

Grand Junction, Colorado

March 3, 1976

ROLL CALL

The City Council of Grand Junction, Colorado, met in regular session at 7:30 p.m. March 3, 1976, in the Council Chambers of 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 Tufly and seconded by Councilwoman Quimby that the minutes of the regular meeting February 18, 1976, be approved as written and the minutes of the recessed meeting February 25, 1976, be approved with the following amendment: Page 2, "Jim Lockhart, Manager, Howard Johnson's" be amended to read: "Jim Lackner, Manager, Howard Johnson's. Motion carried.

PROPOSED ORDINANCE LICENSING CONTRACTORS FOR WORK ON PUBLIC RIGHTS OF WAY AND PROVIDING PERMIT FEES

President Kozisek stated this item had been deleted from tonight's agenda due to the many changes in the Engineering Department. Consensus of Council was that further review of the proposed ordinance be conducted over the next few weeks. It was moved by Councilman Colescott and seconded by Councilman Johnson that this item be tabled until there has been some discussion between the Engineering Department and the contractors concerning this ordinance. Motion carried.

INTRODUCTION OF NEW CITY EMPLOYEES

The following new City Employees were introduced to Council by City Manager Harvey Rose:

Robert Mather - Engineering Department
Thomas Fox - Police Department
Fred Becker - Police Department

MR. GLEN GREEN, 2708 F ROAD, TO DISCUSS SEWER SERVICE FOR COMMERCIAL DEVELOPMENT ON SOUTH SIDE OF F ROAD ACROSS FROM CAPCO

Mr. Glen Green requested sewer service for a commercial development on the south side of F Road across from Capco. Consensus of Council was it could take no action until a report is presented in two weeks from the Utilities Department and the Community Sewer Committee.

It was moved by Councilman Johnson and seconded by Councilman

Brown that Council defer any decision on this until the next meeting of Council when the report will be available. Motion carried unanimously.

MR. STEVE HEALD, MOUNTAIN REALTY COMPANY, TO DISCUSS SEWER SERVICE FOR TERA DEL VISTA SUBDIVISION

Mr. Steve Heald, Mountain Realty Company, requested sewer service for Tera Del Vista Subdivision, south of I-70, between 7th and 12th Streets. He estimated a requirement of approximately 150 taps in this subdivision with moderate type housing.

It was moved by Councilman Van Houten and seconded by Councilwoman Quimby to defer this decision until the next meeting of Council. Motion carried unanimously.

Council requested copies of a map showing the service area when the Sewer Plant was designed. Councilman Brown requested copies of the Sewer Agreements that have been approved the last two or three years.

AUDITOR'S REPORT - 1974

City Manager requested that Council approve the auditor's report for 1974.

It was moved by Councilman Van Houten and seconded by Councilman Brown that the 1974 Auditor's Report be accepted. Motion carried unanimously.

It was moved by Councilman Van Houten and seconded by Councilman Brown that the recommendation of staff be accepted and the firm of Chadwick, Steinkirchern, Davis and White be reappointed for the year 1976. Motion carried unanimously.

PETITION FOR SEWER IN EL POSO AREA - COST ESTIMATE

Mr. John Bera and John Trujillo approached Council stating they are unable to have septic tanks in the El Poso area; therefore, a petition has been signed by 33 residents petitioning sewer in the El Poso area.

It was moved by Councilman Brown and seconded by Councilwoman Quimby that the staff be directed to take all steps necessary to create the district. Motion carried unanimously.

HEARING - CONDITIONAL USE FOR RESTAURANT WITH LIQUOR LICENSE, TWO RIVERS PLAZA, 2ND AND MAIN STREETS

Senior Planner Don Warner stated the conditional use for Two Rivers Plaza has been recommended by the Planning Commission, on the theory that this facility would not be open for drop-ins off the street, but would be run in conjunction with rentals of Two Rivers Plaza to groups, and the service would be to those groups

only when in attendance at such meetings. This also met with the approval of the applicant for the liquor license. No letters having been filed and no one in the audience indicating a desire to speak, the President closed the hearing.

It was moved by Councilman Van Houten and seconded by Councilman Johnson that the recommendation of the Planning Commission for conditional use for Two Rivers Plaza be approved. Motion carried unanimously.

HEARING - APPLICATION FOR HOTEL-RESTAURANT LIQUOR LICENSE - TWO RIVERS PLAZA - LARRY DANIEL SHAVER AND RENE' DE BEST

Advertised for hearing on this date was the application by Larry Daniel Shaver for a Hotel-Restaurant Liquor License for Two Rivers Plaza, 2nd and Main. It was noted that the lease and concession agreement and financial statements by both Mr. Shaver and Mr. De Best were filed by Mr. Jerry Uhrlaub, representing Larry Shaver, leaving the Management Agreement yet to be filed. The report from the Police Department advised that a background investigation has been conducted concerning the application by Larry Shaver and Rene' De Best for a liquor license for Two Rivers Plaza, 2nd and Main. During the course of the investigation nothing of a derogatory nature was disclosed which would make the applicants ineligible to hold a liquor license in this state. The map showing similar outlets was outlined.

The City survey was as follows:

- (1) I favor the issuance of the license 96
- (2) I believe the needs of the neighborhood are being met 28
- (3) I am otherwise opposed 8
- (4) No Opinion 24

Two letters were received opposing the license: Betty June Harbig, 2393 Broadway; and Wilfred and Edna Fuqua, 2260 Broadway, both parties residing outside the survey area.

Mr. Uhrlaub stated that the use of the proposed liquor license would be only consistent with the engagement of parties who desire the same at Two Rivers Plaza. This license would only be in use when and as functions are engaged at Two Rivers Plaza, and when and as those particular functions desire that liquor be served.

Councilman Johnson asked clarification as to whether the sale of liquor would automatically take place any time there is a function at Two Rivers Plaza. Mr. Uhrlaub assured Councilman Johnson it would not.

Mr. Bill Jarvis opposed the issuance of the license because of the proximity of other outlets. He expressed concern about liability.

Mr. James, St. Regis, spoke in opposition of the license, along with Mr. Skip Nelson.

Mr. Richard Clark spoke for the granting of the license.

There being no further remarks, the President closed the hearing.

Decision of Council will be offered March 17, 1976.

ORDINANCE NO. 1615 - EASEMENT VACATION IN BLOCK 1, OLYMPIC ACRES
SUBDIVISION

The Proof of Publication to the following entitled ordinance was presented: AN ORDINANCE VACATING AN EASEMENT LOCATED WITHIN THE CITY OF GRAND JUNCTION. It was moved by Councilman Johnson and seconded by Councilwoman Quimby that the Proof of Publication be accepted for filing. Motion carried unanimously.

It was moved by Councilman Colescott and seconded by Councilman Brown that the Ordinance be called up for final passage and read. Motion carried unanimously.

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 1615, and ordered published. Roll was called upon the motion with all Council members voting AYE. The President declared the motion carried.

PROPOSED ORDINANCE - SIGN CODE - NOTICE OF HEARING

City Attorney Ashby reviewed the amendments to the Sign Code. It was moved by Councilman Brown and seconded by Councilman Van Houten that the City Council accept the Planning Commission recommendations for the signs and that they be incorporated in the Sign Code.

Councilman Johnson questioned the Planning Commission's rationale for being more restrictive than the Sign Code Committee regarding sizes of signs. He felt that the Sign Code committee had studied the situation and expended a lot of effort since its appointment more than two years ago. Councilman Colescott agreed. It was noted that the Sign Code Committee was appointed by Council.

Mr. Richard Clark said his impression at the Planning Commission meeting was that Blake Chambliss made the recommendations and the other Planning Commission members endorsed his recommendations. Mr. Clark wished to indicate that he was in favor of the Sign Code.

Upon roll call, Council members voting AYE: Quimby, Van Houten, Brown. Council members voting NO: Colescott, Johnson, Tufly, Kozisek. The President declared the motion lost.

It was moved by Councilman Van Houten and seconded by Councilman Brown that the Sign Code be passed for publication in pamphlet form and notice of hearing be published. Motion carried with

Councilman Tufly voting NO.

REVIEW OF GRAND JUNCTION, COLORADO, PARKING AUTHORITY PURCHASE OF TREECE PROPERTY - RESOLUTION

The following Resolution was presented and read:

RESOLUTION

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

That the City Council does hereby ratify and approve the action of the City Manager Harvey M. Rose in approving the letter to the United States Bank in Grand Junction, Colorado, dated March 2, 1976, from the Grand Junction, Colorado, Parking Authority, and made a part hereof by reference, as the act of the City of Grand Junction.

PASSED and ADOPTED this 3rd day of March, 1976.

President of the Council

Attest:

City Clerk

It was moved by Councilman Van Houten and seconded by Councilwoman Quimby that the Resolution be passed and adopted as read. Roll was called upon the motion with all members of Council voting AYE. The President declared the motion carried and the Resolution duly passed and adopted.

REQUEST FOR ALLOCATION OF FUNDS FOR SUPPORT OF CENTENNIAL-BICENTENNIAL STAFF - COUNCIL CONTINGENCY BICENTENNIAL-CENTENNIAL FUNDS - \$560

City Manager Harvey Rose requested an allocation of \$560 which staff feels will cover the necessary expenses retroactively to the day that Mark Williams, CBC Director, was employed through the end of August. The money would come from the Contingency Fund for the Centennial-Bicentennial Commission.

It was moved by Councilwoman Quimby and seconded by Councilman Johnson that \$560 from the Council Contingency Fund be allocated for necessary expenses of the Centennial-Bicentennial director. Motion carried.

PUBLIC HEARING - 28 ROAD WIDENING

City Manager Harvey Rose noted March 8, 1976, 7:30 p.m. as the date set for the public hearing on 28 Road widening and reconstruction project, partially funded by the Federal Highway Act, requiring a public hearing. Hearing is to be held in the Council Chambers. All adjacent property owners have been invited to respond at that meeting.

COUNCIL COMMITTEE REPORTS

Housing Authority

Councilwoman Quimby reported that the Housing Authority encourages the citizens of the city to answer the question about Revenue Sharing on their income tax return, in which they must indicate the city and county in which they live. The information is being used as the basis for allocation of the Federal Revenue Sharing Fund.

NLC Committee

Councilwoman Quimby and President Kozisek will be attending the NLC Committee meeting being held in Washington, D.C. on the 15th day of March, 1976. They requested that anyone having any input for the meeting to please contact them.

Telephone at Police Station

Councilman Brown questioned why there is no public phone furnished for the citizens other than the one pay phone at the Police Department. City Manager Rose assured Councilman Brown that every effort is made to make the police phones available when a citizen is unable to pay for a call. It is administrative policy only.

ADJOURNMENT

It was moved by Councilman Brown and duly seconded that the meeting be adjourned. Motion carried.

Neva B. Lockhart

Neva B. Lockhart
City Clerk