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**CITY COUNCIL AGENDA
CITY HALL AUDITORIUM, 250 NORTH 5TH STREET
WEDNESDAY, SEPTEMBER 5, 2007, 7:00 P.M.**

Call to Order

Pledge of Allegiance

Invocation – Benny Lenard, Spirit of Life Christian Fellowship

Proclamations / Recognitions

Proclaiming September 17, 2007 through September 23, 2007 as “Constitution Week” in the City of Grand Junction

Appointments

The City Manager to the Public Finance Corporation

To the Parks and Recreation Advisory Board

Certificates of Appointments

To the Urban Trails Committee

To the Riverfront Commission

Citizen Comments

***** CONSENT CALENDAR ***®**

**** Indicates New Item*

® Requires Roll Call Vote

1. **Minutes of Previous Meetings** [Attach 1](#)

Action: Approve the Minutes of the August 2, 2007 Annual Persigo Meeting, the Minutes of the August 13, 2007 Regular Meeting, the Minutes of the August 15, 2007 Regular Meeting, and the Minutes of the August 21, 2007 Special Meeting

2. **Establishing a Municipal Court Useful Public Service Workers Insurance Fee** [Attach 2](#)

The Grand Junction Municipal Court frequently orders convicted defendants to perform useful public service under the supervision of various community non-profit entities. The proposed Resolution authorizes the City to procure Community Service Workers Accident Medical Insurance protection for these non-profit entities, and to charge a fee to the community service worker to cover the cost of this insurance.

Resolution No. 123-07 – A Resolution Authorizing the City to Obtain Community Service Workers Accident Medical Insurance Coverage and Establishing a Municipal Court Useful Public Service Workers Insurance Fee to Cover the Cost of this Insurance

®Action: *Adopt Resolution No. 123-07*

Staff presentation: John Shaver, City Attorney

3. **Historic Building Designation – 960 Main Street** [File # HBD-2007-231] [Attach 3](#)

Owners of the residence located at 960 Main Street are requesting that the building be designated as historic in the City register of Historic Sites, Structures, and Districts.

Resolution No. 124-07 – A Resolution Designating the Residence Located at 960 Main Street in the City Register of Historic Sites, Structures and Districts

®Action: *Adopt Resolution No. 124-07*

Staff presentation: Kristen Ashbeck, Senior Planner

4. **Setting a Hearing on the Ute Water Annexation, Located at 825 22 Road** [File #ANX-2007-220] [Attach 4](#)

Request to annex 47.86 acres, located at 825 22 Road. The Ute Water Annexation consists of one parcel, including a portion of the 22 Road right-of-way.

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

Resolution No. 125-07 – 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, Ute Water Annexation, Located at 825 22 Road, Including a Portion of the 22 Road Right-of-Way

®Action: *Adopt Resolution No. 125-07*

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

Proposed Ordinance Annexing Territory to the City of Grand Junction, Colorado, Ute Water Annexation, Approximately 47.86 Acres, Located at 825 22 Road, Including a Portion of the 22 Road Right-of-Way

Action: *Introduction of Proposed Ordinance and Set a Hearing for October 17, 2007*

Staff presentation: Ronnie Edwards, Associate Planner

5. **Setting a Hearing on the Gentry Annexation, Located at 805 22 Road** [File #ANX-2007-215] [Attach 5](#)

Request to annex 8.46 acres, located at 805 22 Road. The Gentry Annexation consists of one parcel and a portion of the 22 Road right-of-way, and is located on the northwest corner of H Road and 22 Road.

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

Resolution No. 126-07 – 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, Gentry Annexation, Located at 805 22 Road Including a Portion of the 22 Road Right-of-Way

®Action: *Adopt Resolution No. 126-07*

b. Setting a Hearing on Proposed Ordinance

Proposed Ordinance Annexing Territory to the City of Grand Junction, Colorado, Gentry Annexation, Approximately 8.46 Acres, Located at 805 22 Road Including a Portion of the 22 Road Right-of-Way

Action: *Introduction of Proposed Ordinance and Set a Hearing for October 17, 2007*

Staff presentation: Faye Hall, Associate Planner

6. **Setting a Hearing on Vacating an Existing Alley Right-of-Way Located Adjacent to Mesa State College Properties – 1257 Elm Avenue and 1260 Kennedy Avenue** [File #VR-2007-177] [Attach 6](#)

The petitioner, Mesa State College, is requesting to vacate an existing alley right-of-way located west of 13th Street between Elm and Kennedy Avenue, adjacent to Mesa State properties for the benefit of current building expansions. The Planning Commission recommended approval of the proposed alley right-of-way vacation at their August 14, 2007 meeting.

Proposed Ordinance Vacating an Alley Right-of-Way Adjacent to Mesa State College Properties Located at 1257 Elm Avenue and 1260 Kennedy Avenue

Action: *Introduction of Proposed Ordinance and Set a Hearing for September 19, 2007*

Staff presentation: Scott D. Peterson, Senior Planner

7. **Setting a Hearing Accepting Improvements and Assessments Connected with Alley Improvement District No. ST-07** [Attach 7](#)

Improvements to the following alleys have been completed as petitioned by a majority of the property owners to be assessed:

- East/West Alley from 3rd to 4th, between Ouray Avenue and Chipeta Avenue
- North/South and East/West Alleys from 7th to 8th, between Teller Avenue and Belford Avenue
- East/West Alley from 10th to 11th, between Ouray Avenue and Chipeta Avenue
- East/West Alley from 12th to 14th, between Elm Avenue and Texas Avenue

- North/South Alley from 17th to 18th, between Ouray Avenue and Chipeta Avenue
- North/South Alley from 22nd to 23rd, between Ouray Avenue and Gunnison Avenue

Resolution No. 127-07 – A Resolution Approving and Accepting the Improvements Connected with Alley Improvement District No. ST-07

Proposed Ordinance Approving the Assessable Cost of the Improvements Made in and for Alley Improvement District No. ST-07 in the City of Grand Junction, Colorado, Pursuant to Ordinance No. 178, Adopted and Approved the 11th Day of June, 1910, as Amended; Approving the Apportionment of said Cost to Each Lot or Tract of Land or Other Real Estate in Said Districts; Assessing the Share of Said Cost Against Each Lot or Tract of Land or Other Real Estate in Said Districts; Approving the Apportionment of Said Cost and Prescribing the Manner for the Collection and Payment of Said Assessment

®Action: Adopt Resolution No. 127-07, Introduction of Proposed Ordinance and Set a Hearing for October 17, 2007

Staff presentation: Tim Moore, Public Works and Planning Director

8. **Construction Contract for the I-70 and 24 Road Interchange Landscaping Project** [Attach 8](#)

Bids were opened August 21, 2007 for the I-70 and 24 Road Interchange Landscaping Project. The construction consists of landscape, irrigation, and lighting and does not include the cost for two sculptures to be located within the two roundabouts. The low bid was submitted by Clarke & Co., Inc. in the amount of \$222,303.63.

Action: Authorize the City Manager to Sign a Construction Contract for the I-70 and 24 Road Interchange Landscaping Project with Clarke and Company, Inc. in the Amount of \$222,303.63

Staff presentation: Tim Moore, Public Works and Planning Director

9. **Construction Contract for 2007 Curb, Gutter, and Sidewalk Replacement**

[Attach 9](#)

The project consists of replacing sections of hazardous or deteriorating curb, gutter, and sidewalk in various locations throughout the City limits. The projects also repairs curb, gutter, and sidewalks that were damaged during water breaks.

Action: Authorize the City Manager to Sign a Construction Contract for the 2007 Curb, Gutter, and Sidewalk Replacement Project to BPS Concrete, Inc. in the Amount of \$129,702

Staff presentation: Tim Moore, Public Works and Planning Director

10. **Purchase of E85 Storage Tank & Dispensing System**

[Attach 10](#)

This approval request is for the purchase and installation of a new storage tank and fuel dispensing system for E85 fuel.

Action: Authorize the City Purchasing Division to Enter into a Contract, in the Amount of \$61,229.93 with Independent Pump Company for the Purchase and Installation of a New E85 Tank and Fueling System

Staff presentation: Jay Valentine, Purchasing Manager

11. **Assign the City's 2007 Private Activity Bond Allocation to the Colorado Housing and Finance Authority**

[Attach 11](#)

Request approval to assign the City's 2007 Private Activity Bond Allocation to the Colorado Housing and Finance Authority (CHFA) for the purpose of providing single-family mortgage loans to low- and moderate-income persons and families.

Resolution No. 128-07 – A Resolution Authorizing Assignment to the Colorado Housing and Finance Authority of a Private Activity Bond Allocation of the City of Grand Junction Pursuant to the Colorado Private Activity Bond Ceiling Allocation Act

®Action: Adopt Resolution No. 128-07

Staff presentation: Jodi Romero, Financial Operations Manager

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

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

12. **Purchase of Parking Equipment to be used in the Downtown Parking System** [Attach 12](#)

Request for authorization of the sole source purchase of parking equipment from MacKay Meters to be used in the downtown parking system. The authorization will be effective for one year in which up to 300 meters and 4 pay-by-space stations may be purchased subject to budget approval.

Action: Authorize the City Purchasing Division to Purchase Parking Equipment from MacKay Meters in an Amount Not to Exceed the Budgeted Amount

Staff presentation: Jodi Romero, Financial Operations Manager

13. **Public Hearing – Assessments Connected with El Poso Street Improvement District No. ST-06, Phase B** [Attach 13](#)

Improvements in the El Poso Street Improvement District have been completed, from Maldonado Street to Mulberry Street, between West Grand Avenue and West Chipeta Avenue.

Ordinance No. 4112 – An Ordinance Approving the Assessable Cost of the Improvements Made in and for the El Poso Street Improvement District No. ST-06, Phase B in the City of Grand Junction, Colorado, Pursuant to Ordinance No. 178, Adopted and Approved the 11th Day of June, 1910, as Amended; Approving the Apportionment of said Cost to Each Lot or Tract of Land or Other Real Estate in Said Districts; Assessing the Share of Said Cost Against Each Lot or Tract of Land or Other Real Estate in Said Districts; Approving the Apportionment of Said Cost and Prescribing the Manner for the Collection and Payment of Said Assessment

®Action: Hold a Public Hearing and Consider Final Passage and Publication of Ordinance No. 4112

Staff presentation: Tim Moore, Public Works and Planning Director

14. **Public Hearing – HDP Investment Group Annexation and Zoning, Located at 841 21 ½ Road** [File #ANX-2007-176] [Attach 14](#)

Request to annex and zone 15.84 acres, located at 841 21 ½ Road, to I-1, Light Industrial. The HDP Investment Group Annexation consists of three parcels. This area is within the recently adopted H Road/Northwest Area Plan.

a. Accepting Petition

Resolution No. 129-07 – A Resolution Accepting a Petition for Annexation, Making Certain Findings, Determining that Property Known as the HDP Investment Group Annexation, Located at 841 21 ½ Road is Eligible for Annexation

b. Annexation Ordinance

Ordinance No. 4113 – An Ordinance Annexing Territory to the City of Grand Junction, Colorado, HDP Investment Group Annexation, Approximately 15.84 Acres, Located at 841 21 ½ Road

c. Zoning Ordinance

Ordinance No. 4114 – An Ordinance Zoning the HDP Investment Group Annexation to I-1 Located at 841 21 ½ Road

®Action: Adopt Resolution No. 129-07 and Hold a Public Hearing and Consider Final Passage and Publication of Ordinance Nos. 4113 and 4114

Staff presentation: Adam Olsen, Senior Planner

15. **Contract for the Downtown Master Plan** [Attach 15](#)

Contract with the professional strategic planning firm, Leland Consulting Group, to conduct a study of downtown and the Original Townsite. The City and the DDA are sharing the cost on this contract 50-50.

Action: Authorize the Purchasing Division to Enter Into a Contract with Leland Consulting Group to Study and Complete the Original Townsite in an Amount Not to Exceed \$96,000

Staff presentation: Harold Stalf, DDA Executive Director

16. **Public Hearing – Setting the City Manager’s Salary** [Attach 16](#)

Article VII, Section 57 of the Charter states the City Manager’s salary is to be fixed by the Council by Ordinance.

Ordinance No. 4115 – An Ordinance Concerning the Salary of the City Manager

®Action: Hold a Public Hearing and Consider Final Passage and Final Publication of Ordinance No. 4115

Staff presentation: John Shaver, City Attorney

17. **Non-Scheduled Citizens & Visitors**
18. **Other Business**
19. **Adjournment**

Attach 1

Minutes from the Previous Meetings

**CITY OF GRAND JUNCTION CITY COUNCIL
and
BOARD OF COUNTY COMMISSIONERS FOR MESA COUNTY**

**ANNUAL JOINT PERSIGO MEETING MINUTES
AUGUST 2, 2007**

Call to Order

The Grand Junction City Council and the Mesa County Commissioners joint meeting was called to order by President of the Council Jim Doody at 7:09 p.m. on August 2, 2007 in the City Auditorium, City Hall, 250 N. 5th Street for the Annual Joint Persigo Meeting. County Commissioner Janet Rowland gave the invocation and the pledge was led by County Commissioner Chairman Craig Meis.

Councilmembers present were Bonnie Beckstein, Teresa Coons, Bruce Hill, Linda Romer Todd, Doug Thomason, and President of the Council Jim Doody. Councilmember Gregg Palmer was absent.

From Mesa County, County Commissioner Chairman Craig Meis and Commissioners Janet Rowland and Steve Acquafresca were present.

Also present were City staffers City Manager Laurie Kadrich, City Attorney John Shaver, Utilities and Street Systems Director Greg Trainor, Principal Planner David Thornton, Wastewater Services Superintendent Dan Tonello, Utilities Engineer Bret Guillory, Environmental Coordinator Eileen List, and City Clerk Stephanie Tuin.

County staffers present were County Administrator Jon Peacock, Planning and Development Director Kurt Larsen, Development Planner Linda Dannenberger, Public Works Director Pete Baier, and Clerk to the Board Bert Raley.

Utilities and Street Systems Director Greg Trainor welcomed those present and reviewed the history of this annual meeting, including the requirement for an annual meeting and the notice that is required. Mr. Trainor advised that three requests were received past the deadline so there was no opportunity to notify the surrounding property owners. He indicated the City Attorney can advise the City Council on how they might proceed.

Northeast of H ½ Road and 21 Road Boundary Adjustment Request

Utilities and Street Systems Director Trainor reviewed the first request. The property is owned by Irma Kapushion and the request was submitted by Dale Beede.

Bret Guillory, Utility Engineer, explained how the sewer could be extended to this property. It is feasible; however the western portion of the property would require a pump station. The developer would pay \$250,000 to cover ten years of maintenance. To include this general area and rezone the area to R-4 would require a plant expansion that would cost \$31.2 million. If the zoning is left as Estate, the plant would have capacity to serve the area.

Commissioner Chair Meis asked if the extension cost would be borne by the developer. Mr. Guillory said yes, but the expansion required for the lower basin piping would cost an additional \$3.5 million.

Councilmember Hill clarified that the inclusion request is for three parcels, and there is capacity to take those three parcels in. Mr. Guillory concurred, but Staff has taken a bigger picture view rather than just taking it in little pieces.

Councilmember Coons asked about the impact on capacity if the parcels are zoned Industrial. Mr. Guillory said Industrial is about equivalent to an R-2 residential zone.

Council President Doody asked if the developer will pay for the lift station. Mr. Guillory said yes, but then the City takes on the maintenance, so the City tries to avoid lift stations.

Council President Doody opened the public hearing at 7:33 p.m.

Dale Beede, 2059 Baseline Road, a family friend representing the applicant, stated that the reason for the application is that the sewer is being extended to the southeast of this property, only 100 yards away. There is a need for large tract industrial sites; the request is not asking to go all the way to I Road. Residential is not the best use any longer, with commercial/industrial use pushing up against the property. The northern twenty acres is not the Kapushion property.

Kelly Bowen and Tom Bowen, 876 21 ½ Road, sent an email about their concerns. The property is currently zoned Rural, not Estate. They are in opposition to this property being sewered, as it is currently compatible as Rural for agricultural uses.

Sanna and David Weaver, 876 ½ 21 ½ Road, agreed with the Bowens that it is rural.

Ted Munkres, 122 Chipeta Avenue, encouraged the governing bodies to look at the overall growth of the community; inclusion will benefit the community as a whole.

Scott Claussen, 856 21 ½ Road, said this same thing occurred to the south; first the property gets included into the Persigo boundary, then it goes Industrial. He suggested industrial uses should be kept along River Road.

Sam Campbell, 848 21 Road, south of the property, said his wife grew up on this property, and that development will change the look of the area and the rural feel of the area. He stated that he realizes that progress is a part of life, but he would like to have the protection of a buffer zone between the residential and the industrial.

Bonnie Savage, 878 21 ½ Road, recently moved here to retire. She looked for a rural area and doesn't want the view to be ruined as it is lovely. She was not advised there was potential for more commercial growth.

Pam Fox, 2617 I Road, said although she doesn't live that close, she does feel that the City needs to develop areas that already have the infrastructure. It will cost more to develop other places; expansion of the sewer is necessary and it would be cheaper to put it there than put it out further. In addition, she does have property that she would like to develop.

Jan Murry, 889 21 ½ Road, Unit B, stated that the property is in her back yard and she has lived there ten years. She understands one can't stop growth, and she does not object to residential. She urged more study.

There were no more public comments.

Council President Doody closed the public hearing at 7:46 p.m.

Chairman Meis asked what was brought into the boundary previously in that area. Mr. Guillory stated that the area was studied in 2005 with the study brought back to the joint board in March 2006. Chairman Meis asked how much of the area brought in then has been annexed. Mr. Guillory indicated only two properties, Jobsite and one other.

Councilmember Hill asked if it is the Staff's recommendation to wait until after the Comprehensive Plan. Utilities and Street Systems Director Greg Trainor said the Comprehensive Plan would allow for a larger area to be looked at so that is a possibility in order to avoid a piecemeal approach. Mr. Trainor, however, said that each parcel owner has a sense of urgency. Expansion decisions are policy decisions but they do impact capacity at the plant.

Commissioner Chair Meis asked for comments from the County Commissioners.

Commissioner Acquafresca said that not including the west portion is a good idea to avoid lift station maintenance.

Commissioner Rowland disagreed stating that if the developer is willing to pay \$250,000 to pay for ten years of maintenance of the lift station then the west portion should be included.

Chairman Meis said they approved a large swath in March 2006 and he was concerned about the lack of buffering. He agreed they should wait for the City's Comprehensive Plan before moving forward, as he is hesitant to have patchwork inclusions. He has property at 21 ½ Road, which is where the agricultural area starts. He is opposed until the Comprehensive Plan is completed.

Commissioner Acquafresca moved to include only the east portion of Parcel A that can be served by gravity flow. Commission Chairman Meis seconded. The motion carried with Commission Chairman Meis voting NO.

Councilmember Todd was concerned about the time delay with the Comprehensive Plan being two years away. There is a shortage of land for commercial/industrial now. The question is where it should go. She prefers looking at the big picture rather than piece by piece. She supports inclusion of Parcel A.

Councilmember Coons said she also doesn't like the piecemeal approach and would like to look out twenty years. Therefore she supports allowing the Comprehensive Plan process to take place, i.e., the Staff's recommendation.

Councilmember Hill spoke about extending the boundary, the commercial zoning is not being considered, zoning is to be determined later. He agrees with looking at the big picture and deferring it but there are mechanisms in place that allow things to change, especially in an environment where things are changing rapidly. He can support this request, inclusive of the full acreage and he agrees with Commissioner Rowland to leave the zoning question for another day.

Councilmember Thomason agreed with looking at the boundaries overall. He is concerned with continually pushing out the boundary, although he agrees there is a shortage of industrial property. However, he won't support the request.

Councilmember Beckstein said she served on the study committee that looked at the entire north area so she is aware of the issues and need for land. She would like to see if it is realistic now to extend the boundary to I Road and see if the system can meet that need. She would like to know the availability of land already in the 201. She doesn't have all the information. She disagrees with waiting for the Comprehensive Plan two years down the road. There are needs now. She asked Staff to provide an inventory of available commercial/industrial land and put the request on hold until inventory can be reviewed.

Council President Doody said he believes the overall situation needs to be studied. He advised the City is going to have meetings to discuss the big picture with the County. He won't support inclusion.

Councilmember Todd moved to accept the application to include Parcel A into the 201 boundary. Councilmember Hill seconded the motion. Motion failed with Councilmembers Beckstein, Coons, Thomason and Council President Doody voting NO.

City Attorney John Shaver advised that joint action is required for any changes to the boundary. Since the motion failed with the City, the action did not pass and the property will not be included.

Northeast of H Road and 22 Road Boundary Adjustment Request

Utilities and Street System Director Mr. Trainor reviewed the next request. He described Parcel B. The owners have been in contact with the City Council and the County regarding their inability to continue to live in that area with the encroaching commercial/industrial uses.

Council President Doody opened the public hearing at 8:15 p.m.

Marie Reigan, 2204 H Road, has lived there 16 years and now they have Northwestern Air, several trucking companies, and other companies right around them. She stated that the constant jake brakes shake her house and she has to wear ear plugs. She said the compression plant is so loud, their two young boys, both with neurological damage and on medication, cannot play outside. They won't eat due to the disturbance. The area is not conducive for children or cars. They asked for their property to be in the 201 so they can market their property. Robert Reigan added that the interest in their property is overwhelmingly for commercial use.

Leah Morario, owns 14 acres at 824 22 Road, agreed with the Reigans that the area needs to be part of the 201.

Ray Trujillo, 2218 H Road, said he wanted to point out that there is a natural boundary at 22 Road from commercial to industrial. Regarding the concerns of truck traffic, he pointed out there is not a light at the bottom of Highway 6 & 50 and H Road, so trucks have to go down H Road to 23 Road to access the highway. This brings more traffic to H Road that is zoned Estate. He doesn't think the zoning should change, and with the sewer coming in, it would change. He believes there is still a lot of available commercial land from the 2006 inclusion so he disagrees with the inclusion.

Glen Marson, owns the property at 2202 ½ H Road, said he is in favor.

Jim Patterson, 2202 H Road, said he is closer to Northwestern Air than the Reigans. Northwestern Air's operations shake his building, and with the diesel fuel smell it is almost unbearable living there. He put his house behind the shop to try and minimize the noise but it is still very loud. He is in favor of inclusion.

Mr. Trainor stated there is one additional lot in the subdivision to the north, 2207 Lyn Street that has requested inclusion. However, it is not recommended for inclusion, as it is an isolated parcel in a subdivision.

There were no additional public comments.

Council President Doody closed the public hearing at 8:37 p.m.

Councilmember Beckstein asked if the whole subdivision was invited to participate in this consideration.

Mr. Trainor replied that applications were from individuals. This particular property owner was contacted because their name was in the file from previous hearings.

Councilmember Coons asked about the noise issue and whether or not the City has noise ordinances. City Attorney Shaver stated that the City does, but they speak to unnecessary and unreasonable noise so the call is situational. Hours of operation could be an issue, as that is a different noise ordinance standard.

Councilmember Coons asked if septic is inadequate for these commercial properties. Mr. Guillory stated that there are commercial properties on septic that are too far from the sewer so that is not necessarily the case.

Principal Planner David Thornton said that the Northwest Plan was adopted by the City and County Planning Commissions jointly back in March of this year, as well as City Council in April. That area included the large portion of the area that was included in the 201 back in March 2006. He looked at the area west of 22 Road, including all of the 201 boundary north of H Road, as well as the southeast corner of H and 22 Roads, where Northwestern Air and other businesses are located. There was a lot of public input and concern raised by residents regarding changing of the zoning designations; therefore some performance standards were developed. It was clear that the residents wanted the implementation of the performance standards. H ½ Road corridor would be the line between commercial and residential. Lyn Street residents were concerned about the 22 Road corridor impact regarding architectural standards and landscaping for buffering.

Councilmember Coons asked if the architectural and landscaping standards included sound buffering standards.

Mr. Thornton said that noise was recognized as being an issue in the area. The Plan encourages truck traffic to be internal and use a future 21¾ Road. Site planning was used as the mechanism that was sought to minimize the noise for future business, but won't be of much assistance to the existing businesses mentioned as they were grandfathered in prior to the Plan adoption.

Chairman Meis asked County Planning Director Kurt Larsen what was the progress and outcome of the matter that had been brought before them by the Reigans for Code Enforcement action.

Kurt Larsen, Planning Director, said the County has made site visits. The noise issue is situational and difficult to enforce. Regarding the compressors, Code Enforcement served a notice of voluntary compliance. County Planning Director Larsen was asked to get more information on the situation to the County Commissioners.

Commissioner Rowland stated the joint board shouldn't look at the boundary as set in stone. There have been inventories on what land is available. GJEP has said there is no land available. She too would rather not do inclusions in a piecemeal manner but since the Board has not addressed the issue in a timely manner, the applicants have to come forward individually. She feels the Board can't make them keep waiting.

Commissioner Acquafresca said he looked at the area, partially enclosed by commercial/ industrial. He recognized the noise pollution. He thought a more natural boundary would be on the east site of Parcel B, the Persigo Wash. He noted truck traffic from 22 Road travels west on H Road to 21 ½ Road and then south to the highway. He has been told in the foreseeable future there will be a signal light at 21 ½ Road and the old highway, which will serve Parcel B for industrial purposes. He said it appears with the exception of that small lot, Parcel B is a natural and progressive addition to the 201.

Chairman Meis stated that he can support inclusion of Parcel B with the exception of the small north parcel. He felt the City can do a good job with the zoning and handle the code enforcement matters once annexed.

Commissioner Acquafresca moved to include Parcel B with the exception of the small lot. Commissioner Rowland seconded the motion. Motion carried unanimously.

Councilmember Todd said, once included, development doesn't automatically spring up; it may be a few years out. She agrees with Commissioner Rowland to look forward at the big picture but agreed they can't wait the two years for the Comprehensive Plan. She supports inclusion.

Councilmember Coons said she didn't think they would have to wait for the Comprehensive Plan but rather look at the big picture separately. She noted inclusion does not solve the whole problem, zoning has to take place and that is not guaranteed. She said this piece makes sense except for the small lot.

Councilmember Hill said he would support bringing in Parcel B. He agreed with the planning that Chairman Meis suggested, and that Commissioner Acquafresca had an excellent point regarding the natural barrier. Answering the questions as to where does the commercial start and where does it end, as well as addressing the buffering and zoning, all need to be addressed.

Councilmember Thomason stated that he wasn't suggesting never changing the boundary. He agreed this parcel makes sense.

Councilmember Beckstein said she is not asking for a 2½ year delay, agreeing it needs to be looked at now. Inclusion of this piece makes sense so she will support inclusion.

Council President Doody said he has compassion toward the residents and supports inclusion of Parcel B.

Councilmember Hill moved to include Parcel B with the exception of 2207 Lyn Street. Councilmember Coons seconded the motion. Motion carried unanimously.

Council President Doody called a recess at 8:53 p.m.

The meeting resumed at 9:06 p.m.

Northeast of H Road and 23 Road Boundary Adjustment Request

Utilities and Street Systems Director Greg Trainor reviewed the next request identified as Parcel C.

Principal Planner David Thornton stated that the current County zoning is AFT with areas of RSF-R with the Bookcliff Ranches Subdivision and another subdivision just to the north. Looking at the Future Land Use Map the area is shown as Estate. To the north is designated as Rural. All of the area is in the North Central Grand Valley Plan, adopted in the 1990's, so the area in question is surrounded by large lot residential.

Mark Harris, 863 23 Road, just north of the subject property, farms in that area. The subject property is the farm at 840 23 Road; which is property the School District just purchased. On behalf of Alan Ferris and the neighbors, he is not present opposing inclusion, but wanted to know the process to determine the future of sewer in the area north of H Road. He stated although the land is mostly agriculture now, it is being divided into five acre parcels as a result of the lack of long term planning. There are several hundred acres of property that could have something special done with it.

There were no other comments.

Council President Doody closed the hearing at 9:15 p.m.

Councilmember Coons asked what the soils are like in that area in respect to septic versus sewer.

Utilities Engineer Bret Guillory stated the reason the Appleton trunk line to the school was installed was due to the septic failure at the school. At that time the City formed the Appleton Sewer Improvement District. The water table is very high, especially in irrigation season and is not conducive to standard septic systems; they would have to be a mounded system. Councilmember Coons asked if the School District is planning on building there. Mr. Guillory said that is the rumor.

Councilmember Hill noted the Council can't look at the plans, they are only looking at the boundary change. The School District could decide to sell the property. He asked if there was a way to stipulate for a "school only". City Attorney Shaver stated that they can't do that but could remove property from the boundary in the future.

Councilmember Todd said that the big picture review needs to happen now. She urged making a decision on a time and place to meet to move forward on discussing the 201 boundary. She is in support of this inclusion.

Councilmember Coons agreed with the gentleman that spoke concerning sewerage one piece of property in isolation. She won't support the request as she feels it needs to be considered with surrounding properties.

Councilmember Hill agreed with Mr. Harris. He is not interested in waiting for the Comprehensive Plan. They need to move forward now. He will support this, a school could be built there without the sewer and then the septic could fail. This may be a wise site and he trusts the School District's intent. He wants to move forward expeditiously.

Councilmember Thomason said, although isolated and expensive to extend the sewer, he is in favor of inclusion.

Commissioner Rowland asked that the two bodies set the schedule to review this at their next joint workshop.

Commissioner Acquafresca stated the problem is statewide that School Districts and other public entities, and departments of the State are exempt from the planning process. The result is they are driving the planning and development process. These entities purchase based on the price of real estate. The system needs to be changed statutorily. In this case he feels they must approve this boundary extension.

Councilmember Beckstein said when the study happened 1½ years ago, the committee talked about continuing to plan proactively. She will support the request.

Commissioner Chair Meis agreed with Councilmember Hill.

Council President Doody agreed with Commissioner Acquafresca and will support the inclusion.

Councilmember Thomason moved to include Parcel C. Councilmember Beckstein seconded the motion. Motion carried by roll call vote.

Commissioner Rowland moved to approve the inclusion of Parcel C into the 201 boundary. Commissioner Acquafresca seconded. Motion carried 3 to 0.

Northwest of 30 ½ Road and B Road Northeast of 30 ½ Road and B Road Boundary Adjustment Requests

Utilities and Street Systems Director Greg Trainor then reviewed the next group of requests which includes a School District property purchased from the Mizushima's and the property still owned by Mrs. Mizushima. Directly south is the sewer line that serves Valle Vista Subdivision.

David Thornton, Principal Planner, stated that the zoning is Mesa County's zone AFT; there is urban zoning a half mile to the west. The Land Use Designation is Residential Medium Low, which is around 4 units per acre.

Council President Doody opened the public hearing at 9:31 p.m.

There were no public comments.

The public hearing was closed at 9:32 p.m.

Chairman Meis asked if the School District bought the entire area. Mr. Trainor identified the area purchased by the School District. Chairman Meis asked if the farm is to the east. Mr. Trainor replied yes. Chairman Meis asked if the Mizushima's sold to the school. Mr. Trainor stated that they did not.

Mr. Trainor advised that the recommendation is to postpone a decision until the Comprehensive Plan is complete thus allowing the change needed to the Persigo Agreement. Another option is to allow this property to connect to the Valle Vista line and then amend the Persigo Agreement.

Councilmember Coons asked if 30 Road was a firm line for the 201 boundary extension. Mr. Trainor said yes, except for Valle Vista Subdivision. When that was allowed, the City Council and the County were very restrictive to that extension.

Commissioner Rowland asked if the joint board can amend the Persigo Agreement and amend the boundaries.

City Attorney John Shaver said that is possible, but how it should be amended may need to be discussed. He read the excerpt in question from the Persigo Agreement but noted approving inclusion would amend the agreement de facto. Commissioner Rowland asked if by making a motion to extend the boundary, would it make that de facto change. City Attorney Shaver replied yes, but Staff would recommend other provisions be made for the rest of the area east of 30 Road.

Chairman Meis said the Assessor's records do not show the purchase has taken place and asked if that contract is contingent on the inclusion. Mr. Trainor stated he did not know; his contact with the School District indicated this is the property they purchased. Mr. Guillory stated that it takes up to a month for the GIS system to show new property owners.

Councilmember Beckstein stated the same process suggested before; take time to study this area.

Councilmember Todd agreed to postpone until the discussion can be made on the 14th between the two governing bodies.

Councilmember Coons said it comes down to capacity when saying no to one owner when others have been allowed in.

Council President Doody asked about the diameter of the Valle Vista line. Mr. Guillory replied it is an 8 inch line. It serves 133 homes in Valle Vista, and 33 homes along the way.

Councilmember Todd stated she was not in favor of inclusion as it is the beginning of a patchwork. They need to look at the overall picture.

Councilmember Coons agreed. The ownership is not clear, and she is against starting a patchwork.

Councilmember Hill said he feels similarly. The request will drive a change to the agreement. He pointed out that schools will attract housing so they need to sit down with the School Board and have these conversations about what an inclusion decision would mean.

Councilmember Thomason agreed; he was not in support.

Commissioner Rowland stated they already have patchwork, and sewer service is better than having septic serve a school. If they want it, they should have it. She felt there is a lack of land with infrastructure so she will support the inclusion.

Commissioner Acquafresca stated he preferred to defer and look at all the issues.

Councilmember Beckstein said she will not support the inclusion. Everyone wants to see housing availability, but they must develop responsibly and meet infrastructure needs. It takes time to do that.

Chairman Meis said he is opposed, agreeing there needs to be additional study. He suggested they form a subcommittee. He wants to ensure the Comprehensive Plan moves forward but this study needs to go forward sooner. He agreed the two boards should expedite the process on the 14th.

Council President Doody agreed with Commissioner Rowland that the issue needs to be worked on and they need to include the School District but he won't support it at this time.

Councilmember Hill moved to include the Mizushima property and the School District property. Councilmember Beckstein seconded the motion. Motion failed unanimously.

Commissioner Acquafresca moved not to include the Mizushima and School District properties. Chairman Meis seconded the motion. Motion carried with Commissioner Rowland voting NO.

Late Requests Received

Utilities and Street Systems Director Greg Trainor advised that as a result of the second notice, the Riverview Technology Corporation (RTC) contacted the City. Exclusion of the DOE property was discussed in March 2006 and at that time they withdrew their request. RTC representatives are in attendance to address the joint board. No decision can be made at this meeting as there was no published notice. If a decision to decide is made, then the notice can be done and the decision can be made at another meeting separately.

Councilmember Coons asked if to avoid redundancy, can they accept the application, do the notice and set a date. City Attorney Shaver said that is an option. The RTC would like to know if there is a possible favorable resolution.

Utilities and Street Systems Director Trainor said the site is served by sewer but is outside the City limits.

On Council President Doody's request, City Attorney Shaver explained what the City's and County's relationship is to the RTC.

City Attorney Shaver explained that RTC (Riverview Technology Corporation) is a separately credited corporation for the purposes of operation and management of the old DOE Atomic Energy Commission site located on the Gunnison River and below the bluff in Orchard Mesa. The City and County are the sponsoring agencies for purposes of the ownership and operation of that, aside from the RTC who manages it. There is

no direct responsibility or relationship back to the City but they were formed and created for the ultimate reuse of that site.

Council President Doody allowed the RTC representatives to address the joint board.

Bonnie Peterson, an RTC board member, stated that it was their intention to get an application in and missed the notice. Just this week, the RTC was awarded the DOE lease, so those jobs will be here for at least five years. The RTC would like to move forward in developing the property, and if that property is annexed, it impedes the Incubator's ability to provide funding in the Revolving Loan Fund. Since they don't want to impact the Incubator, they want to go out of the 201 boundary, even though they are currently served by the sewer and City water. Many of the grant opportunities will be limited if the site is in the City limits. She would like to move forward with an application for exclusion.

Councilmember Todd asked if they want to disconnect from the sewer. Ms. Peterson stated no, they want to keep the sewer. Councilmember Todd asked if it is annexation or inclusion that limits grant ability. Ms. Peterson understood if they are in the 201 then they must be annexed when development occurs. Councilmember Todd asked if they are building new assets. Ms. Peterson replied that the charge of RTC is to use the site, retain existing jobs, and grow more jobs. There are several acres not being used which could provide commercial/industrial sites which will serve the community.

Councilmember Todd asked if they are self supporting. Ms. Peterson replied yes, however some grants do have match requirements.

Councilmember Coons inquired what the notice requirements were. City Attorney Shaver replied the notice must be published twice with ten days in between.

Councilmember Beckstein asked what action the joint board should take at this time. City Attorney Shaver replied nothing; the applicant must file an application.

Council President Doody inquired if the two bodies can meet separately on this matter. City Attorney Shaver replied that is an option.

Mr. Trainor said another late request was the Pam Fox property that was in the previous study area and was recommended not to be included. The hearing was on March 6th, and the decision was made not to include the property. This request also was not noticed and the recommendation is not to consider it. However, the applicant is present. The applicant was told no factors have changed that would affect the previous decision, but she says she is now working with an engineer.

Council President Doody stated that she can go through the same procedure by filing an application.

Chairman Meis stated that the board could afford her time to speak as she has been waiting.

Pam Fox, 2517 I Road, said she will submit a request. She is currently working with an engineer to develop her property without a lift station. The sewer is close to another subdivision going in to the northeast section of her property and she would like the board to reconsider her property. She will submit an application for next year's meeting.

Prepayment of Plant Investment Fees Policy

Utilities and Street Systems Director Greg Trainor then presented the next discussion item. He listed a number of reasons not to change the policy on prepayment of fees. The owners that requested this want to avoid paying the going rate at the time. However, when expansion is needed, the City and County will need to issue bonds and bond holders expect the calculation of Plant Investment Fees (PIFs) to be in a responsible manner. Mr. Trainor demonstrated the loss of revenue when prepayment is allowed.

Chairman Meis stated that a rate of return would be higher if the amount were to be invested in capital construction, so prepayment may be a benefit, that is, if there are infrastructure projects that are ready to go. He agreed it would be a loss if the funds were just put into a bank.

Mr. Trainor said that was correct. If borrowing the money, prepayments may not generate enough funds to pay the debt service so they would need to analyze it closely.

Councilmember Todd stated that it would have to be economically feasible for the developers to prepay for an entire subdivision.

Mr. Trainor agreed. Not knowing the future of development and the cost of construction they would have to analyze the issue.

Councilmember Todd noted that a similar situation happened in the early 80's.

Mr. Trainor said it happened in the Ridges and it was very hard to track administratively when the City took over in the 90's.

Chairman Meis suggested they do additional analysis.

City Manager Laurie Kadrich advised that the notice was such to allow formal action, but Commissioner Chairman Meis has an excellent point; even if everyone pre-pays, there would not be any benefit without a construction project.

Mr. Trainor agreed there needs to be more analysis. A bond broker would require sufficient tap fees to pay off any debt.

Mr. Trainor said the tap fees are specifically set aside for capital improvement projects and growth related capital construction. The monthly fees pay for replacement and repair projects.

Councilmember Coons said it was not wise to ask the citizens to provide a discount to the developers and others which is what prepayment is in essence doing.

Council President Doody said he doesn't support a change in policy. Last report indicated the fees should be at \$3,200.

Councilmember Hill concurred pointing out that the fees are already a discount because they were never increased to the recommended amount.

Chairman Meis said they are being asked to make a decision with very little information. He recommended looking at net present value versus construction costs. More data is needed.

Commissioner Rowland was in agreement with a postponement.

City Manager Kadrich summarized that there doesn't seem to be an agreement that prepayment for the sake of prepayment would be wise, but that it might make sense if there is a construction project. She suggested the policy change be brought forward when there is such a project.

County Administrator Jon Peacock suggested developing a framework whereby the policy might be changed under certain conditions such as a pending project.

Chairman Meis agreed that makes sense.

County Administrator Peacock suggested the joint board direct Staff to develop that framework.

Councilmember Hill agreed; those projects may come forward when the two bodies start those conversations for expansion.

Other business

There was none.

Adjournment

There being no further business, City Council President Doody adjourned the meeting at 10:55 p.m.

Stephanie Tuin, MMC
City Clerk

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

August 13, 2007

The City Council of the City of Grand Junction convened into regular session on the 13th day of August 2007, at 7:03 p.m. in the City Auditorium. Those present were Councilmembers Bonnie Beckstein, Teresa Coons, Bruce Hill, Gregg Palmer, Linda Romer Todd, and Councilmember President Jim Doody. Councilmember Doug Thomason was absent. Also present were City Manager Laurie Kadrach, City Attorney John Shaver, and City Clerk Stephanie Tuin.

Proclamations

Proclaiming August 20 – 24, 2007 as “Catholic Outreach Awareness Week” in the City of Grand Junction

Council Recognitions

City Council recognized the Golden K Kiwanis Club for hosting the new City Manager Laurie Kadrach at their last meeting. They also recognized Suicide Prevention Foundation’s August 18th 1st Annual Fundraiser, and National Night Out last week.

Appointments

Ratify Appointments to the Urban Trails Committee

Councilmember Todd moved to re-appoint Joe Moreng and appoint Bill Grant to the Urban Trails Committee for three year terms expiring June 30, 2010, appoint Julie Sabin for a two year term expiring June 30, 2009, and appoint Mark Williams for a one year term expiring June 30, 2008. Councilmember Hill seconded the motion. Motion carried.

To the Riverfront Commission

Councilmember Beckstein moved to re-appoint Ken Henry and Dennis Pretti and appoint Katie Steele and Corrie Bonner to the Riverfront Commission for three year terms expiring July 2010. Councilmember Palmer seconded the motion. Motion carried.

Appoint a Downtown Development Authority Representative to the Historic Preservation Board

Councilmember Todd moved to appoint Patti Hoff to the Historic Preservation Board concurrent with her DDA term. Councilmember Hill seconded the motion. Motion carried.

Citizen Comments

Steve Stewart, 574 25 Road, and Rod England, P.O. Box 2033, Glade Park addressed the City Council on an event Tribute to 9-1-1. The two are members of Wounded Warriors which helps families in the interim before disability payments start. They want to

bring a motivational speaker, Dana Bowman, a decorated special forces soldier who jumped for the Golden Knights when he lost both his legs in a parachuting accident. Not only is Mr. Bowman a motivational speaker, but he still jumps. The group has worked out a trade with Mr. Bowman so he will perform here in Grand Junction. The two proposed a partnership for this presentation in honor of 9-1-1 called "Lest We Forget". They asked the City to help out with the cost of holding the presentation at Two Rivers Convention Center.

City Manager Laurie Kadrich suggested that since they are in a situation where they cannot take action, she would have Deputy City Manager Trent Prall work with the members of the Wounded Warriors and try to bring something to the City Council by pre-meeting on Wednesday.

PRESENTATIONS

1. I-70 Corridor Group/Rocky Mountain Rail Authority Update

Dr. Flo Raitano, along with Harry Dale, Chair of Rocky Mountain Rail Authority, and Michael Penny, Chair of the I-70 Coalition, presented an update to City Council.

Dr. Flo Raitano, the director of the I-70 Coalition, introduced the topic. She explained what the I-70 Coalition is and who is involved from both counties and cities. There are private sector members also such as Intrawest and Vail Resorts. She then reviewed the history and the mission of the organization; they addressed the congestion of and the accessibility to I-70. They have developed a preferred alternative, a copy of which is being left with the City Manager. She explained why they are addressing this issue. The amount of revenue being lost because of the current I-70 situation is at \$839 million and growing.

She then explained the Coalition Alternative which includes other modes of transportation including aviation, transit, non-motorized and alternate routes. The macro planning elements include service to off-corridor communities, noting must be scenic and not just a way to move goods and services. The system must be multi-modal, must increase capacity, and should encompass a 50 year lifetime. Planning for multi-modal must be concurrent with solutions to address the problem areas first and should not preclude a better solution that may come to be. Any transit system must be appealing, include a rapid transit component, and the system must move goods as well as people. Mitigation has to be immediate. Dr. Raitano then listed the Coalition's accomplishments. She detailed the pending projects and how they are approaching the solutions. Working with CDOT is a large piece of how they see their future role.

Michael Penny, Chair of the Coalition, added that the coalition came together around the PEIS (Programmatic Environmental Impact Statement) but what they have done is look at the corridor from border to border. The funding piece, the Blue Ribbon Panel, sees the I-70 Corridor Coalition as the biggest competitor for transportation funding. He urged the public-private partnership and Grand Junction's participation to help make it a stronger voice.

Harry Dale, Clear Creek Commissioner and Chair of the Rocky Mountain Rail Authority, who would like to see the I-70 corridor be designated as the 11th high speed transit corridor. It is a multi-jurisdictional quasi-governmental entity that can qualify for the funds. They began by looking at a feasibility study to establish a rail system in this corridor. He detailed the questions posed by the feasibility study. He identified the members of the Authority. He then listed the members of the Steering Committee who will be leading the feasibility study and stated that they are in need of a western slope member. No financial commitment is required to join now. In 2008, the minimum commitment will be \$500.

Councilmember Coons, as a Colorado Association of Ski Towns (CAST) member, said she has heard of these efforts and knew the need for Grand Junction and Mesa County's participation. This affects economic development as new industry needs to have transportation options. She encouraged Grand Junction's participation.

Councilmember Todd stated she was involved in the development of T-Rex and agreed with a multi-modal alternative. She supports Grand Junction's involvement.

Mr. Penny said the Coalition has been successful in working with the new State Administration, including Transportation Director Russell George and the Governor. He said Grand Junction is welcome to be involved and they are all involved with each other's groups.

Councilmember Hill pointed out that though the road to Denver is much improved, it could be better. He supports Grand Junction's involvement.

Councilmember Palmer asked if there is a financial contribution needed to join the Rocky Mountain Rail Authority. Mr. Dale said there is not in 2007 but in 2008, a minimum of \$500 will be requested.

Councilmember Beckstein said she supports Grand Junction's participation.

Councilmember Coons asked if Grand Junction can join both organizations. Dr. Raitano said there is a two-tiered membership, with a calculated amount of around \$1,500. All have full voting privileges. Tier-two members have fewer voting members.

City Attorney John Shaver advised that the Rocky Mountain Rail Authority does require a resolution to join. If the I-70 Coalition requires a resolution, one can be drafted for Wednesday. Dr. Raitano advised a formal resolution is not needed; a letter of intent would suffice.

Resolution No. 118-07 – A Resolution Approving City Participation and Membership to the Rocky Mountain Rail Authority (RMRA) and Authorizing the City Manager to Sign an Intergovernmental Agreement

Councilmember Hill moved to adopt Resolution No. 118-07. Councilmember Palmer seconded the motion. Motion carried by roll call vote. (The Council representative was not named and will be determined at a later date.)

Councilmember Hill moved to direct the City Manager and the City Attorney to draft a letter of intent for the City to join the I-70 coalition. Councilmember Beckstein seconded. Motion carried.

Council President Doody called a recess at 8:18 p.m.

The meeting reconvened at 8:25 p.m.

CONSENT CALENDAR

Councilmember Palmer read the items on the Consent Calendar. Councilmember Hill moved to approve the Consent Calendar. It was seconded by Councilmember Todd and carried by roll call vote to approve the Consent Items #2 through #9.

2. Minutes of Previous Meetings

Action: Approve the Minutes of the July 30, 2007 Regular Meeting, the Minutes of the August 1, 2007 Special Session and the Minutes of the August 1, 2007 Regular Meeting

3. Purchase of the Property at 544 Pitkin Avenue

Negotiations by City staff with the owners of 544 Pitkin Avenue have been completed and a contract to purchase the property for \$269,900.00 has been signed by both parties.

Resolution No. 119-07 – A Resolution Ratifying the Purchase Contract for the Property Located at 544 Pitkin Avenue, Grand Junction, Colorado

Action: Adopt Resolution No. 119-07

4. Grand Mesa Reservoir No. 1 Dam Renovation Project

Award a construction contract for phase 1 of the renovation of Grand Mesa Reservoir No.1. This reservoir was recently purchased by the City and the renovation will allow full storage capacity.

Action: Authorize the City Manager to Execute a Contract for the Grand Mesa Reservoir No. 1 – Dam Renovation Project with Hudspeth and Associates, Inc. in the Amount of \$321,416.80

5. **Persigo Wastewater Treatment Plant Rehabilitation Change Order**

Approve Change Order No. 2 to add additional work to the construction contract for rehabilitation of the Raw Sewage Wet Well at the Persigo Wastewater Treatment Plant.

Action: Authorize the City Manager to Approve the Change Order No. 2 with Guildner Pipeline Maintenance, Inc. in the Amount of \$81,725.00 for a Net Construction Contract of \$395,180.75 after Change Order No. 2

6. **Police Department Transcription Services**

Transcription services would benefit the Grand Junction Police Department by reducing the time officers currently spend on administrative report writing and better utilizing available telecommunication technology. This will be a new service for Police that will save officer time and may improve accuracy and efficiency.

Action: Authorize the Purchasing Division to Award Police Transcription Services to Huntington Court Reporters & Transcription, Inc. of Pasadena, CA

7. **Purchase Telephone Computers for the Communications Center Remodel Project**

This request is for a sole source purchase of seven additional Plant Vesta telephone computers to be used in the Grand Junction Regional Communication Center.

Action: Authorize the City Purchasing Division to Purchase Seven Telephone Computers from Plant Vesta in the Amount of \$211,678

8. **Purchase Radio Computers and Upgrades for the Communications Center Remodel Project**

This request is for a sole source purchase of additional Motorola radio computers and upgrade of the existing radio computers to be used in the Grand Junction Regional Communication Center.

Action: Authorize the City Purchasing Division to Purchase Seven Additional Radio Computers and Upgrade Nine Existing Radio Computers from Motorola in the Amount of \$367,793

9. **Purchase New Dispatch Consoles for the Communications Center Remodel Project**

This request is for a sole source purchase of three new dispatch consoles from Watson Furniture Group, to be used in the Grand Junction Regional Communication Center.

Action: Authorize the City Purchasing Division to Purchase Dispatch Consoles from Watson Furniture Group in the Amount of \$40,220.58

ITEMS NEEDING INDIVIDUAL CONSIDERATION

Byrne Memorial Justice Assistance Grant for Police Communication Projects

Since 1998 the Department of Justice has granted our community with funding on an annual basis. This funding has been shared on a 50/50 basis with the Mesa County Sheriff's office. The current grant is the result of combining both the LLEBG and Byrne Memorial Grant programs. The monies represent direct funding from the Bureau of Justice Assistance and award is based upon population and crime statistics. This year's grant application identifies both GJPD and MCSO intending to use these funds toward interoperability projects including 900MHz, 800MHz and CopLink.

Troy Smith, Deputy Police Chief, Services, reviewed this item. He offered an opportunity for public comments on the grant.

Council President Doody asked if CopLink is a possible project. Deputy Chief Smith said yes, the grant application is written very broadly to include that and a number of other communication projects.

Councilmember Palmer lauded the cooperation between the two law enforcement agencies in the area.

Council President Doody asked for public comments at 8:32 p.m. There were none.

Councilmember Todd moved to accept the Byrne Memorial Justice Assistance Grant in the amount of \$53,480 to be split with Mesa County Sheriff's Office. Councilmember Coons seconded the motion. Motion carried.

Two Lane 5th Street from Ute Avenue to Grand Avenue

Council approval to re-stripe 5th Street from Ute Avenue to Grand Avenue to two-lanes and modify some parking from parallel to angle spaces to increase the number of spaces by 19.

Tim Moore, Public Works and Planning Director, reviewed this item. He provided some background to the request. One item that has been brought forward was acquiring additional parking on 5th Street by creating a two-lane street. Other long range planning issues include the improvements along Colorado Avenue and the redesign for Main Street. Mr. Moore thought now might be a good time to address these items and some of the safety issues. The street is already two-lanes north of Grand Avenue. It is only three lanes between Ute Avenue and Grand Avenue.

Once 29 Road and the Riverside Parkway are complete, they anticipate reduced traffic in the downtown area. Accidents have increased in that corridor. Sideswipes and increased speeds are a few examples of the issues.

Councilmember Todd said she drove the corridor and at first objected but once she drove it she saw the benefit.

Councilmember Palmer said there was no additional traffic congestion when the north of Grand Avenue was two laned, and he does see the advantage now.

Councilmember Hill noted that when there is on-street parking and two-lanes, the tendency for drivers is to slow down. He is glad this will be done in conjunction with chip seal so it can be plainly striped. Also the benefit is the traffic is slowed while going through downtown plus the benefit of additional parking.

Councilmember Coons agreed and lauded increased safety and parking.

Councilmember Palmer agreed.

Councilmember Palmer moved to approve the change to 5th Street to two lanes in concert with the re-construction of Colorado Avenue early next year. Councilmember Hill seconded the motion. Motion carried.

Non-Scheduled Citizens & Visitors

There were none.

Other Business

There was none.

Executive Session

Councilmember Beckstein moved to go into executive session for the purpose of determining positions relative to matters that may be subject to negotiations, developing strategy for negotiators and/or instructing negotiators relative to the City Manager's contract pursuant to Section 402 4 E of Colorado's Open Meetings Act and we will not be returning to open session. Councilmember Hill seconded the motion. Motion carried.

Council President Doody advised that City Council will convene in Executive Session in the Administration Conference Room and will not be not returning to open session.

Adjournment

The meeting adjourned at 8:46 p.m.

Stephanie Tuin, MMC
City Clerk

GRAND JUNCTION CITY COUNCIL MINUTES OF THE REGULAR MEETING

August 15, 2007

The City Council of the City of Grand Junction convened into regular session on the 15th day of August 2007, at 7:05 p.m. in the City Auditorium. Those present were Councilmembers Bonnie Beckstein, Teresa Coons, Bruce Hill, Gregg Palmer, Linda Romer Todd, and Councilmember President Jim Doody. Councilmember Doug Thomason was absent. Also present were City Manager Laurie Kadrich, City Attorney John Shaver, and City Clerk Stephanie Tuin.

Council President Doody called the meeting to order. Councilmember Palmer led in the Pledge of Allegiance. The audience remained standing for the invocation by Pastor Jerry Boschen from First Assembly of God.

Presentations

Presentation of Neighborhoods USA Award to City Council

Kristin Winn, Public Works and Planning Public Information Coordinator, and Juanita Trujillo of the El Poso neighborhood presented the City with a plaque entitled 2007 Best Neighborhood Program Award for the Physical Revitalization by a Government Entity for the El Poso Street Improvement Project. The City was a finalist in the award program.

Special Recognition to Sam Rainguet

A presentation was made to Sam Rainguet, City Communications and Community Relations Coordinator, in recognition of her efforts on the City's 125th Anniversary celebration.

Citizen Comments

There were none.

Certificates of Appointments

To the Urban Trails Committee

Julie Sabin and Mark Williams were present to receive their certificates of appointment to the Urban Trails Committee.

Update on Bridge Accident on I-70

Sam Rainguet, City Communications and Community Relations Coordinator, reported on the accident that occurred on I-70 at 3:00 a.m. A truck hit an overpass pillar and caught on fire. There were two fatalities. The western lanes will be closed through August 16th.

There is one east bound lane open.

CONSENT CALENDAR

Councilmember Coons read the items on the Consent Calendar. Councilmember Todd moved to approve the Consent Calendar. It was seconded by Councilmember Coons and carried by roll call vote to approve the Consent Items #1 through #6.

1. **Setting a Hearing on Setting the City Manager's Salary**

Article VII, Section 57 of the Charter states the City Manager's salary is to be fixed by the Council by Ordinance.

Proposed Ordinance Concerning the Salary of the City Manager

Action: Introduction of Proposed Ordinance and Set a Hearing for September 5, 2007

2. **Setting a Hearing on Zoning the HDP Investment Group Annexation, Located at 841 21 ½ Road** [File #ANX-2007-176]

Request to zone the 15.84 acre HDP Investment Group Annexation, located at 841 21 ½ Road, to I-1 (Light Industrial). This area is within the recently adopted H Road/Northwest Area Plan and consists of three parcels.

Proposed Ordinance Zoning the HDP Investment Group Annexation to I-1 Located at 841 21 ½ Road

Action: Introduction of Proposed Ordinance and Set a Hearing for September 5, 2007

3. **Revocable Permit for a Structure Located in the 23 ½ Road Right-of-Way** [File #SPR-2007-130]

Request approval of a revocable permit for an existing structure that is located in the 23 ½ Road right-of-way and the 14' multipurpose easement. At the site plan review stage, additional right-of-way was required for 23 ½ Road and this put the structure inside of the new dedication. The site plan review is on hold pending a decision on this request.

Resolution No. 120-07 – A Resolution Concerning the Issuance of a Revocable Permit to Commercial Tire Service for an Existing Structure Within the 23 ½ Road Right-of-Way Located at 725 23 ½ Road

Action: Adopt Resolution No. 120-07

4. **Accepting the Improvements Connected with Sanitary Sewer Improvement District No. SS-48-06 and Setting a Hearing on the Assessments**

The City has completed the installation of sanitary sewer facilities as requested by a majority of the property owners located in the area east of 23 Road and between Terry Court and the Colorado River. The proposed resolution is the required first step in the formal process of levying assessments against properties located in the improvement district. A public hearing and second reading of the proposed assessing ordinance will be scheduled for the September 19, 2007 Council meeting.

Resolution No. 121-07 – A Resolution Approving and Accepting the Improvements Connected with Bluffs Sanitary Sewer Improvement District No. SS-48-06 and Giving Notice of a Public Hearing

Proposed Ordinance Approving the Assessable Cost of the Improvements made in and for Bluffs Sanitary Sewer Improvement District No. SS-48-06, in the City of Grand Junction, Colorado, Pursuant to Ordinance No. 178, Adopted and Approved the 11th Day of June, 1910, As Amended; Approving the Apportionment of Said Cost to Each Lot or Tract of Land or Other Real Estate in Said District; Assessing the Share of Said Cost Against Each Lot or Tract of Land or Other Real Estate in Said District; Approving the Apportionment of Said Cost and Prescribing the Manner for the Collection and Payment of Said Assessment

Action: Adopt Resolution No. 121-07 and Introduction of a Proposed Ordinance and Set a Hearing for September 19, 2007

5. **Renewal of Municipal Recreation Agreement**

Renewal of an existing Agreement between the City of Grand Junction, Town of Palisade, the City of Fruita and the Bureau of Reclamation for the delivery of surplus water from Green Mountain Reservoir for recreational purposes in the Colorado River between Palisade and Loma, Colorado.

Action: Approve Renewal of Agreement

6. **Setting a Hearing on Revising Section 38-49 (18) of the Code of Ordinances Regarding Mass Based Limit for Metals**

A renewed National Pollutant Discharge Elimination System (NPDES) Permit was issued to the Persigo Wastewater Treatment Plant effective November 1, 2006. Federal regulations require the revision of industrial pretreatment local limits within 270 days from the issuance of the new discharge permit. The industrial pretreatment local limits will be revised through this ordinance revision. There are no resulting impacts to local industries resulting from this change.

Proposed Ordinance Amending Sections and/or Portions of Sections of Article II of Chapter 38, Utilities, of the Code of Ordinances

Action: Introduction of a Proposed Ordinance and Set a Hearing for October 17, 2007

ITEMS NEEDING INDIVIDUAL CONSIDERATION

Public Hearing – Adoption of Model Traffic Code 2003 Edition

Adoption by Reference of 2003 Model Traffic Code for Colorado; Enactment of Parking Code, including new Reverse Angle Parking provisions.

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

John Shaver, City Attorney, reviewed this item. He highlighted some of the changes and amendments recommended for the adoption of the new Model Traffic Code. Included were emergency vehicle response, parking, including the reverse angle parking, and allowance of electric vehicles.

Councilmember Palmer asked how the public will be educated to the changes. City Attorney Shaver advised that the education regarding the response to emergency vehicles will likely occur when a driver encounters an emergency.

There were no public comments.

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

Ordinance No. 4110 – An Ordinance Adopting by Reference the 2003 Model Traffic Code for Colorado (Except Part 12) and Repealing Articles X through XIV of the 1977 Model Traffic Code Adopted by Reference and Enacting a Parking Code for the City of Grand Junction

Councilmember Hill moved to adopt Ordinance No. 4110 and ordered it published. Councilmember Palmer seconded the motion. Motion carried by roll call vote.

Public Hearing – Rezoning the Amorelli Property, Located at 2719 H Road [File #RZ-2007-112]

Request to rezone 2719 H Road, comprised of 5.346 acres, from R-1 (Residential – 1 du/ac) to R-2 (Residential – 2 du/ac). The parcel is located on the south side of H Road and east of 27 ¼ Road adjacent to the Grand Valley Mainline Canal.

The public hearing was opened at 7:27 p.m.

Ronnie Edwards, Associate Planner, reviewed this item. She described the site, the Land Use Designation, and existing zoning. She stated that the applicant was present.

Joseph Amorelli, the applicant, 2699 ½ Malibu Drive, addressed the City Council. He concurred with Ms. Edwards' report and had nothing else to add.

There were no public comments.

The public hearing was closed at 7:30 p.m.

Ordinance No. 4111 – An Ordinance Rezoning a Parcel of Land from Residential One Unit per Acre (R-1) to Residential Two Units Per Acre (R-2), Located at 2719 H Road

Councilmember Coons moved to adopt Ordinance No. 4111 and ordered it published. Councilmember Hill seconded the motion. Motion carried by roll call vote.

Intergovernmental Agreement with Mesa County to Construct a Grand Valley Transit Transfer Station and a Grant Agreement with Mesa County, City of Fruita, and Colorado Department of Transportation for the Funding

The agreement proposes the City lease its property in the 500 block of South Avenue (aka Steamplant property) to Mesa County in exchange for Mesa County constructing a new transfer station for Grand Valley Transit. The City is also party to the Grant Agreement with the Colorado Department of Transportation for the funding.

Trent Prall, Interim Deputy City Manager, reviewed this item. He advised this agreement will change a major eyesore to a transit transfer station. A transfer of ownership to Mesa County was considered but due to ongoing contamination issues, Mesa County declined to take over the site at this time. Instead an agreement has been worked out where the property will be leased to Mesa County until the contamination drops to below the acceptable level. At the point the City receives a “No Action” determination from the State Health Department, then the City can turn the property over to Mesa County. Some of the terms of the agreement include mitigation of asbestos contamination which will require about a foot and a half of fill on the site. Mays Concrete has been helping with this project. Once the agreement with Mesa County occurs, they will hire a design construction consultant for a design-build construction plan.

The term of the lease to the County is for 25 years. If not renewed after 25 years, the facilities will become City property unless the County has accepted ownership of the site. The plan is to start construction next spring and have the facility up and running by this time next year.

Councilmember Hill asked if, because of the contamination, only surface construction is allowed, which means no basement facilities. Interim Deputy City Manager Prall replied that any underground construction would require mitigation of any encountered contamination. The adjacent lot, which is not contaminated, will be deeded to the City by Mesa County.

Councilmember Hill asked if there will be any ongoing costs for the City for the contamination mitigation.

Interim Deputy City Manager Prall replied that the lease amount is a nominal consideration and the City will have to continue to monitor the existing contamination. The cost is approximately \$140 per well and there are three wells that will be tested once every six months.

Councilmember Hill said he is pleased that the City has found a use for a troubled piece of property and is providing a service with other entities. He also asked if there are any County monies other than the grant funds going into the project. Interim Deputy City

Manager Trent deferred the question to Todd Hollenbeck from the (RTPO) Regional Transportation Planning Office.

Todd Hollenbeck, Regional Transportation Planning Office stated that they were looking at about \$100,000 in project management and contributions toward the contamination mitigation, and if there are other parts that come out during the process the County will be responsible.

Mr. Hollenbeck confirmed that this was Mesa County funds, not RTPO, and Mesa County is anticipating receiving a full \$3.2 million for the construction. There was approximately \$230,000 - \$240,000 coming from the County in matching funds. It requires a total of \$800,000; the total grant was \$4 million, an 80-20 match. The remaining match was the land value. There were some other environmental costs that the County will be responsible for.

Councilmember Coons asked how much asbestos abatement was left to be done.

Interim Deputy City Manager Prall said the City still needs to remove the pile on the east side of the property, then install separator fabric and then 1 ½ feet of fill. The separator fabric warns anyone digging below that level of the contamination. The proposal is a great use of that site.

Council President Doody stated that the City is always looking to partner with the County and from a community perspective stated this is a good project.

Resolution No. 122-07 – A Joint Resolution Authorizing the Board/Council Chair's to Enter into an Agreement with the State Department of Transportation, Division of Transportation Development, for the Provision of a Strategic Transit Project

Councilmember Coons moved to adopt Resolution No. 122-07. Councilmember Hill seconded the motion. Motion carried by roll call vote.

Councilmember Coons moved to authorize the City Manager to Sign the Agreement to Construct a Grand Valley Transit Transfer Station with Mesa County. Councilmember Hill seconded the motion. Motion carried by roll call vote.

Non-Scheduled Citizens & Visitors

There were none.

Other Business

Council President Doody addressed City Attorney Shaver stating that when conducting a City Council meeting, attendee Mr. Bruce Lohmiller, who sits in the front row, mumbles a lot and it feeds through the microphone. Council President Doody asked City Attorney Shaver to speak to Mr. Lohmiller about refraining from mumbling, as it does disrupt the meeting. City Attorney Shaver said he would speak to Mr. Lohmiller, but if Mr. Lohmiller continues to be disruptive, the Council can certainly ask him to leave.

Adjournment

The meeting adjourned at 7:50 p.m.

Stephanie Tuin, MMC
City Clerk

GRAND JUNCTION CITY COUNCIL MINUTES OF THE SPECIAL MEETING

August 21, 2007

The City Council of the City of Grand Junction convened into special session on the 21st day of August 2007, at 5:40 p.m. in the City Auditorium. Those present were Councilmembers Teresa Coons, Gregg Palmer, Doug Thomason, Linda Romer Todd and Council President Pro Tem Bonnie Beckstein. Councilmember Bruce Hill and Council President Jim Doody were absent. Also present were City Manager Laurie Kadrach, City Attorney John Shaver, and Deputy City Clerk Juanita Peterson.

GRANT FOR THE GRAND JUNCTION REGIONAL AIRPORT

AIP-34 is for the rehabilitation of a portion of the air carrier ramp west of the Terminal Building. The project will replace approximately 14,600 square yards of the concrete ramp which is deteriorating due to Alkali Silica Reactivity caused by aggregate sources in the Colorado River Basin. The grant amount is \$3,419,324 to fund a total project cost of \$3,618,749.00. **This grant must be accepted by August 31, 2007 or the grant is forfeit.** The Supplemental Co-sponsorship Agreement is required by the FAA as part of the grant acceptance by the City.

Ed Storer, Operations Manager, Grand Junction Regional Airport, reviewed this item. Mr. Storer gave his appreciation to the Council to hold a special meeting on such short notice for this grant. There is nothing different about this grant than any of the last the Airport has brought before the Council.

Councilmember Palmer asked if there is any way to help protect the concrete and have it last longer. Mr. Storer said there are looking at several options to make the concrete last longer. Mr. Storer also said there is other concrete in worse shape in the apron.

Councilmember Coons asked if there was any disadvantage to accepting this grant. Mr. Storer stated no.

Councilmember Palmer moved to authorize the Mayor to sign FAA AIP-34 grant for the capital improvements at the Grand Junction Regional Airport, and authorize the City Manager to sign the Supplemental Co-sponsorship Agreement for AIP-34. Councilmember Coons seconded the motion. Motion carried by roll call vote.

Adjournment

The meeting adjourned at 5:51 p.m.

Juanita Peterson, CMC
Deputy City Clerk

Attach 2**Establishing a Municipal Court Useful Public Service Workers Insurance Fee
CITY OF GRAND JUNCTION**

CITY COUNCIL AGENDA			
Subject	Municipal Court Useful Public Service Workers Insurance Fee		
File #	n/a		
Meeting Day, Date	Wednesday, September 5, 2007		
Placement on the Agenda	Consent	<input checked="" type="checkbox"/>	Individual
Date Prepared	August 28, 2007		
Author Name & Title	Shelly Dackonish, Staff Attorney		
Presenter Name & Title	John Shaver, City Attorney		

Summary: The Grand Junction Municipal Court frequently orders convicted defendants to perform useful public service under the supervision of various community non-profit entities. The proposed Resolution authorizes the City to procure Community Service Workers Accident Medical Insurance protection for these non-profit entities, and to charge a fee to the community service worker to cover the cost of this insurance.

Budget: N/A

Action Requested/Recommendation: Adopt resolution authorizing the City to procure insurance coverage for community service workers and establishing a Useful Public Service Workers Insurance Fee in Municipal Court.

Attachments: Resolution

Background Information: Misdemeanants convicted in Grand Junction Municipal Court are frequently ordered by the Municipal Court Judge to perform useful public service in the community. Most of these are referred to intermediary supervisory entities such as Partners, Inc. or Intervention, Inc. for supervision of the useful public service. These entities provide insurance coverage for community service workers while performing their sentences. The Court refers some defendants, however, directly to various non-profit entities in the community where useful public service is performed. It is desirable to protect these community non-profit entities from certain liabilities that are attendant to useful public service supervision and to provide limited coverage for injury in the course of the performance of useful public service. The Colorado Intergovernmental Risk Sharing Agency (CIRSA) makes such insurance available at a reasonable cost (\$4.25 per person per case/conviction) to its municipal members. The City of Grand Junction is a CIRSA member. This insurance coverage is presently referred to as the Community Service Workers Accident Medical Plan. The Resolution authorizes the City to procure this insurance coverage and to pass the cost on to the community service workers in the form of a Municipal Court fee.

RESOLUTION NO. _____

A RESOLUTION AUTHORIZING THE CITY TO OBTAIN COMMUNITY SERVICE WORKERS ACCIDENT MEDICAL INSURANCE COVERAGE AND ESTABLISHING A MUNICIPAL COURT USEFUL PUBLIC SERVICE WORKERS INSURANCE FEE TO COVER THE COST OF THIS INSURANCE

RECITALS:

Misdemeanants convicted in Grand Junction Municipal Court ("Court") are frequently ordered by the Municipal Court Judge to perform useful public service in the community.

Most convicted misdemeanants are referred to intermediary supervisory entities such as Partners, Inc. or Intervention, Inc. for supervision of the useful public service. These entities provide insurance coverage for community service workers while performing their sentences. The Court refers some defendants directly to various non-profit entities in the community where useful public service is performed.

It is desirable to protect these community non-profit entities from certain liabilities that are attendant to useful public service supervision and to provide limited coverage for injury in the course of the performance of useful public service.

It is desirable and reasonable to obtain such insurance and to pass the cost of it to the convicted misdemeanant in the form of a Municipal Court fee.

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

1. The City Council does find that the Colorado Intergovernmental Risk Sharing Agency ("CIRSA") makes insurance (presently known as the Community Service Workers Accident Medical Plan) available at a reasonable cost to municipal members. The City of Grand Junction is a CIRSA member.
2. The City is authorized to procure from CIRSA the Community Service Workers Accident Medical Insurance Plan (CSWAMP) or equivalent insurance coverage provided by CIRSA.
3. The Municipal Court is hereby authorized to collect the cost to the City of providing insurance covering useful public service workers.
4. A fee shall be assessed in each and every case in which an individual is ordered to perform useful public service outside of a contract, agreement or arrangement with an intermediary supervising entity (such as Partners or Intervention, Inc.).
5. The fee shall be known as the Useful Public Service Workers Insurance Fee (UPSWIF).
6. The amount of the fee shall be \$4.25 per person per conviction or the actual cost to the City of the insurance, as the same may change from time to time.

7. The UPSWIF amount may be increased without further action of the City Council.

PASSED and ADOPTED this ___ day of _____ 2007.

ATTEST:

Mayor

City Clerk

Attach 3
Historic Building Designation – 960 Main Street
CITY OF GRAND JUNCTION

CITY COUNCIL AGENDA			
Subject	Historic Building Designation – 960 Main Street		
File #	HBD-2007-231		
Meeting Day, Date	Wednesday, September 5, 2007		
Placement on the Agenda	Consent	X	Individual
Date Prepared	August 28, 2007		
Author Name & Title	Kristen Ashbeck, Senior Planner		
Presenter Name & Title	Kristen Ashbeck, Senior Planner		

Summary: Owners of the residence located at 960 Main Street, are requesting that the building be designated as historic in the City register of Historic Sites, Structures and Districts.

Budget: N/A

Action Requested/Recommendation: It is recommended that City Council approve the resolution designating the residence at 960 Main Street as historic in the City Register of Historic Sites, Structures and Districts.

Attachments:

- A. Location Map
- B. Historic and Current Photographs of Residence
- C. Letter from Property Owner
- D. Historic Building Inventory Record
- E. Minutes of Historic Preservation Board Meeting 8/22/07
- F. Proposed Resolution

Background Information:

City Council adopted Section 7.4, Historic Preservation, in the Zoning and Development Code in 1994 which established a City Register of Historic Sites, Structures and Districts, to which eligible historic resources may be designated. The criteria by which the Historic Preservation Board and Council shall review a proposed designation are specified in the ordinance.

The following pages describe the characteristics of the residence at 960 Main Street that justify its designation and detail the particular features of the building that should be preserved. Given this description, the Historic Preservation Board finds that the building meets the following designation criteria outlined in section 7.4.F.1.a. and b. of the Zoning and Development Code:

- Structure is at least 50 years old
- Exemplifies specific elements of an architectural style or period
- Is associated with a notable person(s) in the community



HBD-2007-231 960 Main Street



HBD-2007-231 960 Main Street

Aug. 15, 20076

We (Thomas B. and Christine E. Orehek) do hereby request that our property at 960 Main Street be approved for historic designation of placement on the City of Grand Junction City Register of Historic Sites, Structures and Districts.

A handwritten signature in black ink, consisting of several overlapping loops and a long horizontal stroke at the end.

COLORADO HISTORICAL SOCIETY
Office of Archaeology and Historic Preservation
1300 Broadway Denver, Colorado 80203
HISTORIC BUILDING INVENTORY RECORD

County: Mesa City: Grand Junction
State ID No. 5ME7857 Temporary No.

Current Building Name: Orehek Residence

Address: 960 Main Street, Grand Junction, CO 81501
Owners: Thomas and Christine Orehek, 960 Main Street, Grand Junction 81501

Township: 1S Range: 1W Section: 14, NW1/4 SW1/4 NE1/4 SE1/4

Historic Name: George E. Haskell Residence

USGS quad name: Grand Jct., CO 1973 N4326920-E711465 X 7.5' 15'

District Name: None

Block: 108 Lots: 17, 18 and 19 Addition: Yr. of Addition

Date of Construction: 1904 estimate ___ actual
Source: Mesa County Assessor's Records

Historic Use: Domestic - Multifamily Present Use: Domestic - Single Family
Style: Edwardian Stories: 2 Location: X original ___ moved

Materials: Piers – mud sills, wood frame, asphalt shingle roof Square Footage:
1,874

National Register Eligibility:
Individual: ___ Yes X No
Contributing to district: ___ Yes X No

Associated Buildings? X Yes Type: Garage

Architectural Description: Edwardian apartment house, two story with hip roof. Foundation skirted with siding. Concrete steps with wrought iron railings lead to porch with shed roof extending across west three-quarters of façade. East half of porch is screened, west half is glazed. Porch includes a half-wall of paneled wood and four Tuscan full length columns along porch façade. Small gable over screen door has sunburst pattern siding. Windows on porch and around house are double hung wood sash, one-over-one. Several second story windows have muntins in a diamond pattern in upper sash. Large, two story, three story bay with flat roof on west elevation. Hipped roof bay on east elevation. Light gray lapped siding. Window and door surrounds, corner boards, cornices, water table and friezes are medium gray. Brown composition shingle roof with brick chimney on north slope. Hip roof dormer on south and east slopes.

Outbuildings – one car garage with hip roof, light gray false bevel siding, brown composition shingle roof, and contemporary metal door to rear of house. Carport on west elevation. Also a three car garage with white simple drop siding and hip roof with brown composition shingle roof. Three batten doors, one sliding, two swing up.

Property is landscaped with lawn and large shrubs on each side of the entry steps. Ash trees in parking area. Large cedar tree by garage.

Architect: Unknown

Source:

Original Owner: George E. Haskell Source: Lot and Block Books

Builder/Contractor: Unknown

Source:

Construction History: Additional construction or modifications not noted in Assessor's Records.

Historical Background: The first owner of the house was George E. Haskell, a druggist, who reside there ca. 1903-1910. Fannie and W.H. Lee were the owners ca. 1914-1919, with Mrs. Lee living there ca. 1918-1919 following the death of her husband. Dora J. and Alonzo M. Schmidt, president of the Bank of Grand Junction, were the owners/occupants ca. 1920-1925. Bessie and Warren Halpin, were the owners/occupants ca. 1926-1927. During the occupancy/ownership of Emma B. Lyons, ca. 1928-1945, the house was converted to the Lyons Apartments. Frank and Margaret Reinholt were the absentee owners of the apartments in ca. 1946.

Significance:

architectural significance:

represents the work of a master

possess high artistic values

Represents a type, period or method of construction

historic significance:

associated with significant persons

associated with significant events or patterns

contributes to an historic district

Statement of Significance: Understated Edwardian style house with apartments. It does not have a commercial appearance and fits well into the residential neighborhood. Care has been taken to define two entries with columns and gables with sunbursts. Although not eligible for the National Register, this building may contribute to a local register.

Surveyed by: Museum Group Staff Affiliation: Museum of Western Colorado

Date: March 1996

D R A F T
Historic Preservation Board Meeting
Minutes – August 22, 2007

Present: Zebulon Miracle, Tom Streff, Patti Hoff, Kathy Jordan, Bill Cort, Yvonne Piquette and Michael Menard

Also Present: Kristen Ashbeck, City Neighborhood Services

RECOMMENDATION ON HISTORIC DESIGNATION FOR RESIDENCE AT 960 MAIN STREET: The Board discussed the application made by the current owners of the residence at 960 Main Street, Thomas and Christine Orehek. The owners are attempting to remodel the home from being used as 7 apartments to a single family residence. In doing so, they are working with current building requirements that do not allow for some of the window sizes that presently exist in the home. The Building Department may be able to waive these requirements and keep the existing windows in tact if the building is designated historic. Thus, the applicant is requesting historic designation.

Kathy Jordan briefly summarized a history of the property. It appears that in 1900 a structure was built at 960 Main St., then in 1903 George Haskell built at home at the cost of \$1,360. Apparently Mr. Haskell was the owner of Haskell Drug that was located in the Cannon Building which is where wells Fargo is now. Mr. Haskell lived there for close to six years and according to the Grand Junction City Directory for the year 1909 Haskell drug had been sold, and Mr. Haskell was a druggist there. Some time around 1935 the house was converted to apartments as were several other homes along Main Street and became home for "War Brides" during World War II.

The Board found the property to meet the following criteria for designation: 1) property is greater than 50 years old; 2) the structure exemplifies elements for an architectural style; and 3) the structure is associated with notable persons within the community.

Kathy Jordan made a motion to forward a recommendation of approval to the City Council regarding the designation of the residence at 960 Main Street in the City Register of Historic Sites, Structures and Districts with the findings summarized above. Bill Cort seconded the motion which was passed on a unanimous vote 7-0.

OTHER BUSINESS:

Historic Resources Survey Report – I-70B: A letter and a copy of the survey report for this proposed highway improvement project was received from the Colorado Department of Transportation (CDOT), soliciting comment from the Board. Michael Menard stated that the Museum had received a copy as well. There doesn't appear to be significant impact to historic resources identified in the survey. Kristen will send copies of the information to Board members to review. If further discussion is necessary, a Board meeting will be called in early September for that purpose. CDOT has requested comment by September 20, 2007.

Columbine School: Kristen described the current plans for construction of a new school on the Columbine Elementary School site. She will forward copies of the plans to the Board for informational purposes.

545 Lawrence Avenue: The owner of the residence at 545 Lawrence Avenue would like to pursue some financial assistance with the renovation of the home. A previous survey of the property by the Museum was submitted to the Colorado Historical Society that found the property eligible for the National Register of Historic Places. If designation can be attained, the owner would be eligible for tax credits for the renovation work. The Board supported helping the owner with the designation process where possible. Kristen will obtain a copy of the inventory form that was previously completed and Board members can follow up with the owner after that.

The meeting adjourned at 12:30pm.

CITY OF GRAND JUNCTION, COLORADO

RESOLUTION NO. ____-07

**A RESOLUTION DESIGNATING THE RESIDENCE LOCATED AT 960 MAIN STREET
IN THE CITY REGISTER OF HISTORIC SITES, STRUCTURES AND DISTRICTS**

WHEREAS, the City Council has established by Ordinance 2765 a City Register of Historic Sites, Structures and Districts in order to officially recognize historic resources of local significance; and

WHEREAS, the property owners of the residence located at 960 main Street located at 960 Main Street are aware of and consent to the designation of this property as a local historic resource; and

WHEREAS, the Historic Preservation Board has reviewed the residence located at 960 Main Street for conformance to the adopted criteria for designating historic resources and finds that the building meets the following criteria: structure is at least 50 years old; exemplifies specific elements of an architectural style or period; and is associated with a notable person(s) in the community.

WHEREAS, the Historic Preservation Board recommended approval of the designation of the residence located at 960 Main Street at its August 22, 2007 meeting.

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

That the residence located at 960 Main Street is hereby designated a historic building in the City Register of Historic Sites, Structures and Districts.

PASSED and APPROVED this ____ day of _____, 2007.

ATTEST:

City Clerk

President of Council

Attach 4

**Setting a Hearing on the Ute Water Annexation, Located at 825 22 Road
CITY OF GRAND JUNCTION**

CITY COUNCIL AGENDA			
Subject	Ute Water Annexation - Located at 825 22 Road		
File #	ANX-2007-220		
Meeting Day, Date	Wednesday, September 5, 2007		
Placement on the Agenda	Consent	<input checked="" type="checkbox"/>	Individual
Date Prepared	August 23, 2007		
Author Name & Title	Ronnie Edwards – Associate Planner		
Presenter Name & Title	Ronnie Edwards – Associate Planner		

Summary: Request to annex 47.86 acres, located at 825 22 Road. The Ute Water Annexation consists of one parcel, including a portion of the 22 Road right-of-way.

Budget: N/A

Action Requested/Recommendation: Adopt a Resolution referring the petition for the Ute Water Annexation and introduce the proposed Ordinance and set a hearing for October 17, 2007.

Background Information: See attached Staff Report/Background Information

Attachments:

1. Staff report/Background information
2. Annexation/Location Map; Aerial Photo Map
3. Future Land Use Map; Existing City & County Zoning Map
4. H Road/Northwest Area Plan Map
5. Resolution Referring Petition
6. Annexation Ordinance

STAFF REPORT / BACKGROUND INFORMATION	
Location:	825 22 Road

Applicants:		Ute Water Conservancy District		
Existing Land Use:		Residential/Agricultural		
Proposed Land Use:		Office, Maintenance Facility and Storage Yard for Ute Water and Grand Valley Power Operations		
Surrounding Land Use:	North	Residential/Agricultural		
	South	Residential/Agricultural		
	East	Residential		
	West	Vacant		
Existing Zoning:		County RSF-R (Residential Single Family Rural)		
Proposed Zoning:		I-1 (Light Industrial)		
Surrounding Zoning:	North	County RSF-R		
	South	County RSF-R and City I-1		
	East	County RSF-R		
	West	County RSF-R		
Growth Plan Designation:		Commercial/Industrial		
Zoning within density range?		N/A	Yes	No

Staff Analysis:

ANNEXATION:

This annexation area consists of 47.86 acres of land, including a portion of 22 Road, and is comprised of one parcel. The property owner has requested annexation into the City to allow for development of the property. Under the 1998 Persigo Agreement all proposed development within the Persigo Wastewater Treatment boundary requires annexation and processing in the City.

It is staff's opinion, based on review of the petition and knowledge of applicable state law, including the Municipal Annexation Act Pursuant to C.R.S. 31-12-104, that the Ute Water Annexation is eligible to be annexed because of compliance with the following:

- a) A proper petition has been signed by more than 50% of the owners and more than 50% of the property described;
- b) Not less than one-sixth of the perimeter of the area to be annexed is contiguous with the existing City limits;
- c) A community of interest exists between the area to be annexed and the City. This is so in part because the Central Grand Valley is essentially a single demographic and economic unit and occupants of the area can be expected to, and regularly do, use City streets, parks and other urban facilities;
- d) The area is or will be urbanized in the near future;
- e) The area is capable of being integrated with the City;
- f) No land held in identical ownership is being divided by the proposed annexation;
- g) No land held in identical ownership comprising 20 contiguous acres or more with an assessed valuation of \$200,000 or more for tax purposes is included without the owners consent.

The following annexation and zoning schedule is being proposed.

ANNEXATION SCHEDULE

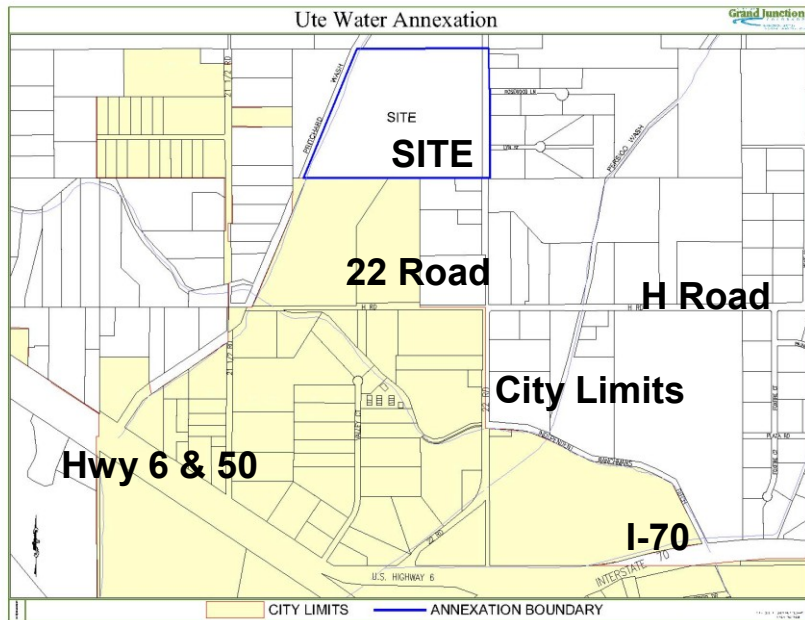
September 5, 2007	Referral of Petition (30 Day Notice), Introduction Of A Proposed Ordinance, Exercising Land Use
September 11, 2007	Planning Commission considers Zone of Annexation
October 3, 2007	Introduction of a Proposed Ordinance on Zoning by City Council
October 17, 2007	Acceptance of Petition and Public Hearing on Annexation and Zoning by City Council
November 18, 2007	Effective date of Annexation and Zoning

UTE WATER ANNEXATION SUMMARY

File Number:	ANX-2007-220	
Location:	825 22 Road	
Tax ID Number:	2697-254-00-125	
Parcels:	1	
Estimated Population:	2	
# of Parcels (owner occupied):	1	
# of Dwelling Units:	1	
Acres land annexed:	47.86 acres	
Developable Acres Remaining:	46.74 acres	
Right-of-way in Annexation:	1.12 acres along 22 Road	
Previous County Zoning:	RSF-R (Residential Rural)	
Proposed City Zoning:	I-1 (Light Industrial)	
Current Land Use:	Residential/Agricultural	
Future Land Use:	Office, Maintenance Facility & Storage Yard for Ute Water & Grand Valley Power	
Values:	Assessed:	\$5,960
	Actual:	\$20,530
Address Ranges:	825 to 849 (Odd Only)	
Special Districts:	Water:	Ute Water District
	Sewer:	City of Grand Junction
	Fire:	Grand Junction Rural Fire District
	Irrigation/ Drainage:	Grand Junction Drainage District and Grand Valley Irrigation
	School:	District 51
	Pest:	N/A

Annexation/Location Map

Figure 1



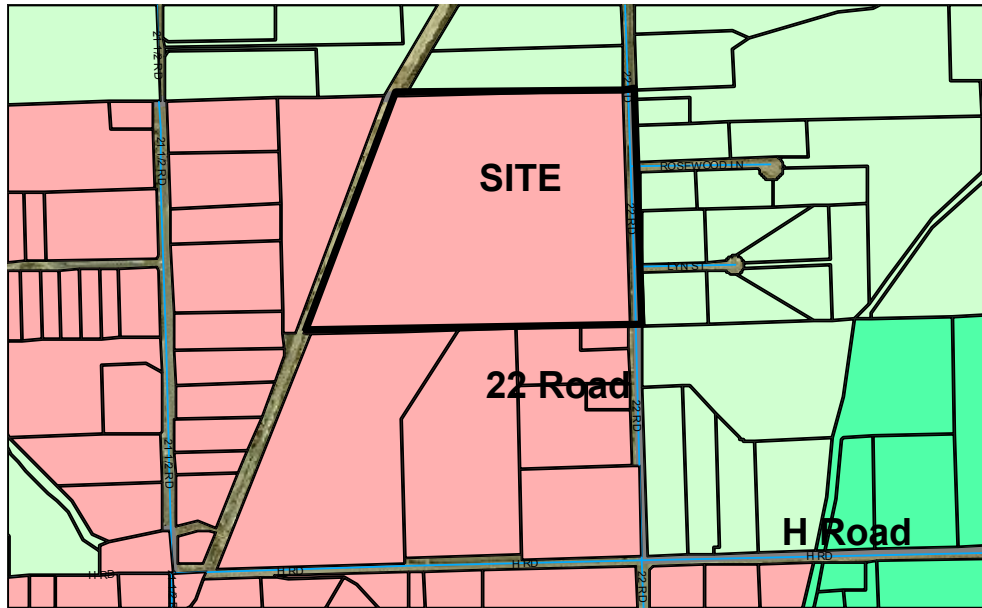
Aerial Photo Map

Figure 2



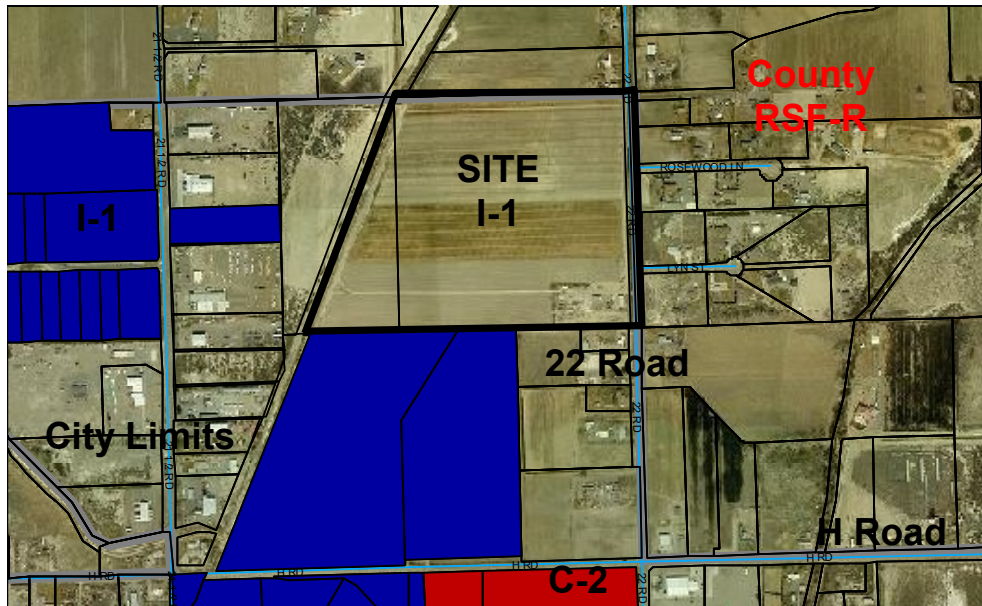
Future Land Use Map

Figure 3



Existing City and County Zoning

Figure 4



NOTE: Mesa County is currently in the process of updating their zoning map. Please contact Mesa County directly to determine parcels and the zoning thereof."

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

NOTICE IS HEREBY GIVEN that at a regular meeting of the City Council of the City of Grand Junction, Colorado, held on the 5th of September, 2007, the following Resolution was adopted:

CITY OF GRAND JUNCTION, CO

RESOLUTION NO. ____

**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**

UTE WATER ANNEXATION

**LOCATED AT 825 22 ROAD, INCLUDING A
PORTION OF THE 22 ROAD RIGHT-OF-WAY**

WHEREAS, on the 5th day of September, 2007, a petition was referred 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:

UTE WATER ANNEXATION

A certain parcel of land located in the North Half of the Southeast Quarter (N 1/2 SE 1/4) of Section 25, Township 1 North, Range 2 West, of the Ute Meridian and the Northwest Quarter of the Southwest Quarter (NW 1/4 SW 1/4) of Section 30, Township 1 North, Range 1 West, of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

BEGINNING at the Northeast corner of the Northeast Quarter of the Southeast Quarter (NE 1/4 SE 1/4) of said Section 25 and assuming the East line of said NE 1/4 SE 1/4 to bear S00°03'40"W with all bearings contained herein relative thereto; thence S89°54'23"E a distance of 30.00 feet to a point on the East line of 22 Road; thence S00°03'40"W along said East line a distance of 405.88 feet to a point on the North line of Rosewood Lane; thence S89°58'34"E along said North line a distance of 10.00 feet; thence S00°03'40"W along the East line of said 22 Road a distance of 916.60 feet; thence N89°52'11"W along the South line of said NE 1/4 SE 1/4 and its continuation a distance of 1363.98 feet to the Southwest corner of said NE 1/4 SE 1/4; thence N89°52'11"W along the South line of the Northwest Quarter of the Southeast Quarter (NW 1/4 SE 1/4) of said Section 25 a distance of 488.83 feet to a point on the East line of the Copeco Drain, as recorded in Book 229, Pages 20-21, Public Records, Mesa County, Colorado; thence N22°29'46"E along said East line a distance of 1429.14 feet to a point on the North line of said NE 1/4 SE 1/4; thence S89°54'23"E along said North line a distance of 1267.40 feet, more or less, to the Point of Beginning.

Said parcel contains 47.86 acres (2,084,798 square feet), more or less, as described.

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:

1. That a hearing will be held on the 17th day of October, 2007, in the City Hall auditorium, located at 250 North 5th Street, City of Grand Junction, Colorado, at 7:00 PM 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 without the consent of the landowner; 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.
2. Pursuant to the State's Annexation Act, the City Council determines that the City may now, and hereby does, exercise jurisdiction over land use issues in the said territory. Requests for building permits, subdivision approvals and zoning approvals shall, as of this date, be submitted to the Community Development Department of the City.

ADOPTED the _____ day of _____, 2007.

Attest:

President of the Council

City Clerk

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

City Clerk

<i>DATES PUBLISHED</i>
September 7, 2007
September 14, 2007
September 21, 2007
September 28, 2007

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO.

**AN ORDINANCE ANNEXING TERRITORY TO THE
CITY OF GRAND JUNCTION, COLORADO**

UTE WATER ANNEXATION

APPROXIMATELY 47.86 ACRES

**LOCATED AT 825 22 ROAD, INCLUDING
A PORTION OF THE 22 ROAD RIGHT-OF-WAY**

WHEREAS, on the 5th day of September, 2007, the City Council of the City of Grand Junction considered a petition for the annexation of the following described territory to the City of Grand Junction; and

WHEREAS, a hearing on the petition was duly held after proper notice on the 17th day of October, 2007; and

WHEREAS, the City Council determined that said territory was eligible for annexation and that no election was necessary to determine whether such territory should be annexed;

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

That the property situate in Mesa County, Colorado, and described to wit:

UTE WATER ANNEXATION

A certain parcel of land located in the North Half of the Southeast Quarter (N 1/2 SE 1/4) of Section 25, Township 1 North, Range 2 West, of the Ute Meridian and the Northwest Quarter of the Southwest Quarter (NW 1/4 SW 1/4) of Section 30, Township 1 North, Range 1 West, of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

BEGINNING at the Northeast corner of the Northeast Quarter of the Southeast Quarter (NE 1/4 SE 1/4) of said Section 25 and assuming the East line of said NE 1/4 SE 1/4 to bear S00°03'40"W with all bearings contained herein relative thereto; thence S89°54'23"E a distance of 30.00 feet to a point on the East line of 22 Road; thence S00°03'40"W along said East line a distance of 405.88 feet to a point on the North line of Rosewood Lane; thence S89°58'34"E along said North line a distance of 10.00 feet; thence S00°03'40"W along the East line of said 22 Road a distance of 916.60 feet; thence N89°52'11"W along the South line of said NE 1/4 SE 1/4 and its continuation a distance of 1363.98 feet to the Southwest corner of said NE 1/4 SE 1/4; thence N89°52'11"W along the South line of the Northwest Quarter of the Southeast Quarter (NW 1/4 SE 1/4) of said Section 25 a distance of 488.83 feet to a point on the East line

of the Copeco Drain, as recorded in Book 229, Pages 20-21, Public Records, Mesa County, Colorado; thence N22°29'46"E along said East line a distance of 1429.14 feet to a point on the North line of said NE 1/4 SE 1/4; thence S89°54'23"E along said North line a distance of 1267.40 feet, more or less, to the Point of Beginning.

Said parcel contains 47.86 acres (2,084,798 square feet), more or less, as described.

Be and is hereby annexed to the City of Grand Junction, Colorado.

INTRODUCED on first reading on the ____ day of _____, 2007 and ordered published.

ADOPTED on second reading the ____ day of _____, 2007.

Attest:

President of the Council

City Clerk

Attach 5

**Setting a Hearing on the Gentry Annexation, Located at 805 22 Road
CITY OF GRAND JUNCTION**

CITY COUNCIL AGENDA			
Subject	Gentry Annexation - Located at 805 22 Road		
File #	ANX-2007-215		
Meeting Day, Date	Wednesday, September 5, 2007		
Placement on the Agenda	Consent	<input checked="" type="checkbox"/>	Individual
Date Prepared	August 22, 2007		
Author Name & Title	Faye Hall – Associate Planner		
Presenter Name & Title	Faye Hall – Associate Planner		

Summary: Request to annex 8.46 acres, located at 805 22 Road. The Gentry Annexation consists of one parcel and a portion of the 22 Road right-of-way, and is located on the northwest corner of H Road and 22 Road.

Budget: N/A

Action Requested/Recommendation: Adopt a Resolution referring the petition for the Gentry Annexation and introduce the proposed Ordinance and set a hearing for October 17, 2007.

Background Information: See attached staff report / background information

Attachments:

1. Staff report/Background information
2. Annexation / Location Map; Aerial Photo
3. Future Land Use Plan Map; Existing County and City Zoning Map
4. Resolution Referring Petition
5. Annexation Ordinance

Background Information: See attached staff report / background information

STAFF REPORT / BACKGROUND INFORMATION			
Location:		805 22 Road	
Applicants:		Owner: Cora Lea Gentry Representative: Jalyn VanConett	
Existing Land Use:		Residential and Agricultural	
Proposed Land Use:		Industrial	
Surrounding Land Use:	North	Residential and Agricultural	
	South	Commercial - Mobile Home Park	
	East	Residential and Agricultural	
	West	Residential	
Existing Zoning:		County RSF-R	
Proposed Zoning:		I-1 (Light Industrial)	
Surrounding Zoning:	North	County RSF-R (Residential Single Family, Rural)	
	South	C-2 (General Commercial)	
	East	County AFT & RSF-E	
	West	I-1 (Light Industrial)	
Growth Plan Designation:		Commercial / Industrial	
Zoning within density range?	X	Yes	No

Staff Analysis:

ANNEXATION:

This annexation area consists of 8.46 acres of land and is comprised of one parcel. The property owners have requested annexation into the City to allow for development of the property. Under the 1998 Persigo Agreement all proposed development within the Persigo Wastewater Treatment boundary requires annexation and processing in the City.

It is staff's opinion, based on review of the petition and knowledge of applicable state law, including the Municipal Annexation Act Pursuant to C.R.S. 31-12-104, that the Gentry Annexation is eligible to be annexed because of compliance with the following:

- a) A proper petition has been signed by more than 50% of the owners and more than 50% of the property described;
- b) Not less than one-sixth of the perimeter of the area to be annexed is contiguous with the existing City limits;
- c) A community of interest exists between the area to be annexed and the City. This is so in part because the Central Grand Valley is essentially a single demographic and economic unit and occupants of the area can be expected to, and regularly do, use City streets, parks and other urban facilities;
- d) The area is or will be urbanized in the near future;
- e) The area is capable of being integrated with the City;
- f) No land held in identical ownership is being divided by the proposed annexation;

- g) No land held in identical ownership comprising 20 contiguous acres or more with an assessed valuation of \$200,000 or more for tax purposes is included without the owners consent.

The following annexation and zoning schedule is being proposed.

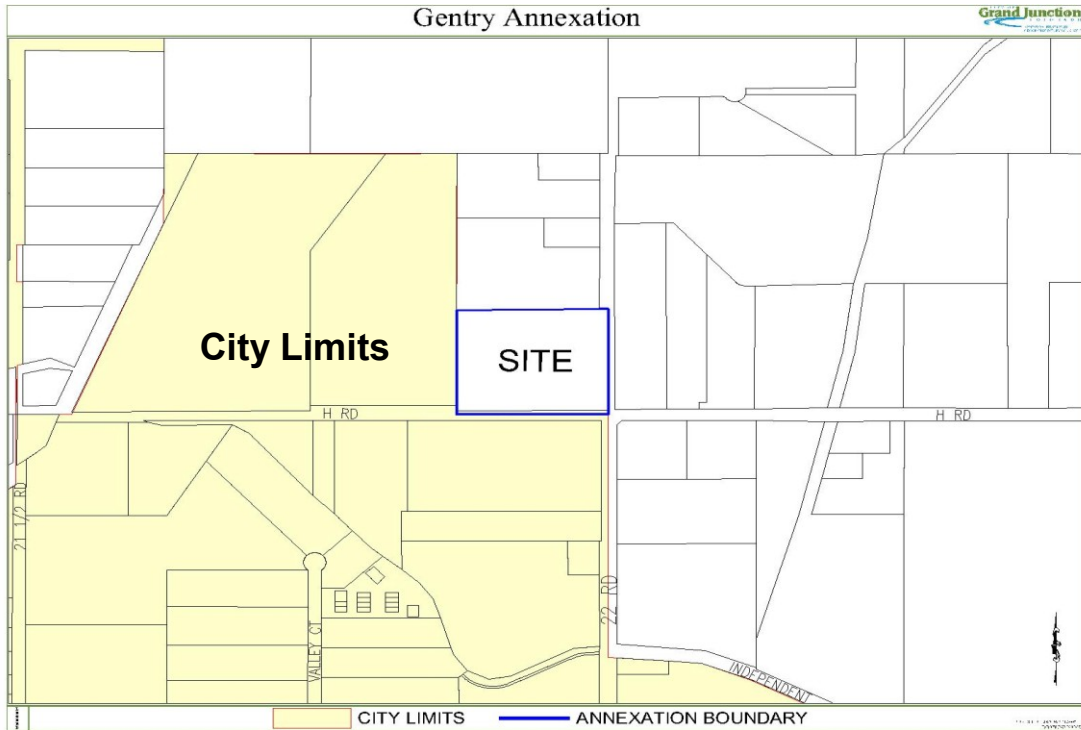
<i>ANNEXATION SCHEDULE</i>	
September 5, 2007	Referral of Petition (30 Day Notice), Introduction Of A Proposed Ordinance, Exercising Land Use
September 25, 2007	Planning Commission considers Zone of Annexation
October 3, 2007	Introduction of a proposed Ordinance on Zoning by City Council
October 17, 2007	Acceptance of Petition and Public Hearing on Annexation and Zoning by City Council
November 18, 2007	Effective date of Annexation and Zoning

GENTRY ANNEXATION SUMMARY

File Number:	ANX-2007-215
Location:	805 22 Road
Tax ID Number:	2697-254-00-015
Parcels:	1
Estimated Population:	3
# of Parcels (owner occupied):	1
# of Dwelling Units:	1
Acres land annexed:	8.46 acres
Developable Acres Remaining:	7.521 acres
Right-of-way in Annexation:	40,904 sq ft (.939 acres)
Previous County Zoning:	RSF-R
Proposed City Zoning:	I-1
Current Land Use:	Residential and Agricultural
Future Land Use:	Industrial
Values:	Assessed: \$16,030
	Actual: \$177,480
Address Ranges:	801 thru 809 22 Road (Odd only) 2178 thru 2198 H Road (Even only)
Special Districts:	Water: Ute Water
	Sewer: Persigo
	Fire: Grand Junction Rural
	Irrigation/ Drainage: Grand Valley Irrigation Grand Junction Drainage
	School: District 51
	Pest: N/A

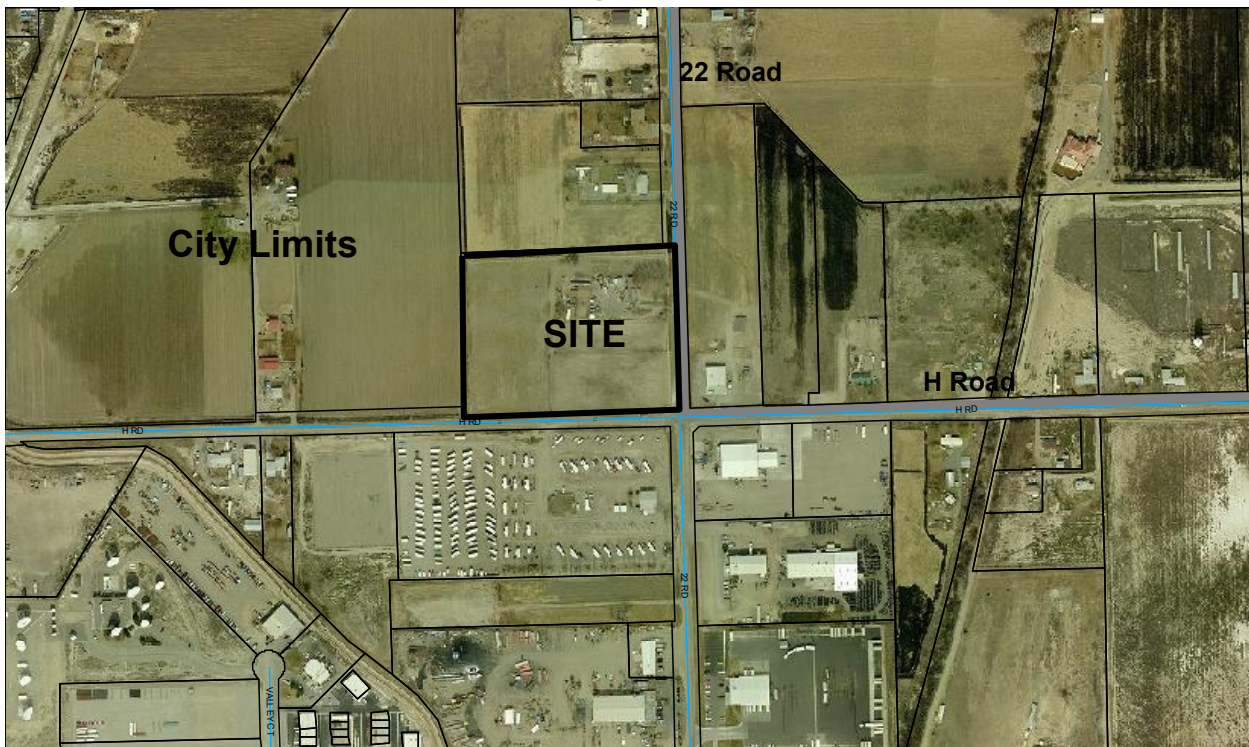
Site Location Map

Figure 1



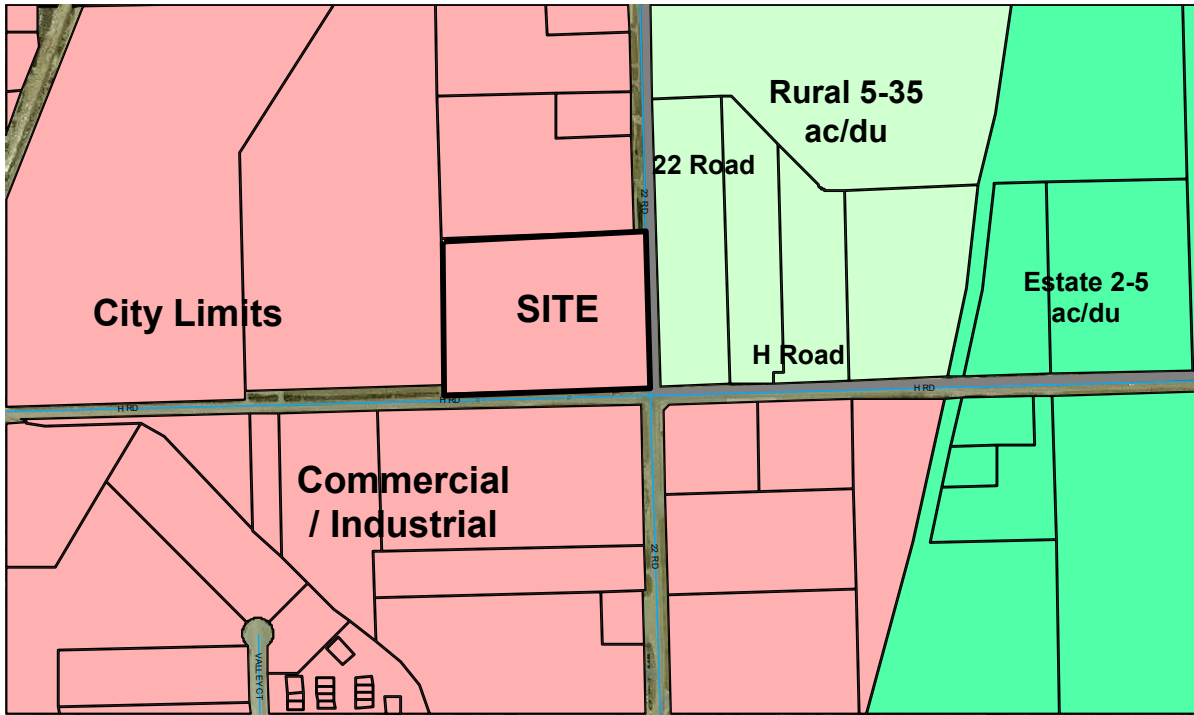
Aerial Photo Map

Figure 2



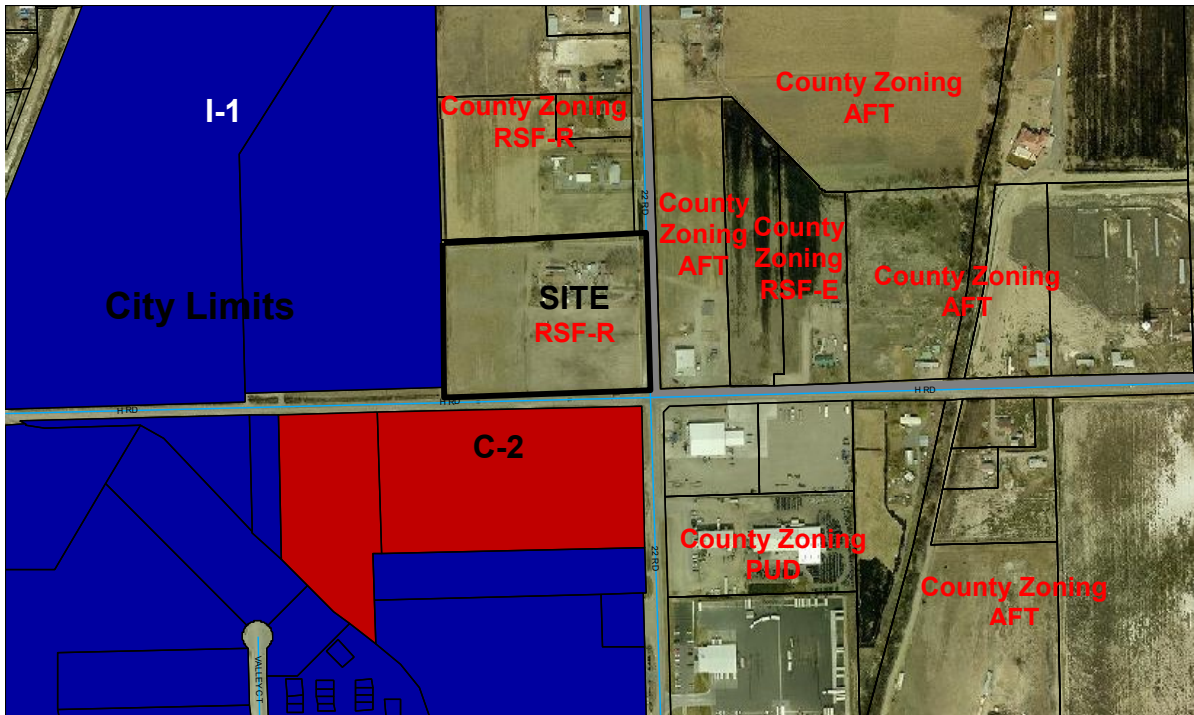
Future Land Use Map

Figure 3



Existing City and County Zoning

Figure 4



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

NOTICE IS HEREBY GIVEN that at a regular meeting of the City Council of the City of Grand Junction, Colorado, held on the 5th of September, 2007, the following Resolution was adopted:

CITY OF GRAND JUNCTION, COLORADO

RESOLUTION NO. ____

**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**

GENTRY ANNEXATION

**LOCATED AT 805 22 ROAD INCLUDING A PORTION OF THE
22 ROAD RIGHT-OF-WAY**

WHEREAS, on the 5th day of September, 2007, a petition was referred 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:

GENTRY ANNEXATION

A certain parcel of land located in the Southeast Quarter of the Southeast Quarter (SE 1/4 SE 1/4) of Section 25 and the Northeast Quarter of the Northeast Quarter (NE 1/4 NE 1/4) of Section 36, Township 1 North, Range 2 West, of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

BEGINNING at the Southeast corner of (SE 1/4 SE 1/4) of said Section 25 and assuming the South line of said SE 1/4 SE 1/4 to bear N89°53'09"W with all bearings contained herein relative thereto; thence S00°05'29"W along the East line of the Northeast Quarter of the Northeast Quarter (NE 1/4 NE 1/4) of Section 36 a distance of 30.00 feet; thence N89°53'09"W along the South line of H Road a distance of 670.00 feet; thence N00°03'11"E along the West line of that certain parcel of land as described in Book 4131, Page 526, Public Records of Mesa County, Colorado, a distance of 550.10 feet to the Northwest corner of said parcel; thence S89°53'09"E along the North line of said parcel a distance of 670.00 feet to a point on the East line of said SE 1/4 SE 1/4; thence S00°03'11"W along said East line a distance of 520.10 feet, more or less, to the Point of Beginning.

Said parcel contains 8.46 acres (368,565 square feet), more or less, as described.

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:

1. That a hearing will be held on the 17th day of October, 2007, in the City Hall auditorium, located at 250 North 5th Street, City of Grand Junction, Colorado, at 7:00 PM 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 without the consent of the landowner; 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.
2. Pursuant to the State's Annexation Act, the City Council determines that the City may now, and hereby does, exercise jurisdiction over land use issues in the said territory. Requests for building permits, subdivision approvals and zoning approvals shall, as of this date, be submitted to the Public Works and Planning Department of the City.

ADOPTED the _____ day of _____, 2007.

Attest:

President of the Council

City Clerk

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

City Clerk

<i>DATES PUBLISHED</i>
September 7, 2007
September 14, 2007
September 21, 2007
September 28, 2007

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO.

**AN ORDINANCE ANNEXING TERRITORY TO THE
CITY OF GRAND JUNCTION, COLORADO**

GENTRY ANNEXATION

APPROXIMATELY 8.46 ACRES

**LOCATED AT 805 22 ROAD INCLUDING A PORTION OF THE 22 ROAD
RIGHT-OF-WAY**

WHEREAS, on the 5th day of September, 2007, the City Council of the City of Grand Junction considered a petition for the annexation of the following described territory to the City of Grand Junction; and

WHEREAS, a hearing on the petition was duly held after proper notice on the 17th day of October, 2007; and

WHEREAS, the City Council determined that said territory was eligible for annexation and that no election was necessary to determine whether such territory should be annexed;

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

That the property situate in Mesa County, Colorado, and described to wit:

GENTRY ANNEXATION

A certain parcel of land located in the Southeast Quarter of the Southeast Quarter (SE 1/4 SE 1/4) of Section 25 and the Northeast Quarter of the Northeast Quarter (NE 1/4 NE 1/4) of Section 36, Township 1 North, Range 2 West, of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

BEGINNING at the Southeast corner of (SE 1/4 SE 1/4) of said Section 25 and assuming the South line of said SE 1/4 SE 1/4 to bear N89°53'09"W with all bearings contained herein relative thereto; thence S00°05'29"W along the East line of the Northeast Quarter of the Northeast Quarter (NE 1/4 NE 1/4) of Section 36 a distance of 30.00 feet; thence N89°53'09"W along the South line of H Road a distance of 670.00 feet; thence N00°03'11"E along the West line of that certain parcel of land as described in Book 4131, Page 526, Public Records of Mesa County, Colorado, a distance of 550.10 feet to the Northwest corner of said parcel; thence S89°53'09"E along the North line of said parcel a distance of 670.00 feet to a point on the East line of said SE 1/4 SE

1/4; thence S00°03'11"W along said East line a distance of 520.10 feet, more or less, to the Point of Beginning.

Said parcel contains 8.46 acres (368,565 square feet), more or less, as described.

Be and is hereby annexed to the City of Grand Junction, Colorado.

INTRODUCED on first reading on the ____ day of _____, 2007 and ordered published.

ADOPTED on second reading the ____ day of _____, 2007.

Attest:

President of the Council

City Clerk

Attach 6
Setting a Hearing on Vacating an Existing Alley Right-of-Way
CITY OF GRAND JUNCTION

CITY COUNCIL AGENDA			
Subject	Setting a Hearing for the Vacation of an existing alley right-of-way located adjacent to Mesa State College properties – Located at 1257 Elm Avenue and 1260 Kennedy Avenue		
File #	VR-2007-177		
Meeting Day, Date	Wednesday, September 5, 2007		
Placement on the Agenda	Consent	X	Individual
Date Prepared	August 24, 2007		
Author Name & Title	Scott D. Peterson, Senior Planner		
Presenter Name & Title	Scott D. Peterson, Senior Planner		

Summary: The petitioner, Mesa State College, is requesting to vacate an existing alley right-of-way located west of 13th Street between Elm and Kennedy Avenue, adjacent to Mesa State properties for the benefit of current building expansions. The Planning Commission recommended approval of the proposed alley right-of-way vacation at their August 14, 2007 meeting.

Budget: N/A.

Action Requested/Recommendation: First reading of the ordinance and set a hearing for September 19, 2007.

Attachments:

1. Background Information / Staff Analysis
2. Site Location Map / Aerial Photo Map
3. Future Land Use Map / Existing City Zoning Map
4. Ordinance and Exhibit A

BACKGROUND INFORMATION				
Location:		1257 Elm Avenue and 1260 Kennedy Avenue		
Applicants:		Mesa State College		
Existing Land Use:		Alley right-of-way		
Proposed Land Use:		Development of adjacent properties for Mesa State College building expansion		
Surrounding Land Use:	North	Multi-family residential		
	South	Multi and Single-family residential		
	East	Multi and Single-family residential		
	West	Multi-family residential and parking lot area for Mesa State College		
Existing Zoning:		R-16, Residential – 16 units/acre		
Proposed Zoning:		N/A		
Surrounding Zoning:	North	R-16, Residential – 16 units/acre		
	South	R-16, Residential – 16 units/acre		
	East	R-16, Residential – 16 units/acre		
	West	R-16, Residential – 16 units/acre		
Growth Plan Designation:		Residential Medium High (8 – 12 DU/Ac.)		
Zoning within density range?		N/A	Yes	No

Staff Analysis:

The applicant, Mesa State College, wishes to vacate an existing alley right-of-way located west of 13th Street between Elm and Kennedy Avenue, adjacent to Mesa State properties for the benefit of current building expansions. Mesa State College intends to develop the adjacent properties, which are currently under construction, for use as an office building for the Colleges' Purchasing Department and mail handling activities and also a separate maintenance shop building for the storage of equipment, etc. Upon the approval of the requested alley right-of-way vacation, a Utility and Access Easement will be retained via City Ordinance for the existing utilities that are located within this alley right-of-way (sewer and electric) and for the general circulation of traffic.

The four (4) single-family homes as identified in the Aerial Photo Map have also been recently removed.

Portions of this existing alley right-of-way to the west were previously vacated in their entirety in 1982 by City Ordinance No. 2050. This proposed alley vacation application would vacate the remaining alley right-of-way portion located within Block 2 of the Henderson Heights Subdivision.

Consistency with the Growth Plan:

The adjacent properties are currently zoned R-16, Residential – 16 units/acre with the Growth Plan Future Land Use Map showing this area as Residential Medium High (8 – 12 DU/Ac.). As Mesa State College acquires additional properties in this area and in the future, the Future Land Use designation should be changed to Public and the properties should be rezoned to CSR. A Subdivision Plat should also be filed to consolidate property lines and identify all easements for the entire Block 2 area of Henderson Heights.

There are several goals and policies in the Growth Plan that support the expansion of the Mesa State College campus.

Policy 8.12: The City and County will encourage Mesa State College to retain its main campus in the City of Grand Junction at its current location, and will support the growth of the college at its current campus or at facilities located within non-residential portions of the urbanizing area.

Policy 8.13: The City will encourage the College to maximize the use of its existing land through increased height allowances, but will support the planned westward growth of the College as identified in the Mesa State College Facilities Master Plan.

Section 2.11 C. of the Zoning and Development Code:

Requests to vacate any public right-of-way or easement must conform to all of the following:

- a. The Growth Plan, major street plan and other adopted plans and policies of the City.

Granting the request to vacate the existing alley right-of-way does not conflict with the Growth Plan, major street plan and other adopted plans and policies of the City of Grand Junction. A Utility and Access Easement will be retained to allow for the continuation of general traffic circulation and access to existing utilities.

- b. No parcel shall be landlocked as a result of the vacation.

No parcel will be landlocked as a result of this alley right-of-way vacation.

- c. Access to any parcel shall not be restricted to the point where access is unreasonable, economically prohibitive or reduces or devalues any property affected by the proposed vacation.

Access will not be restricted.

- d. There shall be no adverse impacts on the health, safety, and/or welfare of the general community and the quality of public facilities and services provided to any parcel of land shall not be reduced (e.g. police/fire protection and utility services).

There will be no adverse impacts to the general community and the quality of public facilities and services provided will not be reduced due to the vacation request.

- e. The provision of adequate public facilities and services shall not be inhibited to any property as required in Chapter Six of the Zoning and Development Code.

The provision of adequate public facilities and services will not be inhibited to any property as required in Chapter Six of the Zoning and Development Code as the existing alley right-of-way will be retained as a Utility and Access Easement to allow for the continued flow of traffic and access to utilities, etc. No adverse comments were received from the utility review agencies during the staff review process.

- f. The proposal shall provide benefits to the City such as reduced maintenance requirements, improved traffic circulation, etc.

Maintenance requirements to the City will not change as a result of the proposed vacation as a new Utility and Access Easement will be retained by the approved City Ordinance.

FINDINGS OF FACT/CONCLUSIONS:

After reviewing the Mesa State College application, VR-2007-177 for the vacation of an alley right-of-way adjacent to Mesa State College properties, the Planning Commission makes the following findings of fact and conclusions:

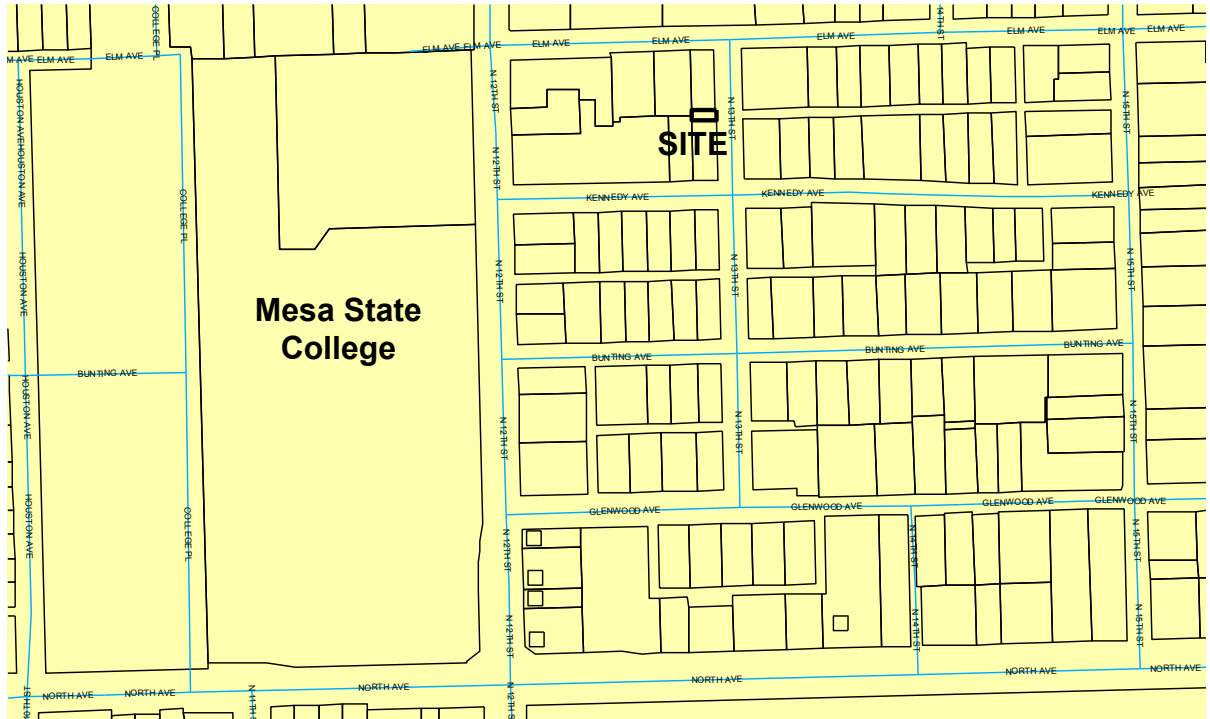
1. The requested alley right-of-way vacation is consistent with the Growth Plan.
2. The review criteria in Section 2.11 C. of the Zoning and Development Code have all been met.
3. Approval of the alley vacation request is contingent upon the approval and retention of a Utility and Access Easement.

Action Requested / Recommendation:

Recommend first reading of the Ordinance for the requested alley right-of-way vacation adjacent to Mesa State College properties, located at 1257 Elm Avenue and 1260 Kennedy Avenue, finding the request consistent with Growth Plan and Section 2.11 C. of the Zoning and Development Code.

Site Location Map – Alley Vacation

Figure 1



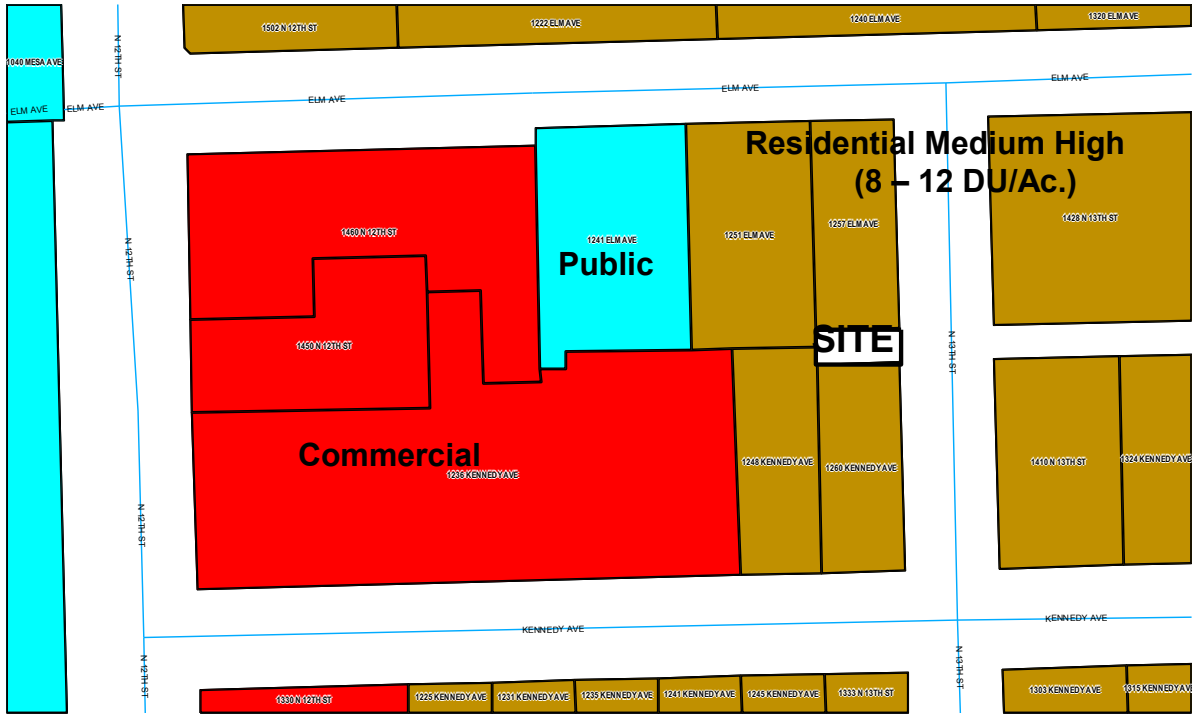
Aerial Photo Map – Alley Vacation

Figure 2



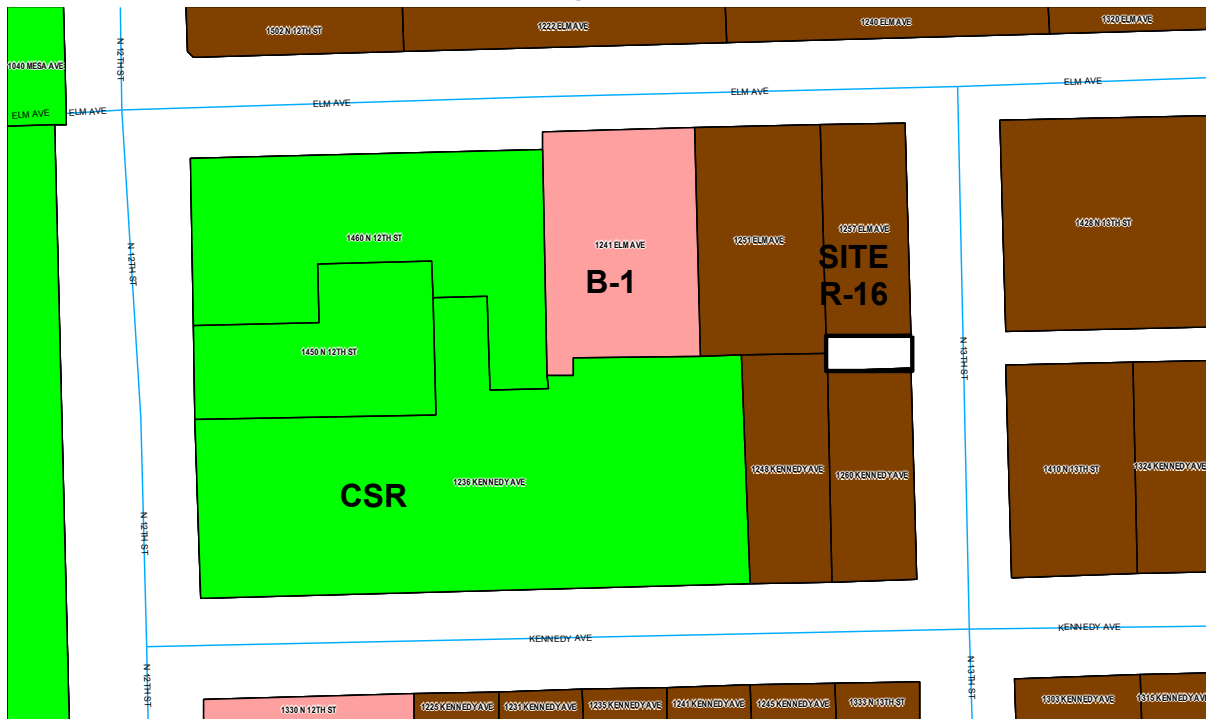
Future Land Use Map – Alley Vacation

Figure 3



Existing City Zoning – Alley Vacation

Figure 4



CITY OF GRAND JUNCTION, CO

ORDINANCE NO.

**AN ORDINANCE VACATING AN ALLEY RIGHT-OF-WAY
ADJACENT TO MESA STATE COLLEGE PROPERTIES**

LOCATED AT 1257 ELM AVENUE AND 1260 KENNEDY AVENUE

RECITALS:

Mesa State College has requested the vacation of an alley right-of-way adjacent to their properties to allow for expansion of the campus, in accordance with the 1999 Facilities Master Plan. The vacated right-of-way must be retained as a Utility and Access Easement to allow for the adequate circulation of through traffic and access to utilities. Only sod or asphalt surface treatment will be allowed within said Utility and Access Easement. Other surface treatment shall be subject to review and approval by the City of Grand Junction.

The City Council finds that the request is consistent with the Growth Plan goals and policies that encourage Mesa State College to remain at their existing location. It also meets the criteria of Section 2.11 of the Zoning and Development Code with the conditions of approval which are the dedication of the Utility and Access Easement.

The Planning Commission, having heard and considered the request, found the criteria of the Code to have been met with the conditions of approval, and recommends that the vacation be approved.

**NOW, THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY
OF GRAND JUNCTION THAT:**

The following described dedicated right-of-way is hereby vacated subject to the listed conditions:

That certain 20.00 foot wide Alley lying in the Southwest Quarter of the Southwest Quarter (SW $\frac{1}{4}$ SW $\frac{1}{4}$) of Section 12, Township 1 South, Range 1 West, Ute Meridian, lying within Block 2, Henderson Heights Subdivision, as same is recorded in Plat Book 4, Page 2, Public Records of Mesa County, Colorado; bounded on the West by previously vacated alley document Ordinance No. 2050 at Book 1372, Page 253; bounded on the South by Lots 18 and 19, of said Block 2; bounded on the East by the right of way of 13th Street; bounded on the North by Lots 16 and 17 of said Block 2, all within said Henderson Heights Subdivision, Grand Junction, Mesa County, Colorado.

The identified right-of-way as shown on "Exhibit A" as part of this vacation description. Provided, however, that those certain alley right-of-way vacated herewith shall be retained by the City as a Utility and Access Easement for general traffic circulation and access to existing utilities.

Applicants shall pay all recording/documentary fees for the Vacation Ordinance.

Introduced for first reading on this _____ day of _____, 2007

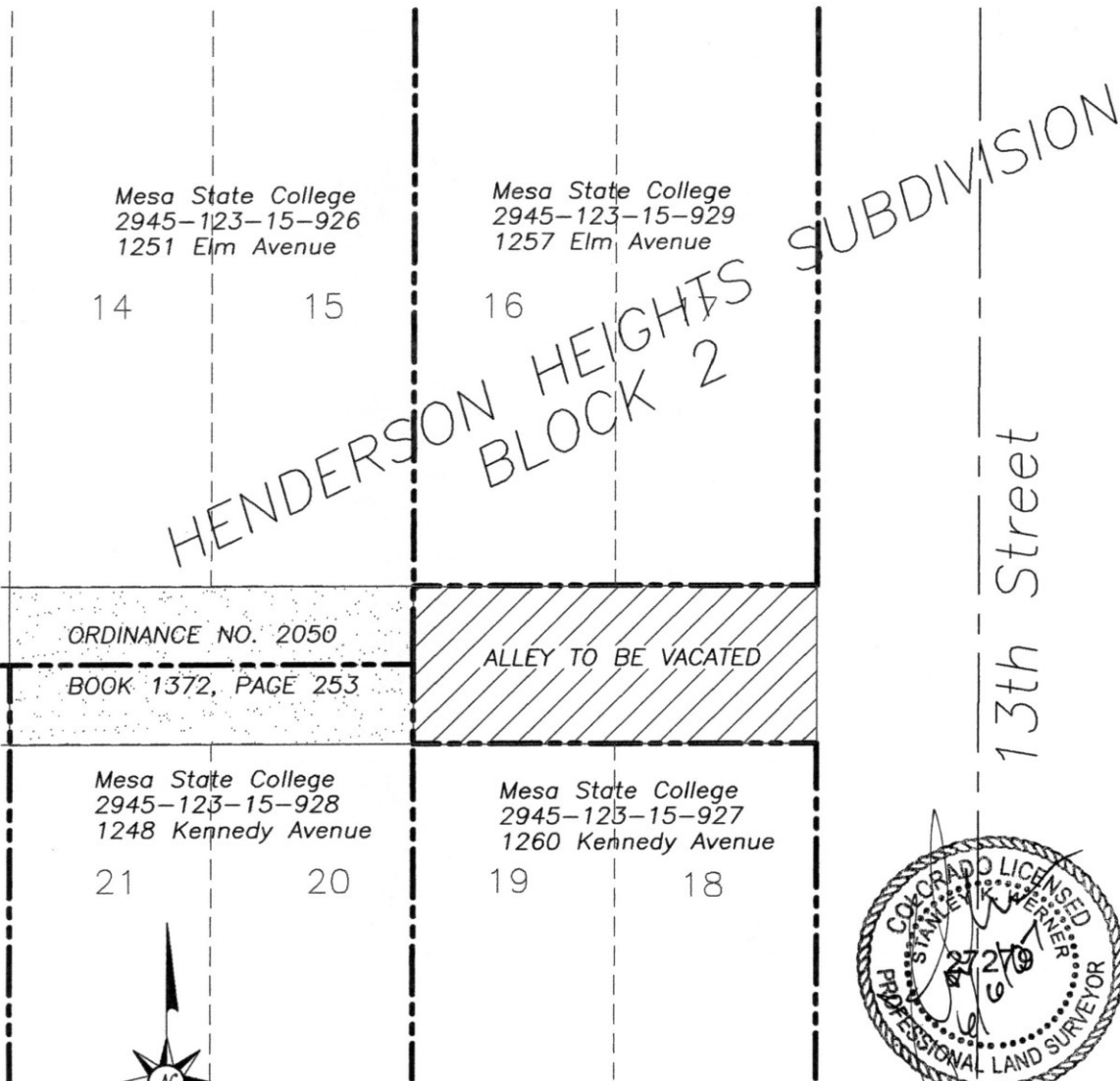
PASSED and ADOPTED on second reading this _____ day of _____ ,
2007.

ATTEST:

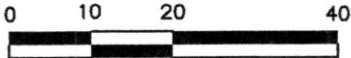
President of City Council

City Clerk

EXHIBIT A



SCALE: 1" = 20'



High Desert Surveying, LLC

1673 Highway 50 Unit C
Grand Junction, Colorado 81503

Tele: 970-254-8649 Fax: 970-240-0451

PROJ. NO. 07-33		Drawn	APP'D	SHEET	OF
DATE: March 21, 2007		skw	skw	1	1

Attach 7

Setting a Hearing Accepting Improvements and Assessments Connected with Alley Improvement District No. ST-07

CITY OF GRAND JUNCTION

CITY COUNCIL AGENDA			
Subject	Accepting the Improvements connected with Alley Improvement District No. ST-07, giving Notice of a Hearing, and the First Reading of the Assessment Resolution		
File #			
Meeting Day, Date	Wednesday, September 5, 2007		
Placement on the Agenda	Consent	x	Individual
Date Prepared	August 31, 2007		
Author Name & Title	Michael Grizenko, Real Estate Technician		
Presenter Name & Title	Tim Moore, Public Works and Planning Director		

Summary: Improvements to the following alleys have been completed as petitioned by a majority of the property owners to be assessed:

- East/West Alley from 3rd to 4th, between Ouray Avenue and Chipeta Avenue
- North/South & East/West Alleys from 7th to 8th, between Teller Avenue and Belford Avenue
- East/West Alley from 10th to 11th, between Ouray Avenue and Chipeta Avenue
- East/West Alley from 12th to 14th, between Elm Avenue and Texas Avenue
- North/South Alley from 17th to 18th, between Ouray Avenue and Chipeta Avenue
- North/South Alley from 22nd to 23rd, between Ouray Avenue and Gunnison Avenue

A public hearing is scheduled for October 17, 2007.

Budget:

2007 Alley Budget	\$ 380,000
Cost to Construct 2007 Alleys	\$ 419,000
Estimated Balance	\$ (39,000)

Action Requested/Recommendation: Review and adopt proposed Resolution. Review and adopt proposed Ordinance on First Reading for Alley Improvement District ST-07.

Attachments:

1. Summary Sheets
2. Maps
3. Resolution and Notice of Hearing
4. Assessing Ordinance

Background Information: People's Ordinance No. 33 gives the City Council authority to create improvement districts and levy assessments when requested by a majority of the property owners to be assessed. These alleys were petitioned for reconstruction by more than 50% of the property owners. The proposed assessments are based on the rates stated in the petition, as follows: \$8 per abutting foot for residential single-family properties, \$15 per abutting foot for residential multi-family properties, and \$31.50 per abutting foot for non-residential uses.

A summary of the process that follows submittal of the petition is provided below. Items preceded by a √ indicate steps already taken with this Improvement District and the item preceded by a ► indicates the step being taken with the current Council action.

1. √ City Council passes a Resolution declaring its intent to create an improvement district. The Resolution acknowledges receipt of the petition and gives notice of a public hearing.
2. √ Council conducts a public hearing and passes a Resolution creating the Improvement District.
3. √ Council awards the construction contract.
4. √ Construction.
5. √ After construction is complete, the project engineer prepares a Statement of Completion identifying all costs associated with the Improvement District.
6. ► Council passes a Resolution approving and accepting the improvements, gives notice of a public hearing concerning a proposed Assessing Ordinance, and conducts the first reading of the proposed Assessing Ordinance.
7. Council conducts a public hearing and second reading of the proposed Assessing Ordinance.
8. The adopted Ordinance is published for three consecutive days.
9. The property owners have 30 days from final publication to pay their assessment in full. Assessments not paid in full will be amortized over a ten-year period. Amortized assessments may be paid in full at anytime during the ten-year period.

The second reading and public hearing is scheduled for the October 17, 2007 Council meeting. The published assessable costs include a one-time charge of 6% for costs of collection and other incidentals. This fee will be deducted for assessments paid in full by November 20, 2007. Assessments not paid in full will be turned over to the Mesa County Treasurer for collection under a 10-year amortization schedule with simple interest at the rate of 8% accruing against the declining balance.

SUMMARY SHEET

ALLEY IMPROVEMENT DISTRICT 3RD STREET TO 4TH STREET OURAY AVENUE TO CHIPETA AVENUE

OWNER	FOOTAGE	COST/FOOT	ASSESSMENT
Karl E. Coleman	50	8.00	400.00
• Robintix & Makiko Perryman	50	8.00	400.00
• Jerre A. Jones	50	8.00	400.00
• Westwood Rental LLC	50	8.00	400.00
• Twenty Twenty One LLC	125	15.00	1,875.00
• Leah B. & Jeffery M. Lyon	37.5	8.00	300.00
Debra S. Cortez	87.5	15.00	1,312.50
Michael J. Graf	50	8.00	400.00
• Betty A. Dennis	50	15.00	750.00
Linda Grace McBride	37.5	8.00	300.00
Barbara D. Leach	37.5	8.00	300.00
• Jean Laudadio-Sasser	50	8.00	400.00
• George Gus Gatseos, III	50	15.00	750.00
Scott A. Mayer	34	8.00	272.00
• Traci D. Bourbeau	<u>41</u>	8.00	<u>328.00</u>
ASSESSABLE FOOTAGE TOTAL	800		8,587.50

Estimated Cost to Construct	\$ 48,400.00
Absolute Cost to Owners	<u>\$ 8,587.50</u>
Estimated Cost to City	\$ 39,812.50

Assessments may be paid in full upon completion of project or may be paid over a ten-year period, in which event, a one-time charge of 6% will be added to the principal balance to which simple interest will accrue at the rate of 8% per annum on the declining balance.

- Indicates owners signing in favor of improvements are 9/15 or 60% and 63% of the assessable footage.

**SUMMARY SHEET
ALLEY IMPROVEMENT DISTRICT
7TH STREET TO 8TH STREET
TELLER AVENUE TO BELFORD AVENUE**

OWNER	FOOTAGE	COST/FOOT	ASSESSMENT
Walter H. Schultz, etal c/o Robert Bender	140	31.50	4,410.00
Gincy Rae French	62.5	8.00	500.00
• David E. & Katherine Prince	50	8.00	400.00
• Ruth T. Bowhay c/o Carol P. Watkins	50	8.00	400.00
• Bruce M. Ricks	140	31.50	4,410.00
• Twelfth and Orchard LLC	75	31.50	2,362.50
• Judith V. Bell	38.1	8.00	304.80
Dewayne B. Roberts	49.4	15.00	741.00
Brett O. & Larry M. Roberts	50	15.00	750.00
Nan Carolyn Howard	50	8.00	400.00
• Kerry D. Rutledge	50	8.00	400.00
• E. Brittany & Rema K. Dunn	125	8.00	1,000.00
• Charline J. Allen	<u>125</u>	15.00	<u>1,875.00</u>
ASSESSABLE FOOTAGE TOTAL	1005		17,953.30

Estimated Cost to Construct	\$ 80,300.00
Absolute Cost to Owners	<u>\$ 17,953.30</u>
Estimated Cost to City	\$ 63,346.70

Assessments may be paid in full upon completion of project or may be paid over a ten-year period, in which event, a one-time charge of 6% will be added to the principal balance to which simple interest will accrue at the rate of 8% per annum on the declining balance.

- Indicates owners signing in favor of improvements are 8/13 or 62% and 65% of the assessable footage.

SUMMARY SHEET

ALLEY IMPROVEMENT DISTRICT 10th STREET TO 11th STREET OURAY AVENUE TO CHIPETA AVENUE

OWNER	FOOTAGE	COST/FOOT	ASSESSMENT
• Robert H. Woerne & Larkin D. Beaman	50	8.00	400.00
• Michael L. Wiederich	50	15.00	750.00
Wanda R. Whitney	50	15.00	750.00
• Christopher C. Dennis, etal.	100	15.00	1,500.00
Dale Jensen	50	8.00	400.00
• Laura Lynn Anderson	50	8.00	400.00
• Julia C. Quinn	50	8.00	400.00
• Bill A. & Sally A. Sebastian	50	8.00	400.00
• Randy K. & Debra A. Phillis	50	8.00	400.00
Jeffrey Nielsen	50	8.00	400.00
• Lawrence & Jacqueline Hansen	50	8.00	400.00
• Lora L. Burckhalter & Murnadine Sievert	50	8.00	400.00
• William D. Boden	50	8.00	400.00
• William D. Boden	50	8.00	400.00
• William & Robert Hooper	<u>50</u>	8.00	<u>400.00</u>
ASSESSABLE FOOTAGE	TOTAL	800	7,800.00

Estimated Cost to Construct	\$ 48,400.00
Absolute Cost to Owners	<u>\$ 7,800.00</u>
Estimated Cost to City	\$ 40,600.00

Assessments may be paid in full upon completion of project or may be paid over a ten-year period, in which event, a one-time charge of 6% will be added to the principal balance to which simple interest will accrue at the rate of 8% per annum on the declining balance.

- Indicates owners in favor of improvements are 12/15 or 80% and 81% of assessable footage.

SUMMARY SHEET

ALLEY IMPROVEMENT DISTRICT 12th STREET TO 14th STREET ELM AVENUE TO TEXAS AVENUE

OWNER	FOOTAGE	COST/FOOT	ASSESSMENT
• William Kelley & Byron L. Hakes	61	8.00	488.00
• Kevin M. & Mollie A. Reeves	61	8.00	488.00
Brad J. Stanley	61	8.00	488.00
• Amy Pottorff	61	8.00	488.00
• Cecil C. Hobbs Living Trust	61	8.00	488.00
• Margaret K. Oxe	61	8.00	488.00
• J. Brett Taylor	61	8.00	488.00
• Merredith H. & Earl S. VonBerg	61	8.00	488.00
• Homefront Management LLC	56.75	15.00	851.25
• Susan Anne Yeager	50	8.00	400.00
• Clayton C. & Bonnie J. Graham	50	15.00	750.00
• Anna Lee Walters	50	15.00	750.00
• Poppy J. Woody	43.25	15.00	648.75
Louis H. Boyd, Jr.	100	8.00	800.00
• Timothy & Christine Huber	65.25	15.00	978.75
• Grand Valley Amusements LLC	52.5	15.00	787.50
Michael B. & Charles L. McBride	48.34	8.00	386.72
Carolyn Jean Selch, etal	96.68	15.00	1,450.20
• Stephen Z. & Nicole A. Clark Trusts	192	15.00	2,880.00
• Depot Preservation/Restoration Co LLC	<u>192</u>	15.00	<u>2,880.00</u>
ASSESSABLE FOOTAGE	TOTAL	1484.77	17,467.17

Estimated Cost to Construct	\$ 76,000.00
Absolute Cost to Owners	<u>\$ 17,467.17</u>
Estimated Cost to City	\$ 58,532.83

Assessments may be paid in full upon completion of project or may be paid over a ten-year period, in which event, a one-time charge of 6% will be added to the principal balance to which simple interest will accrue at the rate of 8% per annum on the declining balance.

- Indicates owners signing in favor of improvements is 16/20 or 80% and 79% of the assessable footage

SUMMARY SHEET

PROPOSED ALLEY IMPROVEMENT DISTRICT 17TH STREET TO 18TH STREET OURAY AVENUE TO CHIPETA AVENUE

OWNER	FOOTAGE	COST/FOOT	ASSESSMENT
• Kathleen A. & Larry E. Rasmussen	50	8.00	400.00
• Andrew Lunning	50	8.00	400.00
• Melissa Lind	50	8.00	400.00
• Dennis L. & Boontang J. Bechtold	50	8.00	400.00
• Barry K. Cunningham & Karen J. Hurst	51	8.00	408.00
• Robert G. Lucas	50	8.00	400.00
Jerry & Diane Belt	49	8.00	392.00
• Kirby E. Holmes	50	8.00	400.00
Vivian G. & David A. Cone etal	50	8.00	400.00
• Edward C. & Ruth J. Scroggins	50	8.00	400.00
• School District 51	<u>100</u>	31.50	<u>3150.00</u>
ASSESSABLE FOOTAGE	TOTAL	600	7150.00

Estimated Cost to Construct	\$ 35,750.00
Absolute Cost to Owners	\$ <u>7,150.00</u>
Estimated Cost to City	\$ 28,600.00

Assessments may be paid in full upon completion of project or may be paid over a ten-year period, in which event, a one-time charge of 6% will be added to the principal balance to which simple interest will accrue at the rate of 8% per annum on the declining balance.

- Indicates owners in favor of improvements are 9/11 or 82% and 84% of the assessable footage

SUMMARY SHEET

ALLEY IMPROVEMENT DISTRICT 22ND STREET TO 23RD STREET OURAY AVENUE TO GUNNISON AVENUE

OWNER	FOOTAGE	COST/FOOT	ASSESSMENT
• Jeb Emil Brost & Dana Wilson	90.35	8.00	722.80
• Nathan J. Sneddon	63	8.00	504.00
Aaron Burrill	63	8.00	504.00
Terrance Robert Stath	391.73	15.00	5,875.95
• Lawrence G. & Helen L. Alley	63	8.00	504.00
• Jose Luis Leon Herrera	63	8.00	504.00
• Lije J. & Adelle S. Combrink	63	8.00	504.00
Christopher L. Martin	65	8.00	520.00
• Gary & Valerie Pilling	63	8.00	504.00
• Lisa Ulmer	63	8.00	504.00
• Donna R. Anderson	66.03	8.00	528.24
Robert W. & Nancy C. Witt	72	8.00	576.00
• Roy A. Blake III	<u>75</u>	8.00	<u>600.00</u>
ASSESSABLE FOOTAGE	TOTAL	1201.11	12,350.99

Estimated Cost to Construct	\$ 68,200.00
Absolute Cost to Owners	<u>\$ 12,350.99</u>
Estimated Cost to City	\$ 55,849.01

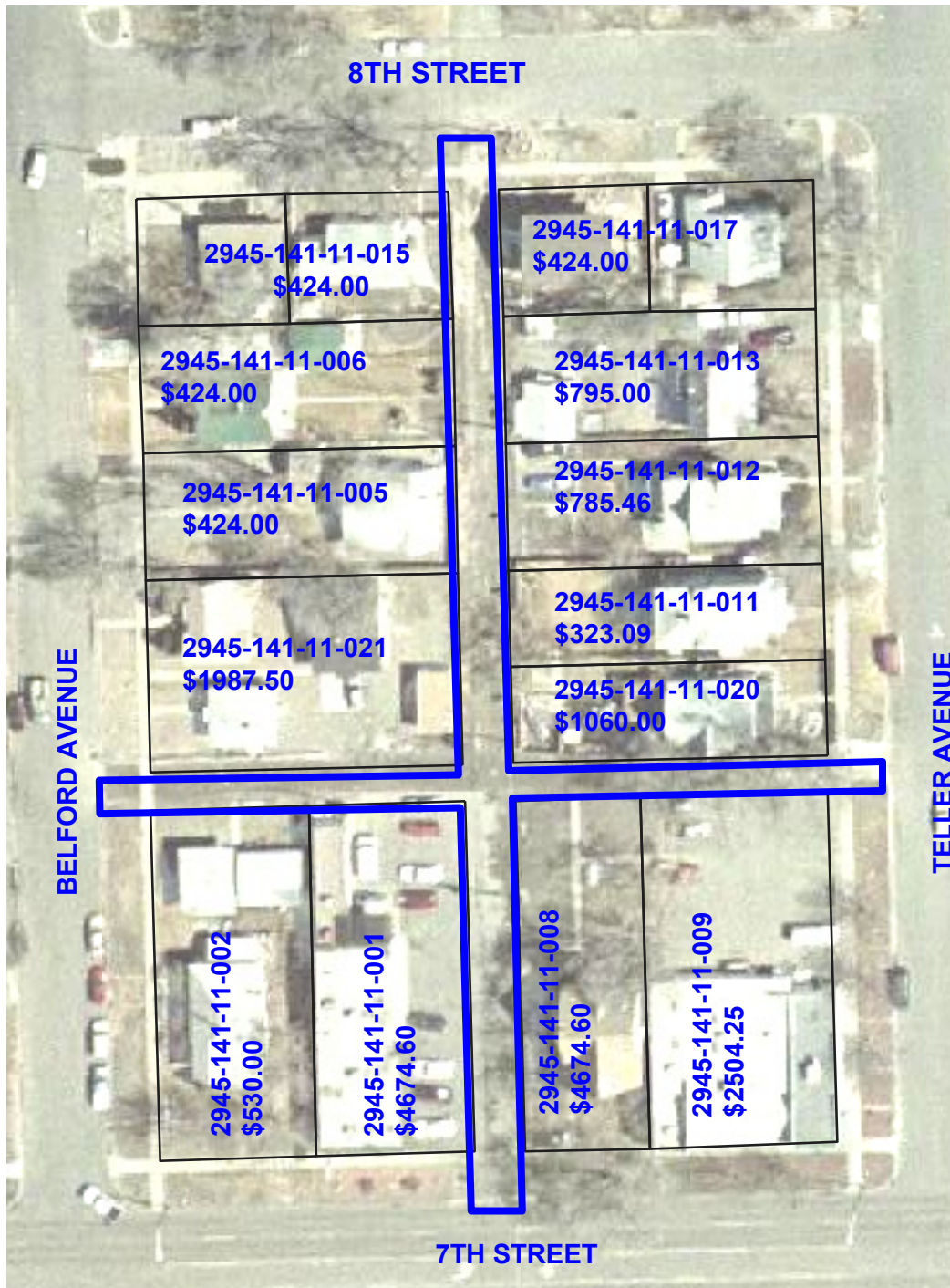
Assessments may be paid in full upon completion of project or may be paid over a ten-year period, in which event, a one-time charge of 6% will be added to the principal balance to which simple interest will accrue at the rate of 8% per annum on the declining balance.

- Indicates owners signing in favor of improvements are 9/13 or 69% and 51% of the assessable footage.

**ALLEY IMPROVEMENT DISTRICT
3RD STREET TO 4TH STREET
OURAY AVENUE TO CHIPETA AVENUE**



**ALLEY IMPROVEMENT DISTRICT
7TH STREET TO 8TH STREET
TELLER AVENUE TO BELFORD AVENUE**



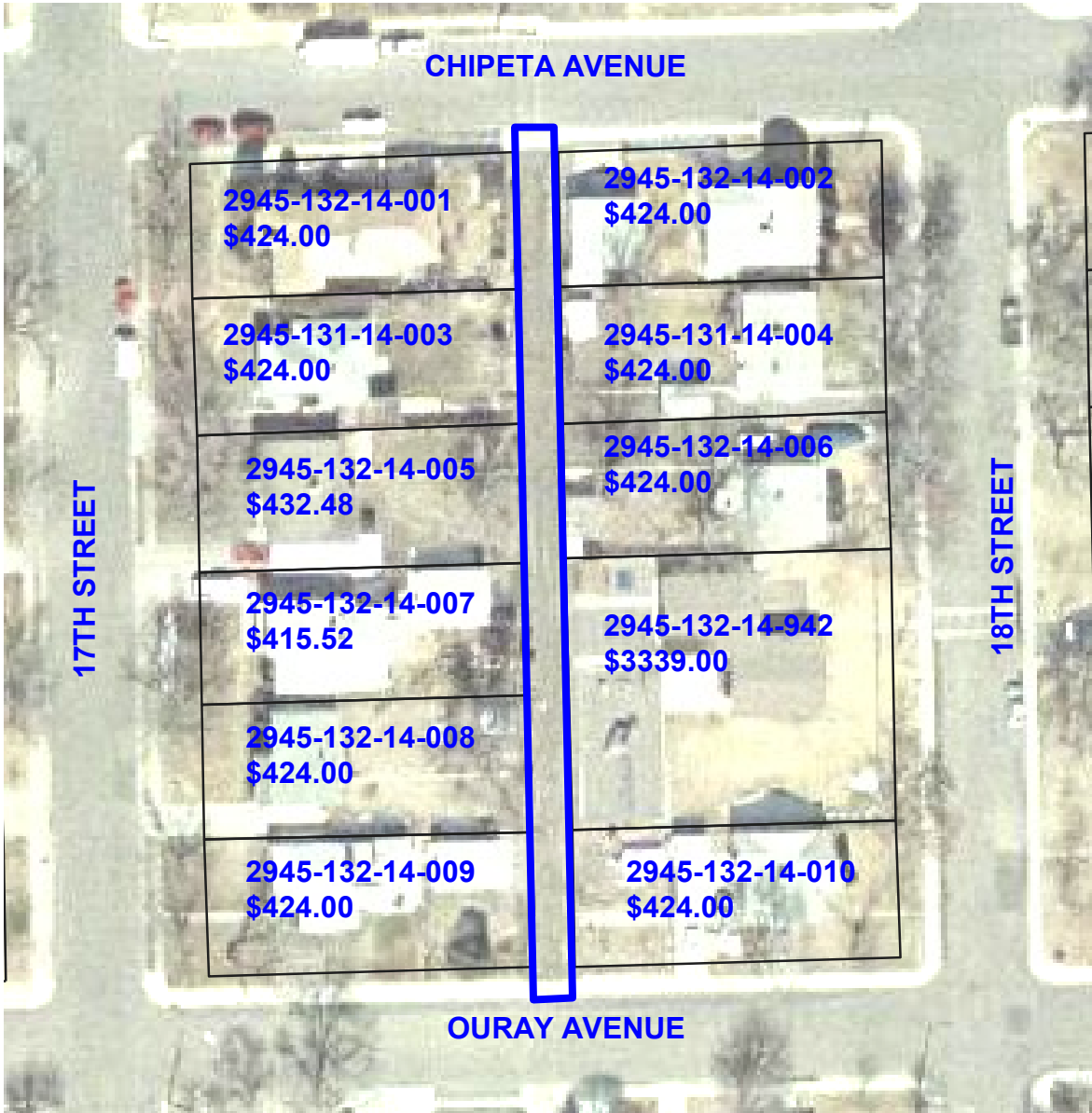
**ALLEY IMPROVEMENT DISTRICT
10TH STREET TO 11TH STREET
OURAY AVENUE TO CHIPETA AVENUE**



**ALLEY IMPROVEMENT DISTRICT
12TH STREET TO 14TH STREET,
ELM AVENUE TO TEXAS AVENUE**



**ALLEY IMPROVEMENT DISTRICT
17TH STREET TO 18TH STREET
OURAY AVENUE TO CHIPETA AVENUE**



**ALLEY IMPROVEMENT
22ND STREET TO 23RD STREET
OURAY AVENUE TO GUNNISON AVENUE**



CITY OF GRAND JUNCTION, CO

RESOLUTION NO. ____

**A RESOLUTION APPROVING AND ACCEPTING THE IMPROVEMENTS
CONNECTED WITH ALLEY IMPROVEMENT DISTRICT
NO. ST-07**

WHEREAS, the City Council of the City of Grand Junction, Colorado, has reported the completion of Alley Improvement District No. ST-07; and

WHEREAS, the City Council has caused to be prepared a statement showing the assessable cost of the improvements of Alley Improvement District No. ST-07, and apportioning the same upon each lot or tract of land to be assessed for the same;

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

1. That the improvements connected therewith in said District be, and the same are hereby approved and accepted; that said statement be, and the same is hereby approved and accepted as the statement of the assessable cost of the improvements of said Alley Improvement District No. ST-07;
2. That the same be apportioned on each lot or tract of land to be assessed for the same;
3. That the City Clerk shall immediately advertise for three (3) days in the Daily Sentinel, a newspaper of general circulation published in said City, a Notice to the owners of the real estate to be assessed, and all persons interested generally without naming such owner or owners, which Notice shall be in substantially the form set forth in the attached "NOTICE", that said improvements have been completed and accepted, specifying the assessable cost of the improvements and the share so apportioned to each lot or tract of land; that any complaints or objections that may be made in writing by such owners or persons shall be made to the Council and filed with the City Clerk within thirty (30) days from the first publication of said Notice; that any objections may be heard and determined by the City Council at its first regular meeting after said thirty (30) days and before the passage of the ordinance assessing the cost of the improvements, all being in accordance with the terms and provisions of Chapter 28 of the Code of Ordinances of the City of Grand Junction, Colorado, being Ordinance No. 178, as amended.

PASSED and ADOPTED this ____ day of _____, 2007.

President of the Council

Attest:

City Clerk

NOTICE

NOTICE IS HEREBY GIVEN that a hearing is scheduled for October 17, 2007, at 7:00 p.m., to hear complaints or objections of the owners of the real estate hereinafter described, said real estate comprising the Districts of lands known as Alley Improvement District No. ST-07, and all persons interested therein as follows:

Lots 1 through 32, inclusive, EXCEPT the North 50 feet of Lots 12 through 16, inclusive, Block 58, City of Grand Junction; and also,
Lots 1 through 28, inclusive, EXCEPT the North 60 feet of Lots 19 & 20, and the South 66 feet of Lots 21 & 22, Block 18, City of Grand Junction; and also,
Lots 1 through 32, inclusive, Block 65, City of Grand Junction; and also,
Lots 3 through 28, inclusive, Block 2, Prospect Park; and also,
Lots 1 through 24, inclusive, Block 6, Slocomb's Addition; and also,
Lots 1 through 13, inclusive, Block 2, Mesa Gardens Subdivision.
All in the City of Grand Junction, and Mesa County, Colorado.

That the improvements in and for said District ST-07, which are authorized by and in accordance with the terms and provisions of Resolution No. 142-06, passed and adopted on the 15th day of November, 2006, declaring the intention of the City Council of the City of Grand Junction, Colorado, to create a local Alley improvement District to be known as Alley Improvement District No. ST-07, with the terms and provisions of Resolution No. 04-07, passed and adopted on the 3rd day of January, 2007, creating and establishing said District, , all being in accordance with the terms and provisions of Chapter 28 of the Code of Ordinances of the City of Grand Junction, Colorado, being Ordinance No. 178, as amended, have been completed and have been accepted by the City Council of the City of Grand Junction, Colorado;

The City has inspected and accepted the condition of the improvements installed. The amount to be assessed from those properties benefiting from the improvements is \$75,587.50. Said amount including six percent (6%) for cost of collection and other incidentals; that the part apportioned to and upon each lot or tract of land within said District and assessable for said improvements is hereinafter set forth; that payment may be made to the Finance Director of the City of Grand Junction at any time within thirty (30) days after the final publication of the assessing ordinance assessing the real estate in said District for the cost of said improvements, and that the owner(s) so paying should be entitled to an allowance of six percent (6%) for cost of collection and other incidentals;

That any complaints or objections that may be made in writing by the said owner or owners of land within the said District and assessable for said improvements, or by any person interested, may be made to the City Council and filed in the office of the City Clerk of said City within thirty (30) days from the first publication of this Notice will be heard and determined by the said City Council at a public hearing on Wednesday, October 17, 2007, at 7:00 p.m. in the City Auditorium, 250 N. 5th Street, Grand Junction, Colorado, before the passage of any ordinance assessing the cost of said improvements against the real estate in said District, and against said owners respectively as by law provided;

That the sum of \$75,587.50 for improvements is to be apportioned against the real estate in said District and against the owners respectively as by law provided in the following proportions and amounts severally as follows, to wit:

ALLEY 3RD STREET TO 4TH STREET, OURAY AVENUE TO CHIPETA AVENUE		
TAX SCHEDULE NO.	LEGAL DESCRIPTION	ASSESSMENT
2945-142-34-003	Lots 4 and 5, Block 58, City of Grand Junction	\$ 424.00
2945-142-34-004	Lots 6 and 7, Block 58, City of Grand Junction	\$ 424.00
2945-142-34-005	Lots 8 and 9, Block 58, City of Grand Junction	\$ 424.00
2945-142-34-006	Lots 10 and 11, Block 58, City of Grand Junction	\$ 424.00
2945-142-34-008	South 75 feet of Lots 12 through 16, inclusive, Block 58, City of Grand Junction	\$1,987.50
2945-142-34-009	Lot 17 and the East 1/2 of Lot 18, Block 58, City of Grand Junction	\$ 318.00
2945-142-34-010	The West 1/2 of Lot 18 and all of Lots 19 through 21 inclusive, Block 58, City of Grand Junction	\$1,391.25
2945-142-34-011	Lots 22 and 23, Block 58, City of Grand Junction	\$ 424.00
2945-142-34-012	Lots 24 and 25, Block 58, City of Grand Junction	\$ 795.00
2945-142-34-013	Lot 26 and the East 1/2 of Lot 27, Block 58, City of Grand Junction	\$ 318.00
2945-142-34-014	The West 1/2 of Lot 27 and all of Lot 28, Block 58, City of Grand Junction	\$ 318.00
2945-142-34-015	Lots 29 and 30, Block 58, City of Grand Junction	\$ 424.00
2945-142-34-016	Lots 31 and 32, Block 58, City of Grand Junction	\$ 795.00
2945-142-34-017	The East 9 feet of Lot 2 and all of Lot 3, Block 58, City of Grand Junction	\$ 288.32
2945-142-34-018	Lot 1 and the West 16 feet of Lot 2, Block 58, City of Grand Junction	\$ 347.68
ALLEY 7TH STREET TO 8TH STREET, TELLER AVENUE TO BELFORD AVENUE		
TAX SCHEDULE NO.	LEGAL DESCRIPTION	ASSESSMENT
2945-141-11-001	Lots 6 & 7 and the South 1/2 of Lot 8, Block 18, City of Grand Junction	\$4,674.60
2945-141-11-002	The North 1/2 of Lot 8 and all of Lots 9 & 10, Block 18, City of Grand Junction	\$ 530.00
2945-141-11-005	Lots 14 & 15, Block 18, City of Grand Junction	\$ 424.00
2945-141-11-006	Lots 16 & 17, Block 18, City of Grand Junction	\$ 424.00

2945-141-11-008	Lots 4 & 5, Block 18, City of Grand Junction	\$4,674.60
2945-141-11-009	Lots 1,2 & 3, Block 18, City of Grand Junction	\$2,504.25
2945-141-11-011	The West 0.6 feet of Lot 25, Lot 26 & the East 1/2 of Lot 27, Block 18, City of Grand Junction	\$ 323.09
2945-141-11-012	Lots 24 & 25, except the West 0.6 feet thereof, Block 18, City of Grand Junction	\$ 785.46
2945-141-11-013	Lots 22 & 23, Block 18, City of Grand Junction	\$ 795.00
2945-141-11-015	The South 65 feet of Lots 18 & 19, Block 18, City of Grand Junction	\$ 424.00
2945-141-11-017	The North 59 feet of Lots 20 & 21, Block 18, City of Grand Junction	\$ 424.00
2945-141-11-020	Lot 28 & the West 1/2 of Lot 27, Block 18, City of Grand Junction	\$1,060.00
2945-141-11-021	Lots 11, 12 & 13, Block 18, City of Grand Junction	\$1,987.50

ALLEY 10TH STREET TO 11TH STREET, OURAY AVENUE TO CHIPETA AVENUE		
TAX SCHEDULE NO.	LEGAL DESCRIPTION	ASSESSMENT
2945-141-32-001	Lots 1 and 2, Block 65, City of Grand Junction	\$ 424.00
2945-141-32-002	Lots 3 and 4, Block 65, City of Grand Junction	\$ 795.00
2945-141-32-003	Lots 5 and 6, Block 65, City of Grand Junction	\$ 795.00
2945-141-32-004	Lots 7 through 10, inclusive, Block 65, City of Grand Junction	\$1,590.00
2945-141-32-006	Lots 11 and 12, Block 65, City of Grand Junction	\$ 424.00
2945-141-32-007	Lots 13 and 14, Block 65, City of Grand Junction	\$ 424.00
2945-141-32-008	Lots 15 and 16, Block 65, City of Grand Junction	\$ 424.00
2945-141-32-009	Lots 31 and 32, Block 65, City of Grand Junction	\$ 424.00
2945-141-32-010	Lots 29 and 30, Block 65, City of Grand Junction	\$ 424.00
2945-141-32-011	Lots 27 and 28, Block 65, City of Grand Junction	\$ 424.00
2945-141-32-012	Lots 25 and 26, Block 65, City of Grand Junction	\$ 424.00
2945-141-32-013	Lots 23 and 24, Block 65, City of Grand Junction	\$ 424.00

2945-141-32-014	Lots 21 and 22, Block 65, City of Grand Junction	\$ 424.00
2945-141-32-015	Lots 19 and 20, Block 65, City of Grand Junction	\$ 424.00
2945-141-32-016	Lots 17 and 18, Block 65, City of Grand Junction	\$ 424.00

ALLEY 12TH STREET TO 14TH STREET, ELM AVENUE TO TEXAS AVENUE		
TAX SCHEDULE NO.	LEGAL DESCRIPTION	ASSESSMENT
2945-123-13-003	Lot 3, Block 2, Prospect Park, except the South 8 feet thereof	\$ 517.28
2945-123-13-004	Lot 4, Block 2, Prospect Park, except the South 8 feet thereof	\$ 517.28
2945-123-13-005	Lot 5, Block 2, Prospect Park, except the South 8 feet thereof	\$ 517.28
2945-123-13-006	Lot 6, Block 2, Prospect Park, except the South 8 feet thereof	\$ 517.28
2945-123-13-007	Lot 7, Block 2, Prospect Park	\$ 517.28
2945-123-13-008	Lot 8, Block 2, Prospect Park	\$ 517.28
2945-123-13-009	Lot 9, Block 2, Prospect Park, except the South 8 feet of the West 16 feet thereof	\$ 517.28
2945-123-13-010	Lot 10, Block 2, Prospect Park	\$ 517.28
2945-123-13-011	Lot 11 & the West 6.75 feet of Lot 12, Block 2, Prospect Park	\$ 902.33
2945-123-13-012	The East 43.25 feet of Lot 12 & the West 6.75 feet of Lot 13, Block 2, Prospect Park	\$ 424.00
2945-123-13-013	The East 43.25 feet of Lot 13 & all of Lot 14, except the East 43.25 feet thereof, Block 2, Prospect Park	\$ 795.00
2945-123-13-014	The East 43.25 feet of Lot 14 & the West 6.75 feet of Lot 15, Block 2, Prospect Park	\$ 795.00
2945-123-13-015	All of Lot 15 except the West 6.75 feet thereof, Block 2, Prospect Park	\$ 687.68
2945-123-13-022	The West 47 feet of Lot 21 & all of Lot 22, Block 2, Prospect Park, except the North 16 feet thereof	\$ 848.00
2945-123-13-023	The East 6 feet of Lot 21 & Lot 20 except the East 2.5 feet thereof, Block 2, Prospect Park	\$1,037.48
2945-123-13-024	Lot 19 & the East 2.5 feet of Lot 20, Block 2, Prospect Park	\$ 834.75
2945-123-13-025	Lot 18, Block 2, Prospect Park	\$ 409.92
2945-123-13-026	Lots 16 & 17, Block 2, Prospect Park	\$1,537.21
2945-123-13-028	Lots 23, 24 & 25, Block 2, Prospect Park, except the North 8 feet thereof	\$3,052.80
2945-123-13-921	Lots 26, 27, & 28, Block 2, Prospect Park,	\$3,052.80

except the North 8 feet thereof

ALLEY 17TH STREET TO 18TH STREET, OURAY AVENUE TO CHIPETA AVENUE		
TAX SCHEDULE NO.	LEGAL DESCRIPTION	ASSESSMENT
2945-132-14-001	Lots 1 & 2, Block 6, Slocomb's Addition	\$ 424.00
2945-132-14-002	Lots 23 & 24, Block 6, Slocomb's Addition	\$ 424.00
2945-132-14-003	Lots 3 & 4, Block 6, Slocomb's Addition	\$ 424.00
2945-132-14-004	Lots 21 & 22, Block 6, Slocomb's Addition	\$ 424.00
2945-132-14-005	Lots 5 & 6, and the North 1 foot of Lot 7, Block 6, Slocomb's Addition	\$ 432.48
2945-132-14-006	Lots 19 & 20, Block 6, Slocomb's Addition	\$ 424.00
2945-132-14-007	The South 24 feet of Lot 7 and all of Lot 8, Block 6, Slocomb's Addition	\$ 415.52
2945-132-14-008	Lots 9 & 10, Block 6, Slocomb's Addition	\$ 424.00
2945-132-14-009	Lots 11 & 12, Block 6, Slocomb's Addition	\$ 424.00
2945-132-14-010	Lots 13 & 14, Block 6, Slocomb's Addition	\$ 424.00
2945-132-14-942	Lots 15 through 18, inclusive, Block 6, Slocomb's Addition	\$3,339.00

ALLEY 22ND STREET TO 23RD STREET, OURAY AVENUE TO GUNNISON AVENUE		
TAX SCHEDULE NO.	LEGAL DESCRIPTION	ASSESSMENT
2945-131-16-001	Lot 13, Block 2, Mesa Gardens Subdivision	\$ 766.17
2945-131-16-002	Lot 12, Block 2, Mesa Gardens Subdivision	\$ 534.24
2945-131-16-003	Lot 11, Block 2, Mesa Gardens Subdivision	\$ 534.24
2945-131-16-004	Lot 4, Block 2, Mesa Gardens Subdivision	\$6,228.51
2945-131-16-005	Lot 10, Block 2, Mesa Gardens Subdivision	\$ 534.24
2945-131-16-006	Lot 9, Block 2, Mesa Gardens Subdivision	\$ 534.24
2945-131-16-007	Lot 8, Block 2, Mesa Gardens Subdivision	\$ 534.24
2945-131-16-008	Lot 3, Block 2, Mesa Gardens Subdivision	\$ 551.20
2945-131-16-009	Lot 7, Block 2, Mesa Gardens Subdivision	\$ 534.24
2945-131-16-010	Lot 6, Block 2, Mesa Gardens Subdivision	\$ 534.24
2945-131-16-011	Lot 5, Block 2, Mesa Gardens Subdivision	\$ 559.93
2945-131-16-012	Lot 2, Block 2, Mesa Gardens Subdivision	\$ 610.56
2945-131-16-013	Lot 1, Block 2, Mesa Gardens Subdivision	\$ 636.00

Dated at Grand Junction, Colorado, this _____ day of _____, 2007.

BY ORDER OF THE CITY COUNCIL,
CITY OF GRAND JUNCTION, COLORADO

By: _____
City Clerk

CITY OF GRAND JUNCTION, CO

ORDINANCE NO. ____

AN ORDINANCE APPROVING THE ASSESSABLE COST OF THE IMPROVEMENTS MADE IN AND FOR ALLEY IMPROVEMENT DISTRICT NO. ST-07 IN THE CITY OF GRAND JUNCTION, COLORADO, PURSUANT TO ORDINANCE NO. 178, ADOPTED AND APPROVED THE 11TH DAY OF JUNE, 1910, AS AMENDED; APPROVING THE APPORTIONMENT OF SAID COST TO EACH LOT OR TRACT OF LAND OR OTHER REAL ESTATE IN SAID DISTRICTS; ASSESSING THE SHARE OF SAID COST AGAINST EACH LOT OR TRACT OF LAND OR OTHER REAL ESTATE IN SAID DISTRICTS; APPROVING THE APPORTIONMENT OF SAID COST AND PRESCRIBING THE MANNER FOR THE COLLECTION AND PAYMENT OF SAID ASSESSMENT

WHEREAS, the City Council and the Municipal Officers of the City of Grand Junction, in the State of Colorado, have complied with all the provisions of law relating to certain improvements in Alley Improvement District No. ST-07 in the City of Grand Junction, pursuant to Ordinance No.178 of said City, adopted and approved June 11, 1910, as amended, being Chapter 28 of the Code of Ordinances of the City of Grand Junction, Colorado, and pursuant to the various resolutions, orders and proceedings taken under said Ordinance; and

WHEREAS, the City Council has heretofore caused to be published the Notice of Completion of said local improvements in said Alley Improvement District No. ST-07 and the apportionment of the cost thereof to all persons interested and to the owners of real estate which is described therein, said real estate comprising the district of land known as Alley Improvement District No. ST-07 in the City of Grand Junction, Colorado, which said Notice was caused to be published in The Daily Sentinel, the official newspaper of the City of Grand Junction (the first publication thereof appearing on September 7, 2007, and the last publication thereof appearing on September 9, 2007); and

WHEREAS, said Notice recited the share to be apportioned to and upon each lot or tract of land within said Districts assessable for said improvements, and recited that complaints or objections might be made in writing to the Council and filed with the Clerk within thirty (30) days from the first publication of said Notice, and that such complaints would be heard and determined by the Council at its first regular meeting after the said thirty (30) days and before the passage of any ordinance assessing the cost of said improvements; and

WHEREAS, no written complaints or objections have been made or filed with the City Clerk as set forth in said Notice; and

WHEREAS, the City Council has fully confirmed the statement prepared by the City Engineer and certified by the President of the Council showing the assessable cost of said improvements and the apportionment thereof heretofore made as contained in that certain Notice to property owners in Alley Improvement District No. ST-07 duly published in the Daily Sentinel, the official newspaper of the City, and has

duly ordered that the cost of said improvements in said Alley Improvement District No. ST-07 be assessed and apportioned against all of the real estate in said District in the portions contained in the aforesaid Notice; and

WHEREAS, from the statement made and filed with the City Clerk by the City Engineer, it appears that the assessable cost of the said improvements is \$75,587.50; and

WHEREAS, from said statement it also appears the City Engineer has apportioned a share of the assessable cost to each lot or tract of land in said District in the following proportions and amounts, severally, to wit:

ALLEY 3RD STREET TO 4TH STREET, OURAY AVENUE TO CHIPETA AVENUE		
TAX SCHEDULE NO.	LEGAL DESCRIPTION	ASSESSMENT
2945-142-34-003	Lots 4 and 5, Block 58, City of Grand Junction	\$ 424.00
2945-142-34-004	Lots 6 and 7, Block 58, City of Grand Junction	\$ 424.00
2945-142-34-005	Lots 8 and 9, Block 58, City of Grand Junction	\$ 424.00
2945-142-34-006	Lots 10 and 11, Block 58, City of Grand Junction	\$ 424.00
2945-142-34-008	South 75 feet of Lots 12 through 16, inclusive, Block 58, City of Grand Junction	\$1,987.50
2945-142-34-009	Lot 17 and the East 1/2 of Lot 18, Block 58, City of Grand Junction	\$ 318.00
2945-142-34-010	The West 1/2 of Lot 18 and all of Lots 19 through 21 inclusive, Block 58, City of Grand Junction	\$1,391.25
2945-142-34-011	Lots 22 and 23, Block 58, City of Grand Junction	\$ 424.00
2945-142-34-012	Lots 24 and 25, Block 58, City of Grand Junction	\$ 795.00
2945-142-34-013	Lot 26 and the East 1/2 of Lot 27, Block 58, City of Grand Junction	\$ 318.00
2945-142-34-014	The West 1/2 of Lot 27 and all of Lot 28, Block 58, City of Grand Junction	\$ 318.00
2945-142-34-015	Lots 29 and 30, Block 58, City of Grand Junction	\$ 424.00
2945-142-34-016	Lots 31 and 32, Block 58, City of Grand Junction	\$ 795.00
2945-142-34-017	The East 9 feet of Lot 2 and all of Lot 3, Block 58, City of Grand Junction	\$ 288.32
2945-142-34-018	Lot 1 and the West 16 feet of Lot 2, Block 58, City of Grand Junction	\$ 347.68

ALLEY 7TH STREET TO 8TH STREET, TELLER AVENUE TO BELFORD AVENUE		
TAX SCHEDULE NO.	LEGAL DESCRIPTION	ASSESSMENT
2945-141-11-001	Lots 6 & 7 and the South 1/2 of Lot 8, Block 18, City of Grand Junction	\$4,674.60
2945-141-11-002	The North 1/2 of Lot 8 and all of Lots 9 & 10, Block 18, City of Grand Junction	\$ 530.00
2945-141-11-005	Lots 14 & 15, Block 18, City of Grand Junction	\$ 424.00
2945-141-11-006	Lots 16 & 17, Block 18, City of Grand Junction	\$ 424.00
2945-141-11-008	Lots 4 & 5, Block 18, City of Grand Junction	\$4,674.60
2945-141-11-009	Lots 1,2 & 3, Block 18, City of Grand Junction	\$2,504.25
2945-141-11-011	The West 0.6 feet of Lot 25, Lot 26 & the East 1/2 of Lot 27, Block 18, City of Grand Junction	\$ 323.09
2945-141-11-012	Lots 24 & 25, except the West 0.6 feet thereof, Block 18, City of Grand Junction	\$ 785.46
2945-141-11-013	Lots 22 & 23, Block 18, City of Grand Junction	\$ 795.00
2945-141-11-015	The South 65 feet of Lots 18 & 19, Block 18, City of Grand Junction	\$ 424.00
2945-141-11-017	The North 59 feet of Lots 20 & 21, Block 18, City of Grand Junction	\$ 424.00
2945-141-11-020	Lot 28 & the West 1/2 of Lot 27, Block 18, City of Grand Junction	\$1,060.00
2945-141-11-021	Lots 11, 12 & 13, Block 18, City of Grand Junction	\$1,987.50

ALLEY 10TH STREET TO 11TH STREET, OURAY AVENUE TO CHIPETA AVENUE		
TAX SCHEDULE NO.	LEGAL DESCRIPTION	ASSESSMENT
2945-141-32-001	Lots 1 and 2, Block 65, City of Grand Junction	\$ 424.00
2945-141-32-002	Lots 3 and 4, Block 65, City of Grand Junction	\$ 795.00
2945-141-32-003	Lots 5 and 6, Block 65, City of Grand Junction	\$ 795.00
2945-141-32-004	Lots 7 through 10, inclusive, Block 65, City of Grand Junction	\$1,590.00
2945-141-32-006	Lots 11 and 12, Block 65, City of Grand Junction	\$ 424.00
2945-141-32-007	Lots 13 and 14, Block 65, City of Grand Junction	\$ 424.00
2945-141-32-008	Lots 15 and 16, Block 65, City of Grand Junction	\$ 424.00
2945-141-32-009	Lots 31 and 32, Block 65, City of Grand	\$ 424.00

	Junction	
2945-141-32-010	Lots 29 and 30, Block 65, City of Grand Junction	\$ 424.00
2945-141-32-011	Lots 27 and 28, Block 65, City of Grand Junction	\$ 424.00
2945-141-32-012	Lots 25 and 26, Block 65, City of Grand Junction	\$ 424.00
2945-141-32-013	Lots 23 and 24, Block 65, City of Grand Junction	\$ 424.00
2945-141-32-014	Lots 21 and 22, Block 65, City of Grand Junction	\$ 424.00
2945-141-32-015	Lots 19 and 20, Block 65, City of Grand Junction	\$ 424.00
2945-141-32-016	Lots 17 and 18, Block 65, City of Grand Junction	\$ 424.00

ALLEY 12TH STREET TO 14TH STREET, ELM AVENUE TO TEXAS AVENUE		
TAX SCHEDULE NO.	LEGAL DESCRIPTION	ASSESSMENT
2945-123-13-003	Lot 3, Block 2, Prospect Park, except the South 8 feet thereof	\$ 517.28
2945-123-13-004	Lot 4, Block 2, Prospect Park, except the South 8 feet thereof	\$ 517.28
2945-123-13-005	Lot 5, Block 2, Prospect Park, except the South 8 feet thereof	\$ 517.28
2945-123-13-006	Lot 6, Block 2, Prospect Park, except the South 8 feet thereof	\$ 517.28
2945-123-13-007	Lot 7, Block 2, Prospect Park	\$ 517.28
2945-123-13-008	Lot 8, Block 2, Prospect Park	\$ 517.28
2945-123-13-009	Lot 9, Block 2, Prospect Park, except the South 8 feet of the West 16 feet thereof	\$ 517.28
2945-123-13-010	Lot 10, Block 2, Prospect Park	\$ 517.28
2945-123-13-011	Lot 11 & the West 6.75 feet of Lot 12, Block 2, Prospect Park	\$ 902.33
2945-123-13-012	The East 43.25 feet of Lot 12 & the West 6.75 feet of Lot 13, Block 2, Prospect Park	\$ 424.00
2945-123-13-013	The East 43.25 feet of Lot 13 & all of Lot 14, except the East 43.25 feet thereof, Block 2, Prospect Park	\$ 795.00
2945-123-13-014	The East 43.25 feet of Lot 14 & the West 6.75 feet of Lot 15, Block 2, Prospect Park	\$ 795.00
2945-123-13-015	All of Lot 15 except the West 6.75 feet thereof, Block 2, Prospect Park	\$ 687.68
2945-123-13-022	The West 47 feet of Lot 21 & all of Lot 22, Block 2, Prospect Park, except the North 16 feet thereof	\$ 848.00
2945-123-13-023	The East 6 feet of Lot 21 & Lot 20 except the East 2.5 feet thereof, Block 2, Prospect	\$1,037.48

	Park	
2945-123-13-024	Lot 19 & the East 2.5 feet of Lot 20, Block 2, Prospect Park	\$ 834.75
2945-123-13-025	Lot 18, Block 2, Prospect Park	\$ 409.92
2945-123-13-026	Lots 16 & 17, Block 2, Prospect Park	\$1,537.21
2945-123-13-028	Lots 23, 24 & 25, Block 2, Prospect Park, except the North 8 feet thereof	\$3,052.80
2945-123-13-921	Lots 26, 27, & 28, Block 2, Prospect Park, except the North 8 feet thereof	\$3,052.80

ALLEY 17TH STREET TO 18TH STREET, OURAY AVENUE TO CHIPETA AVENUE		
TAX SCHEDULE NO.	LEGAL DESCRIPTION	ASSESSMENT
2945-132-14-001	Lots 1 & 2, Block 6, Slocomb's Addition	\$ 424.00
2945-132-14-002	Lots 23 & 24, Block 6, Slocomb's Addition	\$ 424.00
2945-132-14-003	Lots 3 & 4, Block 6, Slocomb's Addition	\$ 424.00
2945-132-14-004	Lots 21 & 22, Block 6, Slocomb's Addition	\$ 424.00
2945-132-14-005	Lots 5 & 6, and the North 1 foot of Lot 7, Block 6, Slocomb's Addition	\$ 432.48
2945-132-14-006	Lots 19 & 20, Block 6, Slocomb's Addition	\$ 424.00
2945-132-14-007	The South 24 feet of Lot 7 and all of Lot 8, Block 6, Slocomb's Addition	\$ 415.52
2945-132-14-008	Lots 9 & 10, Block 6, Slocomb's Addition	\$ 424.00
2945-132-14-009	Lots 11 & 12, Block 6, Slocomb's Addition	\$ 424.00
2945-132-14-010	Lots 13 & 14, Block 6, Slocomb's Addition	\$ 424.00
2945-132-14-942	Lots 15 through 18, inclusive, Block 6, Slocomb's Addition	\$3,339.00

ALLEY 22ND STREET TO 23RD STREET, OURAY AVENUE TO GUNNISON AVENUE		
TAX SCHEDULE NO.	LEGAL DESCRIPTION	ASSESSMENT
2945-131-16-001	Lot 13, Block 2, Mesa Gardens Subdivision	\$ 766.17
2945-131-16-002	Lot 12, Block 2, Mesa Gardens Subdivision	\$ 534.24
2945-131-16-003	Lot 11, Block 2, Mesa Gardens Subdivision	\$ 534.24
2945-131-16-004	Lot 4, Block 2, Mesa Gardens Subdivision	\$6,228.51
2945-131-16-005	Lot 10, Block 2, Mesa Gardens Subdivision	\$ 534.24
2945-131-16-006	Lot 9, Block 2, Mesa Gardens Subdivision	\$ 534.24
2945-131-16-007	Lot 8, Block 2, Mesa Gardens Subdivision	\$ 534.24
2945-131-16-008	Lot 3, Block 2, Mesa Gardens Subdivision	\$ 551.20
2945-131-16-009	Lot 7, Block 2, Mesa Gardens Subdivision	\$ 534.24
2945-131-16-010	Lot 6, Block 2, Mesa Gardens Subdivision	\$ 534.24
2945-131-16-011	Lot 5, Block 2, Mesa Gardens Subdivision	\$ 559.93
2945-131-16-012	Lot 2, Block 2, Mesa Gardens Subdivision	\$ 610.56
2945-131-16-013	Lot 1, Block 2, Mesa Gardens Subdivision	\$ 636.00

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

Section 1. That the assessable cost and apportionment of the same, as hereinabove set forth, is hereby assessed against all the real estate in said District, and to and upon each lot or tract of land within said District, and against such persons in the portions and amounts which are severally hereinbefore set forth and described.

Section 2. That said assessments, together with all interests and penalties for default in payment thereof, and all cost of collecting the same, shall from the time of final publication of this Ordinance, constitute a perpetual lien against each lot of land herein described, on a parity with the tax lien for general, State, County, City and school taxes, and no sale of such property to enforce any general, State, County, City or school tax or other lien shall extinguish the perpetual lien of such assessment.

Section 3. That said assessment shall be due and payable within thirty (30) days after the final publication of this Ordinance without demand; provided that all such assessments may, at the election of the owner, be paid in installments with interest as hereinafter provided. Failure to pay the whole assessment within the said period of thirty days shall be conclusively considered and held an election on the part of all persons interested, whether under disability or otherwise, to pay in such installments. All persons so electing to pay in installments shall be conclusively considered and held as consenting to said improvements, and such election shall be conclusively considered and held as a waiver of any and all rights to question the power and jurisdiction of the City to construct the improvements, the quality of the work and the regularity or sufficiency of the proceedings, or the validity or correctness of the assessment.

Section 4. That in case of such election to pay in installments, the assessments shall be payable in ten (10) equal annual installments of the principal. The first of said installments of principal shall be payable at the time the next installment of general taxes, by the laws of the State of Colorado, is payable, and each annual installment shall be paid on or before the same date each year thereafter, along with simple interest which has accrued at the rate of 8 percent per annum on the unpaid principal, payable annually.

Section 5. That the failure to pay any installments, whether of principal or interest, as herein provided, when due, shall cause the whole unpaid principal to become due and payable immediately and the whole amount of the unpaid principal and accrued interest shall thereafter draw interest at the rate of 8 percent per annum until the day of sale, as by law provided; but at any time prior to the date of sale, the owner may pay the amount of such delinquent installment or installments, with interest at 8 percent per annum as aforesaid, and all penalties accrued, and shall thereupon be restored to the right thereafter to pay in installments in the same manner as if default had not been suffered. The owner of any piece of real estate not in default as to any installments may at any time pay the whole of the unpaid principal with interest accrued.

Section 6. That payment may be made to the City Finance Director at any time within thirty days after the final publication of this Ordinance, and an allowance of the six percent added for cost of collection and other incidentals shall be made on all payments made during said period of thirty days.

Section 7. That the monies remaining in the hands of the City Finance Director as the result of the operation and payments under Alley Improvement District No. ST-07 shall be retained by the Finance Director and shall be used thereafter for the purpose of further funding of past or subsequent improvement districts which may be or may become in default.

Section 8. That all provisions of Ordinance No. 178 of the City of Grand Junction, as amended, being Chapter 28 of the Code of Ordinances of the City of Grand Junction, Colorado, shall govern and be taken to be a part of this Ordinance with respect to the creation of said Alley Improvement District No. ST-07, the construction of the improvements therein, the apportionment and assessment of the cost thereof and the collection of such assessments.

Section 9. That this Ordinance, after its introduction and first reading shall be published once in full in the Daily Sentinel, the official newspaper of the City, at least ten days before its final passage, and after its final passage, it shall be numbered and recorded in the City ordinance record, and a certificate of such adoption and publication shall be authenticated by the certificate of the publisher and the signature of the President of the Council and the City Clerk, and shall be in full force and effect on and after the date of such final publication, except as otherwise provided by the Charter of the City of Grand Junction.

Introduced on First Reading this _____ day of _____, 2007.

Passed and Adopted on the _____ day of _____, 2007

Attest:

City Clerk

President of the Council

Attach 8**Construction Contract for the I-70 and 24 Road Interchange Landscaping Project
CITY OF GRAND JUNCTION**

CITY COUNCIL AGENDA			
Subject	Award of Construction Contract for the I-70 & 24 Rd. Interchange Landscaping Project		
File #	N/A		
Meeting Day, Date	September 5, 2007		
Placement on the Agenda	Consent	X	Individual
Date Prepared	August 23, 2007		
Author Name & Title	Lee Cooper, Project Engineer		
Presenter Name & Title	Tim Moore, Public Works & Utilities Director		

Summary: Bids were opened August 21, 2007 for the I-70 and 24 Road Interchange Landscaping Project. The construction consists of landscape, irrigation, and lighting and does not include the cost for two sculptures to be located within the two roundabouts. The low bid was submitted by Clarke & Co., Inc. in the amount of \$222,303.63.

Budget: Funds are budgeted in the 2011 Fund – Project F44400. Funds for 2007 are budgeted in the amount of \$596,569.

Project Costs:

Art Contract (Sculptures by Harlan Mosher)	\$100,000
Landscape Design Contract (Carter-Burgess)	\$35,220
Landscape Construction Contract	\$222,304
Construction Inspection and Administration (est.)	<u>\$15,000</u>
Total Project Cost	\$372,524

Project Funding:

City funds budgeted for 24 Road/I-70 Interchange Landscaping and Artworks (CIP Acc. No. 2011-F44400)	\$596,569
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Action Requested/Recommendation: Authorize the City Manager to sign a Construction Contract for the I-70 and 24 Road Interchange Landscaping with Clarke & Co., Inc. in the amount of \$222,303.63.

Attachments: None

Background Information: The new I-70 and 24 Road Interchange was completed about the end of August 2006 and was a Colorado Department of Transportation (CDOT) improvement project. This interchange includes two roundabouts with circular planters in the center of each roundabout and decorative terraced walls around each of

the bridge's abutments. The City of Grand Junction hired Carter-Burgess of Denver, Colorado to complete the landscape design for this interchange. In accordance with a permit issued by CDOT, the City of Grand Junction will oversee the landscape installation and be responsible for maintenance of the landscaping within the circular planters and the terraced walls.

Bids shown in the table below represent the construction of the landscape, irrigation and lighting and do not include the cost for the two sculptures to be located within the two roundabouts.

Clarke & Co., Inc.	Grand Junction, CO	\$222,303.63
American Civil Constructors, Inc.	Littleton, CO	\$278,997.00
GH Daniels & Associates, Inc.	Grand Junction, CO	\$347,921.75
Engineer's Estimate		\$289,171.90

Attach 9**Construction Contract for 2007 Curb, Gutter, and Sidewalk Replacement
CITY OF GRAND JUNCTION**

CITY COUNCIL AGENDA			
Subject	2007 Curb Gutter and Sidewalk Replacement		
File #			
Meeting Day, Date	Wednesday, September 5, 2007		
Placement on the Agenda	Consent	X	Individual
Date Prepared	August 28, 2007		
Author Name & Title	Justin Vensel, Project Manager		
Presenter Name & Title	Tim Moore, Public Works and Planning Director		

Summary: The Project consists of replacing sections of hazardous or deteriorating curb, gutter, and sidewalk in various locations throughout the City limits. The projects also repairs curb, gutter, and sidewalks that were damaged during water breaks.

Budget: Project No. 2011-F00900

Project Cost:

Construction Contract (low bid)	\$ 129,702.00
Design	\$ 8,500.00
Construction Administration and Inspection (est.)	\$ 15,000.00
	<u>\$ 153,202.00</u>

Project Funding:

City funds budgeted for Curb Gutter and Sidewalk Replacement (CIP Acc. No. 2011-F00900)	\$ 158,543.00
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Action Requested/Recommendation: Authorize the City Manager to sign a Construction Contract for the **2007 Curb, Gutter and Sidewalk Replacement Project** to BPS Concrete Inc in the amount of **\$129,702.00**.

Attachments: None

Background Information:

The 2007 Curb, Gutter and Sidewalk Replacement Project is a program that begins every year with a survey of the various streets within the City limits area are defined and repaired once they meet a category five criteria. Other defined repair areas trickle in

from internal customers i.e. Water Department and Street Maintenance. There are also residential complaints that are inspected and place on the list to be repaired during this project. Within the 2007 project there are 46 locations that need to be repaired. Of these 46, 16 are due to water breaks both from City Water as well as Ute Water. The remaining locations are from either field observations or residential complaints. The work is scheduled to begin September 10, 2007 and be completed by November 15, 2007.

Bids shown in the table below represent replacing sections of hazardous or deteriorating curb gutter and sidewalk in various locations throughout the city limits. The projects also repairs curb gutter and sidewalks that were damaged during water breaks.

BPS Concrete	Grand Junction	\$ 129,702.00
Vista Paving LLC	Grand Junction	\$ 136,807.50
Reyes Construction Inc.	Fruita	\$ 161,987.00
G & G Paving Construction	Grand Junction	\$ 177,297.00
Engineers Estimate		\$ 130,933.65

Attach 10

**Purchase of E85 Storage Tank & Dispensing System
CITY OF GRAND JUNCTION**

CITY COUNCIL AGENDA			
Subject	Purchase of E85 Storage Tank & Dispensing System		
File #			
Meeting Day, Date	Wednesday, September 5, 2007		
Placement on the Agenda	Consent	X	Individual
Date Prepared	August 23, 2007		
Author Name & Title	Scott Hockins, Senior Buyer		
Presenter Name & Title	Jay Valentine, Purchasing Manager		

Summary: This approval request is for the purchase and installation of a new storage tank and fuel dispensing system for E85 fuel.

Budget: \$100,000 has been budgeted for this expenditure in the Fleet Equipment Fund. The City will be reimbursed \$15,000 through the Governor's Office of Energy Management and Conservation.

Action Requested/Recommendation: Authorize the City Purchasing Division to enter into a contract, in the amount of \$61,229.93, with Independent Pump Company for the purchase and installation of a new E85 tank and fueling system.

Attachments: None

Background Information: The City of Grand Junction solicited competitive bids from qualified companies to provide and install a new, 10,000 gallon E85 storage tank and fuel dispensing system. The solicitation was advertised in The Daily Sentinel, posted on Bidnet (a governmental solicitation website), and sent to a source list of suppliers.

Two companies submitted responsive and responsible bids in the following amounts:

- Independent Pump Company, Grand Junction \$61,229.93
- Eaton Sales & Service, Grand Junction \$79,918.00

Attach 11**Assign the City's 2007 Private Activity Bond Allocation
CITY OF GRAND JUNCTION**

CITY COUNCIL AGENDA			
Subject	Assignment of the City's 2007 Private Activity Bond Allocation to the Colorado Housing and Finance Authority		
File #	n/a		
Meeting Day, Date	Wednesday, September 5, 2007		
Placement on the Agenda	Consent	X	Individual
Date Prepared	August 30, 2007		
Author Name & Title	Jodi Romero, Financial Operations Manager		
Presenter Name & Title	Jodi Romero, Financial Operations Manager		

Summary: Request approval to assign the City's 2007 Private Activity Bond Allocation to the Colorado Housing and Finance Authority (CHFA) for the purpose of providing single-family mortgage loans to low- and moderate-income persons and families.

Budget: Private Activity Bonds are simply an authorization by the State of Colorado that allows the City to issue tax exempt bonds on behalf of a qualified project; therefore assignment of the City's bond allocation does not impact the budget.

Action Requested/Recommendation: Approval of resolution assigning the City's 2007 Private Activity Bond Allocation to the Colorado Housing and Finance Authority and authorizing the City Manager to execute the assignment.

Attachments: Resolution.

Background Information: Each year the State of Colorado allocates the authority to issue tax exempt Private Activity Bonds (PABs) directly to local governments whose population warrants an allocation of \$1 million or more. PABs may be used for housing projects and certain types of eligible development (ie. small manufacturing). If the local government does not have a designated use of the PABs (by September 15th of each year, they are required to either turn back the funds for Statewide use or assign the allocation to another issuer.

Since 1997, the City has been receiving a direct allocation of PABs and for the majority of those years the City Council has exercised the option of assigning the allocation to CHFA. CHFA's activity in Mesa County last year totaled almost \$38 million in loans to low and moderate income families and often first time home buyers. Mesa County's population comprises just 2.7% of the State, yet CHFA's loan activity in Mesa County was over 10% of their total loan activity. This is yet another indicator of the growth the community is experiencing.

Following discussions with the Grand Junction Housing Authority and the Grand Junction Economic Partnership it was confirmed that there are no qualified projects with those agencies that the City can use their PAB allocation for in 2007. Therefore in order to have the greatest assurance that the City's PAB allocation will continue to be used in the community, it is staff's recommendation that the City again assign its 2007 PAB allocation to CHFA.

CITY OF GRAND JUNCTION, COLORADO

RESOLUTION NO. _____ -07

A RESOLUTION AUTHORIZING ASSIGNMENT TO THE COLORADO HOUSING AND FINANCE AUTHORITY OF A PRIVATE ACTIVITY BOND ALLOCATION OF THE CITY OF GRAND JUNCTION PURSUANT TO THE COLORADO PRIVATE ACTIVITY BOND CEILING ALLOCATION ACT

RECITALS

The City of Grand Junction (the "City") is authorized and empowered under the laws of the State of Colorado (the "State") to issue revenue bonds for the purpose of providing single-family mortgage loans to low- and moderate-income persons and families.

The Internal Revenue Code of 1986, as amended (the "Code"), restricts the amount of tax-exempt bonds ("Private Activity Bonds") which may be issued in the State to provide such mortgage loans and for certain other purposes.

Pursuant to the Code, the Colorado legislature adopted the Colorado Private Activity Bond Ceiling Allocation Act, Part 17 of Article 32 of Title 24, Colorado Revised Statutes (the "Allocation Act"), providing for the allocation of the State Ceiling among the Colorado Housing and Finance Authority (the "Authority") and other governmental units in the State, and further providing for the assignment of such allocations from such other governmental units to the Authority.

Pursuant to an allocation under Section 24-32-1706 of the Allocation Act, City has an allocation of the 2007 State Ceiling for the issuance of a specified principal amount of Private Activity Bonds prior to September 15, 2007.

The City has determined that, in order to increase the availability of adequate affordable housing for low and moderate-income persons and families within the City and elsewhere in the State, it is necessary or desirable to provide for the utilization of all or a portion of the 2007 Allocation.

The City has also determined that the 2007 Allocation, or a portion thereof, can be utilized most efficiently by assigning it to the Authority to issue Private Activity Bonds for the purpose of providing single-family mortgage loans to low and moderate-income persons and families.

The City Council of the City has determined to assign \$2,100,435 of its 2007 Allocation to the Authority, which assignment is to be evidenced by an Assignment of Allocation between the City and the Authority (the "Assignment of Allocation").

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City Grand Junction that:

1. The assignment to the Authority of \$2,100,435 of the City's 2007 Allocation be and hereby is approved.

2. The form and substance of the Assignment of Allocation is hereby approved. Furthermore, the City Manager, in consideration with the City Attorney, is hereby authorized to make such technical variations, additions or deletions in or to such Assignment of Allocation as she deems necessary or appropriate and not inconsistent with this Resolution.

3. The City Manager is authorized to execute and deliver the Assignment of Allocation on behalf of the City and to take such other steps or actions as may be necessary, useful or convenient to effect the aforesaid assignment in accordance with the terms and intent of this Resolution.

4. If any section, paragraph, clause or provision of this resolution shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause, or provision shall not affect any of the remaining provisions of this resolution.

5. This Resolution shall be in full force and effect upon its passage and approval or as otherwise required by home rule charter.

PASSED, ADOPTED AND APPROVED this ____ day of _____, 2007.

President of the Council

ATTEST:

City Clerk

Attach 12**Purchase of Parking Equipment to be used in the Downtown Parking System
CITY OF GRAND JUNCTION**

CITY COUNCIL AGENDA			
Subject	Sole Source Purchase of MacKay parking equipment		
File #	n/a		
Meeting Day, Date	Wednesday, September 5, 2007		
Placement on the Agenda	Consent	X	Individual
Date Prepared	August 30, 2007		
Author Name & Title	Jodi Romero, Financial Operations Manager		
Presenter Name & Title	Jodi Romero, Financial Operations Manager		

Summary: Request for authorization of the sole source purchase of parking equipment from MacKay Meters to be used in the downtown parking system. The authorization will be effective for one year in which up to 300 meters and 4 pay-by-space stations may be purchased subject to budget approval.

Budget: The Parking Fund has budgeted \$60,000 in 2007 for the purchase of parking equipment. Additional funds for subsequent purchases will be requested and budgeted in the formal budget process.

Action Requested/Recommendation: Authorize the City Purchasing Division to purchase parking equipment from MacKay Meters in an amount not to exceed the budgeted amount.

Attachments: none

Background Information: In preparation for and in connection with the opening of the Rood Avenue parking structure, there will be changes made to the current downtown parking system. Those changes include the installation of new parking meters, a replacement program for the existing mechanical parking meters, as well as future placement of pay by space stations in some downtown parking lots.

The new structure will have paid public parking on the main floor and MacKay pay by space stations have been chosen by the contractor and consultant on the project. City staff and the Parking Advisory Management Group concurred with that choice.

MacKay also manufactures parking meters and based on references and staff research, their meters have been determined to require low maintenance and are operationally sound. The MacKay parking equipment will have "modern" conveniences that will be new to the parkers such as acceptance of pre-paid parking cards and dollar coins. The MacKay parking meters have been reviewed and approved by PMAG.

It is vital that we install equipment that requires the least amount of maintenance and is compatible with existing equipment and systems. The City Manager and Purchasing Manager agree with this sole source recommendation.

Attach 13

**Public Hearing – Assessments Connected with El Poso Street Improvement District
CITY OF GRAND JUNCTION**

CITY COUNCIL AGENDA			
Subject	Accepting the Improvements connected with El Poso Street Improvement District ST-06, Phase B, conducting a Public Hearing and adopt proposed Ordinance on second reading.		
File #			
Meeting Day, Date	Wednesday, September 5, 2007		
Placement on the Agenda	Consent		Individual x
Date Prepared	August 31, 2007		
Author Name & Title	Michael Grizenko, Real Estate Technician		
Presenter Name & Title	Tim Moore, Public Works & Planning Director		

Summary Improvements in the El Poso Street Improvement District have been completed, from Maldonado Street to Mulberry Street, between West Grand Avenue and West Chipeta Avenue.

Budget:

Project Budget \$1,469,724
Project Costs \$1,460,703
Balance \$ 9,021

Action Requested/Recommendation: Conduct a Public Hearing and adopt proposed Assessing Ordinance on second reading for El Poso Street Improvement District ST-06, Phase B.

Attachments:

1. Summary Sheets
2. Maps
3. Ordinance

Background Information: People’s Ordinance No. 33 authorizes the City Council to create improvement districts and levy assessments when requested by a majority of the property owners to be assessed.

Assessable Project Costs			\$1,460,703
Linear Footage of Street Construction			3783
Assessable Cost/foot of Street Construction (unadjusted)			\$386.12
Total Assessable Footage			4,963.64
Properties considered by Grant		Alley ID Properties	
Grant	\$500,000		
Footage Applied to Grant	4562.12	Footage	401.52
Reduction/foot by Grant	\$109.60	Cost/foot	\$31.50
	Residential	Commercial	Total Assessment
Percentage	97.68%	2.32%	* Estimated maximum: \$21.98 ** Estimated maximum: \$88.37
Footage	4,457.40	104.72	
Unadjusted Cost/foot	(33% rate) \$128.71	(50% rate) \$193.06	
Applied Grant/ft	\$109.60	\$109.60	
Adjusted Cost/ft	\$19.11*	\$83.46**	
Total Assessment	\$85,178.51	\$8,740.27	
Total Assessment Revenue			\$106,566.67
Total revenue by Grant and Assessments Collected			\$606,566.67
City Share of Costs (58%)			\$854,136.33

Residential property owners on either side of a street improvement each pay for 1/3 of the cost of building the improvements along their frontage. The City pays the remaining 1/3 of the cost. Commercial properties on either side pay the full cost of their half of the street improvement. Those commercial properties on the North side of West Chipeta Avenue which have signed a Power of Attorney for Alley Improvements for West Chipeta shall be assessed at the alley commercial rate of \$31.50/foot.

Grant money in the amount of \$500,000 has been obtained and will apply directly to lower the amount of assessments. Those commercial properties receiving the commercial alley assessment are not eligible for grant money.

A summary of the process that follows submittal of the petition is provided below. Items preceded by a ✓ indicate steps already taken with this Improvement District and the item preceded by a ► indicates the step being taken with the current Council action.

10. ✓ City Council passes a Resolution declaring its intent to create an improvement district. The Resolution acknowledges receipt of the petition and gives notice of a public hearing.
11. ✓ Council conducts a public hearing and passes a Resolution creating the Improvement District.
12. ✓ Council awards the construction contract.

13. ✓ Construction.
14. ✓ After construction is complete, the project engineer prepares a Statement of Completion identifying all costs associated with the Improvement District.
15. ✓ Council passes a Resolution approving and accepting the improvements and gives notice of a public hearing concerning a proposed Assessing Ordinance.
16. ✓ Council conducts the first reading of the proposed Assessing Ordinance.
17. ► Council conducts a public hearing and second reading of the proposed Assessing Ordinance.
18. The adopted Ordinance is published for three consecutive days.
19. The property owners have 30 days from final publication to pay their assessment in full. Assessments not paid in full will be amortized over a ten-year period. Amortized assessments may be paid in full at anytime during the ten-year period.

The published assessable costs include a one-time charge of 6% for costs of collection and other incidentals. This fee will be deducted for assessments paid in full by October 8, 2007. Assessments not paid in full will be turned over to the Mesa County Treasurer for collection under a 10-year amortization schedule with simple interest at the rate of 8% accruing against the declining balance.

OWNERSHIP SUMMARY
EL POSO STREET IMPROVEMENT DISTRICT
No. ST-06, PHASE B

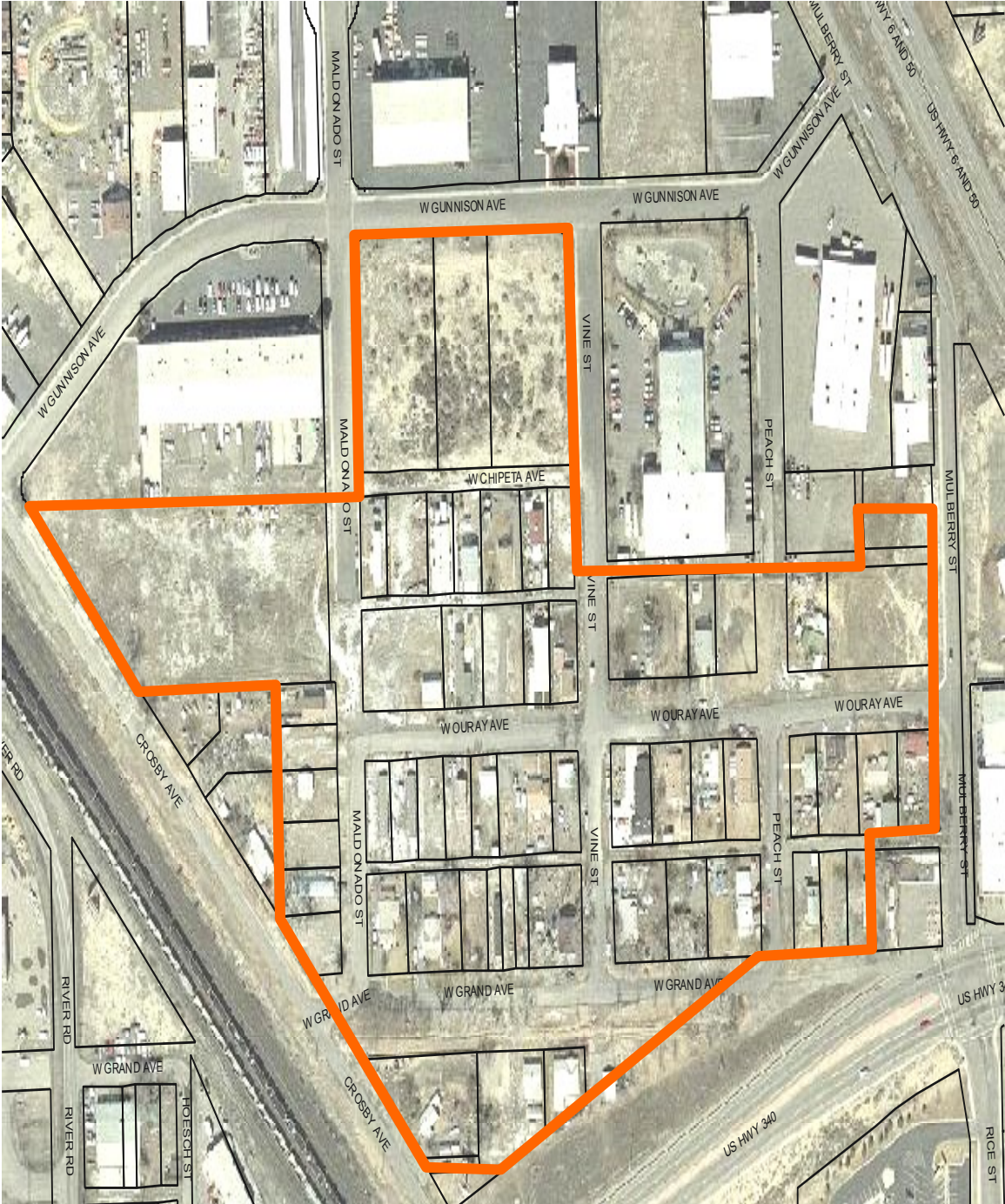
* Estimated maximum assessments, discounted by grant, but with \$77,000 worth of contingencies built into the calculation of the maximums, which amount was used for the petition process.

OWNER	PROPERTY ADDRESS	FRONTAGE	COST/FT *	ASSESSMENT*
• Luisa F. Cordova, etal	410 W Ouray Avenue	75	\$ 21.98	\$ 1,648.50
• Jennie Trujillo & Esther Lujan	417 W Chipeta Avenue	75	\$ 21.98	\$ 1,648.50
• Margarito & Genevieve Diaz	550 Maldonado Street	50	\$ 21.98	\$ 1,099.00
• John & Virginia Trujillo	Vacant	150	\$ 21.98	\$ 3,297.00
• John & Virginia Trujillo	402 W Ouray Avenue	125	\$ 21.98	\$ 2,747.50
• John & Virginia Trujillo	401 W Chipeta Avenue	125	\$ 21.98	\$ 2,747.50
• Edmond & Petra L. Ybarra	403 W Ouray Avenue	125	\$ 21.98	\$ 2,747.50
Adam & Charalene Bera	415 W Ouray Avenue	100	\$ 21.98	\$ 2,198.00
Bill M. & Shauna Lee Williams	404 W Grand Avenue	25	\$ 21.98	\$ 549.50
• Isidore & Rosie M. Garcia	503 W Ouray Avenue	50	\$ 21.98	\$ 1,099.00
• Isidore & Rosie M. Garcia	501 W Ouray Avenue	50	\$ 21.98	\$ 1,099.00
• Emma Weston & Thomas Brunz	505 W Ouray Avenue	50	\$ 21.98	\$ 1,099.00
• Alma Bera	416 W Grand Avenue	125	\$ 21.98	\$ 2,747.50
Darren Davidson	408 W Grand Avenue	25	\$ 21.98	\$ 549.50
Darren Davidson	406 W Grand Avenue	25	\$ 21.98	\$ 549.50
Mary Dell Montoya, etal	Vacant	50	\$ 21.98	\$ 1,099.00
• Frank & Julia M. Maldonado	402 W Grand Avenue	125	\$ 21.98	\$ 2,747.50
Mac & Bernice E. Bera	414 W Grand Avenue	100	\$ 21.98	\$ 2,198.00
Mac & Bernice Bera	459 W Ouray Avenue	50	\$ 21.98	\$ 1,099.00
Douglas F. & Kelly M. Murphy	411 W Chipeta Avenue	50	\$ 21.98	\$ 1,099.00
• Eugene D & Charles A Cordova	460 W Ouray Avenue	75	\$ 21.98	\$ 1,648.50
• Greg & Amy R. Varela	408 W Ouray Avenue	75	\$ 21.98	\$ 1,648.50
• Lance S. & Roberta L. Moore	501 Maldonado Street	53.5	\$ 21.98	\$ 1,175.93
Felix Maldonado, Jr.	431 Maldonado Street	64	\$ 21.98	\$ 1,406.72
• Isabel Serrano	421 Maldonado Street	57	\$ 21.98	\$ 1,252.86
• Robert & Barbara Yurick	411 Maldonado Street	57	\$ 21.98	\$ 1,252.86

• Frank Maldonado	510 W Grand Avenue	74.9	\$ 21.98	\$ 1,646.30
• Kim R. DeCoursey, etal	451 Maldonado Street	53.5	\$ 21.98	\$ 1,175.93
• Theresa Yribia	509 W Ouray Avenue	125	\$ 21.98	\$ 2,747.50
• Theresa Yribia	405 W Chipeta Avenue	50	\$ 21.98	\$ 1,099.00
• Theresa Yribia	404 W Ouray Avenue	50	\$ 21.98	\$ 1,099.00
• Theresa Yribia	413 W Chipeta Avenue	50	\$ 21.98	\$ 1,099.00
• Theresa M. Yribia	357 W Ouray Avenue	125	\$ 21.98	\$ 2,747.50
• John J. & Virginia S. Trujillo	323 W Ouray Avenue	75	\$ 21.98	\$ 1,648.50
• John J. & Virginia S. Trujillo	321 W Ouray Avenue	62.5	\$ 21.98	\$ 1,373.75
• Juanita A. & John J. Trujillo	319 W Ouray Avenue	125	\$ 21.98	\$ 2,747.50
• Frank & J.M. Maldonado	350 W Grand Avenue	125	\$ 21.98	\$ 2,747.50
Alberto Maldonado Estate	324 W Grand Avenue	75	\$ 21.98	\$ 1,648.50
• Frank Joe & Lois J. Jimenez	320 W Grand Avenue	125	\$ 21.98	\$ 2,747.50
• Dolores S. Trujillo	350 W Ouray Avenue	150	\$ 21.98	\$ 3,297.00
• Gene Taylor	320 W Ouray Avenue	50	\$ 21.98	\$ 1,099.00
• Theresa M. Yribia	318 W Ouray Avenue	75	\$ 21.98	\$ 1,648.50
• Bobby L. Ulibarri & Betty I. Padilla	314 W Ouray Avenue	75	\$ 21.98	\$ 1,648.50
• Gene Taylor's Sporting Goods	Vacant	25	\$ 21.98	\$ 549.50
• Jesus Hernandez & Jaime Olivas	305 W Ouray Avenue	75	\$ 21.98	\$ 1,648.50
• Randy L. & Leah B. Rowe	307 W Ouray Avenue	75	\$ 21.98	\$ 1,648.50
• Marcia M. & Frank M. Cordova	315 W Ouray Avenue	75	\$ 21.98	\$ 1,648.50
• Ruby Varela	317 W Ouray Avenue	125	\$ 21.98	\$ 2,747.50
• Dolores E. Zamora	230 W Grand Avenue	125	\$ 21.98	\$ 2,747.50
Linda Cole	314 W Grand Avenue	50	\$ 21.98	\$ 1,099.00
• Lynn G. Pleasant	310 W Grand Avenue	50	\$ 21.98	\$ 1,099.00
• 725 Scarlett, LLC	555 W Gunnison Avenue	150.19	\$ 31.50	\$ 4,730.99
• 725 Scarlett, LLC	Vacant	100	\$ 31.50	\$ 3,150.00
• Storage Storage, LLC	575 W Gunnison Avenue	151.33	\$ 31.50	\$ 4,766.90
• C B & G Partnership	531 Maldonado Street	104.72	\$ 88.37	\$ 9,254.11
Dionicia & Jose Arrieta, Sr.	445 Crosby Avenue	210	\$ 21.98	\$ 4,615.80
• Jason M. Gulley	407 W Grand Avenue	125	\$ 21.98	\$ 2,747.50
• Frank M. & Marcia Cordova	401 W Grand Avenue	75	\$ 21.98	\$ 1,648.50
TOTALS		4913.64		\$118,776.65

• Indicates owners signing in favor of improvements are 46/58 or 79% and 83% of the assessable footage.

BOUNDARY OF THE PROPOSED EL POSO STREET IMPROVEMENT DISTRICT



ORDINANCE NO. ____

AN ORDINANCE APPROVING THE ASSESSABLE COST OF THE IMPROVEMENTS MADE IN AND FOR EL POSO STREET IMPROVEMENT DISTRICT NO. ST-06, PHASE B, IN THE CITY OF GRAND JUNCTION, COLORADO, PURSUANT TO ORDINANCE NO. 178, ADOPTED AND APPROVED THE 11TH DAY OF JUNE, 1910, AS AMENDED; APPROVING THE APPORTIONMENT OF SAID COST TO EACH LOT OR TRACT OF LAND OR OTHER REAL ESTATE IN SAID DISTRICTS; ASSESSING THE SHARE OF SAID COST AGAINST EACH LOT OR TRACT OF LAND OR OTHER REAL ESTATE IN SAID DISTRICTS; APPROVING THE APPORTIONMENT OF SAID COST AND PRESCRIBING THE MANNER FOR THE COLLECTION AND PAYMENT OF SAID ASSESSMENT

WHEREAS, the City Council and the Municipal Officers of the City of Grand Junction, in the State of Colorado, have complied with all the provisions of law relating to certain improvements in El Poso Street Improvement District No. ST-06, Phase B, in the City of Grand Junction, pursuant to Ordinance No.178 of said City, adopted and approved June 11, 1910, as amended, being Chapter 28 of the Code of Ordinances of the City of Grand Junction, Colorado, and pursuant to the various resolutions, orders and proceedings taken under said Ordinance; and

WHEREAS, the City Council has heretofore caused to be published the Notice of Completion of said local improvements in said El Poso Street Improvement District No. ST-06, Phase B, and the apportionment of the cost thereof to all persons interested and to the owners of real estate which is described therein, said real estate comprising the district of land known as El Poso Street Improvement District No. ST-06, Phase B, in the City of Grand Junction, Colorado, which said Notice was caused to be published in The Daily Sentinel, the official newspaper of the City of Grand Junction (the first publication thereof appearing on July 20, 2007, and the last publication thereof appearing on July 22, 2007); and

WHEREAS, said Notice recited the share to be apportioned to and upon each lot or tract of land within said Districts assessable for said improvements, and recited that complaints or objections might be made in writing to the Council and filed with the Clerk within thirty (30) days from the first publication of said Notice, and that such complaints would be heard and determined by the Council at its first regular meeting after the said thirty (30) days and before the passage of any ordinance assessing the cost of said improvements; and

WHEREAS, no written complaints or objections have been made or filed with the City Clerk as set forth in said Notice; and

WHEREAS, the City Council has fully confirmed the statement prepared by the City Engineer and certified by the President of the Council showing the assessable cost of said improvements and the apportionment thereof heretofore made as contained in that certain Notice to property owners in El Poso Street Improvement District No. ST-06, Phase B, duly published in the Daily Sentinel, the official newspaper of the City, and has duly ordered that the cost of said improvements in said El Poso Street Improvement District No. ST-06, Phase B, be assessed and apportioned against all of the real estate in said District in the portions contained in the aforesaid Notice; and

WHEREAS, from the statement made and filed with the City Clerk by the City Engineer, it appears that the assessable cost of the said improvements is \$112,960.60; and

WHEREAS, from said statement it also appears the City Engineer has apportioned a share of the assessable cost to each lot or tract of land in said District in the following proportions and amounts, severally, to wit:

TAX SCHEDULE NO.	LEGAL DESCRIPTION	ASSESSMENT
2945-151-00-038	Beginning 335 ft N and 410 ft W of the SE corner of the SW 1/4 NE 1/4 of Section 15, T1S, R1W, of the Ute Meridian; thence W 50 ft; thence S 125 ft; thence E 50 ft; thence N to the point of beginning, City of Grand Junction.	\$ 2,532.00
2945-151-00-047	Beginning 60 ft W and 535 ft N of the SW corner of the SE 1/4 NE 1/4 of Section 15, T1S, R1W, of the Ute Meridian; thence N 125 ft; thence W 50 ft; thence S 125 ft; thence E to the point of beginning, except right of way as described in Book 4161, Page 239, City of Grand Junction.	\$ 2,532.00
2945-151-00-048	Beginning 535 ft N and 110 ft W of the SW corner of the SE 1/4 NE 1/4 of Section 15, T1S, R1W, of the Ute Meridian; thence N 125 ft; thence W 50 ft; thence S 125 ft; thence E to the point of beginning, City of Grand Junction.	\$ 1,012.80
2945-151-00-049	Beginning 160 ft W and 535 ft N of the SW corner of the SE 1/4 NE 1/4 of Section 15, T1S, R1W, of the Ute Meridian; thence N 125 ft; thence W 75 ft; thence S 125 ft; thence E to the point of beginning, City of	\$ 1,519.20

	Grand Junction.	
2945-151-00-052	Beginning 535 ft N and 285 ft W of the SW corner of the SE 1/4 NE 1/4 of Section 15, T1S, R1W, of the Ute Meridian; thence W 50 ft; thence N 125 ft; thence E 50 ft; thence S to the point of beginning, City of Grand Junction.	\$ 1,012.80
2945-151-00-053	Beginning 535 ft N and 335 ft W of the SE corner of the SW 1/4 NE 1/4 of Section 15, T1S, R1W, of the Ute Meridian; thence W 75 ft; thence N 125 ft; thence E 75 ft; thence S 125 ft to the point of beginning, City of Grand Junction.	\$ 1,519.20
2945-151-00-054	Beginning 535 ft N and 410 ft W of the SE corner of the SW 1/4 NE 1/4 of Section 15, T1S, R1W, of the Ute Meridian; thence W 50 ft; thence N 125 ft; thence E 50 ft; thence S to the point of beginning, except right of way as described in Book 4161, Page 235, City of Grand Junction.	\$ 1,012.80
2945-151-24-001	Lot 1, J.T. Subdivision, City of Grand Junction	\$ 2,532.00
2945-151-00-059	Beginning 395 ft N and 110 ft W of the SW corner of the SE 1/4 NE 1/4 of Section 15, T1S, R1W, of the Ute Meridian; thence N 125 ft; thence W 50 ft; thence S 125 ft; thence E to the point of beginning, City of Grand Junction.	\$ 1,012.80
2945-151-00-060	Beginning 395 ft N and 60 ft W of the SW corner of the SE 1/4 NE 1/4 of Section 15, T1S, R1W, of the Ute Meridian; thence N 125 ft; thence W 50 ft; thence S 125 ft; thence E to the point of beginning, City of Grand Junction.	\$ 2,532.00
2945-151-00-061	Beginning 335 ft N and 60 ft W of the SW corner of the SE 1/4 NE 1/4 of Section 15, T1S, R1W, of the Ute Meridian; thence S 125 ft; thence W 50 ft; thence N 125 ft; thence E to the point of beginning, City of Grand Junction.	\$ 2,532.00
2945-151-00-062	Beginning 335 ft N and 110 ft W of the SW corner of the SE 1/4 NE 1/4 of Section 15, T1S, R1W, of the Ute Meridian; thence W 100 ft; thence S 125 ft; thence E 100 ft;	\$ 2,025.61

	thence N to the point of beginning, City of Grand Junction	
2945-151-00-063	Beginning 70 ft N and 160 ft W of the SE corner of the SW 1/4 NE 1/4 of Section 15, T1S, R1W, of the Ute Meridian; thence N 125 ft; thence W 25 ft; thence S 125 ft; thence E to the point of beginning, City of Grand Junction	\$ 506.40
2945-151-00-064	Beginning 335 ft N and 210 ft W of the SW corner of the SE 1/4 NE 1/4 of Section 15, T1S, R1W, of the Ute Meridian; thence W 50 ft; thence S 125 ft; thence E 50 ft; thence N to the point of beginning, City of Grand Junction.	\$ 1,012.80
2945-151-00-065	Beginning 335 ft N and 260 ft W of the SE corner of the SW 1/4 NE 1/4 of Section 15, T1S, R1W, of the Ute Meridian; thence S 125 ft; thence W 50 ft; thence N 125 ft; thence E 50 ft to the point of beginning, City of Grand Junction.	\$ 1,012.80
2945-151-00-066	Beginning 335 ft N and 310 ft W of the SE corner of the SW 1/4 NE 1/4 of Section 15, T1S, R1W, of the Ute Meridian; thence S 125 ft; thence W 50 ft; thence N 125 ft; thence E 50 ft to the point of beginning, City of Grand Junction.	\$ 1,012.80
2945-151-00-067	Beginning 335 ft N and 360 ft W of the SE corner of the SW 1/4 NE 1/4 of Section 15, T1S, R1W, of the Ute Meridian; thence W 50 ft; thence S 125 ft; thence E 50 ft; thence N 125 ft to the point of beginning, City of Grand Junction.	\$ 1,012.80
2945-151-00-074	Beginning 70 ft N and 385 ft W of the SE corner of the SW 1/4 NE 1/4 of Section 15, T1S, R1W, of the Ute Meridian; thence N 125 ft; thence W 75 ft; thence S 125 ft; thence E to the point of beginning, City of Grand Junction.	\$ 2,532.00
2945-151-00-077	Beginning 70 ft N and 210 ft W of the SE corner of the SW 1/4 NE 1/4 of Section 15, T1S, R1W, of the Ute Meridian; thence N 125 ft; thence W 25 ft; thence S 125 ft; thence E to the point of beginning, City of Grand Junction.	\$ 506.40

2945-151-00-078	Beginning 70 ft N and 235 ft W of the SE corner of the SW 1/4 NE 1/4 of Section 15, T1S, R1W, of the Ute Meridian; thence N 125 ft; thence W 50 ft; thence S 125 ft; thence E to the point of beginning, City of Grand Junction.	\$ 1,012.80
2945-151-00-079	Beginning 70 ft N and 185 ft W of the SE corner of the SW 1/4 NE 1/4 of Section 15, T1S, R1W, of the Ute Meridian; thence N 125 ft; thence W 25 ft; thence S 125 ft; thence E to the point of beginning, City of Grand Junction.	\$ 506.40
2945-151-00-081	Beginning 70 ft N and 60 ft W of the SE corner of the SW 1/4 NE 1/4 of Section 15, T1S, R1W, of the Ute Meridian; thence N 125 ft; thence W 100 ft; thence S 125 ft; thence E to the point of beginning, City of Grand Junction.	\$ 2,532.00
2945-151-00-115	Beginning at a point 395 FT N & 235 FT W of the SE Corner of the SW ¼ NE ¼ Section 15, T1S, R1W of the Ute Meridian; thence W 75 FT; thence N 125 FT; thence E 75 FT; thence S 125 FT to the Point of Beginning, City of Grand Junction.	\$ 1,519.20
2945-151-00-106	Beginning 70 ft N & 310 ft W of the SE Cor SW4NE4 SEC 15 1S 1W N 125 ft, W 75 ft, S 125 ft, E to the beginning; & Beginning 70 ft N & 285 ft W of the SE Cor SW4NE4 SEC 15 1S 1W N 125 ft, W 25 ft, S 125 ft, E to the beginning, City of Grand Junction.	\$ 2,025.61
2945-151-00-110	Beginning 535 FT N & 235 FT W of the SW corner of the SE ¼ NE ¼ Section 15 T1S, R1W of the Ute Meridian; thence W 25 FT; thence N 125 FT; thence E 25 FT; thence S 125 FT to the Point of Beginning, and beginning 535 FT N & 260 FT W of the SE corner of the SW¼ NE ¼ Section 15, T1S, R1W of the Ute Meridian; thence W 25 FT: thence N 125 FT; thence E 25FT; thence S to the Point of Beginning, City of Grand Junction.	\$ 1,012.80
2945-151-00-116	Beginning 395 feet N & 210 feet W of the SE Corner SW4NE4 SEC 15 1S 1W, N 125 feet, W 25 feet, S 125 feet, E 25 feet	\$ 1,519.20

	to the point of beginning, and beginning at a point 395 FT N & 160 FT W of the SW corner of SE ¼ NE ¼ Section 15, T1S, R1W of the Ute Meridian; thence N 125 FT; thence W 50 FT; thence S 125 FT; thence E 50 FT to the Point of Beginning, City of Grand Junction.	
2945-151-02-009	Lots 12 through 14, inclusive, Block 1, Carpenter's Subdivision #2, City of Grand Junction.	\$ 1,519.20
2945-151-02-011	Lots 3 and 4, and Lots 15 through 22 inclusive, Block 1, Carpenter Subdivision #2, City of Grand Junction.	\$ 506.40
2945-151-03-002	Lots 12 through 17 inclusive, Block 2, Carpenter Subdivision #2, City of Grand Junction.	\$ 3,038.41
2945-151-03-003	Lots 18 and 19, Block 2, Carpenter Subdivision #2, City of Grand Junction.	\$ 1,012.80
2945-151-03-004	Lots 20, 21, and 22, inclusive, Block 2, Carpenters Subdivision #2, City of Grand Junction.	\$ 1,519.20
2945-151-04-001	Lots 9 through 11 inclusive, Block 3, Carpenter Subdivision #2, City of Grand Junction	\$ 2,532.00
2945-151-04-006	Lots 16 through 18 inclusive, Block 3, Carpenter Subdivision #2, City of Grand Junction.	\$ 1,519.20
2945-151-04-009	Lot 1, Trujillo Subdivision, City of Grand Junction.	\$ 2,532.00
2945-151-04-010	Lot 2, Trujillo Subdivision, City of Grand Junction.	\$ 1,266.00
2945-151-04-011	Lot 3, Trujillo Subdivision, City of Grand Junction.	\$ 1,519.20
2945-151-04-018	Lots 12 through 15 inclusive, Block 3, Carpenter Subdivision #2, City of Grand Junction.	\$ 2,532.00
2945-151-04-017	Lots 19 through 22, Block 3, Carpenter Subdivision #2, City of Grand Junction.	\$ 2,532.00
2945-151-05-001	Lots 10 and 11, Block 4, Carpenter Subdivision #2, City of Grand Junction.	\$ 2,532.00
2945-151-05-002	Lots 7 to 9 inclusive, Block 4 Carpenter Subdivision #2, City of Grand Junction	\$ 1,519.20
2945-151-05-006	Lots 12 and 13, Block 4, Carpenter	\$ 2,532.00

	Subdivision #2, City of Grand Junction.	
2945-151-05-007	Lots 14 and 15, Block 4, Carpenter Subdivision #2, City of Grand Junction	\$ 1,012.80
2945-151-05-011	Lots 4 through 6 inclusive, Block 4, Carpenter Subdivision #2, City of Grand Junction.	\$ 1,519.20
2945-151-05-013	Lots 1 through 3, Block 4, Carpenter Subdivision #2, City of Grand Junction	\$ 1,519.20
2945-151-05-014	Lots 16 and 17, Block 4, Carpenter Subdivision #2, City of Grand Junction	\$ 1,012.80
2945-151-09-001	Lot 1, Maldonado Subdivision, City of Grand Junction	\$ 1,083.70
2945-151-09-002	Lot 2, Maldonado Subdivision, City of Grand Junction	\$ 1,083.70
2945-151-09-003	Lot 3, Maldonado Subdivision, City of Grand Junction	\$ 1,296.39
2945-151-09-004	Lot 4, Maldonado Subdivision, City of Grand Junction	\$ 1,154.59
2945-151-09-005	Lot 5, Maldonado Subdivision, City of Grand Junction	\$ 1,154.59
2945-151-09-006	Lot 6, Maldonado Subdivision, except right of way as described in Book 4161, Page 241, City of Grand Junction	\$ 1,517.18
2945-151-20-001	Lot 1, Reman Simple Subdivision, City of Grand Junction	\$ 5,014.85
2945-151-12-010	Lot 10, Block 6, Six and Fifty West Subdivision, Filing No. Two, City of Grand Junction	\$ 9,264.69
2945-151-13-012	Lots 4 & 5, Block 7, Six and Fifty West Subdivision, Filing No. Two, City of Grand Junction	\$ 3,339.00
2945-154-11-004	Lots 9 to 17 inclusive, Block 7, Carpenter Subdivision #2, City of Grand Junction	\$ 4,253.77
2945-154-11-010	Lots 1 to 3 inclusive, Block 7, Carpenter Subdivision #2 (Except Hwy as Desc in Book 983 at Page 91 & Book 986 at Page 173 Mesa County Records), City of Grand Junction	\$ 1,519.20
2945-154-11-013	Lots 1 & 2, Coleman Subdivision, City of Grand Junction	\$ 2,532.00
2945-151-39-001	Lot 1, Derush Subdivision, City of Grand Junction	\$ 5,052.91
2945-151-24-002	Lot 2, J.T. Subdivision, City of Grand	\$ 1,519.20

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

Section 1. That the assessable cost and apportionment of the same, as hereinabove set forth, is hereby assessed against all the real estate in said District, and to and upon each lot or tract of land within said District, and against such persons in the portions and amounts which are severally hereinbefore set forth and described.

Section 2. That said assessments, together with all interests and penalties for default in payment thereof, and all cost of collecting the same, shall from the time of final publication of this Ordinance, constitute a perpetual lien against each lot of land herein described, on a parity with the tax lien for general, State, County, City and school taxes, and no sale of such property to enforce any general, State, County, City or school tax or other lien shall extinguish the perpetual lien of such assessment.

Section 3. That said assessment shall be due and payable within thirty (30) days after the final publication of this Ordinance without demand; provided that all such assessments may, at the election of the owner, be paid in installments with interest as hereinafter provided. Failure to pay the whole assessment within the said period of thirty days shall be conclusively considered and held an election on the part of all persons interested, whether under disability or otherwise, to pay in such installments. All persons so electing to pay in installments shall be conclusively considered and held as consenting to said improvements, and such election shall be conclusively considered and held as a waiver of any and all rights to question the power and jurisdiction of the City to construct the improvements, the quality of the work and the regularity or sufficiency of the proceedings, or the validity or correctness of the assessment.

Section 4. That in case of such election to pay in installments, the assessments shall be payable in ten (10) equal annual installments of the principal. The first of said installments of principal shall be payable at the time the next installment of general taxes, by the laws of the State of Colorado, is payable, and each annual installment shall be paid on or before the same date each year thereafter, along with simple interest which has accrued at the rate of 8 percent per annum on the unpaid principal, payable annually.

Section 5. That the failure to pay any installments, whether of principal or interest, as herein provided, when due, shall cause the whole unpaid principal to become due and payable immediately and the whole amount of the unpaid principal and accrued interest shall thereafter draw interest at the rate of 8 percent per annum until the day of sale, as by law provided; but at any time prior to the date of sale, the owner may pay the amount of such delinquent installment or installments, with interest at 8 percent per annum as aforesaid, and all penalties accrued, and shall thereupon be

restored to the right thereafter to pay in installments in the same manner as if default had not been suffered. The owner of any piece of real estate not in default as to any installments may at any time pay the whole of the unpaid principal with interest accrued.

Section 6. That payment may be made to the City Finance Director at any time within thirty days after the final publication of this Ordinance, and an allowance of the six percent added for cost of collection and other incidentals shall be made on all payments made during said period of thirty days.

Section 7. That the monies remaining in the hands of the City Finance Director as the result of the operation and payments under El Poso Street Improvement District No. ST-06, Phase B, shall be retained by the Finance Director and shall be used thereafter for the purpose of further funding of past or subsequent improvement districts which may be or may become in default.

Section 8. That all provisions of Ordinance No. 178 of the City of Grand Junction, as amended, being Chapter 28 of the Code of Ordinances of the City of Grand Junction, Colorado, shall govern and be taken to be a part of this Ordinance with respect to the creation of said El Poso Street Improvement District No. ST-06, Phase B, the construction of the improvements therein, the apportionment and assessment of the cost thereof and the collection of such assessments.

Section 9. That this Ordinance, after its introduction and first reading shall be published once in full in the Daily Sentinel, the official newspaper of the City, at least ten days before its final passage, and after its final passage, it shall be numbered and recorded in the City ordinance record, and a certificate of such adoption and publication shall be authenticated by the certificate of the publisher and the signature of the President of the Council and the City Clerk, and shall be in full force and effect on and after the date of such final publication, except as otherwise provided by the Charter of the City of Grand Junction.

Introduced on First Reading this 18th day of July, 2007.

Passed and Adopted on the _____ day of _____, 2007

Attest:

City Clerk

President of the Council

Attach 14
Public Hearing – HDP Investment Group Annexation and Zoning
CITY OF GRAND JUNCTION

CITY COUNCIL AGENDA			
Subject	HDP Investment Group Annexation and Zoning - Located at 841 21 ½ Road.		
File #	ANX-2007-176		
Meeting Day, Date	Wednesday, September 5, 2007		
Placement on the Agenda	Consent		Individual X
Date Prepared	August 24, 2007		
Author Name & Title	Adam Olsen, Senior Planner		
Presenter Name & Title	Adam Olsen, Senior Planner		

Summary: Request to annex and zone 15.84 acres, located at 841 21 ½ Road, to I-1, Light Industrial. The HDP Investment Group Annexation consists of three parcels. This area is within the recently adopted H Road/Northwest Area Plan.

Budget: N/A

Action Requested/Recommendation: Adopt Resolution accepting the petition for the HDP Investment Group Annexation and hold a public hearing and consider final passage of the Annexation Ordinance and Zoning Ordinance.

Attachments:

1. Staff report/Background information
2. Site Location Map / Aerial Photo Map
3. Future Land Use Map / Existing City and County Zoning Map
4. Acceptance Resolution
5. Annexation Ordinance
6. Zoning Ordinance

Background Information: See attached Staff Report/Background Information

STAFF REPORT/BACKGROUND INFORMATION			
Location:		841 21 ½ Road	
Applicants:		HDP Investment Group, LLC-Owner Vortex Engineering-Representative	
Existing Land Use:		Vacant	
Proposed Land Use:		Industrial	
Surrounding Land Use:	North	Agriculture	
	South	Residential/Agriculture	
	East	Vacant/Industrial	
	West	Residential/Agriculture	
Existing Zoning:		RSF-R (County)	
Proposed Zoning:		I-1 (Light Industrial)	
Surrounding Zoning:	North	AFT (County)	
	South	AFT (County)	
	East	I-1 (Light Industrial)	
	West	AFT (County)	
Growth Plan Designation:		CI (Commercial Industrial)	
Zoning within density range?		x	Yes
			No

Staff Analysis:

ANNEXATION:

This annexation area consists of 15.84 acres of land and is comprised of three parcels. The property owners have requested annexation into the City to allow for development of the property. Under the 1998 Persigo Agreement all proposed development within the Persigo Wastewater Treatment boundary requires annexation and processing in the City.

It is my professional opinion, based on review of the petition and knowledge of applicable state law, including the Municipal Annexation Act Pursuant to C.R.S. 31-12-104, that the HDP Investment Group Annexation is eligible to be annexed because of compliance with the following:

- a) A proper petition has been signed by more than 50% of the owners and more than 50% of the property described;
- b) Not less than one-sixth of the perimeter of the area to be annexed is contiguous with the existing City limits;
- c) A community of interest exists between the area to be annexed and the City. This is so in part because the Central Grand Valley is essentially a single

demographic and economic unit and occupants of the area can be expected to, and regularly do, use City streets, parks and other urban facilities;

- d) The area is or will be urbanized in the near future;
- e) The area is capable of being integrated with the City;
- f) No land held in identical ownership is being divided by the proposed annexation;
- g) No land held in identical ownership comprising 20 contiguous acres or more with an assessed valuation of \$200,000 or more for tax purposes is included without the owners consent.

The following annexation and zoning schedule is being proposed.

<u>ANNEXATION SCHEDULE</u>	
July 18, 2007	Referral of Petition (30 Day Notice), Introduction Of A Proposed Ordinance, Exercising Land Use
July 24, 2007	Planning Commission considers Zone of Annexation
August 15, 2007	Introduction Of A Proposed Ordinance on Zoning by City Council
September 5, 2007	Acceptance of Petition and Public Hearing on Annexation and Zoning by City Council
October 7, 2007	Effective date of Annexation and Zoning

HDP INVESTMENT GROUP ANNEXATION SUMMARY		
File Number:	ANX-2007-176	
Location:	841 21 ½ Road	
Tax ID Number:	2697-253-00-114 2697-253-00-113 2697-253-00-104	
Parcels:	3	
Estimated Population:	0	
# of Parcels (owner occupied):	0	
# of Dwelling Units:	0	
Acres land annexed:	15.84	
Developable Acres Remaining:	15.84	
Right-of-way in Annexation:	None	
Previous County Zoning:	RSF-R	
Proposed City Zoning:	I-1	
Current Land Use:	Vacant	
Future Land Use:	CI (Commercial Industrial)	
Values:	Assessed:	\$149,960
	Actual:	\$517,140
Address Ranges:	2122-2124 Bond Street	
Special Districts:	Water:	Ute Water
	Sewer:	201
	Fire:	Lower Valley Fire District
	Irrigation/Drainage:	Grand Junction Drainage
	School:	District 51

Zone of Annexation: The requested Zone of Annexation to the I-1 district is consistent with the Growth Plan designation of CI (Commercial Industrial). The existing County zoning is RSF-R. Section 2.14 of the Zoning and Development Code states that the zoning of an annexation area shall be consistent with either the Growth Plan or the existing County zoning.

In order for the zoning to occur, the following questions must be answered and a finding of consistency with the Zoning and Development Code must be made per Section 2.6.A.3 and 4 as follows:

- The proposed zone is compatible with the neighborhood, conforms to and furthers the goals and policies of the Growth Plan and other adopted plans and policies, the requirements of this Code, and other City regulations.

Response: The I-1 zone district is compatible with the neighborhood and will not create adverse impacts. The future land use map designates all surrounding properties as C-I (Commercial Industrial) and RUR (Rural 5-35 ac/du). The area to the east has been annexed and zoned I-1. As stated earlier, this area is part of the recently adopted H Road/Northwest Area Plan, which gave this area a Commercial Industrial designation. The need for more areas designated commercial industrial, especially industrial, was made evident by various groups such as the Grand Junction Chamber of Commerce, the Business Incubator, and oil and gas representatives.

The I-1 zone district is in conformance with the following goals and policies of the Growth Plan.

Policy 1.8: The City and County will use zoning and special area policies to describe the preferred types of non-residential development in different parts of the community.

Goal 5: To ensure that urban growth and development make efficient use of investments in streets, utilities and other public facilities.

Policy 5.2: The City and County will encourage development that uses existing facilities and is compatible with existing development.

Goal 17: To promote a healthy, sustainable, diverse economy.

Goal 18: To maintain the City's position as a regional provider of goods and services.

Policy 18.1: The City and County will coordinate with appropriate entities to monitor the supply of land zoned for commercial and industrial development and retain an adequate supply of land to support projected commercial and industrial employment.

- Adequate public facilities and services are available or will be made available concurrent with the projected impacts of development allowed by the proposed zoning;

Response: Adequate public facilities are available or will be supplied at the time of further development of the property. Of concern however, is availability of

adequate fire flow. The Lower Valley Fire District has stated they have concerns about adequate fire flows in the area. There have been other nearby properties that have had a large decrease in fire flow from Ute Water. Unless the fire flow can be brought up to minimum standards, development of the properties may be delayed.

Alternatives: In addition to the zoning that the petitioner has requested, the following zone districts would also be consistent with the Growth Plan designation for the subject property.

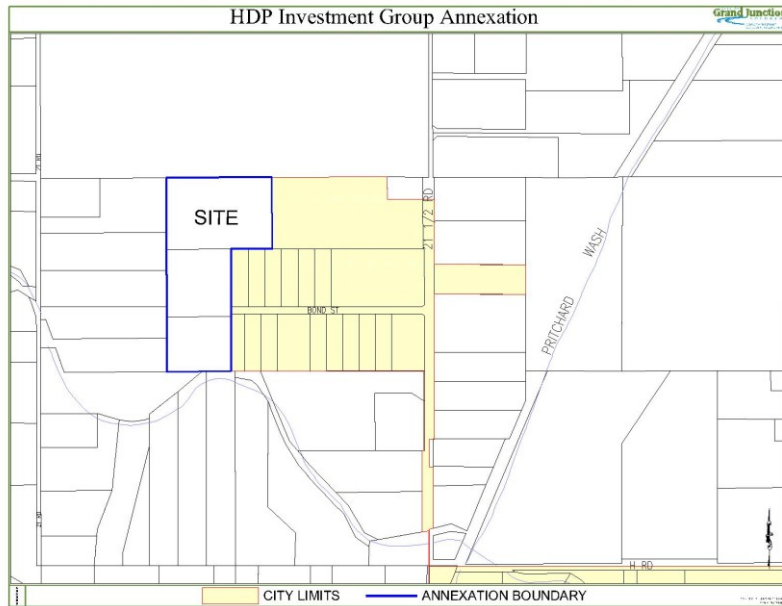
- a. C-2 (General Commercial)
- b. I-O (Industrial Office)
- c. M-U (Mixed Use)

PLANNING COMMISSION RECOMMENDATION:

The Planning Commission recommended approval of the requested zone of annexation to the City Council, finding the zoning to the I-1 district to be consistent with the Growth Plan, the existing County Zoning and Sections 2.6 and 2.14 of the Zoning and Development Code.

Site Location Map

Figure 1



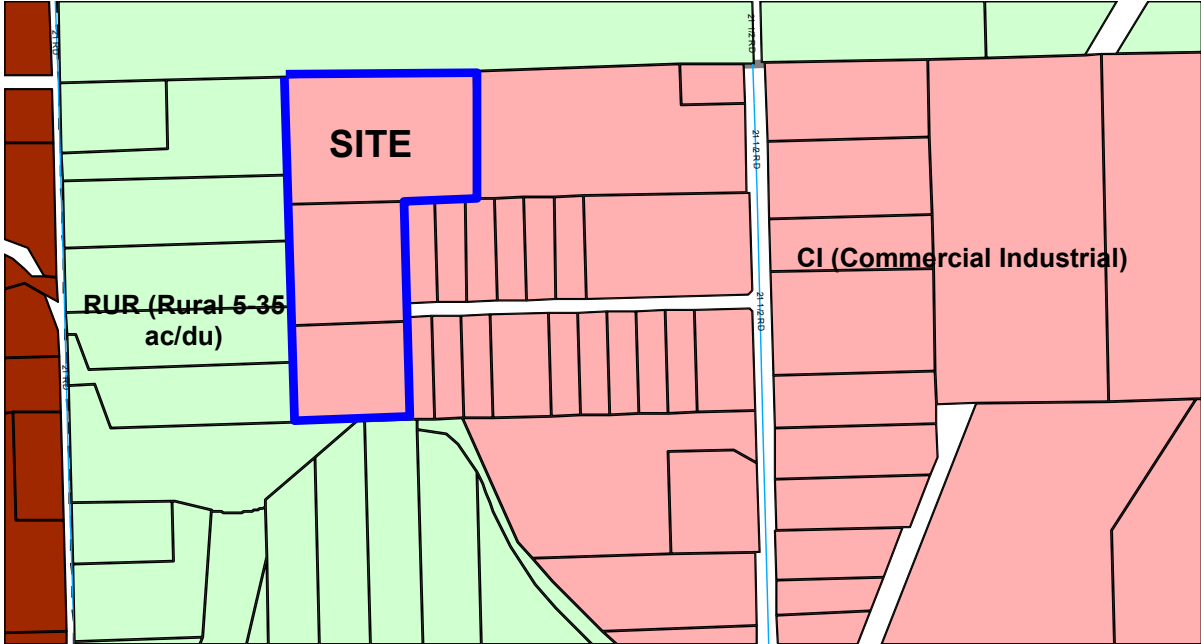
Aerial Photo Map

Figure 2



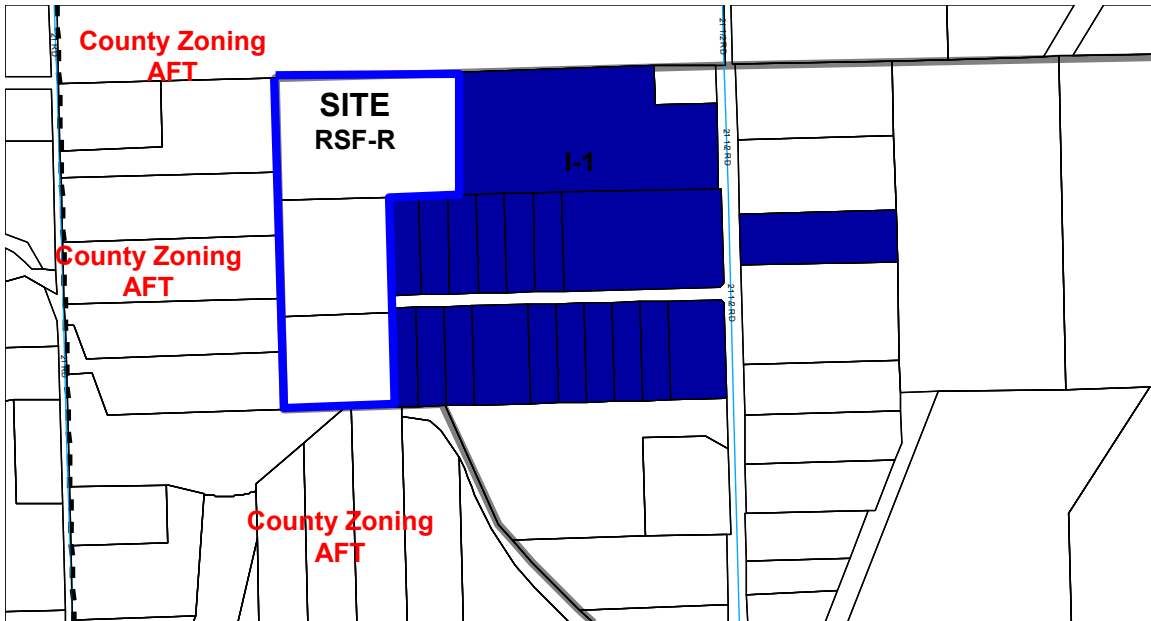
Future Land Use Map

Figure 3



Existing City and County Zoning

Figure 4



CITY OF GRAND JUNCTION, COLORADO

RESOLUTION NO. ____

**A RESOLUTION ACCEPTING A
PETITION FOR ANNEXATION, MAKING CERTAIN
FINDINGS, DETERMINING THAT PROPERTY KNOWN AS THE**

HDP INVESTMENT GROUP ANNEXATION

LOCATED AT 841 21 ½ ROAD

IS ELIGIBLE FOR ANNEXATION

WHEREAS, on the 18th day of July, 2007, 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:

HDP INVESTMENT GROUP ANNEXATION

A certain parcel of land located in the North half of the Southwest Quarter (N 1/2 SW 1/4) of Section 25, Township 1 North, Range 2 West, of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Commencing at the Northeast corner of the Northeast Quarter of the Southwest Quarter (NE 1/4 SW 1/4) of said Section 25 and assuming the North line of said NE 1/4 SW 1/4 bears N89°52'43"W with all other bearings contained herein being relative thereto; thence N89°52'43"W along said North line a distance of 1068.32 feet to the Northeast corner of that certain parcel of land as described in Book 4164, Page 365, Public Records, Mesa County, Colorado and the POINT OF BEGINNING; thence from said point of beginning S00°09'30"W along the East line of said parcel a distance of 489.42 feet; thence N89°54'25"W along the South line of said parcel a distance of 279.73 feet to the Northwest corner of Lot 7 of Jobsite Subdivision, as same is recorded in Book 4316, Pages 120-121, Public Records, Mesa County, Colorado; thence S00°09'30"W along the West line of said Jobsite Subdivision, a distance of 831.80 feet to the Southwest corner of Tract A of said Jobsite Subdivision; thence N89°51'42"W along the South line of the Northwest Quarter of the Southwest Quarter (NW 1/4 SW 1/4) of said Section 25, a distance of 418.72 feet to the Southwest corner of said parcel; thence N00°09'31"E along the East line of said parcel a distance of 1321.23 feet

to a point on the North line of said NW 1/4 SW 1/4; thence S89°52'43"E along said North line a distance of 698.44 feet, more or less, to the Point of Beginning.

Said parcel contains 15.84 acres (690,168 square feet), more or less, as described.

WHEREAS, a hearing on the petition was duly held after proper notice on the 5th day of September, 2007; and

WHEREAS, the Council has found and determined and does hereby find and determine that said petition is in substantial compliance with statutory requirements therefore, that one-sixth of the perimeter of the area proposed to be annexed is contiguous with the City; that a community of interest exists between the territory and the City; that the territory proposed to be annexed is urban or will be urbanized in the near future; that the said territory is integrated or is capable of being integrated with said City; that no land held in identical ownership has been divided without the consent of the landowner; that no 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; and that no election is required under the Municipal Annexation Act of 1965.

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

The said territory is eligible for annexation to the City of Grand Junction, Colorado, and should be so annexed by Ordinance.

ADOPTED this ____ day of _____, 2007.

Attest:

President of the Council

City Clerk

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO.

**AN ORDINANCE ANNEXING TERRITORY TO THE
CITY OF GRAND JUNCTION, COLORADO**

HDP INVESTMENT GROUP ANNEXATION

APPROXIMATELY 15.84 ACRES

LOCATED AT 841 21 ½ ROAD

WHEREAS, on the 18th day of July, 2007, the City Council of the City of Grand Junction considered a petition for the annexation of the following described territory to the City of Grand Junction; and

WHEREAS, a hearing on the petition was duly held after proper notice on the 5th day of September, 2007; and

WHEREAS, the City Council determined that said territory was eligible for annexation and that no election was necessary to determine whether such territory should be annexed;

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

That the property situate in Mesa County, Colorado, and described to wit:

HDP INVESTMENT GROUP ANNEXATION

A certain parcel of land located in the North half of the Southwest Quarter (N 1/2 SW 1/4) of Section 25, Township 1 North, Range 2 West, of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Commencing at the Northeast corner of the Northeast Quarter of the Southwest Quarter (NE 1/4 SW 1/4) of said Section 25 and assuming the North line of said NE 1/4 SW 1/4 bears N89°52'43"W with all other bearings contained herein being relative thereto; thence N89°52'43"W along said North line a distance of 1068.32 feet to the Northeast corner of that certain parcel of land as described in Book 4164, Page 365, Public Records, Mesa County, Colorado and the POINT OF BEGINNING; thence from said point of beginning S00°09'30"W along the East line of said parcel a distance of

489.42 feet; thence N89°54'25"W along the South line of said parcel a distance of 279.73 feet to the Northwest corner of Lot 7 of Jobsite Subdivision, as same is recorded in Book 4316, Pages 120-121, Public Records, Mesa County, Colorado; thence S00°09'30"W along the West line of said Jobsite Subdivision, a distance of 831.80 feet to the Southwest corner of Tract A of said Jobsite Subdivision; thence N89°51'42"W along the South line of the Northwest Quarter of the Southwest Quarter (NW 1/4 SW 1/4) of said Section 25, a distance of 418.72 feet to the Southwest corner of said parcel; thence N00°09'31"E along the East line of said parcel a distance of 1321.23 feet to a point on the North line of said NW 1/4 SW 1/4; thence S89°52'43"E along said North line a distance of 698.44 feet, more or less, to the Point of Beginning.

Said parcel contains 15.84 acres (690,168 square feet), more or less, as described.

Be and is hereby annexed to the City of Grand Junction, Colorado.

INTRODUCED on first reading on the 18th day of July, 2007 and ordered published.

ADOPTED this _____ day of _____, 2007.

Attest:

President of the Council

City Clerk

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO.

**AN ORDINANCE ZONING THE HDP INVESTMENT GROUP ANNEXATION TO
I-1**

LOCATED AT 841 21 ½ ROAD

Recitals

After public notice and public hearing as required by the Grand Junction Zoning and Development Code, the Grand Junction Planning Commission recommended approval of zoning the HDP Investment Group Annexation to the I-1 zone district finding that it conforms with the recommended land use category as shown on the future land use map of the Growth Plan and the Growth Plan's goals and policies and is generally compatible with land uses located in the surrounding area. The zone district meets the criteria found in Section 2.6 of the Zoning and Development Code.

After public notice and public hearing before the Grand Junction City Council, City Council finds that the I-1 zone district is in conformance with the stated criteria of Section 2.6 of the Grand Junction Zoning and Development Code.

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION
THAT:**

The following property be zoned I-1 (Light Industrial).

HDP INVESTMENT GROUP ANNEXATION

A certain parcel of land located in the North half of the Southwest Quarter (N 1/2 SW 1/4) of Section 25, Township 1 North, Range 2 West, of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Commencing at the Northeast corner of the Northeast Quarter of the Southwest Quarter (NE 1/4 SW 1/4) of said Section 25 and assuming the North line of said NE 1/4 SW 1/4 bears N89°52'43"W with all other bearings contained herein being relative thereto; thence N89°52'43"W along said North line a distance of 1068.32 feet to the Northeast corner of that certain parcel of land as described in Book 4164, Page 365, Public Records, Mesa County, Colorado and the POINT OF BEGINNING; thence from said point of beginning S00°09'30"W along the East line of said parcel a distance of 489.42 feet; thence N89°54'25"W along the South line of said parcel a distance of 279.73 feet to the Northwest corner of Lot 7 of Jobsite Subdivision, as same is recorded in Book 4316, Pages 120-121, Public Records, Mesa County, Colorado; thence

S00°09'30"W along the West line of said Jobsite Subdivision, a distance of 831.80 feet to the Southwest corner of Tract A of said Jobsite Subdivision; thence N89°51'42"W along the South line of the Northwest Quarter of the Southwest Quarter (NW 1/4 SW 1/4) of said Section 25, a distance of 418.72 feet to the Southwest corner of said parcel; thence N00°09'31"E along the East line of said parcel a distance of 1321.23 feet to a point on the North line of said NW 1/4 SW 1/4; thence S89°52'43"E along said North line a distance of 698.44 feet, more or less, to the Point of Beginning.

Said parcel contains 15.84 acres (690,168 square feet), more or less, as described.

Introduced on first reading this 15th day of August, 2007 and ordered published.

ADOPTED on second reading this ____ day of _____, 2007.

ATTEST:

President of the Council

City Clerk

Attach 15
Contract for the Downtown Master Plan
CITY OF GRAND JUNCTION

CITY COUNCIL AGENDA			
Subject	Original Townsite / Downtown Master Plan		
File #			
Meeting Day, Date	Wednesday, September 5, 2007		
Placement on the Agenda	Consent		Individual X
Date Prepared	August 29, 2007		
Author Name & Title	Harold Staf, DDA Executive Director		
Presenter Name & Title	Harold Staf, DDA Executive Director		

Summary: Contract with the professional strategic planning firm, Leland Consulting Group, to conduct a study of downtown and the Original Townsite. The City and the DDA are sharing the cost of this contract 50-50.

Budget: Community Development (50%) and the DDA (50%) have \$100,000.00 (combined) approved for this master plan in the 2007 budget. The estimated cost for the project is \$87,000 plus expenses. Total cost not to exceed \$96,000.

Action Requested/Recommendation: Authorize the Purchasing Division to enter into a contract with Leland Consulting Group to study and complete the Original Townsite, in an amount not to exceed the budget of \$96,000.

Attachments: Scope of Work and Timeline

Background Information: State Statute requires the DDA to develop a new long-term master plan for the downtown commercial core as a result of the 2004 TIF extension. In order to match up with the other neighboring areas of the City master plan, it was determined that addressing the entire Original Square Mile of the City of Grand Junction would be most appropriate. Therefore this process will be a joint effort of the City and DDA.

The commercial core, which for the most part is located within the boundaries of the Downtown Development Authority, and is commercially zoned, represents a significant part of this area. The remaining areas are substantially zoned residential and represent some of the oldest housing stock in the City. Elements such as age, overcrowding and

dilapidated structures, in certain areas of the Original Townsite have contributed to an uneven level of owner occupancy and investment.

The plan will include an overall strategy to revitalize the residential areas, primarily focusing on sustaining and increasing vitality, and will incorporate regulatory tools to improve quality of construction, parking, infill and density. Additionally, other regulatory tools may include land use, architectural design standards, landscaping, signage, and transportation within the commercial area.

The specific plan will consider mixed-use development, improved design controls, and define capital improvements to attract new investment. Streetscape improvements to support the plan's land uses and corridor character have already been developed as part of the West Side Plan, 7th Street and Colorado Avenue improvements and will be incorporated into this plan.

Concerns about sustainability of retail on the first floor of the commercial core, review of parking requirements for commercial and residential development, façade and signage guidelines and the role of art and culture in the sustainability of our downtown core are significant. Most importantly, all of these issues will be addressed from an economic perspective, looking to position downtown and the Original Townsite to attract quality investment and dynamic mixed use development in the coming years.

This plan should provide various incentives and direction to property owners and private investors to continue the evolution of downtown and the entire Original Square Mile according to the community's vision. The selected firm will be responsible for proposing and implementing a public participation process.

The Request for Proposal was advertised in the Daily Sentinel, posted on a governmental solicitation website, and sent to all firms on the current source list for consulting services. There were seven responsive proposals received and evaluated. Three firms were selected for interviews and oral presentations. The five person interview panel consisted of two DDA Board members, Director of Neighborhood Services, Director of the Grand Junction Housing Authority and the Director of the Downtown Development Authority. The panel selected Leland Consulting Group as the most qualified to perform the scope of services based upon responsiveness, understanding of the project and objectives, necessary resources, required skills, and demonstrated capability.

Scope of Services

4.1. General: The Grand Junction Downtown Development Authority is requesting proposals (RFP's) from firms qualified and interested in completing a master plan for Historic Downtown Grand Junction. The selected firm will prepare and present a Master Plan for the strategic development and redevelopment of the downtown area,

including design concepts and an economic profile. The planning area generally encompasses the original square mile of the City.

The plan should include an overall strategy to revitalize the physical, economic and social fabric of the downtown area. The plan will provide alternatives to increase retail, business and civic activity, as well as residential opportunities in the central business district. The plan will also incorporate strategies for maintaining the existing residential areas and the historic character of the original square mile. The plan will recognize the unique historical character of the Downtown area and provide implementation steps to maintain and enhance the vitality of the core of the City.

The Plan will include:

- Description and analysis of the existing conditions of the study area and it's connection to the larger community;
- Analysis of the economic and social potential for the Central Business District and the adjacent commercial and residential areas;
- An overall strategy to revitalize the study area, focusing on sustaining and increasing vitality;
- A framework for land use and design elements of the streetscape and development;
- Conceptual design kit and renderings;
- Recommendations on enhancing and maintaining the historic residential uses and neighborhood;
- Recommendations for historic preservation;
- An update and analysis of the downtown parking model;
- An implementation strategy, including zoning overlays, design guidelines, redevelopment strategies and incentives.

A major component of the Plan will include an economic feasibility and market analysis study. The study will analyze and document regional economic conditions affecting the Downtown study area, including market trends, opportunities and limitations. It will determine the viability of the Downtown customer base, potential property values, tax structures and mechanisms for providing incentives for business retention and development. The study will analyze potential return on investment of redevelopment and physical improvements and the market need for housing downtown.

The market analysis will determine the Downtown's place in the Grand Junction area and Western Slope area markets. It will identify the appropriate mix of business types and land use types. Finally, it will determine community attitudes toward the Downtown area and provide a comparative analysis to other similar commercial areas, clearly defining the Downtown's niche and competitive advantage.

The selected firm will be responsible for proposing and implementing a public participation process, including a Steering Committee comprised of representation from

staff, City Council, DDA Board, Grand Junction Housing Authority and at-large representatives.

4.2. Background: The Downtown study area is located in the heart of Grand Junction and is the oldest part of the City. The original square mile, 1st Street to 12th Street, South Avenue to North Avenue, is Grand Junction's original commercial and residential area and continues to be the center of government and business activities. It includes the Central Business District, centered along Main Street, as well as a historic, single family residential neighborhood to the north. Main Street includes a thriving business district along the four block Shopping Park developed in the sixties. The Downtown also includes a very successful Art on the Corner program, and is the location for many parades, events and festivals throughout the year.

Local, State and Federal offices are located in the CBD, as are major financial institutions. The residential area to the north is experiencing some gentrification, with a gradual increase in the number of homes being owner occupied and upgraded. Significant public improvements are underway in the CBD, including upgrades to the 7th Street, Main Street and Colorado Avenue corridors and the construction of a public parking garage.

There are a number of existing plans and studies that should be considered, including the Growth Plan, Strategic Plan, Historic Survey reports (Phases 1 and 2), West Side Downtown Study, Circulation Plan and the I-70 B plan.

4.3. Schedule of Project Services (Tasks):

The proposal should include an outline of project services to be provided, along with individual tasks and a proposed timeline.

4.4. Project Time Schedule:

NOTE: Offeror shall provide with proposal a time schedule for completion of the tasks described in Sub-section 4.4.

Requests for Proposals Available
Last Day for Questions
Proposal Deadline
Interviews

4.5 Questions Regarding Scope of Services:

Harold Stalf, Executive Director - G.J. Downtown Development Authority



Project Schedule
Prepared: 24 August 2007

Work Tasks	Sep-07	Oct-07	Nov-07	Dec-07	Jan-08	Feb-08	Mar-08	Apr-08
1 Orientation and Initiation								
1.1 Project Data Collection	▶							
1.2 Future Meeting Dates Schedule	▶							
1.3 Communication / Protocol Plan	▶							
1.4 Project Area Base Maps Prepared	▶▶							
1.5 Communication Vehicles Defined	▶							
2 Existing Conditions and Impacts								
2.1 Site Inspections	▶▶							
2.2 Key Advocate Interviews	▶	▶	▶	▶	▶	▶	▶	▶
2.3 Physical Data Collection	▶▶							
2.4 Socioeconomic Data Collection	▶▶							
2.5 Transportation / Parking Data Collection	▶▶							
3 Market Review								
3.1 Project / Influence Area Development Conditions Analysis	▶▶	▶▶						
3.2 Trade Area Determination		▶▶						
3.3 Market Indicators Analysis		▶▶						
3.4 Competitive and Comparable Projects Review		▶▶						
3.5 Land Use Audits and Inventories		▶▶						
3.6 Market Demand Analysis		▶▶						
3.7 Case Study Analyses		▶▶						
4 Investor / Stakeholder Outreach								
4.1 Private Sector Interface		▶▶▶	▶▶▶					
4.2 Barriers to Investment Identification		▶▶▶	▶▶▶	▶				
4.3 Focus Group Research		▶▶▶	▶▶▶					
5 Programming Uses and Catalyst Projects								
5.1 Property Ownership Profile		▶▶▶	▶▶▶					
5.2 Vacant and Under-Utilized Parcel Analysis		▶▶▶	▶▶▶					
5.3 Area Assessment			▶▶▶	▶▶▶				
5.4 Conceptual Framework Plan Alternatives				▶▶▶	▶▶▶			
5.5 Conceptual Programming Recommendations				▶▶▶	▶▶▶			
5.6 Catalyst Development Economic Analysis				▶▶▶	▶▶▶			
6 Preferred Plan and Design Framework								
6.1 Design Opportunities Defined					▶▶▶			
6.2 Evaluation Criteria Defined					▶▶▶			
6.3 Comparative Alternatives Analysis						▶▶▶		
6.4 Historical Significance Inventory Audit		▶▶▶						
6.5 Circulation and Parking Inventory		▶▶▶						
7 Implementation Strategy and Action Plan								
7.1 Implementation Strategy							▶▶▶	
7.2 Action Plan							▶▶▶	
7.3 Benchmark Dataset							▶▶▶	
7.4 Priority Public Projects Identified							▶▶▶	
7.5 Development Incentives							▶▶▶	
8 Developer RFQ / RFP (Optional)								▶▶▶
8.1 Project Marketing Package								▶▶▶
8.2 Developer RFQ / RFP								▶▶▶
8.3 Assistance in Evaluation / Selection of Developers								▶▶▶

Source: Leland Team.

Attach 16
Public Hearing – Setting the City Manager’s Salary
ORDINANCE NO. _____

AN ORDINANCE CONCERNING THE SALARY OF THE CITY MANAGER

RECITALS.

On July 18, 2007 the City Council adopted Resolution 110-07 appointing Laurie M. Kadrich as City Manager. A copy of that resolution is attached and incorporated by this reference as if fully set forth.

Pursuant to the City Charter the salary of the City Manager is set by ordinance.

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

That the salary of the City Manager, Laurie M. Kadrich, is and shall be set as of May 1, 2007 at \$150,000.00 per year and as customarily prorated for any period of less than one year, to compensate her for her service to the City of Grand Junction in accordance with the Charter, ordinances and her employment agreement.

The City Council does authorize the President of the Council to take such action as is necessary or required, consistent with this Ordinance, to affect the same.

Introduced on first reading this 15th day of August 2007.

Passed and adopted on second reading this _____ day of _____, 2000.

James J. Doody
President of the Council

Attest:

Stephanie Tuin
City Clerk

RESOLUTION NO. 110-07

A RESOLUTION APPOINTING LAURIE M. KADRICH AS CITY MANAGER

RECITALS:

Pursuant to §56 of the Grand Junction City Charter, the City Council shall appoint a City Manager, who shall be the Chief Executive Officer to the City.

The City Council has determined that Laurie M. Kadrich shall be appointed to that office, having demonstrated that she possesses experience in city management as required by the Charter.

Ms. Kadrich has served as the Acting City Manager since May 2007 following her appointment as Deputy City Manager in January of that year.

Prior to her service for the City, Ms. Kadrich was the manager of Cody, Wyoming.

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

Laurie M. Kadrich is appointed as City Manager for the City of Grand Junction, effective immediately. The appointment is subject to final negotiation and adoption of a mutually acceptable employment contract.

Passed and adopted this 18th day of July 2007.

/s/: Bonnie Beckstein
Bonnie Beckstein
President of the Council Pro Tem

Attest:

/s/: Stephanie Tuin
Stephanie Tuin
City Clerk