

Grand Junction, Colorado

December 2, 1970

## ROLL CALL

The City Council of the City of Grand Junction, Colorado, met in regular session at 7:30 P.M., December 2, 1970, in the Civic Auditorium at City Hall. Councilmen present and answering roll call were: Harry Colescott, Raymond Meacham, Stanley Anderson, R. B. Evans, and President R. G. Youngerman. Councilman Paruch and Councilman Naff were absent. Also present were City Manager Richard Gray, City Attorney Gerald Ashby, and City Clerk Helen Tomlinson.

## MINUTES

It was moved by Councilman Anderson and seconded by Councilman Evans that the minutes of the regular Council meeting held on November 18, 1970, be approved as written. Motion carried.

## CONDUCT OF FUTURE COUNCIL MEETINGS

President Youngerman read the following comments on the conduct of future Council meetings.

"Gentlemen, as your presiding officer, I feel I must make a statement as to the conduct of our future City Council meetings, because of events that occurred at our last meeting. There was a great amount of internal dissension and discord at our last meeting. This cannot continue if this City Council is going to fulfill its responsibilities to the citizens of Grand Junction who elected us to take care of the business of the City.

Most of the discord comes about as a result of our recent housing code elections. Therefore, I feel it incumbent upon me to make a few comments to try to set the stage for the future.

This City Council referred the question of adoption of the Uniform Housing Code to the people, by the City Council calling a special election. The Council could have passed this legislation for immediate implementation without asking the citizens to vote upon the question. By referring it to the people for a vote, we, in effect, asked for their final decision. We have that final decision, and it was overwhelmingly against the adoption of the Uniform Housing Code.

Therefore, it is my position, and I believe that it should be the position of this Council, that the question of adoption of the Uniform Housing Code has been settled. The majority of the Grand Junction voters settled it, and the housing code is a dead issue.

Now, gentlemen, we have the legislative and policy decisions of the City to concern ourselves with. The City taxpayer has a right to expect from us that we will approach these problems in a reasonable and cooperative manner for the benefit of all the City. I ask your cooperation."

Councilman Anderson concurred in these remarks, and stated he thought the Council should go along as the voters indicated.

#### HEARINGS - ZONING

This date we set for hearings on zoning for the properties listed below:

- (1) View Point Annexation to R-1-A
- (2) North Acres Annexation to R-1-A
- (3) Treehaven Annexation to R-1-C
- (4) Pomona View Annexation to R-1-B
- (5) Hillcrest Manor Annexation to R-1-B

Mr. Don Warner, Development Director, explained the zoning and stated that the Planning Commission had recommended this to the Council. There were no comments or protests from the audience. The President closed the hearings.

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 OF CERTAIN LANDS WITHIN THE CITY. It was moved by Councilman Anderson and seconded by Councilman Meacham that the proposed ordinance be passed for publication. Motion carried.

#### HEARING - ZONING TEXT CHANGE - Mobile Home Park Usages

This date was set for hearing on a proposed change in text for the zoning ordinance defining mobile home parks. Mr. Warner explained this change to the Council. The Planning Commission had also recommended this change. There were no comments or protests from the audience. The President closed the hearing.

The following entitled proposed ordinance was introduced and read: AN ORDINANCE AMENDING SECTIONS OF THE ZONING ORDINANCE OF THE CITY OF GRAND JUNCTION CONCERNING DEFINITION OF MOBILE HOME PARKS. It was moved by Councilman Anderson and seconded by Councilman Evans that the proposed ordinance be passed for publication. Motion carried.

## COLORADO MUNICIPAL LEAGUE

### City's Participation in the Protest of Telephone Rate Increase

A letter was read from the Colorado Municipal League concerning the proposed protest to PUC against the increase in telephone rates which has been requested by Mountain Bell. They are requesting an increase of \$16,000,000. They are asking that cities who wish to participate in the protest pay a fee of 2 1/2 cents per capita to help in raising the funds for this proceeding. Councilman Meacham stated that the Council did not have the figures to know whether the raise was proper or not. If the League feels that a protest should be made and the City of Grand Junction wishes to go along with the League, contributing funds would be justified. It was moved by Councilman Meacham and seconded by Councilman Anderson that the City Manager be authorized to contribute approximately \$500.00 to the League in the project. Motion carried.

## ANNEXATION BOUNDARY

### North 12th Street, Adjacent to Unity Church

Mr. Don Warner explained that the Planning Commission had considered the annexation of a tract of land at 12th Street and Horizon Drive, which includes the Unity Church property. The boundaries were approved by the Planning Commission and referred to the council, and are as follows:

The Northeast One-quarter of that part of the Northeast One-quarter of the Southeast One-quarter of Section 2, T1S, R1W, UM, which lies South and East of the Horizon Drive right-of-way as described in Book 877, Page 363, Mesa County Records, except the East 40 feet of said Northeast One-quarter, Southeast One-quarter, Section 2, T1S, R1W, UM.

This will be a planned unit development and will take sewer service from the Horizon Drive sewer line.

It was moved by Councilman Meacham and seconded by Councilman Anderson that the Council approve the boundaries and authorize the Development Department to prepare the annexation petitions. Motion carried.

## CALLAHAN-EDFAST MORTUARY, INC.

### Rescue Squad

A letter was read from the Callahan-Edfast Mortuary, Inc., requesting that an advertisement which had been placed in the Daily Sentinel be read to the Council. The Valley Ambulance Service had advertised an emergency ambulance service to be operated from 108 Hillcrest Manor. Mr. Larry Brown, a Sentinel reporter, had interviewed Mr. Gray concerning City ambulance and rescue squad service. Chief of

Police Karl Johnson, Fire Chief Frank Kreps, and Mr. Gray had tried to contact the Valley Ambulance Service and had found no one at the advertised address. This address was not zoned properly for housing an ambulance. City Manager Gray explained that he had not meant to cast any aspersions towards the Callahan-Edfast Service. There is a growing demand for rescue squad service, and it is used as an emergency ambulance. When the City decided to charge for transportation use by the squad, the Fire Department had asked for another unit. It costs approximately \$43,000 a year to maintain one rescue squad unit, which is about one mill. Our Fire Department is also penalized when some of the men are on a rescue call and are needed for firefighting duty. Mr. Gray stated that if the Callahan service was not available, there would be a heavier demand on the rescue squad service. It had been his understanding that rather than increase the calls for all emergency calls for the Callahan service, Mr. Callahan would like to have a reliable ambulance service to take over. At the time the charge was made for rescue squad transportation service, the City had about 900 calls per year. In 1969, this was reduced to about 700 and in 1970 will be back up to approximately 800. An additional rescue squad unit would cost the City about \$55,000, plus \$43,000 per year to operate it. Mr. Gray apologized to Callahan-Edfast and stated that he was very sorry if there had been a misunderstanding, as he had not meant his remarks that way. Mrs. Callahan was present and stated that she was satisfied and that there were no more hard feelings about the incident.

#### PROPOSED ORDINANCE -

##### Model Court Ordinance

The following proposed ordinance was presented and read: AN ORDINANCE CREATING A MUNICIPAL COURT IN THE CITY OF GRAND JUNCTION, COLORADO, ESTABLISHING ITS JURISDICTIONS, POWERS AND PROCEDURES AND PROVIDING FOR THE APPOINTMENT OF JUDGES AND CLERKS. It was moved by Councilman Evans and seconded by Councilman Anderson that the proposed ordinance be passed for publication. Motion carried.

#### RESOLUTION - QUIT CLAIM DEED -

##### South Fifth Street Addition

Mr. Don Warner explained that there was a cloud on the title of a couple of lots in the South Fifth Street addition which a quit claim deed from the City would eliminate. This would not affect right-of-way, or in any way take anything from the City. The following Resolution was presented and read:

#### RESOLUTION

WHEREAS, a request has been made by Frank N. Dunn that the City of Grand Junction quit claim to him any interest it may have in the property hereinafter described; and

WHEREAS, such request is made in an attempt to clear the title to land in which the City is not interested in having any interest; and, the deeding to Mr. Dunn has been approved by the Engineering Department of the City of Grand Junction;

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

That the City Manager be, and he is hereby, authorized to convey by quit claim deed, as the act of the City and on behalf of the City, property described as follows:

Lot 13, Block 1  
Lots 1, 6, and 14, Block 2  
All in South Fifth Street Subdivision,  
in the City of Grand Junction, Colorado

PASSED AND ADOPTED THIS 2nd day of December, 1970.

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President of the Council

ATTEST:

\_\_\_\_\_  
(signed) Helen C. Tomlinson\City Clerk

I HEREBY CERTIFY that the foregoing Resolution was read, passed and adopted at the regular City Council meeting held on December 2, 1970.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of said City this 3rd day of December, 1970.

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(signed) Helen C. Tomlinson, City Clerk\

It was moved by Councilman Meacham and seconded by Councilman Colescott 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.

#### STATUS OF SANITATION FUND

City Manager Gray explained a "memo" he had written to the Council concerning the status of the Sanitation Fund in the year 1971. He told the Council that in order to balance the Sanitation Fund, an additional \$38,000 would have to be raised. It had been planned

and reported in the budget message that a raise in fees would be necessary to produce this additional revenue. Since that time, the Council made changes in the budget cutting approximately \$78,000 in the General Fund expenditures. Revenue reports have disclosed that there will be an additional \$44,000 collected. Of this amount, \$40,000 was allocated to Capital Improvements - Streets and Drainage; \$20,000 to the Multi-Purpose Building Accrual Fund; the remaining \$62,000 was placed in the General Fund Operating Capital Reserve. Councilman Colescott, in a recent meeting, suggested that because the Council did not lower the mill levy, part of this saving could be returned to the City resident by not raising the sanitation fees the coming year. As so many tax-levying bodies have raised their levies, making the total increase to the taxpayer of 12.10 mills, this would be a small help. There are two items in the 1971 sanitation fund projection that could be only one-time expenditures. This would be for the \$13,000 for the additional packer and \$9,000 for the purchase of 30 two-cubic-yard hoppers. The Staff recommends that the increase in sanitation fees not be made until a closer look can be taken in 1971 in preparation for the 1972 budget.

Councilman Meacham stated that he looked at this problem from both sides. If you considered raising the trash fees now, the Sanitation Department would be on a self-supporting basis. The General Fund money then could be placed in the fund for the Multi-Purpose Building. If it is given to the Sanitation Department, bonds might have to be sold for the building, and in the end it would cost the City more money.

President Youngerman stated that the City would not know whether the \$38,000 would be sufficient to make the Sanitation Department self-supporting, and he felt it would be better to subsidize the fund in 1971 and make a further study for the 1972 budget.

Councilman Anderson stated that because the full effects of the "no-burning" law will not be felt until at least July, 1971, the rise in fees should be postponed at least that long.

Councilman Evans moved and Councilman Colescott seconded the motion that the Staff recommendation in the "memo" be approved and the Council take another look at Sanitation fees at the time the 1972 budget is considered. Motion carried.

#### RENEWAL OF LEASE - OFF STREET PARKING,

300 Block Rood Avenue

City Manager Gray presented a lease with Grand Junction Industrial Bank for the off-street parking lots in the 300 block on Rood Avenue. The monthly rental on the lots is \$290.00, and the lease is for the year 1971. It was moved by Councilman Meacham and seconded by Councilman Evans that the City Manager be authorized to sign the lease for the off-street parking lots with the Grand Junction Industrial Bank for the monthly rental fee of \$290.00. Motion carried.

Mrs. Lorraine Brandt congratulated the Council on the harmonious meeting.

## AIRPORT - FOUR CORNERS REGIONAL COMMISSION FUNDS -

### Improvements

President Youngerman read a letter from the Four Corners Regional Commission stating that \$200,000 from Four Corners Regional Commission funds have been reserved for the Grand Junction Airport improvements for ninety days, awaiting communication from the Federal Aviation Administration concerning the progress of the project. Councilman Meacham stated the credit should be given to William Foster for arranging meetings to make the request for funds to the Four Corners Regional Commission.

### ADJOURNMENT

The President declared the meeting adjourned.

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Helen C. Tomlinson\City Clerk