

Grand Junction, Colorado

February 17, 1971

ROLL CALL

The City Council of the City of Grand Junction, Colorado, met in regular session at 7:30 P.M. February 17, 1971, in the Civic Auditorium at City Hall. Councilmen present and answering roll call were: Raymond Paruch, Harry Colescott, Ray Meacham, Stanley Anderson, Theodore Naff, Robert Evans, and President of the Council, R. G. Youngerman. Also present were Acting City Manager and City Attorney Gerald Ashby and City Clerk Neva Lockhart. City Manager Richard N. Gray was absent.

MINUTES

It was moved by Councilman Anderson and seconded by Councilman Evans that the minutes of the regular Council meeting held on February 3, 1971, be approved as written. Motion carried.

3.2 BEER LICENSE APPLICATION WITHDRAWN - SAM HAUPT'S HUB, 415 SOUTH 5TH STREET

Tabled from the last Council meeting, February 3rd, 1971, was the consideration of the 3.2 beer license application of Mr. Sam Haupt dba Sam Haupt's Hub, 415 South 5th Street. Acting City Manager Ashby read a letter from Mr. Haupt in which he asked to withdraw his application at this time and resubmit it at a later date. It was moved by Councilman Meacham and seconded by Councilman Naff that Mr. Haupt be allowed to withdraw his application for a 3.2 beer license at this time and that Mr. Haupt may resubmit his application at a later date. Motion carried.

PROPOSED ORDINANCE - I.D. ST-70 ASSESSMENTS

This was the date set for hearing on the Improvement District St-70 assessments. There were no letters of protest and no one in the audience to protest. The President closed the hearing. The following entitled proposed ordinance was presented and read: AN ORDINANCE APPROVING THE WHOLE COST OF THE IMPROVEMENTS MADE IN AND FOR IMPROVEMENT DISTRICT NO. ST-70, 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 Paruch that the proposed ordinance be passed for publication. Motion carried.

ORDINANCE NO. 1384 - MUNICIPAL TRAFFIC ORDINANCE

This was the date set for hearing upon the adoption by reference of the "Model Traffic Code for Colorado Municipalities," 1970 revision, as the traffic ordinance of the City of Grand Junction. No one being present in the audience to protest and there being no written protests, the President declared the hearing closed.

The Proof of Publication to the following entitled proposed ordinance was presented and read: AN ORDINANCE FOR THE REGULATION OF TRAFFIC WITHIN, AND WHERE APPROPRIATE, WITHOUT THE CITY OF GRAND JUNCTION, ADOPTING BY REFERENCE THE "MODEL TRAFFIC CODE FOR COLORADO MUNICIPALITIES" AS APPROVED AND PUBLISHED IN 1970 BY THE DEPARTMENT OF HIGHWAYS OF THE STATE OF COLORADO AND INCLUDING IN SAID CODE REFERENCE TO A SECONDARY CODE OFFICIALLY TITLED "UNIFORM TRAFFIC CONTROL DEVICES FOR ALL CLASSES OF STREETS AND HIGHWAYS" OF CURRENT ISSUE ALSO PUBLISHED BY THE STATE DEPARTMENT OF HIGHWAYS. A motion was made by Councilman Colescott, seconded by Councilman Anderson, that the Proof of Publication be accepted and filed. Motion carried.

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

The Ordinance was then read. There being no comments, it was moved by Councilman Anderson and seconded by Councilman Colescott to suspend the rules of the Council, waive the reading of the "Model Traffic Code" and the "Interim Traffic Control Manual" and that the ordinance be passed, adopted, numbered 1384, and ordered published. Roll was called on the motion with all Councilmen voting AYE. The President declared the motion carried.

PROPOSED ORDINANCE - ZONING TEXT ADDITIONS - MEAT PROCESSING PLANTS

The following entitled proposed ordinance was introduced and read: AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF GRAND JUNCTION BY ADDING THERETO A CATEGORY FOR MEAT PROCESSING AS A CONDITIONAL INDUSTRIAL USE.

It was moved by Councilman Paruch and seconded by Councilman Colescott that the proposed ordinance be passed for publication. Motion carried.

BID AWARD - AIRPORT EXTENSION OF HORIZON DRIVE SANITARY SEWER - SMITH WELDING & CONSTRUCTION - \$11,361.52

Acting City Manager Ashby read a "memo" from City Engineer Davis

Hickman and Airport Manager Gus Byrom regarding the bid opening on Tuesday, February 16, 1971, at 2:00 P.M. for the construction of the Airport extension of Horizon Drive Sanitary Sewer. Bids were as follows:

Smith Welding & Construction	\$11,361.52
Tilton Construction Company	\$11,566.11
Scheierman Construction Company	\$12,530.85
Elam Construction, Inc.	\$13,292.37
Western Crane Company	\$16,206.25
Burks & Company	\$20,343.50
Engineer's Estimate	\$13,230.00

It was the recommendation of both Mr. Hickman and Mr. Byrom to award the contract to the low bidder, Smith Welding and Construction Company. It was moved by Councilman Naff and seconded by Councilman Anderson that the contract for the construction of the Airport Extension of Horizon Drive Sanitary Sewer be awarded to Smith Welding & Construction Company in the amount of \$11,361.52, subject to the concurrence of the Airport Board. Motion carried.

BID AWARD - SS 28-71 - DITCH AND CANAL CROSSINGS - SCHEIERMAN - \$14,740.20

Bids were opened at 3:00 P.M. Tuesday, February 16, 1971, for the ditch and canal crossings for Sanitary Sewer District 28-71. Acting City Manager Ashby read a letter from Mr. Eugene Brauer of Nelson, Haley, Patterson and Quirk, Inc., consulting engineer. regarding the opening of these bids. Bids were as follows:

Scheierman Construction Company	\$14,740.20
Smith Welding & Construction	\$16,225.38
Western Crane Service	\$18,580.00
Tilton Construction Company	\$18,606.00
Burks & Company, Inc.	\$19,172.51
Elam Construction, Inc.	\$23,150.00
Engineer's Estimate	\$18,663.50

Mr. Brauer recommended the award of the contract to the low bidder, Scheierman Construction Company, Montrose, Colorado.

It was moved by Councilman Meacham and seconded by Councilman Evans that the contract for the SS 28-71 Ditch and Canal Crossings be awarded to Scheierman Construction Company in the amount of \$14,740.20. Motion carried.

REPORT ON STATE HOUSING HEARINGS

Mr. Blake Chambliss, Regional Planning Commission Chairman, introduced Mrs. Robert Russell, Housing Committee Chairman of the Regional Planning Commission, and Mr. Richard Peterson to the Council. Mr. Peterson helped to set up and organize the five

State-wide Housing Hearings that were conducted during December, 1970. Mrs. Russell was chairman of the Housing Hearing in Grand Junction the 1st of December. Mrs. Russell reported that two years ago during the study of the housing needs in Grand Junction, one of the recommendations is that a continuing study be made regarding housing for this community. At that time it was determined that about 25 per cent of the people living in Grand Junction with yearly salaries of \$4,000 or less are competing for homes costing \$8,000 or less. Mrs. Russell pointed out that the Colorado Civil Rights Commission made a study of the housing situation in Colorado, and they are trying to do something about the problem. Their study indicates there are more than 60,000 Colorado families who do not live in decent housing.

Mrs. Russell commended the City Council for the passage of a Resolution in December approving participation by the local housing owners in the Federal Rent Supplement program. This is a step forward for the community.

3.2 BEER LICENSE RENEWAL - SAFEWAY STORES, INC., 525 OURAY AVENUE

An application for the renewal of a 3.2 beer license for Safeway Stores, Inc., for the store located at 525 Ouray Avenue was presented. A letter from Chief of Police Karl Johnson was read.

Chief Johnson said there have been no complaints nor violations at this address, and he can see no reason why the application for renewal should not be approved. It was moved by Councilman Meacham and seconded by Councilman Evans that the application for renewal be approved and license issued when the State license has been received. Motion carried, with Councilman Paruch voting NAY.

ORDINANCE NO. 1385 - ZONING FROM R-1-D TO C-1 TO EXTEND FROM 330 FEET TO 660 FEET NORTH FROM THE CENTER LINE OF NORTH AVENUE FROM 28 1/4 ROAD TO 28 1/2 ROAD

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 Anderson and seconded by Councilman Evans that the Proof of Publication be accepted and filed. Motion carried.

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

The Ordinance was then read. There being no comments, it was moved by Councilman Paruch and seconded by Councilman Colescott

that the Ordinance be passed, adopted, numbered 1385, and ordered published. Roll was called on the motion with all members of the Council voting AYE. The President declared the motion carried.

EASEMENT AGREEMENT - GRAND VALLEY IRRIGATION COMPANY AND CITY OF GRAND JUNCTION - SEWER LINE

An Easement Agreement between the Grand Valley Irrigation Company and the City of Grand Junction for the City to install and maintain a sewer line across portions of the Grand Valley Irrigation Company Canal was presented. The City is to pay the Grand Valley Irrigation Company \$100 for the easement.

It was moved by Councilman Colescott and seconded by Councilman Paruch that the Easement Agreement be approved and the City Manager authorized to sign the agreement and the \$100 for the easement be paid. Motion carried.

PROPOSED ORDINANCE - VACATION OF EAST-WEST ALLEY, BLOCK 21, BETWEEN 10TH STREET AND 11TH STREET AND TELLER AVENUE AND BELFORD AVENUE

The City Planning Commission has approved the vacation of the East-West alley in Block 21 between 10th and 11th Streets and Teller Avenue and Belford Avenue. A Bulk Development is planned for this location. It was recommended that the alley be vacated but retained in its entirety as an easement.

The following entitled proposed ordinance was introduced and read: AN ORDINANCE VACATING AN ALLEY WITHIN THE CITY OF GRAND JUNCTION.

It was moved by Councilman Anderson and seconded by Councilman Meacham that the proposed ordinance be passed for publication with the provision that unless at least two buildings providing fifteen living units have been constructed within two years, the alley shall revert to its original status as an alleyway within the City of Grand Junction. Motion carried.

LEASE AGREEMENT - PARKING LOT, 5TH & WHITE - WITH VALLEY FEDERAL

A proposed lease agreement between the Valley Federal Savings and Loan Association and the City of Grand Junction for the parking lot at the Southwest corner of 5th Street and White Avenue was presented. Under the terms of the lease, the City agrees to pay one-half of the meter revenue derived from the meters on a monthly basis. The City is to furnish and install and maintain parking meters, posts, signs, striping, and bumper blocks.

It was moved by Councilman Meacham and seconded by Councilman Evans that the Lease Agreement be approved and the City Manager be authorized to sign the Lease Agreement with Valley Federal Savings and Loan Association. Motion carried, with Councilman

Paruch voting NAY.

Councilman Anderson, who is a Director with the Valley Federal Savings and Loan Association, did not enter into the discussion or the voting regarding this Lease Agreement.

RESOLUTION SUPPORTING INCLUSION OF CALIFORNIA ZEPHYR ROUTING IN RAILPAX SYSTEM

Acting City Manager Ashby read a letter from Mr. Dale Hollingsworth, Manager of the Chamber of Commerce, urging the support of all organizations in getting Colorado and the California Zephyr included in the Railpax system.

The following Resolution was presented and read:

R E S O L U T I O N

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

THAT the City Council strongly endorse the inclusion of the California Zephyr routing in the national RAILPAX system;

FURTHER, that a copy of this Resolution be forwarded to Howard Bjelland, Chairman of the Public Utilities Commission of Colorado to aid him in his support of such routing.

PASSED and ADOPTED this 17th day of February , 1971.

/SEAL/

/s/ R. G. Youngerman
President of the City Council

ATTEST:

/s/ Neva B. Lockhart
City Clerk

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

Mr. R. R. Barger, 548 28 Road, was present and said that he thought there was an error in his property description for assessment in I.D. ST-70. Mr. Ashby said that he would ask Fred Weber of the Engineering Department to check the description and then call Mr. Barger and make the necessary correction.

ADJOURNMENT

The President declared the meeting adjourned.

/s/ Neva B. Lockhart
City Clerk