

Grand Junction, Colorado

November 20, 1968

ROLL CALL

The City Council of the City of Grand Junction, Colorado, met in regular session at 7:30 o'clock P.M. November 20, 1968 in the Civic Auditorium at City Hall. Councilmen present and answering roll call were C. A. Walt, R. B. Evans, Stanley Anderson, Harry O. Colescott, Ray A. Meacham, Herbert M. Wright and President R. G. Youngerman. Also present were City Manager Richard A. Gray, City Attorney Gerald J. Ashby and Deputy City Clerk Blanche G. Stringer. City Clerk Helen C. Tomlinson was absent.

INVOCATION

The invocation was given by Captain Jarvies, Salvation Army.

HEARING

This date had been scheduled and advertised for hearing for a change of zoning from R-1-C to R-3 for a tract of land located on the west side of 12th Street and north of Patterson Road. Mr. Ben Carnes, representing the developers of this property, was present and showed the Council a picture of the nursing home they intend to build on the north 300 feet of the property - just south of the present condominium-with parking area and entrance from 12th Street. He stated he had signed contracts for the land and a definite commitment for a loan from a Denver Company.

The building will be 30,000 square feet and will cost approximately \$680,000 furnished. Soil tests will be started as soon as final approval of the zoning is made. No written protests were filed and there was no one present who protested the change of zoning. At a special meeting of the Planning Commission on October 16th, the Commission recommended to the City Council that they change the zoning in this area from R-1-C (one-family residence) to R-3 (multifamily residence). President Youngerman closed the hearing.

LIQUOR LICENSE RENEWALS FOR 1969

Applications for renewal of liquor licenses for 1969 were presented. A letter was read from James E. Fowler, Environmental Health Section, Department of Public Health, stating that there appears to be no major violations that would have any interference with receiving liquor licenses of the establishments that are required to have a liquor license. A "Memo" was read from Chief of Police Karl Johnson which stated that the liquor industry has been operated on a higher standard than will be found in many localities. During the year, there has been no violation which resulted in the filing of charges against any licensee, and where complaints have been made concerning tile

operation of these establishments, the conditions have generally been improved when the licensee was notified of the complaint,

Licensees have been advised that continued complaints may result in a hearing to show cause why their license should not be suspended or revoked. lie recommended that all applications for renewal be approved providing health department standards have been met. It was moved by Councilman Meacham and seconded by Councilman Walt that the following applications for renewal of liquor licenses be approved and licenses issued when state licenses have been received. Motion carried.

Hotel & Restaurant \$325 (City \$48.75-State \$276.25) (City Occupational \$250

Bamboo Restaurant & Cocktail Lounge, Arnold C. & Winifred Ebert, 215 No. 5th St.

Bar X Motel Restaurant & Lounge, Elmer B. Nelson & Donna R. Copeland, 1600 North Ave.

Beacon Cafe & Lounge, George P. Chronis & Paul J. Mitchell, 609 Main

Cafe Caravan, Marian S. Voge, Alan M. & Julian E. Simpson, 105 W Main P.O.Box 77

Dream Restaurant, Lucile M. Buchanan, 118 Main St.

Jensens' Flamingo Lounge, Hazel Jensen, 201 Colorado Ave.

Ivanhoe Inn, Ski-Lu, Inc. 233 North Ave.

Mark's Cork & Embers, Mark's Finer Dining Inc., 105 N. 2nd Box 188

Pantuso's Pizzeria, James & August Pantuso, 103 N. 1st Royal Motel Co., 1810 North Ave.

St. Regis Lounge, Katherine Blackshear, 355 Colorado Ave.

Santy's Cafe & Lounge, Tony Santy & Wilow Bea Santy, 335 Main St.

Tony's Bar, Emil F. Tonozzi, Jr. 209 Colorado Ave.

Zorba's Beefeaters, Ty-We, Inc., 159 Colorado Ave.

Reverse R. Bar, Jess J. & Jack D. Ritter, 122 S. 5th St.

RETAIL LIQUOR STORES \$150 (City \$22.50 - State \$127.50) (City Occupational \$250)

City Liquor Drive In, Sylvester Jerry & Rebeca M. Lewis, 901 N. 1st Street

Crown Liquor Store, Ben & Julia Poloni, 119 S. 4th Street

Foresight Liquor, William M. & Idona Mae Gaylor, 201 Main

Grand Liquor Store, Thomas N. & Marguerite A. Mulvihill, 220 W Grand Ave.

Hilltop Liquors, Clarence B. & Vernace E. Olson, 1563 Hwy 50

Jim's Liquors, Melvin J & Helen M. Benton, 1560 North Ave.

Johnnie's Liquors, Johnnie Retolaza, 1000 N. 5th Street

Last Chance Liquors, Clara E. Warren, 1203 Pitkin Ave

North Avenue Liquors, William J. & Betty E. Burke, 801 North Ave

Raso Liquors, Raffaelina Raso & Dora F. Pantuso, 202 Ute Ave

State Liquor's Inc, Verna N. Stranger, Pres., 659 Rood Ave

Taylor's Liquors, Craig & Joyce Taylor, 401 North Ave.

Teller Arms Liquors Shoppe, Florence M. & Rufus M. Jones, 2401 North Ave.

CLUB LIQUOR-\$100 (City \$15 - State \$35) (City Occupational \$100)

B.P.O. Elks, G. J. Lodge No. 575, 2119 S 4th St
Fraternal Order of Eagles, 1674 US Hwy 50 South
Beye-Lotz Post #1247 Veterans of Foreign Wars, 1404 Ute Ave

HOUSING CODE - REQUEST FROM PLANNING COMMISSION FOR CITIZENS COMMITTEE

A letter was read from Robert Baker, Chairman of the G.J. Planning Commission. At the meeting of the Commission on October 16th, it was suggested that the City Council appoint a Citizens' Committee to study the feasibility of adopting a Housing Code. The Commission would be glad to furnish a list of names for suggested committee membership if the Council so desired.

This matter has been discussed by the Council previously but no action taken. It was felt it would prove to be a controversial matter as people do not understand the purpose of the Code. Many of the houses in existence would not comply with the Code. A Housing Code is being used in larger cities as a means of urban renewal and for slum clearance. It might be used in Grand Junction to rid the city of some eye-sores and help to keep present houses up to standards. It was felt that the committee should be large enough to represent all facets of the community but still not be so large as to be unwieldy, and the Council should have representation on the Committee.

It was moved by Councilman Wright and seconded by Councilman Walt that the offer of help from the Planning Commission be accepted; that they be requested to furnish a list of recommended members for this Citizens' Committee, and that they suggest how large they feel the committee should be. When the list is submitted, the Council will appoint the Committee. Motion carried.

P.I.A.B. - R. B. EVANS APPOINTED MEMBER TO JULY 1, 1970

A "Memo" from James E. Wysocki, Secretary of the Park Improvement Advisory Board, stated that at a meeting on November 7th, the P.I.A.B. recommended the re-appointment of Councilman R. B. Evans as the Council's representative. It was moved by Councilman Meacham and seconded by Councilman Anderson that Mr. R. B. Evans be re-appointed as a member of the P.I.A.B. until July 1, 1970. Motion carried.

PROPOSED ORDINANCE - VACATING PORTIONS OF TEXAS & MESA AVENUE (FROM COLLEGE PLACE TO 12TH STREET FOR MESA COLLEGE)

The following proposed entitled ordinance was presented and read:
AN ORDINANCE VACATING A PORTION OF TEXAS AVENUE AND A PORTION OF

MESA AVENUE WITHIN THE CITY OF GRAND JUNCTION. It was moved by Councilman Walt and seconded by Councilman Anderson that the proposed ordinance be passed for publication.

Mr. Frank Jaros, Sr., 1702 N. 12th, appeared before the Council.

Mr. Jaros stated he had been out of town November 6th when the hearing was held on closing Texas and Mesa Avenues from College Place to 12th Street. He wished to protest the closing of Mesa Avenue as he felt it might have an adverse effect on his property. He owns a tract of vacant land on 12th Street from Orchard Ave. to Mesa Ave. which is zoned for business. He stated he is now in the process of negotiating for approximately a half million dollar business development for his land and he did not want to jeopardize this development by eliminating traffic from the west by the closing of Mesa Avenue, but he did not object to the closing of Texas Avenue. It was explained to Mr. Jaros that at the hearing the traffic count on Mesa Avenue showed a small amount of traffic on Mesa Avenue, mostly college oriented. These streets were not designed to carry heavy commercial traffic, and closing them would be a safety factor to the college. Access to his property would be from 12th Street and from Orchard. Motion carried.

PROPOSED ORDINANCE - AMEND ZONING - NW COR 12TH & PATTERSON FROM R-1-C TO R-3

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 Colescott that the proposed ordinance be passed for publication. Motion carried.

ORDINANCE NO. 1296 - APPROPRIATIONS FOR 1969 AND SETTING CITY MANAGER'S SALARY

The Proof of Publication to the following entitled proposed ordinance was presented and read: AN ORDINANCE APPROPRIATING CERTAIN SUMS OF MONEY TO DEFRAID THE NECESSARY EXPENSES AND LIABILITIES OF THE CITY OF GRAND JUNCTION, COLORADO, FOR THE FISCAL YEAR BEGINNING JANUARY 1, 1969, AND ENDING DECEMBER 31, 1969, AND FIXING THE SALARY OF THE CITY MANAGER OF SAID CITY. It was moved by Councilman Colescott and seconded by Councilman Evans that the Proof of Publication be accepted and filed. Motion carried.

It was moved by Councilman Wright and seconded by Councilman Colescott that the ordinance be called up for final passage. Motion carried.

The Ordinance was then read, and it was moved by Councilman Anderson and seconded by Councilman Meacham that the ordinance be passed and adopted as read, numbered 1296 and ordered published.

Roll was called on the motion with all members of the Council voting Aye. The President declared the motion carried.

ORDINANCE NO. 1297 - TRANSFER OF MONIES TO AIRPORT FUND

The Proof of Publication to the following entitled proposed ordinance was presented and read: AN ORDINANCE TRANSFERRING MONIES FROM THE CAPITAL RESERVE FUND AND THE OPERATING CAPITAL FUND OF THE GENERAL FUND TO THE CAPITAL IMPROVEMENT FUND OF THE AIRPORT FUND AND APPROPRIATING SUCH MONIES FOR EXPENDITURES. It was moved by Councilman Wright and seconded by Councilman Meacham that the Proof of Publication be accepted and filed. Motion carried.

It was moved by Councilman Colescott and seconded by Councilman Evans that the ordinance be called up for final passage. Motion carried.

The Ordinance was then read, and it was moved by Councilman Colescott and seconded by Councilman Evans that the ordinance be passed and adopted as read, numbered 1297 and ordered published.

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

PROPERTY - RESOLUTION - SELL LOTS 26,27,28 BLOCK P, KEITH'S ADDITION TO J. L. & ELIZABETH H. BOYCE FOR \$6,900

The following Resolution was presented and read:

R E S O L U T I O N

WHEREAS, Jesse L. Boyce and Elizabeth H. Boyce have offered to purchase the Lots hereinafter described from the City of Grand Junction for the sum of \$2,300.00 for each Lot, and

WHEREAS, said Lots are not used or held for park or governmental purpose, and the sale of said Lots for the price stated would be in the best interest of the City and its inhabitants;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION:

That the City Manager, as the act of the City and on behalf of the City, be, and he is hereby, authorized to convey by Warranty Deed to Jesse L. Boyce and Elizabeth H. Boyce, upon receipt of the purchase price, the following real property owned by the City of Grand Junction and described as follows:

Lots 26, 27 and 28 in Block P of Keith's Addition to the City of Grand Junction, Mesa County, Colorado

PASSED AND ADOPTED this 20th day of November, 1968.

R. G. Youngerman
President of the Council

ATTEST:

City Clerk

It was moved by Councilman Wright and seconded by Councilman Walt that in view of the fact that the offered price is at least equivalent to the appraised price, that the Resolution be passed and adopted as read and that the City Manager be authorized to sign the deed transferring Lots 26, 27 and 28 in Block P of Keith's Addition to the City of Grand Junction to Jesse L. Boyce and Elizabeth II. Boyce for the sum of \$2,300 for each lot. Roll was called on the motion with all members of the Council voting AYE. The President declared the motion carried.

PROPERTY - LEASE WITH PURCHASE OPTION LOTS 10,11,12 & 25, BLOCK P, KEITH'S ADDITION - \$93.31 PER MONTH

Mr. Boyce requested Council's approval to extend his present lease agreement with purchase option at \$2,300 per lot to Lots 10, 11, 12 and 25. Lots under the lease/purchase agreement would then total 7 and would be lots 7, 8, 9, 10, 11 and 12 on the North side of Block P plus Lots 25 on the South side of Block P in Keith's Addition. He requested to continue at his present rental rate of \$13.33 per month per lot or a total of \$93.31 for the seven lots under lease. There will be no city-owned lots not under lease to Boyce remaining on the North side of Block P and there will be four lots on the south side of Block P not under lease to Mr. Boyce.

It was moved by Councilman Meacham and seconded by Councilman Wright that the Council approve the inclusion of Lots 10, 11, 12 and 25 within the base lease with Mr. Boyce now has at a rental of \$13.33 per each lot per month and with the option to purchase these lots at \$2,300 each during the base term of the lease and to authorize the City Manager to sign the addendum to the lease. Motion carried.

WATER - REQUEST TO CLEAN AND LINE PATTERSON ROAD WATER LINE - TO NEGOTIATE WITH PIPELINES, INC.

A "Memo" from City Engineer Hickman regarding the Cement Mortar lining of Patterson Road Arterial Main had been sent to all members of the Council with their copies of the agenda. At this time, the City has a contract with Pipe Linings, Inc. to clean and install cement mortar lining in the 20-inch steel Hallenbeck Flow Line and the 24-inch steel Indian Wash Feeder Main. The Patterson Road Main is not included in the contract. Mr. Hickman feels that it would be advantageous to the City to include this line at this time while Pipe Linings, Inc. are doing the other work. He estimated this line could be done for approximately

\$50,000 and there should be money available from Budget Account 150.31-907.

Mr. Hickman feels that the lines now being worked on will have their useful life extended for thirty or forty years plus improved service and a greatly reduced maintenance cost. As the cleaning and mortar lining job progresses, it becomes more evident that it was greatly needed. Cleaning tools have opened many large and small holes in the pipe walls which were imminent leaks. The Hallenbeck line was installed in 1955 and the Indian Wash line in 1960. The Patterson Road line was installed in 1957 and it is believed that the need exists in this line.

City Manager Gray requested authorization to proceed with negotiations through our consulting engineers, Henningson, Durham & Richardson, with Pipe Linings, Inc. to clean and line approximately 12,350 feet of Patterson Road water line. This would mean that all of the steel lines would be coated. It was moved by Councilman Colescott and seconded by Councilman Walt that the City Manager be authorized to enter into negotiations with Pipelines, Inc., through Henningson, Durham & Richardson, and return to the next Council meeting, December 4th, with recommendations as to what negotiations can be worked out with Pipelines, Inc. for cleaning and lining the Patterson Road water line. Motion carried.

LINCOLN PARK - RENEW LEASE FOR KIDDIE AMUSEMENT PARK WITH ROBERT GUYTON FOR FIVE YEARS

City Manager Gray stated that a new five-year lease has been prepared leasing the Kiddie Amusement Park at Lincoln Park to Robert Guyton. Mr. Guyton has had a five-year lease on the facilities since September, 1963. There are some minor changes in the new lease. Mr. Guyton voluntarily increased his insurance from \$25,000 and \$50,000 to \$50,000 and \$100,000. He has been donating in excess of the 10% in free rides. He will pay 10% to the City on all sales from the concession stand. Councilman Wright suggested the lease should read that he give "not less than 10% in free rides." Clause No. 7 requires that the facility be operated at least two days a week during the summer season, and a provision is made for passing on the lease to a third party which was not provided for in the old lease. It was moved by Councilman Wright and seconded by Councilman Meacham that the City Manager be authorized to execute this lease with Mr. Guyton for the Kiddie Park. Motion carried.

WATER BILL ADJUSTMENT

Mr. Thomas N. Lewis, 655 Struthers, requested an adjustment in his Sept. 3rd water bill which showed that 87,000 gallons of water had been used, amounting to \$53.15. His minimum bill for water is \$2.75. A leak in a service line was discovered which had not surfaced because the line is in river gravel. Customer

Service Department recommended that an adjustment of \$50.40 be made and credited to the account of Mr. Lewis in line with Council policy whereupon notice the customer makes expeditious repairs. City Manager Gray concurred with Mr. Reeves' recommendation.

It was moved by Councilman Wright and seconded by Councilman Evans that an adjustment of \$50.40 be made in Mr. Lewis' water bill. Motion carried.

CHRISTMAS LIGHTS - SUGGEST TO CHAMBER OF COMMERCE RETAIL TRADE COMMISSION THAT LIGHTS NOT BE TURNED ON UNTIL AFTER THANKSGIVING NEXT YEAR

Councilman Walt asked if something shouldn't be done about having Santa Claus appear in Grand Junction before Thanksgiving. He stated it appears to be a travesty on Christmas. Councilman Meacham concurred. City Manager Gray stated that the downtown merchants have set a kick-off date of Friday, November 22nd, at 7 p.m. when Santa Claus will arrive at 5th and Main and the lights will be turned on for the ceremony. No extra help is hired to put up the decorations and the City Traffic Signal Technician has to install the decorations. He has to work this into his already busy schedule. He has been working at this for the past week.

It was moved by Councilman Walt and seconded by Councilman Anderson that the Council recommend to the Chamber of Commerce Downtown Retail Trade Committee that they plan next year to hold up on bringing Santa Claus and turning on the lights until after Thanksgiving. Motion carried. The City Clerk was instructed to write a letter to the Downtown Retail Trade Committee of the Chamber of Commerce.

ADJOURNMENT

It was regularly moved, seconded and carried that the meeting adjourn.

/s/ Blanche G. Stringer
Deputy City Clerk