

Grand Junction, Colorado

July 5, 1961

**ROLL CALL**

The City Council of the City of Grand Junction, Colorado, met in regular session at 7:30 o'clock p. m. July 5, 1961. Councilmen present and answering roll call were Meacham, Hadden, Love, Colescott, and President McCormick. Councilmen Lowe and Wright were absent. Also present were City Manager Lacy, City Attorney Ashby and City Clerk Tomlinson.

**INVOCATION**

Invocation was given by Rev. Earl H. Gosa, Pastor, First Baptist Church.

**MINUTES**

It was moved by Councilman Hadden and seconded by Councilman Meacham that the minutes of the regular meeting held June 21, 1961 be approved as written. Motion carried.

**HEARING** Annexation Central Fruitvale area

This was the date set for hearing on the annexation of a 340-acre tract in Fruitvale to 29 Road (Central Fruitvale). A qualified counter-petition had been filed against this annexation. President McCormick declared the hearing closed.

**HEARING** Rezoning 2 Acre area near NW Cor 15th St. & North Ave. to C-1

This was the date set for hearing on the rezoning of a two-acre area near the northwest corner of Fifteenth Street and North Avenue from R-3 to C-1 - more specifically described as Lots 1 to 11 Exposition Arcade. There were no comments from the floor and no written protests had been filed. President McCormick declared the hearing closed.

**WATER-MICRO-STRAINER** Bids - award contract to Colo. Macco, Inc. \$163,000

Bids for the construction of the Micro-strainer Plant had been opened at 2:00 p. m. The following bids were tabulated:

			Item 1 Treatment Plant	Item 2A Additional Strainer	Total
1.	Harry J. Glass & Assoc	no bid			
2.	F.H.Linne man, Inc. Denver		174,950.0 0	31,500.00	\$206,450. 00
3.	Colorado Macco, Inc. Grand Junction		163,000.0 0	31,800.00	194,800.0 0
4.	Delta Plumbing, Heating, & Contracti ng Co., Inc.	no bid			
5.	Varulco Construct ors Grand Junction		167,800.0 0	30,500.00	198,300.0 0
6.	Western States Loveland		175,585.0 0	31,336.00	206,915.0 0

The apparent low bidder was the Colorado Macco, Inc. who bid \$163,000 without the alternate - Item 2A which provided for the fourth micro-strainer. This amount exceeded the Engineer's estimate, but since plans and specifications were drawn up, the cost of micro-strainer units had advanced approximately \$5,000 each.

City Manager Lacy stated that there was enough money budget-wise to meet the cost but not specifically appropriated for this project. Mr. McKenzie, an official of the Colorado Macco, Inc., was at the meeting and stated that they worked with Corn Construction Company, and that they had been in business in Grand Junction for a number of years. Recently, they had built the Glenwood Springs pool and other projects in that area.

It was moved by Councilman Hadden and seconded by Councilman Love that the City Manager be authorized to enter into a contract with

Colorado Macco, Inc. for the construction of the micro-strainer plant for the sum of \$163,000. Motion carried. (5 Councilmen voted AYE)

**G.J. CITY EMPLOYEES LOCAL UNION #472** Action tabled on request for election

Mr. Herrick Roth and a group of City employees appeared before the Council in connection with the formation of an employees' union; namely, City Employees' Local #472 affiliated with AFSME (AFL-CIO) and Colorado Unions of Public Employees. He introduced the officers of the Union; Pheral Green, President, Carl Huber, Vice-President, George Pepper, Secretary-Treasurer, Ernest Latto and Cecil Campbell, Stewards.

Mr. Roth asked the Council to consider a memorandum which he had prepared for Mr. Lacy the early part of June. This memorandum was designed for the purpose of defining the relationship of the Local #472 to the City; its personnel policies and general conditions of wages and working conditions. They proposed that the City Manager, with other City officials, meet with members of the Union to discuss the appropriateness of bargaining units and the procedure for conducting an election. The Colorado Labor Peace Act does not cover the City with regard to its employees but Mr. Roth thought their procedure would apply.

City Manager Lacy and other City officials met with Mr. Roth and the members of the Union on June 20th. Mr. Lacy did not agree to ask the Commission to call an election so Mr. Roth and members of the Union are requesting the Council to ask for such an election. President McCormick stated that the Council would take the memorandum under consideration and table action to a later meeting at which time Mr. Roth and members of the Union would be notified.

**YOUTH COUNCIL** Recognized and Study approved

Rev. Earl Gosa and Judge Miles Kara appeared before the Council concerning a Youth Council for Grand Junction. Rev. Gosa explained that there was a study of youth problems being made by two committees; a lay group as a steering committee and a group of professional people whose jobs bringing them in contact with youth problems. This study was started in the fall of 1959 to evaluate the aspects of city life as it related to youth.

The proposal for this study had been presented to the County Commissioners, and they received it very enthusiastically. The Commissioners had asked about the cost, and Rev. Gosa explained that it would not be more than \$200 or \$250, but that they needed recognition more than money at this time. This was given by the

Commissioners. The Committee believes that there are clubs, groups and individuals who will furnish the necessary financing, and if not, this can be considered later. This study will evaluate all the aspects of community life for young people.

Judge Kara said that his group was composed of approximately twenty people who deal with youth problems as professionals. They expect to act as a liaison with Rev. Gosa's committee and work back and forth. In order to make the study worthwhile, it must have recognition. Councilman Hadden felt that this work should be done and moved that the Council give recognition to the study and program. The motion was seconded by Councilman Love and regularly carried. (5 Councilmen voted AYE) Rev. Gosa stated that they would proceed with the planning this summer so that they could go ahead this fall, and that the entire study would possibly take a year to complete.

**ZONING HEARING** 8-2-61 - 13th & Walnut Lot 3 Blk 1 Fairmount

The Planning Commission recommended that the zoning for Lot 3 Block 1 Fairmount Subdivision be R-1-C. It was moved by Councilman Colescott and seconded by Councilman Hadden that the hearing on this zoning matter be set for August 2, 1961. Motion carried. (5 Councilmen voted AYE)

**WATER BILL ADJUST.** Granted Mrs. Coe Van Deren - \$3.12 1220-1226 Elm Ave

A request for an adjustment in a water bill was made by Mrs. Coe Van Deren for property which she owns at 1220-1226 Elm Ave. This year, 61,000 gallons of water went through the meter amounting to \$14.51. During the same period of time a year ago, 46,000 gallons of water went through the meter amounting to \$11.39. A break in the service line had been discovered and repaired.

It was moved by Councilman Colescott and seconded by Councilman Meacham that the request be granted and an adjustment of \$3.12 be made. Roll was called on the motion with all members of the Council present voting AYE. The President declared the motion carried. (5 Councilmen voted AYE)

**WAIVE BLDG PERMIT FEE** \$6.00 FOR 1st BAPTIST CHURCH

A request was presented by the First Baptist Church to waive a building permit fee of \$6.00 for the construction of a fire escape. It was moved by Councilman Meacham and seconded by Councilman Hadden that this request be granted. Roll was called on the motion with all members of the Council voting AYE. The President declared the motion carried. (5 Councilmen voted AYE)

**PROP. ORD.** Annexing Central Fruitvale

The following entitled proposed ordinance was presented and read: AN ORDINANCE ANNEXING TERRITORY TO THE CITY OF GRAND JUNCTION. It was moved by Councilman Meacham and seconded by Councilman Hadden that the proposed ordinance be passed for publication. Motion carried. (5 Councilmen voted AYE)

**PROP. ORD.** Withdrawal of Lands from Ute Water Conservancy Dist.

The following entitled proposed ordinance was presented and read: AN ORDINANCE DECLARING ALL PROPERTY, REAL AND PERSONAL, WITHIN THE LIMITS OF THE CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO, TO BE LANDS AND PROPERTY EXCLUDED FROM THE UTE WATER CONSERVANCY DISTRICT IN SAID COUNTY AND STATE. It was moved by Councilman Hadden and seconded by Councilman Meacham that the proposed ordinance be passed for publication. Motion carried. (5 Councilmen voted AYE)

**PROP. ORD.** Zoning Lots 1/11 Exposition Arcade (15th & North Ave)

The following entitled proposed ordinance was presented and read: AN ORDINANCE CHANGING THE ZONING MAP, A PART OF CHAPTER 83 OF THE 1953 COMPILED ORDINANCES OF THE CITY OF GRAND JUNCTION, COLORADO, BY CHANGING THE ZONING OF CERTAIN PROPERTY WITHIN SAID CITY.

It was moved by Councilman Hadden and seconded by Councilman Meacham that the proposed ordinance be passed for publication. Motion carried. (5 Councilmen voted AYE)

**APPROVE & FILE BOND** Henry-Rhymer-Shilling Constr Co for Cont. not to exceed \$25,000

A license bond for Wm. C. Henry, Carl Rhymer and A. E. Shilling, dba Henry-Rhymer-Shilling Construction Company, 732 Teller Avenue, for a contractor's license not to exceed \$25,000 was presented on the approved bond form. It was moved by Councilman Love and seconded by Councilman Colescott that the bond be accepted and filed. Motion carried. (5 Councilmen voted AYE)

**INSURANCE** CM to Advertise for bids for Liability & Fleet

City Manager Lacy suggested that before budget time it might be well if the City would advertise for bids for liability and fleet insurance. He had covered this matter in a Memorandum to the City Council in the latter part of June. If the bids are too high, they could be rejected. Consideration could also be given to the City becoming self-insured, which would mean that a certain amount of money would be set up each year in the budget to cover liabilities of all kinds. One benefit from liability insurance

would be that the insurance company's legal department would take over and process all claims. Cities are becoming more liable for damages all the time, and some program should be set up to take care of the situation.

It was moved by Councilman Colescott and seconded by Councilman Love that City Manager Lacy be authorized to go ahead and advertise for bids for insurance. Motion carried. (5 Councilmen voted AYE)

**DITCHES** Covering or discontinuing if declared a nuisance

City Manager Lacy stated that he had put out a memorandum on covering ditches, explaining the old 1911 People's Ordinance and how it could be made workable without actually amending it. There is already some misunderstanding concerning this matter of covering or eliminating ditches. The public seems to have an impression, mistakenly so, that this is just another in the many attempts of the City to enforce this old ordinance. The ordinance says that all ditches in the City should be covered or enclosed. Mr. Lacy reiterated that this is not an attempt to enforce that ordinance but merely to add to it by saying that ditches inside the City should be covered when there is a realistic reason for such covering, not running out and covering every ditch when the political boundary of the City changes.

The effect of the change is to ask the Council to determine, after considering all the factors, whether any given ditch is a nuisance and should be closed. This hinges on changes in characteristics of the neighborhood through which the ditch runs. The land may previously have been used for orchards and farms, but now may be covered with streets and serve new subdivisions. The people may no longer need to use the ditch water for irrigation.

A positive approach would be made to encourage people who no longer need to use ditch water to discontinue the ditch. They could sell or keep the water rights or change the use to some other tract. The City would not in any way attempt to get the water rights. In order to get them to do this, it would be necessary for the City to pay an estimated amount of money based on the next three or five years' watering costs for using City water. The City estimates that it would cost approximately \$6.00 per year per 1,000 square feet of lawn for irrigation. If the ditch user is not willing to do this and felt he wanted to continue to use the ditch water, the City would participate along with the water user in the cost of covering the ditch which was declared a nuisance. The cost of maintaining ditches now would be a factor for the justification of the City's paying money for this type of thing. If the ditches were discontinued, it would eliminate the cost of the maintenance once and for all.

Mr. Forsman has been assisting Mr. Lacy in evaluating how realistic this is and talking with other interested people. The suggestion that City Manager Lacy and City Attorney Ashby have made is not to get out from under the People's Ordinance but to add a third section to the 1953 Compiled Ordinances stating how the enforcement should be done.

It was suggested that City Manager Lacy contact Mr. Forsman and other citizens interested in this matter and bring back a report to the next City Council meeting; if views are in general accord, a proposed ordinance may be drawn up and presented at this time.

**ADJOURNMENT**

It was moved by Councilman Hadden, duly seconded and carried that the meeting adjourn.

/s/Helen C. Tomlinson  
City Clerk