

Grand Junction, Colorado

January 19, 1966

ROLL CALL

The City Council of the City of Grand Junction, Colorado, met in regular session at 7:30 o'clock P. M. January 19, 1966 in the Civic Auditorium at City Hall. Councilmen present and answering roll call were Chas. E. McCormick, R. B. Evans, Chas. H. Love, Henry O. Colescott, Dr. Hurst F. Otto and President Ray A. Meacham. Councilman Herbert M. Wright was absent. Also present were City Manager J. M. Lacy, City Attorney Gerald J. Ashby and City Clerk Helen C. Tomlinson.

INVOCATION

The invocation was given by Rev. Harland W. Larsen, Pastor, Faith Baptist Church.

HEARING

Zoning Change N of Independent Fr Sunset to Western Slope Gas to R-3

A hearing on a change of zoning on a tract of land north of Independent Avenue from Sunset Lane to Western Slope Gas property was set for this hour. The Planning Commission had approved a change of zoning from R-1-C to R-3 at its meeting on Dec. 29, 1965. Mr. Jensen, who plans to build apartment buildings in this area, told the Council that he has recently purchased an additional tract of land to provide additional off-street parking for his tenants. There were no objections or comments so the Council President closed the hearing.

LEGAL ADVERTISING

Bids for 1966

Award Contract to Daily Sentinel

Instr No. 3992

Sealed bids for the City legal advertising for 1966 were received from the County Mail and The Daily Sentinel. The County Mail bid was for thirteen cents per agate line for first insertion, eight cents per agate line for subsequent insertions and ten cents per agate line for monthly report of receipts and disbursements.

The Daily Sentinel's bid was for ten cents per agate line for all printing.

City Attorney Ashby stated that the Grand Junction City Charter provides that ordinances must be published in a daily newspaper.

It was moved by Councilman Colescott and seconded by Councilman Love that a contract for the legal printing for the City of Grand Junction for the year 1966 be awarded to the Daily Sentinel and that the President of the City Council be authorized to sign same. Motion carried. (6 AYES)

HEARING

Req for Variance in Bldg Height

Mt. States Tel & Tel at 8th & Main

A hearing on increased height (70') for the new telephone building being constructed on the northeast corner of Eighth and Main Street was set for this time.

Mr. Robert Van Deusen appeared before the Council representing the Mountain States Telephone Company. He stated that the Company needed more space for its facilities and would eventually need a five to eight-story building to accommodate all of its facilities. At the present time, a building three stories in height is being constructed at 8th and Main, but the Company wishes to get a variance for a building more than 65 feet in height before they go ahead with the present plans. The plans also call for a radio tower 180 feet in height.

Mr. Frank Kreps, Fire Chief, was present and stated that he would like to request that any building that is higher than 70 feet be constructed in a similar manner to those buildings in Denver and Salt Lake City.

It was moved by Councilman McCormick and seconded by Councilman Evans that the action of the Planning Commission in allowing a variance for the height of the new Mt. States Telephone Company building be ratified and the request be granted. Motion carried. (6 AYES)

TV

Letters from Wentronics and Community Television, Inc. were read requesting the tabling of any matter pertaining to Cable TV. It was moved by Councilman Love and seconded by Councilman Evans that the matter be tabled. Motion carried. (6 AYES)

BONDS

The following bonds, being on the approved forms, were presented:

<u>CEMENT CONTRACTOR</u>			
Ford Construction Co	Royal Indem	558462	#107
D. Poland Constr	Natl Surety	LR6126458	#108
Jas. J. Sloggett	Peerless Ins	35 04 16	#109
Theron L. Benson	St. Paul Fire	400 AX 5063	#133
Edward Spomer	Peerless Ins	35 04 12	#134
John C. Pippenger	Peerless Ins	35 04 19	#147
<u>CONTRACTOR (SPECIAL)</u>			
Nair Cabinet Shop	Fid & Dep of MD	77 06 099-A	#110
W. S. McCurry	Royal Indem	592888	#122

R. Thos. Russell (Lifetime)	St. Paul Ins	400 BF 2123	#124
Norman C. Billings	Mid Century Ins		#125
Grand Valley Tile	Travelers Indem	881254	#128
Alsco of Colo. Inc	USF&G	17395-13-369-65	#139
Emerson Painting & Decorat	Mid Century Ins		#140
Alley Painting & Decorat	Transamerica Ins	9702-28-60	#141
<u>CONTRACTOR</u> <u>(GENERAL)</u>			
Jack L. Bray	Natl Surety	LR6094650	#111
Partee Homes	USF&G	17142-13-2047-63	#112
Poland Constr	Natl Surety	LR6121046	#113
Jas. J. Sloggett	Peerless Ins	35 04 15	#114
Wesley Whaley	Western Surety	3049477	#115
Geo. Tilton, Inc.	USF&G	17142-13-170-58	#121
Oliver L. Hermanns	Transamerica Ins		#135
Edward Spomer	Peerless Ins	35 04 13	#136
D&B Builders	Western Surety	5141932	#137
Roper Constr	Conn Fire Ins	26070	#138
Theron L. Benson	St. Paul Fire	400AX5065	#131
John C. Pippenger	Peerless Ins	35 04 18	#148

<u>ELECTRICAL CONTRACTOR</u>			
Arthur F. Diehl	Western Surety	3019718	#116
B&B Electric	Fireman's Fund	6043261-'66	#120
Wesco Electric	Royal Indemnity	558441	#143
Joseph Wheeler	Royal Indemnity	610325	#144
<u>GAS CONTRACTOR</u>			
C. W. Downing	Hartford Accident	N2760684-E	#117
Public Service Co	Royal Indemnity	558450	#146
C.E. Pickering	Western Surety	5162486	#130
<u>JUNK DEALER</u>			
Ethington Iron & Metal Co	Western Surety	1078340	#126
<u>SECOND HAND</u>			
A.D. Stobaugh (Depot 2nd Hd)	Royal Indemnity	592919	\$146
Treece Furniture Co	Conn Fire	37511	#149
<u>AUCTIONEER</u>			
Tony Perry	Royal Indem	550525	#132
<u>PAWN BROKER</u>			
Credit Jewelry	Peerless Ins	35 04 14	#118
<u>PLUMBING CONTRACTOR</u>			

Aero Plbg & Htg	Western Cas	344049	#123
<u>SECOND HAND DEALER</u>			
E Main Bike Shop	Bid-Continent Cas	15145	#129
<u>SIGN HANGER</u>			
Cochran Outdoor Adv	Natl Surety	LR6062662	#119
Valley Neon	NY Underwriters Inc	N3712995	#127

It was moved by Councilman Otto and seconded by Councilman Colescott that the bonds be accepted and filed. Motion carried. (6 AYES)

HEARING

Liquor-Ty-We, Inc 159 Colo to be 2-16-66

A hearing has been scheduled and advertised for Feb. 16, 1966 on a restaurant liquor license for Ty-We, Inc., a Colorado Corporation, 159 Colorado Ave.

PROP. ORD.

Zoning Change - No of Independent to R-3

The following proposed ordinance entitled AN ORDINANCE AMENDING THE ZONING MAP, A PART OF CHAPTER 32 OF THE CODE OF ORDINANCES OF THE CITY OF GRAND JUNCTION, BY CHANGING THE ZONING OF CERTAIN LAND WITHIN THE CITY was presented and read. It was moved by Councilman McCormick and seconded by Councilman Otto that the proposed ordinance be passed for publication. Motion carried. (6 AYES)

ORD. 1224 PASSED

Regulate dispensing of gasoline - prohibit coin-operated

The Proof of Publication to the following entitled proposed ordinance was presented and read: AN ORDINANCE AMENDING CHAPTER 12 OF THE CODE OF ORDINANCES OF THE CITY OF GRAND JUNCTION, COLORADO, BY ADDING THERETO A SECTION 10, COVERING THE OPERATION OF GASOLINE PUMPS WITHIN THE CITY. It was moved by Councilman Love and seconded by Councilman Evans that the Proof of Publication be accepted and filed. Motion carried.

It was moved by Councilman Colescott and seconded by Councilman Otto that the ordinance be called up for final passage. Motion carried. (6 AYES) The Ordinance was then read, and it was moved by Councilman Evans and seconded by Councilman Otto that the Ordinance be passed and adopted as read, numbered 1224 and ordered published. Roll was called on the motion with all members of the Council present voting AYE. The President declared the motion carried. (6 AYES)

HORIZON DRIVE SEWER

Easement Agreement with Grand Valley Irrigation Co to cross canal

Instr No. 4198

City Attorney Ashby read an easement agreement between the City of Grand Junction and the Grand Valley Irrigation Co. which would permit the City to install and maintain the Horizon Drive sewer across and under portions of its canal. The City would pay \$100 for this privilege, and the Grand Valley Irrigation Company would give to the City a strip of land twenty feet in width (ten feet on each side of the pipeline). The construction of the sewer line is to be completed by February 15, 1966.

It was moved by Councilman Evans and seconded by Councilman Love that the President of the Council and City Clerk be authorized to sign the easement agreement. Motion carried. (6 AYES)

OFF-STREET PARKING

Councilman Colescott brought up the matter of more off-street parking for new buildings. It was felt that the Planning Commission would do some further study on this matter. City Manager Lacy reported on the off-street parking financial report.

RECREATION DISTRICTS

Report of C.A. re formation of

The Council had requested that City Attorney Ashby look into the legal angles of establishing Recreation Districts. Mr. Ashby made the following report:

There are two types of Recreation Districts under the statutes permitted under County approach. The first is unincorporated areas the County might wish to designate as a recreation district and would not include any cities or towns and would be limited to one mill tax levy. This is not what P.I.A.B. had in mind.

The other is set up under Metropolitan concept laws - a metropolitan recreation district. Grand Junction, being a home rule City, could determine whether or not it wanted to be included in this district. If it determines it did not want to be in the district, it could petition at the time the Court is considering the petition for the formation of the district to be excluded and the Court must exclude a Home Rule City.

Formation of districts is by petition signed by not less than 15% of the taxpaying electors who reside within the district. The Court rules on the validity of petitions and then sets an election and taxpaying electors vote to decide whether the district should be set up. If passed, this becomes a legal entity. A Board is set up and they have a maximum mill levy of four mills. Some businesses having an assessed value of \$25,000 or acreage devoted to ranching and farming over forty acres automatically are excluded unless they petition to be included.

ADJOURNMENT

The President declared the meeting adjourned.

/s/ Helen C. Tomlinson
City Clerk