

Grand Junction, Colorado

September 4, 1968

ROLL CALL

The City Council of the City of Grand Junction, Colorado, met in regular session at 7:30 o'clock P.M. September 4, 1968 in the Civic Auditorium at City Hall. Councilmen present and answering roll call were C. A. Wait, R. B. Evans, Stanley R. Anderson, Harry O. Colescott, Herbert M. Wright and President R. G. Youngerman. Councilman Ray A. Meacham was absent. Also present were City Manager R. N. Gray, and City Clerk Helen C. Tomlinson. City Attorney Gerald J. Ashby was absent.

INVOCATION

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

MINUTES

It was moved by Councilman Colescott and seconded by Councilman Anderson that the minutes of the regular meeting held August 21, 1968 be approved as written. Motion carried.

WATER IMPROVEMENTS - RELINE HALLENBECK RAW WATER & INDIAN WASH MAINS - \$400,000 - H.D.R. TO PROCEED WITH PLANS & SPECS

Mr. William Bredar of Henningson, Durham & Richardson was present and spoke to the Council regarding progress of the water improvement project. He stated they were now ready to consider the next step which is the relining of the 17 mile 20-inch steel Hallenbeck Transmission line and the 3 1/2 mile 24-inch Indian Wash water main. He stated this was necessary because of the incrustation, pitting and deterioration of the lines (as shown by a sample of pipe he presented.) It is proposed to have the lines cleaned and lined with cement mortar, which will bring the carrying capacity back up to near the original capacity and will reinforce the lines which now are a maintenance problem. There are two companies in the United States that do this type of work.

It should be done during the winter months when the lines are not needed and should be completed by next April 15th before the high water use begins. The estimated cost would be \$400,000. Councilman Wright stated he understood that originally plans called for plastic lining. Mr. Bredar stated that they did consider epoxy lining, but from observations this method is not satisfactory. Cement mortar is sanctioned by the American Waterworks Association and Henningson, Durham & Richardson would recommend that it be used, as it will make a better bond to the metal and will be smoother than the original pipe interior.

City Manager Gray stated that \$350,000 was included in the

original bond issue for this project, and it might be necessary to take \$50,000 from the contingency fund which was set into the \$3,500,000 bonds sold last spring. It was moved by Councilman Anderson and seconded by Councilman Colescott that Henningson, Durham & Richardson be instructed to proceed with this phase of the water works improvement project and ask for bids to be opened October 1, 1968 and for Council action on October 2nd. Motion carried.

SEWER IMPROVEMENTS - TO PROCEED WITH PLAN II - H.D.R. TO COMPLETE PLANS & SPECS - BIDS OCTOBER 2

Mr. Bredar of Henningson, Durham & Richardson, Consulting Engineers, stated that on August 19th they had presented to the Council four plans for sewage plant improvements. In order to comply with the Water Pollution Control Commission's deadline for abatement of pollution the new treatment plant must be on the line and in operation by December 31, 1970. It is necessary to proceed as it will take fifteen months for construction on any of the plans and nine months for the planning period. City Manager Gray reviewed briefly for the Council the four plans:

Plan I Cost \$1,700,000  
Would be to up-grade the two existing plants.

Plan II Cost \$2,200,000  
Would abandon the southside plant and install an interceptor sewer and enlarge the westside plant. This would serve a 39 square mile area. It takes care of the City and also will serve the suburban area if it chooses to connect to it.

Plan III Cost \$3,400,000  
Would abandon both plants moving to one mile west of the existing westside plant. It would serve a larger area-to Road 25 but would require a pressure main.

Plan IV Cost \$4,000,000  
This is the original plan for a new plant at 23 1/4 Road and would serve the 50 mile area.

Mr. Gray stated really that the economics of the plans enter into the picture. It would be necessary to sell approximately \$1,100,000 more bonds to finance Plan II, and an increasing amount of bonds for Plans III and IV. Government assistance would be available for any of the plans. Plan II would serve the City and the area to the north, east, and Orchard Mesa for a period of at least ten years.

Under Plan II there would be some saving due to the fact that there would be only one plant to maintain, saving in personnel costs, also in transporting sludge from the southside plant to the westside plant for treatment. The interceptor line could be bid as an alternate one plan being to build only an addition to

the present 21-inch line at the 5th Street bridge; the other, to build a new 24-inch line from the southside plant to the westside plant.

It was moved by Councilman Wright and seconded by Councilman Anderson that the City Council approve Plan II as submitted by Henningson, Durham & Richardson, Engineers, as the plan for improving the sewer capacity and authorize the Engineering firm to go ahead and complete plans and specifications and bring back bids on October 2nd. Motion carried.

Councilman Colescott suggested that the City Manager proceed to contact the Fiscal Agent, Boettcher & Company, and arrange for additional bonds to be sold at the proper time.

#### HEARING - ASSESSMENTS ON SANITARY SEWER DISTRICT NO. 23-67

This date had been scheduled and advertised for hearing on assessments for Sanitary Sewer District No. 23 -67. No protests had been filed and there was no one present who spoke in protest. President Youngerman closed the hearing.

#### HEARING - REZONING N. 7TH STREET FROM BELFORD TO NORTH AVENUE

This date had been advertised for hearing on change of zoning on Lots 17 through 22, Block 6 and Lots 11 through 22, Block 17, (the west side of N. 7th Street from the alley south of North Avenue to Teller Avenue) from B-1 (Limited Business) to B-3 (Retail Business) and on the zoning on Lots 1 through 10, Block 18, (east side of North 7th Street from Belford Avenue to Teller Avenue) from R-2 (2-family residence) to B-3 (retail business.)

The request for this change of zoning was initiated by the Planning Commission as it was felt that this area had become stagnant and was deteriorating, and a change to B-3 (retail business) would stimulate development. There are natural features, the alley and the center median strips in No. 7th Street, to act as barriers to further expansion of business on 7th Street. This area is not desirable for homes any more.

Mr. Bruce McGlothlin, 616 Belford Ave., and Mrs. Brumbaugh, 617 Teller Avenue, protested the change of zoning stating they thought a change of zoning might bring in an undesirable business such as filling stations, restaurants, etc. Mrs. Marg Montgomery stated she owned the apartment house next to the Black & White Grocery and was very much in favor of the re-zoning as she thought it would encourage development of the area. Dr. R. M. Ross, 1007 N. 7th Street, spoke in favor of the re-zoning. Councilman Wright stated that the Planning Commission is charged with the responsibility of providing proper planning for future development as well as just hearing requests for changes and is cognizant that property owners should be protected. Councilman Colescott stated that the tax value is very poor in this area as

it is run down and if some improvement is made, the tax picture will improve. Councilman Anderson stated the Planning Commission and Council has a responsibility to see that there is continuous and orderly development and they have sympathy with people where changes are painful but necessary. President Youngerman closed the hearing.

HEARING - REZONING CHANGE WE CORNER ORCHARD & 28 ROAD FROM R-3 TO R-1-D

This date was advertised and scheduled for hearing on a zoning change for the SE Corner of Orchard and 28 Road from R-3 to R-1-D. At one time, the zoning of this property had been changed to permit the establishment of a nursing home which had not been built due to lack of financing. Mr. Blaine Ford, who is now building homes in this area, has requested the change back to R-1-D. This is up-grading of the zoning. There were no protests filed and no one spoke against the change of zoning. President Youngerman closed the hearing.

BIDS

A memo from Finance Director William Manchester was read that stated bids were opened at 2 P.M. September 3rd for \$60,000 bonds for financing I.D. ST-68. They were:

Kirchner, Moore & Co.	Interest	4.91	Total Interest Cost	\$12,226.00
Hanifen, Imhoff Co.		4.81	"	11,992.00
Boettcher & Co.		4.65	"	11,581.25

The Boettcher & Company bid included a discount of \$840 on the bonds making the total \$59,160 for the \$60,000 bonds. The other two bids were for face value with a B coupon. Mr. Manchester stated that such bids with discount will not be allowed in the future as it could be possible to under-finance a district if the discount was large, however, the bid of Boettcher & Company was the low bid and he would recommend that the bonds be sold to Boettcher & Company.

It was moved by Councilman Walt and seconded by Councilman Evans that the bid of Boettcher & Company be accepted and the bonds of I.D. ST68 be sold to Boettcher & Company. Motion carried.

PROPOSED ORDINANCE - ASSESSMENTS FOR SANITARY SEWER DISTRICT NO. 23-67

The following entitled proposed ordinance was presented and read: AN ORDINANCE APPROVING THE WHOLE COST OF THE IMPROVEMENTS MADE IN AND FOR SANITARY SEWER DISTRICT NO. 23-67 IN THE CITY OF GRAND JUNCTION, COLORADO, PURSUANT TO ORDINANCE NO. 178, ADOPTED AND APPROVED THE 11TH DAY OF JUNE, 1910, AS AMENDED; APPROVING THE APPORTIONMENT OF SAID COST TO EACH LOT OR TRACT OF LAND OR OTHER REAL ESTATE IN SAID DISTRICT; ASSESSING THE SHARE OF SAID COST AGAINST EACH LOT OR TRACT OF LAND OR OTHER REAL ESTATE IN SAID

DISTRICT; APPROVING THE APPORTIONMENT OF SAID COST; AND PRESCRIBING THE MANNER FOR THE COLLECTION AND PAYMENT OF SAID ASSESSMENTS. It was moved by Councilman Wright and seconded by Councilman Colescott that the proposed ordinance be passed for publication. Motion carried.

PROPOSED ORDINANCE ZONING LOTS 17/22 BLOCK 6 AND LOTS 11/22 BLOCK 17 FROM B-1 TO B-3 (NORTH 7TH STREET)

The following entitled proposed ordinance was presented and read: 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 ON CERTAIN LANDS WITHIN THE CITY, was presented and read. It was moved by Councilman Anderson and seconded by Councilman Wright that the proposed ordinance be passed for publication. Motion carried.

PROPOSED ORDINANCE - ZONING LOTS 1/10 BLOCK 18 FROM R-2 TO B-3 (NORTH OF 7TH STREET)

The following entitled proposed ordinance was presented and read: 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 ON CERTAIN LANDS WITHIN THE CITY. It was moved by Councilman Anderson and seconded by Councilman Walt that the proposed ordinance be passed for publication. Motion carried.

PROPOSED ORDINANCE - ZONING SE CORNER ORCHARD TO R-1-D

The following entitled proposed ordinance was presented and read: 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 ON CERTAIN LANDS WITHIN THE CITY. It was moved by Councilman Colescott and seconded by Councilman Anderson that the proposed ordinance be passed for publication. Motion carried.

AIRPORT - RESOLUTION ON AMENDMENT 2 TO GRANT AGREEMENT

The following Resolution was presented and read:

R E S O L U T I O N

RESOLUTION AUTHORIZING ACCEPTANCE OF AMENDMENT NO. 2 TO THE GRANT AGREEMENT BETWEEN THE CITY OF GRAND JUNCTION AND THE COUNTY OF MESA, COLORADO AS CO-SPONSORS, AND THE ADMINISTRATOR OF THE FEDERAL AVIATION ADMINISTRATION RELATING TO THE DEVELOPMENT OF WALKER FIELD UNDER PROJECT NO. 9-05-004-C706, CONTRACT NO. FA67WE-5007.

WHEREAS, the Administrator of the Federal Aviation Administration has issued an Amendment to the Grant Agreement relating to the abovenumbered project to make provision for an increase in Federal participation to 75% of 55.1% for the item of development

relating to the installation of a standby engine generator.

WHEREAS the Administrator of the Federal Aviation Administration has agreed to the Amendment to the Grant Agreement, now, therefore,

BE IT RESOLVED By the City and Council of the City of Grand Junction, Colorado:

Section 1. That the City of Grand Junction, Colorado, shall, as Co-Sponsor with the County of Mesa, Colorado, accept Amendment No. 2 to the Grant Agreement, Contract No. FA67WE-5007, between the City of Grand Junction and the County of Mesa, Colorado and the Administrator of the Federal Aviation Administration, executed on the 19th and 22nd days of August, 1966.

Section 2. That the President of the Council is hereby authorized and directed to execute said Amendment No. 2 to the Grant Agreement on behalf of the City of Grand Junction, Colorado and the City Clerk is hereby authorized and directed to impress thereon the Official Seal of the City of Grand Junction, Colorado and to attest said execution.

Section 3. That the Amendment No. 2 to the Grant Agreement referred to hereinabove shall be as follows:

AMENDMENT NO. 2 TO GRANT AGREEMENT FOR PROJECT NO. 9-05-004-C706

WHEREAS, the Federal Aviation Administration (hereinafter referred to as the "FAA") has determined it to be in the interest of the United States that the Grant Agreement between the FAA, acting for and on behalf of the United States, the City of Grand Junction and the County of Mesa, Colorado, (hereinafter referred to as the "Sponsors"), accepted by said Sponsors on the 22nd day of August, 1966, be amended as hereinafter provided; and

WHEREAS, By Amendment No. 1, accepted by the Sponsors on August. 7, 1968, the maximum amount of the obligation of the United States, as set forth in Paragraph 1 of the terms and conditions of the aforesaid Grant Agreement, was increased from \$219,463 to \$224,427, which increase was in error and accordingly should be reduced so as to reflect what has been determined to be the correct Federal share of the allowable project costs; and

WHEREAS, it has been determined necessary to make provision for an increase in Federal participation, to 75% of 55.1%, for the item of development relating to the installation of a standby engine generator.

NOW THEREFORE, WITNESSETH:

THAT in consideration of the benefits to accrue to the parties hereto, the FAA on behalf of the United States, on the one part,

and the Sponsors on the other part, do hereby mutually agree that the, Grant Agreement between the United States and the Sponsors accepted by said Sponsors on the 22nd day of August, 1966, be, and same hereby is amended as follows:

1. By deleting lines 7, 8 and 9 of the first paragraph on Page 2 and substituting in lieu thereof "THE UNITED STATES, HEREBY OFFERS AND AGREES to pay as the United States share of the allowable costs incurred in accomplishing the Project, 75% of 55.1% of the allowable costs relating to the standby engine generator and 53.30% of all other allowable project cost"; and

2. By deleting the dollar figure of \$219,463, as set forth in numbered paragraph 1 of the terms and conditions on Page 2 of said Grant Offer, and substituting in lieu thereof the sum of \$205,868.68.

IN WITNESS WHEREOF, the parties hereto have caused this Amendment to said Grant Agreement to be duly executed as of the \_\_\_\_\_ day of \_\_\_\_\_, 1968.

UNITED STATES OF AMERICA  
FEDERAL AVIATION ADMINISTRATION

By: (Signed) W. A. Stephens  
W. A. Stephens

Title: Area Manager, Denver Area

CITY OF GRAND JUNCTION, COLORADO  
(Name of Sponsor)

ATTEST: By:  
Title: Title:

COUNTY OF MESA, COLORADO  
(Name of Sponsor)

Attest: By:  
Title: Title:

CERTIFICATE OF SPONSOR'S ATTORNEY

I, \_\_\_\_\_, acting as Attorney for the City of Grand Junction, Colorado, (hereinafter called the "Sponsor"),

I, \_\_\_\_\_, acting as Attorney for the County of Mesa, Colorado, (hereinafter called the "Sponsor"),

do hereby certify:

That I have examined the foregoing Amendment to the Grant





called on the motion with all members of the Council present voting AYE. The President declared the motion carried.

AUDITOR FOR 1968 - DALBY, WENDLAND & JENSEN APPOINTED

City Manager Gray requested that the Council consider the appointment of an auditor to audit the books of the City for the year 1968 as substantial work can be accomplished during the fall and early winter months. For the past two years, the firm of Dalby, Wendland & Jensen has audited the City books. It was moved by Councilman Wright and seconded by Councilman Anderson that the Council again appoint the firm of Dalby, Wendland Jensen to make the audit for the year 1968. Motion carried.

WATER - ADJUSTMENTS FOR OUTSIDE CITY USERS GRANTED

City Manager Gray stated that in accordance with Council policy, reaffirmed on 6-1-60, and originally established in 1952, no adjustments could be allowed in outside City water users' bills due to breaks in service lines. He recited three instances of requests for adjustments: Mr. Frank Vessels, 173 Edlun Road, R. J. Thurlow, Sr., 685 26 Road and Mrs. R. J. Elam, 181 Rosalie Drive. These requests for adjustments were for large usage of water due to leaks.

It was explained that the policy for City residents is that whenever it is noted that an unusually large amount of water is recorded on the meter this is called to the attention of the utility customer and if it is found that the large usage is from a service line break, or through no fault of the utility customer, and the correction is made as expeditiously as possible, an adjustment is allowed on the customer's bill. If the amount is under \$20, the adjustment is taken care of by the Administration and if over \$20, the requests are brought to the City Council for consideration.

The Administration now feels that due to changes in circumstances, the same individual consideration should be warranted by outside users for three reasons:

1. They are a utility customer of the City although they reside outside the City limits. They are paying a penalty by paying double city rates and therefore leaks are more costly.
2. If customer does take care of water leaks expeditiously, the same individual consideration is owing to the customer whether he resides inside or outside.
3. We do not inspect service lines inside either any more than those outside. A customer is a customer and should warrant consideration.

It was moved by Councilman Wright and seconded by Councilman

Evans that the Council policy on water bill adjustments be changed to include outside city resident water users to receive water bill adjustments for uncontrolled water line breaks, or causes beyond the control of the user, which are repaired or corrected as expeditiously as possible. Each request to be investigated individually and adjustment determined on the merit of each individual case and not as a blanket policy. Motion carried.

#### CAPITAL IMPROVEMENTS - 1969 BUDGET DISCUSSED

City Manager Gray presented the Council members with the 1969 proposed Capital Improvement program. Several items were discussed, including that of improving Fourth and Fifth Streets as one-way streets. Mr. Roper Scholbe and Mr. James Gormley spoke regarding these two streets, and asked that the City present a master plan for one-way streets before any action to implement this phase of traffic control is taken. There will be more meetings to consider the capital improvements program and to make final decision as to what is to be included in the 1969 budget.

#### INVITATION TO ATTEND CIVIC CENTER COMPLEX DEDICATION AT CARLSBAD, CALIFORNIA

A letter from Mr. Dan McComas, Vice-Mayor of the City of Carlsbad, California, was read. This was an invitation to attend the dedication and tour of the new City of Carlsbad, Civic Center Complex on September 8th at 2 P.M.

#### ADJOURNMENT

On motion duly made and seconded the meeting adjourned.

/s/ Helen C. Tomlinson  
City Clerk