

Grand Junction, Colorado

February 19, 1964

ROLL CALL

The City Council of the City of Grand Junction, Colorado, met in regular session at 7:30 p.m., February 19, 1964. Councilmen present and answering roll call were Ray A. Meacham, Robt. B. Evans, Chas. H. Love, Harry O. Colescott, Warren D. Lowe, Herbert M. Wright and President C. E. McCormick. Also present were City Manager Joe Lacy and City Clerk Helen C. Tomlinson. City Attorney Gerald J. Ashby was absent.

INVOCATION

The invocation was given by Rev. Booker T. Taylor, Pastor, Handy Chapel AME.

MINUTES

It was moved by Councilman Lowe and seconded by Councilman Love that the minutes of the regular meeting held February 5, 1964 be approved as written. Motion carried. (7 AYES)

LICENSES

Valley Bowling Lane protests bowling alley license

Mr. C. W. Oberholtzer, Manager of the Valley Bowling Lane, came before the Council to call attention to the license fee required of bowling establishments. There are 16 lanes at the Valley Bowling Lanes (Freeway Bowl) and the license fee is \$20 per lane making his total license fee \$320 per year. Mr. Oberholtzer felt that this was too much in comparison to other business licenses. Cement contractors pay only \$1 per year. He stated that they were not protesting the license fee as they were willing to pay, but thought that if they had to pay so much, other businesses should pay in comparison.

It was explained to Mr. Oberholtzer that City Manager Lacy is making a financial study for the City of Grand Junction which will be completed in a few weeks, and these matters will all be considered at that time when a different base of taxation may be considered. A model business license ordinance was given to Mr. Lacy for his study.

HEARING

Rezoning KEXO-Gibson Area to C-1

This was the date set for hearing on the change of zoning for the KEXO-Gibson area which is north of North Avenue at 28 Road from R-1-C to C-1. Mr. Don Stacey, Attorney, and Mr. Les Kelgard were present and spoke to the Council concerning this zoning change. Mr. Kelgard is one of the officers of Gibson's and of C & K, the land corporation which owns the land for Gibson's. He stated that Gibson's expects to put two more stores and possibly more in service on the Western Slope during this year. They want to build warehouse facilities in the area immediately behind their present store. They are also planning to build a grocery store on the west side. They are very anxious to get the warehouse facilities built and therefore requested the Council, if they approve the change in zoning, to make it an emergency measure. This request for change of zoning had been approved by the Planning Commission. There being no one present protesting this change and no protests filed against it, President McCormick closed the hearing.

HEARING

Across From Vets Hospital to C-1 (Ed Eisenhower)

This date was set for hearing on the request for a change of zoning on a plot of ground owned by Ed Eisenhower across from the Veterans Hospital. It is presently zoned R-2 and they request a change to C-1. This request was approved by

the Planning Commission. This change of zoning fits in with sound zoning procedures and is in a commercial area. There was no one present to protest this change of zoning and no written protests had been filed. Councilman Colescott stated that this possibly should be done as an emergency measure too, as they are anxious to start building on this location. President McCormick closed the hearing.

HEARING

Change of zoning Ord. text - Adding "Truck Terminal Sec 3 a 5.7

Another hearing was set for this date to add the term "truck terminal" to business allowed in a commercial area. This would be a change in the text of the zoning ordinance. There were no protests presented against the change. The change had been approved by the Planning Commission. President McCormick closed the hearing.

3.2 BEER

Renewal for Donald I. Cherp dba Pad 307

An application for renewal of 3.2 beer license was presented by Donald I. Cherp dba Pad 307, 307 So. 12th St. The Mesa County Health Department and the Chief of Police approved the renewal of this license. It was moved by Councilman Meacham and seconded by Councilman Evans that the application be approved and license granted when state license has been received. Motion carried. (7 AYES)

HEARING

Teller Arms Safeway, 23rd & North to be 3-4-64

An application for 3.2 beer grocery store license for Teller Arms Safeway, 23rd and North Avenue, Unit 2, has been received. Hearing on this application has been scheduled for March 4, 1964.

LICENSE BONDS

Approved

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

Second Hand	R. J. Roeder dba North Ave. Bike Shop	Mid Continent Casualty Co.	#15145
Gas Installer	Albert A. Klassen	Natl. Surety	#LR 6112325

Motion carried. (7 AYES)

ORD. 1185 PASSED

(Emergency)

Zoning KEXO-Gibson tract to C-1

The following entitled proposed emergency 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, AND DECLARING AN EMERGENCY. It was moved by Councilman Wright and seconded by Councilman Love that the ordinance be passed and adopted as an emergency ordinance, numbered 1185 and ordered published. Roll was called on the motion with all members of the Council voting AYE. The President declared the motion carried. (7 AYES)

ORD. 1186 PASSED

(Emergency)

Zoning Ed Eisenhower tract across from VA Hosp. to C-1

The following entitled proposed emergency 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 AND DECLARING AN EMERGENCY. It was moved by Councilman Wright and seconded by Councilman Lowe that the ordinance be passed and adopted as an emergency ordinance, numbered 1186 and ordered published. Roll was called on the motion with all members of the Council voting AYE. The President declared the motion carried. (7 AYES)

PROP. ORD.

ZONING ORD TEXT CHANGE

Adding "truck terminal"

The following entitled proposed ordinance was presented and read: AN ORDINANCE AMENDING SUBSECTION 5.7, THE DEFINITION OF SERVICE BUSINESS, UNLIMITED, A SECTION OF SECTION 3 ZONE CLASSIFICATIONS UNDER CHAPTER 83 OF THE 1953 COMPILED ORDINANCES OF THE CITY OF GRAND JUNCTION, COLORADO, TO CHANGE THE REQUIREMENTS IN REGARD TO COMMERCIAL MEAT PROCESSING ESTABLISHMENTS. It was moved by Councilman Love and seconded by Councilman Lowe that the proposed ordinance be passed for publication. Motion carried. (7 AYES)

ORD. 1184 PASSED

COLLECTION OF SPEC. ASSESSMENTS SAME AS GENERAL TAXES

The Proof of Publication to the following entitled proposed ordinance was presented and read: AN ORDINANCE AMENDING SECTION 33 OF CHAPTER 81 OF THE 1953 COMPILED ORDINANCES OF THE CITY OF GRAND JUNCTION, COLORADO, TO PROVIDE FOR THE COLLECTION OF THE INSTALLMENT PAYING OF SPECIAL ASSESSMENTS OF THE CITY BY THE COUNTY TREASURER IN ACCORDANCE WITH THE PROVISIONS FOR COLLECTION OF GENERAL TAXES. It was moved by Councilman Wright and seconded by Councilman Lowe that the Proof of Publication be accepted and filed. Motion carried. (7 AYES)

It was moved by Councilman Meacham and seconded by Councilman Wright that the ordinance be called up for final passage. Motion carried. (7 AYES)

The Ordinance was then read, and it was moved by Councilman Colescott and seconded by Councilman Evans that the ordinance be passed and adopted, numbered 1184 and ordered published. Roll was called on the motion with all members of the Council voting AYE. The President declared the motion carried. (7 AYES)

WATER & SEWER IMPROVEMENT

Hire Henningson, Durham, & Richardson, Consulting Engineers

City Manager Lacy stated that sometime ago Council had requested him to make recommendations for a consulting engineer to handle the design of improvements to the City water filter plant. He recommended Henningson, Durham & Richardson of Denver who did the work on the westside sewage disposal plant in 1963. They come very well recommended from other Colorado cities, and they have their own plane which is a valuable commuting factor. All engineering firms base their fees on the same basis; therefore, he recommended that the City have this firm do all sewer or water plant improvement planning. It was moved by Councilman Evans and seconded by Councilman Lowe that the City Manager be authorized to enter into a contract with Henningson, Durham & Richardson to do City water and sewer improvement planning. Motion carried. (7 AYES)

CITY TREAS-DIR FINANCE

Hire Wm. W. Manchester 533 Foy Drive

City Manager Lacy stated that the City has been accepting applications for a City Treasurer (Finance Director). A number of applications have been reviewed and three which appeared to be the best qualified were selected. One of these lives in Canada; another at Ferron, Utah, and the third is a Grand Junction man. It seemed impossible for the Ferron, Utah man to come to Grand Junction for an interview. The Council, previous to the meeting, had interviewed Mr. Wm. W. Manchester, 533 Foy Drive. Mr. Manchester holds a degree in accounting from Colorado University. He has worked for Robert Parent, C.P.A., and is now employed for Pattericks Distributing Company as their accountant.

It was moved by Councilman Evans and seconded by Councilman Meacham that the City Council direct the City Manager to offer the position of City Treasurer to Mr. Wm. Manchester and act as the Council's agent in filling this office setting salary etc. Motion carried. (7 AYES)

INDIAN WASH PROJECT

(Flood Control started)

Councilman Colescott asked if there was anything new on the Indian Wash project. City Manager Lacy stated that the City was working as co-ordinating agent with the other agencies in this plan and some work has been done of the project.

ADJOURNMENT

It was moved by Councilman Lowe, duly seconded and carried that the meeting adjourn. Motion carried. (7 AYES)

Helen C. Tomlinson\City Clerk