

Published by Municipal Code Corporation

Grand Junction, Colorado

April 5, 1972

ROLL CALL

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

MINUTES

It was moved by Councilman Kozisek and seconded by Councilman Colescott that the minutes of the regular adjourned meeting held on March 22, 1972, be approved as written. Motion carried.

HEARING

Amend zoning Ord. to include PD-B Prop Ord.

This was the date scheduled for hearing upon the amendment to the Zoning Ordinance to include PD-B (Planned Development - Business), and was recommended to Council from the City Planning Commission. There were no letters filed, and no one in the audience who appeared for or against the proposed amendment. The President closed the hearing.

The following entitled proposed ordinance was presented and read: AN ORDINANCE AMENDING THE ZONING ORDINANCE, CHAPTER 32, OF THE CODE F ORDINANCES OF THE CITY OF GRAND JUNCTION BY ADDING A PLANNED BUSINESS DEVELOPMENT TO SECTION 15. It was moved by Councilman Kozisek and seconded by Councilman Paruch that the proposed ordinance be passed for publication. Motion carried.

HEARING

Deletions from the Zoning Ord. - Use Group 4.9 Mobile Home Park & Use Group 1.7 Mobile Home Subdiv. Prop. Ord.

Recommended from the City Planning Commission and advertised for hearing on this date were the proposed deletions from the Zoning Ordinance of Use Group 4.9-Mobile Home Park and Use Group 1.7-Mobile Home Subdivision. There being no letters opposing and no one in the audience to protest the deletions, the President closed the hearing.

The following entitled proposed ordinance was presented and read: AN ORDINANCE AMENDING THE ZONING ORDINANCE, CHAPTER 32, OF THE CODE OF ORDINANCES OF THE CITY OF GRAND JUNCTION BY DELETING THEREFROM SECTION 3a.(4)4.9 AND SECTION 3a.(1)1.7 PERTAINING TO MOBILE HOME PARK AND SUBDIVISION. It was moved by Councilman Kozisek and seconded by Councilman Grantham that the proposed ordinance be passed for publication. Motion carried.

HEARINGS

Zoning North Peach Annex R-1-A & Fairmount Subdiv Annex R-1-C Prop. Ord.

This was the date advertised for hearing on the zoning of North Peach Annexation to R-1-A (Single-Family Residence) and Fairmount Subdivision Annexation to R-1-C (Single-Family Residence). There being no letters filed and no one in the audience to protest the zoning, the President closed the hearing.

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 ADDING THERETO THE ZONING ON CERTAIN LANDS WITHIN THE CITY. It was moved by Councilman Paruch and seconded by Councilman Grantham that the proposed ordinance be passed for publication. Motion carried.

PAVING

Reconstruction 12th St. Grand to Gunnison

City Manager Gray read a memorandum from City Engineer Hickman which advised that bids were opened at 2:00 P.M. Tuesday, April 4, on the reconstruction of 12th Street from Grand Avenue to Gunnison Avenue. Bids were as follows:

AWARD CONTRACT

to Elam Constr. \$32,209.90

Scheierman Construction Company \$41,689.75

Elam Construction, Inc. 38,209.90

Engineer's Estimate 32,886.95

Mr. Hickman noted that the low bid of Elam Construction was approximately 16.2 per cent above his estimate. The items of base course surfacing, sub-base gravel, and A-C pavement are the three items showing the greatest deviation from his estimate and from the cost in previous years. Mr. Hickman's only conclusion was that the cost of producing gravel products is rapidly increasing. Funds in the amount of \$40,000 are budgeted for this project. Completion date for this contract is on or before May 26, 1972. City Engineer Hickman and City Manager Gray recommended the award of the contract to Elam Construction.

Councilman Paruch suggested that any of the gravel taken up from this job should be placed on City property, such as some of the parks to expedite park development. City Manager Gray said that this would depend on how the specs were drawn. City Engineer Hickman said he did not believe there was any value to the waste material. Specifying a particular location for the disposal of the waste material in the specs could force up the cost of the project, as the contractor would have to consider the distance in making his bid. Mr. Bill Elsberry of Elam Construction was present and said that it is to the contractor's benefit to find some place to get rid of the waste material. The shortest route possible is best so that it can be done at the lowest price.

It was moved by Councilman Colescott and seconded by Councilman Naff that the contract be awarded to Elam Construction, Inc., in the amount of \$38,209.90. Motion carried.

Councilman Paruch reemphasized that in future contracts, some provision be made for the waste material as he feels the City would benefit by having it go to some of the parks. Mr. Hickman said that specs could be drawn with an alternate bid designating a disposal site for waste material.

DAYS

Downtown Retail Trade Committee Spring Promotion 4-18

Mr. Guy Stephens, representing the Downtown Retail Trade Committee, appeared before the Council to request permission for Main Street to be closed off between 3rd Street and 7th Street on Tuesday, April 18, for the sidewalk bazaar spring promotion. The north-south arteries would remain open. He requested that the barricades be placed at 7:30 or 8:00 A.M., and the time of closing would be at the discretion of the City. Councilman Colescott asked if it would be possible to have the signals of the north-south streets on amber. City Manager Gray said he would look into it.

It was moved by Councilman Colescott and seconded by Councilman Kozisek that permission be granted the Downtown Retail Trade Committee to close Main Street on April 18 and that the City crews be instructed to put up the proper barricades. Motion carried.

3.2 BEER

Renewal-Augie Reyes, Los Reyes Restaurant 811 So. 7th

An application for the renewal of a 3.2 beer license for Augie Reyes, Los Reyes Restaurant, 811 South 7th Street, was presented. A letter from Police Chief Karl Johnson advised that there have been no complaints nor violations concerning the sale of 3.2 beer at this establishment, and there appeared to be no reason why the application for renewal should not be approved.

It was moved by Councilman Grantham and seconded by Councilman Kozisek that the application be approved and the license issued when the State license has been received. Motion carried with Councilman Paruch voting NO.

DAYS

Greenbelt Model on Main St. Beginning April 13

A letter from Mr. Sam Baseler, President of Greenbelt, Inc., was read. Mr. Baseler requested permission to place the Valley Federal Model of Greenbelt on Main Street near the fountain in front of the First National Bank Building for the "Ten Days of Greenbelt" which starts April 13. They plan to have the model outside during the day and then take it into the bank lobby during the night. A Greenbelt member would take care of the model, explain the Greenbelt idea, sell memberships, and tell the open space story. Mr. Baseler said this would be a passive promotion; people would express their interest and then get the explanation.

It was moved by Councilman Paruch and seconded by Councilman Kozisek that Greenbelt, Inc., be granted permission for the "Ten Days of Greenbelt" passive promotion on Main Street. Motion carried.

ORD. NO. 1422

Files Annex.

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 Paruch that the Proof of Publication be accepted and filed. Motion carried.

It was moved by Councilman Paruch and seconded by Councilman Kozisek 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 Kozisek and seconded by Councilman Grantham that the Ordinance be passed, adopted, numbered 1422, and ordered published. Roll was called upon the motion with all members of the Council present voting AYE. The President declared the motion carried.

PROPOSED ORD.

Amending Improvement District assessing ord. tabled

City Attorney Ashby said the Administration is not in general accord on this proposed ordinance. What he has attempted in this

proposed ordinance is to open the whole thing up and provide that the Council could assess anyone who would benefit from the improvement. He said that by and large the Engineering Department could come up with a pretty good analysis of those particular lots that would benefit from the improvement. The City would be removing the almost complete burden from the corner lot or the people down 150 feet on the block. Assessments could be made against the lots in a cul-de-sac as they would benefit from the access road, or West Mesa Avenue. In the area with the loop streets, assessments could be made against every lot, because in this instance West Mesa would be their access road. He continued that if West Mesa is the basic access street to any property, then that property would benefit from the improvements and should be assessed. The corner lot is going to bear the bigger proportion of the assessments because it is going to benefit more.

Mr. Don Rogers who owns property on the southwest corner of West Mesa and Spruce Court questioned the thinking that would assess the corner lot more than the other lots. Mr. Ashby explained that under the old theory, the corner lot was the most benefited, or the premium lot. He said there is some doubt now as to whether this is still true.

City Manager Gray said that he and Mr. Hickman agree there should be a change in the method of assessing improvement districts. If the Council should adopt the proposed ordinance, they would suggest that when anyone comes in wanting a particular street paving the City Engineer's Staff would work up what appears to them an equitable formula for assessing that particular district for certain properties with certain zone breakdowns. The next step, different from the past, would be to bring to the next City Council meeting the proposed petitioned area without the signatures showing the assessment area and request the advice and consent of the Council. If the Council advises and consents to that area, then the petition would be handed to the circulator so he can get the signatures on the petition. Mr. Gray continued that with the adoption of the new ordinance the City Council should be prepared to become more involved, as the setting up of an improvement district can be a very problematical and controversial thing.

Councilman Paruch noted that the primary objections right now to the West Mesa Avenue improvements are the corner lot owners. He felt that if it were more equitably assessed to everyone, the project would go. Mr. Rodgers commented that he had talked to many people in the area, and they would go along with the improvements provided the area is assessed proportionately. His conception of the area encompassed Bass Street, Lakeshore Drive, and West Hall as these people use West Mesa as their access road. Councilman Kozisek said he felt the property fronting West Mesa Avenue should bear a little more of the proportionate cost as they would benefit the most from the curbs, gutters, and sidewalks. City Engineer Hickman commented that he did not feel it would be fair to have a

non-contiguous area, such as Lakeshore Drive, pay for improvements on West Mesa Avenue. Mr. Rogers agreed, and said he doubted they could get their signatures on the petition.

City Manager Gray said that it would take forty-five days before the ordinance would become law. He noted that there would not be enough time to get the project redrawn and the petitions recirculated and have it ready for the improvement district this year.

It was moved by Councilman Paruch and seconded by Councilman Grantham that the proposed ordinance be tabled so that more consideration may be given the method of assessing and that West Mesa Avenue be withdrawn from this year's street improvement district. Motion carried unanimously.

L. P. GOLF COURSE CLUB HOUSE

Floor coverings

City Manager Gray read a memorandum from Parks and Recreation Director James Wysocki regarding the Golf Course Club House carpeting. Mr. Wysocki noted that the indoor-outdoor carpeting is very poor. The runners to protect the hard wear area are not proving satisfactory. When Bannister Furniture came to install the carpet in the Parks and Recreation Office, Mr. Wysocki asked for some ideas on floor covering for the Club House. The representative from Bannister suggested a carpet built especially for this use. It is called "Spike N Tee" and is guaranteed unconditionally for three years. Approximate figures for the cost of the carpeting and installation in three areas of the Club House are as follows:

Lobby and main traffic area	\$1,080
Lounge area	687
Display area	<u>219</u>
	Total....\$1,986.

He noted these figures are with floor preparation being done by the Parks Department.

Mr. Wysocki said that some areas in the Club House have never had any carpet or floor covering of any kind and that for safety reasons this concrete should be covered. He recommended this floor covering should be with some material that would be more lasting than the types used in the past. He suggested this project should be let out for bid as it involves approximately 190 yards of goods at approximately \$10.50 per yard installed.

Mr. Wysocki has some \$400 in the budget for building maintenance and repair, but no money specifically allotted for carpeting or floor covering. There is \$4,000 under Capital Improvements for rebuilding greens. One green has been rebuilt and he doubted if any more work could be done this year. He suggested that he could use a portion of this money to make the purchase and installation of this floor covering. City Manager Gray stated that the City would request bids for this project.

Councilman Kozisek agreed that there is a definite safety problem at the Club House; therefore, he moved that the entire Club House area be considered for carpeting and that the funds be reallocated to pay for the carpet and installation. The motion was seconded by Councilman Naff and carried unanimously.

COLUMBINE PARK

Concession To negotiate with Everett Pond Jr for 1 yr on percentage basis

City Manager Gray read a letter from Mr. Everett Pond, Jr., Mesa Concessions, and a memorandum from Parks and Recreation Director James Wysocki regarding the concession at Columbine Park. Mr. Pond suggested that since softball was included in the activities at Lincoln Park covered by his present lease, Mesa Concessions would like to continue to operate this service at the new location and would provide facilities until such time as the City can provide a facility. He proposes to purchase and remodel a small house trailer at an estimated cost of \$800 to \$1,000. Also, it will be necessary to purchase some additional equipment. He estimates operation from this location would result in additional labor cost of at least \$450. His proposal was that since he will (1) furnish facilities until made available by the City, (2) he will have additional expenses operating from another location, and (3) receipts may likely be considerably less than past average due to play being limited to daylight hours part of the time, he feels justified in requesting an adjustment of the rent now paid to the City. His suggestion was that the first \$3,000 of softball receipts be excluded from percentage rental under the present contract for the first season, and subject to renegotiation after that time.

Mr. Wysocki felt the City should go on a percentage of gross sales with Mr. Pond or another concessionaire at Columbine Park, keeping in mind that the percentage will be considerably lower, but that

there will be facilities provided by the concessionaire at least for the time being. He said Mr. Pond's suggestion of an exemption of \$3,000 of softball receipts from the present percentage seems cumbersome to try to handle. Mr. Wysocki thought it would be to the City's advantage to work with one concessionaire, and if something could be agreed upon with Mr. Pond, he would recommend that we do so.

City Manager Gray agreed with Mr. Wysocki. He said he did not think the Council would want to modify the existing franchise with Mr. Pond for Lincoln Park because of Mr. Pond's operation in another park. Mr. Gray recommended a separate agreement with a concessionaire for Columbine Park.

It was moved by Councilman Colescott and seconded by Councilman Grantham that the City Manager and the Parks Director be authorized to negotiate with Mr. Pond for a one-year agreement on a percentage basis for the concession at Columbine Park. Motion carried.

TRAFFIC

Pedestrian crosswalk at Post Office - suggested

Councilman Paruch commented about the problems of the pedestrian crosswalk at the Post Office (intersection of 4th Street and White Avenue). He has observed that the situation seems no better now than it was a few months ago. He feels a large flashing pedestrian crosswalk sign should be placed to catch the motorist's attention. City Manager Gray said that he would recommend to the Police Chief that an officer be placed at this particular intersection at critical hours and that he ticket double parking and the motorist's failure to yield to the pedestrian. Mr. Gray said he would like to try this method before going to the flashing sign.

WEST MESA AVE.

Recommend gravel walk area fr N 1st W to Juniper Ct

Councilman Paruch recommended to Council that from North First Street west to Juniper Court on West Mesa Avenue the dirt north of the asphalt to the irrigation ditch be removed and the area leveled and graveled in the interim before the improvements are made to West Mesa. This would make a nicer walk area for the youngsters. It was recommended that City Manager Gray have a look at the possibility of doing this.

REDISTRICTING OF WESTERN COLO.

Resol.-disapproving

Councilman Kozisek moved that a Resolution be prepared and a copy thereof mailed to the State Representatives, the State Senators,

The Governor, and the Lieutenant Governor voicing Council's disapproval of the proposed redistricting of Western Colorado; said Resolution to state further that the Western Slope be a contiguous part of one congressional district. Councilman Colescott seconded. Roll was called upon the motion and it passed unanimously.

RESOLUTION

WHEREAS, the City Council of the City of Grand Junction has considered the action which has been taken by the House of Representatives in regard to reapportionment of congressional districts; and

WHEREAS, the City Council is aware of the pending consideration by the Senate for reapportionment of congressional district; and

WHEREAS, COLORADO WEST is a viable, economic and social unit within the State and should not be divided;

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

1. That the City Council firmly recommends that the entire Western Slope be a contiguous part of one congressional district;

2. That copies of this Resolution be sent to Governor John Love, Lt. Governor John Vanderhoof, Speaker John Fuhr, State Senator Chet Enstrom, Representatives Tilman Bishop and T. John Baer with pleas for their vigorous support to keep the entire Western Slope as one undivided congressional unit.

PASSED and ADOPTED unanimously by the City Council of the City of Grand Junction, Colorado, this 5th day of April, 1972.

Stanley R. Anderson\President of the Council

ATTEST:

\City Clerk

ADJOURNMENT

The President adjourned the meeting.

Neva B. Lockhart\City Clerk