



**CITY COUNCIL AGENDA
CITY HALL AUDITORIUM, 250 NORTH 5TH STREET
WEDNESDAY, DECEMBER 3, 2008, 7:00 P.M.**

Call to Order

Pledge of Allegiance

Citizen Comments

***** CONSENT CALENDAR *****

1. **Setting a Hearing on the Sterling Crane Rezone, Located at 2220 Sanford Drive** [File #RZ-2008-315] [Attach 2](#)

Request to rezone 4.32 acres from C-2 (General Commercial) zone district to I-1 (Light Commercial) zone district, located at 2220 Sanford Drive.

Proposed Ordinance Rezoning the Sterling Crane Property from C-2 (General Commercial) to I-1 (Light Commercial), Located at 2220 Sanford Drive

Action: Introduction of a Proposed Ordinance and Set a Hearing for December 17, 2008

Staff presentation: Judith Rice, Associate Planner

2. **Setting a Hearing to Create Alley Improvement District 2009, Phase A**

*** Indicates New Item

® Requires Roll Call Vote

REVISED

[Attach 3](#)

Successful petitions have been submitted requesting a local improvement District be created to reconstruct three alleys:

- East/West Alley from 3rd to 4th, between Glenwood Avenue and Kennedy Avenue
- East/West Alley from 9th to 10th, between Main Street and Rood Avenue
- East/West T Alley from 17th to 18th, between North Avenue and Glenwood Avenue

Resolution No. 145-08--A Resolution Declaring the Intention of the City Council of the City of Grand Junction, Colorado, to Create Within Said City Alley Improvement District No. ST-09, Phase A and Authorizing the City Engineer to Prepare Details and Specifications for the Same

®Action: Adopt Resolution No. 145-08 and Set a Public Hearing for January 7, 2009

Staff presentation: Tim Moore, Public Works and Planning Director

3. **Purdy Mesa Flow Line Replacement**

[Attach 4](#)

The project consists of replacing approximately 17,700 lineal feet of deteriorating 20" waterline through developing areas in Whitewater.

Action: Authorize the City Manager to Sign a Construction Contract for the Purdy Mesa Flow Line Replacement to Downey Excavation, Inc. in the Amount of \$393,595.00

Staff presentation: Tim Moore, Public Works and Planning Director

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

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

4. **Public Hearing and Presentation of the 2008 Supplemental and 2009 Budgets** [Attach 6](#)

This request is to appropriate certain sums of money to defray the necessary expenses and liabilities of the accounting funds of the City of Grand Junction based on the 2008 amended and 2009 proposed budgets.

Ordinance No. 4310—An Ordinance Making Supplemental Appropriations to the 2008 Budget of the City of Grand Junction

Ordinance No. 4311—An Ordinance Appropriating Certain Sums of Money to Defray the Necessary Expenses and Liabilities of the City of Grand Junction, Colorado, the Downtown Development Authority, and the Ridges Metropolitan District for the Year Beginning January 1, 2009, and Ending December 31, 2009

®Action: Hold a Public Hearing and Consider Final Passage and Final Publication of Ordinance Nos. 4310 and 4311

Staff presentation: Laurie Kadrich, City Manager
Jodi Romero, Financial Operations Manager

5. **Set Mill Levies for Property Tax for Levy Year 2008** [Attach 7](#)

The resolutions set the mill levies of the City of Grand Junction (City), Ridges Metropolitan District #1, and the Downtown Development Authority (DDA). The City and DDA mill levies are for operations; the Ridges levy is for debt service only.

Resolution No. 146-08—A Resolution Levying Taxes for the Year 2008 in the City of Grand Junction, Colorado

Resolution No. 147-08—A Resolution Levying Taxes for the Year 2008 in the Downtown Development Authority

Resolution No. 148-08—A Resolution Levying Taxes for the Year 2008 in the Ridges Metropolitan District #1

®Action: Adopt Resolution Nos. 146-08, 147-08, and 148-08

Staff presentation: Jodi Romero, Financial Operations Manager

6. **Non-Scheduled Citizens & Visitors**
7. **Other Business**
8. **Adjournment**

Attach 2

Setting a Hearing on the Sterling Crane Rezone, Located at 2220 Sanford Drive

CITY OF GRAND JUNCTION

CITY COUNCIL AGENDA			
Subject	Sterling Crane Rezone – Located at 2220 Sanford Drive		
File #	RZ-2008-315		
Meeting Day, Date	Wednesday, December 3, 2008		
Placement on the Agenda	Consent	X	Individual
Date Prepared	November 19, 2008		
Author Name & Title	Judith Rice, Associate Planner		
Presenter Name & Title	Judith Rice, Associate Planner		

Summary: : Request to rezone 4.32 acres from C-2 (General Commercial) zone district to I-1 (Light Commercial) zone district, located at 2220 Sanford Drive.

Budget: N/A

Action Requested/Recommendation: Introduce a proposed Ordinance and set a public hearing for December 17, 2008.

Attachments:

1. Site Location Map / Aerial Photo
2. Future Land Use Map / Existing City and County Zoning Map
3. Ordinance

Background Information: See attached staff report and background information.

BACKGROUND INFORMATION				
Location:		2220 Sanford Drive		
Applicants:		Owner: Sterling Crane, Inc Developer: Souder, Miller and Associates Representative: Ciavonne, Roberts and Associates		
Existing Land Use:		Vacant		
Proposed Land Use:		Storage Yard		
Surrounding Land Use:	North	Sterling Crane Office and Outdoor Storage		
	South	Vacant land		
	East	Metal Fabrication, Diesel repair		
	West	Motel and Acorn Truck Stop		
Existing Zoning:		C-2 (General Commercial)		
Proposed Zoning:		I-1 (Light Industrial)		
Surrounding Zoning:	North	I-1 (Light Industrial)		
	South	I-1 (Light Industrial)		
	East	I-1 (Light Industrial)		
	West	C-2 (General Commercial)		
Growth Plan Designation:		Commercial Industrial		
Zoning within density range?		X	Yes	No

Staff Analysis:

1. Background

The subject property was annexed with 380 acres as part of the Grand Junction West Annexation in 1992. All but three of the over 100 properties north of G Road in this annexation have an I-1 or 1-2 zoning.

The surrounding properties along Sanford Drive and Scarlet Street have been steadily developing as industrial uses in accordance with their I-1 zoning. The applicant, Sterling Crane, one of those industrial businesses, is located adjacent and north of the subject property. The applicant plans to expand their current business and this property would be an excellent and convenient location.

2. Consistency with the Growth Plan

Growth Plan Policy states that type and intensity of land uses will be consistent with the Future Land Use Map and Plan policies. The Growth Plan's future land use designation is Commercial Industrial. Therefore, the proposed I-1 zone district is consistent with Growth Plan.

3. Section 2.6.A of the Zoning and Development Code

Zone requests must meet all of the following criteria for approval:

1. *The existing zoning was in error at the time of adoption*

The existing zoning was not in error at the time of adoption.

2. *There has been a change of character in the neighborhood due to installation of public facilities, other zone changes, new growth trends, deterioration, development transition, etc*

New growth trends in the Grand Valley have stimulated the development of industrial uses along Sanford Drive and adjacent Scarlet Street. The character of the neighborhood is more industrial than commercial and I-1 zoning would be more in character with the current uses.

3. *The proposed rezone is compatible with the neighborhood and will not create adverse impacts such as: capacity or safety of the street network, parking problems, storm water or drainage problems, water, air or noise pollution, excessive nighttime lighting, or other nuisances*

The commercial uses directly to the west are a 24-hour truck stop and motel accommodating large tractor trailers coming from and going to Interstate 70. Most of the surrounding area uses are industrial (i.e. railroad, warehousing, construction contractors, energy company contractors, etc.) and an I-1 zone will be compatible.

Industrial use will not create adverse impacts. Review by the Development Engineer and Planner confirms that parking and street capacity can be accomplished adequately and safely through review of future development. Stormwater drainage will be adequately provided for according to Code through review of the site plan.

4. *The proposal conforms with and furthers the goals and policies of the Growth Plan, other adopted plans, and the requirements of this Code and other City regulations and guidelines*

The proposed zoning district of I-1 supports the Future Land Use classification of Commercial Industrial and therefore is consistent with the

goals and policies of the Growth Plan. Development of the site will be reviewed for consistency with adopted plans and City regulations.

5. *Adequate public facilities and services are available or will be made available concurrent with the projected impacts of the proposed development*

There is an existing 8 inch water line and an existing sewer line that run the length of the property along Sanford Drive. These services are adequate and available for development of the property.

6. *There is not an adequate supply of land available in the neighborhood and surrounding area to accommodate the zoning and community needs.*

In general, our community needs more industrially zoned properties and most of the properties in this area are zoned I-1. Furthermore, the applicant plans to expand their existing business which occupies the I-1 zoned parcel directly to the north. This is the best possible location for their expansion given the proximity to their existing business and the existing industrial uses in the area.

7. *The community or neighborhood will benefit from the proposed zone*

The proposed rezone will allow storage of heavy equipment, that is, mobile cranes, adjacent to major roadways and company headquarters.

FINDINGS OF FACT/CONCLUSIONS:

After reviewing the Sterling Crane Rezone, RZ-2008-315, a request to rezone the property from C-2 to I-1, the following findings of fact and conclusions have been determined:

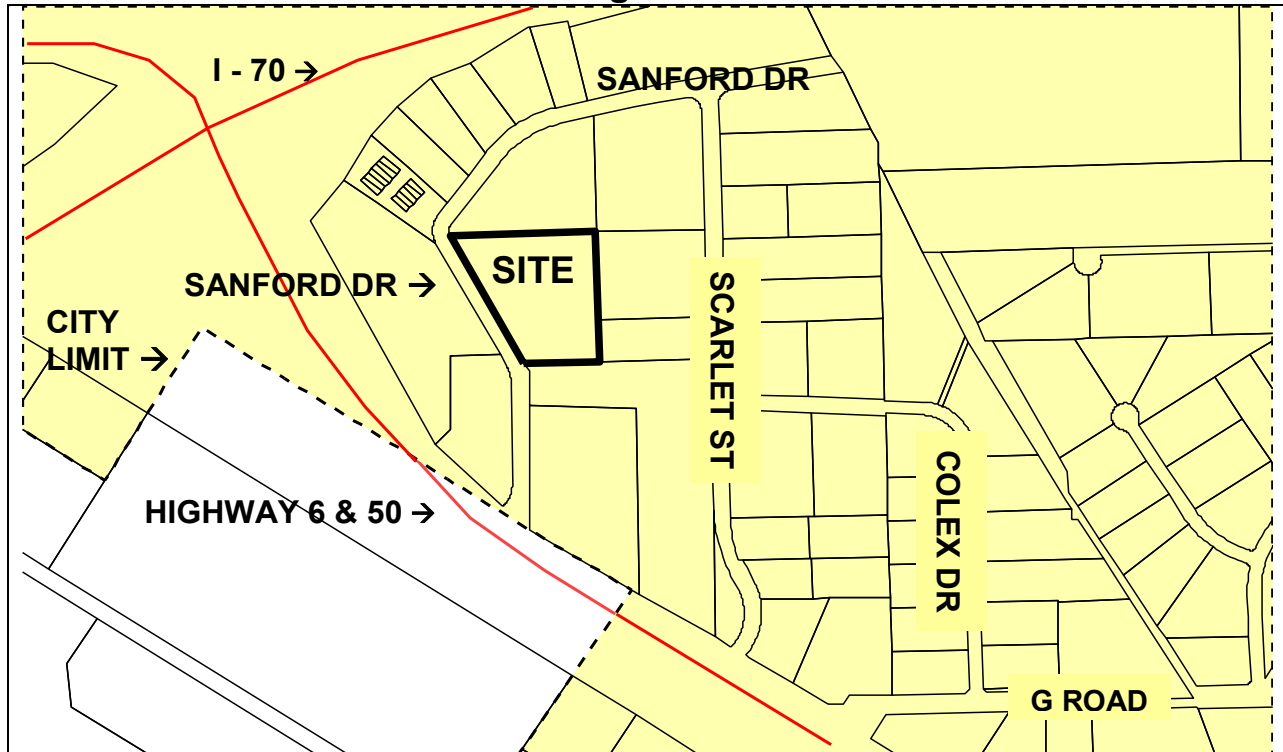
1. The requested zone is consistent with the goals and policies of the Growth Plan.
2. The review criteria in Section 2.6.A of the Zoning and Development Code have all been met.

PLANNING COMMISSION RECOMMENDATION:

The Planning Commission recommended approval of the requested rezone to the City Council on November 25, 2008, finding the zoning from C-2 (General Commercial) to I-1 (Light Industrial) zone district, to be consistent with the goals and policies of the Growth Plan and Section 2.6.A of the zoning and Development Code.

Site Location Map

Figure 1



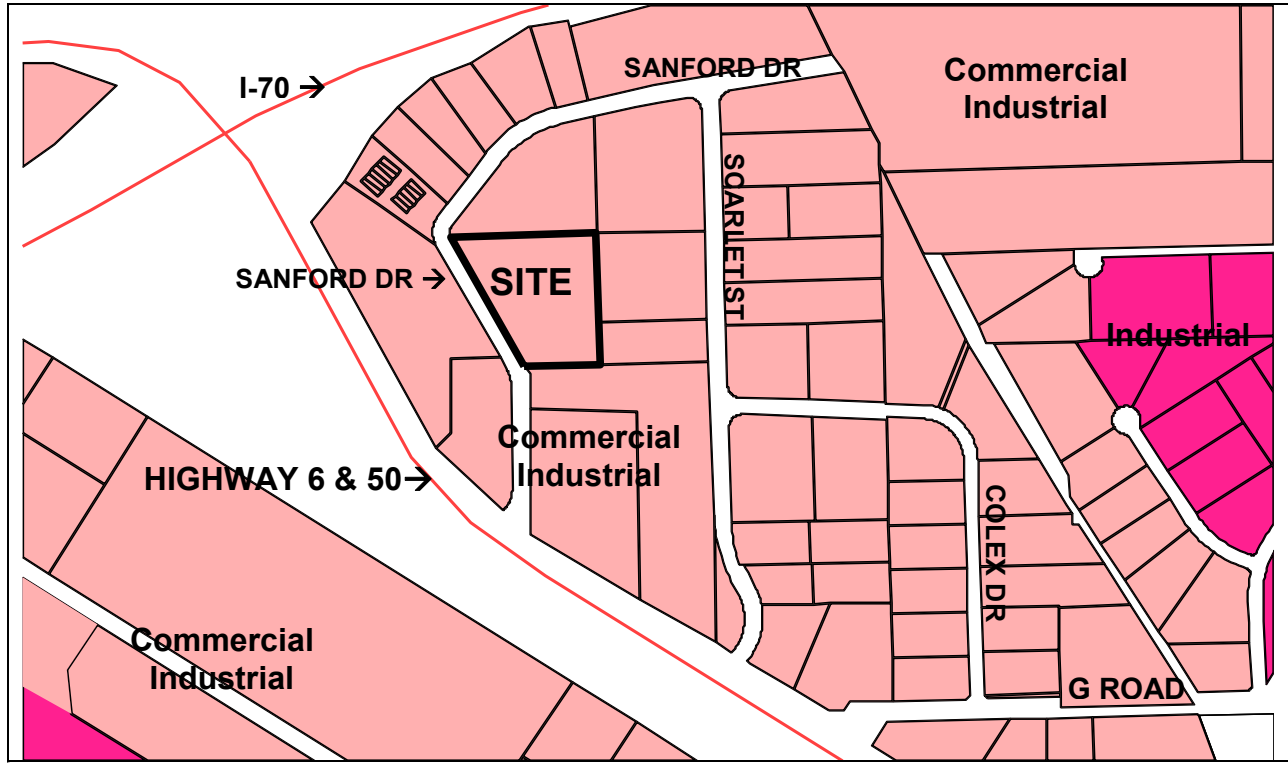
Aerial Photo Map

Figure 2



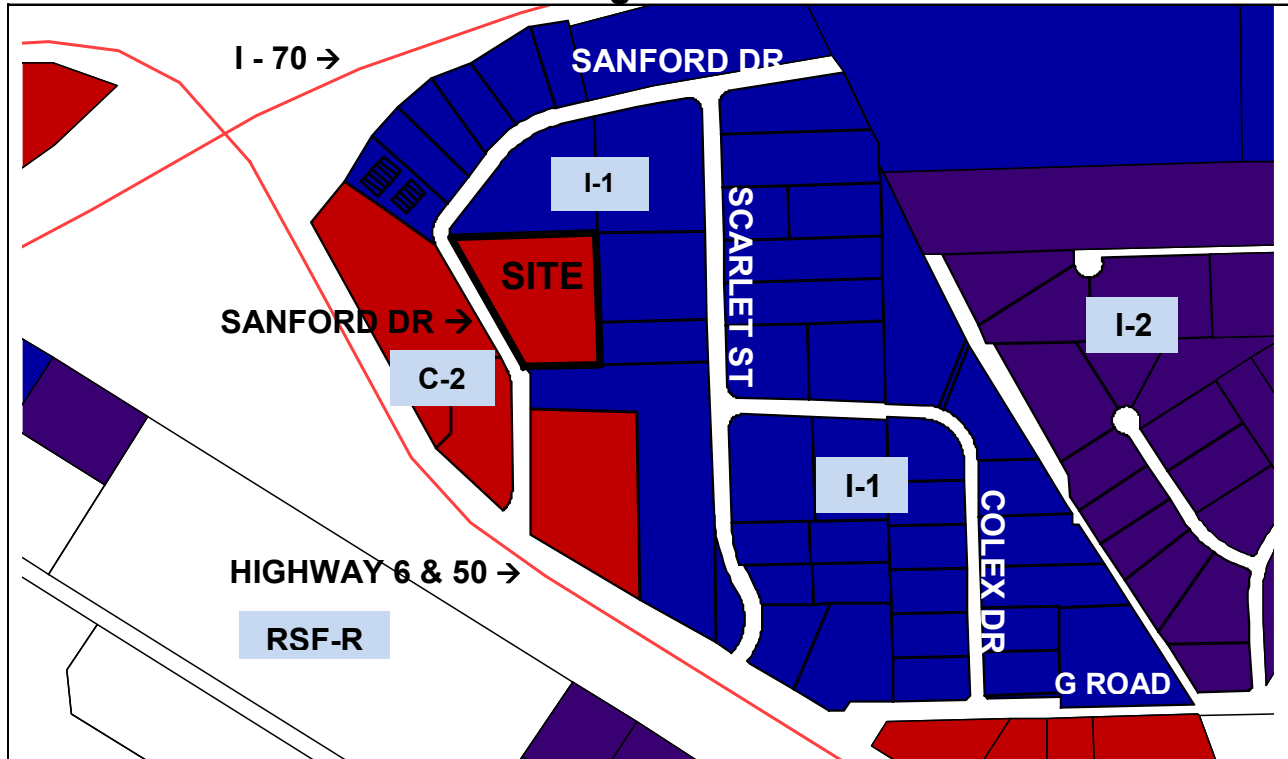
Future Land Use Map

Figure 3



Existing City and County Zoning

Figure 4



CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO.

**AN ORDINANCE REZONING THE STERLING CRANE PROPERTY
FROM C-2 (GENERAL COMMERCIAL) TO I-1 (LIGHT INDUSTRIAL)**

LOCATED AT 2220 SANFORD DRIVE

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 rezoning the Sterling Crane property from C-2 (General Commercial) to I-1 (Light Industrial) zone district for the following reasons:

The zone district meets the recommended land use category as shown on the Future Land Use map of the Growth Plan, Commercial Industrial, and the Growth Plan's goals and policies and/or is generally compatible with appropriate land uses located in the surrounding area.

After the public notice and public hearing before the Grand Junction City Council, City Council finds that the I-1 zone district to be established.

The Planning Commission and City Council find that the I-1 zoning 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):

Lot 4, Block 1, SWD Subdivision

Said property contains 4.32 acres, more or less, as described.

Introduced on first reading this ____ day of ____, 2008 and ordered published.

Adopted on second reading this _____ day of _____, 2008.

ATTEST:

City Clerk

Mayor

Attach 3

Setting a Hearing to Create Alley Improvement District 2009, Phase A

CITY OF GRAND JUNCTION

CITY COUNCIL AGENDA			
Subject	A Resolution Creating Alley Improvement District 2009, Phase A		
File #	N/A		
Meeting Day, Date	Wednesday, December 3, 2008		
Placement on the Agenda	Consent	x	Individual
Date Prepared	November 21, 2008		
Author Name & Title	Michael Grizenko, Real Estate Technician		
Presenter Name & Title	Tim Moore, Public Works and Planning Director		

Summary: Successful petitions have been submitted requesting a Local Improvement District be created to reconstruct the following three alleys:

- East/West Alley from 3rd to 4th, between Glenwood Avenue and Kennedy Avenue
- East/West Alley from 9th to 10th, between Main Street and Rood Avenue
- East/West T Alley from 17th to 18th, between North Avenue and Glenwood Avenue

A public hearing is scheduled for the January 7, 2009 City Council meeting.

Budget:

Alley	Footage	Cost	Assessments	Net to City	% paid by property owner
E/W 3rd-4th, Glenwood to Kennedy	860	\$ 72,600	\$ 25,577	\$ 55,963	35%
E/W 9th-10th, Main to Rood	800	\$ 72,600	\$ 21,457	\$ 51,143	30%
T Alley 17th-18th, North to Glenwood	1263.78	\$ 136,125	\$ 39,851	\$ 96,274	29%
Totals	2923.78	\$ 281,325	\$ 86,885	\$ 203,379	31%
2009 Alley Budget		\$ 400,000			
Estimated cost to construct 2009 Phase A		\$ 281,325			
Estimated Balance		\$ 118,675			

Action Requested/Recommendation: Review and adopt the proposed resolution.

Attachments:

1. Summary Sheets
2. Maps

3. Resolution
4. Notice

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 owners of the property to be assessed. Council may also establish assessment rates by resolution. Assessment rates for alleys are based on percentages of total assessable costs the City will contribute for three property uses: 85% per abutting foot for residential single-family uses, 75% per abutting foot for residential multi-family uses, and 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. The public hearing is for questions regarding validity of the submitted petitions.
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 a first reading of a proposed Assessing Ordinance.
7. Council conducts a public hearing and second reading of the proposed Assessing Ordinance. The public hearing is for questions about the assessments.
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.

SUMMARY SHEET
PROPOSED ALLEY IMPROVEMENT DISTRICT
3RD STREET TO 4TH STREET
GLENWOOD AVENUE TO KENNEDY AVENUE

OWNER	FOOTAGE	COST/FOOT	ASSESSMENT
***Sherwood Park Apartments Inc	205	20.63	4,229.15
Ronald D. & Terry Louise Vincent	70	41.25	2,887.50
***MMH Property Joint Venture	275	20.63	5,673.25
John A. Hart & Doris L. Hart Revocable Trusts	85	41.25	3,506.25
***4th & Kennedy Avenue LLC	100	41.25	4,125.00
***4th & Kennedy Avenue LLC	125	41.25	5,156.25
ASSESSABLE FOOTAGE TOTAL	860		25,577.40

Estimated Cost to Construct	\$ 72,600.00
Absolute Cost to Owners	<u>\$ 25,577.40</u>
Estimated Cost to City	\$ 47,022.60

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 property owners voting in favor are 4/6 or 67% and 82% of the assessable footage.

SUMMARY SHEET

PROPOSED ALLEY IMPROVEMENT DISTRICT 9th STREET TO 10TH STREET MAIN STREET TO ROOD AVENUE

OWNER	FOOTAGE	COST/FOOT	ASSESSMENT
***Steven W. Stewart	50	20.63	1,031.50
Brent D. & Christina A. Dullack	50	12.38	619.00
Laurel A. Ripple & Benjamin C. Yager	50	12.38	619.00
Nick A. Pirelli	25	12.38	309.50
***Sistie Miranda	50	12.38	619.00
***Phyllis A. Wickham	50	12.38	619.00
***Grand Junction Federal Credit Union	75	41.25	3,093.75
***Pregnancy Center of Grand Junction	75	41.25	3,093.75
Bradley C. Hibberd	50	12.38	619.00
***Thomas B. & Christine E. Orehek	75	20.63	1,547.25
***Grand Junction Federal Credit Union	25	41.25	1,031.25
***Eugene Grasmick	50	41.25	2,062.50
***Grand Junction Federal Credit Union	75	41.25	3,093.75
***Pregnancy Center of Grand Junction	50	41.25	2,062.75
Bethphage, Inc.	50	20.63	1,035.50
ASSESSABLE FOOTAGE	TOTAL	800	21,456.50

Estimated Cost to Construct	\$ 72,600.00
Absolute Cost to Owners	<u>\$ 21,456.50</u>
Estimated Cost to City	\$ 51,143.50

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 property owners signing in favor of improvements are 10/15 or 67% and 72% of assessable footage.

SUMMARY SHEET

PROPOSED ALLEY IMPROVEMENT DISTRICT 17TH STREET TO 18TH STREET NORTH AVENUE TO GLENWOOD AVENUE

OWNER	FOOTAGE	COST/FOOT	ASSESSMENT
Paula B. & Mark E. Kochevar	66.4	20.63	1,369.83
Winell Boise	66.4	12.38	822.03
***Donald L. & Vickie Schafer	57.39	12.38	710.49
***Edward B. & Althea L. Williams	57.39	12.38	710.49
***James G. Brown	57.39	12.38	710.49
Michael K. Wirada	114.76	20.63	2,367.50
***Peterson, Russell & Bird LLC	126.07	41.25	5,200.39
***Grand Valley Veterinary Investment Group	138	41.25	5,692.50
Lukas Family Limited Partnership	139.11	41.25	5,738.29
Stephen P. & Amy B. Smee	57.39	12.38	710.49
***Poppy J. Woody	129.71	41.25	5,350.54
***Gearhart Family Investments LLC	132.8	41.25	5,478.00
***Larry J. & Kathy L. Herwick	120.97	41.25	4,990.01
ASSESSABLE FOOTAGE	TOTAL	1,263.78	39,851.05

Estimated Cost to Construct \$ 136,125.00

Absolute Cost to Owners \$ 39,851.05

Estimated Cost to City \$ 96,273.95

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 property owners voting in favor are 8/13 or 62 percent and 65 percent of the assessable footage.

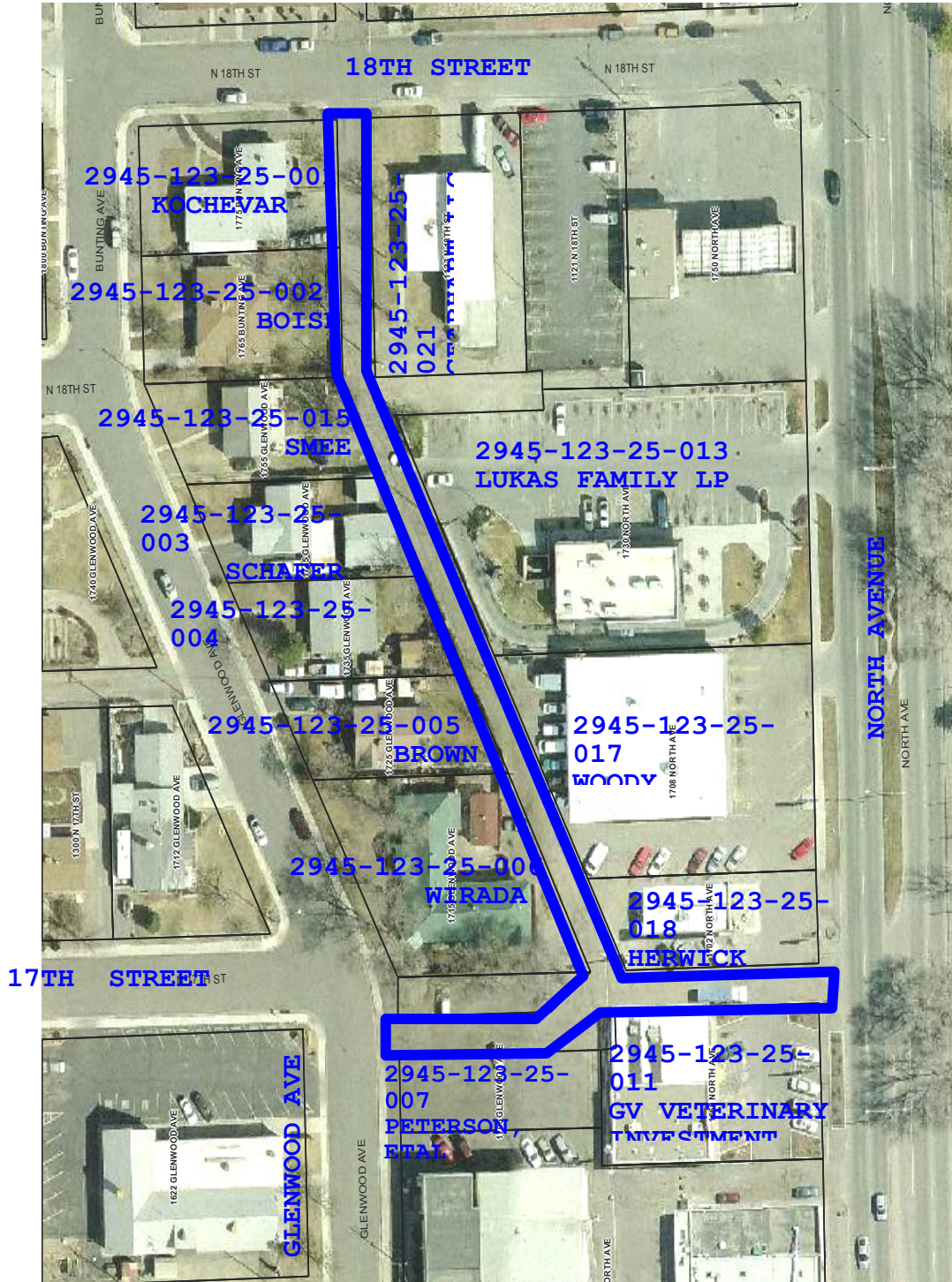
PROPOSED ALLEY IMPROVEMENT DISTRICT 3RD STREET TO 4TH STREET GLENWOOD AVENUE TO KENNEDY AVENUE



PROPOSED ALLEY IMPROVEMENT DISTRICT 9TH STREET TO 10TH STREET MAIN STREET TO ROOD AVENUE



PROPOSED ALLEY IMPROVEMENT DISTRICT 17TH STREET TO 18TH STREET NORTH AVENUE TO ROOD AVENUE



CITY OF GRAND JUNCTION, COLORADO

RESOLUTION NO.

**A RESOLUTION DECLARING THE INTENTION OF THE CITY COUNCIL
OF THE CITY OF GRAND JUNCTION, COLORADO, TO CREATE
WITHIN SAID CITY ALLEY IMPROVEMENT DISTRICT NO. ST- 09, PHASE A AND
AUTHORIZING THE CITY ENGINEER TO PREPARE
DETAILS AND SPECIFICATIONS FOR THE SAME**

WHEREAS, a majority of the property owners to be assessed have petitioned the City Council, under the provisions of Chapter 28 of the City of Grand Junction Code of Ordinances, as amended, and People's Ordinance No. 33, that an Alley Improvement District be created for the construction of improvements as follows:

Location of Improvements:

- East/West Alley from 3rd to 4th, between Glenwood Avenue and Kennedy Avenue
- East/West Alley from 9th to 10th, between Main Street and Rood Avenue
- East/West T Alley from 17th to 18th, between North Avenue and Glenwood Avenue

Type of Improvements - To include base course material under a mat of Concrete Pavement and construction or reconstruction of concrete approaches as deemed necessary by the City Engineer; and

WHEREAS, the City Council deems it advisable to take the necessary preliminary proceedings for the creation of a Local Improvement District.

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

1. That the District of lands to be assessed is described as follows:

Lots 1 through 4, inclusive, Block 12, Sherwood Addition Subdivision Plat of Blocks 8,9,11,12 & 13, City of Grand Junction; and also,
The South 40 feet of Lots 1 through 3, inclusive, and Lots 4 through 32, inclusive, Block 108, City of Grand Junction; and also,
Lots 1 through 8, inclusive, and Lots 13 through 15, inclusive, Block 7, Elmwood Plaza Refiling, except the West 5 feet of said Lot 15; and also, Lot 1, Mitchell Replat; and also
Lots 5 & 6, Block 4, Parkplace Heights, including that portion of the vacated alley, described in Book 1111, Page 739 in the Mesa County records, between said Lots 5 and 6, except the alley right of way through said Lot 5 as described in Book 1133, Page 903 in said records. All in the City of Grand Junction, and Mesa County, Colorado.

2. That the assessment levied against the respective properties will be as follows per each linear foot directly abutting the alley right-of-way:

Properties located within any zone other than residential and properties which are used and occupied for any purpose other than residential shall be assessed 50 percent of

the assessable cost per abutting foot; provided, however, that existing multi-family uses within a non-residential zone shall be assessed at the multi-family rate of 25 percent of the assessable cost per abutting foot;

Properties located in a residential multi-family zone shall be assessed at the residential multi-family rate of 25 percent of the assessable cost per abutting foot.

Properties located in a single-family residential zone shall be assessed at 15 percent of the assessable cost per abutting foot.

Properties having alley frontage on more than one side shall be assessed the applicable assessment rate for the frontage on the longest side only.

If the use of any property changes, or if a property is rezoned any time prior to the assessment hearing, the assessment shall reflect that change.

The total amount of assessable footage for properties receiving the single-family residential rate is estimated to be 570.96 feet and the total amount of assessable footage for properties receiving the multi-family residential rate is estimated to be 836.16 feet; and the total amount of assessable footage receiving the non-residential rate is 1,516.66 feet.

3. That the assessments to be levied against the properties in said District to pay the cost of such improvements shall be due and payable, without demand, within thirty (30) days after the ordinance assessing such costs becomes final, and, if paid during this period, the amount added for costs of collection and other incidentals shall be deducted; provided, however, that failure by any owner(s) to pay the whole assessment within said thirty (30) day period shall be conclusively considered as an election on the part of said owner(s) to pay the assessment, together with an additional six percent (6%) one-time charge for cost of collection and other incidentals, as required by the Mesa County Treasurer's office, which shall be added to the principal payable in ten (10) annual installments, the first of which 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.

4. That the City Engineer is hereby authorized and directed to prepare full details, plans and specifications for such paving; and a map of the district depicting the real property to be assessed from which the amount of assessment to be levied against each individual property may be readily ascertained, all as required by Ordinance No. 178, as amended, City of Grand Junction, Colorado.

5. That Notice of Intention to Create said Alley Improvement District No. ST-09, Phase A, and of a hearing thereon, shall be given by advertisement in one issue of The Daily Sentinel, a newspaper of general circulation published in said City, which Notice shall be in substantially the form set forth in the attached "**NOTICE**".

NOTICE

OF INTENTION TO CREATE ALLEY IMPROVEMENT DISTRICT NO. ST-09, PHASE A, IN THE CITY OF GRAND JUNCTION, COLORADO, AND OF A HEARING THEREON

PUBLIC NOTICE IS HEREBY GIVEN, pursuant to the request of a majority of the affected property owners, to the owners of real estate in the district hereinafter described and to all persons generally interested that the City Council of the City of Grand Junction, Colorado, intends to create Alley Improvement District No. ST-09, Phase A, in said City for the purpose of reconstructing and paving certain alleys to serve the property hereinafter described which lands are to be assessed with the cost of the improvements, to wit:

Lots 1 through 4, inclusive, Block 12, Sherwood Addition Subdivision Plat of Blocks 8,9,11,12 & 13, City of Grand Junction; and also,
The South 40 feet of Lots 1 through 3, inclusive, and Lots 4 through 32, inclusive, Block 108, City of Grand Junction; and also,
Lots 1 through 8, inclusive, and Lots 13 through 15, inclusive, Block 7, Elmwood Plaza Refiling, except the West 5 feet of said Lot 15; and also, Lot 1, Mitchell Replat; and also
Lots 5 & 6, Block 4, Parkplace Heights, including that portion of the vacated alley, described in Book 1111, Page 739 in the Mesa County records, between said Lots 5 and 6, except the alley right of way through said Lot 5 as described in Book 1133, Page 903 in said records. All in the City of Grand Junction, and Mesa County, Colorado.

Location of Improvements:

- East/West Alley from 3rd to 4th, between Glenwood Avenue and Kennedy Avenue
- East/West Alley from 9th to 10th, between Main Street and Rood Avenue
- East/West T Alley from 17th to 18th, between North Avenue and Glenwood Avenue

Type of Improvements: To include base course material under a mat of Concrete Pavement and construction or reconstruction of concrete approaches as deemed necessary by the City Engineer.

The assessment levied against the respective properties will be as follows per each linear foot directly abutting the alley right-of-way:

Properties located within any zone other than residential and properties which are used and occupied for any purpose other than residential shall be assessed 50 percent of the assessable cost per abutting foot; provided, however, that existing multi-family uses within a non-residential zone shall be assessed at the multi-family rate of 25 percent of the assessable cost per abutting foot;

Properties located in a residential multi-family zone shall be assessed at the residential multi-family rate of 25 percent of the assessable cost per abutting foot.

Properties located in a single-family residential zone shall be assessed at 15 percent of the assessable cost per abutting foot.

Properties having alley frontage on more than one side shall be assessed the applicable assessment rate for the frontage on the longest side only.

If the use of any property changes, or if a property is rezoned any time prior to the assessment hearing, the assessment shall reflect that change.

The total amount of assessable footage for properties receiving the single-family residential rate is estimated to be 570.96 feet and the total amount of assessable footage for properties receiving the multi-family residential rate is estimated to be 836.16 feet; and the total amount of assessable footage receiving the non-residential rate is 1,516.66 feet.

To the total assessable cost of \$86,884.95 to be borne by the property owners, there shall be, as required by the Mesa County Treasurer's Office, added six (6) percent for costs of collection and incidentals. The said assessment shall be due and payable, without demand, within thirty (30) days after the ordinance assessing such cost shall have become final, and if paid during such period, the amount added for costs of collection and incidentals shall be deducted; provided however, that failure by any owner(s) to pay the whole assessment within said thirty (30) day period shall be conclusively considered as an election on the part of said owner(s) to pay the assessment, together with an additional six percent (6%) one-time charge for cost of collection and other incidentals, as required by the Mesa County Treasurer's Office, which shall be added to the principal payable in ten (10) annual installments which shall become due upon the same date upon which general taxes, or the first installment thereof, are by the laws of the State of Colorado, made payable. Simple interest at the rate of eight (8) percent per annum shall be charged on unpaid installments.

On January 7, 2009, at the hour of 7:00 o'clock P.M. in the City Council Chambers in City Hall located at 250 North 5th Street in said City, the Council will consider testimony that may be made for or against the proposed improvements by the owners of any real estate to be assessed, or by any person interested.

A map of the district, from which the share of the total cost to be assessed upon each parcel of real estate in the district may be readily ascertained, and all proceedings of the Council, are on file and can be seen and examined by any person interested therein in the office of the City Clerk during business hours, at any time prior to said hearing.

PASSED and **ADOPTED** this ____ day of _____, 2008.

By: _____
City Clerk

President of the Council

Attest:

City Clerk

Attach 4

Purdy Mesa Flow Line Replacement

CITY OF GRAND JUNCTION

CITY COUNCIL AGENDA			
Subject	Purdy Mesa Flow Line Replacement Contract Award		
File #			
Meeting Day, Date	Monday, December 1, 2008		
Placement on the Agenda	Consent	X	Individual
Date Prepared	November 25, 2008		
Author Name & Title	Justin Vensel, Project Manager		
Presenter Name & Title	Tim Moore, Public Works and Planning Director		

Summary: The project consists of replacing approximately 17,700 lineal feet of deteriorating 20" waterline through developing areas in Whitewater.

Budget: Sufficient funds have been budgeted in fund 3011-F05202 for this project.

The following contractors submitted bids:

Downey Excavation	Montrose, CO	\$ 393,595.00
Scott Contracting	Henderson, CO	\$ 643,422.36
Williams Construction	Norwood, CO	\$ 785,132.40
Mendez Inc.	Grand Junction, CO	\$ 547,688.00
Schmidt Earth Builders Inc	Windsor, CO	\$ 456,916.00
American Infrastructure Inc	Franktown, CO	\$ 432,395.00
Sorter Construction	Grand Junction, CO	\$ 437,111.20
Brannon Construction	Denver, CO	\$ 614,188.50
Heyl Construction	New Castle, CO	\$ 577,987.00
Spallone Construction	Gunnison, CO	\$ 698,762.00
Old Castle SW Telluride	Telluride, CO	\$ 586,063.00
Dirtworks Construction	Grand Junction, CO	\$ 499,350.40
Skip Houston Construction	Montrose, CO	\$ 479,928.61
Nelson Pipeline Construction	Ft. Lupton, CO	\$ 679,787.35
Engineers Estimate		\$ 533,637.00

Estimated total project cost, including design and construction management, is \$975,800. Funds in the amount of \$1,200,000 have been budgeted in the 2008 Revised/2009 budget for this project.

Action Requested/Recommendation: Authorize the City Manager to sign a Construction Contract for the **Purdy Mesa Flow Line Replacement to Downey Excavation** in the amount of **\$ 393,595.00**.

Background Information: The Purdy Mesa flow line is the main conveyance of raw water from Juniata Reservoir to the Water Treatment Plant on Orchard Mesa. This project will allow us to bring more raw water to the plant and will replace an aging section of the existing flow line that is prone to breakage.

During summer months, when demand is highest, we are able to convey 7.5 MGD (million gallons per day) through the existing pipe. After this replacement project is complete we will be able to increase the flow in the pipe to approximately 8 MGD with much higher confidence in the line. The line was last replaced in 1956 and has had several significant breaks over the past five years.

Attach 6

Public Hearing and Presentation of the 2008 Supplemental and 2009 Budgets

CITY OF GRAND JUNCTION

CITY COUNCIL AGENDA			
Subject	City of Grand Junction Budget Presentation		
File #			
Meeting Day, Date	Wednesday, December 3 rd , 2008		
Placement on the Agenda	Consent		Individual x
Date Prepared	November 25 th , 2008		
Author Name & Title	Jay Valentine, Asst. Financial Operations Manager		
Presenter Name & Title	Laurie Kadrich, City Manager Jodi Romero, Financial Operations Manager		

Summary: This request is to appropriate certain sums of money to defray the necessary expenses and liabilities of the accounting funds of the City of Grand Junction based on the 2008 amended and 2009 proposed budgets.

Budget: Pursuant to statutory requirements, the total appropriation adjustments are at fund level as specified in the ordinance. The total appropriation for all funds budgeted by the City include the Ridges Metropolitan District and the Downtown Development Authority. Total appropriations include expenditures as well as transfers between funds.

Although not a planned expenditure, an additional 2,300,000 is appropriated as an emergency reserve in the General Fund pursuant to Article X, Section 20 of the Colorado Constitution.

Action Requested/Recommendation:

- 1) Adoption of the 2008 Supplemental Appropriation Ordinance passing the City of Grand Junction's 2008 amended budget.
- 2) Adoption of the 2009 Annual Appropriation Ordinance passing the City of Grand Junction's 2009 budget.

Attachments: Proposed Ordinances

Background Information: The 2008 amended budget and the 2009 proposed budget was presented to City Council at the budget presentation workshops.

ORDINANCE NO. ____

**AN ORDINANCE MAKING SUPPLEMENTAL APPROPRIATIONS TO THE 2008
BUDGET OF THE CITY OF GRAND JUNCTION**

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

That the following sums of money be appropriated from unappropriated fund balance and additional revenue to the funds indicated for the year ending December 31, 2008, to be expended from such funds as follows:

FUND NAME	FUND #	APPROPRIATION
General Fund	100	\$ 14,756,818
D.D.A. Operations	103	\$ 73,538
Parkland Expansion	105	\$ 586,785
Economic Development	108	\$ 211,399
Sales Tax CIP Fund	201	\$ 10,736,690
Storm Drainage Improvements	202	\$ 5,795,335
D.D.A. TIF	203	\$ 899,497
Future Street Improvements	207	\$ 864,389
Facilities Capital Fund	208	\$ 631,642
Water Fund	301	\$ 1,360,230
Solid Waste Fund	302	\$ 124,826
Two Rivers Convention Center	303	\$ 150,699
Swimming Pools	304	\$ 16,468
Lincoln Park Golf Course	305	\$ 72,494
Tiara Rado Golf Course	306	\$ 125,816
Parking Fund	308	\$ 720,546
Irrigation Systems	309	\$ 19,798
Equipment	402	\$ 1,903,279
Stores Fund	403	\$ 237,498
Self Insurance	404	\$ 197,022
Communications Center	405	\$ 398,741
Joint Sewer System, Total	900	\$ 4,622,340

INTRODUCED AND ORDERED PUBLISHED this 17th day of November, 2008.

TO BE PASSED AND ADOPTED the ____ day of _____, 2008.

Attest:

President of the Council

City Clerk

ORDINANCE NO. ____

AN ORDINANCE APPROPRIATING CERTAIN SUMS OF MONEY TO DEFRAY THE NECESSARY EXPENSES AND LIABILITIES OF THE CITY OF GRAND JUNCTION, COLORADO, THE DOWNTOWN DEVELOPMENT AUTHORITY, AND THE RIDGES METROPOLITAN DISTRICT FOR THE YEAR BEGINNING JANUARY 1, 2009, AND ENDING DECEMBER 31, 2009

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

SECTION 1. That the following sums of money, or so much therefore as may be necessary, be and the same are hereby appropriated for the purpose of defraying the necessary expenses and liabilities, and for the purpose of establishing emergency reserves of the City of Grand Junction, for the fiscal year beginning January 1, 2009, and ending December 31, 2009, said sums to be derived from the various funds as indicated for the expenditures of:

FUND NAME	FUND #	APPROPRIATION	Emergency Reserve
General	100	\$77,144,347	\$2,300,000
Enhanced 911 Special Revenue	101	\$ 3,280,524	
Visitor & Convention Bureau	102	\$ 2,699,738	
D.D.A. Operations	103	\$ 317,760	
Community Development Block Grants	104	\$ 340,000	
Parkland Expansion	105	\$ 780,000	
Economic Development	108	\$ 2,565,222	
T.I.F.Special Revenue	109	\$ 1,761,930	
Conservation Trust	110	\$ 306,000	
Sales Tax CIP Fund	201	\$ 31,390,622	
Storm Drainage Improvements	202	\$ 4,027,710	
T.I.F. Capital Improvements	203	\$ 2,830,000	
Future Street Improvements	207	\$ 1,864,334	
Facilities Capital Fund	208	\$ 825,000	
Water Fund	301	\$ 5,831,359	
Solid Waste	302	\$ 3,172,533	
Two Rivers Convention Center	303	\$ 3,595,743	
Swimming Pools	304	\$ 948,315	

Golf Courses Fund	305	\$	2,496,175	
Parking	308	\$	595,985	
Irrigation Systems	309	\$	267,693	
Ambulance Transpot	310	\$	2,664,018	
Information Services	401	\$	4,989,008	
Equipment	402	\$	4,893,975	
Self Insurance	404	\$	1,683,184	
Communications Center	405	\$	7,173,669	
General Debt Service	610	\$	6,981,298	
T.I.F. Debt Service	611	\$	1,220,000	
Ridges Metro District Debt Service	613	\$	222,035	
Parks Improvement Advisory Board	703	\$	143,343	
Cemetery Perpetual Care	704	\$	50,911	
Joint Sewer System, Total	900	\$	12,307,674	

INTRODUCED AND ORDERED PUBLISHED the 17th day of November, 2008.

TO BE PASSED AND ADOPTED the ____ day of _____, 2008.

Attest:

President of the Council

City Clerk

Attach 7

Set Mill Levies for Property Tax for Levy Year 2008

CITY OF GRAND JUNCTION

CITY COUNCIL AGENDA			
Subject	Property Tax Resolutions for Levy Year 2008		
File #			
Meeting Day, Date	Wednesday, December 3 rd , 2008		
Placement on the Agenda	Consent		Individual X
Date Prepared	November 25 th , 2008		
Author Name & Title	Jay Valentine, Asst. Financial Operations Manager		
Presenter Name & Title	Jodi Romero, Financial Operations Manager		

Summary: The resolutions set the mill levies of the City of Grand Junction (City), Ridges Metropolitan District #1, and the Downtown Development Authority (DDA). The City and DDA mill levies are for operations; the Ridges levy is for debt service only.

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

City of Grand Junction (8.000 mills)	\$ 7,514,248
Ridges #1 (5.800 mills)	\$ 171,075
DDA (5.000 mills)	\$ 201,143

Action Requested/Recommendation: Adoption of the Tax Levy Resolutions.

Attachments:

Levy Resolutions and Tax Certifications for the City of Grand Junction, Downtown Development Authority, and the Ridges Metropolitan District.

Background Information:

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

RESOLUTION NO. _____

A RESOLUTION LEVYING TAXES FOR THE YEAR 2008 IN THE
CITY OF GRAND JUNCTION, COLORADO

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

That there shall be and hereby is levied upon all taxable property within the limits of the City of Grand Junction, Colorado, for the year 2008 according to the assessed valuation of said property, a tax of eight (8.000) mills on the dollar (\$1.00) upon the total assessment of taxable property within the City of Grand Junction, Colorado for the purpose of paying the expenses of the municipal government of said City for the fiscal year ending December 31, 2009.

ADOPTED AND APPROVED THIS ____ day of _____, 2008.

President of the Council

ATTEST:

City Clerk

TAX LEVY CERTIFICATION

TO COUNTY COMMISSIONERS AND ASSESSOR

STATE OF COLORADO
COUNTY OF MESA
CITY OF GRAND JUNCTION

To the Commissioners of Mesa County, Colorado:

This is to certify that the tax levy to be assessed by you upon all property within the limits of the **City of Grand Junction** for the year 2008, as determined and fixed by the City Council by Resolution duly passed on the 3rd day of December, 2008, is eight **(8.000)** mills, the revenue yield of said levy to be used for the purpose of paying the expenses of the municipal government, and you are authorized and directed to extend said levy upon your tax list.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the City of Grand Junction, Colorado, this 3rd day of December, 2008.

City Clerk, City of Grand Junction

C: County Assessor

RESOLUTION NO. _____

A RESOLUTION LEVYING TAXES FOR THE YEAR 2008 IN THE
DOWNTOWN DEVELOPMENT AUTHORITY

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

That there shall be and hereby is levied upon all taxable property within the Grand Junction, Colorado, Downtown Development Authority limits, for the year 2008 according to the assessed valuation of said property, a tax of five **(5.000)** mills on the dollar (\$1.00) upon the total assessment of taxable property within the City of Grand Junction, Colorado, Downtown Development Authority, for the purpose of paying the expenses of said Authority for the fiscal year ending December 31, 2009.

ADOPTED AND APPROVED THIS ____ day of _____, 2008.

President of the Council

ATTEST:

City Clerk

TAX LEVY CERTIFICATION

TO COUNTY COMMISSIONERS AND ASSESSOR

STATE OF COLORADO
COUNTY OF MESA
CITY OF GRAND JUNCTION

To the Commissioners of Mesa County, Colorado:

This is to certify that the tax levy to be assessed by you upon all property within the Grand Junction, Colorado, **Downtown Development Authority** limits, for the year 2008, as determined and fixed by the City Council by Resolution duly passed on the 3rd day of December, 2008, is five **(5.000)** mills, the revenue yield of said levy to be used for the purpose of paying the expenses of the Grand Junction, Colorado, Downtown Development Authority, and you are authorized and directed to extend said levy upon your tax list.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the City of Grand Junction, Colorado, this 5th day of December, 2008.

City Clerk, City of Grand Junction

C: County Assessor

RESOLUTION NO. _____

A RESOLUTION LEVYING TAXES FOR THE YEAR 2008 IN THE
RIDGES METROPOLITAN DISTRICT #1

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

That there shall be and hereby is levied upon all taxable property within the limits of the **Ridges Metropolitan District # 1**, City of Grand Junction, Colorado, for the year 2008 according to the assessed valuation of said property, a tax of five and eight hundred thousandths **(5.800)** mills on the dollar (\$1.00) upon the total assessment of taxable property within the Ridges Metropolitan District #1, City of Grand Junction, Colorado, for the purpose of paying certain indebtedness of the District, for the fiscal year ending December 31, 2009.

ADOPTED AND APPROVED THIS ____ day of _____, 2008.

President of the Council

ATTEST:

City Clerk

TAX LEVY CERTIFICATION

TO: County Commissioners of Mesa County, Colorado.

For the year **2008**, the Board of Directors of the **Ridges Metropolitan District #1** hereby certifies the following mill levy to be extended upon the total assessed valuation:

PURPOSE	LEVY	REVENUE
4. General Obligation Bonds and Interest - 1992 *	<u>5.800</u> mills	\$ <u>171,075</u>
9. Temporary Property Tax Credit/ Temporary Mill Levy Rate Reduction CRS 39-5-121 (SB 93-255)	<u>n/a</u> mills	\$ <u>0.00</u>
TOTAL	<u>5.800</u> MILLS	<u>\$ 171,075</u>

=====

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

Signed _____ Title City Clerk, City of Grand Junction

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

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

Original form (FORM DLG 70 (Rev. 6/92))