

Grand Junction, Colorado

April 15, 1970

ROLL CALL

The City Council of the City of Grand Junction, Colorado, met in regular session at 7:30 o'clock p.m. April 15, 1970 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 and President Richard G. Youngerman. Councilmen R. B. Evans and Theodore N. Naff were absent. Also present were City Manager Richard N. Gray, City Attorney Gerald J. Ashby and City Clerk Helen C. Tomlinson.

MINUTES

It was moved by Councilman Anderson and seconded by Councilman Meacham that the minutes of the regular meeting held April 1, 1970 be approved as written. Motion carried.

BOYS & GIRLS CITY-COUNTY GOVT. DAY

About fifty students who had participated in Boys and Girls City-County Government Day were present to take part in a Student Council meeting after the regular Council meeting. President Youngerman stated that he was glad to see so many out and hoped they would enjoy the evening.

BIDS-STORM SEWER

4th Ave. & Struthers

Scheierman Constr low - \$49,942.94

Bids for a storm sewer project at 4th Avenue and Struthers Avenue were opened on Tuesday, April 14th. Budgeted funds for this project were \$50,000. Bids were tabulated as follows:

Tiago Construction Company	\$63,973.75
United Sand & Gravel Company	61,767.20
Scheierman Construction Company	61,137.13
Smith's Welding & Construction Company	60,532.39
(This bid had been added incorrectly)	
Engineer's Estimate	53,738.75

Smith's Welding and Construction Company suggested that the City could deduct \$600 from their bid if they were awarded both jobs,. This was contrary to the "Instructions to Bidders" as set out in the contract documents. A "Memo" from Mr. Hickman was read stating that he had gone through the proposals and in order to build a sewer line that would help the situation in the area of Fourth Avenue and Struthers Avenue, he had deleted that portion of the sewer between Seventh and Ninth Streets on Struthers and on 8th Street between Third Avenue and Fourth Avenue. In re-evaluating the bids with these deletions, the following would be the adjusted bids:

Tiago Construction Company	\$52,029.50
United Sand & Gravel Company	50,982.55
Scheierman Construction Company	49,942.94
Smith Welding & Construction Company	50,732.29
	<u>- 600.00</u>
Engineer's Estimate	43,546.50

This would make Scheierman Construction Company low bidder, and Mr. Hickman recommended the bid be awarded to this Company. It was moved by Councilman Colescott and seconded by Councilman Paruch that the bid for the sewer project be awarded to Scheierman Construction Company at the adjusted low bid of \$49,942.94, and the contract be adjusted to Mr. Hickman's projections. Motion carried.

HEARING

I.D. Dist. ST-69 Assessments

This was the date set for hearing on assessments for Improvement District No. ST-69, and there were no protests filed and no one in the audience interested in this hearing. The President closed the hearing.

HEARING

Plat Tupper Annex Norther Hills Sub & 2nd Addn

Approved

This was the date set for hearing on a subdivision plat for an area located at 26 3/4 Road and Patterson Road which is described as a replat of Lots 7 and 8, First Addition, Northern Hills Subdivision and Second Addition, Northern Hills Subdivision (Tupper.) There were no protests filed in connection with this subdivision. The President closed the hearing.

It was moved by Councilman Anderson and seconded by Councilman Meacham that the subdivision plat be accepted

and signed by the President of the City Council and attested by the City Clerk; that it be approved and filed with the Mesa County Clerk and Recorder; that a copy thereof be placed on file in the office of the County Assessor and City Engineer. Motion carried.

HEARING

Plat Anderson Subdivision 28 1/2 & Elm approved

This was the date set for hearing on a subdivision plat for Anderson Subdivision at 28 1/2 and Elm Avenue. There were no protests filed in connection with this Subdivision. It was moved by Councilman Anderson and seconded by Councilman Paruch that the subdivision plat be accepted and signed by the President of the City Council and attested by the City Clerk; that it be approved and filed with the Mesa County Clerk and Recorder; that a copy thereof be placed on file in the office of the County Assessor and City Engineer. Motion carried.

LIQUOR LICENSE

Freeway Bowling Lanes tabled to May 6th

The matter of issuing a liquor license to the Freeway Bowling Lanes was tabled from the last meeting of the Council. City Attorney Ashby reported that Mr. Oberholtzer had brought him a letter the day following the hearing which had some information concerning the granting of the license. He had not decided whether this letter should be accepted as cumulative evidence or whether the Council should be advised of its contents and would suggest that the matter be tabled until the next Council meeting so that he could have a chance to study it.

It was moved by Councilman Meacham and seconded by Councilman Anderson that decision on granting the license be tabled until the next regular meeting of the Council on May 6th. Motion carried.

PANCAKE DAY

June 26th - granted

A letter was read from Mr. Ted J. Treece, Jr. Chairman of the arrangements Committee for the Grand Junction Kiwanis Club's Pancake Day project. He asked for the use of Main Street between 5th and 6th on Friday, June 26th, from 7 A.M. to 3 P.M. Plans are the same as last year, and they will comply with all regulations and instructions from the Police, Sanitation and Health Departments. Councilman Colescott commended the members of the Kiwanis Club for the manner in which they had conducted their pancake day activities in the past and moved to grant their request for 1970. Councilman Paruch seconded the motion. Motion carried.

POPPY DAY - MAY 23

American Legion & VFW Auxiliary

Robbins McMullin Unit No. 37 of the American Legion Auxiliary and Veterans of Foreign Wars Auxiliary asked for permission to sell poppies on the streets on May 23rd. It was moved by Councilman Anderson and seconded by Councilman Meacham that the request be granted. Motion carried.

PARKS

Grant fr Colo Game, Fish & Parks - \$21,000 for new park in NE part of City

A letter from the Division of Game, Fish and Parks was read, stating that a grant of \$21,000 was granted to the City for the purchase and improvement of a new park area. The City has a budgeted fund of \$21,000 to match these funds. City Manager Gray stated that the Park Department Staff is investigating the possibility of purchasing a tract of land in the northeast part of the City for a new park. Several areas are under consideration at this time and the land will no doubt be

purchased this year. Because the City has \$42,000 available does not mean that it will be all spent for the acquisition of land. Part of it can go for the development of the park after the land has been purchased.

COUNTY SALES TAX

Meeting with County Commissioners Apr. 20 at Bar X Motel

A letter was read from the Mesa County Commissioners asking the Council to meet with them on April 20th at the Bar-X Motel for a discussion on the County sales tax. The meeting will be at 6:30 with dinner at 7:00 P.M. Reservations should be made by Thursday, April 16th.

CHAMBER OF COMMERCE

Req for carnival on Main St. for promotion of "Carnival of Values"

Mr. Guy Stephens of the Downtown Retail Trade Committee asked the Council for permission to have a small kiddie carnival set up in the parking area on the north side of Main near 5th Street. This would be at the time of a trade promotion project on May 15th and 16th. A snow fence would be erected at the outer edge of the parking area to protect children from running into the street. Tickets would be available only from merchants on Main Street. Mr. Rudy Susman stated it might be possible for the merchants to use the lot on 5th and Colorado Ave. for the carnival, but this would not be acceptable to the merchants.

It was moved by Councilman Paruch and seconded by Councilman Colescott that the request be granted. Motion carried. City Manager Gray stated that this was along the lines that had been set up when the street was constructed. License fees will be paid by the Downtown Retail Trade Committee.

HERITAGE PARK (OM)

Jaycee's endorse acquisition of Heritage Park (OM)

A letter was read from the Grand Junction Jaycees with a resolution passed by this Club endorsing the acquisition of Heritage Park on a high priority basis. The letter will be acknowledged.

LINCOLN GOLF COURSE

Waive green fees for 5 events

Mr. Roy Reynolds, Golf Pro, requested waiver of green fees for out-of-town guests and local non-members of Lincoln Park Golf Course on the following dates:

Firestone Invitational Tournament May 15, 16 & 17
Ladies Sun Bowl Tournament May 26
Ladies Guest Day, June 9
Inter-club matches with Bookcliff Country Club June 28
Rocky Mountain Open Golf Tournament Aug. 13, 14, 15 & 16

It was moved by Councilman Meacham and seconded by Councilman Anderson that the request be granted. Motion carried.

PROP. ORD.

Sewer Improvement Districts

The following entitled proposed ordinance was presented and read: AN ORDINANCE AMENDING SECTION 1(c)

OF CHAPTER 25 AND SECTIONS 19, 31, 34, 36 and 42 OF CHAPTER 18 OF THE CODE OF ORDINANCES OF THE CITY OF GRAND JUNCTION; ALL CONCERNING CHARGES FOR CONNECTION TO THE CITY'S SEWERAGE SYSTEM, ASSESSMENTS IN SEWER DISTRICTS AND PAYMENT OF SUCH ASSESSMENTS. It was moved by Councilman Anderson and seconded by Councilman Colescott that the proposed ordinance be amended to read as follows:

Sec. 18 - 34 "In case of such election to pay in installments, the assessments shall be payable in not less than two (2) nor more than fifteen (15) equal annual installments of principal; with interest in all cases on the unpaid principal payable annually at a rate not exceed eight (8) per centum per annum; provided, however, that nothing herein shall prevent the Council from providing that interest may be added onto the principal, the entirety to then be repaid in monthly installments as a part of the sewerage charges on the monthly water bills, as is herein set out. The number of installments, the period of payment and the rate of interest may be determined by the Council."

Motion carried. It was then moved by Councilman Meacham and seconded by Councilman Colescott that the ordinance, as amended, be passed for publication. Motion carried.

PROP. ORD.

ASSESSMENTS FOR I.D. ST-69

The following entitled proposed ordinance was introduced and read: AN ORDINANCE APPROVING THE WHOLE COST OF THE IMPROVEMENTS MADE IN AND FOR IMPROVEMENT DISTRICT NO. ST-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 OF 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 Paruch and seconded by Councilman Colescott that the ordinance be passed for publication. Motion carried.

PROP. ORD.

Palmer Park Annexation (OM) city-owned

The following entitled proposed ordinance was introduced and read: AN ORDINANCE ANNEXING TERRITORY TO THE CITY OF GRAND JUNCTION. It was moved by Councilman Anderson and seconded by Councilman Meacham that the proposed ordinance be passed for publication. Motion carried.

ORD. 1350 PASSED

Zoning W. Lilac Park

The Proof of Publication to the following entitled proposed ordinance was introduced 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 Anderson that the Proof of Publication be accepted and filed. Motion carried.

It was moved by Councilman Anderson 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 Meacham and seconded by Councilman Anderson that the ordinance be passed and adopted as read, numbered 1350 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. 1351 PASSED

Zoning Ord Text

Neighborhood business

The Proof of Publication to the following entitled proposed ordinance was introduced and read: AN ORDINANCE AMENDING SECTIONS OF THE ZONING ORDINANCE OF THE CITY OF GRAND JUNCTION CONCERNING NEIGHBORHOOD BUSINESS. It was moved by Councilman Colescott and seconded by Councilman Meacham that the Proof of Publication be accepted and filed. Motion carried.

It was then moved by Councilman Paruch and seconded by Councilman Colescott that the proposed 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 Meacham that the ordinance be passed and adopted as read, numbered 1351 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. 1352 PASSED

Zoning Willowbrook Replat

The Proof of Publication to the following entitled proposed ordinance was introduced 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 Colescott that the Proof of Publication be accepted and filed. Motion carried.

It was then moved by Councilman Anderson 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 Paruch and seconded by Councilman Colescott that the ordinance be passed and adopted as read, numbered 1352 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

Grand Valley Irrigation Property at 6th & Ute Ave.

To offer \$16,500

A letter from Mr. R. M. Henderson, Supt. Grand Valley Irrigation Company, was read. Mr. Henderson stated that apparently they were assuming more than they should have in connection with previous negotiations with the City for the purchase of the property at 6th and Ute. It had been their understanding that if and when they decided to sell, the City would buy the property. "Memos" from Helen Tomlinson and Don Warner confirmed this supposition. However, nothing was ever put in writing, nor were any options signed.

Councilman Meacham suggested that if the property could be bought for the appraised value as set by Mr. Henry Galley when he appraised this plot of land for the City, he thought it would be worth while for the City to purchase it. Mr. Galley appraised it for \$16,000. Mr. Nisley, hired by Grand Valley Irrigation Company, appraised the property at \$22,500. The City owns the 75 feet of property immediately east of this tract of land and 87 1/2 feet on Colorado and 6th Street. It was moved by Councilman Meacham and seconded by Councilman Paruch that the City Manager be authorized to make an offer to purchase the land from the Grand Valley Irrigation Company for the sum of \$16,500.

Motion carried.

RECREATION

To use A.C.E. Kindergarten bldg for

Councilman Colescott read a letter from Mrs. Gladys Thomas, who has operated the A.C.E. kindergarten for many years, stating that she is discontinuing the operation. Since the school district has put kindergartens in the system as regular curriculum, she does not have as many students. About four years ago the building was remodeled and is in pretty good shape for use as a recreation building.

AIRPORT

Renew lease with C.A.P.

Instr. No. Airport Govt leases

The renewal of the lease for C.A.P. at Walker Field was presented. It was moved by Councilman Meacham and seconded by Councilman Anderson that the City Council authorize Mr. Byrom to sign the lease. Motion carried.

ADJOURNMENT

President Youngerman declared the meeting adjourned.

Helen C. Tomlinson\City Clerk

The Students then convened as City Council and proceeded to hold a hearing regarding one-way streets in the downtown district.