

Grand Junction, Colorado

September 1, 1965

ROLL CALL

The City Council of the City of Grand Junction, Colorado, met in regular session at 7:30 o'clock P. M. September 1, 1965 in the Civic Auditorium at City Hall. Councilmen present and answering roll call were Charles E. McCormick, R. D. Evans, Charles H. Love, Dr. Hurst F. Otto, and President Ray A. Meacham. Councilman Herbert M. Wright was absent and Councilman Harry Colescott arrived at the meeting during the hearing on application for 3.2 beer license. Also present were City Attorney Gerald J. Ashby, City Manager J. M. Lacy and City Clerk Helen C. Tomlinson.

INVOCATION

The invocation was given by Rev. Richard R. Zoppel, Pastor, First Congregational Church.

MINUTES

It was moved by Councilman McCormick and seconded by Councilman Evans that the minutes of the regular meeting held August 18th be approved as written. Motion carried. (5 AYES)

HEARING - ZONING LOTS 1/24 BLK 1 AND LOTS 1/24 BLK 2, CRAWFORD'S ADDITION TO I-1

A hearing had been scheduled and advertised for this date on rezoning requests.

The Planning Commission at its meeting on August 4, 1965 recommended to the Council that zoning of Lots 1 through 24 in Block 1 and Lots 1 through 24 in Block 2 Crawford's Subdivision be changed to I-1 (light industry). This property is located between Lawrence Avenue and the alley west of Crawford from Fairview to Hale. The request was made by William Rump, representing Monument Credit Corporation who wished to build a warehouse for storing fences and possibly to do some fabricating of fences. It was felt that this area is not desirable for residential construction and rezoning to I-1 would make the land more valuable and would enhance property values in the area.

Mr. Wade Conwell was present and objected to the rezoning on grounds that property values had decreased in the area because of the odor, noise and smoke caused from industries in the area. Another resident opposed the change in zoning. President Meacham closed the hearing.

HEARING - ZONING OF SE CORNER OF ORCHARD & 28 ROAD FROM R-1-D TO

R-3

This date had been scheduled for hearing on a request to change the 28 Road zoning on the Southeast corner of Orchard and 28 Road from R-1-D to R-3 for the purpose of building a nursing home. With the exception of one house, this property is vacant land. There were no protests against the change of zoning. The Planning Commission at its meeting on August 4, 1965 recommended that the request be approved and zoning be changed to R-3. President Meacham closed the hearing.

HEARING - ZONING ORDINANCE TEXT CHANGES

This was the date set for hearing on changes in the text of the zoning ordinance. The Planning Commission had approved changes which would add RESIDENTIAL BULK DEVELOPMENT PROVISIONS to the Use Group Section. This Group was broken down to cover various items which would be regulated. There were no protests to the changes being made. President Meacham closed the hearing.

HEARING - 3.2 BEER APPLICATION - JAMES REDDICK DBA LINCOLN PARK GOLF CLUB - GRANTED

This was the date set for hearing on an application for a 3.2 beer license for James Reddick dba Lincoln Park Golf Club. There was one general protest to issuing beer licenses. It was moved by Councilman McCormick and seconded by Councilman Evans that the application be approved and license granted when State license has been received. Motion carried. (6 AYES)

BIDS - WIDENING N. 12TH STREET FROM ELM TO GLENWOOD, W. SHERWOOD DRIVE AND 5TH STREET (BELFORD TO NORTH AVENUE)

Bids were opened and tabulated on Tuesday, August 31st, on the reconstruction and widening of North 12th Street from Elm Avenue to Glenwood Avenue; construction of West Sherwood Drive, and construction of a right turn pocket at 5th and North Avenue and widening the east side of 5th Street from Belford Avenue to North Avenue. Bids were received from:

Grand Mesa Constructors, Inc.	\$37,802.00
Corn Construction Co.	40,114.00
Elam Construction Co.	43,498.00
Engineer's Estimate	41,219.00

United Sand and Gravel Company offered to do the work at the same prices bid on Improvement District No. 60, but stated that they would ask for additional time in which to finish all of the work.

The bid of Grand Mesa Constructors, Inc. was low, but 46% of the materials would be furnished by United Sand and Gravel Co. Mr. Davis Hickman, City Engineer, in a Memo to Mr. Lacy, stated that he was sure that if the contract should be awarded to Grand Mesa Constructors, an additional amount of time would be requested,

and that it was very important that North 12th Street, at least, be completed in the shortest possible time and with the least inconvenience to the public. In the face of this, he recommended that Corn Construction Company be awarded the contract to do the work. The difference in bids was \$2,312.00, but this bid was still below the Engineer's estimate.

City Manager Lacy stated that it would also be his recommendation, that in view of the time limit, the contract be awarded to Corn Construction Company. Councilman McCormick moved and Councilman Love seconded the motion that this contract be awarded to Corn Construction at a price of \$40,114.00. Motion carried. (6 AYES)

WATER - INTERIM REPORT BY WATER ADVISORY COMMITTEE

Councilman Colescott made an interim report for the Water Advisory Committee. (Councilmen Wright and Evans being members of this committee with Councilman Colescott as Chairman.) A written report had been sent to members of the Council. The Committee had held three meetings with City Manager Lacy and City Engineer Davis C. Hickman. The three areas discussed and considered have been: Water Supply - Treatment Facilities - and Distribution System. They have also been in close touch with the State Health Dept. Later recommendations will be made as to whether rapid-sand treatment or micro-floc treatment will be used in a new filter plant. The plant will cost between \$800,000 and \$900,000. It has been recommended that two steel water tanks for finished water storage, to be built near the existing filter plant, be built in 1966. Other improvements to be included in the 1966 budget are as follows:

- a. Construct two separate steel water tanks for finished water storage near the existing plant.
- b. Use present finished water open reservoirs for raw water storage and provide a pumping station so that this supply of emergency raw water is available in case of a break in Kannah Creek flow lines.
- c. Provide a by-pass for muddy water across the plant into the Gunnison river so that this water will not upset a more tightly controlled operation of the plant, as provided in the following items.
- d. Construct wires and baffles in the settling pens that now exist, probably using redwood planks.
- C. Examine and repair filter bottoms as necessary.
- f. Improve chemical feeder equipment to provide a more careful regulation of chemicals added.

g. Consider the possibility of supplementing Mantey Heights tank supply by a connection to the Ute system for use during peak usage.

Other improvements to be made to the water plant would be completed between 1966 and 1971 on a pay-as-you-go basis. Study will also be given to water rates.

Councilman McCormick and President Meacham congratulated the Committee on the work accomplished. President Meacham asked that the Committee continue to serve at the City Manager's convenience.

LIQUOR HEARING - APPLICATION BY MOOSE LODGE #270 TO MOVE TO 2885 NORTH AVENUE - TO BE 9-15-65

It was announced that a hearing has been scheduled and advertised for September 15, 1965 for Moose Lodge No. 270 to move their Club liquor license to the American Legion Building, 2884 North Avenue.

CABLE TV - MOUNTAIN STATES TELEPHONE & TELEGRAPH LETTER REGARDING FURNISHING CABLE TV

A letter was read from the Mountain States Telephone Company in regard to Cable TV. The letter stated that the 25th amendment of the Colorado Constitution recognizes the need for regulation of public utility matters by the State. Public Utilities Commission of Colorado is vested with the responsibility for such regulation whether in home rule or non-home rule cities. They are looking into the matter of furnishing Cable TV within the City limits of Grand Junction. City Attorney Ashby asked that he be given until the next Council meeting to consider all of the aspects of this letter.

BOND APPROVED

It was moved by Councilman Otto and seconded by Councilman Love that the bond of Dillard W. Fair for a cement contractor's license, being on the approved form, be accepted and filed. (Royal Indemnity #394221 #198) Motion carried. (6 AYES)

PROPOSED ORDINANCE REZONING LOTS 1/24 BLKS 1 AND 2 CRAWFORD'S ADDITION AND SE CORNER OF ORCHARD AND 28 ROAD

The following entitled proposed ordinance was presented and read: AN ORDINANCE AMENDING THE ZONING MAP, A PART OF CHAPTER 83 OF THE 1953 COMPILED ORDINANCES OF THE CITY OF GRAND JUNCTION, BY CHANGING THE ZONING OF CERTAIN LOTS AND PARCELS OF LAND WITHIN THE CITY. It was moved by Councilman Love and seconded by Councilman Otto that the proposed ordinance be passed for publication. Motion carried. (6 AYES)

PROPOSED ORDINANCE - ZONING ORDINANCE TEXT CHANGES

The following entitled proposed ordinance was presented and read: AN ORDINANCE AMENDING CHAPTER 83 OF THE 1953 COMPILED ORDINANCES OF THE CITY OF GRAND JUNCTION THE SAME BEING THE ZONING ORDINANCE OF THE CITY. It was moved by Councilman McCormick and seconded by Councilman Evans that the proposed ordinance be passed for publication. Motion carried. (6 AYES)

1966 BUDGET - INFORMAL HEARING 9-15-65

City Manager Lacy reported that informal discussion of the 1966 Budget should be set for September 15th and the public invited so if any citizen chooses, he may appear before the Council to make his wishes known.

ORDINANCES-CODIFIED - CODE READY FOR PUBLICATION

It was reported that the new codified ordinances are ready for publication. A final copy has been checked for final approval. An ordinance providing for the adoption of the Code is being prepared.

VA HOSPITAL - JOHN WHELAN, NEW ADMINISTRATOR

President Meacham read a letter from the Mayor of Tupper Lake, New York, introducing John Whelan who will come to Grand Junction as Administrator of the VA Hospital. He asked other members of the Council to arrange to meet him. He is coming to Grand Junction well recommended.

ADJOURNMENT

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

/s/ Helen C. Tomlinson
City Clerk