercial Zone District (C-2)

*\*Action: Adopt Ordinance No. 3213 on Second Reading*

Staff presentation: Lori Bowers, Associate Planner

16. **Public Hearing – Appeal and Vacation of Right-of-Way for Horizon Park Meadows Minor Subdivision, Located at the**

**Northeast Corner of Horizon Drive and 12<sup>th</sup> Street** [File #MS-1999-179] **Attach 16**

Request (1) to appeal the Planning Commission condition of approval on maximum building height for proposed Lots 1, 3 and 5 (40 feet in an H.O. zone district that allows 65 feet); and (2) approval of a vacation of right-of-way.

**a. Appeal of Condition of Approval**

*Action: Decision on Appeal*

**b. Vacation Ordinance**

Ordinance No. 3214 – An Ordinance Vacating a Portion of Right-of-Way in the Vicinity of the Northeast Corner of Horizon Drive and 12<sup>th</sup> Street

*\*Action: Adopt Ordinance No. 3214 on Second Reading*

Staff presentation: Kristen Ashbeck, Senior Planner

17.\*\*\* **Purchase of Purdy Mesa Water Livestock Company** **Attach 17**

Contract negotiations have taken place for the City's purchase of the water company. A proposed contract is being presented for consideration.

Resolution No. 148-99 – A Resolution Authorizing the Purchase of Purdy Mesa Water Livestock Company

*\*Action: Adopt Resolution No. 148-99*

Staff presentation: Greg Trainor, Utilities Manager

18. **NON-SCHEDULED CITIZENS & VISITORS**

19. **OTHER BUSINESS**

20.\*\*\* **EXECUTIVE SESSION** to Discuss Personnel Issues

21. **ADJOURNMENT**

**Attach 1**

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

**November 17, 1999**

The City Council of the City of Grand Junction, Colorado, convened into regular session the 17th day of November, 1999, at 7:32 p.m. at Two Rivers Convention Center. Those present were Cindy Enos-Martinez, Earl Payne, Jack Scott, Jim Spehar, Janet Terry, Reford Theobald, and President of the Council Gene Kinsey. Also present were City Manager Mark Achen, City Attorney Dan Wilson, and Deputy City Clerk Teddy Martinez.

Council President Kinsey called the meeting to order and Councilmember Enos-Martinez led in the Pledge of Allegiance. The audience remained standing during the invocation by Rev. Gary Cake, More Than Words Ministry.

**PRESENTATION OF CERTIFICATES OF APPOINTMENTS TO NEWLY  
APPOINTED URBAN TRAILS COMMITTEE MEMBERS**

**CONCERNED CITIZENS RESOURCE ASSOCIATION PRESENTS  
GROUP'S POSITION ON THE MESA COUNTY LAND DEVELOPMENT  
CODE**

Mayor Kinsey announced this item is a policy issue for the Mesa County Commissioners and not for the Grand Junction City Council. He said City Council is happy to listen to the presentation as citizens of Mesa County.

Matt Sura stated they have given their presentation to over a dozen organizations. They feel Grand Junction, being the largest city in Mesa County, could engage itself in the dialogue in the best interest of its citizenry. He said the way Mesa County grows is going to be a large indicator of how Grand Junction is going to grow. Management can either hinder or accentuate growth. The Persigo Agreement which was recently passed relies heavily on keeping both the City and County accountable to the City/County Master Plan. If the new draft code is any indication, the County has no concerns for the Master Plan or no intentions of following it. This is going to be two years of work for both the City and hundreds of citizens down the drain, and the real vision for Mesa County, lost.

*\*\*\* Indicates New Item*

*\* Requires Roll Call Vote*

A quote from the Daily Sentinel, "In a perfect world, it would be one acre, one vote." Mr. Sura said most of Council's constituency doesn't own one acre of land. The County has said very clearly they are only interested in listening to large landowners. This is about the quality of life in our valley.

Councilmember Spehar pointed out that it has been a lengthy process. He agreed with Mr. Sura's statements. The City is in a touchy position because Council needs to work with the County Commissioners on other issues and work cooperatively. He felt asking Council to inject themselves into the decision puts all of the other issues of growth management and quality of life in jeopardy. As a body, Council needs to be very careful because they jeopardize the other kinds of progress they're making on these kinds of issues that are important to all. He thanked Matt Sura for his presentation.

Councilmember Terry added that by Council accepting Mr. Sura's opening statements as sufficient for Council's purposes, does not indicate they do not have concerns about how the Land Use Plan plays out in terms of the new codes. Both Staffs have worked closely with them and Council will continue to work with Mesa County on any issues they feel has a bearing on what the City of Grand Junction does.

Councilmember Theobald hoped Mr. Sura understood Council's discomfort in a lengthy presentation on something about which Council will not be making a decision.

Mr. Sura thanked Council for its time. He distributed a flyer regarding his organization's concerns.

### **CONSENT ITEMS**

Upon motion by Councilmember Payne, seconded by Councilmember Scott and carried by roll call vote, the following Consent Items #1-7 were approved:

1. **Minutes of Previous Meeting**

*Action: Approve the Minutes of the Special Meeting October 26, 1999 and the Regular Meeting November 3, 1999*

2. **Special Events Funding for VCB**

The VCB received eight applications for Special Event funding by the November 2 deadline. After review and discussion of the applications, the VCB Board recommends funding the following events:

Kokopelli Trail Pursuit Adventure Race	\$ 2,000
3 <sup>rd</sup> Annual Chet Peach Ride, Race & Roast	2,350
Mega Rally	2,000
Celtic Festival & Highland Games	3,000
Valley Pride Festival	<u>5,000</u>
Total	\$14,350

*Action: Approve VCB Funding Awards as Recommended*

3. **Setting a Hearing on Zoning Mendez Annexation C-2, Located at 2765 Highway 50** [File #ANX-1999-236]

The 6.566-acre Mendez Annexation area consists of one parcel of land. The requested zoning is C-2. This parcel is currently under site plan review for a new construction office/warehouse. Staff is recommending C-2 zoning for this parcel.

Proposed Ordinance Zoning the Mendez Annexation to a Heavy Commercial Zone District (C-2)

*Action: Adopt Proposed Ordinance on First Reading and Set a Hearing for December 1, 1999*

4. **Setting a Hearing on Vacating a Right-of-Way in Horizon Park Meadows, Located at the Northeast Corner of Horizon Drive and 12<sup>th</sup> Street** [File #MS-1999-179]

Request to vacate a portion of unnamed right-of-way in the vicinity of the northeast corner of Horizon Drive and 12<sup>th</sup> Street.

Proposed Ordinance Vacating a Portion of Right-of-Way in the Vicinity of the Northeast Corner of Horizon Drive and 12<sup>th</sup> Street

*Action: Adopt Proposed Ordinance on First Reading and Set a Hearing for December 1, 1999*

5. **Revocable Permit for a Grease Trap for Greenfields Restaurant at 118 S. 7<sup>th</sup> Street** [File #RVP-1999-257]

Resolution authorizing the issuance of a Revocable Permit to allow the petitioners to install a 1,000 gallon grease trap within the alley adjacent to their proposed restaurant at 118 S. 7<sup>th</sup> Street.

Resolution No. 132-99 – A Resolution Concerning the Issuance of a Revocable Permit to Mary C. Donlan

*\*Action: Adopt Resolution No. 132-99*

6. **MCEDC Incentive for a Telecommunications Technology Company**

A request for \$120,000 incentive for a prospective telecommunications company.

*Action: Approve \$120,000 MCEDC Incentive for a Prospective Company*

7. **Amend the Planning Commission By-Laws to Allow a Consent Calendar**

This resolution will amend the by-laws of the Grand Junction Planning Commission by adding a section which allows the adoption and use of a consent calendar.

Resolution No. 133–99 – A Resolution Amending the By-Laws of the Grand Junction Planning Commission

*Action: Adopt Resolution No. 133–99*

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

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

**PUBLIC HEARING - CREATING ALLEY IMPROVEMENT DISTRICT NO. ST-00, PHASE A**

Petitions have been submitted requesting a Local Improvement District to reconstruct the following 5 alleys:

2<sup>nd</sup> to 3<sup>rd</sup>, Chipeta Avenue to Gunnison Avenue  
11<sup>th</sup> to 12<sup>th</sup>, Main Street to Colorado Avenue  
16<sup>th</sup> to 17<sup>th</sup>, Grand Avenue to Ouray Avenue  
18<sup>th</sup> to 19<sup>th</sup>, Grand Avenue to Ouray Avenue  
10<sup>th</sup> to 11<sup>th</sup>, Rood Avenue to White Avenue

A hearing was held after proper notice.

Tim Woodmansee, City Property Manager, stated all petitions have been signed by a majority of the property owners to be assessed. No objections or counter petitions have been filed.

There were no public comments. The hearing was closed.

Resolution No. 129-99 – A Resolution Creating and Establishing Alley Improvement District No. ST-00, Phase A within the Corporate Limits of the City of Grand Junction, Colorado, Authorizing the Reconstruction of Certain Alleys, Adopting Details, Plans and Specifications for the Paving Thereon and Providing for the Payment Thereof

Upon motion by Councilmember Payne, seconded by Councilmember Terry and carried by roll call vote, Resolution No. 129-99 was adopted.

**PUBLIC HEARING - DAVIDSON ANNEXATION LOCATED AT 2871 D ROAD** [FILE #ANX-1999-186]

The Davidson Annexation/Skyler Subdivision area consists of land owned solely by the applicant and a portion of D Road right-of-way. The applicant has signed a petition for annexation.

Mayor Kinsey explained to the audience the discussion of annexation will take place at this time and a separate item will consider the zoning of this property.

A hearing was held after proper notice.

Lisa Gerstenberger, Senior Planner, Community Development Department said the Davidson property is being developed as the Skyler Subdivision, located south of D Road and west of 29 Road. The statutory requirements

for annexation have been met. Staff recommends acceptance of the annexation petition and approval of the annexation.

There were no public comments. The hearing was closed.

**a. Resolution Accepting Petition**

Resolution No. 130-99 – A Resolution Accepting Petitions for Annexation, Making Certain Findings, Determining that Property Known as Davidson Annexation is eligible for Annexation, Located at 2871 D Road and Including a Portion of the D Road Right-of-Way

**b. Annexation Ordinance**

Ordinance No. 3205 – An Ordinance Annexing Territory to the City of Grand Junction, Colorado, Davidson Annexation, Approximately 10.65 Acres, Located at 2871 D Road, and Including a Portion of D Road Right-of-Way

Upon motion by Councilmember Terry, seconded by Councilmember Spehar and carried by roll call vote, Resolution No. 130-99 was adopted, and Ordinance No. 3205 was adopted on second reading and ordered published.

**PUBLIC HEARING – ZONING DAVIDSON ANNEXATION/SKYLER SUBDIVISION PR-4, LOCATED AT 2871 D ROAD** [FILE #ANX-1999-186]

PR-4, Planned Residential with a maximum density of 4 units per acre, is proposed as the zone of annexation for the Davidson Annexation/Skyler Subdivision. The Davidson Annexation consists of land owned solely by the applicant, and a portion of D Road right-of-way. The proposal meets the requirements for the PR-4 zoning district.

A hearing was held after proper notice.

Lisa Gerstenberger, Senior Planner, said the petitioner is requesting approval for a zone of annexation for 9.7 acres from County PR-8 to City PR-4. The proposal meets the requirements for the zoning district and Staff recommends approval based on consistency with the Growth Plan densities. The proposed zoning meets the criteria of Sections 4-4-4 and 4-11 of the Zoning & Development Code. Ms. Gerstenberger listed those criteria and showed how the proposal met each.



Mayor Kinsey asked why PR-4 was recommended rather than a straight zone. Ms. Gerstenberger said due to the configuration of the property (long and narrow), there were difficulties in meeting the bulk requirements for a straight zone by the developer. They chose to provide open space which is beneficial to the community, and develop the property very closely to the bulk requirements for RSF-5. They intended to meet the majority of the bulk standards for a straight zone and also provide open space and community benefit.

Mayor Kinsey asked if it is the intent to leave the property as a Planned Zone when the new zoning code comes in or will it fit the zoning criteria for a straight zone. Ms. Gerstenberger felt it would be left as a Planned Zone. Councilmember Terry said that is consistent with what Council has been doing recently.

There were no public comments. The hearing was closed.

Ordinance No. 3206 – An Ordinance Zoning the Davidson Annexation PR-4 (Planned Residential with a Maximum Density of Four Units per Acre)

Upon motion by Councilmember Spehar, seconded by Councilmember Enos-Martinez and carried by roll call vote, Ordinance No. 3206 was adopted on second reading and ordered published.

**PUBLIC HEARING - INDIAN VILLAGE/THE VISTAS ENCLAVE ANNEXATION LOCATED IN THE 28 ¾ ROAD AND F ROAD AREA, INCLUDING THE INDIAN VILLAGE SUBDIVISION [FILE #ANX-1999-221]**

The 109.03 acre Indian Village/The Vistas Enclave Annexation area consists of land completely surrounded by existing Grand Junction city limits. State law allows a municipality to annex enclave areas unilaterally after they have been enclaved for a period of three years.

A hearing was held after proper notice.

Dave Thornton, Principal Planner, Community Development Department, reviewed this item. He stated this is the third of three enclaves considered for annexation in 1999. The property contains an approximately 100 lot subdivision (Indian Village) as well as a small residential area along 28 ¾ Road, some vacant properties on the south side of F Road and The Vistas Subdivision on the southwest corner of the annexation which is currently in the development review process with the City for a new preliminary plan.

Staff and members of Council met with the residents of the area in August, 1999. Concerns and issues have been met to the best of Staff's ability. Staff recommends approval of annexation of the enclave.

Councilmember Scott asked when the annexation would be effective. Mr. Thornton said December 19, 1999.

Public Works Director Mark Relph said there is a drainage problem on 28  $\frac{3}{4}$  Road. The land drains from the north to the south. The low spot is just short of Patterson Road and there are no collection facilities to take the water from there to beyond Patterson Road. The result has been, during heavy rains, it ponds up on 28  $\frac{3}{4}$  Road and causes some localized flooding. A berm has been graded on the Matchett property to intercept approximately one third of the drainage area so it doesn't drain into 28  $\frac{3}{4}$  Road. The majority of the land still has this drainage problem. Public Works staff has looked at it and to fix the problem as residents have requested would entail a project of approximately \$284,000. There is no drainage facility in the area and collection lines and inlets would have to be run through the area and dispose it back towards Indian Wash. It is a significant project. Staff believes the immediate need is a project in the magnitude of approximately \$60,000 where area inlets and drainage pipe could be installed in the low spot just north of Patterson Road, and try to collect it at that point. It would take care of the immediate flooding concern. They are still faced long term with some issues there north of that area. They can work with the residents to try to add to that in the future. Staff is recommending Council earmark \$60,000 of the \$86,000 that is left in the General Fund Contingency to carry forward into the year 2000 for such a project next year. Mr. Relph said Mesa County has not viewed this enclave area as an area for improvements.

Councilmember Terry asked if the future park development in the area would alleviate some of the long term problems and costs. Mr. Relph replied probably not significantly. It's a typical County road that has been built several years ago, bermed up with drainage being a secondary consideration. Mesa County has overlaid the street. There is a series of driveways and no clearly defined drainage ditch off to the sides. The ultimate solution is carrying some area inlets up through that area. If, in the future, the residents petition for an improvement district (curb, gutter and sidewalk), that would be the best opportunity to fix those types of problems.

Councilmember Spehar felt the \$60,000 worth of improvement is appropriate and will be a significant improvement to the existing situation.

Councilmember Theobold suggested talking to Mesa County because part of the reason the enclave is being annexed is the agreement with the County at their urging. When the Persigo Agreement was brought up, the idea of sharing some capital needs, was discussed. The County has not committed anything on this, and he felt it would be reasonable to have some discussions with them.

Councilmember Terry asked Mr. Relph if the area residents were comfortable with trying the initial \$60,000 improvements. Mr. Relph said it has not been discussed in length with all the residents. No detailed engineering or surveying has been done.

Councilmember Terry agreed with Councilmember Theobold that Council should approach Mesa County because there has always been a sincere effort to mitigate any problems that residents have when they come into the City. The County has expressed a willingness to help. She felt if this initial effort on the problem is not satisfactory long term, Council has committed to residents as they've come into the City that they will do their best to mitigate their concerns. She felt Council should make every effort to do that.

There were no public comments. The hearing was closed.

Ordinance No. 3207 – An Ordinance Annexing Territory to the City of Grand Junction, Colorado, The Indian Village/The Vistas Enclave, Consisting of Approximately 109.03 Acres, Located Generally on Both Sides of the F Road and 28 <sup>3</sup>/<sub>4</sub> Road Area between 28 <sup>1</sup>/<sub>2</sub> Road and 29 Road and Including 28 <sup>3</sup>/<sub>4</sub> Road, F Road, and the Streets in the Indian Village Subdivision

Upon motion by Councilmember Terry, seconded by Councilmember Scott and carried by roll call vote, Ordinance No. 3207 was passed on second reading and ordered published.

**PUBLIC HEARING - ZONING INDIAN VILLAGE/THE VISTAS ENCLAVE ANNEXATION RSF-5, RSF-8 AND PR-6.5, LOCATED IN THE 28 <sup>3</sup>/<sub>4</sub> ROAD AND F ROAD AREA, INCLUDING THE INDIAN VILLAGE SUBDIVISION**  
[FILE #ANX-1999-221]

The 109.03 acre Indian Village/The Vistas Enclave Annexation area consists of land completely surrounded by existing Grand Junction city limits. State law allows a municipality to annex enclave areas unilaterally after they have been enclaved for a period of three years. This annexation is currently in progress. The law also requires the City to zone

newly annexed areas within 90 days of the annexation. The recommended zoning for this annexation is RSF-5, RSF-8 and PR-6.5.

A hearing was held after proper notice.

Dave Thornton, Principal Planner, reviewed this item. The proposed zoning for the Indian Village/The Vistas Enclave includes three zone districts. The Growth Plan recommends the area north of F Road be a residential density of 4-8 units/acre. For the area south of F Road, it recommends a residential density of 8-12 units/acre. The proposal is for an RSF-5 zone for the area north of F Road. It also corresponds with the current County zoning in the Indian Village Subdivision which is R-2 transitional. It is almost identical to the City's RSF-5 zone district. The southwest corner (The Vistas, previously known as The New Traditions) is being recommended to stay at the current County zone of PR-6.5. The actual development proposal in its preliminary stage is under review by the City and will be going to Planning Commission in December. The remainder of the area south of F Road is proposed at RSF-8. There is no plan for this area.

Councilmember Theobald asked for the current zoning on the area known as Peppertree. Mr. Thornton said it's a Planned Zone of 12 units/acre. The area to the south of the enclave (Graff property) is RSF-2 and RSF-5. Future development in the area would be much higher. The RSF-8 zone is not in conflict with the Growth Plan.

Ordinance No. 3208 – An Ordinance Zoning the Indian Village/The Vistas Enclave Annexation RSF-5, RSF-8 and PR-6.5

Upon motion by Councilmember Scott, seconded by Councilmember Terry and carried by roll call vote, Ordinance No. 3208 was adopted on second reading and ordered published.

**PUBLIC HEARING - UHAUL ANNEXATION LOCATED AT 2949 AND 2951 NORTH AVENUE [FILE #ANX-1999-214]**

The 5.05 acre Uhaul Annexation area consists of two parcels of land. Owners of the property have signed a petition for annexation as part of a proposed development for mini-storage units.

A hearing was held after proper notice.

Patricia Parish, Associate Planner, Community Development Department, reviewed this item. The site plan review has been completed for the mini-storage development. The America Real Estate Company, owner of the property, is requesting the properties be annexed. Staff recommends accepting the annexation petition as it does meet the applicable State Statutes included in the Municipal Annexation Act. Staff recommends accepting the annexation petition and approving the annexation.

Steve Sharpe, Banner Associates, was present to represent the petitioner and answer questions. There were no questions.

There were no comments. The hearing was closed.

**a. Resolution Accepting Petition**

Resolution No. 131-99 – A Resolution Accepting Petitions for Annexation, Making Certain Findings, Determining that Property Known as Uhaul Annexation is Eligible for Annexation, Located at 2949 and 2951 North Avenue and Including Portions of the North Avenue and I-70B Rights-of-Way

**b. Annexation Ordinance**

Ordinance No. 3209 - An Ordinance Annexing Territory to the City of Grand Junction, Colorado, Uhaul Annexation, Approximately 5.05 Acres, Located at 2949 and 2951 North Avenue and Including Portions of the North Avenue and I-70B Rights-of-Way

Upon motion by Councilmember Payne, seconded by Councilmember Theobald and carried by roll call vote, Resolution No. 131-99 was adopted, and Ordinance No. 3209 was adopted on second reading and ordered published.

**PUBLIC HEARING - ZONING THE UHAUL ANNEXATION C-1, LOCATED AT 2949 AND 2951 NORTH AVENUE** [FILE #ANX-1999-214]

The 5.05 acre Uhaul Annexation area consists of two parcels of land. Owners of the property have signed a petition for annexation as part of a proposed development for mini-storage units. The proposed zoning is Light Commercial (C-1), similar to the existing Mesa County zoning of commercial.

A hearing was held after proper notice.

This item was reviewed by Patricia Parish, Community Development Department. The Light Commercial (C-1) zone is similar to the County zoning and it is consistent with the Corridor Guidelines for North Avenue. The County zoning is Commercial. The Future Land Use Map and the Growth Plan recommends commercial land use for the Uhaul properties. A proposed C-1 zone falls within the recommended land use categories and meets the goals and policies of the Growth Plan.

The proposed C-1 zone complies with the criteria of Sections 4-4-4 and 4-11 of the Zoning & Development Code. The Planning Commission recommends approving the C-1 zone. Staff recommends approval of the zone of annexation to C-1.

There were no public comments. The hearing was closed.

Ordinance No. 3210 – An Ordinance Zoning the Uhaul Annexation to a Light Commercial Zone District (C-1)

Upon motion by Councilmember, seconded by Councilmember and carried by roll call vote, Ordinance No. 3210 was passed on second reading and ordered published.

**PUBLIC HEARING - ZONING THE KEESSEE ANNEXATION RSF-E, LOCATED AT 2070 S. BROADWAY** [FILE #ANX-1999-121]

The City Council approved an amendment to the Future Land Use Map of the Growth Plan from Rural (5 to 35 acres per unit) to Estate (2 to 5 acres per unit) for the Keessee Annexation, located at 2070 S. Broadway. A zone of annexation to RSF-E (Residential Single Family, Estate, 2 acres per unit) is proposed for the property.

A hearing was held after proper notice.

Kathy Portner, Planning Manager, Community Development Department, reviewed this item. She stated the Keessee Annexation occurred several months ago. It is 20 acres located on S. Broadway and Desert Hills Road. Council proceeded with the annexation at that time with discussion on the proposal for a Growth Plan Amendment as well as zoning for the property. Council amended the Growth Plan for this property from a designation of Rural (5-35 acres/unit) to a designation of Estate (2-5 acres/unit) and

directed Staff to create an Estate zone district for consideration to apply to this property. The current Code has been amended to add an RSF-E zone district (Residential Single Family Estate, 1 unit/2-5 acres). Staff requests the RSF-E zone district be applied to the Keesee Annexation. The proposed RSF-E zone meets the criteria of Sections 4-4-4 and 4-11 of the Zoning & Development Code.

Tom Volkman, representing the property owner, was present and had no comment. There were no public comments. The hearing was closed.

Ordinance No. 3211 – An Ordinance Zoning the Keesee Annexation at 2070 South Broadway to RSF-E

Upon motion by Councilmember Theobald, seconded by Councilmember Enos-Martinez and carried by roll call vote, Ordinance No. 3211 was adopted on second reading and ordered published.

**ADDITION OF A CHILDREN'S LIBRARY TO THE OFFICE OF THE BOTANICAL GARDENS, ON CITY-OWNED, LEASED PROPERTY [FILE #SPR-1999-240]**

The Western Colorado Botanical Society, located at 641 Struthers Avenue, has requested an administrative site plan review for the proposed Children's Library addition. Since the property is owned and leased by the City of Grand Junction to the Society, prior written approval is required in conjunction with the terms of the lease.

City Attorney Dan Wilson said a number of years ago the City entered into a lease with the Botanical Society that provided for two levels of approval of any structures or new uses. One was the traditional land use approval. The other was the City approving as an owner. The reason is so Council can make decisions as an owner, based on aesthetics. The Children's Library is the first significant structure since the main structure was built. The purpose is to let Council know each time significant structures are built on City property and require the lessee to come before Council for direction. Staff recommends approval, and wants to keep the approvals formal as the property develops out. The lease provides for written approval of any additional structures.

Upon motion by Councilmember Theobald, seconded by Councilmember Enos-Martinez and carried, the proposed addition of the Children's Library was approved as an acceptable use under the lease agreement.

**MESA STATE AMERICAN GOVERNMENT CLASS RECOGNIZED**

Councilmember Theobald noted the attendance of Mesa State Political Science students and their instructor, Assistant Professor Michael Gizzi, Political Science. He welcomed them. Councilmembers offered comments on the conduct of the meeting and answered student questions.

**EXECUTIVE SESSION** to discuss property negotiations – City Attorney Wilson noted the Executive Session had been cancelled.

**ADJOURNMENT**

The meeting was adjourned at 8:30 p.m.

Theresa F. Martinez, CMC  
Deputy City Clerk



**Attach 2**

**CITY COUNCIL AGENDA  
CITY OF GRAND JUNCTION**

**City Council**

     Workshop

  X   Formal Agenda

**Meeting Date: 11/29/99**

**Date Prepared: 11/22/99**

**Author: Lanny Paulson**

**Title: Budget & Accounting Manager**

**Presenter Name: Ron Lappi**

**Title: Administrative Services Director**

**Subject:** Resolution levying taxes for the year 1999 to be collected in and to pay expenses of the year 2000.

**Summary:** The resolutions set the mill levies of the City of Grand Junction (City), Ridges Metropolitan District #1 and #2 (Ridges), Grand Junction West Water and Sanitation District (GJWWSD), and the Downtown Development Authority (DDA). The City and DDA mill levies are for operations, the others are for debt service only. For the first time the City is also establishing a credit mill levy pursuant to Article X, Section 20 of the Colorado Constitution (Tabor Amendment). The City will levy a temporary credit of 0.377 mills for the purpose of refunding approximately \$139,000 of excess property tax collected in 1998.

**Background Information:**

Article X, Section 20 of the Colorado Constitution prohibits the increase in mill levies of property tax without a vote of the people. Excluding the temporary credit, the mill levies for the City and DDA are the same as last year.

The Ridges mill levies set by the City Council last year were 14.373 and 261.243 mills respectively for Districts #1 and #2. The proposed levies are 10.404 and 156.196 mills, a reduction of 28% and 40% respectively. Last year the mill levy for the GJWWSD was 12.025. It is proposed that the levy be lowered to 10.000 mills, a 17% reduction. Both the Ridges and GJWWSD funds have balances which will be used gradually over the life of the bonds to reduce the levies required. Further development in both areas is expected and the levies would then be further reduced.

**Budget:** The tax revenue generated by the respective entities is as follows:

City of Grand Junction (8.000 mills)	\$2,950,705
City of Grand Junction (-0.377 mills)	<u>-\$138,752</u>
City of Grand Junction, Net	\$2,811,953
Ridges #1 (10.404 mills)	\$98,375
Ridges #2 (156.196 mills)	\$22,345
GJWWSD (10.000 mills)	\$53,899
DDA (5.000 mills)	\$126,094

**Action Requested/Recommendation:** Passage of the resolutions.

Citizen Presentation:  Yes  No. If yes,

Report results back to Council?  No  Yes, When \_\_\_\_\_

Placement on agenda: <input type="checkbox"/> Consent <input type="checkbox"/> Individual Consideration Workshop
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**RESOLUTION**

**LEVYING TAXES FOR THE YEAR 1999 IN THE CITY OF  
GRAND JUNCTION, COLORADO**

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

That there shall be and hereby is levied upon all taxable property within the limits of the City of Grand Junction, Colorado, for the year 1999 according to the assessed valuation of said property, a tax of eight (8.000) mills on the dollar (\$1.00) upon the total assessment of taxable property within the City of Grand Junction, Colorado for the purpose of paying the expenses of the municipal government of said City for the fiscal year ending December 31, 2000.

**ADOPTED AND APPROVED THIS** 1st day of December, 1999.

APPROVED:

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

ATTEST:

City Clerk

**TAX LEVY CERTIFICATION**

TO COUNTY COMMISSIONERS AND ASSESSOR

STATE OF COLORADO    )  
COUNTY OF MESA        ) SS  
CITY OF GRAND JUNCTION )

To the Commissioners of Mesa County, Colorado:

This is to certify that the tax levy to be assessed by you upon all property within the limits of the City of Grand Junction for the year 1999, as determined and fixed by the City Council by Resolution duly passed on the 1st day of December, 1999, is eight (8.000) mills, the revenue yield of said levy to be used for the purpose of paying the expenses of the municipal government, and you are authorized and directed to extend said levy upon your tax list.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the City of Grand Junction, Colorado, this 1st day of December, 1999.

City Clerk

cc: County Assessor

**RESOLUTION NO.**

**LEVYING TAXES FOR THE YEAR 1999 IN THE RIDGES METROPOLITAN DISTRICT A PART OF THE CITY OF GRAND JUNCTION, COLORADO**

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

That there shall be and hereby is levied upon all taxable property within the limits of the Ridges Metropolitan District Number 1 and Number 2, City of Grand Junction, Colorado, for the year 1999 according to the assessed valuation of said property, a tax of ten and four hundred four thousandths (10.404 mills) on the dollar (\$1.00) for District Number 1 and one hundred fifty six and one hundred ninety six thousandths (156.196 mills) on the dollar (\$1.00) for District Number 2 upon the total assessment of taxable property within the Ridges Metropolitan District, City of Grand Junction, Colorado, for the purpose of paying certain indebtedness of the District, for the fiscal year ending December 31, 2000.

ADOPTED AND APPROVED THIS 1st day of December, 1999.

APPROVED:

President of the Council

ATTEST:

City Clerk

## CERTIFICATION OF TAX LEVIES

TO: County Commissioners of Mesa County, Colorado. For the year 1999, the Board of Directors of the Ridges Metropolitan District #1 hereby certifies the following mill levy to be extended upon the total assessed valuation of \$ 9,455,810 :

REVENUE	PURPOSE	LEVY
4. <u>\$ 98,375</u>	General Obligation Bonds and Interest - 1992 *	<u>10.404</u> mills
9.	Temporary Property tax Credit/ Temporary Mill Levy Rate Reduction  CRS 39-5-121 (SB 93-255)	_____mills \$
<b><u>\$ 98,375</u></b>	<b>TOTAL</b>	<b><u>10.404</u> MILLS</b>

Contact person: Stephanie Nye Daytime Phone: (970) 244-1511

Signed \_\_\_\_\_ Title City Clerk

\* CRS 32-1-1603 (SB 92-143) requires Special Districts to "certify separate mill levies to the Board of County Commissioners, one each for funding requirements of each debt."

NOTE: Certification **must** be to three decimal places **only**. If your boundaries extend into more than one county, please list all counties here:

Send a copy to Division of Local Government, Room 521, 1313 Sherman Street, Denver, Colorado 80203.

Original form (FORM DLG 70)

(Rev. 6/92)

## CERTIFICATION OF TAX LEVIES

TO: County Commissioners of Mesa County, Colorado. For the year 1999, the Board of Directors of the Ridges Metropolitan District #2 hereby certifies the following mill levy to be extended upon the total assessed valuation of \$ 143,060 :

REVENUE	PURPOSE	LEVY
4. \$ <u>22,345</u>	General Obligation Bonds and Interest - 1992 *	<u>156.196</u> mills
9.	Temporary Property tax Credit/ Temporary Mill Levy Rate Reduction  CRS 39-5-121 (SB 93-255)	_____mills \$
<b>\$ <u>22,345</u></b>	<b>TOTAL</b>	<b><u>156.196</u> MILLS</b>

Contact person: Stephanie Nye Daytime Phone: (970) 244-1511

Signed \_\_\_\_\_ Title City Clerk

\* CRS 32-1-1603 (SB 92-143) requires Special Districts to "certify separate mill levies to the Board of County Commissioners, one each for funding requirements of each debt."

NOTE: Certification **must** be to three decimal places **only**. If your boundaries extend into more than one county, please list all counties here:

Send a copy to Division of Local Government, Room 521, 1313 Sherman Street, Denver, Colorado 80203.

Original form (FORM DLG 70)

(Rev. 6/92)

**RESOLUTION NO. \_\_\_\_-99**

**LEVYING TAXES FOR THE YEAR 1999 IN THE GRAND JUNCTION WEST WATER AND SANITATION DISTRICT A PART OF THE CITY OF GRAND JUNCTION, COLORADO**

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

That there shall be and hereby is levied upon all taxable property within the limits of the Grand Junction West Water and Sanitation District, City of Grand Junction, Colorado, for the year 1999 according to the assessed valuation of said property, a tax of ten and zero thousandths (10.000 mills) on the dollar (\$1.00) upon the total assessment of taxable property within the Grand Junction West Water and Sanitation District, City of Grand Junction, Colorado, for the purpose of paying certain indebtedness of the District, for the fiscal year ending December 31, 2000.

ADOPTED AND APPROVED THIS 1st day of December, 1999.

APPROVED:

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

ATTEST:

City Clerk



## CERTIFICATION OF TAX LEVIES

TO: County Commissioners of Mesa County, Colorado. For the year 1999, the Board of Directors of the Grand Junction West Water & Sanitation District hereby certifies the following mill levy to be extended upon the total assessed valuation of \$ 5,389,870 :

REVENUE	PURPOSE	LEVY
4. <u>\$ 53,899</u>	General Obligation Bonds and Interest - 1987 *	<u>10.000</u> mills
9.	Temporary Property tax Credit/ Temporary Mill Levy Rate Reduction  CRS 39-5-121 (SB 93-255)	_____mills \$
<b><u>\$ 53,899</u></b>	<b>TOTAL</b>	<b><u>10.000</u> MILLS</b>

Contact person: Stephanie Nye Daytime Phone: (970) 244-1511

Signed \_\_\_\_\_ Title City Clerk

\* CRS 32-1-1603 (SB 92-143) requires Special Districts to "certify separate mill levies to the Board of County Commissioners, one each for funding requirements of each debt."

NOTE: Certification **must** be to three decimal places **only**. If your boundaries extend into more than one county, please list all counties here:

Send a copy to Division of Local Government, Room 521, 1313 Sherman Street, Denver, Colorado 80203.

Original form (FORM DLG 70)

(Rev. 6/92)

**RESOLUTION NO. \_\_\_\_-99**

**LEVYING TAXES FOR THE YEAR 1999 IN THE CITY OF GRAND JUNCTION, COLORADO, DOWNTOWN DEVELOPMENT AUTHORITY**

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

That there shall be and hereby is levied upon all taxable property within the Grand Junction, Colorado, Downtown Development Authority limits, for the year 1999 according to the assessed valuation of said property, a tax of five (5.000) mills on the dollar (\$1.00) upon the total assessment of taxable property within the City of Grand Junction, Colorado, Downtown Development Authority, for the purpose of paying the expenses of said Authority for the fiscal year ending December 31, 2000.

ADOPTED AND APPROVED THIS 1st day of December, 1999.

APPROVED:

President of the Council

ATTEST:

City Clerk

**TAX LEVY CERTIFICATION**

TO COUNTY COMMISSIONERS AND ASSESSOR

STATE OF COLORADO    )  
COUNTY OF MESA        ) SS  
CITY OF GRAND JUNCTION )

To the Commissioners of Mesa County, Colorado:

This is to certify that the tax levy to be assessed by you upon all property within the Grand Junction, Colorado, Downtown Development Authority limits, for the year 1999, as determined and fixed by the City Council by Resolution duly passed on the 1st day of December, 1999, is five (5.000) mills, the revenue yield of said levy to be used for the purpose of paying the expenses of the Grand Junction, Colorado, Downtown Development Authority, and you are authorized and directed to extend said levy upon your tax list.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the City of Grand Junction, Colorado, this 1st day of December, 1999.

City Clerk

cc: County Assessor

**RESOLUTION NO. -99**

**LEVYING TEMPORARY CREDIT TAXES FOR THE YEAR 1999 IN THE CITY OF GRAND JUNCTION, COLORADO**

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

That there shall be and hereby is levied upon all taxable property within the limits of the City of Grand Junction, Colorado, for the year 1999 according to the assessed valuation of said property, a **temporary credit** tax of thirty eight thousandths (0.038 mills) on the dollar (\$1.00) upon the total assessment of taxable property within the City of Grand Junction, Colorado for the purpose of refunding \$138,752.00 of excess property tax collected in 1998. This temporary credit is pursuant to Article X, Section 20 of the Colorado Constitution ET.SEQ.CRS. The Assessor may include this temporary credit in the notice of estimated taxes, if any.

**ADOPTED AND APPROVED THIS** 1st day of December, 1999.

APPROVED:

President of the Council

ATTEST:

City Clerk

**TAX LEVY CERTIFICATION**

TO COUNTY COMMISSIONERS AND ASSESSOR

STATE OF COLORADO            )  
COUNTY OF MESA             ) SS  
CITY OF GRAND JUNCTION    )

To the Commissioners of Mesa County, Colorado:

This is to certify that the temporary credit tax levy to be assessed by you upon all property within the limits of the City of Grand Junction for the year 1999, as determined and fixed by the City Council by Resolution duly passed on the 1st day of December, 1999, a copy of which is attached, is thirty eight thousandths (0.038 mills), the property tax credit of said levy to be used for the purpose of refunding \$138,752.00 of excess property tax collected in 1998 in with Article X Section 20 of the Colorado Constitution.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the City of Grand Junction, Colorado, this 1st day of December, 1999.

City Clerk

cc: County Assessor

**Attach 3**

**CITY COUNCIL AGENDA  
CITY OF GRAND JUNCTION**

**City Council**

**Workshop**

**Formal Agenda**

**Meeting Date: 11/29/99**

**Date Prepared: 11/23/99**

**Author: Lanny Paulson**

**Title: Budget & Accounting Manager**

**Presenter Name: Ron Lappi**

**Title: Administrative Services Director**

**Subject:** Annual Appropriation Ordinance for the year beginning January 1, 2000 and ending December 31, 2000.

**Summary:** The total appropriation for all thirty-five 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 \$84,029,683. Although not a planned expenditure, an additional \$2,000,000 is appropriated as a emergency reserve in the General Fund pursuant to Article X, Section 20 of the Colorado Constitution.

**Background Information:** In all materials aspects the budget is as presented to the City Council at the budget meeting on Saturday, November 13, 1999.

**Budget:** Net of Internal Service Funds and Interfund Transfers, and excluding the Special Taxing Districts, total planned expenditures for all municipal type services in the year 2000 is approximately \$67.4 million.

**Action Requested/Recommendation:** Adoption of the Appropriation Ordinance.

**Citizen Presentation:**  **Yes**  **No. If yes,**

**Report results back to Council?**  **No**  **Yes, When** \_\_\_\_\_

<b>Placement on agenda:</b> <input checked="" type="checkbox"/> <b>Consent</b> <input type="checkbox"/> <b>Individual Consideration</b> <b>Workshop</b>
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