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Grand Junction, Colorado

January 5, 1972

ROLL CALL

The City Council of the City of Grand Junction, Colorado, met in regular session at 7:30 P.M. January 5, 1972, in the Civic Auditorium at City Hall. Present for roll call were President of the Council Stanley Anderson and Councilmen Harry Colescott, Silas Grantham, Lawrence Kozisek, Theodore Naff, Raymond Paruch, and Richard Youngerman. Also present were City Attorney Gerald J. Ashby, City Manager Richard N. Gray and City Clerk Neva Lockhart.

MINUTES

It was moved by Councilman Colescott and seconded by Councilman Youngerman that the minutes of the regular Council meeting held on December 15, 1971, be approved as written. Motion carried.

STATE LIQUORS, INC.

Application to expand premises approved

Mr. Richard Stranger, President of State Liquors, Inc., 659 Rood Avenue, presented an application requesting permission to expand the premises at which he is licensed to do business. Mr. Stranger explained that Management Services has moved out of the building leaving two empty office spaces. These offices would allow an additional 1600 square feet of storage space and also increase the selling area by approximately 650 square feet. There would be no changes other than going through the walls in order to get into these rooms.

It was moved by Councilman Youngerman and seconded by Councilman Kozisek that the application of State Liquors Inc., to expand the business premises at 659 Rood Avenue be approved. Motion carried with Councilman Paruch voting NO.

ORDINANCE NO. 1415 PASSED

North Peach Annexation

The Proof of Publication to the following entitled proposed ordinance was presented and read: AN ORDINANCE ANNEXING TERRITORY TO THE CITY OF GRAND JUNCTION, COLORADO. It was moved by Councilman Colescott and seconded by Councilman Youngerman that the Proof of Publication be accepted and filed. Motion carried.

It was moved by Councilman Youngerman and seconded by Councilman Paruch that the proposed ordinance be called up for final passage

and read. Motion carried.

The Ordinance was read. There being no comments, it was moved by Councilman Youngerman, seconded by Councilman Kozisek that the Ordinance be passed, adopted, numbered 1415, and ordered published. Roll was called on the motion with all members of the Council voting AYE. The President declared the motion carried.

I.D. ST-71

Engr's Statement of Completion

The following Engineer's Statement of Completion for Improvement District ST-71 was presented:

ID St 71 CONSTRUCTION COST

Totals on Final Estimate				
	Job No.	1	\$17,541.39	
		3	18,006.76	
		4	5,536.24	
		5	7,199.90	
		6	7,927.51	
		7	2,809.75	
		8	<u>2,513.04</u>	
Total on Final Estimate				\$61,534.59
	Bond Cost	30.00		
	Legal cost	500.00		

	Advertising	486.82		
	Soc. Sec.	0.89		
	Overtime	17.16		
	Postage	<u>6.80</u>		
	Total		1,041.67	

Cost of Bonds During Construction

Aug. 1, 1971, to March 15, 1972, @ 5.6137%

$$\frac{7.5}{12} = 0.625 \times 5.6137 = 3.5\%$$

		3.5% x 49,000 =	1,715.00
		Estimated Advertising Balance	<u>500.00</u>
		Total	\$64,791.26
		Minus Sales & Use Tax Refund	
	Colorado State	572.92	
	City	<u>192.33</u>	<u>765.25</u>
		TOTAL CONSTRUCTION COST	\$64,026.01

Job No.	Assessment	Assessment plus Cost of Bond During Construction	Assessment plus Cost of Bond During Construction & 6% Cost of Collection
1	10,934.60	11,317.31	11,996.35
3	11,820.90	12,234.64	12,968.72
4	5,454.24	5,645.14	5,983.85
5	6,800.00	7,038.00	7,360.28
6	6,160.00	6,375.60	6,758.15
7	2,179.80	2,256.10	2,391.48
8	<u>2,076.48</u>	<u>2,149.16</u>	<u>2,278.16</u>
	\$45,426.02	\$47,015.95	\$49,836.99

Total Construction Cost	\$64,026.01
Minus Total Assessment	<u>49,836.99</u>
City Share	\$14,189.02

The following Resolution was presented and read:

RESOLUTION

WHEREAS, the City Council of the City of Grand Junction, Colorado, has reported the completion of Improvement District no. ST-71; and

WHEREAS, the City Council has caused to be prepared a statement showing the assessable cost of the improvements of Improvement District No. ST-71 and apportioning the same upon each lot or tract of land or other real estate to be assessed for the same;

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

That the improvements connected therewith in said District be, and the same are hereby, approved and accepted; that said statement be, and the same is hereby, approved and accepted as the statement of the assessable cost of the improvements of said Improvement District No. ST-71 to be assessed; and

BE IT FURTHER RESOLVED, that the same be apportioned on each lot or tract of land or other real estate to be assessed for the same, together with interest at the rate of 5.6137 per cent per annum to March 15, 19972; and

BE IT FURTHER RESOLVED, that the City Clerk shall immediately advertise for three days in the Daily Sentinel, a newspaper of general circulation published in said City, notice to the owners of the real estate to be assessed, and all persons interested generally without naming such owner or owners, that said improvements have been completed and accepted, specifying the assessable cost of the improvements and the share so apportioned to each lot or tract of land; that any complaints or objections that may be made in writing by such owners or persons shall be made to the Council and filed with the Clerk within thirty days from the first publication of said notice; that same may be heard and determined by the Council at its first regular meeting after said thirty days and before the passage of the ordinance assessing the cost of the improvements, all being in pursuance of the terms and provisions of Chapter 18 of the Code of Ordinances of the City of Grand Junction, Colorado, being Ordinance no. 178, as amended.

NOTICE

NOTICE IS HEREBY GIVEN to the owners of the real estate hereinafter described, said real estate comprising the district of lands known as Improvement District No. ST-71, and to all persons interested therein as follows:

THAT the improvements in and for said district, which are authorized by and are in accordance with the terms and provisions of a Resolution passed and adopted on the 5th day of May, 1971, declaring the intention of the City Council of the City of Grand

Junction, Colorado, to create a local improvement district to be known as Improvement District No. ST-71 with the terms and provisions of a Resolution passed and adopted on the 5th day of May, 1971, adopting details, plans, and specifications for said District; and with the terms and provisions of a Resolution passed and adopted on the 16th day of June, 1971, creating and establishing said District, all being in accordance with the terms and provisions of Chapter 18 of the Code of Ordinances of the City of Grand Junction, Colorado, being Ordinance No. 178, as amended, have been completed and have been accepted by the City Council of the City of Grand Junction, Colorado;

THAT the whole cost of the improvements to be assessed has been definitely ascertained and is in the sum of \$49,836.99 said amount including six per cent (6%) for cost of collection and other incidentals and interest at the rate of 5.6137% per annum to March 15, 1972; that the part apportioned to and upon each lot or tract of land within said District and assessable for said improvements is hereinafter set forth; that payment may be made to the Treasurer of the City of Grand Junction at any time within thirty (30) days after the final publication of the assessing ordinance, assessing the real estate in said District for the cost of said improvements, and that the owner so paying should be entitled to an allowance of interest from the date of payment to the date the first installment comes due and six per cent (6%) for cost of collection and other incidentals;

THAT any complaints or objections that may be made in writing by the said owner, or owners of land within the said District and assessable for said improvements, or any person interested, made to the City Council and filed in the office of the City Clerk of said City within thirty (30) days from the first publication of this Notice will be heard and determined by the said City Council at its first regular meeting after said last-mentioned date and before the passage of any ordinance assessing the cost of said improvements against the real estate in said District, and against said owners respectively, as by law provided;

THAT the sum of \$49,836.99 for improvements is to be apportioned against the real estate in said District and against the owners respectively as by law provided in the following proportions and amounts severally as follows, to wit:

EAST MAIN STREET ADDITION		
133-09-013	Lot 24 Block 5	\$ 640.93

133-09-014	Lot 23 Block 5	548.55
133-09-015	Lot 22 Block 5	548.55
133-09-016	Lot 21 Block 5	548.55
133-09-017	Lot 20 Block 5	548.55
133-09-018	Lot 19 Block 5	548.55
133-09-019	Lot 18 Block 5	548.55
133-09-020	Lot 17 Block 5	548.55
133-09-021	Lot 16 Block 5	548.55
133-09-022	Lot 15 Block 5	548.55
133-09-023	Lots 13 and 14 Block 5	1,189.48
133-16-001	Lot 1 Block 6	639.39
133-16-002	Lot 2 Block 6	548.55
133-16-003	Lot 3 Block 6	548.55
133-16-004	Lot 4 Block 6	548.55
133-16-005	West 47 feet of Lot 5 Block 6	515.64
133-16-006	East 3 feet of Lot 5 and West 39 feet of Lot 6 Block 6	460.78
133-16-007	East 11 feet of Lot 6 and West 39 feet of Lot 7 Block 6	548.55
133-16-008	East 11 feet of Lot 7 and all Lots 8 to	1,418.99

	12 inclusive Block 6 EXCEPT Beginning Southeast Corner Block 6 North 125.3 feet, West 99.28 feet South 45° 38' West 179.2 feet to South line Block 6, East 228.8 feet to beginning	
FAIRMOUNT SUBDIVISION Section 12 Township 1 South Range 1 West		
122-00-116	Beginning Southwest Corner Lot 4 Block 1 East 2.8 feet North 145 feet West 2.8 feet South to Beginning	\$ 30.72
122-00-119	Beginning point South line of Lot 4 Block 1 2.8 feet West of Southwest Corner Lot 4 North 145 feet East 92 feet South 145 feet West 92 feet to Beginning EXCEPT Book 730 Page 405	1,009.33
122-00-109	Lot 1 Block 1 EXCEPT West 100 feet of South 100 feet and EXCEPT North 25 feet for Road	2,084.49
122-00-110	Beginning 150 feet West of Southeast Corner Lot 4 Block 1 North 125 feet West 55.2 feet South 125 feet East to Beginning	605.60
122-00-111	Beginning point 100 feet West Southeast Corner Lot 4 Block 1 West 500 feet North 125 feet East 50	548.55



	feet South 125 feet to Beginning	
122-00-112	Beginning 50 feet West of Southeast Corner Lot 4 Block 1 West 50 feet North 125 feet East 50 feet South to Beginning	548.55
122-00-113	Beginning Southwest Corner Lot 1 Block 1 North 100 feet East 100 feet South 100 feet West to Beginning	1,097.10
122-00-114	Beginning Southeast Corner Lot 4 Block 1 West 50 feet North 125 feet East 50 feet South to Beginning	548.55
OVERHILL ANNEXATION SUBDIVISION		
122-03-018	The North 150 feet of the following described property: Beginning 210 feet South and 40 feet East of West Quarter Corner Section 12 Township 1 South Range 1 West South 247.66 feet North 89° 57' East 110 feet South 909 feet North 89° 57' West 341.49 feet North 0° 04' East 517.37 feet to South line Orchard Ave. South 89° 59' West 367.09 feet South 180 feet North 89° 59' West 125 feet to Beginning being part of Block 2	4,027.34

123-03-020	The North 150 feet of the following described property: Beginning Northwest Corner Block 2 South 180 feet North 89° 59' East 125 feet North 180 feet South 89° 59' West 125 feet to Beginning	1,371.38
123-03-001	Lot 17 Block 1	749.32
123-03-002	Lot 16 Block 1	266.60
123-03-003	Lot 15 Block 1	81.19
ARCADIA VILLAGE REFILE		
124-17-012	North 58 feet of Lot 9 and South 5 feet of Lot 10 Block 4	414.70
124-17-015	Lot 8 and South 2 feet of Lot 9 Block 4	467.63
124-25-010	Lot 10 Block 6	305.87
124-25-011	Lot 11 Block 6	954.91
124-25-009	Lot 9 Block 6	110.59
124-00-017	The West 180 feet of the South 140 feet of the following: West Half Southeast Quarter Southwest Quarter Southeast Quarter Section 12 Township 1 South Range 1 West EXCEPT North 67 feet of East 48.47 feet and EXCEPT WEST 30 feet and South 330 feet	1,535.94

124-00-019	The West 180 feet of the North 10 feet of the South 330 feet of the West Half Southeast Quarter Southwest Quarter Southeast Quarter Section 12 Township 1 South Range 1 West EXCEPT West 30 feet and South 50 feet	109.71
124-00-027	The West 180 feet of the North 190 feet of the following: West Half Southeast Quarter Southwest Quarter Southeast Quarter Section 12 Township 1 South Range 1 West EXCEPT North 67 feet of East 48.47 feet and EXCEPT West 30 feet and South 330 feet.	2,084.49
MESA PARK CENTER Section 11 Township 1 South Range 1 West		
112-01-004	Lot 4	932.53
112-01-003	Lot 3	932.53
112-00-001	The East 120 feet of the following: Beginning 922.27 feet East and 105 feet North of Southwest Corner Northeast Quarter Northwest Quarter Section 11 Township 1 South Range 1 West North 150 feet East 241.13 feet South 110 feet Southwesterly to a point 233 feet more or less East of Beginning West to	1,645.65

	Beginning EXCEPT West 25 feet	
112-00-003	The East 120 feet of the following: Beginning 922.27 feet East of Southwest Corner South Half Northeast Quarter Northwest Quarter Section 11 Township 1 South Range 1 West North 105 feet East 255.56 feet South 105 feet West 255.56 feet to Beginning EXCEPT South 20 feet for road.	1,151.96
112-00-002	Beginning 1177.83 feet East of Southwest Corner South Half Northeast Quarter Northwest Quarter Section 11 Township 1 South Range 1 West North 86 feet East 110 feet South 86 feet West to Beginning EXCEPT South 20 feet.	943.51
112-00-042	The West 150 feet of the following: Beginning 1433.4 feet East and 86 feet North of Southwest Corner Northeast Quarter Northwest Quarter Section 11 Township 1 South Range 1 West North 169 feet West 234.43 feet South 110 feet Southwesterly to a point 245 feet West of Beginning East to Beginning.	1,854.10
WEST LAKE PARK SUBDIVISION Section		

10 Township 1 South Range 1 West		
104-07-001	Lot 1 Block 2 EXCEPT 12 feet Triang. in Northeast Corner	844.77
104-07-002	Lot 2 Block ???? smh ms.246	844.77
104-07-003	Lot 3 Block 2	844.77
104-07-004	Lot 4 Block 2	844.77
WEST LAKE PARK ANNEX 2nd AMEND. Section 10 Township 1 South Range 1 West		
104-12-001	Lot 1 Block 6 EXCEPT 12 feet Triang. in Northwest Corner	1,097.10
104-12-002	Lot 2 Block 6	1,097.10
104-12-003	Lot 3 Block 6	1,184.87
CITY OF GRAND JUNCTION Block 23		
141-18-001	Lots 10 to 15 and the West 13.3 feet of Lot 16	455.19
141-18-002	West 11.5 feet of Lot 29 and all of Lots 30 and 31	205.71
141-18-003	West Half of Lot 27, all Lot 28 and East 13.5 feet of Lot 29	164.57
141-18-005	Lots 25 and 26 and East Half of Lot 27	205.71
141-18-006	Lots 23 and 24	164.57
141-18-007	Lots 21 and 22	164.57

141-18-008	West 13.3 feet of Lot 20	43.77
141-18-011	Lots 32 to 34 Inclusive	246.85
141-18-900	Lots 1 through 9 inclusive	740.54
CITY OF GRAND JUNCTION Block 19		
141-10-003	South 40 feet of Lots 1 to 5 inclusive EXCEPT East 10 feet of South 40 feet of Lot 5	240.27
141-10-004	Lots 6 and 7	164.57
141-10-005	Lots 8 to 11 Inclusive	329.13
141-10-008	South 45 feet of Lots 13 to 16 inclusive and South 45 feet of East 13 feet of Lot 12	227.63
141-10-009	Lots 31 and 32	164.57
141-10-010	Lots 29 and 30	164.57
141-10-011	Lots 27 and 28	164.57
141-10-012	Lots 25 and 26	164.57
141-10-013	Lots 23 and 24	164.57
141-10-014	Lots 21 and 22	164.57
141-10-015	Lots 19 and 20	164.57
141-10-016	Lots 17 and 18	164.57

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All in Mesa County Colorado

Dated at Grand Junction, Colorado, this 5th day of January, 1972.

BY ORDER OF THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION, COLO.

\_\_\_\_\_  
By \City Clerk

STATE OF COLORADO	)	
	)	SS
COUNTY OF MESA	)	

I, STANLEY R. ANDERSON, President of the City Council of the City of Grand Junction, Colorado, do hereby certify that the above and foregoing is the statement showing the assessable cost of the improvements in Grand Junction Improvement District No. ST-71, and apportions the cost upon each lot or tract of land or other real estate to be assessed for the same, all in accordance with the terms and provisions of Chapter 18 of the Code of Ordinances of the City of Grand Junction, Colorado, being Ordinance No. 178, as amended.

PASSED and ADOPTED this 5th day of January, 1972.

\_\_\_\_\_  
\Stanley R. Anderson  
President of the Council

ATTEST:

\_\_\_\_\_  
\City Clerk

It was moved by Councilman Paruch and seconded by Councilman Grantham that the Resolution be passed and adopted as read. Roll

was called upon the motion with all Councilmen voting AYE. The President declared the motion carried and the Resolution duly passed and adopted.

Councilman Colescott said that when the I.D. ST-71 contract was awarded, the contractor made a promise to provide a plant acceptable to City specifications. The contractor did not keep his promise, and there was really no way the City could enforce this. The contractor was able to complete the contract by going outside his organization for plant mix. Councilman Colescott suggested that in the future the contractor must have all necessary equipment before the City awards the contract.

#### PROP. ORDINANCE

Amend Sec 20-28 Flat rate for certain stadium uses in L.P.

City Manager Gray explained that two organizations which use the stadium within Lincoln Park are encouraging certain difficulties with the twenty-five cent per person field tax which was established in 1969. It is recommended that the City establish the flat daily rate of \$250 per day plus the hourly field lights charge for the use of the baseball stadium for the NJCAA tournament. The Staff also recommends that the City extend the same \$250 per day flat rate plus the hourly lights charge to School District No. 51 for State Championship playoff games under the auspices of the State Activities Association.

The following entitled proposed ordinance was introduced and read: AN ORDINANCE MAKING AN ALTERNATE CHARGE FOR CERTAIN ACTIVITIES WITHIN LINCOLN PARK. It was moved by Councilman Kozisek and seconded by Councilman Naff that the proposed ordinance be passed for publication. Motion carried.

#### BEER & LIQUOR

Special Event permits

Fees established

City Manager Gray explained that Council would need to establish the fees which the City would charge for Special Event Permits for beer and liquor. A Special Event Permit may be issued only to an organization, whether or not presently licensed, which has been incorporated under the laws of the State for purposes of a social, fraternal, patriotic, political, or athletic nature, and not for pecuniary gain, or which is a regularly chartered branch, lodge, or chapter of a national organization or society organized for such purposes and being nonprofit in nature, or which is a regularly established religious or philanthropic institution. A Special Event Permit may not be issued to any organization for more than two consecutive days, or for a maximum total time in one calendar year of eight days. The State is charging \$10 per day for



a 3.2 beer permit and \$25 per day for the liquor permit. City Manager Gray recommended that the Council set the same charges as the State authorizes plus the cost of the advertising for the hearing for the permit.

It was moved by Councilman Colescott and seconded by Councilman Youngerman that the Special Event Permit for 3.2 beer be set at \$10 per day plus the cost of advertising for hearing, and that the Special Event Permit for liquor be set at \$25 per day plus the cost of advertising for hearing. Motion carried with Councilman Paruch abstaining.

#### DISPLAY ADVERTISING CONTRACT

with Daily Sentinel

Instr No \_\_\_\_\_

City Manager Gray presented for consideration the Display Advertising Contract which the City has with the Daily Sentinel. The Display Advertising Contract is an arrangement made at a per line cost. Mr. Gray explained that for the past ten or eleven years, the Annual Report for the City of Grand Junction has been printed by the Daily Sentinel under the Display Advertising Contract. The recommendation of the Administration is that this year a different approach be tried on the Annual Report. An informational pamphlet could be prepared on the City's offset print telling our customers and citizens what the City Government is doing. This pamphlet could be mailed with the utility bill once or twice a year. This would reduce the 750 column inches of display advertising to 225 column inches. All the advertising for hearings on liquor and beer applications special hearings before the Council, and bid notices are under the Display Advertising Contract. City Manager Gray recommended that the contract be renewed with the Daily Sentinel for 225 column inches of display advertising.

It was moved by Councilman Kozisek and seconded by Councilman Youngerman that the City Manager be authorized to sign the contract with the Daily Sentinel for 225 column inches of display advertising for 1972. Motion carried.

Councilman Grantham said he attended a good meeting with I.D.I. the morning of January 5.

#### ADJOURNMENT

The President adjourned the meeting.

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Neva B. Lockhart  
City Clerk

