

Grand Junction, Colorado

January 17, 1973

ROLL CALL

The City Council of the City of Grand Junction, Colorado, met in regular session at 7:30 P.M. January 17, 1973, 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, Theodore Naff, Raymond Paruch, and Richard Youngerman. Also present were City Attorney Gerald Ashby, City Manager Harvey Rose, and City Clerk Neva Lockhart.

MINUTES

It was moved by Councilman Youngerman and seconded by Councilman Grantham that the minutes of the regular Council meeting held on January 3, 1973, be approved as written. Motion carried.

INTRODUCTION OF NEW CITY EMPLOYEES

Introduction of new City employees was made by City Manager Harvey Rose. Wayne Pfeiffer, Computer Programmer; Francis Foster, Crewman II at the Water Pollution Control Plant; Bob Blankenship, Plant operator at the Water Pollution Control Plant; Heza Ellington, Airport Custodian; Mose Pacheco, Crewman II, and Howard Sterry, Crewman II, Parks Department; and Michael Belt, Police Patrolman. Mr. Rose noted that all of these new employees have come to the City within the last one to two months. Council unanimously approved this idea and would like to have more City employees come to the Council meetings.

3.2 BEER LICENSE - "MY PLACE", 1603 HIGHWAY 50 - APPROVED

Brought from the table for further consideration was the application by Paul Hutsell for a 3.2 beer license to serve on the premises at "My Place," 1603 Highway 50. A report from Mr. Fred Fuhrmeister, Building Inspector noted that the Building Code required 30 parking spaces for the 3,000 square feet of usable floor space contained in Mr. Hutsell's proposed restaurant and the Big J Arcade Amusement Center. It was determined there were 24 parking spaces presently available,. Mr. Hutsell presented a letter from Mr. Arthur Keegan, owner and operator of the A & L Texaco Service Station at 1615 Highway 50, which granted permission for Mr. H@sell to use the rear of the service station and adjoining property for ten additional parking spaces. Mr. Fuhrmeister also reported that the south wall and ceiling of this building must have 5/8-inch Fire Code Sheet Rock applied and that the 3 front doors must swing out in order to comply with Building Code regulations. Mr. Hutsell indicated he would comply with the requirements of the Building Code.

It was moved by Councilman Youngerman and seconded by Councilman Kozisek that the application be approved and the license issued when the State license has been received, subject to the interior of the building being brought up to the Building Code standard. President Anderson said he feels the parking at the top of the hill could become a potential hazard. Motion carried with President Anderson and Councilman Paruch voting NO.

I.D. ST-72 - HEARING - ASSESSMENTS - PROPOSED ORDINANCE

This was the advertised date for hearing upon the assessments for Street Improvement District I.D. ST-72. The following entitled proposed ordinance was read: AN ORDINANCE APPROVING THE ASSESSABLE COST OF THE IMPROVEMENTS MADE IN AND FOR IMPROVEMENT DISTRICT NO. ST-72, 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 OTHER 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 ASSESSMENT. There being no one present who indicated a desire to speak regarding the assessments and no letters having been filed, the President closed the hearing.

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

CLIMAX AREA ANNEX - HEARING - SOUTH OF D ROAD AT 12TH STREET - PROPOSED ORDINANCE

Advertised and scheduled for hearing on this date was the proposed annexation of the Climax Industrial area south of D Road at 12th Street. This annexation was recommended from the Planning Commission, and Councilman Paruch noted the Planning Commission was one hundred percent for the annexation. The following entitled proposed ordinance was read: AN ORDINANCE ANNEXING TERRITORY TO THE CITY OF GRAND JUNCTION, COLORADO. There was no one in the audience who indicated a desire to speak and no letters had been filed with regard for the proposed annexation. The President closed the hearing.

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

LIQUOR LICENSE - CHANGE OF OWNERSHIP - JAY'S LIQUORS, 401 NORTH AVENUE - APPROVED

Advertised for hearing on this date was the application by James

J. Kerski and Luane M. Kerski for a retail liquor store license for Jay's Liquors, 401 North Avenue. A report filed by Chief of Police Karl Johnson advised that the applicants are presently owners and operators of the Lazy J Motel, 333 North Avenue, and that during the time they have been in this business they have developed a good personal and business reputation. There were no other letters filed regarding the applicants, and there was no one in the audience who indicated a desire to speak. The President closed the hearing.

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

BEER & WINE LICENSE - CHOPPIN' BLOC RESTAURANT, 634 MAIN STREET - APPROVED

Advertised and scheduled for hearing on this date was the application by John P. Slane, owner and operator of the Choppin' Bloc Restaurant at 634 Main Street for a beer and wine license to serve on the premises. A petition with 138 signers for the granting of a license at this location was presented. A letter from Chief of Police Karl Johnson advised that his investigation of the applicant disclosed that Mr. Slane has been the owner-manager of the restaurant since April, 1972, and prior to that a student at Mesa College for two years. There was no derogatory information on the applicant through normal sources. Mr. John Slane was present with his attorney, Mr. William Nelson. Mr. Nelson noted that Mr. Slane has the full support of his neighbors.

City Attorney Ashby advised Council that the Reverse R Bar, the Corral, Pantuso's Beacon Cafe and Lounge, Caravan Cafe, Dream Restaurant, Santy's Cafe and Lounge, Beefeaters, and the Matador (formerly Tony's Bar) are within the neighborhood as well as, the Winery, for which a license was granted at the last Council meeting. Mr. Ashby noted, however, that this was an application for a beer-wine license and is the first of its kind in the City.

Councilman Paruch noted that this area is becoming the super-saturated section for liquor and beer licenses. Mr. Dick Owens, former owner of North Avenue Liquors, said that Mr. Slane had worked for him and was of good character. The President closed the hearing.

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

President Anderson stated that for the last several Council Meeting there have been numerous applications for liquor or beer licenses. He said that along with Councilman Paruch he is becoming concerned with the number and is not entirely convinced that Council should be granting all the licenses.

PLAT APPROVED - PRINCESS SUBDIVISION, ORCHARD AVENUE EAST OF 28 ROAD

Recommended from the City Planning Commission and advertised for hearing on this date was the proposed Princess Subdivision Plat. The proposed subdivision is located just east of 28 Road on Orchard Avenue adjacent to the present Cindy Ann Subdivision. There being no one present who spoke for or against the proposed subdivision and no letters having been filed, the President closed the hearing.

It was moved by Councilman Paruch and seconded by Councilman Kozisek that the Plat of Princess 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 unanimously.

SERVICE-EMPLOYMENT REDEVELOPMENT IN GRAND JUNCTION (SER) - DISCUSSION

Mr. D. J. Vigil and Mr. Louis R. Trujillo appeared before the Council to discuss Jobs for Progress, Inc., Service-Employment-Redevelopment program which would provide a variety of manpower services for the disadvantaged with special emphasis on specialized services for the Spanish-speaking across the nation. Mr. Trujillo noted that Grand Junction has been selected as one of the new expansion areas for primarily on-the-job training beginning in March or April of this year under a region-wide program. He noted that preliminary discussions were held with Mayor Stanley Anderson and City Manager Harvey Rose that resulted in tentative acceptance of the program for this area. It was agreed that the City would provide housing and utilities for the program as in-kind contribution. SER would provide approximately \$32,000 in-training monies to be used exclusively for subcontracting with employers. A commitment has been obtained from the Colorado Migrant Council to provide GED & ABE classes for the trainees under this program. The program would be under the auspices of the SER National Field office located in Denver, Colorado, and would receive technical assistance through the program. Mr. Trujillo requested that the City Council grant needed funds for staff positions which would include a Manpower specialist and a secretary along with other administrative costs not to exceed \$10,000.

Members of the Council noted the difficulty of other types of training programs for the disadvantaged and the problems involved in getting the people to avail themselves of the programs. Consensus of Council was that it would not care to fund anything at this time.

PLANNING COMMISSIONS - DISCUSS COMBINING CITY AND COUNTY

Mr. Roger Engelke, Regional Planning Director, appeared combining before the Council to discuss the possibility of combining the County Planning Commission with the City Planning Commission. It had been suggested that by combining the two Boards a better understanding of problems would be achieved. Council recommended some house cleaning, but no changes in the two Commissions at this particular time.

ORD. NO. 1451 - AMEND ZONING TEXT - NURSERY SCHOOLS AND DAY NURSERIES

The Proof of Publication to the following entitled proposed ordinance was presented and read: AN ORDINANCE AMENDING THE DEFINITION OF THE USE GROUP CATEGORY OF THE ZONING ORDINANCE OF THE CITY OF GRAND JUNCTION ENTITLED NURSERY SCHOOLS AND DAY NURSERIES. 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 Kozisek and seconded by Councilman Naff 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 Paruch and seconded by Councilman Kozisek that the ordinance be passed, adopted, numbered 1451, and ordered published. Roll was called upon the motion with all Councilmen voting AYE. The President declared the motion carried.

PROPOSED ORDINANCE - AMEND DOG LICENSING - AGREEMENT WITH HUMANE SOCIETY FOR ENFORCEMENT

The following entitled proposed ordinance was presented and read: AN ORDINANCE AMENDING SECTIONS OF THE CITY OF GRAND JUNCTION CODE CONCERNING THE LICENSING, REGISTRATION AND IMPOUNDING OF DOGS. Mr. Ashby said the County had recently agreed that they would give the Humane Society \$7,500 and would provide an employee and a truck for the enforcement of the licensing, registration and impounding of dogs. City Manager Rose said that the City will also pay \$7,500 to the Humane Society in addition to providing a truck and an employee who will stay on the City payroll. It was noted that the County is restricted by State Statutes to the \$3.50 licensing fee. The proposed ordinance will change the City's licensing fee to \$3.50 and make enforcement in the City and County uniform. It was moved by Councilman Grantham and seconded by Councilman Youngerman that the proposed ordinance be passed for publication. Motion carried with Councilman Paruch voting NO.

An agreement between the City and the Humane Society will be prepared for the next Council meeting for ratification.

CAPITAL IMPROVEMENTS FOR 1973

City Manager Rose advised Council that the City Engineering Department has completed the design work on City projects which are proposed for accomplishment during 1973. They are:

1. Contract Street Overlay Program which is scheduled to begin June 1. It is estimated that this work will cost approximately \$1.32 per square yard and will permit approximately 75,000 square yards of paving. This work will be submitted to bids for private contractors. Funds are budgeted in the amount of \$100,000. In addition, the City Street Department is planning to repave approximately 50,000 square yards of streets. Location of this work will be established later when the extent of winter damage can be determined. It was noted that the Colorado Department of Highways is planning the overlay of all of North Avenue, First Street, and Ute Avenue.

2. Widening of 12th Street from Ute Avenue to Grand Avenue; \$70,000 budgeted to accomplish this project Also included in this plan is overlay pavement on 12th Street from Ute to Pitkin Avenue, a distance of one block completing the 12th Street work north of the Railroad tracks. Estimated cost: \$2,464.

Bids will be opened on April 3 and completion of the work has been scheduled on or before May 25, 1973.

3. Proposed Sewer Projects. Four storm and sanitary sewer projects are scheduled. Job 1 is a sanitary trunk line on 27 1/4 Road north of Patterson Road. Job 2 is a storm sewer north of North Avenue on 28 1/4 Road to Texas Avenue. Job 3 is a storm sewer on 10th Street designed to drain a problem area on 10th between Second Avenue to 4th Avenue. Job 4 is a storm sewer designed to take the storm run-off water on West Mesa Avenue at Bass Street and transport it north to the Westlake Gulch drain. Estimated cost for these four jobs: \$67,167.

4. Street Construction Plans, Westlake Park Area. West Mesa Avenue from Bass Street to First Street; Bass Street from Independent Avenue to Hall Avenue; and Bluegill Drive, a loop drive south of Mesa Avenue. It is proposed that the reconstruction of these three streets can be included in the Improvement District for 1973.

REVENUE SHARING FUND EXPENDITURES - \$46,000 AUTHORIZED

City Manager Rose requested approval for the expenditure of \$46,000 from the Revenue Sharing Funds for the following:

1. \$15,000 to Walker Field as the City's contribution to provide three additional patrolmen;

2. \$11,000 - Communication System for Radio Transmitting Tower; and

3. \$20,000 from Road Right-of-Way Purchase. The City is presently negotiating for right-of-way along future streets, and the funds would make it possible to purchase when necessary.

It was moved by Councilman Youngerman and seconded by Councilman Naff that the expenditures from the Revenue Sharing Funds as outlined be approved. Motion carried.

#### ELECTION, MUNICIPAL - CALENDAR FOR 1973

The Municipal Election Calendar was presented. City Manager Rose noted that in addition to the four Council seats open for election, the proposed \$600,000 bond issue for the multi-purpose building would appear on the ballot. Councilman Colescott suggested that Council review the City Charter for any possible amendments to be placed on the ballot.

#### ADJOURNMENT

The President declared the meeting adjourned.

/s/Neva B. Lockhart  
City Clerk