

Grand Junction, Colorado

December 19, 1973

ROLL CALL

The City Council of the City of Grand Junction, Colorado, met in regular session at 7:30 p.m. December 19, 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 B. Lockhart.

MINUTES

There being no corrections or additions to the Minutes of the Regular Council meeting held on December 5, 1973, Councilman Tufly moved they be approved as written. Councilman Grantham seconded and said motion carried unanimously.

SANITARY SEWER - 6TH & CENTER, 12TH & PINYON - BIDS - CONTRACT TO LEON PARKERSON \$13,859.40

Bids were received and opened at 2:00 p.m. Tuesday, December 18, for the construction of Sanitary Sewer in the areas of 6th Street and Center Avenue and 12th Street and Pinyon. Five bids were received:

Elam Construction, Inc.	\$20,561.70
Richard Kipp Construction	16,953.95
George Tilton Construction	16,215.20
Smith Welding & Construction Co.	15,129.00
Leon Parkerson	13,859.40
Engineer's estimate	13,664.00

Public Works Director Gus Byrom and City Manager Rose recommended award of contract to Leon Parkerson.

It was moved by Councilman Kozisek and seconded by Councilman Tufly that the contract for the construction of Sanitary Sewer, 6th at Center and 12th at Pinyon be awarded to Leon Parkerson for his low bid of \$13,859.40. Motion carried unanimously.

HEARING - FLOOD PLAIN REGULATIONS - MAP

Advertised for hearing on this date was the Flood Plain Regulations and the Flood Plain Map. Regional Planning Director Bob Engelke was present. Discussion followed pertaining to Section 5 of the Regulations regarding non-conforming uses. It was determined to exempt residential. Residential need not comply at all no matter how destroyed. Council consensus was that this change takes care of its original intent. President Anderson

suggested that the definition for "Director" shall mean the City's "Director of Development." Mr. Engelke said Council can review the Regulations as often as anything is done which might affect them; such as a reclamation site, or the construction of I-70 through DeBeque Canyon. There being no others present who indicated a desire to speak, the President closed the hearing.

City Attorney Ashby was directed to rewrite the Flood Plain Regulations with the changes in line with the City's Zoning Ordinance and bring it back to the next meeting of Council. The Flood Plain Map is to be published prior to the next meeting.

HEARING - HEIGHT VARIANCE FROM 35' TO 85' IN R-3 ZONE - ST. MARY'S HOSPITAL - APPROVED

Recommended from the City Planning Commission and advertised for hearing on this date was the request by Saint Mary's Hospital for a height variance from 35 feet to 85 feet in an R-3 zoning district. Assistant Planning Director Rick Cisar said the request came about as a result of the expansion program planned by Saint Mary's Hospital. He noted that the elevator facility will be about 84 feet high. He has discussed this request with Public Works Director Gus Byrom with regard to the flight patterns for the Airport, and was told there would be no problem. There were no others in the audience who indicated a desire to speak on this matter and there were no letters filed. The President closed the hearing.

It was moved by Councilman Grantham and seconded by Councilman Kozisek that Saint Mary's request for height variance from 35 feet to 85 feet in an R-3 zoning district be granted. Motion carried unanimously.

OPERATION SER - EXPENDITURE OF \$1,755 AUTHORIZED

Mr. Gordon O'Brien of the Chamber of Commerce was present and introduced Mr. Winston Rocha of operation SER (Service-Employment-Redevelopment). Mr. Rocha is the local representative of SER. Mr. Rocha explained that SER is a program to aid primarily the Spanish-speaking people in jobs and education. This group has an office in the Petroleum Building which they are renting on a month-to-month basis. Mr. Rocha requested that Council designate \$1,755 to pay the rent on the office and appoint a committee to monitor the program. President Anderson suggested there be a clause giving the City the option to terminate the financial agreement should Mr. Rocha become involved in some activity incompatible with the program or should the program not work out. Mr. Rocha agreed.

It was moved by Councilwoman Quimby and seconded by Councilman Colescott that the City Manager be directed to transfer \$1,755 from the 1974 Council Contingency Fund to the Community Promotion Fund to pay out the rent on a month-to-month basis. Motion

carried unanimously.

WATER - REQUEST TO PURCHASE BY ART COHN FROM NORTH FORK KANNAH CREEK FOR DOMESTIC USE - DENIED

Mr. George Smith, representing Mr. Art Cohn, appeared before the Council to request the purchase of water directly from the ditch for domestic use in the North Fork Kannah Creek area. Mr. Cohn is purchasing 157 acres in the area and is planning development of 120

acres of the land with 35 acres each with the remaining balance in the fourth parcel. He is planning to construct his own treatment plant. City Manager Rose noted that many farmers and ranchers along the Creek would be very anxious to get more water and rights to water. Councilman Kozisek agreed and stated that every bit of water coming down the ditch is committed.

It was moved by Councilman Van.Houten and seconded by Councilman Kozisek that the request for water be denied Motion carried unanimously.

DOWNTOWN MERCHANT ASSOCIATION - DINNER MEETING JANUARY 5, 1974

An invitation to attend the First Annual Downtown Merchant Association dinner meeting on January 5, 1974, was read to Council. Council members and spouses were invited to attend the Cafe Caravan starting at 7:00 p.m. for a buffet-style dinner, planning, and entertainment.

DEPUTY MUNICIPAL JUDGE - VINCENT KING APPOINTED

It was moved by Councilman Kozisek and seconded by Councilman Colescott that Vincent King be appointed Deputy Municipal Judge effective January 1, 1974. Motion carried unanimously.

DEPUTY CITY ATTORNEYS APPOINTED

It was moved by Councilwoman Quimby and seconded by Councilman Grantham that Terrance Farina, Clay Tipping, Jerry Cooper and James R. Alvillar be appointed to serve as Deputy City Attorney in the absence of the City Attorney. Motion carried unanimously.

ORDINANCE NO. 1480 (E) - APPROPRIATIONS TO CEMETERY FUND

It was moved by Councilman Kozisek and seconded by Councilwoman Quimby that the following entitled proposed ordinance appropriating monies within the Cemetery Fund be introduced and read: AN ORDINANCE APPROPRIATING MONIES TO THE CEMETERY FUND AND DECLARING AN EMERGENCY. The ordinance was read, and it was moved by Councilman Colescott and seconded by Councilman Grantham that the ordinance be passed and adopted as an emergency Ordinance, numbered 1480, and ordered published. Roll was called upon the motion with all Council members voting AYE. The President

declared the motion carried.

ORDINANCE NO. 1481 (E) - ANNEXING CENTRAL ORCHARD MESA

The following proposed emergency ordinance was introduced and read: AN ORDINANCE ANNEXING TERRITORY TO THE CITY OF GRAND JUNCTION AND DECLARING AN EMERGENCY. It was moved by Councilman Colescott and seconded by Councilman Kozisek that the ordinance be passed and adopted as an emergency, numbered 1481, and ordered published. Roll was called upon the motion with all Council members voting AYE. The President declared the motion carried.

ORCHARD MESA ANNEXATION - DISCUSS PROVIDING SERVICES TO

City Manager Rose discussed with Council the proposed services to Central Orchard Mesa. Mr. Rose noted that the plans for the sanitary sewer are being drawn by Consultant Davis Hickman. It is proposed that the present Engineering Staff can complete the sewer drawing without having to go to an outside consulting engineering firm. Plans are to break the construction into different phases so that more local contractors can bid on the construction. It was noted that also property owners can pay for the tap fee at this time while it is still at \$1,200 per tap. The property owner can take advantage of the ten-year installment plan (or as President Anderson suggested be looked into, a 15-year plan). Street lights will be ordered from Public Service or REA by the end of January, 1974. Property owners in this area will be encouraged to come to the City for Street Improvement Districts. The Fire Department will continue to operate as it has in the past. The fire rating will be dropped from nine to six. The Parks system will absorb the Duck Pond. The City will not plant trees where there are no sidewalks, curb and gutters. As soon as sewers, streets, curbs, gutters, and sidewalks are completed, trees will be planted. In the Recreation Department, it is planned to provide a supervised play park somewhere in the area by next summer.

Patrolling of the area by the Police Department is to start immediately.

COMPUTER CENTER - NEW EQUIPMENT NEEDED

Mr. Rose stated that the Computer Center in the Finance Department is approaching the point where the present hardware is reaching capacity. New equipment is planned to accommodate the number of new utility customers as well as expanding the present programs.

PUBLIC INFORMATION OFFICE - DISCUSS - POSTPONE ACTION

There was discussion about the possible need for a Public Information Officer. There are certain projects coming up whereby one individual could make all information available to the public. President Anderson said action he is not convinced that now is the

time for this person Councilman Tufly agrees there should be communication with the people, but feels that now is not the time for this individual. Councilman Van Houten stated that he believes now is the time and moved that the City Manager be authorized to look into the possibility of finding someone for this position.

Councilwoman Quimby noted that she has discovered that people do not know what is going on and feels there are things coming up which the City must make a concerted effort to get the information out.

Councilman Grantham stated that he would like to know how this person is going to get people to listen. He noted the news media coverage given items now, and yet people are not aware of it until after the fact.

President Anderson suggested that Council postpone action at this time. He suggested that the City Manager contact some of the municipal organizations in Colorado who have PIO offices and get information from them.

Councilman Van Houten agreed and withdrew his motion.

#### MISCELLANEOUS

Regional Planning Director Bob Engelke distributed the first issue of the oil Shale Development.

Councilman Grantham noted that the Colorado Industrial Park has received the EDA grant.

#### ADJOURNMENT

The President adjourned the meeting.

/s/ Neva B. Lockhart  
City Clerk