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ROLL CALL

The City Council of the City of Grand Junction, Colorado, met in regular session at 7:30 P.M. April 19, 1972, in the Civic Auditorium at City Hall. Present for roll call were President Pro Tempore of the Council Harry Colescott, Councilmen Silas Grantham, Lawrence Kozisek, Raymond Paruch, and Richard Youngerman. Council President Stanley Anderson and Councilman Theodore Naff were absent. Also present were City Attorney Gerald Ashby, City Manager Richard Gray, and City Clerk Neva Lockhart.

MINUTES

It was moved by Councilman Youngerman and seconded by Councilman Kozisek that the minutes of the regular Council meeting held on April 5, 1972, be approved as written. Motion carried.

BOYS-GIRLS CITY COUNTY GOVT DAY

President Pro Tempore Colescott welcomed all students who were present in conjunction with City-County Government Day. He noted that he was President of the Council when the first Students' City-County Government Day was held in 1954.

3.2 BEER LICENSE

Change of location for Shakey's Pizza Parlor approved hearing

This was the date advertised for hearing upon the application for a change of location for Shakey's Pizza Parlor. Mr. Ted Kubena was present and stated that the expansion of the City Market store in the 800 block of North Avenue is forcing the change of location for Shakey's Pizza Parlor to 2560 North Avenue. Petitions containing 137 signatures were presented. There had been no letters filed, and there was no one in the audience to protest the change of location. The President Pro Tempore closed the hearing.

It was moved by Councilman Youngerman and seconded by Councilman Kozisek that the application of Shakey's Pizza Parlor to change their location to 2560 North Avenue be approved. Motion carried, with Councilman Paruch voting No.

LIQUOR LICENSE

Change of location for Crown Liquor Store approved-hearing

This was the scheduled date for hearing upon the application to Americo Benetti and Mary Ann Benetti to change the location of Crown Liquor Store from 119 South 4th Street to 2851 1/2 North Avenue. The Benetti's and their attorney, Mr. Warren Reams, were

present. Mr. Reams explained that the reason for the change is that the owners wish to move to a developing area, and secondly, there is an extreme parking situation at the present location. Petitions were circulated within a one-mile radius of 2851 1/2 North Avenue. There were 221 signatures on the petitions. No letters had been filed regarding this application, and there was no one present who spoke for or against the application. The President Pro Tempore closed the hearing.

It was moved by Councilman Youngerman and seconded by Councilman Grantham that the application of Crown Liquor Store to change their location to 2851 1/2 North Avenue be approved. Motion carried with Councilman Paruch voting NO.

PROCLAMATION

Community Clean-up campaign for 1972

The Proclamation for the 1972 Year-Round Community Clean-Up Campaign was read. This Proclamation is issued in conjunction with the Women's Division of the Grand Junction area Chamber of Commerce clean-up campaign.

SUBDIVISION PLAT

LAKESIDE-approvd W of N 12th & So. of Unity Church Hearing

This was the date advertised for hearing on the proposed plat of the Lakeside Subdivision. This Subdivision will be located on the west side of North 12th Street, south of Unity Church. The proposed Subdivision Plat was recommended to Council from the City Planning Commission. Councilman Paruch said that this is the first phase of the Planned Unit Development. He noted that there has been more time spent on this particular plat than on any other plat during his three years on the Planning Commission. Councilman Youngerman commented that one of the main reasons for the time spent is that this is the first Planned Unit Development within the City, and everyone involved wants it to go right. The President Pro Tempore closed the hearing.

It was moved by Councilman Youngerman and seconded by Councilman Kozisek that the plat of Lakeside Subdivision be accepted and signed by the President of the 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.

STATE HIGHWAY

Topics Project-hearing 4th Ave. On-Off Ramps at 5th St. viaduct

City Engineer Davis Hickman outlined the proposed TOPICS (Traffic Operations Program to Increase Capacity Safety) project, which is

the 4th Avenue on-off ramps at the 5th Street viaduct, to be accomplished in cooperation with the State Highway Department. Mr. Hickman explained that last September the City applied for a grant of approximately \$100,000 for this project. The State Highway Department felt this project qualified and it was approved with the stipulation that the City Engineering Department was to provide the preliminary survey and the State Highway Department would carry on from there. Since December the City Engineering Department has been doing the preliminary work.

The design as presented by Mr. Hickman would require the purchase of approximately four feet of additional right of way for the off-ramp going north. The Public Service poles will be provided for in the right of way. Mr. Hickman said the State Highway Department seems to be in agreement with the City on this design.

Mr. Jerry Reese of the Colorado Rural Legal Services was present for the hearing representing Mr. Royal Jones, 930 South 5th Street. Mr. Reese asked if the taking of the four feet would take the whole house. City Attorney Gerald Ashby said that present plans do not necessitate the taking of any house. City Engineer Hickman noted that the design should be consolidated with the Highway Department. Once this is done, discussions about the right of way could begin. Mr. Ashby felt that the negotiations for the right of way could start within the next couple of weeks.

Mr. Bernardo Miera, 924 South 5th Street, said that the taking of this right of way brings the street within two feet of his front door which would be unsatisfactory. Councilman Paruch asked the two property owners if they would be willing to have their houses moved back on the lots. Both Mr. Miera and Mr. Jones said they would not be willing to have the houses moved as the houses are so old.

Mr. Al Cornelison, President and General Manager of Grand Junction SteelFabricating Company, said he knew that money for this project is limited, but he would like to see the off-ramp on the east side of the viaduct widened so that if one truck should break down another truck could pass safely. City Manager Gray said the break down of a truck is a remote possibility. Getting this design approved is critical right now. Mr. Gray said that perhaps in five to ten years the highway could be widened. The President Pro Tempore closed the hearing.

It was moved by Councilman Paruch and seconded by Councilman Grantham that the design for this project as presented by City Engineer Hickman be approved. Motion carried unanimously.

COORS FILMSTRIP

re: Solid Waste Disposal and Recycling

Mr. Guy Cherp of Coors in Grand Junction presented a filmstrip and a discussion of their activities with solid waste disposal and

recycling. Mr. Cherp reported that during the two years of solid waste disposal and recycling of beer cans and bottles here in Grand Junction, \$14,500 has been returned to the community through charitable organizations.

3.2 BEER RENEWALS

Approved

Applications for 3.2 beer license renewal for the following businesses were presented:

Laurence Flanagan dba West Side Grocery, 505 W. Colo. Ave.
Alvin F. Cook dba Warehouse Market, 1250 No. 3rd St.

A letter from Police Chief Karl Johnson advised that there have been no complaints nor violations concerning the sale of 3.2 beer at these establishments.

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

MULTI-PURPOSE EXHIBITION BLDG.

Hiring of firm for site evaluation study postponed

City Manager Gray explained that at the last meeting of the Multi-Purpose Exhibition Building Study Committee, a motion was made requesting that the City Council approve funds for the Committee to retain Chambliss-Dillon Associates to do a site evaluation study as to how the building, as they envision it, would fit into the prime site location, which is at this time the block bounded by 6th Street, 7th Street, Colorado Avenue, and Ute Avenue.

City Manager Gray read a letter from Mr. John Porter, VanDeusen and Porter Architects, which was hand delivered to Mr. Gray this afternoon. Mr. Porter noted that his firm and that of Robert VanDeusen have merged recently, and they re in a position to offer a most comprehensive architectural planned service. Mr. Porter noted the April 13 article in the newspaper and said that according to this article the Chairman of the Study Committee has established "interest in the project and community efforts" as being a part of the criteria for consideration of a firm's selection. Mr. Porter continued that on this basis the firm of VanDeusen and Porter is well-qualified; however, Mr. Porter felt the Committee should also review some of the other recent work his firm has done for governmental agencies. His firm would be willing to make a public presentation, but to date they have received no communication from the Exhibition Hall Study Committee nor its Chairman. Mr. Porter suggested that an alternative to expending public funds at this time for a study of a particular nature would be "cooperative planning." Mr. Porter felt it would be very

logical to plan for all of the physical plant needs of the City of Grand Junction at this time. He felt this is an undertaking that could be accomplished at practically no expense by the utilization of the Grand Junction Planning Commission Staff in cooperation with persons in the community who could volunteer expertise in specific areas. Mr. Porter suggested that a procedure of this nature could accommodate the specific need related to the convention center site and at the same time commence a program of evaluation and planning of City government needs in total.

Councilman Paruch stated that the Study Committee had requested input regarding the tentative site, and seemingly, the input has been received after the decision was made last Wednesday night. Councilman Paruch continued that many people have suggested to him that a site evaluation be made by the City Planning Commission Staff. Councilman Paruch felt that the firm of Van Deusen and Porter should be given the opportunity to present the super-block concept. He said the site evaluation is the most critical item on the agenda for the Study Committee at the present time.

Councilman Kozisek said there have been many sites considered, and the Committee has narrowed down the selection. He did not feel this site was a concrete selection. As a Committee, they felt they needed some extra help and this was the reason for the request for the site evaluation study.

Councilman Paruch moved that momentarily the City Council defer the hiring of any architectural firm until the City Planning Commission Staff has a chance to look at this and also to give the Committee a chance to view the super-block concept. Councilman Youngerman seconded and the motion carried unanimously.

Councilman Paruch made a second motion directing the City Manager to have the Planning Staff evaluate the east-end Multi-Purpose site, and that the Planning Staff make its recommendations to the City Council at the next meeting on May 3. Councilman Youngerman seconded and the motion carried unanimously.

Councilman Paruch noted that Mr. Ray Meacham, Chairman of the Study Committee, is doing a very unique and commendable job of leading the Committee. He feels the work of the Committee is moving very rapidly.

Mr. Greg Dillon of Chambliss-Dillon Associates stated that because of the request for input, the offer was made by his firm to help in evaluating the site, nothing more. Mr. Dillon commented about two items alluded to in Mr. Porter's letter. One, the question of ethics is no concern of the Council. There is a committee on the State level to which this can be referred. Two, the offer to study the site was made as interested citizens. And this was for the site study only, not as the architect. Mr. Dillon said his firm would certainly be very happy to be interviewed on this and the selection made from the interviews.

DAYS

American Legion Aux. Poppy day May 26

A letter from Mrs. Vera E. Lanman, President of the Robbins-McMullen Unit No. 37 of the American Legion Auxiliary, was read in which she requested permission to sell poppies on the streets of Grand Junction on Friday, May 26.

It was moved by Councilman Youngerman and seconded by Councilman Kozisek that permission be granted. Motion carried unanimously.

ORDINANCE NO. 1423

Add Planned Business development to Sec. 15

The Proof of Publication to the following entitled proposed ordinance was presented and read: AN ORDINANCE AMENDING THE ZONING ORDINANCE, CHAPTER 32, OF THE CODE OR ORDINANCES OF THE CITY OF GRAND JUNCTION BY ADDING A PLANNED BUSINESS DEVELOPMENT TO SECTION 15. It was moved by Councilman Paruch and seconded by Councilman Kozisek 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 Grantham and seconded by Councilman Youngerman that the Ordinance be passed, adopted, numbered 1423, and ordered published. Roll was called upon the motion with all Councilmen present voting AYE. The President Pro Tempore declared the motion carried.

ORDINANCE NO. 1424

Delete Sec 3a(4)4.9 & Sec. 3a(1)1.7 pertaining to Mobile Home Park & Subdivision

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

It was moved by Councilman Youngerman 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 Paruch that the

Ordinance be passed, adopted, numbered 1424, and ordered published. Roll was called upon the motion with all Councilmen present voting AYE. The President Pro Tempore declared the motion carried.

ORDINANCE NO. 1425

Zone No. Peach Annexation R-1-A and Fairmount Subdiv. Annexation R-1-C

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 ADDING THERETO THE ZONING ON CERTAIN LANDS WITHIN THE CITY. It was moved by Councilman Paruch and seconded by Councilman Grantham that the Proof of Publication be accepted and filed. Motion carried.

It was moved by Councilman Kozisek 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, Councilman Kozisek moved and Councilman Grantham seconded that the Ordinance be passed, adopted, numbered 1425, and ordered published. Roll was called upon the motion with all Councilmen present voting AYE. The President Pro Tempore declared the motion carried.

COLUMBINE PARK

Addendum to Concession Agrmt w Mesa Concessions apprvd

At the April 5 City Council meeting, City Manager Gray and Parks Director Jim Wysocki were instructed to negotiate with Everett Pond dba Mesa Concessions for the concession rights to Columbine Park for one year. Mr. Pond's position was that it would be a very iffy thing for any concessionaire to go int Columbine Park for only one year. Mr. Pond offered 10% of the gross sales if he could be assured of his investment in the mobile unit for the remainder of his franchise at Lincoln Park which has three more years to run. Mr. Wysocki and City Manager Gray felt this was a fair offer and recommended approval of the Addendum to the base agreement.

Councilman Grantham commented that at the end of three years, the City will have a better idea what type of structure will best serve the concession needs at Columbine Park.

It was moved by Councilman Youngerman and seconded by Councilman Kozisek that the Addendum to the base agreement be approved. Motion carried unanimously.

STREETS

Close W. Grand, Mulberry to Peach State Hwy 340 Project Resol

The following Resolution was introduced and read:

RESOLUTION

WHEREAS, the State Highway Department has requested the permission of the City Council of the City of Grand Junction to close the access to West Grand Avenue from the west line of Mulberry Street in Grand Junction for construction of a Highway 340 project; and

WHEREAS, the State Highway Department has agree to provide an alternate access to the area formerly served by West Grand Avenue by grading and graveling Mulberry and West Ouray Avenue adjacent to Block 4 Carpenter's Subdivision II, and has further agreed that Mulberry from Grand Avenue to Ouray Avenue will be paved as a part of said project; and

WHEREAS, the project and this providing of alternate access is in the best interest of the City and its inhabitants;

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

That permission be granted to Colorado State Highway Department to close the access to West Grand Avenue as a part of its Highway 340 project with the understanding that the other access and improvements will be completed as herein stated.

PASSED and ADOPTED this 19th day of April, 1972.

Harry O. Colescott\President Pro Tempore

ATTEST:

\City Clerk

It was moved by Councilman Kozisek and seconded by Councilman Paruch that the Resolution be passed and adopted as read. Roll was called upon the motion and it passed unanimously.

L.P. GOLF COURSE

Waive greens fees by Adm. for certain events

City Manager Gray reported that he had received a memorandum from Golf Pro Roy Reynolds with the annual request for a waiver of greens fees for certain upcoming events. It was Mr. Gray's understanding that the Administration had been authorized to approve the request. Council agreed.

MULTI-PURPOSE EXHIBITION BLDG.

Councilman Kozisek commented that he feels the Multi-Purpose Exhibition Building Study Committee is making great strides, and he would hate to see them become bogged down now.

MAIN STREET

CM to check cost of providing bike racks

Councilman Youngerman remarked about the keen new bicycle racks used on Main Street during the dollar-day event. He directed the City Manager to check the cost of providing some of these racks for Main Street for full-time use.

PARKING LOTS

To check parking stall markings

President Pro Tempore Colescott suggested that Traffic Engineer Byrom and City Manager Gray check the new parking lot on Colorado Ave. between 4th and 5th Streets. He feels the parking stalls may be slanted wrong.

ADJOURNMENT

President Pro Tempore Colescott adjourned the meeting.

Neva B. Lockhart\City Clerk