

Grand Junction, Colorado

June 1, 1966

ROLL CALL

The City Council of the City of Grand Junction, Colorado, met in regular session at 7:30 o'clock P.M. June 1, 1966 in the Civic Auditorium at City Hall. Councilmen present and answering roll call were Chas. E. McCormick, R. B. Evans, Chas. H. Love, Harry O. Colescott, Herbert M. Wright and President Ray A. Meacham. Councilman Dr. Hurst F. Otto arrived later. 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. Francis N. White, Pastor, First United Presbyterian Church.

MINUTES

It was moved by Councilman Wright and seconded by Councilman Evans that the minutes of the regular meeting held May 18, 1966 be approved as written. Motion carried. (6 AYES)

3.2 BEER

Wayside Grocery 2851 North Ave Travis L. or Edith M. Park approved

This date had been scheduled and advertised for hearing on the application of Travis L. or Edith Park dba Wayside Grocery, 2851 North Ave., for a 3.2 beer license. A letter was read from Police Chief Karl Johnson stating that he had made the usual investigation of the applicants and found that they met all of the eligibility requirements for this type of license. Several years ago, a license had been issued in the name of Dick & Betty's at this location and there had been complaints and enforcement problems under their management. Mr. Johnson suggested that if a license were issued to the new applicants that at any time in the future they should desire to change from a grocery store type operation to a tavern type, that a new hearing should be held to determine the needs and requirements of the neighborhood. No petitions for or against the granting of the license had been filed. Mr. Park was present and stated that he intended to limit the sale of beer strictly to the carry-out trade and drinking on the premises would not be allowed. It was moved by Councilman Colescott and seconded by Councilman Love that the application be approved and license granted when state license has been received. Motion carried. (6)

3.2 BEER

Pad 307 307 S 12th Donald I. Cherp

Hearing postponed

A hearing advertised for June 15, 1966 for a 3.2 beer license for Donald I. Cherp dba Pad 307, 307 So. 12th Street had been scheduled. Mr. Cherp requested that the hearing be postponed as he is in the process of selling his place of business.

SEWER TAP POLICY

(outside)

Req Fairway Park Sub for inside City rate & pre-annex. agreement

The following letter from D. S. Dykstra, Secy-Treas., Home Loan & Investment Company, was read:

HOME LOAN INDUSTRIAL BANK

May 17, 1966

Mr. Joseph M. Lacy
City Manager
City Hall
Grand Junction, Colorado

Dear Mr. Lacy:

You will recall the meeting in your office on Friday, May 6, 1966, in which Mr. R. C. Steel, Denver office of the Federal Housing Administration; John L. Haley, our consulting engineer from Greeley; and the undersigned were present to discuss with you the sewer and water alternates available to the proposed Fairway Park Subdivision. In accordance with the conclusions of this conference, we are herewith requesting the City Council's consideration of serving the proposed Fairway Park Subdivision with City water and sewer service.

In accordance with City Ordinances No. 1227 and No. 1228, sewer service can be furnished to this area from the newly constructed fifteen inch line along Horizon Drive. We propose; however, that, in lieu of paying the double rate specified in Ordinance No. 1227, we enter into a contract with the City whereby a power of attorney would be granted to the City Clerk authorizing him to sign a petition for annexation on all properties within the Fairway Park Subdivision. This power of attorney would enable the automatic annexation of this subdivision as soon as the present City limits have been extended sufficiently to make this parcel eligible under the statutes governing annexation. The terms of the contract would include the complete construction of the sewage collection system to the City of Grand Junction standards, at the expense of the developer. Once completed and accepted by the City of Grand Junction, the sewage collection system would become the sole property of the City, without cost to the City. In exchange for the above, the contract would call for the City granting sewer taps for single family residences at the same rate and with the same service charge as those charged to Inside-City users.

As was previously discussed, we feel that the proposed contract terms would assure the City of Grand Junction a proper water and sewage facility at no cost to the City taxpayers and at the same time would automatically provide for annexation of this area when it becomes qualified. For the developers of Fairway Park Subdivision, the terms of the contract would provide water and sewer service and fire protection that would more readily qualify this project for FHA and VA participation. As was indicated by Mr. Steel of the FHA, FHA is quite concerned about participating in projects where either the tap fee or the service charge may be considered non-competitive when compared with similar properties within the City.

We stand ready to have our engineer and ourselves available to discuss this with you and your City Council at your convenience. Your prompt consideration of this proposal will be greatly appreciated, for it is our intention to proceed with the development of this project as rapidly as possible.

Very truly yours,

THE HOME LOAN & INVESTMENT COMPANY

(Signed) D. S. Dykstra
Secretary-Treasurer

cc: Nelson, Haley, Patterson & Quirk
Mr. R. C. Steel, FHA, Denver

City Manager Lacy stated that Home Loan's initial project was for about forty home sites in the Fairway Park Subdivision but will probably increase with the needs of the area. The new ordinance requires a tap fee of three cents per square foot back to a maximum depth of 150 feet plus \$150 for a four-inch tap for a single family dwelling. Outside City limits rate is six cents per square foot. They are proposing an alternate proposal in which it would be necessary to sign a

pre-annexation agreement. This would allow for areas that are not now eligible for annexation because they are contiguous to the City to sign a pre-annexation agreement by giving power of attorney to the City Clerk and this agreement is recorded and becomes part of the abstract to the property involved. The City Clerk could then sign for annexation any time the property became eligible.

(Councilman Otto arrived at the meeting.)

It would still be a requirement that the developer would pay the entire cost of the project. They are requesting an amendment providing an alternate to the outside sewer tap ordinance. They also asked to be given inside City sewer rates, but this would not be possible. Mr. Lacy stated that he was recommending only the amendment to the outside sewer tap fee ordinance. All other policy factors would remain the same. Councilman Wright moved that the City Attorney be instructed to draw up an ordinance amending the outside sewer tap fee ordinance providing for an alternate tap fee plan and present it to the Council at the next meeting. Motion was seconded by Councilman Love and carried with all members of the Council voting AYE. (7 AYES)

WATER LINES

Bookcliff Mutual Water Co

To negotiate with re purchase

City Manager Lacy presented a request from Bookcliff Mutual Water Co. that the City purchase the water line which serves the area of Fairway Park. The line was built in 1959 at a cost of \$57,000; now has 94 users with a potential use of many more. It was built to City specifications and has eight-inch mains. Mr. Jex, who manages the line, has been talking with the City for sometime about this. It formerly was served with City water and is now served by the Ute Water District. If the area should be annexed, it would want City water service to take advantage of lower rates. Ute Water Co. is also negotiating for the purchase of the Water Company. A letter was read written by Pres. Meacham to Mr. Simpson, Pres. of Ute Water Co., explaining the City's position. It was moved by Councilman Wright and seconded by Councilman Colescott that City Manager Lacy be authorized to go ahead and negotiate with Bookcliff Mutual Water Company on purchase of the line. Motion carried. (7 AYES)

BONDS APPROVED

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

Dale L. Dean & Larry Cook	Spec Cont	Peerless Ins	35 04 38	#211
Vincent J. DeMercurio	Spec Cont	Peerless Ins	35 04 37	212

It was moved by Councilman Love and seconded by Councilman Evans that the bonds be accepted and filed. Motion carried. (7 AYES)

ORD. #1230 PASSED

Annexing El Corona (N of Orchard into Mantey Hts)

The Proof of Publication to the following entitled proposed ordinance was presented and read: AN ORDINANCE ANNEXING TERRITORY TO THE CITY OF GRAND JUNCTION. It was moved by Councilman Wright and seconded by Councilman Otto that the Proof of Publication be accepted and filed. Motion carried. (7 AYES)

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

The Ordinance was then read, and it was moved by Councilman Wright and seconded by Councilman Otto that the Ordinance be passed and adopted as read, numbered 1230 and ordered published. Roll was called on the motion with all members of the Council voting AYE. The President declared the motion carried.

MODEL TRAFFIC CODE

1966 to be Adopted

City Manager Lacy read a Memorandum from Karl Johnson, Chief of Police, stating that a new Model Traffic Code had been published, and that he would like to see the City Council adopt this code. It was moved by Councilman Wright and seconded by Councilman Love that the City Attorney be instructed to draw up an ordinance adopting the 1966 Model Traffic Code and present to it to the Council. Motion carried. (7 AYES)

ANNEXATION

ORCHARD MESA (Struthers Ave to Unawweep Ave)

Deemed eligible for

City Manager Lacy reported that an area from Struthers Ave. to Unawweep Avenue on Orchard Mesa and from the Railroad tracks on the West to Canon Avenue on the East taking in part of Orchard Mesa has been approved for boundaries by the Planning Commission. These boundaries are tentative as a portion of an intersection at Unawweep would be inside the City limits and a portion outside. It was moved by Councilman Wright and seconded by Councilman Love that the City Council find this area eligible for annexation, and that the Development Department be authorized to draw up petitions for annexation of same. Motion carried. (7 AYES)

AIRPORT

Commend KREX TV on Documentary TV program

Councilman McCormick commended KREX TV and Ted Ford on the wonderful documentary program on the Airport which they presented on May 31st. He stated he thought the community, City Council and County Commissioners owed a vote of thanks to the TV station for this program.

ADJOURNMENT

President Meacham declared the meeting adjourned.

/s/ Helen C. Tomlinson
City Clerk