

Published by Municipal Code Corporation

Grand Junction, Colorado

March 6, 1974

ROLL CALL

The City Council of the City of Grand Junction, Colorado, met in regular session at 7:30 p.m. March 6, 1974, 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, Jane Quimby, Elvin Tufly, and Robert Van Houten. Councilman Larry Kozisek was absent. Also present were City Attorney Gerald Ashby, City Manager Harvey Rose, and City Clerk Lockhart.

MINUTES

There being no corrections or additions to the Minutes of the Regular Council meeting held on February 20, 1974, and to the Minutes of the Adjourned Meeting held on February 25, 1974, Councilman Colescott moved they be approved as written. Councilman Grantham seconded and the said motion carried.

HEARING

Flood Plain Map Tabled

This date was advised for hearing on the Flood Plain Map. Mr. Berndt Holmes, Attorney, was present representing Frank Dunn and C. D. Smith. Mr. Holmes felt the adoption of the map as proposed by the Army Corps of Engineers would be a bit premature, and urged Council to take into consideration those people directly affected. President Anderson said that HUD has been given the authority for administering the insurance program for the flood plain areas. After June 30, 1975, no loans will be issued for buildings or improvements in the flood plain area. City Manager Rose explained that the HUD map, which is more restrictive, has been adopted by the Federal Government. It would now be the position of the City of Grand Junction to contest that map and perhaps designate the Army Corps of Engineers' map as the flood plain zone. The following people said they would like to be notified of the hearing and they would speak at the hearing:

Mr. Tom Lewis
Mr. Bill Jarvis, Sr.
Mr. Bill Jarvis, Jr.
Mr. Claud Smith
Mr. Dean Van Gundy
Mr. Fred Nesbitt
Mr. Pat Belcasto
Mr. Charles Pennal
Mr. Cecil Walt

Mr. Dudley Clymer

The President closed the hearing. It was moved by Councilman Van Houten and seconded by Councilman Grantham that this matter be tabled for further study. Motion carried.

MULTI-PURPOSE BLDG.

Phased bids-lump sum concept adopted

Mr. Aubrey Harwood, Contractor, was present and discussed the benefits that would be derived by the City if it chose the phased-bid method for the construction of the Multi-Purpose Building. He felt that phased bidding would save the City roughly \$200,000. He noted that the architect must have more of the plans available for either type bid, and stated that if the construction is held up on some phase of the building due to lack of plans, the City might consider assessing a penalty against the architect.

It was moved by Councilman Tufly and seconded by Councilwoman Quimby that the phased bid method be approved for the Multi-Purpose Building. A majority having voted No, the President declared the motion lost.

It was moved by Councilman Van Houten and seconded by Councilman Colescott that the City Manager direct the architect to proceed with all haste in the preparation of the plans for a lump-sum bid on the Multi-Purpose Building. Motion carried.

COMMUNITY ACTION PROGRAMS

Report on

Mr. Gary Carlson, Director of the Community Action Programs, presented a report on Community Action Programs. Current projects include Supplemental Food Program, ComAct Housing, Private Non-Profit Human Development Program, Financial and Consumer Planning Program, and Senior Citizens Program in the Delta and Montrose County area. Councilwoman Quimby reported that she has attended her first ComAct Housing Board meeting since her appointment. She said the houses ComAct Housing was acquiring for \$7,000 to \$8,000 are now costing \$15,000 to \$16,000.

LEASE RENEWAL

ACE Kindergarten Bldg. to Colo. West Community Action Programs Headstart - approved

Ms. Sharon Meiklejohn, Director of Colorado West Community Action Programs/Head Start, requested renewal of the lease agreement for the ACE Kindergarten Building, 134 West Avenue, and that the term of the lease be extended so it does not expire during the school year.

It was moved by Councilman Colescott and seconded by Councilman Grantham that the lease be renewed and the term extended through June 30, 1974. Motion carried.

DAYS

Bicycle Meet Sherwood Park Tabled

Mr. John Tweed, representing the Mesa College Student Body Association, appeared before Council to request permission to use the street surrounding Sherwood Park on Sunday afternoon (1:00 to 5:00 p.m.), April 21, for a Bicycle Meet. He said it would be helpful but not necessary to have partial blocking of the six streets that feed into the area. He said that the group could have someone stationed at these points to allow people living in the area to come and go. Council suggested that Mr. Tweed get the support of the people in the neighborhood and bring the information back to the next Council meeting.

It was moved by Councilman Van Houten and seconded by Councilman Colescott that this matter be tabled until March 20. Motion carried.

SER REPORT

Jobs for progress

Mr. Winston Rocha, Director of SER (Service, Employment Redevelopment - Jobs for Progress), reported to Council that he is very optimistic about the program. He noted that he has been able to stay within two placements of the projected placements. At this time, SER is obligated to just under \$14,000 with businessmen in this area. That is for ten placements. The average hourly wage is \$2.85. Some of the on-the-job training are in the categories of cabinetmaking, cameramen, bookkeeping, managing liquor establishments, and auto mechanics.

ORD. NO. 1491

Vacate portion of streets & alley Main & Second for Multi-purpose bldg.

The Proof of Publication to the following entitled proposed ordinance was presented: AN ORDINANCE VACATING PORTIONS OF STREETS AND AN ALLEY WITHIN THE CITY OF GRAND JUNCTION. It was moved by Councilman Colescott and seconded by Councilman Tufly that the Proof of Publication be accepted and filed. Motion carried.

It was moved by Councilman Grantham 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 Colescott and seconded by Councilman Tufly that the

Ordinance be passed, adopted, numbered 1491, and ordered published. Roll was called upon the motion with all Council members present voting AYE. The President declared the motion carried.

PROP ORD.

Adopt by reference 1973 Edition Model Traffic Code

Notice of Hearing

The following entitled proposed ordinance was presented and read: AN ORDINANCE FOR THE REGULATION OF TRAFFIC BY THE CITY OF GRAND JUNCTION, COLORADO, FOR THE PURPOSE OF PROVIDING A SYSTEM OF TRAFFIC REGULATIONS CONSISTENT WITH STATE LAW AND GENERALLY CONFORMING TO SIMILAR REGULATIONS THROUGHOUT THE STATE AND THE NATION; ADOPTING BY REFERENCE THE 1973 EDITION OF THE "MODEL TRAFFIC CODE FOR COLORADO MUNICIPALITIES;" REPEALING ALL ORDINANCES IN CONFLICT THEREWITH; AND PROVIDING PENALTIES FOR VIOLATION THEREOF. It was moved by Councilman Van Houten and seconded by Councilwoman Quimby that the proposed ordinance and the Notice of Hearing be passed for publication. Motion carried.

G.J. PARKING AUTHORITY

Resolution

The following Resolution was presented and read:

RESOLUTION

OF THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION, COLORADO APPROVING; THE FORMATION OF GRAND JUNCTION, COLORADO, PARKING AUTHORITY; THE PROPOSED PURCHASE BY THE AUTHORITY OF CERTAIN PROPERTY; THE ISSUANCE BY SAID AUTHORITY OF BONDS SECURED BY A SECURITY INTEREST ON THE PROPERTY; SAID AUTHORITY'S LEASING OF THE PROPERTY TO THE CITY; AND THE PLAN WHEREBY THE CITY CAN ACQUIRE THE PROPERTY ON PAYMENT OF THE BONDS

WHEREAS, the Secretary of State of the State of Colorado issued a Certificate of Incorporation of Grand Junction, Colorado, Parking Authority (the "Authority"), as a Colorado non-profit corporation, on November 2, 1972;

WHEREAS, the Authority, in accordance with its Articles of Incorporation, proposes to acquire certain Property to be used on behalf of the City, and to issue Bonds secured by a security interest on such Property implemented by a Trust Agreement;

WHEREAS, the Authority proposes to lease the Property to the City primarily for off-street parking purposes;

WHEREAS, the Authority is obligated by the terms of its Articles of Incorporation and the proposed Lease to transfer the Property

to the City upon payment of all costs and expenses incurred by the Authority relating to the Property, including retirement of said Bonds;

WHEREAS, the City Council deems the leasing of such Property, and its ultimate acquisition by the City, to be beneficial to the growth and prosperity of the City of Grand Junction, Colorado, and in the preservation of the public health and welfare of the residents of the City.

NOW, THEREFORE, BE IT RESOLVED:

1. That the incorporation of the Authority and the provisions of its Articles of Incorporation are hereby approved for the purposes set forth in said Articles of Incorporation.

2. That the City Council approves the plan whereby the Authority will acquire and finance the acquisition of the aforesaid Property.

3. That the City Council approves the procedure whereby the City will lease the Property from the Authority for off-street parking and other municipal purposes.

4. That the City Council approves the procedure whereby the Authority proposes to issue and sell its Bonds in a principal amount not to exceed \$1,000,000.00, secured by a security interest in the Property substantially in accordance with the proposed Trust Agreement.

5. That the City will accept title to the Property at such time as said Bonds and the costs and expenses incurred by the Authority relating to the Property have been fully paid, in accordance with the Articles of Incorporation of the Authority and the proposed Lease.

6. That nothing in this Resolution shall impose or be construed as imposing any liability upon the City of Grand Junction as a result of any actions of the Authority taken as hereinabove provided, except to the extent of the City's obligations under any lease it may enter into pursuant to proper ordinance, or as imposing any liability upon the City of Grand Junction for any Bonds issued or to be issued by the Authority pursuant to any security agreement or Trust Agreement entered into by the Authority.

7. That this Resolution shall take effect upon its adoption.

PASSED and ADOPTED this 6th day of March, 1974.

Stanley R. Anderson

President of the Council

ATTEST:

City Clerk

It was moved by Councilman Colescott and seconded by Councilman Tufly that the Resolution be passed and adopted as read. Roll was called upon the motion with the following results:

Councilmen Voting in Favor of the above Resolution:

Harry Colescott
Silas Grantham
Jane Quimby (Councilwoman)
Elvin Tufly
Robert Van Houten
Stanley R. Anderson (President of the Council)

Councilmen Voting Against the above Resolution:

None

Councilman absent and not Voting: Lawrence L. Kozisek

All members of the Council present having voted AYE, the President declared the motion carried and the Resolution duly passed and adopted.

CONTINGENCY FUND

Authorize \$5,000 for 2 police motorcycles

City Manager Rose reported that Chief of Police Ben Meyers has been updating the Police Department by utilizing the existing equipment and manpower to the maximum and generally preparing for the anticipated growth of this community. During the course of this study, it was observed that with one squad wrecked and several squads unavailable for use due to lack of parts and general maintenance, only one or two squad vehicles would be on the street at a time. This has been partially corrected by giving Fire and Police vehicles priority with regard to the Mechanical Maintenance Division. In addition Mr. Rose shall he has authorized the City Purchasing Agent to seek bids from car dealers for two vehicles "off the showroom floor." This will permit the rapid replacement of the wrecked vehicle and purchase of the newly budgeted squad. Chief Meyers has reviewed the Police Department's 10-4 work plan and feels that a return to the 8-5 plan will place more Police Officers on the streets. This will required additional vehicles. Mr. Rose said that it is felt this would be an appropriate time to expand the Police Motorcycle Unit from one to three members. It is felt that motorcycles should be of greater value than sedans in traffic control, particularly on North Avenue, Main Street, and Unawep Avenue. Additional benefits would be more flexibility in crowd control and in summer park patrol

duties. This should get a larger work force on the streets and will also release more squad vehicles for residential patrol. He requested authorization to appropriate \$5,000 from the Council Contingency Fund for two motorcycles. It was moved by Councilman Grantham and seconded by Councilwoman Quimby that the City Manager be authorized to appropriate \$5,000 of the Council Contingency Fund for two motorcycles for the Police Department. Councilman Tufly stated that the Police Chief should plan for equipment purchases within the budget. City Manager Rose said that since Meyers did not participate in the development of this year's budget, he should be allowed some flexibility. Councilman Grantham and Councilman Tufly agreed that he should not be given a free rein. The motion carried.

HOUSE BILL NO. 1156

Resol urging enactment

The following Resolution was presented and read:

RESOLUTION

WHEREAS, House Bill No. 1156, concerning planning, and relating to the powers of counties, cities and counties, and municipalities to regulate development, use of land and water, and the operation of activities conducted thereon and the provision of services thereto, and making an appropriation therefor, has been introduced in the Forty-ninth General Assembly of the State of Colorado, and

WHEREAS, House Bill No. 1156 provides the best blend of local control of land and water use with the imperative demand for such control within the State of Colorado and its local communities,

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

That the General Assembly be urged to enact House Bill No. 1156 and that a copy of this Resolution be communicated to such Assembly and particularly to the State Legislators from Mesa County.

PASSED and ADOPTED this 6th day of March, 1974.

Stanley R. Anderson

President of the Council

ATTEST:

City Clerk

It was moved by Councilwoman Quimby and seconded by Councilman

Grantham that the Resolution be passed and adopted as read. Roll was called upon the motion with all Council members present voting AYE. The President declared the motion carried and the Resolution duly passed and adopted.

MISCELLANEOUS

Councilman Colescott moved that President Anderson be appointed to select a gift for Councilman Kozisek who is in the hospital. The motion was duly seconded and carried.

ADJOURNMENT

The President adjourned the meeting.

Neva B. Lockhart

City Clerk