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February 16, 1972

ROLL CALL

The City Council of the City of Grand Junction, Colorado, met in regular session at 7:30 P.M. February 16, 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, Raymond Paruch, and Richard Youngerman. Councilman Theodore Naff was absent. Also present were City Attorney Gerald Ashby, City Manager Richard Gray, and City Clerk Neva Lockhart.

MINUTES

It was moved by Councilman Kozisek and seconded by Councilman Colescott that the minutes of the regular Council meeting held on February 2, 1972, be approved as written. Motion carried.

HEARING

I.D.ST-71 Assessments

Proposed Ordinance

This was the date scheduled for hearing on Street Improvement District No. ST-71. There being no letters of protest and no one in the audience to protest, the President closed the hearing.

The following entitled proposed ordinance was introduced and read: AN ORDINANCE APPROVING THE ASSESSABLE COST OF THE IMPROVEMENTS MADE IN AND FOR IMPROVEMENT DISTRICT NO. ST-71, 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 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 Youngerman that the proposed ordinance be passed for publication. Motion carried.

CONTRACT AWARD

Construction of Sanitary Sewers

Smith Welding low \$10,859.06

City Manager Gray read a memorandum from City Engineer Davis Hickman which advised that bids were opened at 2:00 P.M. Tuesday, February 15, for construction of three small sanitary sewer projects. They are:

Job No. 1 - 9th and Bookcliff for Monterey Park West

Job No. 2 - Development at 15th and Wellington

Job No. 3 - Reconstruction of existing sewer at 25th and Bunting

Five bids were received:

Elam Construction Company \$15,374.15

Kipp and Company \$13,862.20

Scheierman Construction Company \$12,018.35

Tilton Construction Company \$11,821.60

Smith Welding & Construction Company \$10,859.06

Engineer's Estimate \$14,670.50

Mr. Hickman said that funds are available under encumbered funds from the 1971 budget. It was the recommendation of City Manager Gray and City Engineer Hickman that the contract be awarded to the low bidder, Smith Welding & Construction Company of Grand Junction.

It was moved by Councilman Colescott, seconded by Councilman Kozisek that the contract be awarded to Smith Welding & Construction Company for the amount of \$10,859.06. Motion carried.

HEARING

Proposed Subdiv. Plat

Cottonwood Meadows Mobile Homes Estates, 2nd Addn

Approved

This was the date set for hearing on the proposed subdivision plat for Cottonwood Meadows Mobile Homes Estates, Second Addition. This plat has been approved by the City Planning Commission and the various utilities. Mr. Tom Brimhall, developer and owner of the proposed subdivision was present. Councilman Paruch commented that there was a 3 to 2 vote by the Planning Commission on the extension for the use of the land. There being no other comments, the President closed the hearing.

It was moved by Councilman Kozisek and seconded by Councilman Youngerman that the plat of Cottonwood Meadows Mobile Homes

Estates, Second Addition, be accepted and signed by the President of the City Council and the City Manager; that it be approved and filed with the Mesa County Clerk and Recorder; and that a copy thereof be placed on file in the Office of the County Assessor and in the Office of the City Engineer. Motion carried.

RECAP OF DISCUSSION OF RESIDENTIAL AND COMMERCIAL UTILITY RATES

Mr. Marion Crenshaw appeared before the City Council again to conclude his discussion regarding the residential and commercial utility rates. Mr. Crenshaw offered substitute rates which he felt would generate a more equitable increase.

Councilman Youngerman stated that he felt the Council should do some studying with the charts that Mr. Crenshaw has presented.

3.2 BEER LICENSE RENEWALS

Applications for the renewal of 3.2 beer licenses for the following businesses were presented.

Gerald W. Wieker, The Corral, 539 Colorado Avenue

Safeway Stores, Inc., No. 600, 23rd and North Avenue

Letters from Police Chief Karl Johnson advised that he knew of no reason why these applications should not be approved.

It was moved by Councilman Youngerman and seconded by Councilman Colescott that the applications be approved and the licenses issued when the State licenses have been received. Motion carried with Councilman Paruch voting NO.

VACATION OF STREET & ALLEY

Cottonwood Meadows Mobile Homes Estates, 2nd Addn

Proposed Ord.

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

City Attorney Ashby explained that the vacation of these streets and alley is necessary for the replatting of this new subdivision and to provide the proper access. There are no utilities involved. The City Planning Commission has approved the vacation.

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

VACATION OF R/W

Bookcliff Ave. W of 15th St.

Proposed Ord.

The following entitled proposed ordinance was presented and read:
AN ORDINANCE VACATING A PORTION OF STREET WITHIN THE CITY OF GRAND
JUNCTION.

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

RESOLUTION

President Anderson introduced the following Resolution:

Offering financial assistance to C.M.L. to protest Mt. Bell phone
rate increase

RESOLUTION

WHEREAS, the Colorado Municipal League has requested of its member
cities that they contribute to a legal defense fund an amount
representing two and one-half cents (2 1/2¢) for each inhabitant
of the City to oppose a requested rate increase by the Mountain
States Telephone and Telegraph Company; and

WHEREAS, such action would be in the interest of the inhabitants
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 Treasurer be directed to send to the Colorado
Municipal League the sum of Five Hundred Four Dollars and twenty-
five cents (\$504.25) as its contribution to such legal fund.

PASSED and ADOPTED this 16th day of February, 1972.

/s/ Stanley R. Anderson\President of the Council

ATTEST:

/s/ Neva B. Lockhart\City Clerk

President Anderson commented that most of the large cities in
Colorado have already indicated they will support the Colorado
Municipal League in protesting the Mountain Bell rate increase.

It was moved by Councilman Colescott and seconded by Councilman

Kozisek that the Resolution be passed and adopted as read. Roll was called upon the motion with all Councilmen present voting AYE. The President declared the motion carried and the Resolution duly passed and adopted.

4 Day, 40 Hr-WEEK WORK SCHEDULE

for uniformed police officers

City Manager Gray reviewed a memorandum he had sent to the Council which explained the four-day, forty-hour-week work schedule for uniformed police officers. Police Chief Karl Johnson was present and said that most police departments in Colorado have gone to this type work schedule without a loss of efficiency, and none of them have gone back to the old work schedule. The Administration feels this arrangement will provide a much higher quality of service. This work schedule is set up for an experimental, six-month trial.

WATER BILL ADJUSTMENTS

City Manager Gray read a letter from Mrs. Iva Faletti, 761 White Avenue, requesting a reduction of her utilities bill from \$10.25 per month to the minimum of \$7.00. Mrs. Faletti said that she uses part of one room as an office. She stated that she has been trying to sell real estate for two years, but does not plan to continue. She is, however, managing a few rentals for owners that live out of state. Mrs. Faletti said that she does not advertise in the newspaper. Mrs. Faletti is the only occupant of the building.

A memorandum from Malcolm McGregor, Utility Accounts Supervisor, advised that the original survey listed this address as a business and an apartment, and the utility rates were fixed accordingly. After Mrs. Faletti's first call to Utilities Customer Service stating she was not conducting a business, she was informed that the rates would be reduced to the minimum of \$7.00 per month. However, further verification by the Utilities Customer Service Division disclosed that she still has real estate signs affixed to the front of the building. At this time it was explained to Mrs. Faletti that her current bill is in accordance with the amended rates. It was noted that on February 16, 1972, the real estate signs were still affixed to the building.

Councilman Colescott said he thought this address is listed as C & S Realty. A copy of the 1972 Telephone Directory was presented, and under the heading REAL ESTATE RENTAL SERVICE, the advertisement for C & S Realty Service, 761 White Avenue, was listed.

The consensus of the Council was that the utility rates for Mrs. Faletti, 761 White Avenue, should remain as is since this address is advertised as a business.

A letter from Mr. Joe Kearl, 3076 U. S. Highway 50, requesting a

water bill adjustment for his February billing was read. Mr. Kearl advised that the pipeline to his house is located under U. S. Highway 50. After the pipeline was placed, the highway was raised, which makes the pipeline 9 feet deep. On January 25, Mr. Kearl was notified by the City Utilities Department that a large amount of water was being used on this location. Mr. Kearl investigated and found a leak in the pipeline under the highway. The water was shut off on January 26, and repairs were made February 2, 1972. The February billing shows a usage of 269,000 gallons of water due to the service line leak which amounts to \$169.80. The Customer Service Division indicated that usage for February, 1971, was 15,000 gallons amounting to \$16.40. It was the recommendation of the Utilities Customer Service Division and the City Manager that an adjustment of \$153.40 be made.

It was moved by Councilman Colescott and seconded by Councilman Youngerman that the amount of Mr. Joe Kearl, 3076 U. S. Highway 50, be credited in the amount of \$153.40. Motion carried.

COTTAGE-TYPE STRUCTURES

Utility Rate Increase

Mr. L. A. Kohler, owner of property at First Street and Belford Avenue, appeared before the Council and stated that his utility billing has increased by one hundred per cent. He has five separate cottages and a big home which contains two apartments. Mr. Kohler said that his water bill increased from \$9.65 to \$22.65; sewer from \$4.45 to \$17.40; sanitation from \$8.90 to \$15.30.

Mr. John Kajeske, owner of three separate cottage-type structures at 2802 North Avenue, also stated that his minimum billing has increased one hundred per cent.

City Manager Gray said that when the survey was made to implement the new rates, some of these places were listed as just one single family unit. He stated that this is an area where another look needs to be taken. Mr. Gray suggested that Mr. Krajeske and Mr. Kohler contact the Utility Customer Service Division at City Hall so they can work this out.

MARCH 2, 1972

tentative date for Council study session

Councilman Youngerman suggested that the Council set a date for a study session to review the charts on the new utility rates presented by Mr. Crenshaw. Thursday, March 2, 1972, was tentatively scheduled. The Council will be contacted to firm up this date or reschedule.

ADJOURNMENT

The President adjourned the meeting.

Neva B. Lockhart
City Clerk