

Grand Junction, Colorado

October 21, 1970

#### ROLL CALL

The City Council of the City of Grand Junction, Colorado, met in regular session at 7:30 P.M. October 21, 1970, in the Civic Auditorium at City Hall. Councilmen present and answering roll call were: Raymond R. Paruch, Harry O. Colescott, Stanley R. Anderson, Theodore Naff, R. B. Evans, and President R. G. Youngerman. Councilman Ray Meacham was absent. Also present were: City Manager Richard N. Gray, City Attorney Gerald Ashby, and City Clerk Helen C. Tomlinson.

#### MINUTES

It was moved by Councilman Anderson and seconded by Councilman Colescott that the minutes of the regular meeting held on October 7, 1970, be approved as written. Motion carried.

#### APPOINTMENT OF AUDITOR FOR 1970 FISCAL YEAR

The appointment of an auditor for auditing the 1970 books was brought up and discussed. City Manager Gray called attention to the fact that Dalby, Wendland & Jensen have audited the books for the past five years and especially during the past year did considerable work in helping the Finance Director set up the accounts according to the requirements of the State Auditor's Office. In the 1971 budget, the revenue accounts will be set up according to the prescribed chart of accounts, and some of the expenditure accounts. By the 1972 budget, the accounting system should conform to the methods set up by the State Auditor's Office. It was moved by Councilman Anderson and seconded by Councilman Evans that the firm of Dalby, Wendland & Jensen be appointed to audit the City's books for 1970. Motion carried.

#### HEARING - 3.2 BEER

Albertson's Inc., 1838 North 12 Street, GRANTED

This was the date set for hearing for the application of Albertson's Inc., 1838 North 12th Street for a 3.2 beer license. A letter from Chief of Police Karl Johnson called attention to the fact that there are now two other 3.2 beer licenses in this shopping center, but that the reputation and character of Albertson's and the manager, Mr. Richard Kinnaman, indicate that this establishment would be qualified for a license. Mr. Dave Palo, Attorney, spoke to the Council on behalf of Albertson's. He stated that this was a unique situation in having three outlets so close together, but that they are all package operations, not for consumption on the premises. Albertson's store is new in the community, and they asked to be given the same consideration as other supermarkets in the City. It was moved by

Councilman Colescott and seconded by Councilman Evans that the application for the 3.2 beer license be approved and license granted when the State license has been received. Motion carried with Councilman Paruch voting NAY.

HEARING - Prop. Ord.

Zoning Text Change, Residential Bulk Development

This was the date set for hearing on the change for the zoning text pertaining to residential bulk development projects. Robert Engelke, Regional Planning Director, was present and explained what the Planning Commission expects to accomplish by this amendment to the ordinance. There were no comments from the audience. Mr. Engelke stated that this was an attempt to allow some flexibility in the provisions of the zoning ordinance. When a developer submits a plan, it would permit more flexibility in the way he puts the buildings on the ground. This applies only to tracts of land of two acres or more in area. It does not affect density. The idea was to make it available in all residential zones should a developer care to take advantage of it. Regulations are being drawn up so that the Planning Department will have control of the planning and building in these areas. President Youngerman closed the hearing. The proposed ordinance entitled AN ORDINANCE AMENDING SECTIONS OF THE ZONING ORDINANCE OF THE CITY OF GRAND JUNCTION CONCERNING ZONE CLASSIFICATIONS PERTAINING TO RESIDENTIAL BULK DEVELOPMENT was read. Upon motion of Councilman Anderson, seconded by Councilman Paruch and duly carried, the proposed ordinance was passed for publication.

HEARING

1971 Budget

This was the date set for hearing on the 1971 budget. There was no one present at the meeting to discuss the budget. The President closed the hearing.

ANDERSON RANCH PROPERTY

Extension of Lease - Clifford Davis - Granted

Mr. Clifford Davis of Whitewater, Colorado, who leases the Anderson property on Kannah Creek from the City, was present to discuss a proposed extension of his lease. He asked that the lease be extended for three years; that is, from 1973 to 1976. He proposes to make some improvements to the ranch and needs a longer time in order that he can come out on his investments. He has been reseeding some of the pastures, and it takes a period of time before the results can be determined. Also, many of the water turn-on boxes need to be replaced which will be rather costly. City Manager Gray stated that Mr. Davis was doing an excellent job in taking care of the ranch. Mr. Dufford, Attorney for the City, had drawn up the amendment to the lease agreement. It was moved by

Councilman Anderson and seconded by Councilman Evans that the Council ratify the changes in the lease as proposed. Motion carried.

## FEASIBILITY STUDY

### Modest Income Housing-Community Action Council

Mr. Augie Reyes and Mr. Stanley Marean, representatives of the Mesa County Community Action Council came before the Council requesting that the Council endorse an agreement for a feasibility study to determine whether housing and related community facilities, on a cooperative basis, for those people of modest and low incomes would be feasible in this community. This agreement between FCH SERVICES, INC., and Community Action Council. This agreement would request the Department of Housing and Urban Development to send in qualified personnel to determine whether a project of this nature should be applied for. Several members of the Council expressed a desire to study this matter to see if this was the program best suited to our community. It was moved by Councilman Paruch and seconded by Councilman Anderson that the matter be tabled until the next meeting of the Council for action at that time. Motion carried with President Youngerman voting NAY.

### \$16,250 - FEDERAL GRANT

#### Acquisition of 12 1/2 acres undeveloped land

A telegram was read from Senators Allott and Dominick announcing that Grand Junction had been awarded a grant from the Department of Interior, Land and Water Conservation Fund, in the amount of \$16,250. for the acquisition of 12 1/2 acres of undeveloped land for the utilization as a park "tot lot".

## GOVERNMENTAL ACCOUNTING PROGRAM

A letter from the State Auditor's Office stated that workshops on the new uniform chart of accounts would be held in November and December, instead of October, as previously set up. Also, they stated that another year would be given for municipal governments to get their books set up. All municipalities will be expected to be in compliance for fiscal years beginning on or after January 1, 1972.

## 3.2 BEER LICENSE RENEWAL

### Gene Erickson dba South-Side Grocery, 832 South 7th Street - Granted

An application for a 3.2 beer license renewal was made by Gene Erickson dba Southside Grocery, 832 South Seventh Street. A letter from the Chief of Police stated that there was no reason known to the Police Department why the license should not be renewed. It was moved by Councilman Naff and seconded by Councilman Colecott that the application

be approved and license issued when the State license has been approved. Motion carried with Councilman Paruch voting NAY.

#### ORDINANCE NO. 1375

##### Olympic Acres - Vacating An Easement

The Proof of Publication to the following entitled proposed ordinance was presented and read: AN ORDINANCE VACATING AN EASEMENT IN THE CITY OF GRAND JUNCTION. It was moved by Councilman Anderson and seconded by Councilman Colescott that the Proof of Publication be accepted and filed. Motion carried.

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

The proposed ordinance was then read. There being no written protests and no comments from the audience, it was moved by Councilman Anderson and seconded by Councilman Colescott that the Ordinance be passed, adopted, numbered 1375, and ordered published. Roll was called on the motion with all members of the Council present voting AYE. The President declared the motion carried.

#### RESOLUTION

##### Adopting Mill Levy For 1971 Budget - 14 Mills

The following Resolution was presented and read:

#### CITY OF GRAND JUNCTION, 1971 BUDGET

#### IMPLEMENTING DOCUMENTS

#### RESOLUTION

#### LEVYING TAXES FOR THE YEAR 1970 IN THE CITY OF GRAND JUNCTION, COLORADO

BE IT RESOLVED BY the City Council of the City of Grand Junction, Colorado:

That there shall be and hereby is levied upon all taxable property within the limits of the City of Grand Junction, Colorado, for the year 1970 according to the assessed valuation of said property, a tax of fourteen (14) mills on the dollar (1.00) upon the total assessment of taxable property within the City of Grand Junction, Colorado, for the purpose of paying the expenses of the municipal government of said City, and certain indebtedness, including interest upon indebtedness of the City, for the fiscal year ending December 31, 1971.

ADOPTED AND APPROVED THIS 21st day of October, 1970.

APPROVED:

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(signed) R. G. Youngerman\PRESIDENT OF THE COUNCIL

ATTEST:

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(signed) Helen C. Tomlinson\City Clerk

It was moved by Councilman Anderson and seconded by Councilman Naff 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.

#### RESOLUTION

Endorsing Amendments 1, 2, and 3 to State Constitution

The Colorado Municipal League had requested that municipal administrations in the State of Colorado endorse proposed Amendments No. 1, 2, and 3 to the State Constitution which are to be voted on at the general election on November 3. No. 1 would provide for the Governor to appoint and remove a Governor's cabinet consisting of heads of principal departments; No. 2 would modernize practices relative to the state personnel system based on merit; and No. 3 would strengthen and modernize Colorado local governments.

These amendments have the full support of the Colorado Municipal League and were passed by both the Senate and House of Representatives. The Legislature has been working on these amendments for several years. The amendments are also endorsed by both Governor Love and Lieutenant Governor Mark Hogan. Councilman Anderson explained, too, that a committee made up of both Democrats and Republicans worked on this legislation and have recommended that it be passed. Councilman Colescott stated that because of his position with the State, that he would abstain from taking any part in the discussion or voting upon this matter. Councilman Paruch and Councilman Naff were opposed to the endorsement of any of the amendments.

The Resolution was read:

#### RESOLUTION

SUPPORTING PROPOSED STATE CONSTITUTIONAL AMENDMENTS 1, 2 AND 3 PROVIDING FOR MODERNIZATION OF STATE AND LOCAL GOVERNMENT.

WHEREAS, there will appear on the November, 1970 general election ballot proposed Constitutional Amendments 1, 2 and 3 and

WHEREAS, amendment 1 would modernize state administrative practices by authorizing the Governor to appoint and remove a Governor's Cabinet consisting of heads of principal departments, thus promoting more responsive and responsible government; and

WHEREAS, Amendment 2 would modernize practices relative to the state personnel system based on merit; and

WHEREAS, Amendment 3 is designed to strengthen and modernize Colorado local government by:

1. Permitting establishment upon vote of the people of service authorities to provide services on a regional basis;
2. Permitting counties upon vote of the people to adopt home rule charters establishing the organization of county government tailored to local desires and needs;
3. Removing various actual or possible constitutional restrictions on intergovernmental co-operation and effective governmental administration;
4. Removing the two year term of office limitation on elected officials serving in statutory cities and towns; and
5. Providing that the people in any city or town may adopt home rule.

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

1. That the City of Grand Junction, Colorado, goes on public record as endorsing and supporting adoption of Constitutional Amendments 1, 2 and 3;
2. That the City of Grand Junction, Colorado, urges its citizens to become acquainted with and vote for Amendments 1, 2 and 3.
3. That the President of the Council and members of the Council shall communicate this message of support to citizens through direct communication, news media and civic organizations; and
4. That a copy of this Resolution be mailed to the Colorado Municipal League office.

PASSED, APPROVED AND ADOPTED THIS 21st day of October, 1970.

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(signed) R. G. Youngerman\President of the Council

ATTEST:

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(signed) Helen C. Tomlinson\City Clerk

It was moved by Councilman Anderson and seconded by Councilman Evans that the City Council endorse Amendments 1, 2, and 3. Councilmen voting AYE: Anderson, Evans, and President Youngerman. Councilmen voting NAY: Paruch and Naff, with Councilman Colescott abstaining from voting. A majority of the Councilmen voting, voted AYE, therefore, the President declared the motion carried.

#### RESOLUTION

Exchange of Land on Redlands with Mesa County

A Resolution was read exchanging land on the Redlands with Mesa County so that the road to the Monument could be realigned. As there is no map to show just where this was located and just how it would affect property owned by the City, it was moved by Councilman Anderson and seconded by Councilman Paruch that the matter be tabled until the next meeting of the Council. Motion carried.

#### COUNCILMAN PARUCH

Councilman Paruch introduced a friend of his from Beverly Hills, Michigan, an Attorney and Councilman in that area.

#### ADJOURNMENT

The President declared the meeting adjourned.

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Helen C. Tomlinson\City Clerk