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Grand Junction, Colorado

September 4, 1974

### ROLL CALL

The City Council of the City of Grand Junction, Colorado, met in regular session at 7:30 p.m. September 4, 1974, in the Civic Auditorium at City Hall. Present and answering roll call were President of the Council Lawrence Kozisek and Council Members Stanley Anderson, Harry Colescott, Silas Grantham, Jane Quimby, and Robert Van Houten. Councilman Elvin Tufly was absent. Also present were City Attorney Gerald Ashby, City Manager Harvey Rose, and City Clerk Neva Lockhart.

### MINUTES

Councilman Anderson moved that the Minutes of the regular Council meeting of August 21, 1974, be approved as written, which motion was seconded by Councilwoman Quimby and said motion carried.

### NEW CITY EMPLOYEES

Darrell Arnold and William Rottinghaus, Fire Department, and Noel Rewerts, Police Department, were present and introduced to Council, and Wanda Garcia, City Manager's Office, was present.

### BIDS-AWARD CONTRACT

Concrete decks & modification to Moyer SWIMMING Pool - Fred Cunningham, \$9,745

Two bids were received and opened at 2:00 p.m. Tuesday, September 3, for the construction of concrete deck and modifications to the east end of Moyer swimming pool. Bidders were:

Vic's Concrete Construction \$10,556.71  
Cunningham Cement Contractor, Inc. 9,745.00  
Engineer's estimate 9,437.50

The City Manager and Parks and Recreation Director recommended award of contract to the low bidder.

Councilman Van Houten moved that the contract for the construction of concrete deck and modifications to Moyer swimming pool be awarded to Cunningham Cement Contractor, Inc., for its low bid of \$9745.00, which motion was seconded by Councilman Grantham and said motion carried.

### 3.2 BEER LICENSES

Renew Bob's Discount Mkt Southside Grocery

Applications were submitted by the following businesses for the renewal of 3.2 beer licenses:

Robert J. Johnson, Bob's Discount Market, 460 28 1/2 Rd.

Elbyrne G. & Melva M. Thacker; Southside Grocery, 832 South 7th Street

The Police Department investigations revealed nothing which would preclude the renewal of the licenses.

Councilman Grantham moved that the applications be approved and authorized the issuance of licenses when the State licenses have been received, which motion was seconded by Councilman Colescott and said motion carried.

#### ORDINANCE NO. 1519

Vacate alleys Blk 2 Parkland Subdiv

The Proof of Publication to the following entitled proposed ordinance was presented: AN ORDINANCE VACATING PORTIONS OF ALLEYS IN THE CITY OF GRAND JUNCTION. IT was moved by Councilman Colescott and seconded by Councilman Anderson that the Proof of Publication be accepted and filed. Motion carried.

It was moved by Councilman Anderson and seconded by Councilman Anderson and seconded by Councilman Grantham 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 Councilwoman Quimby that the Ordinance be passed, adopted, numbered 1519, and ordered published. Roll was called upon the motion with all Council members present voting AYE. The President declared the motion carried.

#### ORD. 1520

Zoning Partee Hts Annexation H.O. & R-1-B

The Proof of Publication to the following entitled proposed ordinance was presented: AN ORDINANCE AMENDING THE ZONING MAP, A PART OF CHAPTER 32 OF THE CODE OF ORDINANCES OF THE CITY OF GRAND JUNCTION, BY ADDING THE ZONING OF CERTAIN LANDS WITHIN THE CITY. It was moved by Councilman Colescott and seconded by Councilman Anderson that the Proof of Publication be accepted and filed. Motion carried.

It was moved by Councilman Grantham and seconded by Councilman Van Houten 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 Anderson and seconded by Councilman Van Houten that the Ordinance be passed, adopted, numbered 1520, and ordered published. Roll was called upon the motion with all Council members present voting AYE. The President declared the motion carried.

ORD. NO. 1521

Zoning Garfield View Annexation R-1-B

The Proof of Publication to the following entitled proposed ordinance was presented: AN ORDINANCE AMENDING THE ZONING MAP, A PART OF CHAPTER 32 OF THE CODE OF ORDINANCES OF THE CITY OF GRAND JUNCTION, BY ADDING THE ZONING OF CERTAIN LANDS WITHIN THE CITY. It was moved by Councilman Colescott and seconded by Councilman Anderson that the Proof of Publication be accepted and filed. Motion carried.

It was moved by Councilman Grantham and seconded by Councilman Anderson 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 Anderson that the Ordinance be passed, adopted, numbered 1521, and ordered published. Roll was called upon the motion with all Council members present voting AYE. The President declared the motion carried.

ORD. NO. 1522

Zoning West Side Sewer Plant Annex I.1

The Proof of Publication to the following entitled proposed ordinance was presented: AN ORDINANCE AMENDING THE ZONING MAP, A PART OF CHAPTER 32 OF THE CODE OF ORDINANCES OF THE CITY OF GRAND JUNCTION, BY ADDING THE ZONING OF CERTAIN LANDS WITHIN THE CITY. It was moved by Councilman Grantham and seconded by Councilman Anderson that the Proof of Publication be accepted and filed. Motion carried.

It was moved by Councilman Colescott and seconded by Councilman Anderson 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 Councilwoman Quimby and seconded by Councilman Van Houten that the Ordinance be passed, adopted, numbered 1522, and ordered published. Roll was called upon the motion with all Council members present voting AYE. The President declared the motion carried.

ORD. NO. 1523

Zoning Mantey Heights Water Tank Annex R-1-A

The Proof of Publication to the following entitled proposed ordinance was presented: AN ORDINANCE AMENDING THE ZONING MAP, A PART OF CHAPTER 32 OF THE CODE OF ORDINANCES OF THE CITY OF GRAND JUNCTION, BY ADDING THE ZONING OF CERTAIN LANDS WITHIN THE CITY. It was moved by Councilman Grantham and seconded by Councilman Colescott that the Proof of Publication be accepted and filed.

It was moved by Councilwoman Quimby and seconded by Councilman Van Houten that the proposed ordinance be called up for final passage, and read.

The Ordinance was read. There being no comments, it was moved by Councilman Van Houten and seconded by Councilman Colescott that the Ordinance be passed, adopted, numbered 1523, and ordered published. Roll was called upon the motion with all Council members present voting AYE. The President declared the motion carried.

ORD. NO. 1524

Zoning Waldrop Annex R-1-A

The Proof of Publication to the following entitled proposed ordinance was presented: AN ORDINANCE AMENDING THE ZONING MAP, A PART OF CHAPTER 32 OF THE CODE OF ORDINANCES OF THE CITY OF GRAND JUNCTION, BY ADDING THE ZONING OF CERTAIN LANDS WITHIN THE CITY. It was moved by Councilman Anderson and seconded by Councilman Grantham 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. Motion carried.

The Ordinance was read. There being no comments, it was moved by Councilman Anderson and seconded by Councilman Grantham that the Ordinance be passed, adopted, numbered 1524, and ordered published. roll was called upon the motion with all Council members present voting AYE. The President declared the motion carried.

ORD. NO. 1525

Zoning Jayne's No. 1 Annex R-1-A

The Proof of Publication to the following entitled proposed ordinance was presented: AN ORDINANCE AMENDING THE ZONING MAP, A PART OF CHAPTER 32 OF THE CODE OF ORDINANCES OF THE CITY OF GRAND JUNCTION, BY ADDING THE ZONING OF CERTAIN LANDS WITHIN THE CITY. It was moved by Councilman Grantham and seconded by Councilman Colescott that the Proof of Publication be accepted and filed.

Motion carried.

It was moved by Councilman Anderson and seconded by Councilman Van Houten 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 Colescott that the Ordinance be passed, adopted, numbered 1525, and ordered published. Roll was called upon the motion with all Council members present voting AYE. The President declared the motion carried.

ORD. NO. 1526

Zoning Jayne's No. 2 Annex R-1-A

The Proof of Publication to the following entitled proposed ordinance was presented: AN ORDINANCE AMENDING THE ZONING ORDINANCE, A PART OF CHAPTER 32 OF THE CODE OF ORDINANCES OF THE CITY OF GRAND JUNCTION, BY ADDING THE ZONING OF CERTAIN LANDS WITHIN THE CITY. It was moved by Councilman Grantham and seconded by Councilwoman Quimby 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. Motion carried.

The Ordinance was read. There being no comments, it was moved by Councilman Van Houten and seconded by Councilwoman Quimby that the Ordinance be passed, adopted, numbered 1526, and ordered published. Roll was called upon the motion with all Council members present voting AYE. The President declared the motion carried.

ORD. NO. 1527

Rezoning Lots 18/22 Blk 132 to H.O. (NW cor 12th & Ute)

The Proof of Publication to the following entitled proposed ordinance was presented: 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 OF CERTAIN LANDS WITHIN THE CITY. It was moved by Councilman Colescott and seconded by Councilwoman Quimby 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 Councilwoman Quimby and seconded by Councilman Grantham that the

Ordinance be passed, adopted, numbered 1527, and ordered published. Roll was called upon the motion with all Council members present voting AYE. The President declared the motion carried.

SAN SR 31-74

Phase II, O.M. Resolution Intent to create district

Councilman Anderson moved that the following Resolution be passed and adopted as read:

RESOLUTION

DECLARING THE INTENTION OF THE CITY COUNCIL OF GRAND JUNCTION, COLORADO, TO CREATE WITHIN SAID CITY A LOCAL IMPROVEMENT DISTRICT TO BE KNOWN AS SANITARY SEWER DISTRICT NO. 31-74, AND AUTHORIZING THE CITY ENGINEER TO PREPARE DETAILS AND SPECIFICATIONS FOR THE SAME.

WHEREAS, the City Council has found and determined and does hereby find and determine, that the construction of a sanitary sewer drainage system within the said described area is necessary for the health and safety of the residents of the territory to be served, and would be of special benefit to the property included within the said district; and

WHEREAS, the City Council deems it advisable to take the necessary preliminary proceedings for the creation of a special improvement sanitary sewer district to be know as Sanitary Sewer District No. 31-74:

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

1. That the district of lands to be assessed with the cost of the proposed sanitary sewer improvement shall be as follows:

Beginning at a point on the South line Northeast quarter Northeast Quarter Section 26 Township 1 South, Range 1 West Ute Meridian which is 165.0 feet East of the West boundary line of said Northeast quarter Northeast quarter; thence running northerly to the Southeast corner of Lot 1 Block 1, Replat Perkins Subdivision; thence running East a distance of 170.0 feet; thence running North 0° 03' West a distance of 448.31 feet; thence running North 45° 00' East a distance of 44.65 feet; thence running North 0° 03' West a distance of 180.0 feet to the North line of Section 26 Township 1 South Range 1 West ("C" Road) Ute Meridian; thence running easterly along the North line of said Section 26 to a point 178.2 feet West of the section corner common to Sections 23, 24, 25 & 26 Township 1 South Range 1 West Ute Meridian; thence running Northerly and parallel to the East line of Section 23 Township 1 South Range 1 West Ute Meridian to the North boundary

line of Central Orchard Mesa Annexation; thence running easterly along said North boundary of Central Orchard Mesa annexation to the Northeast corner of Lot 6 of Williams Subdivision; thence running South to the South boundary line of Section 24 Township 1 South Range 1 West; thence running easterly along the North boundary line of Section 25 ("C" Road) to the North quarter corner of said Section 25 Township 1 South Range 1 West; thence running Southerly along the North South Quarter Section line of Section 25 ("27 1/2 Road") to the center quarter corner of said Section 25; thence running Westerly along said quarter section line (which is B 1/2 Road) to its intersection with the North right of way line of U.S. Highway No. 50, as now constructed; thence running Northwesterly along said North right of way line of U.S. Highway 50 to its intersection with the South boundary line of the Northeast quarter Northeast quarter Section 26 Township 1 South Range 1 West; thence running easterly to point of beginning.

2. That the City Engineer be, and he is hereby, authorized and directed to prepare and file full details, plans, and specifications for such sewer construction, and estimate of the total cost thereof, exclusive of the per centum for cost of collection and other incidentals, and of interest to the time the first installment becomes due, and a map of the district to be assessed, from which the approximate share of said total cost that will be assessed upon each piece of real estate in the district may be readily ascertained, all as required by Ordinance No. 178, as amended, of the City.

ADOPTED and APPROVED this 4th day of September, 1974

Lawrence L. Kozisek

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President of the City Council

ATTEST:

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City Clerk

Motion was seconded by Councilman Grantham. 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.

#### HEARING

Housing Authority Petition

This date was advertised for hearing upon the petition signed by 37 residents of the City of Grand Junction attesting to the need for the creation of a Housing Authority to provide safe and sanitary dwelling accommodations in Grand Junction available to all inhabitants and particularly for persons of low income.

Mr. Augie Reyes, member of ComAct Housing and Western Colorado Community Action Programs, introduced Mr. David Hurlinger, the Director of Colorado Housing, Inc., a corporation that operates statewide to offer technical assistance. This particular corporation has been in operation for three years and has assisted many other communities in Colorado to establish a local Housing Authority. Mr. Hurlinger explained that a local Housing Authority is created via the State enabling legislation by the City Council or the County Commissioners, as the case may be. The Authority, containing 5 members, could be approved and appointed by the city Council and of the 5, one member may be a Council member and the other 4 members of the community, or it may be composed totally of Council members. Mr. Hurlinger said that the main job of a Housing Authority is to:

1. Put together a plan acceptable to the City Council and submit that plan for funding to the Housing and Urban Development or to the State Housing Finance Authority--one of the two or a combination thereof; and
2. Once funding is achieved via one of these agencies, to work with the City Council or the staff of the City to bring in local builders and lenders so they can participate in the program, the program being a leasing program where the local Housing Authority acts only as a conduit for Federal funds to local enterprise.

He continued that under the new 1974 Housing and Community Development Act recently signed by the President, more control is given to the local governments in that (1) the proposal must be submitted to the City Council for approval before its submission to the Housing and Urban Development and (2) HUD will send a letter to the City Council asking if they approve the concept of the proposal. If the City Council does not, the proposal is then returned to the local Housing authority. He noted that updating of the 1972 Western Colorado Regional Planning Commission Report on Housing Needs and Programs could serve as a plan and that the local ComAct Housing could fit into the Housing Authority concept very well.

Testifying for the need of housing for low-income families were Mr. Reyes, Mr. Don MacKendrick, Mr. Levi Lucero, Mr. Keith Chesman, and Mr. Paul Brown. all favored the creation of a Housing Authority.

Mr. R.R. Skinner, 1416 Elm Avenue, said he believed in the individual's freedom to provide his own home. He did not favor Federal government involvement on the local level.

Councilman Anderson moved that the hearing be closed but the record remain open so that letters in favor of a Housing Authority or those opposing such Authority may be received and considered by the Council at its next meeting.



Councilman Van Houten moved to amend the main motion, accepted by Councilman Anderson by adjourning the hearing until September 18, with the record to remain open for the purpose of receiving letters in support of the creation of a Housing authority or in opposition to the creation of such Authority and that the hearing be re-opened on September 18 with adequate time scheduled for hearing thereon after which Council will issue a decision. Such motion was seconded by Councilman Grantham and carried by unanimous vote.

Councilman Anderson moved that the City Attorney be directed to draft a resolution to create a Housing Authority for the September 18 meeting at which time Council will take positive or negative action and that said Resolution reflect:

1. That the houses actually be build within the City of Grand Junction after the locations are reviewed by the City Council and the City Planning Commission;
2. That appointments of the trustees or directors to the Housing Authority be made by the City Council with authority to make removals from that Housing Authority being retained by the City Council, if that is possible;
3. That some of the houses to come under the purview of the Housing Authority be rehabilitative houses;
4. That care be taken to encourage the ownership of these homes by the renters over a period of time, and if possible that that care be incorporated in the adopting resolution;
5. That care be taken to assure that the renter and the owner maintain the units of housing so that they will not be a blight upon the neighborhood, and that that care be incorporated in the adopting resolution; if possible; and
6. Also, that the houses remain and be kept on the tax rolls, if possible;

each of these items to be researched by Council, which motion was seconded by Councilman Van Houten and said motion carried by unanimous vote.

#### ADJOURNMENT

Councilman Van Houten moved to adjourn the meeting, which motion was seconded by Councilman Colescott and carried unanimously.

Neva B. Lockhart

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City Clerk