

Grand Junction, Colorado

November 19, 1975

ROLL CALL

The City Council of Grand Junction, Colorado, met in regular session at 7:30 p.m. November 19, 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 Deputy City Clerk Theresa Martinez.

MINUTES

It was moved by Councilman Tufly and seconded by Councilman Brown that the Minutes of the Regular meeting of November 5, 1975, be approved as written. Motion carried.

COUNCIL DECISION - APPLICATION FOR FERMENTED MALT BEVERAGE (3.2%) BEER LICENSE, SALES FOR CONSUMPTION BOTH ON AND OFF THE PREMISES AT THE "HITCHEN RAIL," 832 SOUTH 7TH ST.

The following Council Decision was read:

DECISION ON APPLICATION FOR

FERMENTED MALT BEVERAGE LICENSE

Douglas Bomar Thompson, having applied to the City of Grand Junction for a license to sell fermented malt beverage for consumption both on and off the premises at 832 South 7th Street in Grand Junction, and the City Council having considered the evidence presented at the hearing on the 5th day of November, 1975,

FINDS:

1. That the petition circulated by the applicant contained signatures of 33 people in the immediate area who felt the needs of the neighborhood were not being met by outlets in or near the neighborhood, 66 people not being in the immediate area who also felt neighborhood needs were not being met and 3 people who felt the neighborhood needs were being met.

2. That a license had existed for these premises for carry-out previously.

3. That the nearest similar outlet is in the City at 801 North 1st Street, a distance of over a mile and out of the general trade neighborhood of the applicant.

4. That a check on the character of the applicant disclosed

nothing of an unfavorable nature.

It is therefore the decision of the City Council that a Fermented Malt Beverage License be issued to Douglas Bomar Thompson for the premises at 832 South 7th Street in the City of Grand Junction as the needs of the neighborhood are not being met by existing similar outlets and the character of the applicant appears to qualify him to hold said license.

President of the Council

Attest:

City Clerk

It was moved by Councilman Brown and seconded by Councilman Johnson that the decision be accepted and the application be approved and license issued when State license has been received. Motion carried.

COUNCIL DECISION - APPLICATION FOR HOTEL-RESTAURANT LIQUOR LICENSE FOR THE "FUNNY PAGES," 9TH AND NORTH AVENUE, PARKWOOD PLAZA

The following Council Decision was read:

DECISION ON APPLICATION FOR

HOTEL-RESTAURANT LIQUOR LICENSE

Thomas Wilson, Phil Shively and Tim Fallon having applied to the City Council of the City of Grand Junction for an Hotel-Restaurant Liquor License to do business as "Funny Pages" in the Parkwood Plaza in the 900 block of North Avenue; and the City Council having considered the evidence presented at the hearing on November 5, 1975:

FINDS:

1. That the applicants were advised that the Council would consider the neighborhood in the immediate area of the proposed location as well as the trade neighborhood of the location in arriving at a decision.
2. That the proposed location lies on the block adjacent to North Avenue, a four-lane, major arterial in the City, off of which generally there is a one-block depth business area.
3. That a City conducted survey of the immediate area disclosed that 75 persons felt the needs of the neighborhood were not being met by other outlets and favored the granting of the license, 54

persons felt the needs were being met by other outlets and were opposed to the issuance, and 13 persons had no opinion on the issuance. The applicants also made contacts in the neighborhood and reported an additional 44 in favor of the issuance of the license because of needs, these were people who had expressed no opinion by response to the City's survey.

4. That the applicants presented petitions signed by 326 people living outside the immediate area, but within the area believed by the applicants to constitute their trade neighborhood, stating their needs were not being met by existing outlets.

5. That about twelve people of the immediate neighborhood attended the hearing and spoke opposing the issuance of the license on the basis of the external effects of such a license, primarily parking problems and the prospective noise and disruption attendant to a liquor outlet related to their residences. While the Council might deplore the ruling, the courts have held that parking, or the lack of it, cannot be considered in determining whether or not a license should issue. The Council cannot determine that an outlet will be operated badly so as to produce adverse effects on the neighborhood.

6. That Hunt Zumwalt, minister of the Church of Christ at 7th and Teller in the City, communicated to the Council a petition signed by about 69 members of the church objecting to the issuance of the license because of the proximity of the proposed location to East Junior High School (over 700 feet) and its proximity to the church (about 2 1/2 blocks), and because as was stated:

"Alcohol is becoming the number one killer in the United States and we the undersigned deem it wise not to encourage the problem with another business establishment selling such beverages in a nice, new, respectful eating establishment."

The proposed outlet is over the required 500 feet from the Junior High School and there is no regulation on proximity to a church; and, while the Council may be in total accord with part or all of the statement on alcohol, such consideration is denied it in determining whether or not a license should issue.

7. That there is no evidence that the character of the applicants is other than good.

8. That within the trade neighborhood of the proposed location there are the following Hotel-Restaurant Liquor outlets:

Ivanhoe - 233 North Avenue

La Coquille - 1320 North Avenue

Far East Cafe - 1530 North Avenue

Bar X Motel - 1600 North Avenue

Timbers - 1800 North Avenue

and that while support exists for the issuance of the license at the proposed location, the needs of the neighborhood are being met by these locations within a little over a half mile radius of the proposed location.

It is therefore the decision of the City Council that the application for a Hotel-Restaurant Liquor License be denied as the needs of the neighborhood are being met by existing outlets within the neighborhood.

President of the Council

Attest:

City Clerk

It was moved by Councilman Johnson and seconded by Councilman Brown that the decision be accepted and the application be denied. Motion carried.

MR. KIRK RIDER, PRESIDENT OF COMPREHENSIVE HEALTH PLAN, TO DISCUSS BRIDGE HOUSE

Mr. Kirk Rider, President of Comprehensive Health Plan, came before Council to discuss Bridge House. Bridge House has submitted an application to the County State Department of Health, Division of Alcohol & Drug Abuse, for a grant for the continuation of Bridge House. Mr. Rider requested Council's support of this application. Councilman Johnson said the State Health Department is responsible on a local basis.

It was moved by Councilman Johnson and seconded by Councilman Van Houten that this item be tabled to a later date when the clarification can be made. Motion carried.

APPLICATION FOR CHANGE OF CORPORATE OFFICERS AFFECTING HOTEL-RESTAURANT LIQUOR LICENSE OWNED BY HOWARD JOHNSON'S MOTEL, 750 HORIZON DRIVE

Submitted for consideration was the application by Howard Johnson's Motel for a Corporate Officer change: President and Stockholder: Walter W. Curcio, Vice President: Stuart R. Plumer, Treasurer: Walter W. Curcio, Secretary: Joseph V. Cronin, Manager: Martin Skinner. A verbal report from the Police Department indicated that nothing was found in the background of the proposed Corporate Officers that would make them ineligible for licensing within this state. It was moved by Councilman Colescott and

seconded by Councilwoman Quimby that the change in corporate officers be approved with the stipulation that a Police Department memo be placed on file. Motion carried.

APPLICATION CHANGES AFFECTING LIQUOR LICENSES

(1) Submitted for consideration was the application by Hilltop Liquors, 1563 Hwy 50, dropping Clarence Olson from the License and adding Daniel E. Olson (son) in Partnership with Mother Vernace (Partnership Agreement on File). A report from the Police Department indicated that during the investigation into the background of Daniel E. Olson, nothing of a derogatory nature was noted that would make him ineligible to be included in this partnership and hold a liquor license. It was moved by Councilman Tufly and seconded by Councilman Brown that the change be approved. Motion carried.

(2) Submitted for consideration was the application by Eagles Lodge, 1674 US Hwy 50 South, for a Corporate Officer change: President: Omar R. Mercer, Vice President: Norman McCallister, Treasurer: Chester V. Kinzie, Secretary: Fred Pahlke, Manager: Leroy E. Coe. A verbal report from the Police Department indicated that nothing was found in the background of the proposed Corporate Officers that would make them ineligible for licensing within this State. It was moved by Councilman Johnson and seconded by Councilman Colescott that the change in corporate officers be approved with the stipulation that Police Department memo be placed on file. Motion carried.

(3) Submitted for consideration was the application by B.P.O. Elks, 249 South 4th Street, for a Corporate Officer change: President: William A. Pitts, Vice President: Tom Sherman, Treasurer: George Couvion, Secretary: Glen I. Dollar, Manager: Lester G. Smith. A verbal report from the Police Department indicated that nothing was found in the background of the proposed Corporate Officers that would make them ineligible for licensing within this State. It was moved by Councilman Johnson and seconded by Councilman Colescott that the change in corporate officers be approved with the stipulation that Police Department memo be placed on file. Motion carried.

(4) Submitted for consideration was the application by VFW Beye Lotz Post 1247, Inc., 1404 Ute Avenue, for a Corporate Officer change: President: Earl H. Almond, Vice President: Kent J. Anderson, Treasurer: John S. Cleaver, Secretary: Robert J. Nolan, Manager: Vernon R. Burrow. A verbal report from the Police Department indicated that nothing was found in the background of the proposed Corporate Officers that would make them ineligible for licensing within this State. It was moved by Councilman Tufly and seconded by Councilman Johnson that the change in Corporate Officers be approved with the stipulation that Police Department memo be placed on file. Motion carried.

It was moved by Councilman Van Houten that henceforth Council be

furnished with a Police Department memo giving verification on change in Corporate Officers before Council's approval. President Kozisek strongly concurred.

APPLICATIONS TO RENEW LIQUOR LICENSES FOR 1976

Submitted for consideration were applications for renewal of 1976 Liquor Licenses. It was moved by Councilman Van Houten and seconded by Councilman Brown that the applications by The Dream Restaurant, 118 Main Street, Sir Loyne Restaurant, 2579 North Avenue, Grand Liquor Store, 220 West Grand Avenue, and V.F.W. Beye Lotz Post 1247, Inc., 1404 Ute Avenue, be set aside for consideration individually. Motion carried.

Police Department reports on the balance of the applications indicated the owners are cooperating in a businesslike manner in the operation of the establishments. Those with problems were brought to the attention of Council at the time of occurred.

Hotel & Restaurant

Arn's, 2882 North Avenue

Bar X Motel & Lounge, 1600 North Avenue

Beacon Cafe & Lounge, 609 Main Street

Cafe Caravan, 105 Main Street

The Far East, 1530 North Avenue

Flamingo Lounge, 201 Colorado Avenue

The Galley, 929 Main Street

Ivanhoe Inn, 233 North Avenue

La Coquille Continental Rest., 1320 North Avenue

The Office, 159 Colorado Avenue

Pub Lounge & Cafe, 603 US Hwy 50 South

Ramada Inn, 718 Horizon Drive

Reverse R. Bar, 122 South 5th Street

St. Regis Hotel & Lounge, 4th & Colorado

Santy's Cafe & Lounge, 335 Main Street

The Winery, 644 Main Street

Howard Johnson's Motel, 750 Horizon Drive

Wine & Beer License

Los Reyes Restaurant, 811 South Seventh Street

Club Licenses

Eagles Lodge, 1674 US Hwy 50 South

B.P.O. Elks, 249 South Fourth Street

Retail Store Liquor Licenses

Barbour's Foresight Drive-In, 201 Main Street

Don Burgess Liquor Store, 202 Ute Avenue

City Liquor Store, 901 North First Street

Crown Liquor Store, 2851 1/2 North Avenue

D & D Liquors, 401 North Avenue

Hilltop Liquors, 1563 Highway 50

Jim's Liquor Store, 1560 North Avenue

Johnnie's Liquor Store, 1000 North 5th Street

Last Chance Liquor Store, 1203 Pitkin Avenue

North Avenue Liquor Store, 801 North Avenue

Orchard Mesa Liquors, 2682 US Hwy 50 South

Ramada Liquors, 716 Horizon Drive

State Liquor, Inc., 659 Rood Avenue

Teller Arms Liquor Shoppe, 2353 Belford Avenue

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

Concerning The Dream Restaurant, 118 Main Street, the Police Department notes no violations; however the Fire Department report dated November 12, 1975, was as follows: "Concerning the safety inspection for a Liquor License renewal at the Dream Cafe, it was found that the second exit required from the building has not been installed. This building at one time had the second exit, but has been boarded up some time in the past. Because of having an occupant load of more than 50 people, the second exit is required. Battalion Chief Wes Painter has worked with Mrs. Buchanan, owner, for over a year on this problem. On several occasions, different

people have contacted the Fire Department on the requirements for this exit, and Mrs. Buchanan has indicated that she would install the exit." A November 13 report indicates applicant advised Battalion Chief Painter that a building permit has been taken out (Permit No. 5138, issued 11-12-75). The contractor has talked with Battalion Chief Painter regarding dimensions of the door. A November 17 report indicates Lucille Buchanan called Wes Painter this date and indicated the contractor is to begin work 11-18-75. It was noted by Councilman Tufly that at this same time last year, Council approved the renewal of the application by the Dream Restaurant, contingent upon the fact that these permits had been granted. It was moved by Councilman Johnson and seconded by Councilman Van Houten that the application for renewal of liquor license for The Dream Restaurant be tabled until such time as a report is received from the Fire Department proving conditions have been met. Motion carried.

Concerning the Sir Loyne Restaurant and Lounge, 2869 North Avenue, the Police report was as follows: "As a general rule, Paul Mitchell, owner/operator of this establishment makes every attempt to cooperate fully with law enforcement. During the past licensing period, one violation occurred which was the sale of alcohol to two underage patrons. Since that time numerous checks have been made and it is evident management is making every effort to prevent further violations. The Department knows of no reason this application should be denied." It was moved by Councilman Van Houten and seconded by Councilman Brown that this application be tabled pending Police Department clarification. Motion carried.

Concerning Grand Liquor Store, 220 West Grand Avenue, the Police report was as follows: "An allegation of sale of liquor to an underage person is presently pending against this establishment. However, this is the only known complaint of violation during the past licensing period." It was moved by Councilman Van Houten and seconded by Councilman Brown that this application be tabled pending Police Department clarification. Motion carried.

Concerning the Veterans of Foreign Wars, 1404 Ute Avenue, the Police report was as follows: "On 16 July 1975, the VFW received a warning concerning the fact they did not have adequate food stuffs to prepare meals. This warning was issued by the State Liquor Inspector. On 23 October 1975, the bartender at this establishment was uncooperative and refused to give police officers information concerning a disturbance. This does not appear to be the policy of management and may have been an isolated incident. However, if the application for renewal is granted, the Police Department will scrutinize the operation very closely and take action as indicated." It was moved by Councilman Johnson and seconded by Councilman Brown that this application be approved. Motion carried.

It was moved by Councilman Van Houten and seconded by Councilwoman Quimby that the following list of applicants be tabled until the next regularly scheduled meeting on December 3, 1975. Motion

carried.

Hotel-Restaurant Licenses

The Brass Rail, 476 28 Road (Application not on File)

Cork 'N Embers, 105 North 2nd Street (Application not on File)

Sir Loyne, 2579 North Avenue

Timbers Restaurant, 1810 North Avenue (Application not on File)

II Kings, 215 Colorado Avenue (Addition of Bernice Medina to License)

The Vault, 5th Street & Rood Avenue

Beer-Wine Licenses

The Press Room, 634 Main Street (Application not on File)

Retail Store Liquor License

Grand Liquor Store, 220 W. Grand (Application for Trade Name Change to "The Jolly Jug")

HEARING - ORCHARD MESA REZONING OF TRACT 1 FROM R-2A TO H.O. (IN SIDE HWY 50 FROM PALMER TO LINDEN) AND TRACT 2 FROM R-1-C TO H.O. (N SIDE HWY 50 FROM DOROTHY TO DRAINAGE CANAL PROPOSED ORDINANCE

Advertised for hearing this date was Orchard Mesa Rezoning of Tract 1 from R-2A to H.O. (North side Hwy 50 from Palmer to Linden) and Tract 2 from R-1-C to H.O. (North side Hwy 50 from Dorothy to Drainage Canal). The President opened the hearing. Senior Planner Don Warner reviewed the zoning. The Planning Commission recommends this zoning be changed on the basis it feels it made an error in not zoning this H.O. originally. There have been no objections from the people in the area. 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 two following proposed ordinances were 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 Brown that both proposed ordinances be passed for publication. Motion carried.

HEARING - PROPOSED REZONING FROM R-1-C TO B-1, 23RD AND GRAND AVENUE - PROPOSED ORDINANCE

Advertised for hearing this date was the proposed rezoning from R-1-C to B-1, 23rd and Grand Avenue. The President opened the hearing. Senior Planner Don Warner reviewed the proposed rezoning.

B-1 is a very restrictive business zone, allowing no retail sales, but does allow offices and apartments. There have been no comments from the residents in the area. The Planning Commission recommends this change in zoning. 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 Colescott and seconded by Councilman Johnson that the proposed ordinance be passed for publication. Motion carried.

It was moved by Councilman Van Houten and seconded by Councilman Brown that the Planning Commission look seriously at the idea that it can zone to whatever is compatible to a higher category without having the restriction of four acres, and bring recommendations back to Council. Motion carried.

It was moved by Councilwoman Quimby and seconded by Councilman Brown that the Council and the Planning Commission get together on a "one-on-one" basis for a discussion on philosophy rather than through staff or anyone else. Motion carried.

HEARING - PROPOSED REZONING FROM R-1-D TO C-1, THE NW CORNER OF NORTH AVENUE AND 28 1/4 ROAD PROPOSED ORDINANCE

Advertised for hearing this date was the proposed rezoning from R-1-D to C-1, the northwest corner of North Avenue and 28 1/4 Road. The President opened the hearing. Senior Planner Don Warner reviewed the proposed rezoning. 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 Councilwoman Quimby that the proposed ordinance be passed for publication. Motion carried.

HEARING - PROPOSED KENNEDY COVE BULK DEVELOPMENT, 1321 KENNEDY AVENUE

Advertised for hearing this date was the proposed Kennedy Cove bulk development, 1321 Kennedy Avenue. The President opened the hearing. Senior Planner Don Warner reviewed the development. No letters having been filed and no one in the audience indicating a desire to speak on this item, the President closed the hearing.

It was moved by Councilman Tufly and seconded by Councilman Johnson that Kennedy Cove bulk development be approved as submitted with the requirement that the alley be deeded and

sidewalk installed before certificates of occupancy are issued.
Motion carried.

HEARING - PROPOSED CONDITIONAL USE FOR DRIVE-THRU PHOTO IN TELLER ARMS SHOPPING CENTER

Advertised for hearing this date was the proposed conditional use for Drive-Thru Photo in Teller Arms Shopping Center. The President opened the hearing. Senior Planner Don Warner reviewed the plans. No letters having been filed and no one in the audience indicating a desire to speak on this matter, the President closed the hearing.

It was moved by Councilman Van Houten and seconded by Councilman Tufly that the conditional use for Drive-Thru Photo in Teller Arms Shopping Center be approved. Motion carried.

HEARING - PROPOSED BULK DEVELOPMENT FOR CEDAR TERRACE, WEST OF 28 1/2 ROAD, 181 FEET NORTH OF ORCHARD AVENUE

Advertised for hearing this date was the proposed bulk development for Cedar Terrace, West of 28 1/2 Road, 181 feet north of Orchard Avenue. The President opened the hearing. Senior Planner Don Warner reviewed the development with 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.

It was moved by Councilman Tufly and seconded by Councilman Van Houten that the bulk development plan for Cedar Terrace be approved. Motion carried.

COUNTY TRANSITIONAL SUBDIVISION - OX-BOW SUBDIVISION PRELIMINARY PLAN

The Ox-Bow Subdivision Preliminary Plan was presented. This is a County subdivision to be built to City standards. Senior Planner Don Warner reviewed the plan. The Engineering Department has approved the plan.

It was moved by Councilman Brown and seconded by Councilman Tufly that the Preliminary Plan for Ox-Bow Subdivision be approved. Motion carried.

ORDINANCE NO. 1591 - ZONING TECH DEL SOL ANNEXATION NO. 1 TO H.O.

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 Tufly and seconded by Councilman Brown that the Proof of Publication be accepted for filing. Motion carried.

It was moved by Councilman Van Houten 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 1591, and ordered published. Upon roll call all members of Council voted AYE. The President declared the motion carried.

ORDINANCE NO. 1592 - PROVIDING FOR APPLICATION FEE ON FERMENTED MALT BEVERAGE LICENSE

The Proof of Publication to the following entitled proposed ordinance was presented: AN ORDINANCE PROVIDING FOR AN APPLICATION BEE ON FERMENTED MALT BEVERAGE LICENSE. 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 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 Johnson and seconded by Councilman Tufly that the Ordinance be passed, adopted, numbered 1592, and ordered published. Upon roll call all members of Council voted AYE. The President declared the motion carried.

PROPOSED ORDINANCE - APPROPRIATIONS FOR 1976

The following entitled proposed ordinance was read: AN ORDINANCE APPROPRIATING CERTAIN SUMS OF MONEY TO DEFRAY THE NECESSARY EXPENSES AND LIABILITIES OF THE CITY OF GRAND JUNCTION, COLORADO, FOR THE FISCAL YEAR BEGINNING JANUARY 1, 1976, AND ENDING DECEMBER 31, 1976, AND FIXING THE SALARY OF THE CITY MANAGER OF SAID CITY. It was moved by Councilman Tufly and seconded by Councilman Johnson that the proposed ordinance be passed for publication. Motion carried.

PROPOSED ORCHARD MESA SANITATION DISTRICT - AGREEMENT

City Manager Harvey Rose reported that changes have been made to the agreement. The staff will be requesting to set a fee that would be equivalent to the actual cost of treatment so that if the district finds they can maintain and build at lesser expense than the City is charging them, they will have the option to do so, and pay the City a fee for the treatment only. Staff has come up with a formula that includes the actual cost of treatment times two. The actual treatment cost would be charged to them although it is not being charged to the residents of the City. The entire formula is actual treatment cost, times two, minus 24% discount, which would come to \$3.03. They will be paying \$4.05 for the entire package.

It was moved by Councilman Van Houten and seconded by Councilwoman Quimby that the proposed Agreement be approved and City Manager be authorized to sign said Agreement. Motion carried.

PROPOSED BY SAM ANTONOPULOS AND STAN ANDERSON TO BUY 3 1/2 LOTS FROM CITY (FIRST AND WHITE) FOR BUILDING OF A SHERATON INN

City Manager Harvey Rose stated that Mr. Stan Anderson has requested a one-year option to purchase the three lots at the City's appraised price for the building of a Sheraton Hotel. If the hotel is to be built on those lots, the sale of the property would be subject to any leases or agreements that exist on the land at this time. Further, the purchase would be either in cash or property or both, leaving that to the discretion of the City Council.

Mr. Stan Anderson, on behalf of Sam Antonopulos, requested an option for the appraised value of the property. He was not asking for anything other than that, but to pay the price for the property. He felt that since this building would be only one block from the Two Rivers Plaza Convention Center, this would be helpful to the Convention Center and the redevelopment of the downtown area. The developer needs an option in order to make definite plans. The developer must be assured of having this land or being able to obtain this property some time in the near future. Mr. Anderson suggested that the option should carry a stipulation that it can only be exercised if need for the completion of the Downtown Hotel. If the hotel goes, the option goes.

It was the recommendation of City Manager Harvey Rose that Council leave the option at cash or land or both at the option of the City. It was also recommended that Council discuss this item in closed executive session after tonight's meeting, and having a decision ready for the December 3, 1975 meeting. It was moved by Councilman Van Houten and duly seconded that this item be tabled to the December 3, 1975, meeting and that Council meet in closed session with City Manager Harvey Rose to discuss other proposal and alternates for purchase of land, and come to a decision by the next regularly scheduled meeting. Motion carried.

MR. JIM NASALROAD SPEAKS ON ORCHARD AVENUE ELEMENTARY SCHOOL TRAFFIC PROBLEM

Mr. Jim Nasalroad, 1604 North 20th Street, questioned Council as to its opinion of the 30 mph speed limit at schools as compared with the County's planned 20 mph limit. Councilman Brown stated the City had made the decision to survey the area before changing the limit; the survey, to date, has not been completed. Mr. Nasalroad also expressed his complaint as to the lenient police enforcement of the 30 mph speed limit at Orchard Avenue School. He felt the law is not being enforced to the extent that it should. Mr. Nasalroad thanked Council for its time.

COUNCIL COMMITTEE REPORTS

Councilman Johnson reported on his attendance at a meeting in Washington, with the motto, "Pass the Buck Back." He was encouraged by the fact that Revenue Sharing money may be back for another year, but there is pressure from Congress to spend the money for "people" programs rather than capital programs. Councilman Johnson recommended that a Resolution be drawn up in the near future to reaffirm Council's position on Revenue Sharing.

Councilman Van Houten questioned Council members as to how often Council should listen to requests over and over again. If the subject is new matter, he is willing to listen to any citizen, but when it is the same request time and time again such as tonight's Bridge House and Orchard Avenue School Traffic problem, he wondered just how often Council should hear these matters once it has handled the situation. Other councilmembers felt that any time a citizen wishes to approach Council, he should be heard.

Theresa F. Martinez

Theresa F. Martinez
Deputy City Clerk