

Grand Junction, Colorado

December 5, 1973

ROLL CALL

The City Council of the City of Grand Junction, Colorado met in regular session at, 7:30 p.m. December 5, 1973, in the Civic Auditorium at City Hall. Present for roll call were President of the Council Stanley Anderson, Council members Harry O. Colescott, Silas Grantham, Lawrence Kozisek, Jane Quimby, Elvin Tufly, and Robert Van Houten. Also present were City Attorney Gerald J. Ashby, City Manager Rose and Deputy City Clerk Blanche Stringer. City Clerk Neva D. Lockhart was absent.

MINUTES

Assistant Planning Director Rick Cisar was present and requested that the Minutes of the regular meeting held Nov. 21st pertaining to the hearing and adoption of the final plat of Spring Valley Subdivision First Filing, be corrected to read "He noted there have been three sites dedicated for parks" instead of "He noted there has been a five per dedication for park sites." It was moved by Councilman Tufly and seconded by Councilman Grantham that the minutes of the regular meeting held Nov. 21, 1973, as corrected, be approved. Motion carried.

PLAT APPROVED - KAREN LEE TRANSITIONAL SUBJECT TO ANNEXATION AGREEMENT AND APPROVAL OF ROADS BY CITY ENGINEER

Mr. Rick Cisar, Assistant Planning Director, stated this subdivision is in the County. It is located south of F 1/2 Road, 500 feet east of 29 Road (approximately one mile from the City limits). It consists of 25.98 acres (88 lots). The Developers are Noel B. Norris, Fred J. Simpson and Joseph Simpson. The Planning and Zoning Board considered this subdivision at its November 28th meeting and recommended approval subject to approval by the City Engineering Department and necessary annexation agreements. Under the new county subdivision amendment "transitional subdivision" allows a subdivider some variation in existing county regulations in exchange for meeting certain conditions and standards of the adjacent municipality. These conditions and standards include an agreement to annex to the city within one year of eligibility, provide curb, gutter and sidewalk.

This subdivision will have 9,000 square foot lots, and it will be served by Central Grand Valley Sanitation, Ute Water and Clifton Fire Department. No irrigation water will be provided. Streets will be paved using a six inch base course meeting County standards which are higher than City. Sidewalks will meet City requirements. The only variation to the County Subdivision regulations is the lot width which has been reduced from 175 feet to 80 feet. It was moved by Councilman Van Houten and seconded by Councilman Kozisek that the plat of Karen Lee Subdivision be

approved subject to agreement for annexation at the City's option and approval of road specifications by the City Engineer. Motion carried.

PLANNING DEPARTMENT - REQUEST FOR ORIGIN AND DESTINATION STUDY BY STATE HIGHWAY DEPARTMENT - TO REPORT BACK

Mr. Bob Engelke, Planning Director, was present in regard to the following letter from the State Highway Department:

STATE DEPARTMENT OF HIGHWAYS
P.O. Box 2107-606 S. 9th St.
Grand Junction, Colorado
October 31, 1973

Western Colorado Regional Planning Commission
Mesa County Courthouse Annex
Sixth and White Avenue
Grand Junction, Colorado 81501

Gentlemen:

Sometime ago your Planning Commission wrote to our Planning and Research Division and requested that an Origin and Destination Study be completed for the Grand Junction area. Mr. Engleke and members of his staff have recently discussed the proposed study with this office, and we have come to some tentative conclusions.

An O and D study would have some value to us, especially in our studies of SH 340 and the southwest segment of a belt loop. It would perhaps have even more value to your planning group, since it could yield data usable in future decisions effecting land use and studies relating to possible future public transit systems.

Cost of an O & D study would depend upon the area to be included and the data to be gathered. For instance, a rather modest study, which would yield data needed to assist us in the determination of where an additional bridge would best serve the Redlands area, could be completed for less than \$5,000. On the other hand, a comprehensive O & D study, which would cover the area from Fruita to Clifton and include home interviews in order to establish internal movements, would cost about \$75,000.

Our planning people recommend a compromise between the two extremes. This study would call for interview stations around a cordon line from Fruita to Clifton. Internal movements would be simulated after intensive studies of traffic counts and population densities. A mailout questionnaire could be used in lieu of home interviews. This less comprehensive study would cost about \$50,000.

We will, no doubt, conduct a limited O & D study covering the Redlands area sometime next year. The question we must ask is

"Will the City and County participate in the cost of a more comprehensive O & D study? It may be possible that planning and research funds amounting to one-third of study costs could be budgeted, if the City and County expressed a desire to pay the remaining two-thirds.

Please let us know what the Planning Commission desires are concerning this proposal. We are sending copies of this letter to the County Commissioners and the City Council so that those bodies may be alerted to study proposals.

Very truly yours,

E .N. Haase
Chief Engineer

By /s/ R. A. Prose
District Engineer

Mr. Engelke explained that an O & D study is basically to determine "Where people are coming from" and "Where they are going." It is a very valuable tool and resource document to assist in intelligent planning. There are various studies and the price tag runs from \$35,000 to \$75,000. Mr. Engleke had contacted the County Commissioners about cooperating in this project but they were not anxious to get involved financially. He was not asking for a specific decision at this time. He is still working on it and will do more investigation to determine the best type of survey. He will contact Mesa College and others for local participation and funding. It was suggested that possibly traffic counts could be used, but Mr. Engleke felt that the O & D study would give much more useful information that could be used in more ways. He will report back to the Council at a later date.

DAYS

Mrs. Madge Bowersox, representing Central High School Music Parents Association, was present. She requested the use of four parking spaces on the north side of Main Street between 4th and 5th Streets on Saturday, December 15, to display an automobile for which the group is selling raffle tickets and to request permission to sell tickets that day. Proceeds will be used by the students for a concert tour of Europe during June, 1974. She stated it was her understanding that Central High School had the necessary state permit to allow them to sell raffle tickets. The band will be giving concerts during the day.

It was moved by Councilman Kozisek and seconded by Councilman Grantham that the Central High School Music Parents Association be granted permission to sell tickets on Main Street on December 15th and that the Traffic Department work with these people to provide the necessary parking spaces to display the car and to provide

room for the band. Motion carried.

GREENBELT CONCEPT - REAFFIRMED (COLORADO RIVER PARK) PARKS
DIRECTOR TO ASSIST

Mr. Jack Williams representing the Colorado River Park Coordinating Committee established by the Chamber of Commerce in October was present. He stated the Committee was formed to try to get funds from the State for the proposed Colorado River Park in the Grand Junction area. A \$15,000 feasibility study has been completed but the results have not been released. Because of the shortness of time, he wished to make three requests of the Council:

1. That the Council reaffirm its endorsement of the concept and that Grand Junction wants the Colorado River Park. Reason for this is basically that it is not going to be a one entity deal. It will require City, County, State and partially federal funding.
2. That City Parks & Recreation Director Jim Wysocki be directed to assist the state in coordinating the development of existing property and investigate the possible acquisition of areas adjacent to the proposed property.
3. That if there is a chance that the State Director and Park Board decide that a local administration of this park would be most logical and in line, he hoped that the Council would look affirmatively toward taking the "big step."

If the feasibility study is favorable, it is going to take the backing of Mesa County and Grand Junction to put the whole package together. There are many details to be worked out.

It was moved by Councilman Grantham and seconded by Councilman Kozisek that the Council reaffirm its resolution passed and adopted March 7, 1973 endorsing appropriate State action be encouraged toward the approval of the park as a State Park. Motion carried. Mr. Williams requested that the Director of Parks and Recreation work closely with the Colorado Park and outdoor Recreation Department in the planning of this park. Mr. Rose said that Mr. Wysocki has been assisting in the project and wants to be involved. It was mentioned that it might be worthwhile to have someone from the Planning Department.

LIQUOR LICENSE APPROVED - TONY'S BAR & GRILL, 215 COLORADO AVENUE

The application of Richard Medina dba Tony's Bar & Grill, 215 Colorado Ave., for a hotel and restaurant liquor license for 1974 was again considered. A letter from the Department of Public Health was read which stated that this establishment now meets their approval. It was moved by Councilman Kozisek and seconded by Councilwoman Quimby that the application be approved and license granted when state license has been received. Motion

carried.

3.2 BEER RENEWAL - HOBBY FRAZER DBA 7-2-11 FOOD STORE #17, 1117 N. 1ST STREET - APPROVED

An application for renewal of 3.2 beer license was presented by Hobby Frazer dba 7-2-11 Food Store #17, 1117 N. 1st. A letter from Chief Johnson was read stating there had been no complaints nor violations at this establishment. It was moved by Councilman Colescott and seconded by Councilman Grantham that the application be approved and license issued when state license has been received. Motion carried.

ORDINANCE NO. 1478 - ZONING ORDINANCE TEXT CHANGE - ADD SECTION NURSING HOME DENSITY & PARKING

The Proof of Publication to the following entitled proposed ordinance was presented: AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF GRAND JUNCTION CONCERNING DENSITY FOR AND OFF-STREET PARKING FOR NURSING HOMES. It was moved by Councilman Tufly and seconded by Councilman Kozisek that the Proof of Publication be accepted and filed. Motion carried.

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

The ordinance was then read. There being no comments, it was moved by Councilwoman Quimby and seconded by Councilman Tufly that the ordinance be passed, adopted, numbered 1478 and ordered published. Roll was called on the motion with all Council members voting AYE. The President declared the motion carried.

ORDINANCE NO. 1479 - 1974 APPROPRIATIONS - CITY MANAGER'S SALARY \$19,000

The Proof of Publication to the following entitled proposed ordinance was presented: AN ORDINANCE APPROPRIATING CERTAIN SUMS OF MONEY TO DEFRAY THE NECESSARY EXPENSES AND LIABILITIES OF THE CITY OF GRAND JUNCTION, COLORADO, FOR THE FISCAL YEAR BEGINNING JANUARY 1, 1974, AND ENDING DECEMBER 31, 1974, AND FIXING THE SALARY OF THE CITY MANAGER OF SAID CITY. It was moved by Councilman Grantham and seconded by Councilman Kozisek that the Proof of Publication be accepted and filed. Motion carried.

It was moved by Councilman Tufly and seconded by Councilwoman Quimby 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 Van Houten and seconded by Councilman Tufly that the ordinance be passed and adopted, numbered 1479 and ordered published. Roll was called on the motion with all Council members

present voting AYE. The President declared the motion carried.

CITY HALL-LIBRARY - REMODELING TO GO TO BID - AUTHORIZE PILING TEST

Mr. Pat Dwyer of Nelson, Haley, Patterson & Quirk was present. He stated that they had been instructed to proceed with drawings for remodeling of City Hall-Library complex. He showed the plans to the Council and stated that though the plans are not 100% complete, they are down to the point where final specifications have to be typed. He presented the following final estimate summary:

GRAND JUNCTION CITY HALL
FINAL ESTIMATE SUMMARY, DECEMBER 2, 1973

Architectural:

Phase I	\$ 51,138
Phase II	53,236
Phase III	<u>6,538</u>
Subtotal	\$110,912
Mechanical Budget (All Phases)	80,000
Electrical Budget (All Phases)	<u>40,000</u>
Subtotal	\$230,912
General Contractor's Overhead on Labor	\$ 1,000
General Contractor's Taxes On Material	<u>200</u>
Subtotal	\$232,112
Insurance (0.5%)	1,160
Bond (1%)	<u>2,321</u>
Subtotal	\$235,593
General Contractor's Profit (10%)	<u>23,559</u>
Total Estimated Construction Cost	\$259,152
A/E Fees (10%)	<u>25,915</u>
GRAND TOTAL	\$285,067

Mr. Dwyer stated they would like to put out to bid this month as they are beginning to get some inquiries. There will probably be delays in getting materials as all building materials are dependent to some degree on petroleum. He would like to have the contractor lined up with all the necessary materials on hand so that when construction starts, it can proceed from Phase I to completion as smoothly and as fast as possible.

Mr. Dwyer stated that they would like to use piling under the core connector unit between the City Hall and the Library but they

question how much vibration the City Hall can stand. They would like to drive one or two pilings under controlled conditions to test whether it will be feasible to use piling, otherwise a different type of foundation will have to be planned.

It was moved by Councilman Kozisek and seconded by Councilman Colescott that Nelson, Haley, Patterson & Quirk be instructed to go ahead with the piling experiment and get ready to go to bid as soon as possible. Motion carried.

BIDS FOR 1974 GASOLINE AND DIESEL - G.W. ARNOLD DISTRIBUTOR

City Manager Rose reported that only one bid had been received for the joint (City, County, Mesa College) 1974 gasoline and diesel fuel contract on December 5, 1973. It was submitted by G. W. Arnold, Distributor, California Oil Company Products (Chevron). The bid is given on a day-to-day price basis, subject to change any time a general price increase occurs. Quantities of gasoline delivered will be based on deliveries during 1973. Quantities of diesel based on 1972 deliveries as per Federal Government "mandatory middle distillate fuel allocation program". Quantities delivered are subject to change on a monthly basis. All posted prices shall be subject to change on notice by seller. Each day-to-day allowance, if any, is strictly temporary and shall be subject to reduction or withdrawal at any time, without notice by seller. Mr. Rose stated that Mr. Arnold has been supplying the petroleum products for 1973 and this bid would at least indicate a moral commitment on his part to provide a source of supply.

WATER - KANNAH CREEK FLOWLINE PIPE REPLACEMENT - GRAND JUNCTION PIPE & SUPPLY - \$87,168.65

The following bids were opened at 2:00 P.M. on Nov. 27, 1973 for 16 inch diameter pipe for replacement of Kannah Creek flow line:

Bidder	Amount & kind	Fittings
Waterworks Sales	13,120' ductile	\$118,862.98
Pac States Pipe	13,120' ductile	106,825.47
Thompson Pipe & Steel	13,160' steel	122,682.00
Johns-Mansville	13,120' asbestos cement	106,534.40
U.S. Pipe Co.	13,225' steel	137,888.75
Southwestern Supply	13,120' asbestos cement	85,238.45
G.J.Pipe & Supply	13,220' asbestos cement	87,168.65
Armco Steel	no bid	

Mr. Hickman, Engineer, and Mr. Taylor, Purchasing Agent, had checked out the pipe amount and fittings. They felt that the 100 feet of additional pipe is needed to adequately do the job and have some spare pipe for pipe breaks. They recommended that bid of Grand Junction Pipe & Supply be accepted. It has 2% discount by the 10th.

It was moved by Councilman Van Houten and seconded by Councilman Kozisek that the bid of Grand Junction Pipe & Supply Company of \$87,168.65 be accepted and contract awarded. Motion carried.

COM ACT HOUSING BOARD - COUNCILWOMAN JANE QUIMBY APPOINTED TO BOARD

It was moved by Councilman Van Houten and seconded by Councilman Kozisek that Councilwoman Jane Quimby be appointed as Council representative on the ComAct Housing Board. Motion carried.

ADJOURNMENT

It was regularly moved, seconded and carried that the meeting adjourn.

/s/ Blanche Stringer
Deputy City Clerk