

Grand Junction, Colorado

October 17, 1973

ROLL CALL

The City Council of the City of Grand Junction, Colorado, met in regular session at 7:30 p.m. October 17, 1973, in the Civic Auditorium at City Hall. Present for roll call were President of the Council Stanley Anderson and Council members Harry Colescott, Silas Grantham, Lawrence Kozisek Jane Quimby, Elvin Tufly, and Robert Van Houten. Also present were City Attorney Gerald Ashby, City Manager Harvey Rose and City Clerk Neva Lockhart.

MINUTES

There being no corrections or additions to the Minutes of the Regular Council Meeting held on October 3, 1973, Councilman Colescott moved they be approved as written which motion was duly seconded by Councilman Tufly and said motion carried unanimously.

HORIZON DRIVE SANITARY SEWER EXTENSION - CONTRACT TO R. KIPP CONSTRUCTION CO. - \$90,962

City Manager Rose reported that bids were received and opened at 2:00 p.m. Tuesday, October 9, 1973, on project Horizon Drive Sanitary Sewer Line Extension. The plans for this project were submitted to and approved by the Colorado Department of Public Health. A crossing permit for line encasement has been secured from the Denver and Rio Grande Western Railroad Company. Encasement of the sewer pipe at the junction of 6 and 50 is also included in the plans. Mr. Rose continued that consulting Engineer Davis Hickman is particularly interested in using a type of pipe, Flextran, which is a non-metallic flexible pipe, reinforced asbestos. Mr. Rose said that during the bids it came to our attention that 15" PVC plastic pipe is now available. In the past, such large dimensions in plastic pipe were not available. This pipe is far less expensive than the pipe the City has been using in the past and is less expensive than the pipe recommended by Mr. Hickman. Gus Byrom, Public Works Director, would like an opportunity to study the merits of both types of pipe before deciding which the City should use in this construction. There were three alternate bids for use of the plastic pipe. For the primary bid and the alternate bid, one company came in consistently low. Bids were as follows:

Tiago Construction Company (no alternate bid)	\$119,820.00
Smith Welding & Construction Company (Alternate Bid: \$98,815)	108,342.50
Leon Parkerson (Alternate Bid: \$96,180)	105,450.00
Richard Kipp Construction Company	90,962.00

(Alternate Bid: \$79,271.50)

Engineer's Estimate 80,500.00

Recommendation was to award the Contract to Richard Kipp Construction Company with the understanding that the Public Works Director will be doing more study on the materials and making a later decision as to which pipe material to use. Councilman Kozisek moved that the contract for the Horizon Drive Sanitary Sewer Line Extension be awarded to Richard Kipp Construction Company subject to the study of the materials by Mr. Byrom. Councilwoman Quimby seconded the motion and the said motion carried unanimously. Revenue Sharing Funds in the amount of \$100,000 are provided for this project.

WATER LINE CONSTRUCTION - BOOKCLIFF AVENUE BETWEEN 7TH AND 8TH - GEORGE TILTON - \$1,680

Bids were received and opened at 2:00 p.m. October 16, 1973, for the installation of water lines in Bookcliff Avenue between 7th and 8th Streets. Bids were as follows:

Richard Kipp Construction Company	\$ 4,595
Smith Welding & Construction Company	\$ 3,815
Leon Parkerson	\$ 2,282
George Tilton	\$ 1,680
Engineer's Estimate	\$ 6,520

The purpose of this water line is to provide water service to the doctor's building on Bookcliff and to provide fire protection with the addition of a fire hydrant. Money for this project will come from the Capital Improvements, Water Distribution Improvements Account encumbered from 1972. Recommendation of the Public Works Director and the City Manager was to award the contract to George Tilton for the low bid of \$1,680. It was moved by Councilman Van Houten and seconded by Councilman Tuflly that the contract for Water Line Installation on Bookcliff Avenue between 7th and 8th Streets be awarded George Tilton for the low bid of \$1,680. Motion carried unanimously.

HEARING - ADOPTION OF THE UNIFORM PLUMBING CODE - REFERRED TO THE CITY ATTORNEY & BUILDING INSPECTOR

This date was advertised for hearing on the following entitled proposed ordinance: AN ORDINANCE REPEALING AND RE-ENACTING CHAPTER 21 OF THE CODE OF ORDINANCES OF THE CITY OF GRAND JUNCTION COVERING PLUMBING AND ADOPTING BY REFERENCE THE UNIFORM PLUMBING CODE, 1973 EDITION, PROMULGATED BY THE INTERNATIONAL ASSOCIATION OF PLUMBING AND MECHANICAL OFFICIALS, EXCEPT AS DELETED.

Building Inspector Fred Fuhrmeister was present to answer questions about the Code. Mr. Carl Rowan was concerned that special interest groups were pushing for the adoption of this Code. He was assured by Mr. Fuhrmeister that this was not the

case. Mr. Fuhrmeister explained that the present Plumbing Code, which was adopted by the City some twenty years ago, is unenforceable because of its age. It does not take into account any of the new materials or methods. He stated that if he adhered to the present regulations, the cost would be prohibitive.

Council determined that the proposed ordinance as written was too restrictive in that the home owner and/or property owner could not repair or replace existing plumbing without a permit and the necessity of hiring a master plumber to do the job.

Miss Diane Patterson debated the issue with Mr. Fuhrmeister. She felt the present Code could be updated and then take a base from there to continue the inspection of major changes in home plumbing or apartment plumbing instead of demanding the permit. She stated that an inspection would gauge the grade of what is done to the home and the plumbing. If an inexperienced person can do the job and the inspector okays the work, it would be just as good as hiring an expensive plumber for the job. Mr. Fuhrmeister advised that the inspectors would assist the homeowner, but they would not go out and actually fit the pipe.

There were no others present who indicated a desire to speak, and there were no letters on file regarding the Plumbing Code. The President closed the hearing.

It was moved by Councilman Colescott and seconded by Councilman Kozisek that the proposed ordinance be referred back to the City Attorney and the Building Inspector to put in some clarification and to make some minor changes along the line of tonight's discussion and to present the amended ordinance for consideration at the next meeting of Council. Motion carried unanimously.

HEARING - NATIONAL ELECTRICAL CODE - REFERRED BACK TO THE CITY MANAGER AND BUILDING INSPECTOR

Advertised for hearing on this date was the following entitled proposed ordinance: AN ORDINANCE AMENDING CHAPTER 11 OF THE CODE OF ORDINANCES OF THE CITY OF GRAND JUNCTION, THE SAME COVERING ELECTRICAL REGULATIONS IN THE CITY AND ADOPTING BY REFERENCE THE NATIONAL ELECTRICAL CODE, 1971 EDITION.

Building Inspector Fuhrmeister explained that it would be another year and a half before the new 1974 Electrical Codes will be out. The 1971 Code is presently in use in all 50 states and parts of Canada.

After discussion, consensus of Council was that this ordinance also is too restrictive and directed revision to the effect that the homeowner - property owner must get an electrical permit (except for the minor work noted in the ordinance which does not require a permit) and must demonstrate to the Inspector that he

has the ability to do the work. Council does not want to restrict the owner from doing "repair and replace" thereby necessitating the hiring of expensive persons to do this type of work.

A gentleman in the audience stated that rather than the screening of applicants, he would recommend that the City adopt safety requirements; allow anyone to do the work; City Inspectors check all work, and finally, if work doesn't meet safety requirements, the installer be held one hundred percent liable for the work. He suggested this apply to plumbing, electrical, and gas installations.

President Anderson and Councilman Colescott stated they could not quite agree with these recommendations. They noted the hazards of gas and electricity.

Mr. Carl Rowan asked if all inspectors are licensed by the State and if they are certified. He asked who determines the qualifications of the inspectors. The answer was that at the present time licensing of inspectors by the State is not required, and the City Council determines the qualifications of the inspectors before they are hired.

The President closed the hearing.

It was moved by Councilman Colescott and seconded by Councilman Grantham that this ordinance be referred back to the City Attorney and the Building Inspector for the revision as discussed and brought back to the next meeting for final adoption. Motion carried unanimously.

HEARING - ORDINANCE NO. 1469 ADOPTION OF GAS INSTALLING REGULATIONS

This date was advertised for hearing on amending the Gas Code and the adoption of Gas Installing Regulations. Mr. Fuhrmeister explained that the City is presently operating under a Gas Code that was adopted approximately 15 years ago. He noted the changes in material, methods, and even in the gas itself. These changes require an updating of the Code. There were no letters filed and there was no one in the audience who indicated a desire to speak. The President closed the hearing.

The Proof of Publication to the following entitled proposed ordinance was presented and read: AN ORDINANCE AMENDING THE GAS CODE OF THE CITY OF GRAND JUNCTION, WHICH IS CHAPTER 15 OF THE CODE OF ORDINANCES OF THE CITY AND ADOPTING INSTALLATION RULES AND REGULATIONS THEREUNDER. It was moved by Councilman Kozisek and seconded by Councilman Colescott that the Proof of Publication be accepted and filed. Motion carried.

It was moved by Councilman Colescott and seconded by Councilwoman

Quimby that the proposed ordinance be called up for final passage and read and that Council waive the reading of the regulations. Motion carried.

The ordinance was read. It was moved by Councilman Kozisek and seconded by Councilwoman Quimby that the ordinance be passed, adopted, numbered 1469, and ordered published. Roll was called upon the motion with all Councilmembers voting AYE. The President declared the motion carried.

HEARING - REZONING LOTS 21-32, BLOCK 10, FROM R-2 TO PDB - TABLED TO 11/21/73

Recommended from the City Planning Commission and advertised for hearing was the request by petitioner Henry A. Blaylock to rezone Lots 21 through 32, Block 10, City of Grand Junction from R-2 (Two-Family Residential) to PDB (Planned Business Zoning). This property is located on the northeast corner of Second Street and Belford Avenue.

Rick Cisar, Assistant Planning Director, said that due to a discrepancy in the Planned Business Zoning related to the density for residential uses, he would recommend tabling this item until the November 21 Council meeting so the discrepancy can be resolved.

It was moved by Councilman Kozisek and seconded by Councilman Tufly that this matter be tabled. Motion carried unanimously.

HEARING - PROPOSED ORDINANCE - REQUEST TO REZONE LOTS 21-32, BLOCK 3, FROM P AND R-3 TO PDB

Recommended from the City Planning Commission and advertised for hearing on this date was the request by petitioner Richard Sparkman to rezone Lots 21 through 32 inclusive, Block 3, City of Grand Junction, from P (Parking) and R-3 (Multi-Family Residential) to PDB (Planned Business Zoning). This tract of land is located on the northeast corner of 9th Street and Belford Avenue. Petitioner is the owner of the North Avenue Furniture Store.

Assistant Planning Director Cisar presented slides of the property. He stated that the initial request was for C-1 zoning which would allow expansion of the furniture store, warehouses, and some office structures. He stated that the Planning Commission looked at the request and was quite concerned with the residential areas on the south side of Belford and how to protect that residential area. The Planning Commission felt the only tool it could use in allowing expansion of the business to the south was Planned Business Zoning. Under this zoning, the developer is required to submit detailed plans of the entire development including the building locations down to the landscape. The Planning Commission, therefore, recommended that

the petition be amended to request Planned Business Zoning. The petitioner agreed. Mr. Cisar stated that he expressed his concern at the Planning Commission meeting with regard to curb cuts and signs along Belford Avenue. His feeling was that if curb cuts onto Belford from this business development and commercial identification along Belford are allowed requests for additional commercial zoning will be received for the south side of Belford. He felt the only way to handle this is to allow no curb cuts onto Belford, allow all access through alley or off 9th and 10th Streets, and allow no commercial advertising. These requirements will be continued along with the submission of the PUD for this property Mr. Cisar said shrubbery or a screen of some type would be required to the south of the property along Belford if it is proposed to be used for parking. In addition, proper lighting for the parking lot will be required.

Mr. Richard Sparkman stated that he attended a meeting two months ago at which Mr. Cisar was presently working on the problem of getting as much traffic off North Avenue as possible. With tonight's situation, more traffic will be generated back onto North Avenue. He stated that a program and plat development has been submitted to the Planning staff which is absolutely impossible to develop on this particular piece of property unless curb cuts are allowed on the Belford side.

Mr. Cisar stated that with his initial review of Mr. Sparkman's plan, his first reaction was that it is a conventional development with what he termed "dingleberries" on it. He said the staff can see two or three alternatives in the building arrangement.

President Anderson stated that the balancing act in this instance is to make it possible and efficient for Mr. Sparkman to operate and still retain the values of the residential property on the south side of Belford.

Mr. Cisar agreed. He stated that North Avenue should be a six-lane highway. It isn't, and the City is stuck with an eighty foot right of way and four moving lanes. The traffic problem isn't going to improve, it will, in fact, get worse. But Belford is a residential street.

Mr. Sparkman stated the original request was to rezone this property to light commercial which is the zone classification of the property to the west behind City Market. After discussing this with the Planning Department Staff, they requested that the petitioners change the request and go to the Planned Business Zoning. Mr. Sparkman said he has no qualms about changing if Mr. Cisar can show him how to improve the development that is planned for the property, and also put the traffic into a better location by channelling the traffic out of those lots in some orderly fashion. Even underground if need be. The President closed the hearing.

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 Councilwoman Quimby and seconded by Councilman
Tufly that the proposed ordinance be passed for publication.
Motion carried unanimously.

HEARING - GOODWILL ANNEXATION ZONED I-1 - PROPOSED ORDINANCE

Recommended from the Planning Commission and advertised for
hearing on this date was the zoning of the Goodwill Annexation to
I-1 (Light Industry). This annexation is located on the north-
west corner of Highway 6 and 24 and 28 1/2 Road.

Mr. Cisar recommended that all future annexations be processed
through the Planning Commission so the zoning can be processed
concurrent with the annexation. No letters had been filed, and
there were no other comments. The President closed the hearing.

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
THERE TO THE ZONING OF CERTAIN LANDS WITHIN THE CITY.

It was moved by Councilman Kozisek and seconded by Councilwoman
Quimby that the proposed ordinance be passed for publication.
Motion carried unanimously.

HEARING - REZONE LOTS 23-32, BLOCK 132, FROM B-1 TO C-2 - TABLED
FOR 60 DAYS

Advertised for hearing on this date was the request by
petitioner Bob Gerlofs to rezone Lots 23 through 32, Block 132,
City of Grand Junction from B-1 (limited business) to C-2 (heavy
commerce). This property is located on the northeast corner of
11th Street and Ute Avenue. Mr. Cisar stated the Planning
Commission unanimously recommended denial of the request because
no need was shown for the rezoning. He stated that about two
years ago the property was zoned C-2. At that time there was a
rezoning petition for B-1. The intent at that time, by the
petitioners, was to build an apartment complex which has not
materialized. Since that time the property has changed hands,
thus the petition for a zoning change.

Councilman Van Houten stated that the position of the Planning
Commission in general is that requests for changes of zoning for
no specific purpose, unknown, etc., will be denied. As far as
the Commission is concerned, there is no reason to rezone at this
point, and it sees no reason to rezone this property for a
speculative reason.

Mr. Bob Gerlofs stated that he and the owners contend that the zoning was erroneously changed to B-1 some time ago and should now revert back to the C-2 zoning change. He presented a plat of the surrounding area and pointed out a service station which is zoned B-1 and does not conform to use. He noted other commercial uses in the area; Jesse Boyce, Quahada Engineering, and other retail sales. He said the owner presently has no plans for the property and Mr. Gerlofs felt this should not be a consideration in this type of zone change because if the owner had a plan he doesn't have to live with it. He thought most "of us" have heard before "we can't zone for a specific plan, we have to zone for the uses that are allowed in that area." He stated that this area is, in the opinion of the owners, a commercial area. There is no speculation involved. The feeling is that the Department of Development was in error when it was rezoned B-1. Mr. Gerlofs said that since the rezoning request was submitted, he has become aware of an additional study being conducted by the Planning Staff on that area in which the total zoning is being studied. He asked that this request be tabled and referred back to the Planning Commission for 60 days or until the study is complete and some concrete recommendations have been made.

Mr. Cisar said this is a land-use study. He noted there is very little C-2-development in this area Mr. Gerlofs is interested in. The Staff is looking at all the services provided here for the business zones to the west, and yet there is no population to support it. He said the study should be completed in a week or so with a presentation to the Planning Commission the last of this month.

It was moved by Councilman Kozisek and seconded by Councilman Tufly that this request be tabled at this time and referred back to the Planning Commission. Motion carried unanimously.

Mr. Cisar directed Council's attention to the copies of Impact Zoning which he had distributed for Council's review.

DAYS - DISCUSSION OF ART FAIR WITH COORDINATOR PAT WILLIAMS

Ms. Pat Williams, the coordinator of the recent Art Fair on Main Street, presented slides of the fair and showing the participants and displays. She stated that next year she would hope to focus more fully on Grand Valley artists.

DAYS - CLOSE MAIN STREET BETWEEN 4TH AND 6TH NOVEMBER 10, 7 A.M. TO 6 P.M. AND NOVEMBER 23 FROM 5 P.M. TO 10 P.M. FOR SANTA CLAUS

Mr. Howard Betterfield, representing the Downtown Retail Trade Committee, appeared before the Council to request the closing of Main Street between 4th and 6th Streets on Saturday, November 10, 7 a.m. to 6 p.m. for a "Winter Scene" promotion and again on Friday Evening, November 23, from 5 p.m. to 10 p.m. for the

arrival of Santa Claus.

Mr. Butterfield noted that construction of a ski ramp will be started 2 days before the November 10 date, but that this should not interfere with traffic. They will need 5 parking spaces closed for this period of time in front of Vicks-Kafe-Teria and the Hughes Department Store.

It was moved by Councilwoman Quimby and seconded by Councilman Grantham that permission be granted. Motion carried unanimously.
ORDINANCE NO. 1470 - ZONE 16.63 ACRES TO PD-8 (LANDING)

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

It was moved by Councilman Grantham 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 Tufly that the ordinance be passed, adopted, numbered 1470, and ordered published. Roll was called upon the motion with all Council members voting AYE. The President declared the motion carried.

ORDINANCE NO. 1471 - VACATE 3' EASEMENT NORTH PROPERTY LINE OF LOT 5, WALKER HEIGHTS SUBDIVISION

The Proof of Publication to the following entitled proposed ordinance was presented and read: AN ORDINANCE VACATING A PORTION OF EASEMENT IN THE CITY OF GRAND JUNCTION. It was moved by Councilman Grantham and seconded by Councilwoman Quimby that the Proof of Publication be accepted and filed.

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

The ordinance was read. It was moved by Councilwoman Quimby and seconded by Councilman Tufly that the ordinance be passed, adopted, numbered 1471, and ordered published. Roll was called upon the motion with all Councilmembers voting AYE. The President declared the motion carried.

RESOLUTION - OPPOSING DENVER WATER BOND ISSUE

The following Resolution was presented and read:

R E S O L U T I O N

WHEREAS, the City Council of the City of Grand Junction feels that the voters within the City of Denver are as concerned with the orderly development and growth of the entire State of Colorado as are the citizens of Grand Junction; and

WHEREAS, the proposed diversion of water from the Western Slope of Colorado to the area of Denver and its environs would not produce such orderly development and would be opposed to the best interests of the entire State, and indeed, the interests of the Denver citizens since additional water can be used in Denver only through continued annexations leading to further deterioration of the relationship between Denver and its surrounding counties, and any use of the water can only lead to furthering the "urban sprawl" being attacked by almost all in Denver and the Denver area;

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

That the City register its opposition to the 1973 Denver Water Board bond issue and urge the defeat of such issue by the voters of the City of Denver for the reasons above-stated, and for the further reason that any benefit gained by the City of Denver would be far outweighed by the damage done the rest of the State of Colorado and in particular the Western Slope of the State. It is further urged that Denver approach any shortage of water in the area through the metering of water used in the City through a proper pricing policy and through the development of water resources presently existing in the area.

PASSED AND ADOPTED this 17th day of October, 1973.

Stanley R. Anderson
President of the Council

Attest:

City Clerk

It was moved by Councilman Kozisek and seconded by Councilman Tufly that the Resolution be passed and adopted as read. Roll was called upon the motion with all Council members voting AYE. The President declared the motion carried and the Resolution duly passed and adopted. The City Clerk was instructed to send copies of the Resolution to the appropriate entities.

MILL LEVY - 14 MILLS - RESOLUTION

The following Resolution was presented and read:

R E S O L U T I O N

LEVYING TAXES FOR THE YEAR 1973
IN THE CITY OF GRAND JUNCTION, COLORADO

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

That there shall be and hereby is levied upon all taxable property within the limits of the City of Grand Junction, Colorado, for the year 1973 according to the assessed valuation of said property, a tax of fourteen (14) mills on the dollar (\$1.00) upon the total assessment of taxable property within the City of Grand Junction, Colorado, for the purpose of paying the expenses of the municipal government of said City, and certain indebtedness, including interest upon indebtedness of the City, for the fiscal year ending December 31, 1974.

ADOPTED and APPROVED this 17th day of October, 1973.

APPROVED:

/s/Stanley R. Anderson
President of the Council

ATTEST:

City Clerk

It was moved by Councilman Van Houten and seconded by Councilman Grantham that the Resolution be passed and adopted as read. Roll was called upon the motion with all members voting AYE. The President declared the motion carried and the Resolution duly passed and adopted

AIRPORT - RESOLUTION AUTHORIZING CITY MANAGER TO CONVEY SECTION
16 LAND TO AIRPORT AUTHORITY

The following Resolution was presented and read:

R E S O L U T I O N

WHEREAS, THE CITY OF GRAND JUNCTION has been required by the Federal Government to convey the land hereinafter described to the WALKER FIELD, COLORADO, PUBLIC AIRPORT AUTHORITY in order to retain a reverter provision concerning said land;

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

That the City Manager be, and he hereby is, authorized and directed to convey to the WALKER FIELD, COLORADO PUBLIC AIRPORT AUTHORITY, as the act of the City and on behalf of the City, the land situate in Mesa County, Colorado, and described as:

South half of the southeast quarter, southeast quarter of the southwest quarter and lot four of section thirty, north half of the northeast quarter, northeast quarter of the northwest quarter and lot one of section thirty-one in township one north of range one east of the Ute Meridian, Colorado, containing 321.04 acres, according to the Official Plats of the Survey of the said lands on file in the Bureau of Land Management, Department of the Interior, provided that the property interest hereby conveyed shall automatically revert to the United States pursuant to section 16 of the Federal Airport Act, supra, in the event that the lands in question are not developed, or cease to be used, for airport purposes; and, a determination by the Administrator of Civil Aeronautics, United States Department of Commerce, or his successor in function, that the lands have not been developed, or have ceased to be used, for airport purposes shall be conclusive of such fact.

PASSED and ADOPTED this 17th day of October, 1973.

/s/ Stanley R. Anderson
President of the Council

ATTEST:

Neva B. Lockhart
City Clerk

It was moved by Councilman Kozisek and seconded by Councilman Grantham that the Resolution be passed and adopted as read. Roll was called upon the motion with all members of the Council voting AYE. The President declared the motion carried and the Resolution duly passed and adopted.

WATER - CLIFTON WATER DISTRICT REQUEST FOR MORE WATER - REFERRED TO CITY ATTORNEY FOR MODIFICATION

Presented for consideration was the request from Clifton Water District for the purchase of 500,000 gallons of additional water per day at 30 cents per 1,000 gallons. City Manager Rose recommended approval with the stipulation that if the City has prior use for the water, it will not be required to supply the additional water and to amend the agreement to show that if the City bulk rate is increased, the charge to Clifton Water District for the additional water will be raised accordingly. Council directed the City Attorney to rewrite the agreement to reflect these modifications, and if the Clifton Water District accepts the changes, bring it back to the next meeting of Council for approval.

FIRE PENSION BOARD MEMBERS

It was moved by Councilman Tufly and seconded by Councilman Grantham that Eldon Avery, Clarence Cooper, and Cecil Campbell,

Fire Department members, and the Finance Director be reaffirmed to the Firemen's Pension Board and in addition that the City Manager and the Personnel Assistant be appointed to this Board. Motion carried unanimously.

CENTRAL ORCHARD MESA ANNEXATION - POTENTIAL REVENUES FROM PROPOSED ANNEXATION

It was reported that estimated revenues from the Orchard Mesa Annexation the first year would be:

Sales Tax	\$35,580.00
Property Tax (14 mills)	\$42,463.34
Sanitation @ \$1.95	\$27,471.60
Annual Total	\$105,514.94

There was some discussion regarding the sanitation service by private trash haulers. If the City does annex this area, it will provide that the property owner may either continue with the private trash hauler or he may come onto the City service. The private trash haulers have PUC permits, and there is no way the City can require the property owners to come onto City service. In addition, the City does not wish to put private industry out of business. The City Manager stated he would try to come up with some arrangement with the private trash haulers that would be fair.

NATIONAL TRAINING & DEVELOPMENT SERVICE - CONSIDER GRAND JUNCTION AS MODEL FOR LOCAL GOVERNMENT

The City Manager reported that Grand Junction is one of two cities being considered by National Training and Development Service to serve as a model local government, a guide that can be used for other cities. The NTDS will do a complete analysis of employees with regard to job satisfaction. A sum of money (\$40,000 to \$50,000) will be turned over to the city to use in any way it wishes, such as seminars, schools, or orientation on a particular matter. The City Manager feels this would be quite an honor for Grand Junction to serve as a model city. The decision will be made sometime next week.

SIGN COMMITTEE APPOINTED

President Anderson said that as a part of the Planning Commission's work on North Avenue, he would present a roster of names for appointment to the Sign Committee. This Committee's duties would be to consider signs and how they can be changed, or come up with recommendations to the Planning Commission to update the City's Sign Ordinance. He asked Council's ratification of the following people:

Joe Hughes
Bob Van Deusen

Lee Schmidt
Dale Hollingsworth
K. H. Butterfield
Bruce Bauerle
Dean Dickey
Dale Luke
Mary Hurst
Glen Cochran

It was moved by Councilman Kozisek and seconded by Councilman Tufly that the Council ratify the appointment of these people to the Sign Committee. Motion carried unanimously.

ADJOURNMENT

The President adjourned the meeting.

/s/ Neva B. Lockhart
City Clerk