

Grand Junction, Colorado

June 4, 1969

ROLL CALL

The City Council of the City of Grand Junction, Colorado, met in regular session at 7:30 o'clock p.m. June 4, 1969 in the Civic Auditorium at City Hall. Councilmen present and answering roll call were Raymond R. Paruch, Harry O. Colescott, Stanley R. Anderson, Theodore N. Naff, R. B. Evans and President Richard G. Youngerman, Councilman Ray A. Meacham arrived at the meeting during discussion of the water pollution control plant. Councilman Harry O. Colescott left the meeting during discussion on the Housing Code and after passage of Ordinance No. 1320. Also present were City Manager Richard N. Gray, City Clerk Helen C. Tomlinson and City Attorney Gerald J. Ashby.

INVOCATION

The invocation was given by Rev. Ronald R. Hamilton, First Methodist Church.

MINUTES

It was moved by Councilman Anderson and seconded by Councilman Naff that the minutes of the regular meeting held May 21, 1969 be approved as written. Motion carried.

HEARING

Liquor license trsf for Bamboo Rest, 215 N 5th to Arn's, 2882 North Ave

This date had been scheduled and advertised for hearing on the application of Arnold Ebert dba Bamboo Restaurant, 215 No. 5th Street, to transfer his license to 2882 North Avenue, and to change the name to Arn's. This transfer is necessary as the building at 215 No. 5th Street is to be torn down this summer. Plans and specifications for a 60' x 60' Armco metal building to be constructed at 2882 North Avenue were presented to show what Mr. Ebert plans to have at the new location. No written protests had been received and there were no protests from the audience.

A letter was read from Chief of Police Karl M. Johnson which stated that he had made an inspection of the location at 2882 North Ave. and it appears to meet the legal requirements as to zoning; there are no schools or churches within the restricted limits for such a license. It is necessary that the building meet the requirements of the building code, and the Health Department will have to approve it. President Youngerman closed the hearing.

It was moved by Councilman Colescott and seconded by Councilman Evans that the request of Arnold Ebert dba Bamboo Restaurant, 215 No. 5th Street, to move his hotel and restaurant liquor license to 2882 North Ave. under the name of Arn's be approved. Motion carried with Councilman Paruch voting NAY.

BIDS

San. Sr. Dist. 24-69

City Manager Gray stated that the following bids had been received for construction of Sanitary Sewer District No. SS-24-69 at 3 p.m. on June 3, 1969:

Leon Parkerson low \$5372 - award cont.

United Sand & Gravel	\$7,430.50
Leon Parkerson	5,372.00
Geo. Tilton	8,002.40
Elam Construction Co.	6,717.80
City Engineer's estimate	6,100.00

City Engineer Hickman recommended, and City Manager Gray concurred, that the low bid be accepted. It was moved by Councilman Naff and seconded by Councilman Anderson that the low bid of Leon Parkerson of \$5,372 be accepted and that contract be awarded.

Councilman Colecott stated he thought when awarding contracts, there should be some way to control contractors to get them to complete a project as quickly as possible and not let them leave an unfinished project for a considerable length of time, as had been done on the re-paving of West Main Street. City Engineer Hickman explained that it is very difficult to actually control a contractor's progress other than through a definite completion date with a penalty clause. It is to the contractor's advantage to complete a project as quickly as possible. Motion carried.

COUNCILMAN MEACHAM

arrived at the meeting.

WATER POLLUTION CONTROL

H.D.W. report - Plans for sewage disp. plt & interceptors

Mr. Wm. Bredar, Vice President, Henningson, Durham and Richardson, Consulting Engineers, together with staff members Karl Henrichsen and Ed Roth were present and reported to the Council on the Water Pollution control progress.

Mr. Bredar reported that on April 9th, bids were received for the construction of the Orchard Mesa interceptor sewer, which is a gravity line to serve the Orchard Mesa area and a great deal of it is located on the D&RG R.R. right of way. Monday of this week, he had received the requirements of the Railroad. Negotiations were started last November with the Railroad Company and they have stated that they preferred that the City not use the right of way for the sewer line. Their requirements are very difficult to meet. Most of the pipeline is to be encased in steel or concrete pipe with a flat fee of \$5,000 and a perpetual insurance policy to cover liability. Henningson, Durham & Richardson would like to ask for a 30-day extension of time before awarding a contract for the construction of this line in order to check into the feasibility of a pumping plant, or putting the pipeline on the State Highway bridge across the Colorado River on 5th Street. The two lowest bidders have consented to the 30-day extension. A rough estimate would assume an additional cost of \$30,000 to \$50,000 for the line to be put on the D&RGW R.R. bridge. Should it prove feasible to build the pumping station, all previous bids would be rejected and the new job advertised for bid.

Westside Sr. Plant plans

Mr. Bredar presented plans and specifications for the new water pollution control plant which would use some of the present facilities at our present westside plant. He and Mr. Henrichsen demonstrated the process of sewage treatment as

it progressed through the plant. It would be a "trickling filter". The plant would handle 7.3 million gallons of sewage flow per day; presently the westside plant handles 2 million gallons per day and the southside plant 1 million gallons per day, a total of 3 million gallons per day. This plant is a completely different process from the Denver Metro plant which is an activated sludge process. There should not be any odor. The sludge is burned in an incinerator. The plant has been treating considerably over capacity because of the tremendous growth in the metro area. Sludge from the new Grand Junction plant will be processed and taken to the landfill. The schedule is that plans are filed tonight and in the next sixty days H.D.R. will be getting approvals from the Water Pollution Control Commission; Colorado Dept. of Health and the Federal Government which will pay 30% to 33% of the total cost. H.D.R. hopes to advertise for bids in August so the plant can be constructed and operating by Jan. 1, 1971.

Southside interceptor plans

The southside interceptor sewer plans were placed on file and will be bid in two sections as explained to the Council in prior meetings. Bids will be taken at the same time as the plant bids.

President Youngerman thanked Mr. Bredar and the other Engineers for coming and making the presentation.

RECREATION BOARD

Appoint Dorotha Spooner & Jack Scott for 3 yr terms - to 3-7-72

A letter was read from Clint Smith, Chairman of the Recreation Board, asking that the Council appoint two Recreation Board members for members whose terms expired March 7, 1969. President Youngerman re-appointed Mrs. Dorotha Spooner, and Mr. Jack Scott to the Board to serve until March 7, 1972. It was moved by Councilman Meacham and seconded by Councilman Evans that the Council affirm the appointments of Mrs. Dorotha Spooner, 400 Cedar Ave., and Mr. Jack Scott, 2335 Hall, to serve on the Recreation Board for three-year terms, expiring on March 7, 1972. Motion carried.

HOUSING CODE

Study Committee appointed to investigate whether needed

Mr. Blake Chambliss, Mr. Robt. Baker and Mrs. Barbara Hyde, representing the Grand Junction Planning Commission were present. Mr. Chambliss requested that the Council go ahead and through a random numbering system of voter registrations select 12 names from each voting district to form a committee to make a study as to whether Grand Junction needs a housing code, and if so, how it should be brought about. Mrs. Hyde read a charge to the Committee outlining the plan to be followed for the study. Mr. Chambliss demonstrated an outline of the format to be followed. The Committee will be asked to serve and will form within the next week. There will then be three sub-committees selected. The first Committee would study the condition of the existing housing, physical condition, ownership, number of sub-standard houses. The Second Committee would study needs - who needs a house, problems of available homes for low-income groups, who is not finding the house they need. The Third Committee would study the effects of low standard housing on the Community. How does this affect community growth? These Committees would meet for about three weeks and come up with recommendations. The whole Committee will then meet and decide whether Grand Junction has a problem. If there is no problem, the whole thing will be dropped. At this point it comes back to the Council for a decision as to whether the study goes on. If the recommendation is to go ahead, they break into four Committees for a six-week study. One would be on standards of health and safety we should expect of housing in the City of Grand Junction. The Second Committee would investigate what would be the cost to bring to standard, the tax loss in having dilapidated housing. The Third Committee would study enforcement of housing standards. The Fourth Committee would study the funding of the improvements. After this study, all committees would come back and made a decision and recommendation to the Council.

Mr. Chambliss had a list of random numbers to be picked which will correspond to numbers on voter's registration lists. Council members and Planning Commission members to serve as advisory members of the Committees are as follows:

Condition of existing housing - Mayor Youngerman & Councilman Paruch

Housing needs - Councilman Colescott & Mrs. Barbara Hyde (Plan Com)

Effect of sub-standard housing in Community Growth - Councilman Ted Naff & Richard Stranger (Plan Com)

Standards of Health & Safety - Councilman Anderson & Mrs. Grace Smith (Plan Com)

Approx. cost of remedying sub-standard conditions - Clmn Meacham & Colescott

Enforcement of Housing Standards - Councilman Paruch & Robert Baker

Funding of Housing Improvements - Councilman Evans & Blake Chambliss (Plan Com)

ORD 1320 (EMERG)

PERMIT RIGHT TURNS ON STEADY RED LIGHT

The following entitled proposed ordinance was presented and read: AN ORDINANCE PROVIDING FOR THE REGULATION OF RIGHT TURN ON STEADY RED TRAFFIC SIGNAL AND DECLARING AN EMERGENCY. It was moved by Councilman Meacham and seconded by Councilman Evans that the proposed ordinance be passed and adopted as an emergency ordinance, numbered 1320 and ordered published.

Mr. Barclay Jamieson was present and stated he felt passage of this ordinance would lead to a highly dangerous situation and would invite accidents by motorists turning into through hi-speed highways. City Manager Gray explained that this practice has been in effect for some ten to fifteen years on the West Coast; most motorists are used to it and the State Legislature has just passed this law in an effort to make it uniform in the State. There are going to be some problems and people will have to use judgment. The ordinance requires a full stop before proceeding and cars must yield to pedestrians and cars on the green light. Right turns on red lights are prohibited at certain signed intersections in the Ordinance and others may have to be added later. There are times when this practice can speed up traffic flow, and especially at night it is advantageous. Roll was called on the motion with all members of the Council voting AYE. The President declared the motion carried.

HOUSING CODE (continued)

Councilman Anderson moved and Councilman Meacham seconded the motion that the Study Committee be appointed by means of the voting lists and table of random numbers and use charge and format presented by the Planning Commission. Motion carried with Councilman Naff voting NAY.

Councilman Paruch suggested the study should include businesses and industrial properties as well as residential housing, but it was explained that it could not all be done at one time and housing was a starting point.

Councilman Naff stated he and a citizens' group opposed the housing code before election and would still oppose it. Councilman Meacham stated this was a beginning of a study to see if there is a problem.

Howard Caudle and Delbert Coulson spoke from the audience opposing the code.

Mr. Chambliss then went through the method of procedure for selecting the random numbers.

COUNCILMAN COLESCOTT left the meeting.

ANNEXATION

Instr No 4231

Freeway & 28 1/4 Road Approve boundaries

The Planning Commission at its meeting on May 28, 1969 recommended to the City Council the annexation of the following described property:

West One Half Southeast Quarter Northwest Quarter Sec. 18 R1S T1E and beginning at the Southwest corner of the Southeast Quarter Northwest Quarter Sec. 18 R1S T1E thence South to the south right of way line U.S. Highway 6 & 24, thence North 74° 34' 30" East 335.9 feet to intersection with the south line of said Southeast Quarter Northwest Quarter Sec. 18 thence West to point of beg.

This will be a one-owner petition, and the land is to be used for industrial development. Because of the urgency of the developer to proceed, the Planning Commission approved the boundaries for the single petition without trying to include adjoining area that is eligible. A water line will have to be extended from 28 1/2 Road to serve this property, and it can be served by the Fruitvale Sanitation District sewer line.

It was moved by Councilman Meacham and seconded by Councilman Paruch that the boundaries be approved and that circulation of petition be authorized. Motion carried.

PROP. ORD.

Trsf fr 141.19000 \$3480 to 001.02-000 for Council Salaries

The following entitled proposed ordinance was presented and read: AN ORDINANCE PROVIDING MONIES TO SUPPLEMENT COUNCIL BUDGETED SALARIES. It was moved by Councilman Anderson and seconded by Councilman Evans that the proposed ordinance be passed for publication. Motion carried.

PROP. ORD.

Regulate Self-service & Coin-operated Service Stations

The following entitled proposed ordinance was presented and read: AN ORDINANCE PERMITTING AND REGULATING SELF-SERVICE AND COIN-OPERATED SERVICE STATIONS. It was moved by Councilman Anderson and seconded by Councilman Evans that the proposed ordinance be passed for publication. Motion carried.

ORD. 1317

Zoning No. si Bookcliff Ave in 800 Blk to B-1

The Proof of Publication to 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 ZONING CERTAIN LANDS WITHIN THE CITY. It was moved by Councilman Anderson and seconded by Councilman Meacham that the Proof of Publication be accepted and filed. Motion carried.

(Annexation - Bookcliff E of 7th)

It was moved by Councilman Meacham and seconded by Councilman Anderson that the proposed ordinance be called up for final passage. Motion carried.

The Ordinance was then read, and it was moved by Councilman Paruch and seconded by Councilman Naff that the ordinance be passed and adopted as read, numbered 1318 and ordered published. Roll was called on the motion with all members of the Council present voting AYE. The President declared the motion carried.

ORD. 1318

Zoning No. of 2222 North Ave. to C-1 (Ipswich Motel)

The Proof of Publication to 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 ZONING CERTAIN LANDS WITHIN THE CITY. It was moved by Councilman Meacham and seconded by Councilman Anderson that the Proof of Publication be accepted and filed. Motion carried.

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

The Ordinance was then read, and it was moved by Councilman Meacham and seconded by Councilman Paruch that the ordinance be passed and adopted as read, numbered 1318 and ordered published. Roll was called on the motion with all members of the Council present voting AYE. The President declared the motion carried.

ORD. 1319

Prohibit drinking beer/liquor in public area & certain private areas

The Proof of Publication to the following entitled proposed ordinance was presented and read: AN ORDINANCE PROHIBITING THE DRINKING OF FERMENTED MALT BEVERAGE IN PUBLIC AREAS OF THE CITY OF GRAND JUNCTION AND CERTAIN PRIVATE AREAS THEREOF. It was moved by Councilman Anderson and seconded by Councilman Evans that the Proof of Publication be accepted and filed. Motion carried.

It was moved by Councilman Paruch and seconded by Councilman Meacham that the proposed ordinance be called up for final passage. Motion carried.

The Ordinance was then read, and it was moved by Councilman Paruch and seconded by Councilman Anderson that the ordinance be passed and adopted as read, numbered 1319 and ordered published. Roll was called on the motion with all members of the Council present voting AYE. The President declared the motion carried.

SAN SR DIST N024-69

Resol - issue \$7000 Form of Bonds

The following Resolution was presented and read:

RESOLUTION

PROVIDING FOR THE ISSUANCE OF PUBLIC IMPROVEMENT BONDS OF SANITARY SEWER DISTRICT NO. 24-69

WHEREAS, on the 7th day of May, 1969, the City Council of the City of Grand Junction, Colorado, adopted a resolution creating Sanitary Sewer District No. 24-69 within said City:

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

1. That for the purpose of paying the cost and expenses of constructing said Sanitary Sewer District No. 24-69, including engineering, inspecting and other incidental expense, the City shall issue public improvement bonds of said Sanitary Sewer District No. 24-69, dated the first day of June, 1969, in the denomination of \$1,000.00 each, numbered one (1) to seven (7) inclusive, due and payable on the first day of June, 1979, subject to call and payment, however, at any time prior to the maturity of said bonds; said bonds shall bear interest at the rate of not exceeding six (6) per cent per annum, payable semi-annually on the first day of December and the first day of June of each year, as evidenced by coupons to be attached to said bonds. The principal of, and interest on, said bonds being payable at the office of the City Treasurer of

the City of Grand Junction, Colorado, the said bonds shall be signed by the President of the City Council, sealed with the seal of said City and attested by the City Clerk; the coupons shall be signed with the original or facsimile signature of the City Treasurer, and when so executed said bonds shall be registered by the City Treasurer.

2. Said bonds shall be payable out of the proceeds of a special assessment to be levied upon real estate situate in the City of Grand Junction, in said Sanitary Sewer District No. 24-69, especially benefitted by said improvement, and shall also be payable out of available proceeds of an annual one mill tax to be levied on the taxable property in said City, pursuant to People's Ordinance No. 27 of said City, which tax was voted and authorized to make up deficits in special improvement district funds.

3. Said bonds, the coupons to be attached thereto and the registration certificate to be endorsed thereon, shall be in substantially the following form:

UNITED STATES OF AMERICA
STATE OF COLORADO
COUNTY OF MESA
CITY OF GRAND JUNCTION

PUBLIC IMPROVEMENT BOND
SANITARY SEWER DISTRICT NO. 24-69

No. _____ \$1,000.00

The City of Grand Junction, County of Mesa, State of Colorado, for value received, acknowledges itself indebted and hereby promises to pay to the bearer hereof, the sum of

ONE THOUSAND DOLLARS

in lawful money of the United States of America, on the first day of June, 1979, subject to call and payment, however, at any time prior thereto with interest thereon from date until payment according to the interest coupons hereto attached, payable semi-annually on the first day of December and the first day of June each year, both principal and interest being payable at the office of the City Treasurer in Grand Junction, Colorado, upon surrender of the attached coupons and this bond as they severally become due, or are called for payment.

This bond is issued for the purpose of paying the cost of local improvements in Sanitary Sewer District No. 24-69 in the City of Grand Junction, by virtue of, and in full conformity with, the Constitution and laws of the State of Colorado, the Charter of the City of Grand Junction, and requisite resolutions and ordinances of said City, duly adopted, approved, published and made laws of said City prior to the issue hereof.

This bond is payable out of the proceeds of a special assessment to be levied upon real estate situate in the City of Grand Junction, in said Sanitary Sewer District No. 24-69, especially benefitted by said improvement, and is also payable out of available proceeds of an annual one mill tax to be levied on the taxable property in said City, pursuant to People's Ordinance No. 27 of said City, which tax was voted and authorized to make up deficits in special improvement district funds, and the amount of the assessments upon the real estate in said District for the payment hereof, with the accrued interest, shall be a lien upon said real estate in the respective amounts to be apportioned to said real estate, and assessed under the Charter and ordinances of said City.

It is hereby certified and recited that the total issue of bonds of said City for said District, including this bond, does not exceed the estimate of the City Engineer of the cost of said improvement, nor the amount authorized by law, and it is further hereby certified and recited that every requirement of law relating to the creation of said Sanitary Sewer District No. 24-69 and the making of said improvement and the issuance of this bond has been fully complied with by proper officers of said City, and that all conditions required to exist and to be done precedent to and in issuance of this bond, to render the same lawful and valid, have happened, been properly done and performed, and did exist in regular and due time, form and manner, as required by law.

IN TESTIMONY WHEREOF, the City of Grand Junction has caused this bond to be subscribed by the President of the Council, attested by the City Clerk under the seal of the City, and the interest coupons hereto attached to be attested by the facsimile signature of the City Treasurer, as of the first day of June, 1969.

President of the City Council

SEAL

ATTEST:

City Clerk

(Form of Coupon)

NO. _____ \$ _____

On the first day of December June , A.D. 19 _____, the City of Grand Junction, Colorado, will pay the bearer

_____ DOLLARS

in lawful money of the United States of America, at the office of the City Treasurer, in Grand Junction, Colorado, being six months' interest on its local public improvement bond of Sanitary Sewer District No. 24-69, provided the bond to which this coupon is attached has not been called for prior payment.

Attached to bond dated June 1, A.D., 1969.

No. _____

(Facsimile Signature)\City Treasurer

(Registration Certificate)

It is hereby certified that the within and foregoing bond has been registered in a suitable book kept for that purpose in the office of the City Treasurer of the City of Grand Junction, Colorado, in accordance with the laws and ordinances under which the same is issued.

Dated at Grand Junction, Colorado, this _____ day of _____, A.D. 1969.

City Treasurer

The City Clerk is hereby authorized and directed to have printed the bonds authorized by this Resolution and when the same have been executed, to deposit the same with the City Treasurer, who shall deliver them to the lawful purchaser thereof, on receipt of the purchase price.

ADOPTED AND APPROVED THIS 4th day of June, A.D. 1969.

R. G. Youngerman\President of the Council

ATTEST:

\City Clerk

It was moved by Councilman Paruch and seconded by Councilman Meacham that the Resolution be passed and adopted as read. Roll was called on the motion with the following result:

Councilmen voting AYE:

Raymond R. Paruch

Ray A. Meacham

Stanley R. Anderson

Theodore N. Naff

R. B. Evans

President of the Council:

R. G. Youngerman

Councilman absent and not voting:

Harry O. Colescott

Councilmen voting NAY:

none

All members of the Council present having voted AYE, the President declared the motion carried.

WATER

Lease with Raber Bros. & Grounds for water fr Juniata enlarged

On Jan. 4, 1967, the City entered into a contract with the Raber Bros. and John Grounds for purchase options for water rights on Juniata Enlarged Reservoir. The Rabers and Mr. Grounds were promised a certain amount of water each year for irrigation purposes - \$1,450 per year at the rate of \$2.92 per acre foot. Mr. Jim Dufford, Water Counsel, has advised that an error was made at the time the contract was made and the charge should have been \$1.92 per acre foot to put this contract in line with charges for other ranchers in the area.

After some discussion, Councilman Meacham suggested that Attorney Jim Dufford be asked to appear at the next Council meeting to explain the error.

HOUSING CODE COMMITTEE

Random numbers selected

Mr. Blake Chambliss reported to the Council that the following numbers had been selected from a mathematical chart of random numbers:

<u>PRIMARY</u>	<u>SECONDARY</u>
1237	519
1560	703
1324	600
392	937
1826	672
1057	45
1131	1595
523	847
247	1135
11	1688
1087	2
389	1238

Councilman Meacham stated he thought a vote of thanks should be given to Mr. Blake Chambliss and the Planning Commission for the tremendous study they had made on setting up this selection of the Housing Code Study Committee so it can be both honest and feasible.

ADJOURNMENT

President Youngerman declared the meeting adjourned.

Helen C. Tomlinson\City Clerk