

Grand Junction, Colorado

October 1, 1969

ROLL CALL

The City Council of the City of Grand Junction, Colorado, met in regular session at 7:30 o'clock p.m. October 1, 1969 in the Civic Auditorium at City Hall. Councilmen present and answering roll call were Raymond R. Paruch, Harry O. Colescott, Ray A. Meacham, Stanley R. Anderson, Theodore N. Naff, R. B. Evans and President R. G. Youngerman. Also present were City Manager R. N. Gray, City Clerk Helen C. Tomlinson. City Attorney Gerald J. Ashby was absent.

INVOCATION

The invocation was given by Councilman Stanley Anderson.

MINUTES

It was moved by Councilman Anderson and seconded by Councilman Meacham that the minutes of the regular meeting held Sept. 17, 1969, be approved as written. Motion carried.

MUN. COURT

Judge Claussen presented American Bar Assn. Award

Attorney Jas. Robb presented Judge Harry Claussen for the Grand Junction Municipal Court with an award from the American Bar Association. In 1947, the American Bar Association undertook a broad scale program designed to improve the enforcement and administration of traffic laws throughout the United States. One part of the program has been a series of state conferences for traffic court judges where problems of courts can be discussed and ideas on administration can be exchanged. This program also includes awards to cities for outstanding progress in improvement of traffic court procedures. Traffic courts were singled out because the regulation of vehicular traffic has become the greatest single problem in our economic life. In organizing the program, it was based on population and based on the following:

1. Improvement in appearance of Court.
2. Degree of separation of traffic from other court cases.
3. Absence of ticket fixing.
4. Certainty and consistency on fines and penalties.
5. Qualifications of functioning judge and prosecutor.
6. Steps taken to impress on violator the necessity of voluntary observation of traffic rules.

Judge Claussen accepted the award on behalf of the City and thanked everyone on the Council, City Attorney, Police Dept. and staff - Mrs. Harmon and Mrs. Henriksen - for their cooperation and pledged his support to continue improving the Court and procedures. A standing ovation by the Council was given Judge Claussen. President Youngerman stated the Council was very proud of Judge Claussen and the Court.

HOUSING CODE

Resolution Planning Commission for adoption of Code

City Manager Gray read a resolution from the Planning Commission asking that the Council immediately take steps to adopt the current edition of the Uniform Housing Code; provide a budget for enforcement of the Code; apply for a workable program certification; and continue study of housing needs within the City by a Housing Advisory and Appeals Board. Letters from the Grand Junction Jaycees and Larry Kozisek urged the Council to give favorable consideration to adoption of the Code.

Mr. Rolla Greenhalgh spoke to the Council. He was a candidate for a City Council position at the last election, being defeated by Mr. Youngerman. He stated that one of the campaign issues of the election had been the question of a Housing Code. This had been denied by various Councilmen, but apparently it is an issue.

The Citizens Committee, represented by Mr. Greenhalgh, has done considerable investigation of housing codes and of Federal participation of funds and what it means in our community and on several different occasions presented this information to the Planning Commission, to the Council and specially called meetings. This morning, they were told by the Planning Commission that no documented information had been presented. He congratulated Mr. Chambliss on the slide show presented and stated that it was very well done. He stated that he is waiting for Part II that should show the real purpose of a housing code and the true issues. He gave a list of references that could be checked concerning Housing Codes and Federal assistance and named cities where urban renewal has failed. He also presented a petition signed by 1400 residents of the area who oppose a Housing Code.

Tony Martinez, O.E.O. Director, spoke on behalf of the poor and Augie Reyes asked the Council to approve the Code so that Spanish-Americans could expect better housing.

Howard Caudle talked about the third and fourth generations on welfare and stated that the Code would certainly hurt the retired man.

Jack Bowman, a private engineer, stated that the City itself couldn't afford to live up to the Housing Code, and called attention to the cost to businessmen in fixing their business places to conform. He also stated that it was against the law to require owners of homes already built to reconstruct them.

Blake Chambliss stated that the committee members were incensed by what had been said and asked the Council to go ahead and implement the Code.

Councilman Meacham stated that he thought the opponents were speaking about Federal funds before they have a Housing Code. You have to have a Housing Code before you can participate in many programs. The possibility of a Housing Code has been under construction for some time. The Council, through the Planning Commission, asked that a Committee be formed to study the question as to whether we needed a Housing Code. No group of people are more equipped to make a recommendation than the people who studied it. The Council more or less agreed to abide by the findings of the Committee. Anyone who has not studied this subject could possibly say that it was a wrong thing. It will take probably a year before it can be implemented. A Housing Code must be passed if the City is to progress, and we are going to keep growing and supply the type of housing that anyone is entitled to and to bring standards up to decent living. He stated that, as one member of the Council, he would ask that the City Attorney draw up an ordinance to adopt the Housing Code; that it be passed through regular channels with regular hearings being held and he would stake his political life, that if Citizens Committee want it on a ballot, it should be put on the ballot at the next City election in 1971 after the people have had an opportunity to watch it work, and then let them vote on it. President Youngerman stated that Councilman Meacham's thoughts made good sense to him.

Councilman Paruch stated that in view of all the studies that have been made pro and con and in view of statements made by Blake Chambliss to the Planning Commission, "The Citizens of the Community have a right to police themselves," and in view of what Mr. Meacham said that he is willing to put his political future on the line, he would agree with that, and on this basis and with the tremendous public concern and the impact it is going to generate, he moved and by roll call vote, that if any Housing Ordinance Code is drafted, that the adoption of the ordinance be placed on the ballot in an election of the registered voters. Councilman Naff seconded this motion. The time of the election would be determined by the City Council.

Councilman Colescott stated that he was not in favor of adoption of the Uniform Housing Code as it is written. There would have to be amendments drawn up before he would vote for it.

A decision was had on the time for the election. Councilman Paruch stated that as long as so much money had been spent already, and what would be spent on the Housing Code in the future, that the City could afford to pay for a special election. Councilman Meacham stated the Council couldn't say they were going to pass a Housing Code and first an ordinance would have to be drawn up for consideration. The people should have the opportunity to vote on the ordinance at a general election after it has been adopted. The Community should have time to know what is in the Code. President Youngerman asked that the motion be amended so that the Code be voted on at the general election in 1971.

Mr. Chambliss stated that the citizens would not understand the Code until it has been tried and Councilman Meacham's suggestion was good and one that the Committee would approve. There are recommendations for administration to apply to this Community that would be made; apply it, and if it doesn't work, throw it out. This was protested. Ann Young spoke in favor of the passage of the Code. Roll call found all members of the Council voting AYE.

It was moved by Councilman Meacham and seconded by Councilman Anderson that the City Attorney be authorized to draw up an ordinance to adopt the Uniform Housing Code. Roll was called on the motion with the following result:

Rescinded & repealed 2-4-70

Councilmen voting AYE:

Ray A. Meacham
Stanley R. Anderson
R. B. Evans

President of the Council:

R. G. Youngerman

Councilmen voting NAY:

Raymond R. Paruch
Harry O. Colescott
Theodore N. Naff

A majority of Councilmen having voted AYE, the President declared the motion carried.

ZOO AT LINCOLN PARK

Recommend discontinue present operation

At the meeting on Sept. 17th, the Council had discussed the proposal to discontinue the live wild animal zoo at Lincoln Park and the possibility of establishing a summertime petting zoo. The Council felt they should have some expression from the people before making a decision. Four letters had been received which were read: one, from W. M. Reddick, 288 Cherry Lane, J.C.B., Mary B. Plaisted and the Civic Improvements Committee of the G.J. Rotary Club. It was the consensus of these letters that the present zoo facility has served its period of usefulness. If the City's financial circumstances would permit, a modern facility with enclosures resembling natural habitats would be most desirable; however, it was doubtful if the financial means would permit construction and maintenance of such a facility and discontinuance of the present facility should be considered. The Civic Improvements Committee of the G.J. Rotary Club suggested that

consideration be given to the establishment of a "children's petting zoo" and if the present zoo is discontinued that savings to the City might be channeled to support of the Historical Museum and Institute of Western Colo.

Mr. Gaylord Kirkham stated that after talking to others, it was his belief that the present zoo is depressing, and it would be well to discontinue it as it is beyond its usefulness.

Councilman Colescott stated that other cities do have outstanding zoos, or other special attractions, which serve as tourist attractions but they stress one thing instead of trying to do everything.

AIRPORT-LAND

Purchase 2 tracts & exchange property with Bruce Currier

Inst No. Airport-land
(Reuben Hurtt)

Inst No. _____
(Home Loan & Invstmt)

Inst No. _____
(Bruce Currier)

Airport Manager Gus Byrom was present and requested that the City Council ratify action of the Airport Board for the purchase of two parcels of land and an exchange for more land at the Airport. A forty-acre tract on the north side of the Airport would be purchased from Reuben Hurtt at \$100 per acre and the other tract adjacent to Horizon Drive and the High Line Canal would be purchased from Home Loan & Investment Company at \$175 per acre. A trade of land presently owned by the Airport would be made with Bruce Currier on an equal amount of land. Acquiring the Hurtt property will give access to BLM land on the north. The property on Horizon Drive is more accessible and water and electricity are available at 27 1/4 Road. Both owners have agreed to the purchase price. Mr. Byrom stated there are seven other parcels of land to be acquired and negotiations are being pushed at the present time.

It was moved by Councilman Meacham and seconded by Councilman Colescott that the City Council ratify the action of the Airport Board and that the President of the Council be authorized to sign the necessary documents for purchase of two parcels of land and the exchange of one parcel. Motion carried.

AIRPORT - LEASES

Western Airmotive, Inc. req for lease apprvd

Instr No Airport Leases

Airport Manager Byrom read a copy of a letter sent to Mr. Jim Brockman, President of Western Airmotive, Inc., regarding their request to lease approximately eight acres of airport land situated along the east-west taxiway and between the Monarch lease and runway 4/22 and approximately four acres on Horizon Drive, and in addition to give them a right of first refusal for an additional seven acres south and contiguous to the eight acre lease. This request had been approved by the Airport Board at its meeting on Sept. 22nd. The terms of the lease will be \$25 per acre per month for the flight line tract and land to the east of the Horizon Drive frontage. The Horizon Drive frontage will be at \$03 per square foot per year and will involve approximately 45,000 square feet. The total month rental will be approximately \$390. The initial term of the lease will be for ten years on the flight line and fifteen years on Horizon Drive after which fees and other considerations may be re-negotiated every five years to a maximum term of 25 years. The lessee will reimburse the Airport Fund \$3,500 for the costs of existing improvements on the flight line tract. The lease is assignable to a corporation in which Western Airmotive, Inc. is the principal owner/manager, providing the corporation meets the fiscal requirements for the "Standards of a Fixed-Base Operator" at Walker Field. A formal lease will be drawn up by City-County Attorney Ashby when he returns from vacation incorporating the terms as set forth in the letter with probably some minor adjustments.

Mr. Brockman, President of Western Airmotive, Inc., and two other members of the firm, were present. Mr. Brockman told the Council they wish to proceed this week with work on the flight line construction which they hope to have done by Thanksgiving and then will proceed with the showroom on Horizon Drive which they hope to complete in December.

It was felt that a stipulation should be made on some time limit, and that the City-County Airport Board would not be responsible for putting in any roads. The set-back on Horizon Drive should be sufficient when the road is changed if a new terminal is built. Councilman Meacham suggested that if construction is not completed within six months, the lease becomes null and void. Mr. Brockman agreed, with the stipulation, if there should be bad weather, they might come before the Council and request an extension of time.

It was moved by Councilman Meacham and seconded by Councilman Colescott that the City Council ratify the action of the Airport Board and approve granting of a lease subject to the general conditions contained in the letter subject to a final lease. Motion carried.

PROP. ORD.

Collection of Special Assmts by City Treas

tabled indefinitely

It was moved by Councilman Anderson and seconded by Councilman Meacham that the following entitled proposed ordinance be re-called to the table: AN ORDINANCE AMENDING SECTIONS OF CHAPTER 18 OF THE CODE OF ORDINANCES OF THE CITY OF GRAND JUNCTION TO PERMIT THE COLLECTION OF SPECIAL ASSESSMENTS BY THE CITY TREASURER. Motion carried. Letters were read from Modern Savings & Loan Association Multiple Listing Service of Grand Junction, Mesa Federal Savings & Loan, Pat Gormley for Chamber of Commerce Government Affairs and Taxation Committee. Wm. Manchester, City Finance Director, and Don Kanaly, Mesa County Treasurer, told the Council they had thought this was a good idea as some of the work now done is duplicated in the two offices. Mr. Kanaly stated that he did not always know when Improvement Districts are in the process of being constructed, and cannot always give all of the information concerning the district. City Manager Gray stated that this was not a major problem, and if the Council so desired, things can go along just as they have been. It was moved by Councilman Meacham and seconded by Councilman Naff that the proposed ordinance be tabled indefinitely. Motion carried.

COUNCILMAN COLESCOTT

left the meeting.

ORDINANCE #1335 PASSED

Zoning Grand Ave East Annex (enclave)

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 CHANGING THE ZONING ON CERTAIN LANDS WITHIN THE CITY. It was moved by Councilman Meacham 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 Evans and seconded by Councilman Anderson that the proposed ordinance be passed and adopted as read, numbered 1335 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. 1336 PASSED

Zoning area between Franklin & Independent Ave. 900' W of 1st St. to R-3

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

CHANGING THE ZONING ON CERTAIN LANDS WITHIN THE CITY. It was moved by Councilman Paruch and seconded by Councilman Naff that the Proof of Publication be accepted and filed. Motion carried.

It was moved by Councilman Evans 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 Meacham and seconded by Councilman Paruch that the proposed ordinance be passed and adopted as read, numbered 1336 and ordered published. Roll was called on the motion with all members of the Council present voting AYE. The President declared the motion carried.

PROPERTY

Resol sell Lot 3 Blk 3 Linda Lane Sub to Wm. Knoch for \$1750

RESOLUTION

WHEREAS, William Knoch has offered to purchase the real property hereinafter described for the sum of \$1,750.00; and

WHEREAS, said land is not used or held for park or governmental purposes; and

WHEREAS, the amount offered represents a fair price for the land and its conveyance would be in the best interest of the City of Grand Junction and its inhabitants;

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

That the City Manager be, and is hereby, authorized as the act of the City of Grand Junction and on behalf of the City, to convey to William Knoch by warranty deed, upon receipt of the purchase price, the following described land situate in Mesa County, Colorado, to-wit:

Lot 3, Block 3, Linda Lane Subdivision

PASSED AND ADOPTED this first day of October, 1969.

R. G. Youngerman\President of the Council

ATTEST:

\City Clerk

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

ADJOURNMENT

The President declared the meeting adjourned.

Helen C. Tomlinson\City Clerk