

Grand Junction, Colorado

May 1, 1968

ROLL CALL

The City Council of the City of Grand Junction, Colorado, met in regular session at 7:30 o'clock P.M. May 1, 1968 in the Civic Auditorium at City Hall. Councilmen present and answering roll call were Charles E. McCormick, R. B. Evans, Stanley Anderson, Harry O. Colescott, R. G. Youngerman, Herbert M. Wright and President Ray A. Meacham. Also present were City Manager Gray, City Attorney Ashby and City Clerk Helen C. Tomlinson.

INVOCATION

The invocation was given by Reverend Wesley Paddock, Northeast Christian Church.

MINUTES

It was moved by Councilman Wright and seconded by Councilman Youngerman that the minutes of the regular meeting held April 17, 1968 be approved as written. Motion carried.

R. G. YOUNGERMAN ELECTED PRESIDENT OF COUNCIL - R.A. MEACHAM ELECTED PRESIDENT PRO TEM

President Meacham stated that he had finished serving three years as President of the Council, and in accordance with charter provisions, his term was now ending. He therefore asked for nominations for Council President for the ensuing year. He stated that it had been a great deal of pleasure to him to have served as President of the Council and Ex Officio Mayor, but he would not be available for the position again. Councilman McCormick stated he would like to nominate R. B. Evans, a faithful and sincere member of the Council, as President. Councilman Evans stated that he felt it to be a great honor to be considered but he would have to decline the nomination. Councilman McCormick thereupon withdrew the name of Robert B. Evans. Councilman Evans moved that Councilman Richard G. Youngerman be nominated to serve as President of the Council and Ex Officio Mayor and the motion was seconded by Councilman Wright. It was then moved by Councilman McCormick and seconded by Councilman Anderson that the Council cast a unanimous ballot for Richard G. Youngerman. Motion carried.

President Youngerman was then sworn into office by City Clerk Tomlinson and took the chair for the remainder of the meeting.

It was then moved by Councilman McCormick and seconded by Councilman Evans that Councilman Meacham be elected as President

Pro Tem. Motion carried.

Councilman Wright commended Councilman Meacham for the very efficient and commendable job he had done. Councilman Meacham stated that the cooperation he had received from the Council had made the job easier. President Youngerman stated that he hoped he could do as good a job as Mr. Meacham had done and fill those "big shoes" of his. Councilman Meacham stated that the ability of a Council President to be effective is always determined by the people he works with and this made it easy for him. He had a great bunch of Councilmen and cooperative ones.

HEARING - REMOVAL OF CENTER PARKINGS, GUNNISON, 9TH TO 12TH - RESIDENTS PROTEST - NOT REMOVED

A hearing had been scheduled concerning the removal of the center parking on Gunnison Avenue from 9th to 12th Streets. The money for putting in a new water line, new curbs and gutters and repaving is in the 1968 budget. There was a large delegation of residents who own property along Gunnison Avenue present at the hearing. City Engineer Hickman sent a letter on March 13th to all property owners on Gunnison asking if they had any comments about replacing the center parkings. Several letters and a petition had been received requesting that the parkings be retained. There were three letters filed asking that the center parkings be removed.

Mrs. Lorraine Brandt, 1335 Gunnison, stated she felt if the center parkings were removed, Gunnison Avenue would become a speedway. Mr. John Peach, teacher at Junior High School, stated they were concerned about the safety of their students and felt if the center parkings were removed there would be more traffic on the street which would create more of a hazard to the students. They have 1230 students to feed at noon in four shifts. After lunch these students go across the street to the park for fresh air and relaxation. The school maintains a patrol but they feel that traffic would increase if the center parkings are removed.

Councilman Colescott stated he had observed that the students at the Junior High do not cross at any particular location in the block; that the grass has been worn off in the parking causing mud puddles and the students probably track dirt into the school building. Mr. and Mrs. Stanley Jones, 1134 Gunnison Avenue, both spoke in favor of retaining a "green strip." It was brought out that there are approximately 46 taxpayers in the two blocks and 36 had signed the petition to keep the parkings.

It was suggested that the parkway be left in between 9th and 12th but that it be paved. City Engineer Hickman stated that someone had asked about street parking if the center parkings were left in. City Manager Gray and City Engineer Hickman reported that at the present time, there is no consideration being given to removal of the street parking, and could not give a date when

traffic flow might increase so that four lanes of traffic would be necessary.

It was moved by Councilman Meacham and seconded by Councilman Evans that the City Engineer go ahead with necessary repairs leaving in the median strip to grow and add beauty to the City. Motion carried.

3.2 BEER RENEWAL - WESTSIDE GROCERY, 505 W. COLORADO - APPROVED

An application for renewal of 3.2 beer license was presented by Laurence R. Flanagan, dba West Side Grocery, 505 W. Colo. A letter was read from Police Chief Karl Johnson stating he knew of no reason why application should not be approved and license granted. It was moved by Councilman Colescott and seconded by Councilman Wright that the application be approved and license granted when state license has been received. Motion carried.

POPPY DAY MAY 25, 1968 - APPROVED

A letter was read from Robbins-McMullin Post No. 37 requesting permission to sell poppies on the downtown streets on May 25, 1968. It was moved by Councilman McCormick and seconded by Councilman Evans that permission be granted if there is no conflict on this date. Motion carried.

MESA COLLEGE - APPROVE STREET DANCE ON TEXAS BETWEEN COLLEGE PLACE AND 12TH STREET - MAY 17, 1968

A letter from Jay Jefferson, Housing Director at Mesa College, asking permission to hold a street dance on May 17, 1968 on Texas Avenue between College Place and 12th Street, from 8 p.m. to 11:30 p.m. was read. They wish to have Texas Avenue from College Place to 12th Street closed off. Memos from Karl Johnson, Chief of Police, and Gus Byrom, Traffic Engineer, were read approving the request. It was moved by Councilman Wright and seconded by Councilman McCormick that the Traffic Engineer Gus Byrom be authorized to close the street so that the dance can be held as requested. Motion carried.

RESOLUTION - DATA PROCESSING PROGRAMMER-OPERATOR, RANGE 13 - APPROVED

The following Resolution was presented and read:

R E S O L U T I O N

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION:

That the Position Classification Resolution of the City of Grand Junction be amended by the addition to the category Salary Range No. 13 of the position of "Data Processing Programmer-Operator."

PASSED AND ADOPTED this 1st day of May, 1968.

President of the Council

Attest:

City Clerk

It was moved by Councilman Wright and seconded by Councilman Anderson that the Resolution be passed and adopted as read. Roll was called on the motion with all members of the Council voting AYE. The President declared the motion carried.

PROPOSED ORDINANCE - APPROPRIATE \$624 TO ACCOUNT NO. 036-01-000 - DATA PROCESSING

The following entitled proposed ordinance was presented and read: AN ORDINANCE APPROPRIATING MONIES TO THE SALARY AND WAGE ACCOUNT OF THE DATA PROCESSING SECTION OF THE FINANCE DEPARTMENT. It was moved by Councilman McCormick and seconded by Councilman Meacham that the proposed ordinance be passed for publication. Motion carried.

WATER - LEASE - ANDERSON RANCH TO CLIFFORD DAVIS TO MAY 14, 1972 - \$6700

City Manager Gray reported that in accordance with instructions from the City Council, a lease had been drawn up with one of the two ranchers who had presented proposals to lease the Anderson Ranch. This property is located on Kannah Creek and has been leased for a number of years by the George Lockhart family. Mrs. Lockhart does not choose to lease the property any longer. At noon, Mr. Beach, one of the applicants, delivered a letter to the City Manager increasing the amount which he would pay for the ranch over a period of five years. The increase was a substantial amount. Councilman McCormick stated that the Council had possibly been remiss in the manner in which this lease had been negotiated, and that they should back up and ask for sealed bids to be considered at the next meeting of the Council. This would open the bidding to anyone who might be interested in the property. Councilman Wright suggested that the bids would be accepted subject to the Council's right to accept whichever one they wanted to.

Councilman Colescott presented a letter signed by several residents of the City asking that the reservoir on the Anderson ranch be kept open so that fishing could be enjoyed by anyone who wished to go on the premises. Councilman McCormick stated that he did not believe that either Mr. Davis or Mr. Beach intended to close the fishing or hunting privileges to the public. Mr. Lester Seybold, 1002 Gunnison, was present and asked that the fishing privileges for the public be retained.

4. Add 4" compressible void under structural floors and grade beams as shown on the attached drawings.
5. Add drain tile as shown on the attached drawings.
6. Delete sump pumps 1, 2 and 3 and associated piping and electrical connections, and pressure relief valves in contact basin.

The cost of this contract modification is as follows:

Last Contract Price	\$990,000.00
Add	64,540.00
New Contract Price	\$1,054,540.00

For each V.F. caissons above 1911 V.F. total and below 2548 V.F. total add \$3.25 V.F.

For each V.F. caissons above 2548 V.F. total add \$14.80 V.F.

The changes included in this Change Order are to be accomplished in accordance with the terms, stipulations and conditions of the original contract as though included therein.

Accepted for Contractor by: Leon Kancoritz Date: May 1, 1968

Recommended for Approval: Henningson, Durham Richardson, Inc.
 by: _____ Date: May 1, 1968
 Architect or Engineer

Approved for Owner by: _____ Attest: _____ Date

Approved: _____ Date
 (Other when required)

Distribution: Owner, Contractor, Office, Field, Other

HENNINGSON, DURHAM & RICHARDSON

Grand Junction, Colorado
 Contract I - Water Treatment Plant
 HDR Project No. 730810

BACKUP FOR CHANGE ORDER NO. 1

1. Earthwork
 - A. Machine Excav. 775 C.Y. @ \$1.94 \$1,500.00
 - B. Hand Excav. & Backfill 370 C.Y. @ \$3.57 1,320.00
2. Caisson Drilling L.S. (2548 V.F. @ \$4.24) 10,800.00
3. Concrete
 - A. Caissons 369 C.Y. @ \$21.00 7,750.00

B. Grade Beams	87 C.Y. @ \$26.00	2,262.00
C. Additional Slab Conc.	133 C.Y. @ \$26.00	3,458.00
D. Splash Block for Drain Tile	6 C.Y. @ \$20.00	120.00
4. Concrete Forms	2,500 S.F. @ \$ 0.61	1,530.00
5. Void (Vertical)	15,000 S.F. @ \$ 0.30	4,500.00
6. Bottom Forms (Masonite)	13,500 S.F. @ \$ 0.18	2,430.00
7. Reinforcing Steel	70,313 Lbs. @ \$ 0.15	10,547.00
8. Drainage System (including deletions of sump pumps and relief valves)		4,550.00
9. Labor Insurance & Taxes		1,460.00
10. Bond Premium		645.00
11. Time Extension (Supt., 2-Foremen, Heat, Light, Telephone, etc.)	25 Days @ \$130.00	3,250.00
Total		\$56,122.00
Overhead and Profit 15%		<u>8,418.00</u>
Total Additions		\$64,540.00

RER/sg
5/1/68

CHANGE ORDER NO. 2

Owner: City of Grand Junction, Colorado Date: May 1, 1968
4395 N.

Broadway

Contractor: Titan Construction Co. Address: Denver, Colorado

Project: Water Treatment Plant - Contract I Project No. 730810

Contract Date: Feb 21, 1968 Contract Period: 400 Calendar Days

It is agreed to modify the Contract referred to above as follows:

1. Substitute 24 point annunciator for 32 point.
2. Delete recorder on Wash Water Controller.
3. Delete one chlorine gas leak, detector and use common sensing from chlorine storage area and chlorine feeder room.
4. Delete sumps numbers 1 and 3 alarm switches.
5. Delete digital display of rate.
6. Use cyclometer meters on Meters 1, 2 and 3.
7. Add strainers upstream of the 2 PRV valves in the raw water control vault.
8. Change the 4/C #2/0 direct burial cable, for feed to raw water pump station to 3 - #4/0 in 4" PVC concrete encased

conduit,

9. Delete starters for sump pumps numbers 1 and 3 from motor control center.

The cost of this Contract modification is as follows:

Last Contract Price	\$1,054,540.00
Deduct	4,200.00
New Contract Price	\$1,050,340.00

The changes included in this Change Order are to be accomplished in accordance with the terms, stipulations and conditions of the original contract is though included therein.

Accepted for Contractor by: Leon Kancoritz Date: May 1, 1968

Recommended for Approval: Henningson, Durham & Richardson, Inc.
by: _____ Date: May 1, 1968
Architect or Engineer

Approved for Owner by: _____ Attest: _____ Date:

Approved: _____ Date:
(Other - when required)

Distribution: Owner, Contractor, Office, Field, Other

SEWAGE TREATMENT PROJECT - CITY MANAGER LETTER TO HDR TO DELAY
PLANS - CONSIDER METRO AREA PLAN LATER

City Manager Gray read the following letter which he had drafted to send to Henningson, Durham & Richardson, Consulting Engineers, concerning plans for an area-wide sewage treatment facility:

May 1, 1968

Mr. William L. Bredar
Vice President
Henningson, Durham & Richardson
485 Capitol Life Center
Denver, Colorado 80203

Dear Bill,

At a regular City Council meeting, Wednesday, May 1, 1968, the City Council directed that this letter be sent to you.

For the last several months, members of the City Council, and the City Administration, have been giving extensive thought to the direction that the Proposed Master Plan for Sanitary Interceptor Sewers and Sewage Treatment is leading the City resident as well

as our suburban neighbors. The design criteria for the Proposed Regional Sewage Treatment Plant and Major Connecting Interceptor Sewers is based on the assumption that all persons within the 55 square mile study area, which runs from 33 Road on the East to 21 Road on the West, from the Bookcliffs on the North through the Orchard Mesa and Redlands Area on the South, would be connected to these facilities.

However, it has become increasingly apparent to the members of the City Council, and the City Administration, that much of this Master Plan Area has no desire, intention, or need to connect to these Regional Facilities at the present time. Witness the fact that the following areas are apparently presently served adequately by sewage lagoons, or package-treatment facilities: Clifton Sanitation District #1, Panorama Subdivision, Paradise Hills Subdivision, Grand Valley Rendering Co., Climax Uranium Co., and Tra-Vel Center. In addition, Clifton Sanitation District #2 is now under construction with two sewage lagoons; and the proposed East Grand Junction Sanitation District will add two more sewage lagoons. Therefore, it is quite evident to the City that the basic design criteria for the new Regional Central Facility is not realistic.

Individual members of the City Council, and the City Administration, have visited the Town of Palisade sewage lagoon operation. We found it to be a very well run, highly economical, totally satisfactory operation. We, therefore, are not convinced that sewage lagoons are not the best treatment device for the small suburban collection district at this point in time.

Due to pressures from Federal and State Health Authorities in the past years, the City of Grand Junction finds itself in the position of being the central city "bully boys." In order to justify the tremendous expense to the City utility customer of these Proposed Regional Sewage Treatment Facilities, we are now having to argue with our suburban neighbors to force them away from lagoon treatment and to tie-in to our proposed facilities, ironically, at even greater expense to the City utility customer who must then subsidize the construction of the outlying interceptors. We repudiate this approach. Instead of being forced to argue with our suburban neighbors, we should be complimenting them for having the initiative to go ahead and install their own sewage collection systems utilizing lagoon treatment. The lagoon process appears to us to be a satisfactory and economical treatment device in the appropriate location where other central sewage collection facilities are lacking; taken in conjunction with present economic factors and the attitudes and policies outline by State Water Pollution Officials.

On May 15, 1968, the City Council will award bids for the installation of chlorination equipment at the two existing sewage treatment plants. Your firm is also in the process of completing design on an Orchard Mesa sewer trunk line, which we would like

to construct this year.

In future months, we may explore with your firm what other alternatives are available to the City to improve our existing sewage treatment plants, in order for them to meet effluent standards. At this time, I am directed by the City Council to inform you of the following actions:

1. We do not intend to exercise our option on the property located at 23 1/4 Road for sewage treatment facilities.
2. You are directed, at this time, not to proceed with the design of a new waste-water treatment plant.
3. You are directed, at this time, not to proceed with the design of the Southside and River Road Interceptor Sewers.

We, of course, will reimburse your firm for reasonable expenses incurred to date in the preliminary stages of this project.

We believe that the Master Plan which your firm has prepared will be of great planning assistance in future years towards the time that a Regional Sewage Treatment System is economically feasible.

We also believe that the dialogue between the City and its suburban neighbors over the last several months, although painful at times, has been beneficial to all of us in crystallizing the valley-wide problem that we face in the future.

We look forward to the continued fine technical advice and service that we have received from your firm.

Sincerely yours,

Richard N. Gray
City Manager

RNG/ss

cc: Frank J. Rozich, Technical Secretary
State Water Pollution Control Commission

Councilman Wright stated that the Council has been discussing this problem for the past two weeks and this letter represents the consensus of opinion of most of the Council. They do not want to ram anything down the suburban area residents' throats. Development of a regional sewage system would cost the city taxpayers substantial sums of money for several years before it will even reach a break-even point; however, this is not the reason for dropping the plan. When the population density in the valley reaches the need for a secondary facility, the Council should then re-consider the building of a facility of this type.

At the present time, the southside plant has the capacity to be developed to take care of the needs of Orchard Mesa so the system

will not be too sub-standard.

Councilman McCormick stated that if and when the time comes from the population density of the valley, it becomes necessary for a secondary treatment, we might possibly go to a metropolitan sewage system concept Councilman Colescott said it is not going to be dropped as there still is a sewage problem and the present plants will need to be worked on as they are overloaded.

President Youngerman commented that he believed this to be a step in the right direction - to slow things down until the City knows exactly where it is going in the outside area and until more is known about lagoon treatment. It was moved by Councilman Wright and seconded by Councilman Anderson that City Manager Gray be authorized to sign and send this letter as presented to Henningson, Durham & Richardson. Motion carried.

ANNUAL REPORT

City Manager Gray reported that the annual report will be published as a supplement in Saturday's (May 4th) Daily Sentinel.

COLORADO MUNICIPAL LEAGUE MEETING JUNE 19-20-21 - COUNCIL MEETING TO BE JUNE 26

Councilman McCormick reported that the annual meeting of the Colorado Municipal League will be June 19, 20, 21 in Colorado Springs. As June 19th is the regular meeting day of the Council, there might not be a quorum for the meeting as members of the Council will be attending the convention. It was moved by Councilman Wright and seconded by Councilman Meacham that the Council meeting scheduled for June 19th be changed to June 26th. Motion carried.

WATER LEASE - ANDERSON RANCH TO CLIFFORD DAVIS, TO MAY 14, 1972 - \$6700

At this time, Mr. Clifford Davis arrived at the meeting and addressed the Council regarding the granting of a lease for the Anderson Ranch which had been discussed earlier in the Council meeting of the parties interested in leasing the ranch property.

He stated that he had talked to most of the Councilmen before. and that he was quite interested and needed the place. His property surrounds the ranch and he would take better care of it than anyone else. Fair bids were turned in and he could see no reason for trying to raise them. It had been stated that there was a substantial difference in the bids, but Mr. Gray had informed him that the original bids were close. He gave his fair bid and supposed that Mr. Beach did too. It did not appear to be fair to have Mr. Beach jump back in and raise the bid at this time. Mr. Davis assured the Council that he had no intention of keeping fishermen and hunters off the property; he only wanted to know who was on the place. Time was important to him as he needed to get his crops in.

Councilman Wright stated that he thought it was unfair and unethical to bring in another bid after the two initial bids had been considered. Councilman Meacham stated that there was something to be considered beside the dollar amount such as the over-grazing of the land that has occurred.

It was moved by Councilman Meacham and seconded by Councilman Wright that the previous motion he brought back to the table for re-consideration and moved to rescind previous action in regard to tabling calling for sealed bids. Motion carried.

City Manager Gray stated that at the time Mrs. Lockhart decided not to renew her lease, Mr. Davis had gone to Utilities Superintendent Al Wing telling him he was interested in leasing the property and made an offer. Mr. Wing did not know of anyone else interested and took the matter to the City Administration. It was then learned that Steven and Jack Beach were also interested as they had been leasing some of the land from Mrs. Lockhart. The Beaches contacted Mr. Wing and made an offer. Neither party was told what had been bid by the other party. Mr. Davis had offered to lease the land for five years and pay \$1,000 for the first year, \$1,200 for the second year and \$1,500 for three years making a total of \$6,700 for the five years.

Mr. Beach in his offer would pay \$1,000 for the first year, \$1,000 for the second and \$1,500 for the remaining three years or a total of \$6,500; a difference of \$200 between the two initial bids. At noon today, Mr. Beach had presented a new bid of \$2,000 for each of five years, or a total of \$10,000. Both of the applicants would agree to use water made available to them by the City up to \$1,000. City Manager Gray read the proposed lease which had been drawn up by Water Attorney William Dufford and which granted to Mr. Clifford Davis.

It was moved by Councilman Wright that the City Manager be authorized to sign the lease as written with Mr. Clifford Davis. Motion was seconded by Councilman Meacham.

Mr. Stanley Beach appeared before the Council and protested the awarding of the lease to Mr. Davis. He stated he had submitted an initial bid he felt somewhere near right as he wanted to re-seed some of the meadows burned out but had re-considered and submitted the second bid which he felt was a legitimate bid and the Council should consider it, or Mr. Davis should meet it. Councilman Meacham called for the question and motion carried granting the lease to Mr. Davis.

ADJOURNMENT

It was moved by Councilman Meacham and seconded by Councilman McCormick that the meeting adjourn. Motion carried.

/s/ Helen C. Tomlinson
City Clerk