

Grand Junction, Colorado

December 17, 1969

#### ROLL CALL

The City Council of the City of Grand Junction, Colorado, met in regular session at 7:30 o'clock p.m. December 17, 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, R. B. Evans and President Richard G. Youngerman. Councilman Theodore N. Naff was absent. Also present were City Manager R. N. Gray, City Attorney Gerald J. Ashby and City Clerk Helen C. Tomlinson.

#### INVOCATION

The invocation was given by Reverend Jim Johns, First Methodist Church.

#### MINUTES

It was moved by Councilman Anderson and seconded by Councilman Paruch that the minutes of the regular meeting held Dec. 3, 1969 be approved as written. Motion carried.

#### HEARING

San Sr Dist 24-69

This was the date set for the hearing on completion of Sanitary Sewer District No. 24-69. This was the construction of a sewer at 28 Road north of Orchard Avenue in Melrose Estates. There were no written protests, and no one in the audience made any comments concerning the assessments in the district. The President closed the hearing.

#### HEARING

San Sr. Dist. 25-69

This date was also set for hearing on completion of Sanitary Sewer District No. 25-69. This was for construction of sewer in Olympic Game Farm area at 1st and Patterson Road. There were no written protests, and no one in the audience made any comments concerning the assessments in the district. The President closed the hearing.

#### LIQUOR LICENSE

Approve transfer of retail liquor store of North Ave Liquors, 801 North to K.E. & R. Owens

This was the date set for hearing on the application of Kenneth E. and Richard Owens to purchase the North Avenue Liquors at 801 North Avenue from Wm. J. and Betty Burke. A letter from the Chief of Police was read stating that he had investigated the character of the applicants and found them to meet all of the eligibility requirements. Both of the Messrs. Owens were present and they were represented by their attorney, Mr. Kent Webster. Other letters of character reference were also presented and read. It was moved by Councilman Meacham and seconded by Councilman Colescott that the application be approved and license be granted when the State license has been received. Motion carried, with Councilman Paruch voting NAY.

## AIRPORT

HDS Terminal Study \$30,600

Tabled to next meeting

A "Memo" from Airport Manager Gus Byrom was read stating that on Monday, Dec. 15, 1969, the Airport Board accepted the proposal of Henningson, Durham and Richardson to conduct a study to develop a passenger terminal expansion program. A copy of the proposal of Henningson, Durham & Richardson was attached to the "Memo." It showed that the cost of the study would be approximately \$27,600 if City assistance was furnished to collect data; if this assistance was not furnished, the cost would be about \$30,600.

Discussion followed, and several members of the Council questioned the necessity of more study, thinking that it is only a matter of time until there will have to be a new terminal building. Councilman Anderson explained that there would be lots of things included in the study - things that the Council is completely in the dark about. There could be alternatives, too, such as whether the present terminal could be rebuilt to serve the needs of Walker Field for some time. The amount of money is large, but all of the items to be included in the study are things that the Board needs to know.

Councilman Meacham stated that he had been unable to attend the last two Airport Board meetings and that he was unhappy about the way they are set. The meetings should be set at a certain time and then held at that time. There has been some discussion about putting a second story on the present building. Councilmen questioned whether it would take the entire study to determine whether the present building could be used.

Councilman Meacham also requested that further consideration should be given to local architects. The Council requested that a study session be held with Airport Manager Byrom before approval is given to the signing of the agreement with Henningson, Durham & Richardson.

It was moved by Councilman Colescott and seconded by Councilman Meacham that this matter be tabled until the next regular meeting of the Council. Motion carried.

## PLANNING DEPT.

Approve combining City-County Depts

Colescott & Paruch on Steering Committee

City Mgt & County Budget Officer ex officio members

A letter from Ted Ford, Mesa County Budget Officer, was read stating that the County Commissioners have approved a budget that calls for combining the City and County Planning Staffs. The total budget for the combined staffs will be \$43,000 which would be split evenly between the City and County. The following plan has been tentatively approved:

1. The County would pay the salary of the Regional Planning Director, a draftsman, and a half-time secretary. The budget by Mesa County is \$20,400 for these salaries.
2. The City would pay the salaries of the Zoning Administrator and a full-time secretary.
3. The County would budget \$1,100 for other expenses. The City would act as fiscal agent.
4. Both Planning Staffs would occupy the second floor of the west Court House Annex.
5. The City and County Building Inspectors would also occupy the same area, although the budgets for these offices would be separate.
6. A Steering Committee would be appointed to screen applicants and choose a Regional Planning Director.
7. The Council would have two representatives on the Steering Committee, Mesa County, two members, and there would be three members from the Planning Commissions.

Blake Chambliss and Robert Baker have been appointed as members of the Steering Committee from the City Planning Commission and Dr. Simpson from the Regional Planning Commission. City Manager Gray and Budget Officer Ted Ford will serve as ex officio members of the Commission.

It was moved by Councilman Anderson and seconded by Councilman Colescott that the Council adopt the plan as outlined and proceed to set it up. Motion carried.

Councilman Colescott volunteered to serve on the Steering Committee, and as a Planning Commission member, Councilman Paruch was asked to serve. There will be a 7:00 A.M. breakfast meeting on Friday, Dec. 19th, at the Bar X Motel.

PROP. ORD

#### Assessments for SS-24-69

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. 24-69, 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 Anderson and seconded by Councilman Meacham that the proposed ordinance be passed for publication. Motion carried.

PROP. ORD.

#### Assessments for SS-25-69

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. 25-69, IN THE CITY OF GRAND JUNCTION, COLO., 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 Colescott and seconded by Councilman Evans that the proposed ordinance be passed for publication. Motion carried.

PROP. ORD.

#### Vacate Land on Glenwood Ave. bet 6th & 7th to clear title

It was explained that there is a cloud on the title of property where the Colorado Motel is located, concerning Glenwood Avenue. A portion of the property where the motel is located is shown as right-of-way for the street. City Attorney Ashby explained that he had drawn an ordinance to vacate that portion in question and that the right-of-way for the present Glenwood Avenue would not be changed. Mr. Ashby then read the following entitled proposed ordinance: AN ORDINANCE VACATING A PORTION OF STREET

AND ALLEY WITHIN THE CITY OF GRAND JUNCTION. It was moved by Councilman Meacham and seconded by Councilman Evans that the proposed ordinance be passed for publication. Motion carried.

## HISTORICAL MUSEUM

To give \$2,000 bal for 1969

City Manager Gray stated that in the 1969 budget, the sum of \$5,000 had been allocated for the Historical Museum with the understanding that the City would give this amount to the Museum, providing that some other tax-supported organization would give a like amount. In the summer of 1969, Mesa County gave \$3,000. At this time, \$3,000 was released from the City funds. School Dist. No. 51 has given at least \$3,000 in work and materials in cleaning and refurbishing and decorating the building. At the end of the year, the Museum Board has stated that they have a deficit of about \$2,400. City Manager Gray explained that he thought the purpose of the Council in not releasing funds unless another government entity gave to the Museum had served its purpose. In 1970, budgets, the School District has budgeted \$5,000; Mesa County, \$3,000 and the City \$5,000, so the largest support will not be borne by one unit. Mr. Gray suggested that the Council might wish to give the balance of the unexpended funds to the Museum at this time.

It was moved by Councilman Anderson and seconded by Councilman Evans that the City Manager be authorized to disperse the \$2,000 left in the 1969 budget to the Historical Museum at this time. Motion carried.

## PROPERTY

Not to purchase Grd Vly Irrigation property - 6th & Ute - at this time

City Manager Gray read a "Memo" from Development Director Don Warner stating that the property owned by Grand Valley Irrigation Company at the corner of 6th and Ute would be for sale. The Irrigation Company is planning to build a new office building further from the downtown section of the City, and would give the City first refusal on the property. Two appraisals have been received as to the value of the property. One made by Henry Galley for the City showed that the property was worth \$16,000 and the other made by Frank Nisley, Jr. for Grand Valley Irrigation showed a \$22,500 valuation. If the City purchases the property, the Irrigation Company would like to lease the property until the new building is completed. The City owns the property next to these lots, and this would make a plot 150 x 125 which would be a good piece of property for any sort of building. At present, the small building could be used for a parking meter repair shop. The Administration recommended that the City make an offer for the purchase of this property at a price of about \$19,500.

Councilman Colescott stated that he was opposed to buying this property at any price. He stated that he did not believe the City had any possible use for it, and we are taking too many pieces of property off the tax rolls. It was explained to him that the parking lots

operated by Downtown Parking Corp. do pay taxes. Mr. Gray suggested that possibly the property could be used for a new County Library building and Mr. Colescott stated that in that case he might consider the purchase of the property.

Councilman Meacham stated that the Council should settle on a policy as to whether or not the City is responsible for furnishing a location for a new library. He objected to the price of the property and stated that if the Council were to follow the Administration's recommendation, he would not be willing to pay more than the \$16,000 appraised price made by Mr. Galley. It was moved by Councilman Anderson and seconded by Councilman Colescott that at this time the City will not purchase the property. Motion carried.

#### 1970 BUDGETS

City Manager Gray presented the 1970 budgets to the Council.

#### ADJOURNMENT

The President declared the meeting adjourned.

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Helen C. Tomlinson\City Clerk