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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. December 20, 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 Harvey Rose, 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 December 6, 1972, be approved as written. Motion carried.

PLANNING COMMISSION

Virginia Flager & Gerald Wilds apptd members

The names of Mrs. Virginia Flager and Mr. Gerald Wilds were presented for appointment to the City Planning Commission. Two recent vacancies occurred when Mrs. Betty Russell and Mr. Richard Stranger resigned.

It was moved by Councilman Kozisek and seconded by Councilman Paruch that Mrs. Virginia Flager and Mr. Gerald Wilds be appointed to the Planning Commission. Motion carried.

MULTI-PURPOSE CENTER & CITY BLDGS

Appointment of architect Inst. 4326

Councilman Youngerman, the appointed Chairman of the Architect Selection Committee, presented a report with the Committee's recommendations.

1. Remodel the City Hall Annex & Construction of Addition to Police Station - Nelson, Haley, Patterson & Quirk
2. Senior Citizens Center - Chambliss, Dillon & Associates

Inst. 4325

3. New Fire Substation -- Vanderwood & Henry with Donald Henry as Chief Architect

Inst 4312 Abst.

4. Multi-Purpose Center - Van Duesen, Porter & Associates

President Anderson asked if the Committee was completely convinced that the Older American Center could not be a part of the Multi-Purpose Building. He noted that if it were a part of the Building or built as a wing of it, there would be two Architects working on the same building. Councilman Kozisek indicated that the consensus of the Committee was that the Older American Center might not be compatible with the Multi-Purpose Building. At this point it seemed better to appoint the two Architects for the separate buildings.

It was moved by Councilman Kozisek and seconded by Councilman Paruch that the recommendations of the Architect Selection Committee be endorsed and that the City Manager be authorized to negotiate with the Architects at the appropriate times for the projects.

Mr. Barclay Jameson noted that Mr. Ray Meacham, Chairman of the Site Selection Committee, for the Multi-Purpose Building, has requested some guidelines or instructions from the Council with regard to the type of building, size of building, and the dollar amount that will be spent. He stated that Council needs to give some definite instructions to the Committee, to the Staff, and to the Architects. He feels that as things stand now there is carte blanche.

Council agreed that definite instructions will be given to the Staff and the Architects. Councilman Colescott said that Council should meet within a few days and decide on the site and then they would be able to decide the size of the building. Councilman Kozisek said that the Site Selection Committee would then perform a more direct part and would be able to work with the Architect.

The motion carried unanimously.

3.2 BEER

Die Bierstube Police Chief's report

A letter from Chief of Police Karl Johnson was read regarding the operation at Die Bierstube, 1230 North 12th Street. The Council renewed the 3.2 beer license on September 6, 1972, with the condition that the licensee take steps to correct certain difficulties within 120 days. Chief Johnson advised that the licensees have made considerable effort and progress toward correcting the problems which were aired at the hearing. He noted that the parking area has been fenced, and during periods of peak activity, an outside security guard has been on the premises. He said that the Department has received no complaints about the operation or the conditions existing at this location since the hearing in September.

ORDINANCE NO. 1447

Zoning Lots 20 & 21, Block 8 to B-3

(N si Belford, 75' W of 5th St)

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 CHANGING THE ZONING ON CERTAIN LANDS WITHIN THE CITY. It was moved by Councilman Kozisek and seconded by Councilman Youngerman that the Proof of Publication be accepted and filed. Motion carried.

It was moved by Councilman Colescott and seconded by Councilman Youngerman 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 Youngerman and seconded by Councilman Grantham that the Ordinance be passed, adopted, numbered 1447, and ordered published. Roll was called upon the motion with all Councilmen present voting AYE. The President declared the motion carried.

WESTERN COLO. COUNCIL OF GOVTS.

Resol - City to join

The following Resolution was presented and read:

RESOLUTION

WHEREAS, the Counties of Mesa, Garfield, Rio Blanco and Moffat have jointed together to create the Colorado West Council of Governments to act as a planning entity for the four-county area, and

WHEREAS, the structure provides for the involvement of the cities within said counties, the by-laws of the organization requiring that such intended involvement be expressed by a resolution of the interested city;

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

That the City of Grand Junction intends to become a member of Colorado West Council of Governments in accordance with the rules of that organization; provided, however, that the City reserves the right to withdraw from the organization as the City may determine.

PASSED AND ADOPTED this 20th day of December, 1972.

Stanley R. Anderson
President of the Council

Attest:

City Clerk

It was moved by Councilman Colescott and seconded by Councilman Kozisek that the Resolution be passed and adopted as read. President Anderson commented that he agrees with the need for the Council of Governments, but he has some reservations. He noted the emphasis on planning but said there is no emphasis on how to solve problems. The boundaries that were established left out Delta and Montrose from this area. He would like to see those two cities included in this Council. He noted another reservation -- the monetary participation. He would like to change the emphasis to problem solving. Roll was called upon the motion. Councilmen Paruch, Colescott, Kozisek, Youngerman, and Grantham voted AYE and President Anderson voted NO. The President declared the motion carried and the Resolution duly passed and adopted.

PROPOSED ORD.

Vacate E/W alley Blk 4

(9th St. City Mkt.)

Recommended from the City Planning Commission was the vacation of the East-West alley in Block 4, City of Grand Junction, 8th to 9th Streets between North Avenue and Belford Avenue. The following entitled proposed ordinance was presented and read: AN ORDINANCE VACATING AN ALLEY IN THE CITY OF GRAND JUNCTION, COLORADO. Councilman Paruch commented that what is proposed is the remodeling or the construction of a new City Market building at 9th and North Avenue. He noted that City Market owns all of that block. He felt City Market would set the building back in good public relations. This would provide a better traffic pattern and a better pedestrian walkway. He moved that the proposed ordinance be passed for publication, which motion was seconded by Councilman Youngerman and said motion passed unanimously.

PROPOSED ORD.

Supplemental appropriations for Sanitation Dept.

The following entitled proposed ordinance was presented and read: AN ORDINANCE APPROPRIATING MONIES WITHIN THE SANITATION FUND. It was moved by Councilman Youngerman and seconded by Councilman Kozisek that the proposed ordinance be passed for publication. Motion carried.

PROPOSED ORD.

Set City Mgr's salary \$17,000

The following entitled proposed ordinance was presented and read: AN ORDINANCE FIXING THE SALARY OF THE CITY MANAGER. It was moved by Councilman Paruch and seconded by Councilman Kozisek that the proposed ordinance be passed for publication. Motion carried.

FUNDS-REVENUE SHARING

Discuss

City Manager Harvey Rose asked Council's approval on the following proposals of the Revenue Sharing Funds.

1. \$3,600 - Architectural work on the second story of the Police Building
2. \$16,000 - New Rescue Squad Unit
3. \$15,000 - to negotiate with the Humane Society for the dog leash law enforcement
4. \$1,000 - to maintain the Main Street Underpass Pedestrian Walkway. Mr. Rose noted that the City can anticipate the hiring of a part-time employee to maintain this walkway.
5. \$16,000 - to construct a storm sewer in the Cottonwood Meadows area
6. \$11,000 - to purchase a cemetery backhoe
7. \$5,000 - Architectural work on the multi-purpose center.
8. \$3,000 - Architectural work on the Older American Center
9. \$24,500 - Museum. Mr. Rose noted that \$4500 has already been paid to the Museum, for \$4,500 of the allocation would reimburse the City. The \$20,000 will be matched with County funds.

Total \$95,100

It was moved by Councilman Colescott and seconded by Councilman Kozisek that the City Manager be authorized to expend this amount from the Revenue Sharing Funds. Motion carried.

SEWER EXTENSION

Discuss extension to Redlands

City Manager Rose reported to Council that the City has been approached by the developers of the old County Farm and by Brach's

Market on the Redlands for sewerage treatment service. It is proposed that the existing Western Meat Packers lift station will be turned over to the City for maintenance. City Engineer Hickman has indicated that the lift station would need to be refurbished within the next year or two for an approximate cost of \$30,000. The developers of the County Farm are planning approximately 120 units in this area, and Brach's is planning additional stores. They will provide the service lines according to City specs, turn the lines to the City for maintenance, and they have agreed to annexation as the City desires. The construction on State Highway 340 is in progress, and it is felt that some agreement should be reached so the sewer lines can be placed before the highway construction is too far advanced. Mr. Rose asked Council's approval for further investigation of the proposal and the acceptance of the lift station.

Council felt that sewer service in this area would encourage high-intensity development. A \$150 per unit fee will be charged which will be the plant investment fee. Councilman Colescott asked if the Rosevale area could be included in this proposal. Mr. Rose indicated that it could not be included, as an additional lift station will be required before service can be provided to the Rosevale area.

It was moved by Councilman Youngerman and seconded by Councilman Grantham that the City Manager and Staff be authorized to continue investigation in the proposed expansion of sewer service to the Redlands area. Motion carried.

MUSEUM

Discussion of bequests

Mrs. David Merker of the Museum Board said that she has been working extensively getting contributions and bequests for the Museum. According to some publicity in the newspaper recently the understanding was that the contributions would need to be earmarked for a particular use and so designated in the budget. She felt that this might cause some problems in the fund raising. President Anderson said there are some problems that still need to be resolved. He said the intent is for the people to continue to give their support so that it does not become a Government Museum. The memorials or bequests would still be a separate part of the Museum. Councilman Grantham said a Board Meeting is planned for 3:00 P.M. December 21.

DANGEROUS BUILDING CODE

Discussion of

Councilman Paruch said that he would be unable to attend the City Council meeting January 3, 1973, at which time the hearing on the Dangerous Buildings, Volume IV, of the Uniform Building Code is scheduled. He presented a memorandum which he requested be read

and entered into the minutes at the time of the hearing. He said that he, too, felt that the adoption of Uniform Building Code, Volume IV Dangerous Buildings, in its present form with amended Section 102 (b) does open the back door to the adoption of the Uniform Building Code. He asked Council to consider three revisions:

1. Deletion of the paragraph on page 7, Chapter 1, Section 102 (a) Purpose that paragraph which reads "to be cumulative with and in addition to, any other remedy provided by the Uniform Building Code, Volume I. 1970 Edition, or Uniform Building Code, Volume III, Housing, 1970 Edition, or otherwise available at law . . . "

2. Change of Section 102 (b) Scope as follows:

(a) Addition of " . . . for a period of ninety (90) days."

(b) Complete deletion of amended paragraph of Section 102 (b) Scope which reads " . . . or if occupied to which the application of this code has been requested by the owner or occupants of such building."

3. That the Dangerous Building Code with the revised amendments be placed on the ballot in the Council Election in the spring.

Councilman Paruch said that if these revisions were made, he would endorse the adoption of the Dangerous Building Code. He feels that something is needed.

Councilman Colescott agreed with Councilman Paruch and said that he feels this should be placed on the ballot in the spring.

President Anderson requested that a report be prepared for the hearing on January 3, indicating the number of uninhabited or abandoned homes that are in the City. He stated that he could see no conflict with the provision for a waiting period of 90 days after abandonment.

MISCELLANEOUS DISCUSSION

Councilman Colescott requested that the Staff check with the Fish & Game Department to see if West Lake Park can be turned into an ice skating arena over the holidays. City Manager Rose said that he would see to it.

Councilman Youngerman commented about the office building that is being constructed on the corner of 24th Street and Belford Avenue. The building is abutting the sidewalk and vehicles cannot see oncoming traffic from the east. He noted that the ordinance may need to be amended to provide for a setback on corners.

President Anderson said there will be a meeting on January 10, 1972, consisting of the Council members, Site Selection Committee, and the Architects.

ADJOURNMENT

The President declared the meeting adjourned.

Neva B. Lockhart \City Clerk