

Published by Municipal Code Corporation

Grand Junction, Colorado

July 19, 1972

ROLL CALL

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

MINUTES

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

WATER

Award bid-domestic water pumping station for Mantey Hts-El Corona area-Colo. Pump & Supply Co.-\$8,349.64

Bids were opened at 3:00 P.M. June 28 for a pump to be installed to provide adequate water pressure, fire protection, and domestic use in the Mantey Heights Annexation and that part of El Corona Annexation at the higher elevation. The bids were for two 650-gallon per minute pumps and one 50-gallon per minute pump to operate at 180 foot head, which is approximately 78 pounds per square inch, plus valves and piping. Four bids were received.

Topline Supply of Grand Junction		\$9,030.00	
	Bid did not include piping and valves and pumps bid were for 550 G.P.M.		
Colorado Pump & Supply Company of Denver,		8,349.64	

	Bid seemed to be in order.		
Munro Supply Company of Grand Junction		15,622.00	
Goble, Sampson & Associates of Denver		\$6,490	
	and added for a split case pump	<u>1,120</u>	
	Bid did not include piping and valves which is estimated at approximately \$2,000.		7,610

Delivery time was comparable on all bids, which is about eight weeks. The estimated cost of the total pumping station is \$15,000 and is properly funded. A separate contractor will be hired for the wiring and installation of the pumps. City Engineer Hickman and City Manager Gray recommended award of the contract to Colorado Pump & Supply Company of Denver for their low bid of \$8,349.64.

It was moved by Councilman Paruch and seconded by Councilman Kozisek that the contract be awarded to Colorado Pump & Supply Company of Denver in the amount of \$8,349.64. Motion carried.

HEARING

Zoning Files Annexation to C-1 (light commerce)

Recommended from the City Planning Commission and advertised for hearing on this date was the zoning of Files Property Annexation to C-1 (Light Commerce). There being no letters filed and no one in the audience who spoke for or against the proposed zoning, the President closed the hearing.

Proposed Ordinance

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 Colescott and seconded by Councilman Grantham that the proposed ordinance be passed for publication. Motion carried.

## HEARING

Cindy Ann Subd. replat approved

Recommended from the City Planning Commission and advertised for hearing on this date was the Cindy Ann Subdivision Replat of Lots 4 through 8, Block 3, and Lots 2 through 13, Block 4 located at the northeast corner of 28th Street and Orchard Avenue. There was no one in the audience who spoke regarding the replat and no letters had been filed. The President closed the hearing.

It was moved by Councilman Kozisek and seconded by Councilman Grantham that the replat of Cindy Ann Subdivision 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 the office of the City Engineer. Motion carried.

## WATER

Contract for pipe for modification to Kannah Creek flow line

Thompson Pipe & Steel \$43,765.

City Manager Gray explained that under the Water Supply Division of the 1972 Budget, there is an item which is for approximately a mile of new pipe that comes off Reeder Mesa where there is the most pronounced drop in the pipeline. Mr. Gray said it had been determined by hydrological study that this was the point at which we are actually drawing dissolved oxygen, or air, into the water. The pumping action of the fall of the water in this pipe, being partially full, is creating a partial vacuum and is sucking the air back into the air release points and then a high amount of dissolved oxygen gets into the Kannah Creek flow line to the Treatment Plant. When this air gets into the filters, it causes a problem, particularly during peak consumption time. This project was bid with a valve system that would, by the way it is designed, keep this particular section of pipe full of water at all times. The old pipe that is there will be used as an overflow pipe.

Mr. Gray said our problem was that when the bids were opened on June 28, they were higher than our engineers, Henningson, Durham & Richardson had estimated. Both suppliers that bid, Armco Steel Corporation and Thompson Pipe & Steel Company, stated at the time of bid opening (Armco with an actual alternate deduct and the Thompson representative verbally) that if the City would modify the harness restraints that were specified to hold this pipe together which they felt had more steel strengthening than was actually necessary, then they both felt they could reduce their bid. Consultation with Henningson, Durham & Richardson at that time resulted in a letter with their summary of the bids received.

Armco Steel Corporation \$75,501.90  
Thompson Pipe & Steel Company 53,616.96

As a result of this review, Henningson, Durham & Richardson felt the cost of these pipe materials was excessive and difficult to justify. They noted that the excess cost appears to be the design of the pipe harness restraint used. In their opinion, the pipe harness restraints can be redesigned resulting in a reduction cost of approximately \$8,000 to \$10,000. Their estimate of the fair cost of the pipe materials with the proposed revision would be approximately \$45,000. In order to reduce the cost of the pipe materials, Henningson, Durham & Richardson recommended the following course of action:

- (1) The City Council should formally reject all bids as previously received;
- (2) Issue instructions to Henningson, Durham & Richardson to make the necessary revisions in plans and specification to accomplish the desired cost reduction; and
- (3) Readvertise the revised project for bids.

City Manager Gray noted that readvertising for bids could take 30 to 45 days and delivery of the pipe materials another 14 weeks. After consultation with Mr. William Bredar, Senior Vice President of Henningson, Durham & Richardson, on Wednesday, July 19, he concurred with Mr. Gray and Mr. Hickman that the City should accept the alternate bids so that the installation contract could be let out for bid. Construction could then be done during October and November.

Armco Steel Corporation had bid an alternate deduct of \$25,000 if the pipe restraint joint harnesses conformed to the M-11 AWWA steel pipe manual. Their bid with this deduct would then be \$47,808.

A letter from Thompson Pipe & Steel Company proposed that they would furnish the welded steel pipe for this project as originally bid on June 28, 1972, with the following exceptions: Furnish maximum restraint joint harnesses from valves No. 1 & 2 to station 603 + 47.67. They propose to fabricate these maximum restraint joint harnesses with a double ring using three 1-inch diameter high-strength bolts and nuts spaced at 120 degrees in accordance with the design as suggested by Henningson, Durham & Richardson. This would include 10 maximum restraint joint harnesses for bid item No. 1 and 7 for bid item No. 2. The remainder of the joint harnesses (64 in bid item No. 1 and 3 in bid item No. 3) would conform to a modified (longer back plate as suggested by HDR) version of the AWWA joint harness using two 7/8-inch diameter high-strength bolts and nuts. Their bid for pipe materials with these exceptions . . . \$43,765. City Manager Gray recommended

award of contract to Thompson Pipe & Steel Company. The consulting engineers can issue a change order modifying the maximum restraint joint harnesses. The pressure sustaining valve has been bid separately.

It was moved by Councilman Grantham and seconded by Councilman Kozisek that the contract for the pipe materials be awarded to Thompson Pipe & Steel Company with the modification as suggested and quoted in the amount of \$43,765.00. Motion carried.

#### DAYS

Permission granted for sidewalk sale on Main Street August 1

A letter from Mr. Mancel Page, Downtown Retail Trade Committee, was read in which he requested the closure of Main Street on August 1, 1972, for the sidewalk sale. In years past, Main has been closed between 3rd Street and 7th Street for the sidewalk sale.

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

#### ORD. NO. 1431

Vacate E/W alley Blk 1 Mobley Sub.

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

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

The Ordinance was read, and there being no comments, it was moved by Councilman Kozisek and seconded by Councilman Grantham that the Ordinance be passed, adopted, numbered 1431, and ordered published. Roll was called upon the motion with all Councilmen present voting AYE. The President declared the motion carried.

#### PROPOSED ORD.

R/W vacation at Lot 62, Mantey Hts. Subdiv.

Approved and recommended from the City Planning Commission was the right of way vacation at Lot 62, Mantey Heights Subdivision. The following entitled proposed ordinance was presented and read: AN ORDINANCE VACATING A PORTION OF PUBLIC RIGHT OF WAY IN THE CITY OF GRAND JUNCTION, COLORADO. It was moved by Councilman Kozisek and seconded by Councilman Paruch that the proposed ordinance be

passed for publication. Motion carried.

#### PROPERTY

Discuss sale of city-owned 40 acre tract on Little Park Rd.

At the City Council meeting on July 5, Councilman Colescott suggested that the City Manager check to see if the City owns some property on Little Park Road. Mr. Gray reported that the City does own a forty-acre tract which was purchased December 7, 1945, from Leo Kiefer for \$500. This tract was obtained for use as a City dump. Mr. Gray thought that 25 to 50 per cent of the area might be suitable for building sites. He noted that the Bonnie Gray Subdivision across Little Park Road from the City-owned property is zoned R-2-A. R-2-A allows 11,000 square feet, two and one-half acres per site. Mr. Gray recommended that this be referred to the Regional Planning Commission and ask their advice as to the proper disposition of this tract. Councilman Colescott said that he thought any money collected from this proposed sale should go on the purchase of land for the Multi-Purpose Exhibition building.

Mr. Sam Baseler, a resident on Little Park Road, recommended two items to Council for consideration before the sale of any portion of this tract:

- (1) That it be designated R-2-A zoning; and
- (2) That the deeds for buildings on the property be such that the buildings will reflect the nature of the land.

It was moved by Councilman Colescott and seconded by Councilman Grantham that this be referred to the Regional Planning Commission with a request for its recommendation as to the disposition of the property. Motion carried.

#### BUDGET-1973

Present revised Capital Improvements Program

City Manager Gray presented the revised five-year Capital Improvements Program and noted that he will ask for comments from Council at the August 2 City Council meeting.

#### ODOR PROBLEM

West side of town

Councilman Colescott said that he had talked with the chairman of some committee about the bad odor problem in the West part of town. Councilman Colescott said that Layton's Drums has been burning after midnight, and he thinks the City is getting blamed for something that is not its fault. City Manager Gray reported that Mr. Boyles of the Mesa County Health Department had told him

