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Grand Junction, Colorado

January 2, 1974

ROLL CALL

The City Council of the City of Grand Junction, Colorado, met in regular session at 7:30 p.m. January 2, 1974, in the Civic Auditorium at City Hall. Present for roll call were President of the Council Stanley Anderson, 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 December 19, 1973, Councilman Van Houten moved they be approved as written. Councilman Grantham seconded and said motion carried unanimously.

HEARING

Planned Unit Development NE cor 9th & Belford for North Ave. Furniture Approved

Assistant Planning Director Rick Cisar was present and reviewed the final planned unit development for North Avenue Furniture proposed by the developer, Richard Sparkman. The new facility is located on the northeast corner of 9th Street and Belford. This PUD was considered by the Planning Commission at its meeting on December 27, 1973, and was unanimously recommended for Council action. The plan indicated the fencing that is proposed and the landscaping. It was noted there had been no opposition from any other property owners on the block. No letters had been filed and there was no one in the audience who indicated a desire to speak on this matter. The President closed the hearing.

It was moved by Councilman Tufly and seconded by Councilwoman Quimby that the Final Planned Unit Development for North Avenue Furniture be approved. Motion carried unanimously.

DRIVE-IN BANKING FACILITY

6th St. & Rood for Mesa Fed. S&L Approved

Assistant Planning Director Rick Cisar explained the request by Mesa Federal Savings for conditional use for a Drive-In Banking Facility located on the southwest corner of 6th Street and Rood Avenue. The plan provides for taking traffic off Rood and exiting through parking lot onto 6th Street. This was approved by the Planning Commission at its December 27th meeting subject to the

elimination of a parking space on 6th Street which blocks traffic visibility. City Manager Rose noted that he had discussed with Mr. Pat Gormley the proposed plans to make Rood Avenue a westbound one-way street. Mr. Gormley thought this would improve the situation for the drive-in facility, however, he expressed concern as to what the plans for 6th Street might be. Mr. Rose indicated this can be made a part of the discussion that is planned for the next meeting of Council.

It was moved by Councilman Van Houten and seconded by Councilman Kozisek that Mesa Federal's request for conditional use for a Drive-In Banking Facility be approved. Motion carried unanimously.

MESA JR COLLEGE DISSOLUTION

Resol-approving dissolution

Mr. Ray Beckner, Chairman of the Community Committee for Expanded Higher Education in West Central Colorado, and Dr. Ted Albers, Mesa Junior College President, appeared before the Council to discuss the election on January 15, 1974, for the dissolution of the Mesa Junior College District. The following Resolution was presented and read:

RESOLUTION

WHEREAS, it has been requested that the City Council of the City of Grand Junction express itself concerning the creation of a four-year college in Grand Junction and the dissolution of the Mesa Junior College District as a step toward such status; and

WHEREAS, the Council believes that the creation of a four-year college in Grand Junction is of utmost importance in the continued favorable development of the City, Mesa County and the Western Colorado community of which they are a part;

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

That the Council record itself as strongly favoring the creation of a four-year college in Grand Junction, and that the voters of the Mesa Junior College District be urged to vote in favor of the dissolution of the District at the election to be held on January 15, 1974.

PASSED and ADOPTED this 2nd day of January, 1974.

/s/ Stanley R. Anderson

President of the Council

ATTEST:

City Clerk

It was moved by Councilman Colescott and seconded by Councilman Kozisek 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.

I.D. ST-73

Engr's statement of completion

Resolution

Notice of Assessments

The following Statement of Completion for I.D. ST-73 was presented:

CONSTRUCTION COST
ID-ST-73

Totals on Final Estimate		
Job No. 1 \$33,741.50		
Job No. 2 22,091.40		
Job No. 3 <u>1,747.60</u>		
Total on final estimate \$57,580.50		
Bond cost (printing) 286.75		
Legal cost 500.00		

Advertising104.75		
Soc. Sec.32.61		
Overtime and part time557.19		
Postage (estimate)14.64		
Transportation (bonds) 60.89		
Estimated advertising balance <u>500.00</u>		
Total2,056.83		
Cost of bonds during construction (see sheet) 627.82		
Total\$60,265.15		
Minus sales & use tax refund		
Colorado state tax\$52.74		
City <u>12.50</u> 65.24		
Total Construction		

Cost\$60,199.91		
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COST OF BONDS DURING CONSTRUCTION

Date bonds were sold Sept. 1, 1973

Average interest on bonds 7.1751%

Amount of bonds \$42,000.00

Date of final payment of I.D. Nov. 16, 1973

Sept. 1, 1973 to Nov. 16, 1973 + 2.5 months @ 7.1751% $2.5/12 = 0.208333$ x $7.1751 = 1.4948\%$ $1.4948\% \times \$42,000 = \627.82

ASSESSMENT

ID ST-73

;comment;

table MS #42

;\comment

<u>JobAssessme ntCredit (Existing Curb & Gutter) Assm t w/ cost of bonds during constrTotal Assmt w/cost of bonds + 6% cost of collection</u>				
1.\$29,445.6 0\$8,579.97\$ 21,177.52\$2 2,448.17				
2.15,240.00 -0- 15,467.8016 ,395.86				

3,142.50- 0- 1,446.291,5 33.06				
Total 46,110.60\$8 ,579.97\$38, 091.61\$40,3 77.09				
Total Construction Cost\$60,199.91				
Minus Assessment with Cost of bonds during construction38,091.61				
Total City Share\$22,108.30				

The following Resolution was presented and read:

RESOLUTION

WHEREAS, the City Council of the City of Grand Junction, Colorado, has reported the completion of Improvement District No. ST-73; and

WHEREAS, the City Council has caused to be prepared a statement showing the assessable cost of the improvements of Improvement District No. ST-73 and apportioning the same upon each lot or tract of land or other real estate to be assessed for the same;

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

THAT the improvements connected therewith in said District be, and the same are hereby, approved and accepted; that said statement be, and the same is hereby, approved and accepted as the statement of the assessable cost of the improvements of said Improvement District No. ST-73 to be assessed; and

BE IT FURTHER RESOLVED, that the same be apportioned on each lot or tract of land or other real estate to be assessed for the same, together with interest at the average rate of 7.1751 percent per

annum to January 1, 1974; and

BE IT FURTHER RESOLVED, that the City Clerk shall immediately advertise for three days in the Daily Sentinel, a newspaper of general circulation published in said City notice to the owners of the real estate to be assessed, and all persons interested generally without naming such owner or owners, that said improvements have been completed and accepted, specifying the assessable cost of the improvements and the share so apportioned to each lot or tract of land; that any complaints or objections that may be made in writing by such owners or persons shall be made to the Council and filed with the Clerk within thirty days from the first publication of said notice; that same may be heard and determined by said notice; that same may be heard and determined by the Council at its first regular meeting after said thirty days and before the passage of the ordinance assessing the cost of the improvements, all being in pursuance of the terms and provisions of Chapter 18 of the Code of Ordinances of the City of Grand Junction, Colorado, being Ordinance No.178, as amended.

NOTICE

NOTICE IS HEREBY GIVEN to the owners of the real estate hereinafter described, said real estate comprising the district of lands as Improvement District No. ST-73, and to all persons interested therein as follows:

THAT the improvements in and for said district, which are authorized by and are in accordance with the terms and provisions of a Resolution passed and adopted on the 6th day of June, 1973, declaring the intention of the City Council of the City of Grand Junction, Colorado, to create a local improvement district to be known as Improvement District No. ST-73 with the terms and provisions of a Resolution passed and adopted on the 6th day of June, 1973, adopting details, plans, and specifications for said District; and with the terms and provisions of a Resolution passed and adopted on the 18th day of July, 1973, creating and establishing said District, all being in accordance with the terms and provisions of Chapter 18 of the Code of Ordinances of the City of Grand Junction, Colorado, being Ordinance No. 178, as amended, have been completed and have been accepted by the City Council of the City of Grand Junction, Colorado;

THAT the whole cost of the improvements to be assessed has been definitely ascertained and is in the sum of \$40,377.09 said amount including six percent (6%) for cost of collection and other incidentals and interest at the rate of 7.1751 percent per annum to January 1, 1974; that the part apportioned to and upon each lot or tract of land within said District and assessable for said improvements is hereinafter set forth; that payment may be made to the Treasurer of the City of Grand Junction at any time within thirty (30) days after the final publication of the assessing ordinance, assessing the real estate in said District for the cost of said improvements, and that the owner so paying should be

entitled to an allowance of six per cent (6%) for cost of collection and other incidentals;

THAT any complaints or objections that may be made in writing by the said owner, or owners of land within the said District and assessable for said improvements, or any person interested, made to the City Council and filed in the office of the City Clerk of said City within thirty (30) days from the first publication of this Notice will be heard and determined by the said City Council at its first regular meeting after said last mentioned date and before the passage of any ordinance assessing the cost of said improvements against the real estate in said District, and against said owners respectively, as by law provided;

THAT the sum of \$40,377.09 for improvements is to be apportioned against the real estate in said District and against the owners respectively as by law provided in the following proportions and amounts severally as follows, to wit:

Schedule No.	Amount	
COTTONWOOD MEADOWS SUBDIVISION (Texas Ave.)		
Block 5		
Lot 142943-073-02- 049\$ 231.09		
Lot 132943-073-02- 048499.62		
Lot 122943-073-02- 047355.02		
Lot 112943-073-02- 046355.03		

<p>Lot 102943-073-02-045355.03</p>		
<p>The East 19.25 ft.of Lot 92943-073-02-044124.26</p>		
<p>Beg. 265 ft. N of SE Cor SE Cor SE 1/4 NE 1/4 SW 1/4 Sec. 7 T1S R1E W 198 ft. N 65 ft. E 198 ft. S to Beg. Exc E 30 ft. for Rd2943-073-00-0301,195.91</p>		
<p>Beg. 200 ft. N of Se Cor SE 1/4 NE 1/4 SW 1/4 Sec 7 T1S R1E W 198 ft. N 65 ft. E 198 ft. S to Beg.2943-073-00-031478.75</p>		
<p>W 8 Rods of SE 1/4 SE 1/4 NE 1/4 SW 1/4 Sec 7 T1S R1E2943-073-00-1961,420.11</p>		
<p>W 70 ft of following described tract: Beg. SE Cor NE 1/4 SW 1/4 Sec 7 T1S R1E W 189.5 ft. and N 20 ft. to true POB N 180 ft. E 159.5 ft. S 180 ft. W 159.5 ft to Beg exc S 10 ft for Rd2943-073-00-18955.41</p>		
<p>Beg. 30 ft. W of SE Cor Sec 7 T1S R1E W</p>		

89.5 ft. N 200 ft. E 89.5 ft. S 200 ft. to Beg.2943-073-00- 19070.68		
TULA SUBDIVISION, 1st Addition (Mesa Avenue)		
Block 1		
Lot 92943-073-01- 016779.99		
Block 2		
East 77.50 ft. Lot 32943-073-02- 951467.99		
COTTONWOOD MEADOWS MOBILE HOME ESTATES (2nd Addition) 28 1/2 Road West Side		
Block 1		
Lot 12943-073-01- 017259.30		
Lot 22943-073-01- 018243.23		
Lot 32943-073-01- 019109.09		
Lot 42943-073-01-		

02012.91		
Block 3		
Lot 202943-073-01-083432.49		
Lot 192943-073-01-082300.11		
Lot 182943-073-01-081273.89		
Lot 172943-073-01-080273.89		
Lot 162943-073-01-079273.89		
Lot 152943-073-01-078273.89		
Lot 142943-073-01-077273.89		
Lot 132943-073-01-076298.93		
Lot 122943-073-01-075140.29		
TULA SUBDIVISION (1st Addition)		
Block 1		

Lot 92943-073-01- 0161,176.76		
Block 2		
Lot 32943-073-02- 951768.15		
COTTONWOOD MEADOWS SUBDIVISION		
Block 5		
Lot 142943-073-02- 049395.05		
Lot 132943-073-02- 048366.64		
Lot 122943-073-02- 047109.74		
Beg. 265 ft. N of SE Cor SE Cor SE 1/4 NE 1/4 SW 1/4 Sec 7 T1S R1E W 198 ft. N 65 ft. E 198 ft. S to Beg Exc E 30 ft. for road2943-073-00- 030699.30		
Beg. 200 ft. N of SE Cor SE 1/4 NE 1/4 SW 1/4 Sec 7 T1S R1E W 198 ft. N 65 ft. E 198 ft. S to		

Beg.2943-073-00-031699.30		
W 70 ft. following described tract: Beg. SE Cor NE 1/4 SW 1/4 Sec 7 T1S R1E W 189.5 ft. & N 20 ft. to true POB N 180 ft. E 159.5 ft. S 180 ft. W 159.5 ft. to Beg. Exc S 10 ft. for road2943-073-00-189449.70		
Beg. 30 ft. W of SE Cor Sec 7 T1S R1E W 89.5 ft. N 200 ft. E 89.5 ft. S 200 ft. to Beg.2943-073-00-1901,487.68		
COTTONWOOD MEADOWS MOBILE HOME ESTATES (First Addition) (28 1/2 Road East Side)		
Block 4		
Lot 312943-074-04-03157.45		
Lot 322943-074-04-032101.99		
Lot 332943-074-04-033114.90		
Lot 342943-074-04-034350.19		

Block 7		
Lot 102943-074-17-010240.78		
Lot 112943-074-17-011258.21		
Lot 122943-074-17-012258.21		
Lot 132943-074-17-013258.21		
Lot 142943-074-17-014258.21		
Lot 152943-074-17-015258.21		
Lot 162943-074-17-016258.21		
Lot 172943-074-17-017332.76		
Lot 182943-074-17-018183.84		
Block 1		
Lot 152943-074-05-01545.90		

Lot 162943-074-15-016101.99		
Lot 172943-074-05-017242.32		
Lot 182943-074-05-018233.95		
Lot 12943-074-05-001353.41		
Lot 22943-074-05-002116.19		
Lot 32943-074-05-003116.51		
Lot 42943-074-05-00454.87		
Block 2		
Lot 12943-074-06-001206.56		
Lot 22943-074-06-002222.70		
Lot 32943-074-06-019283.38		
Lot 42943-074-06-018158.15		

Lot 52943-074-06-01797.47		
Lot 62943-074-06-01610.72		
Lot 182943-074-06-00492.95		
Lot 192943-074-06-00323.24		
Block 3		
Lot 12943-074-07-001202.63		
Lot 22943-074-07-002253.68		
Lot 24 exc. Beg. SE Cor Lot 24 N 3° 32' E 50 ft. 5 in. N 87° 51' W 37 ft. 10 in. N 2° 58' W 51.73 ft. S 89° 53' E 38 ft. to Beg.2943-074-07- 02683.40		
Lot 232943-074-07-00557.06		
Lot 32943-074-07-003269.37		
That part of Lot 24		

Beg. SE Cor Lot 24 N 3° 32' E 50 ft. 5 in. N 87° 51' W 37 ft. 10 in. N 2° 58' W 51.73 ft. S 89° 53' E 38 ft to Beg.2943-074-07- 02548.09		
Lot 72943-074-07- 02153.25		
Lot 62943-074-07- 022109.22		
Lot 52943-074-07- 023121.03		
Lot 42943-074-07- 024361.94		
COMPTON SUBDIVISION (Kennedy Avenue)		
Lot 142943-073-04- 005296.61		
Lot 122943-073-04- 006925.23		
Lot 132943-073-04- 007746.96		
Lot 112943-073-06- 001656.27		
Lot 102943-073-06-		

002656.27		
Lot 92943-073-06- 003656.27		
Lot 1 (Compton Street)2943-073-05- 001833.78		
Lot 22943-073-05- 002806.88		
Lot 32943-073-05- 003806.88		
Lot 42943-073-05- 004806.88		
Lot 52943-073-05- 005806.88		
Lot 62943-073-05- 006833.78		
Lot 72943-073-05- 007806.88		
Lot 82943-073-05- 008796.12		
Lot 92943-073-06- 003686.39		
Lot 102943-073-06- 003269.28		

Lot 112943-073-06-001109.41		
Lot 122943-073-04-006293.39		
Lot 132943-073-04-007665.41		
Lot 142943-073-04-005681.87		
Lot 162943-073-04-003806.88		
Lot 152943-073-04-004806.88		
Lot 172943-073-04-002806.88		
Lot 182943-073-04-001833.78		
KEITH'S ADDITION (Alley 12th/135h)		
Block P		
Lots 13 & 142945-133-20-002161.37		
Lots 15 & 162945-133-20-003161.37		

Lots 17 to 202945-133-20-005322.75		
Lots 7 to 12 & Lots 21 to 252945-133-20-941887.57		

Dated at Grand Junction, Colorado, this 2nd day of January, 1974.

BY ORDER OF THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION,
COLORADO

By

City Clerk

STATE OF COLORADO)		
) ss		
COUNTY OF MESA		

I, STANLEY R. ANDERSON, President of the City Council of the City of Grand Junction, Colorado, do hereby certify that the above and foregoing is the statement showing the assessable cost of the improvements in Grand Junction Improvement District No. ST-73, and apportions the cost upon each lot or tract of land or other real estate to be assessed for the same, all in accordance with the terms and provisions of Chapter 18 of the Code of Ordinances of the City of Grand Junction, Colorado, being Ordinance No. 178, as amended.

PASSED and ADOPTED this 2nd day of January, 1974.

Stanley R. Anderson

President of the City Council

ATTEST:

City Clerk

PASSED and ADOPTED this 2nd day of January, 1974.

President of the Council

ATTEST:

City Clerk

It was moved by Councilman Grantham 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.

PROP. ORD.

Adopt Flood Plain Regulations under City zoning ord. Publish in pamphlet form

The following entitled proposed ordinance was presented and read: AN ORDINANCE AMENDING CHAPTER 32 OF THE CODE OF ORDINANCES OF THE CITY OF GRAND JUNCTION BY ADDING THERETO A ZONING CATEGORY AND REGULATIONS THEREUNDER TO CONTROL LAND USE AND CONSTRUCTION, ALTERATION OR RECONSTRUCTION OF BUILDINGS WITHIN ANY FLOOD REGULATORY AREA WITHIN THE CITY. The Ordinance is to be published in pamphlet form and a Notice to this effect to be published in the Daily Sentinel. It was moved by Councilman Van Houten and seconded by Councilman Kozisek that the proposed ordinance be passed for publication. Motion carried unanimously.

MISCELLANEOUS DISCUSSION

City Manager Rose advised Council that if there were no objections, Staff would contact local auditing firms to present proposals for auditing the 1973 City Records.

Mr. Rose advised Council they may wish to put aside some extra time following the next Pre-Council luncheon on January 14 to tour the Older American Center site and the new Mesa County Library construction site. Reminders will be mailed to Council next week.

Mrs. Penelope Eberhardt, 1363 Hall Avenue, appeared before Council and expressed concern that only one patrolman rides in the patrol cars. Mrs. Eberhardt felt that if two patrolmen were in the patrol

cars, they would be safer. City Manager Rose said he would propose this to the new Police Chief and see what his recommendations would be. President Anderson said that he has ridden with patrolmen, and in this area it is possible to have an additional police car dispatched as a backup.

ADJOURNMENT

The President adjourned the meeting.

Neva B. Lockhart

City Clerk