

Grand Junction, Colorado

September 17, 1975

ROLL CALL

The City Council of the City of Grand Junction, Colorado, met in regular session at 7:30 p.m. September 17, 1975, in the Council Chambers at City Hall. Members present and answering roll call: Larry Brown, Harry Colescott, Karl Johnson, Jane Quimby, Elvin Tufly, Robert Van Houten, and President of the Council Lawrence Kozisek. Also present: City Manager Harvey Rose, City Attorney Gerald Ashby, and City Clerk Neva Lockhart.

MINUTES

It was moved by Councilman Colescott and seconded by Councilman Tufly that the Minutes of the Regular Meeting September 3, 1975, be approved as written. Motion carried.

ORDINANCE NO. 1575 - BARKING DOGS

The Proof of Publication to the following entitle proposed ordinance was presented: AN ORDINANCE REQUIRING CONTROL OF BARKING DOGS BY THE OWNERS THEREOF. It was moved by Councilman Johnson and seconded by Councilman Colescott that the Proof of Publication be accepted for filing. Motion carried.

It was moved by Councilman Colescott and seconded by Councilman Brown 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, adopted, numbered 1575, and ordered published. Roll was called upon the motion with all members of Council voting AYE. The President declared the motion carried.

PROPOSED ORDINANCE REGARDING BURGLAR ALARMS

City Attorney Ashby reviewed the following entitled proposed ordinance: AN ORDINANCE PROVIDING FOR THE LICENSING AND REGULATION OF THE INSTALLERS OR MAINTAINERS OF POLICE ALARM SYSTEMS AND PROVIDING FOR COMPENSATION FOR EXCESS ALARMS FROM POLICE ALARM SYSTEMS.

Councilman Brown said that every facet of the proposed ordinance was unanimously approved by the members of the Burglar Alarm Committee (which included Mr. Gerald Reynolds and Mr. William Pitts who are installers of systems) except for the license fee. Some members of the Committee wanted the licensing fee set at \$50 and some wanted it set at \$100; therefore, the compromise at \$75. Councilman Brown further stated that a copy of the proposed ordinance was mailed to everyone who attended the City Council

meeting July 2, 1975, and also to the Chamber of Commerce and the Downtown Retail Merchants. Copies were also mailed to people listed in the telephone directory who might have some interest in burglar alarm installation service.

Mr. Steve Smith, Sunset Security, who listed his address as being in the County, stated that he is relatively new in the area and is relatively new in the alarm systems. He stated that he had reviewed the proposed ordinance with Councilman Brown earlier today, and in general he favors the adoption of the ordinance. He felt the strongest section of the ordinance is the bonding, although he felt the amount of the bond is irrelevant. He felt the installer's integrity is on the line when he applies for a bond. As far as the licensing of the installer, Mr. Smith did not feel this was too important one way or the other. As far as the section on penalizing he stated he does understand the formula but he feels the cost is a little high as far as false alarms are concerned. He hopes the penalty for false alarms does not become so high the merchants become disenchanted with alarm systems. Mr. Smith personally feels alarm systems are deterring crime. he suggested lowering the dollar amount on the penalty after four alarms a year, false or otherwise.

Councilman Johnson concurred with Mr. Smith's comments. He felt it incumbent upon Council to encourage the use of alarm systems by making sure that this ordinance is not so restrictive that it discourages business in the community and the private sector from using alarms for the protection of property.

It was moved by Councilman Van Houten and seconded by Councilman Johnson that the proposed ordinance be passed for publication.

Mr. Gerald Reynolds, Security Meridian Police and a member of the Burglar Alarm Committee, said he is not in complete agreement with the proposed ordinance and felt the Committee strayed somewhat from its original purpose. He would, however, go along with the majority. He still feels there should be an allowance made where there is an actual burglary or attempted entry and that there should not be an assessment for those cases.

Councilman Brown said that of the estimated 900 false alarms there may be this year, four of those alarms will be real. But every merchant in town is going to get four alarms free per year. He said the odds of one merchant having more than one burglary are pretty remote. With the use of the formula in the proposed ordinance, this avoids 900 "guesses."

Mr. Smith concurred with Mr. Reynolds. He said he does not feel one should penalize a man for an actual break-in where the alarm went off. He said that where there is an actual break-in and the police arrive, it is a break-in whether the police do or do not make an arrest. He felt that assessment would be difficult to uphold when a merchant has had four alarms and then this was an actual break-in for which he must pay an assessment.

Councilman Johnson recognized the difficulty in defining "false alarm." He noted the many factors that can set off an alarm and said it may be an actual attempt to make entry.

Councilman Brown said that in spite of the many factors involved in which the alarm may be triggered, the point is that credit is made for these contingencies in the schedule.

The question being upon the passing of the proposed ordinance for publication, the motion carried unanimously.

Councilman Brown said he would like to have some form of appreciation given the members of the Burglar Alarm Committee. He noted the long, hard work by these members in presenting the final draft for Council consideration. These members put the good of the City ahead of their own personal considerations. He also suggested for consideration at a later date the use of whatever revenue is generated by this ordinance to provide assistance and training to the merchants in the use of alarms in the hope that the assistance will be so good that the revenue will drop and there will not be a problem.

Council commended the Committee and Councilman Brown for their work on this proposed ordinance.

Mr. Mike Oliver, representing Mosler Safe Company, stated that he contacted his home office concerning the proposed ordinance and learned this is a problem nationwide. He noted that the installers of the systems need to become more professionalized. He felt the licensing requirement is good, however, he was concerned that as more and more cities adopt ordinances of this nature, the installers would be required to comply with each in its licensing program. Councilman Brown said the Committee discussed this item, and it was felt that as more and more cities adopt legislation of this nature and hopefully before it becomes a burden to each company in operation around the State that the State would indeed adopt a similar piece of legislation that might eliminate all the license fees. Councilman Johnson suggested that all the companies get together and petition the Legislature to consider this factor.

#### OLD-FASHIONED STREET LIGHTS TO BE REPLACED IN ISLANDS ON NORTH 7TH STREET

Mrs. Kathy Jordan appeared before Council to discuss the feasibility of replacing the old-fashioned street lights in the islands along North 7th Street. Mrs. Jordan presented to Council the approximate cost and the in-kind money and services she has achieved to complete this project. She requested the City to act as a sponsor for this project and asked for a minimum of \$955 of in-kind work. She will be asking \$2,750 from the Centennial-Bicentennial Committee. Mrs. Jordan said her group would like to complete the project by Christmas.

Councilman Tufly, a resident on North 7th Street, did not take part in the discussion of this item.

It was moved by Councilman Johnson and seconded by Councilman Brown that the City endorse this project and authorized the use of City personnel in the completion of this project. Motion carried with Councilman Tufly abstaining.

Councilman Brown suggested that some sort of switch be "gerry-rigged" so the Mayor and Mrs. Jordan may turn on the lights Christmas Eve. Mr. Jack Baird, a County resident, suggested midnight New Year's Eve for the turn-on of the lights.

### 3.2 BEER - RENEWAL OF LICENSES

Submitted for consideration were the applications by Albertsons Food Center No. 826, 1838 North 12th Street, and Skaggs Drug Center, 1834 North 12th Street, for the renewal of 3.2 beer licenses. The report from the Police Department advised there have been no complaints or violations reported concerning the sale of 3.2 beer at these establishments.

It was moved by Councilman Colescott and seconded by Councilman Johnson that the applications be approved and the licenses issued when the State licenses have been received. Motion carried.

### LIQUOR - OLIVER'S, 323 ROOD AVENUE - RESTRICTION REMOVED

On July 2, 1975, Council reviewed the progress that Mr. Bobby Wilson had made to that date in the opening of Oliver's, 323 Rood Avenue. On that date, Council action was to revoke the liquor license within 90 days if the restaurant was not open for business. The time period that Council set runs out at the end of this month. A letter from the Chief Building Inspector advised that the Building Department has imposed certain requirements which will make it difficult for Mr. Wilson to comply with Council's time limitation. Mr. Bobby Wilson was present and stated that he feels he needs at least an additional 30 days from now to complete the project and be ready to open.

Councilman Brown reported that he and Councilman Van Houten had inspected the place, and they feel progress is being made.

It was moved by Councilman Van Houten and seconded by Councilman Brown that the 90-day restriction imposed July 2, 1975, be removed. Motion carried.

### LIQUOR - THE COUNTY SEAT, 601 N. 1ST ST. HEARING SCHEDULED FOR OCTOBER 1, 1975

August 6, 1975, the City Council scheduled a hearing to consider the cancellation of hotel-restaurant liquor license which had been granted Mesa Restaurant Corporation April 2, 1975. At the August hearing, Council expressed the concern that it may be contributing

to the escalation in price of a piece of property because of the fact that there is now attached to that property a liquor license. John Anderson, President, and Gary Springfield, Treasurer of the Mesa Restaurant Corporation were present August 6 and advised Council they were not using the location for escalating the value of the land, and they would perform the contract as expeditiously as financing allowed. They indicated that the option was renewed July 20 with a new contract and that renegotiations were to start August 7 for the purchase of the property under the new option. They indicated that if financial arrangements were not worked out within 90 to 120 days, they would withdraw the application for the liquor license. Council accepted the report and took no action at that time.

In response to an inquiry Mr. Mark Wagner, realtor in the transaction, advised Council that the property at 601 North 1st Street is now on the market for sale. The contract with Mesa Restaurant Corporation expired July 20, 1975, and no new options have been negotiated. Mr. Wagner said he feels Mesa Restaurant Corporation is no longer interested in the property.

City Manager Rose recommended that Council ask for a hearing at the next meeting of Council and give notice to the owners of the license to show cause why the license should not be revoked.

Councilman Van Houten stated that at the hearing on August 6 the gentlemen agreed that if they did not do anything with this property they would relinquish it voluntarily. Councilman Van Houten felt there was a misleading statement by the gentlemen since the option did expire July 20. He, therefore, could see no reason for another hearing. Councilman Van Houten moved that the license be forthwith cancelled. Motion lost for lack of a second.

It was moved by Councilman Colescott and seconded by Councilman Johnson that a hearing be set for the next meeting of Council and that all interested parties be notified in advance of the hearing. Motion carried.

#### PROPOSAL FOR REFINANCING WATER-SEWER REVENUE BONDS

Mr. Joe Barrows of Kirchner, Moore & Company of Denver, Colorado, appeared before Council to present a proposal for refinancing Water-Sewer Revenue Bonds. He introduced Mr. James D. Kreidle, Executive Vice President of the firm. Mr. Barrows stated that the study of the City's 1968-1969 issues of Water-Sewer Revenue Bonds and the Proposal for refunding those bonds has been accomplished. The total amount still remaining outstanding on those bonds is \$4,180,000. Mr. Barrows reviewed covenants that were a part of the 1968-1969 bond issues. One, the requirement of 130 percent of the annual debt service remaining in the operating fund from the revenues after taking out the expenses to pay debt service. he said that 130 percent of the annual debt service requirements is approximately \$400,000. He noted in the last four years there have been two instances when that 130 percent covenant has not been

met. Mr. Barrows felt that with the increased utility revenues for 1975, the City would have no problem meeting the covenant, but the problem may occur again in 1976 with the roll back to the 1974 utility rates. Mr. Barrows discussed two other important covenants which the City said it would do in the issuance of those bonds. one was the establishment of a reserve fund which by 1975 would be funded to its full extent. He said the requirements for that are that the City have placed aside in that fund at the least the amount of money to cover the maximum debt service requirements for one year which he said is about \$342,000. An additional requirement is that the City start a capital fund. It should be funded at the rate of \$50,000 per year as revenues are available from the net revenues of the system. He said \$50,000 annually should be accumulated up to \$300,000 maximum. Presumably, the purpose of this fund is to provide for some emergency capital construction. He mentioned another item -- the election last spring whereby the electorate voted to use a portion of sales tax revenue rather than an increase in their rates to provide the revenues necessary for improvements to the system. He said his interpretation of the ordinance would make it impossible for the City to comply both with the ordinance and the wishes of the people in order to accomplish this, because the rate structure does require that 130 percent be separated. He stated that a portion of the refunding proposal would be to revise those covenants which the City is not presently meeting and make it possible for the bonds to be issued on the basis of some new covenants.

The types of new covenants proposed were: first, the capital fund as is now required would be essential in a refunding bond issue; the reserve fund, although not presently funded to the full extent as required in the ordinance (he noted it has been funded to the amount of approximately \$250,000) this amount would be the amount that the City would either have in a reserve fund now, or would use in other forms so that it could develop a reserve fund on a specified schedule by 1980. The requirements for that would be somewhat less than the \$50,000 being put in now. Kirchner, Moore & Company would lessen that and slow down the reestablishment of the reserve fund to where it wasn't fully funded at the outset. The third covenant recommended for changing was the requirement that rates be set at a level to produce net operating revenues of 130 percent of bond and interest payments. Instead, Kirchner, Moore & Company would recommend that rates be set to equal 100 percent, just to cover the bond and interest payments. What this would accomplish is that instead of having left over in the net operating fund approximately \$420,000 to \$430,000 a year, it would reduce that amount to the \$320,000-\$340,000 level with the bond and interest requirements on the new bonds. He thought the City would be able to go back to the 1974 rates and still produce this amount of net operating revenue. The security on the bonds, rather than being from the excess collected from the rates, would be provided from sales tax. In conformance with the wishes of the people, the covenant would require a pledge of a portion of the annual sales tax to the bond repayment fund which would not

necessarily have to be used. Since the City would have 100 percent of the debt service being covered by the rates, and the reserve fund being established by a method that would not create a severe burden, such as \$10,000 and \$20,000 increment . . . in achieving this, the City would be able to use those funds rather than the sales tax funds.

Mr. Barrows continued that as they see the sales tax working in the proposed refunding, when the sales tax check is received from the State, the portion designated by the ordinance would be placed into the joint water-sewer fund. At that time it would be ascertained that enough money was there to pay the bonded interest payments and that the reserve funds were fully funded to the extent that the ordinance required; then, assuming that happened, those funds would immediately flow back into the general fund where they could be used for the usual normal governmental purposes. Mr. Barrows said that Kirchner, Moore & Company feels as though this gives them adequate security on the bonds.

He presented four plans for Council's consideration.

Councilman Colescott suggested a study session on a Tuesday or Thursday evening to review the plans prior to finalizing the agreement. Mr. Barrows indicated that time is important as they would propose to sell the bonds by October 15.

City Manager Rose recommended that Council adjourn tonight's meeting to 7:30 pm. Tuesday, September 23, to give the staff time to study the proposals and make its recommendation to Council. This was acceptable to Kirchner, Moore & Company as long as they have the option to amend the proposal to the market value at that time.

It was moved by Councilman Johnson and seconded by Councilman Brown that the proposal be tabled until Tuesday, September 23. Motion carried.

#### HEARING - 3.2 BEER SPECIAL EVENTS PERMIT

Advertised for hearing on this date was the application by American Legion Post 200 for a Special Events Permit to sell 3.2 beer one day only at Lincoln Park Auditorium, October 4, 1975, for a concert dance. The President opened the meeting. A report from the Police Department advised that this group has sponsored similar events in the past and has made every effort to cooperate with the City and comply with all State and local laws. Mr. James Freeman, Secretary of American Legion Post 200, was present. No letters having been filed and no others in the audience indicating a desire to speak on this item, the President closed the hearing.

It was moved by Councilman Colescott and seconded by Councilman Johnson that the application be approved and the permit granted. Motion carried.

INSURANCE

City Manager Rose reviewed the following bids for the general insurance coverage for the City:

Harlan, Inc. of Colorado\$73,095.00	
Mountain West Insurance, Inc.63,798.00	
Valley Agency60,173.00	

Bray and Company offered a bid on Section VII, INLAND MARINE only, for a premium of \$3,850.00. City Manager Rose recommended award of the general insurance coverage to Valley Agency with a change in the earthquake provision to cover the Multi-Purpose building only which would reduce that figure by \$289, making a total premium of \$57,688.

It was moved by Councilman Brown and seconded by Councilman Tufly that the contract be awarded Valley Agency with the change in the earthquake provision to cover the Multi-Purpose Building only. Motion carried.

PROPOSED ORDINANCE - REQUEST TO REZONE LAND PARCEL 1 AT HARRIS ROAD AND GUNNISON AVENUE FROM R-1-C TO I-2 AND LAND PARCEL 2 AT MELODY LANE AND GUNNISON AVENUE FROM C-2 TO I-2

Advertised for hearing on this date was the request from Corn Construction to rezone land parcel 1 at Harris Road and Gunnison Avenue from -1-C to I-2 and land parcel 2 at Melody Lane and Gunnison Avenue from C-2 to I-2. The President opened the hearing. Senior Planner Don Warner reviewed the areas in question. The rezoning would make the uses conforming on both properties. Mr. Warner indicated he had received one communication from Edna Gilchrist and Mrs. Vessels, residents in the area, who have no objections to the rezoning but do have some items they wish to have considered. Mr. Warner indicated that Mr. Corn has talked to the ladies and will work with them. Action of the Planning Commission was to approve this zoning request and recommend to Council. No letters having been filed and no one in the audience indicating a desire to speak on this item, the President closed the hearing.



The following entitled proposed ordinance was read: 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 ON CERTAIN LANDS WITHIN THE CITY. It was moved by Councilman Johnson and seconded by Councilman Tufly that the proposed ordinance be passed for publication. Motion carried.

HEARING - FINAL PLAT FOR LA VILLA GRANDE SUBDIVISION

Withdrawn

Senior Planner Don Warner advised Council that the developers of La Villa Grande Subdivision had not filed the final plat in his office; therefore, the item was withdrawn to be readvertised for hearing at a later date.

HEARING - PROPOSED ORDINANCE - ELAM ALLEY VACATION (W OF 7TH ST. BETWEEN KIMBALL AND STRUTHERS)

Advertised for hearing on this date was the petition by Robert Elam for alley vacation west of 7th Street between Kimball and Struthers. The President opened the hearing. Senior Planner Don Warner reviewed the area in question. He said this is a 10-foot alley that has been there for years but has never been opened up and used. He advised that the utility companies have nothing in this area, and it would not be necessary to retain an easement for those services. Mr. Elam owns land on both sides of the alley, and he would like to tie his office area to the yard area and install fencing. Mr. Warner further advised that the request came in about a year ago and at that time there was one other owner who did not sign the petition. Therefore, Planning Commission returned the petition to the petitioner advising him that unless there were 100 percent signatures on the petition agreeing to the vacation, the Planning Commission could not recommend it for vacation. The new petition does have this one other owner's signature, therefore, Planning Commission is recommending the alley vacation. No letters having been filed and no one in the audience indicating a desire to speak on this item, the President closed the hearing.

The following entitled proposed ordinance was read: AN ORDINANCE VACATING AN ALLEY WITHIN THE CITY OF GRAND JUNCTION. It was moved by Councilman Tufly and seconded by Councilman Johnson that the proposed ordinance be passed for publication. Motion carried.

PRESENTATION OF A PROPOSAL FOR COLLECTOR ROUTE ON REDLANDS

Development Director Gene Allen presented a plan for a collector route on the Redlands to serve part of the traffic needs on Broadway. The plan is flexible so that it can be done in stages. Consensus of Council was that it appeared to be a very good proposal and directed the City Attorney to draft a Resolution supporting the proposal and the Resolution of Support being directed to the County Commissioners.

ORDINANCE NO. 1576 - AMENDING DOG LEASH LAW BY PROVIDING MINIMUM PENALTIES FOR OFFENSE

The Proof of Publication to the following entitled proposed ordinance was presented: AN ORDINANCE AMENDING THE CITY'S DOG LEASH LAW PROVIDING MINIMUM PENALTIES FOR OFFENSES THEREUNDER. It was moved by Councilman Tufly and seconded by Councilman Brown that the Proof of Publication be accepted for filing. Motion carried.

It was moved by Councilman Colescott and seconded by Councilman Tufly 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 Tufly and seconded by Councilman Brown that the Ordinance be passed, adopted, numbered 1576, and ordered published. Upon roll call all members of Council voted AYE. The President declared the motion carried.

ORDINANCE NO. 1577 - AMENDING CERTAIN USE GROUP CATEGORIES IN THE ZONING ORDINANCE

The Proof of Publication to the following entitled proposed ordinance was presented: AN ORDINANCE AMENDING CERTAIN USE GROUP CATEGORIES IN THE ZONING ORDINANCE OF THE CITY OF GRAND JUNCTION. It was moved by Councilman Johnson and seconded by Councilman Brown that the Proof of Publication be accepted for filing. Motion carried.

It was moved by Councilman Tufly and seconded by Councilman Johnson 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 Tufly and seconded by Councilman Brown that the Ordinance be passed, adopted, numbered 1577 and ordered published. Upon roll call all members of Council votes AYE. The President declared the motion carried.

ORDINANCE NO. 1578 - TECH del SOL ANNEXATION NO. 1

The Proof of Publication to the following entitled proposed ordinance was presented: AN ORDINANCE ANNEXING TERRITORY TO THE CITY OF GRAND JUNCTION, COLORADO. It was moved by Councilman Johnson and seconded by Councilman Tufly that the Proof of Publication be accepted for filing. 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 Tufly and seconded by Councilman Van Houten that the Ordinance be passed, adopted, numbered 1578, and ordered published. Upon roll call all members of Council voted AYE. The President declared the motion carried.

ORDINANCE NO. 1579 - CHANGING MEMBERSHIP OF PLANNING AND ZONING COMMISSION

The Proof of Publication to the following entitled proposed ordinance was presented: AN ORDINANCE CHANGING THE MEMBERSHIP ON THE PLANNING AND ZONING COMMISSION OF THE CITY AND THE QUALIFICATIONS THEREFOR. It was moved by Councilman Tufly and seconded by Councilman Brown that the Proof of Publication be accepted for filing. Motion carried.

It was moved by Councilman Brown and seconded by Councilman Van Houten that the proposed ordinance be called up for final passage and read. Motion carried.

The Ordinance was read. A letter from Ms. Ginny Huntington, League of Women Voters Planning Commission Observer, was noted and accepted for filing. There being no other comments, it was moved by Councilman Johnson and seconded by Councilman Colescott that the Ordinance be passed, adopted, numbered 1579, and ordered published. Upon roll call all members of Council voted AYE. The President declared the motion carried.

Councilwoman Quimby suggested that a real effort be made by members of the Council to get the names of people who would be interested in serving on this Commission.

ORDINANCE NO. 1580 - REZONING NW CORNER 12TH & PATTERSON FROM PDB TO B-2 & P

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 ON CERTAIN LANDS WITHIN THE CITY.

It was moved by Councilman Colescott and seconded by Councilman Johnson that the Proof of Publication be accepted for filing. Motion carried.

It was moved by Councilman Tufly and seconded by Councilman Brown 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 Tufly and seconded by Councilman Brown that the Ordinance be passed, adopted, numbered 1580, and ordered published. Upon roll call all members of Council voted AYE. The President declared the motion carried.

SEWER AGREEMENT WITH TIARA RADO SUBDIVISION CEW DEVELOPMENT, INC.

Council discussed the proposal by DEW Development, Inc., for the operation and maintenance of the sewage plant and lift station in the Tiara Rado Subdivision on the Redlands. This is a one-year Agreement. The outline of the Agreement was submitted to Council to see if it meets Council's approval. The charge or rental for the use of effluent from the package sewage plant on the adjoining golf course is yet to be negotiated between the parties.

Council tabled this item until its meeting on Tuesday so the figure could be filled in.

RESOLUTION OF INTENT TO CREATE STREET IMPROVEMENT DISTRICT I.D. ST-75

The following Resolution was read:

RESOLUTION

DECLARING THE INTENTION OF THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION, COLORADO, TO CREATE WITHIN SAID CITY A LOCAL IMPROVEMENT DISTRICT NO. ST-75 AND AUTHORIZING THE CITY ENGINEER TO PREPARE DETAILS AND SPECIFICATIONS FOR THE SAME

WHEREAS, the City Council has determined the desirability of the construction of the following improvements:

1. Wellington Avenue from 7th Street to Little Bookcliff Drive.

Installing six feet of vertical curb, gutter and sidewalk monolithically poured on both sides of a sixty foot right of way and installing a minimum of six inches of base course surfacing with a two-inch mat of hot mix bituminous paving thirty-four feet in width from lip of gutter to lip of gutter.

2. Mesa Avenue from Twenty-Eight and Three-Quarters Road to Meloday Lane.

Installing six feet of vertical curb, gutter and sidewalk monolithically poured on both sides of a fifty foot right of way and installing a minimum of six inches of base course surfacing with a two-inch mat of hot mix bituminous paving 32 feet in width from lip of gutter to lip of gutter.

3. Bonita Avenue from 12th Street to 13th Street.

Installing six feet of vertical curb, gutter and sidewalk monolithically poured on both sides of a 50 foot right of way and installing a minimum of six inches of base course surfacing with a two-inch mat of hot mix bituminous paving 32 feet in width from lip of gutter to lip of gutter.

4. North 7th Street from the Patterson Road monument line south two hundred and fifty-five feet.

Installing six feet of curb, gutter and sidewalk on the east side of a ninety foot right of way and installing a minimum of six inches of base course surfacing with a two-inch mat of bituminous paving twenty-four feet in width from the existing paving to the east lip of gutter.

Where acceptable curb, gutter and/or sidewalk exists, credit will be given.

WHEREAS, the City Council deems it advisable to take the necessary preliminary proceedings for the creation of a special improvement district;

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

That the district of land to be assessed is described as follows:

1. Beginning 499.3 feet and South 210 feet East of the Northwest Corner Northeast Quarter of Section 11, Township 1 South, Range 1 West of the Ute Meridian; thence East 1250 feet more or less to Little Bookcliff Railroad right of way; thence South 32° 50' West along West right of way line of Little Bookcliff Railroad 180 feet more or less; thence West 1160 feet more or less; thence North to Beginning, excepting road right of way Beginning 499.3 feet South 1020 feet East of Northwest Corner Northeast Quarter of Section 11, Township 1 South, Range 1 West of the Ute Meridian; thence East 60 feet, thence South 150 feet, thence West 60 feet, thence North to Beginning.

Also to include Lots 1, 4, 5, 6, 7, 8, 9 and North 62.67 feet of Lot 2, Block 1, Yocum's Subdivision; all contained in Section 11, Township 1 South, Range 1 West of the Ute Meridian, Mesa County, Colorado.

2. Beginning at a point 634.7 feet South and 25 feet East of the Northwest Corner of the Northeast Quarter Southeast Quarter of Section 7, Township 1 South, Range 1 East of the Ute Meridian; thence 150 feet North, thence 610 feet East, thence 150 feet South, thence West to Point of Beginning.

Also to include Lots 1, 2, 3, 4, 5, 6, 7, and 8, Block 1 Lamm Subdivision, all contained in Section 7, Township 1 South, Range 1 East of the Ute Meridian, Grand Junction, Mesa County, Colorado.

3. Lots 1, 2, 3, 4, 5, 6, 7 and 8, Block 2, Lots 11, 12, 13, 14, 15, 16, 17, 18, 19 and 20, Block 1 of Eagleton Subdivision, all contained in Section 1, Township 1 South, Range 1 West of the Ute Meridian, Grand Junction, Mesa County, Colorado.

4. Beginning at a point 50 feet East and 30 feet South of the Northwest Corner Northeast Quarter of Section 11, Township 1

South, Range 1 West of the Ute Meridian; thence 150 feet East, thence South 5° 35', thence West 226.3 feet, thence West 130.3 feet, thence North along East right of way of North 7th Street to Point of Beginning.

All in City of Grand Junction, County of Mesa and State of Colorado.

That the City Engineer be, and he is hereby, authorized and directed to have prepared and filed full details, plans and specifications for such sidewalk, curb, gutter and street paving, and estimate of the total costs 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 of Grand Junction, Colorado.

ADOPTED and APPROVED this 17th day of October, 1975.

\_\_\_\_\_  
President of the Council

Attest:

\_\_\_\_\_  
City Clerk

It was moved by Councilman Tufly and seconded by Councilman Johnson that the Resolution be passed and adopted and read. Roll was called upon the motion with the following result: Council members voting AYE: Larry Brown, Harry Colescott, Karl Johnson, Jane Quimby, Elvin Tufly, Robert Van Houten and President of the Council Lawrence Kozisek. Council members voting NAY: None. All members of Council having voted in favor of the motion, the President declared the motion carried and the Resolution duly passed and adopted.

NAME THE COMMUNITY CENTER BUILDING CONTEST (MULTI-PURPOSE BLDG)  
\$100 PRIZE - COUNCIL CONTINGENCY FUND

A contest was suggested to name the Community Center Multi-Purpose Building. A prize of \$100 will be offered the winner with the money coming from Council Contingency funds. Entries to be sent on post cards to Charles Teed; names of individuals not to be considered; limit on the size of the name to be 20 characters; Committee of three, Jane Quimby, Jim Wysocki, and Charles Teed, to screen entries and submit a selection of three to five to Council for its consideration October 1, 1975. Entries may be received and

considered from Mesa County residents.

It was moved by Councilman Johnson and seconded by Councilman Tufly that the staff recommendation be accepted. Motion carried.

#### REQUEST TO JOIN PUBLIC EMPLOYERS GROUP, INC.

City Manager Rose explained that Public Employers Group is an informational group made up of the major cities in the State to develop resource in regard to labor relations, salaries, fringe benefits. It will provide eventually a source of names for arbitrary labor negotiators and perhaps other services in this realm. The request to join would require a \$100 payment into the group. Mr. Rose recommended at this point to try it, evaluate it for a year, and determine at that point whether to continue in the program. Most of the Metro-Denver cities are members.

Councilman Tufly said he was not impressed with this organization with the information presented so far. He didn't feel he could justify joining since the City does have access to most of this material through the Personnel organization. He was concerned that there might be duplication of information, and he could see no advantages in belonging to the group. Mr. Rose indicated he is not really interested in pushing it or going against it. He said the only assurance he has that there is not a major overlap comes from the Executive Director of the Colorado Municipal League.

Consensus of Council was to table this item until there is a firm recommendation from the City Manager.

#### COUNCIL COMMITTEE REPORTS

##### LEAA Committee

Councilman Colescott reported that the Mesa County Sheriff's Office has made application to LEAA for a grant to provide its own radio/communication center. He noted that the combined Sheriff-Police use of the City Police Department communication center did not work out. An expert in the field of radio-communication has completed a study for a four-county area. The Committee is in the process of re-drawing the LEAA grants.

##### Centennial-Bicentennial Co-Committee

President Kozisek appointed the following people to serve as Co-Committee to the Centennial-Bicentennial Committee:

Karl Johnson (Acting Chairman)  
Audrey Basinger  
Beverly Goodrich  
Karen Cobb  
Richard Sparkman

One other person is yet to be appointed to this Co-Committee.

MEETING RECESSED UNTIL 7:30 P.M. TUESDAY, SEPTEMBER 23, 1975

It was moved by Councilman Van Houten and seconded by Councilman Brown that the meeting be recessed until 7:30 p.m. Tuesday, September 23, 1975. Motion carried.

Neva B. Lockhart

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Neva B. Lockhart  
City Clerk