

Grand Junction, Colorado

October 2, 1963

ROLL CALL

The City Council of the City of Grand Junction, Colorado, met in regular session at 7:30 p.m., October 2, 1963. Councilmen present and answering roll call were Ray A. Meacham, Arthur Hadden, Herbert M. Wright and President Chas. E. McCormick. Councilmen Chas. H. Love, Harry Colescott and Warren Lowe were absent. Also present were City Manager J. M. Lacy, City Attorney Gerald J. Ashby and City Clerk Tomlinson.

INVOCATION

The invocation was given by Rev. O. Sundal, Pastor, Grand Junction Gospel Tabernacle.

MINUTES

It was moved by Councilman Hadden and seconded by Councilman Wright that the minutes of the regular meeting held September 18th be approved as written. Motion carried. (4 AYES)

SEWAGE TREATMENT REQ - By Donaldson Hts. Inc for condominium on N 12th - To investigate further & make report back

Mr. Dave Holder, representing Donaldson Heights, Inc., appeared before the Council requesting that the City of Grand Junction help them with their problem of sewage treatment for a condominium apartment project they are contemplating building on No. 12th Street in the vicinity of the Unity Church. He stated they had three alternatives; (1) They would have to construct their own sewage treatment facilities; (2) They could form a sanitation district of the area, but felt this would be a disservice to residents of the area as ultimately this property will be annexed to the City; (3) They would convey the sewage to the City and under some kind of agreement with the City have it treated by them. This area would serve 180 to 190 families depending on the zoning which the County will finally allow. Under the present zoning, 90 duplexes can be built.

Councilman Wright stated that this was against the City's present policy. Mr. Holder explained that this would be a corporate entity and would not be dealing with an individual. It is a rather large area. It would compare favorably with a normal sewage district in size and scope.

City Manager Lacy stated that he had discussed this matter with Mr. Holder and the City Engineer, Utilities Director and Development Director in trying to determine the City's position in the matter. Annexations have come to the City of Grand Junction in recent years because of the need for sewers, and it has been a firm Council policy that sewage service has been provided only through annexation. The only exception has been the Fruitvale Sanitation District which was a contract service to only treat their sewage. Most of this district has now been annexed. Now, it seems the Council might wish to change its policy with some formula worked out whereby there would still be an incentive for the people in this area to want to annex when possible. At the present time, they are not eligible for annexation under the present state statutes so they have to take care of their sewage by some other means. It is an involved problem. This would provide a trunk line into the north part of Grand Junction at no cost to the property owners. Legal entities could make contractual agreements which individuals wanting to connect to the sewage system could not make.

City Manager Lacy offered to make some proposals and comments on the pros and cons on this matter so the Council could discuss it before coming to a decision. The area will be using Ute water. Mr. Holder offered to show the plans to the Council. This will be a \$2,500,000 enterprise and a credit to the area.

Councilman Meacham suggested that the City Manager prepare data for the Council's study, and that Mr. Holder, the City Engineer, and City Manager Lacy get together to see what can be worked out.

CCDD REQUEST - Council approval of long range parking program

Messrs. Lee Schmidt, Jas. Gormley and Rudy Susman representing the C.C.D.D. Committee appeared before the Council and Mr. Schmidt requested that the Council approve the off-street parking proposal which the Committee has been working on and which is Phase III of Operation Foresight. Phase IV is going along quite well, which is the fixing of store fronts and Phase V will be coming along, but parking still presents the problem. Under the plan which the Committee has decided on, more than 70% of the merchants are willing to participate, which is the stamp validation plan. This covers more than 90% of the retail businesses in the City.

The amount of money the Corporation could raise through the 15¢ stamp validation is not enough to provide funds for purchasing the necessary lots. The Committee then came up with a proposal that a Downtown Parking Corporation would be organized and would capitalize itself either through stock or debenture bonds in order to purchase or lease with option to purchase parking lots

immediately behind the Foresight Shopping Park. The Corporation would be responsible for preparing the lots for use as parking lots including the installation of parking meters. It would also be responsible for maintaining and servicing the lot and meters. The revenue from the meters would be used to carry on the Corporation parking development and operation activities. A portion of this money would be used under a lease-purchase agreement with the City to purchase key lots.

The City could change the over-time parking fine schedule so that the difference in the revenue amount would be nearly made up. There also would be some sort of validation parking set-up. Eventually, after the lots are paid in full, there would be no more parking meters on the parking lots.

Mr. Schmidt stated that the Committee felt it is time now to get started on this Phase III and all they need is the Council's approval. Members of the Council present stated they needed to give the plan a little more study. City Manager Lacy, City Attorney Ashby and Mr. Wm. Raso, Attorney, and members of the C.C.D.D. Committee are to get together and work out legal aspects of the plan and bring it back to the Council at the Oct. 16th meeting.

BOARD OF ADJUSTMENT

President McCormick is still considering an appointment for a member of the Board of Adjustment.

HEARING-10-16-63 - Zoning Text changes to allow meat processing in commercial zones

There will be a hearing on October 16th on the proposed text change in the zoning ordinance to allow meat processing in a commercial zone.

BONDS APPROVED

It was moved by Councilman Hadden and seconded by Councilman Wright that the following bonds, being on the approved forms, be accepted and filed:

<u>General Contractors</u>		
Alva Roper dba Roper Constr Co.	Conn. Fire Ins. Co.	#26070
Jack L. Bray dba Bray Constr Co.	Natl Surety Corp	LR 6094650
A. L. Partee dba	USF&G	

Partee Home		
<u>Special Contractor</u>		
Southwestern Improvement Co.	Royal Indemnity Co.	#612109

3.2 BEER RENEWAL - Waddell's Quality Market - apprvd

An application for renewal of 3.2 beer license was presented by E. L. Waddell, Mildred M. Waddell and Larry E. Waddell dba Waddell's Quality Market, 2231 No. 7th Street. As there were no objections to the renewal of this license, it was moved by Councilman Wright and seconded by Councilman Hadden that the application be approved and license granted when the State license has been received. Motion carried. (4 AYES)

PROP. ORD. - 1% room tax on hotels, motels, etc. - not passed for publication

The following entitled proposed ordinance was introduced and read: AN ORDINANCE ESTABLISHING A RENTAL REVENUE TAX WITHIN THE CITY OF GRAND JUNCTION, COLORADO, PROVIDING FOR THE COLLECTION OF SUCH TAX AND REGULATIONS THEREUNDER.

Members of the Council had been furnished copies of a letter from the American Motor Hotel Association showing why the room tax ordinance is not good. Councilman Wright asked if anything had been done on an alternate plan. Mrs. Fenn stated they could not do anything until the Council acted on the ordinance one way or the other.

Mr. "Bud" Buthorn was present and stated that the hotel-motel operators had held a meeting on Tuesday evening to discuss the proposed ordinance. They wondered why there was no mention made as to the specific use of the money collected. City Attorney Ashby stated that the Council did not wish to provide for the earmarking of any funds. The money collected, after administration costs, would be put into the General Fund and appropriated out to the group who would be responsible for the tourist promotion program.

The members of the Hotel-Motel Association did not appear to approve the proposed ordinance as drawn. It was moved by Councilman Meacham and seconded by Councilman Wright that the proposed ordinance be passed for publication. Roll was called on the motion with Councilmen Meacham and Wright voting AYE and Councilmen Hadden and McCormick voting NAY. The motion was declared lost. (2 AYES - 2 NAYS)

ORD. 1180 PASSED - Vacating portion 11th St. bet Orchard & Walnut Aves

The Proof of Publication to the following entitled proposed ordinance was presented and read: AN ORDINANCE VACATING A PORTION OF 11TH STREET BETWEEN ORCHARD AVENUE AND WALNUT AVENUE IN THE CITY OF GRAND JUNCTION, COLORADO. It was moved by Councilman Meacham and seconded by Councilman Hadden that the Proof of Publication be accepted and filed. Motion carried. (4 AYES)

It was moved by Councilman Wright and seconded by Councilman Hadden that the proposed ordinance be called up for final passage. Motion carried. (4 AYES)

The ordinance was then read, and it was moved by Councilman Wright and seconded by Councilman Hadden that the ordinance be passed and adopted, numbered 1180 and ordered published. Roll was called on the motion with all members of the Council present voting AYE. The President declared the motion carried. (4 AYES)

PROPERTY - Resol selling Tract at 12th & Elm to Intermtn Bible College for \$5,010

The following Resolution was presented and read:

RESOLUTION

WHEREAS, the Intermountain Bible College has offered to purchase the North 62 1/2 feet of Lots 1, 2, 3, 4 and all of Lots 5 and 6 and the West one-half of Lot 7, all of said lots being in Block 2 of Henderson Heights Subdivision, as shown by the amended plat of said subdivision in Mesa County, Colorado, for the sum of Five Thousand Ten Dollars (\$5,010); and

WHEREAS, such land is not used or being held for park or governmental purposes and such amount represents more than the appraised value of the property, the City Council of the City of Grand Junction, believes that it would be in the best interests that such land be sold to the Intermountain Bible College;

NOW THEREFORE BE IT RESOLVED BY THE CITY COUNCIL of the City of Grand Junction, Colorado, that the City Manager be, and he hereby is, authorized and directed to execute a deed on behalf of the City of Grand Junction, Colorado, and as the act of said City conveying said property to the Intermountain Bible College; such deed to be delivered on the payment of the aforementioned sum.

PASSED AND ADOPTED this 2nd day of October, 1963.

President of the City Council

ATTEST:
City Clerk

It was moved by Councilman Meacham and seconded by Councilman Hadden that the Resolution be passed and adopted as read. Roll was called on the motion with all members of the Council present voting AYE. The President declared the motion carried. (4 AYES)

LEASE-KIDDIE PARK - 3960 - With G. Robt. Guyton renewed for 5 yr same terms

It was reported that a lease for a five-year term on the same basis and terms has been drawn up with G. Robt. Guyton for the operation of the Lion's Kiddie Park at Lincoln Park. It was moved by Councilman Wright and seconded by Councilman Meacham that City Manager Lacy and City Clerk Tomlinson be authorized to sign same. Motion carried. (4 AYES)

1964 BUDGET - Resol setting Mill Levy at 21.5 Mills

The budget for 1964 was discussed. City Manager Lacy stated that in accordance with the wishes of the Council, he had gone over the budget figures and especially the capital improvement budget as discussed by Council and cut out \$129,835. The present budget will call for a mill levy of 21.5 mills, or a 4 mill increase over 1963.

Mr. Jim Gale was present and spoke to the Council, asking that they give careful consideration to raising property taxes. He suggested that surveys be made on what a 1% sales tax would bring. The property tax is reaching a saturation point. It was pointed out to Mr. Gale that a financial study is being made at the present time and that it is too late to get any relief from a sales tax in 1964. This could not be brought to a vote before the first of the year. The whole program would have to be well presented in order to get a favorable vote.

Mr. O. K. Clifton of Valley Federal Savings and Loan Assn. also asked the Council to give careful consideration to raising the mill levy. The following Resolution was presented and read:

RESOLUTION

LEVYING TAXES FOR THE YEAR 1963
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 1963 according to the assessed valuation of said property, a tax of twenty-one and five-tenths (21.5) 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, and certain indebtedness, including interest upon indebtedness of the City, for the fiscal year ending December 31, 1964.

ADOPTED AND APPROVED this 2nd day of October, 1963.

APPROVED:

Charles E. McCormick
President of the Council

ATTEST:

City Clerk

It was moved by Councilman Meacham and seconded by Councilman Hadden that the Resolution be passed and adopted as read. Roll was called on the motion with the following result: Councilmen voting AYE, Ray Meacham, Art Hadden, Herbert M. Wright and Pres. C. E. McCormick. All of the members present voting AYE, the President declared the motion carried. (4 AYES)

ADJOURNMENT

It was moved by Councilman Hadden and seconded by Councilman Meacham that the meeting adjourn. Motion carried. (4 AYES)

/s/Helen C. Tomlinson
City Clerk