

Grand Junction, Colorado

August 15, 1973

ROLL CALL

The City Council of the City of Grand Junction, Colorado, met in regular session at 7:30 p.m. August 15, 1973, in the Civic Auditorium at City Hall. Present for roll call were President Stanley Anderson, Councilmen Jane Quimby, Harry Colescott, Lawrence Kozisek, Elvin Tufly, and Silas Grantham. Councilman Robert Van Houten was absent. Also present were City Attorney Gerald J. Ashby, City Manager Harvey Rose, and City Clerk Neva Lockhart.

MINUTES

It was moved by Councilman Kozisek and seconded by Councilman Tufly that the minutes of the regular Council meeting held August 1, 1973, be approved as written. Motion carried.

LEROY SUBDIVISION PLAT - APPROVED - HEARING

Advertised for hearing on this date was the final plat of Leroy Subdivision located on the Southwest corner of Texas Avenue and 29 Road. Assistant Planning Director Rick Cisar advised Council that the proposed subdivision is for a five-lot conventional housing. The Planning Commission required two-changes: fifty feet of right of way from the center line on 29 Road as 29 Road is projected to be a major arterial street, and 25 feet of right of way dedication of Sparn Court for future road construction ending in a cul-de-sac. With these changes, the plat complies with the City's subdivision requirements, and the Planning Commission recommended approval of the subdivision plat. No letters had been filed regarding the proposed Leroy Subdivision Plat and there was no one in the audience who indicated a desire to speak on this subject. The President closed the hearing.

It was moved by Councilman Grantham and seconded by Councilwoman Quimby that the plat of Leroy 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.

ANNEXATION - PETITIONS TO ANNEX NORTH SIDE OF ORCHARD AVENUE BETWEEN 28 ROAD AND 28-3/4 ROAD - PROVIDE WALKWAY & BIKEWAY

Mrs. Mary Gray, 2856 Elm Drive, and Miss Cindy Moore presented a petition signed by approximately 100 City residents in the area of orchard Avenue between 28 Road and 28 3/4 Road requesting the City to annex those properties which lie in Mesa County on the north

side of Orchard Avenue so that a safe walk and bike way along the north side of this street can be constructed. The petition also requested the construction of a walkway onto the bridge over the Wash and some plan made for a safe crossing to the south side of the street at this east end of the bridge.

A petition signed by nine of the twelve property owners on the north side of Orchard Avenue was presented by Mrs. Glenn Edwards which proposed that Orchard Avenue would be straightened which would increase traffic; a bikeway on the south side next to the Wash is dangerous and hazardous to children and not a safety move; and the annexation of these properties would not solve future problems.

The petitions were accepted. President Anderson said that he wants very much to go out and see the right of way and what is involved. He noted it would be necessary to advertise for hearing before the City can annex these properties.

#### DAYS - ART FESTIVAL SEPTEMBER 7 & 8 ON MAIN STREET

Miss Pat Williams, Coordinator of Western Slope Kaleidoscope Art Festival, appeared before the Council to request permission to use the sidewalk and the use of the parking area on the north side of Main Street between 6th and 7th on Friday and Saturday, September 7 and 8, for an art festival. Miss Williams indicated she had talked with Mr. Ray LaCour of the Downtown Retail Trade Committee, and she has talked with and received enthusiastic support from the merchants around Sentinel Square. Council thought it would be nice to have the street closed for one day of the art festival. It was moved by Councilman Colescott and seconded by Councilman Kozisek that permission be granted for the use of the sidewalk, for the closing of the parking area from 7 to 10 a.m. on Friday, September 7, and the closing of Main Street between 6th and 7th on Saturday, September 8. Motion carried unanimously.

#### BEER LICENSE - RENEWAL OF GILBERT'S MARKET, 1625 N. 15TH STREET - APPROVED

An application by Carroll N. and Vera J. Gilbert dba Gilbert's Market, 1625 North 15th, for the renewal of 3.2 beer license was presented. A letter from Chief of Police Karl Johnson advised that there have been no complaints nor violations concerning the sale of 3.2 beer at this establishment.

It was moved by Councilman Kozisek and seconded by Councilman Tufly that the application be approved and the license issued when the State license has been received. Motion carried.

#### OLDER AMERICAN CENTER BUILDING - REQUEST FOR BIDS SEPTEMBER 7TH

Mr. Greg Dillon of Chambliss, Dillon Associates, the architects of the older American Center, along with City Parks and Recreation

Director James Wysocki reviewed the plans for the older American center which is proposed for the location at 6th and Ouray. The building will be situated slightly diagonal on the lot, with parking to the rear of the building. The main entrance to the building will be from Ouray Avenue. It is estimated the building will cost \$121,000 including land, architect's fees, and construction, with the City contributing \$50,000 from its Revenue Sharing Funds, \$50,000 being considered for approval by Mesa County, and \$21,000 in land and cash from the Older American group. City Manager Rose requested permission to go to bid with this project. It was noted the architects have provided for three additional alternates and one deduct alternate.

It was moved by Councilman Kozisek and seconded by Councilwoman Quimby that the Administration be authorized to present this project for bids to be opened on September 7, 1973. Motion carried unanimously.

#### SEWER TAP FEES - PROPOSED ORDINANCE TO RAISE FEES

On July 5, 1973, City Manager Rose discussed with Council the need to increase the City's sewer tap fees. At that time, Mr. Rose requested Council to study the information to raise fees for future action. The following entitled proposed ordinance was presented and read: AN ORDINANCE AMENDING SECTION 19 OF CHAPTER 18 OF THE CODE OF ORDINANCES OF THE CITY OF GRAND JUNCTION TO INCREASE TAP FEES FOR TAPPING ONTO THE CITY'S SEWERAGE SYSTEM. Council discussed the fees and noted that in some areas it might cost only \$800, while in others it does cost more. President Anderson felt the Council has two choices in this instance: (1) Advertise for public hearing, or (2) Pass for publication on first reading. President Anderson stated he would like to see it advertised for hearing first before being passed for publication. City Attorney Ashby noted the ordinance would come up for final passage on September 5, and anyone wishing to discuss it could do so at that time. City Manager Rose also stated the ordinance would not become law until October 9, and anyone wishing to tap on could do so before the new fees go into effect. The group on West Orchard Mesa is aware of the proposed fee increase.

It was moved by Councilman Tufly and seconded by Councilman Kozisek that the proposed ordinance be passed for publication. Councilman Colescott commented that he would still rather hold a hearing. He said he knows prices are going up, but it is with hesitance that he would go along with this. President Anderson suggested that the City Manager should advertise this fee change in more than usual method before the ordinance comes up for final passage. With that change, he felt he could support passing for publication. Motion carried unanimously.

#### MANTEY HEIGHTS PUMP STATION - REQUEST TO RELOCATE ELECTRIC POWER SUPPLY FOR - REFUSED

Brought from the table for action was the proposed relocation of Mantey Heights Pumping Station Electric Supply. The proposal to underground the power poles was estimated to cost \$3,103. Most Council members indicated they had viewed the area, and the consensus was to refuse the request to underground the power supply until the residents of the neighborhood considered it a high enough priority to underground their own power supply.

It was moved by Councilman Grantham and seconded by Councilwoman Quimby that the request to underground the electric power supply for the Mantey Heights Pumping Station be refused until such time as the residents in the neighborhood underground its own power supply. Motion carried with Councilman Tufly voting NO.

#### CAPITAL IMPROVEMENTS PROGRAM - PRESENT FIVE-YEAR PLAN

City Manager Rose presented the revised five-year Capital Improvements Program. President Anderson suggested going over this at a study session Wednesday, August 22, 1973, at 7:30 p.m.

#### REVENUE SHARING - BUDGET FOR JULY, 1973 THROUGH DECEMBER, 1974

City Manager Rose presented the proposed Revenue Sharing Budget for July, 1973, through December, 1974, for consideration. A Resolution for adoption will be presented at the September 5 Council meeting.

There was discussion about the Main Street Pedestrian Underpass and its maintenance. City Manager Rose stated that if the City is to continue to maintain the underpass, provision for this will have to be made elsewhere in the Budget for next year. Councilman Colescott feels it should be maintained.

Mr. Rose noted that the City will be planning to go to bid later this year on Fire Station No. 3 and that he has added \$20,000 to this account in the proposed budget in order to meet increased construction costs. He stated that he would request tonight that Council release \$60,281 as the City is ready to go to bid on the Horizon Drive Sewer Extension line which involves approximately one and one-quarter miles between the intersection of Orchard Avenue and 25 1/2 Road and the Sewage Treatment Plant. There is an existing 8-inch line and this is to be increased to an 18-inch line. Growth in the north part of the City has been so rapid, and the 8-inch line is filled to capacity twice a day making it impossible to tap on any more sewage usage. It will be necessary to bore under one highway and get right of way under the railroad tracks. Mr. Rose noted that if the City were ready to start the project tomorrow, it would be the first part of April next year before it is completed.

City Manager Rose requested authorization for the expenditure of the following Revenue Sharing Funds:

(1) Library Construction	\$50,000
(2) Walker Field	35,000
(3) Right of way Purchase	30,000
(4) Horizon Drive Sewer Extension, First Accrual	60,281
(5) Police Building	15,700

It was moved by Councilman Kozisek and seconded by Councilman Colescott that the Administration be authorized to spend the above amounts for the above-listed projects. Motion carried unanimously.

#### MISCELLANEOUS DISCUSSION

Councilman Tufly reported a problem at the intersection of West Ridgewood Lane and Idella Court. Apparently there has been some water line repair work in the area, and a very bad hole has been left. Public Works Director Gus Byrom will investigate and authorize repairs if necessary. Another problem Councilman Tufly reported was in the alley behind his home. He stated that neighbors have complained about the speeding traffic in this alley and he asked if some signs or dips could be authorized to slow down the traffic. Senior Engineering Technician Steve McKee is to investigate.

President Anderson asked the City Manager for a report on the crew to assist the Animal Warden. Mr. Rose stated that he had met with County Budget Officer Ted Ford and the County has offered up to \$700 from County funds to assist in this program. Five young men are to be interviewed for this project. Mr. Rose stated that the penalties are dependent upon the Municipal Court Judge. The fines may be raised.

#### FOUR-COUNTY AREA - PROJECTED GROWTH TO 1985 - 7 STUDY COMMITTEES PROPOSED

President Anderson said he had recently attended a joint Council of Governments and Oil Shale Planning Commission meeting involving Moffat, Rio Blanco, Garfield, and Mesa to 1985 Counties. The oil Shale Planning Commission had projected the growth of the four county regional area (based on the 1970 census of 80,000 population in the four county area) to year 1985. With no oil shale development and no major industrial growth, about 10,000 more people; partial oil shale development (2 plants) an additional 60,000 people; full-scale oil shale development 161,000 people in the our county area making a total growth of 311,000 people. Approximately 27 square miles of land will be developed for dwelling units. Three sanitation districts are proposed--two containing 12 square miles each and one containing 84 square miles. President Anderson noted that the Oil Shale Development did not get its A-95 approval. In any event, he said the four county areas are facing problems whether there is an oil shale

development or not. The projected growth will have some effect on the quality of life in the areas. He proposed for consideration the appointment of a committee to work closely with the Planning Commission to consider several concerns of the people, i.e. transportation, housing, public utilities. He suggested the committee be appointed by the Council and be composed of people who are willing to donate their time to help solve the problems. Some specific standards could be arrived at, such as consider how many acres of parks per 1,000 population; how we want to live in the future.

Councilman Kozisek commented that it appears to be a good idea, as growth is coming and it would certainly be beneficial to work toward it and meet the problems harmoniously.

President Anderson recommended seven committees roughly under these headings:

- (1) Housing
- (2) Jobs and Economic Development
- (3) Education
- (4) Recreation
- (5) Transportation
- (6) Government Services
- (7) Private Services

He noted that the work of two committees might overlap by studying the same problem. He recommended that at least once a month all committees meet together. He also recommended that staff members be appointed to these committees, particularly to the Government Services committee. It was proposed that a program be developed for each committee asking for specific information in order for Council to make specific decisions and noted that some City policies may need to be changed. There would be a secretary appointed for each committee Chairman, and minutes would be prepared for each meeting. He felt there will be several people volunteer for these committees. Council agreed on the need, and President Anderson will proceed and have a better report by next Wednesday, August 22, for the informal study session.

#### ADJOURNMENT

The President adjourned the meeting.

/s/ Neva B. Lockhart  
City Clerk