

Grand Junction, Colorado

September 15, 1976

ROLL CALL

The City Council of the City of Grand Junction, Colorado, met in regular session at 7:30 p.m., September 15, 1976, 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 Larry Kozisek. Also present: City Manager James Wysocki, City Attorney Gerald Ashby and City Clerk Neva Lockhart.

MINUTES

It was moved by Councilman Johnson and seconded by Councilman Tufly that the minutes of the regular meeting September 1, 1976, be approved as written. Motion carried.

MAC BREWER APPOINTED TO CITY PLANNING COMMISSION (TERM - SEPTEMBER 15 THROUGH DECEMBER 1976)

By unanimous ballot, Mac Brewer, M.D., was selected to serve on the City Planning Commission. It was moved by Councilman Brown and seconded by Councilwoman Quimby that the appointment of Mac Brewer to the City Planning Commission to serve the unexpired term of Jerry Wilds be ratified. Motion carried unanimously.

PROPOSAL FOR THE REMOVAL OF JUNK CARS

Mr. Gene Allen, Planning Director, appeared before Council, to present a proposal for a low key removal of junk cars within the City. Council gave its blessing to the effort.

MESA COUNTY SOFTBALL ASSOCIATION

Mr. George Distefano, President of the Mesa County Softball Association, appeared before Council to present a \$5,000.00 check which they would like to see go into the Pomona Park Softball Diamond. Mr. Distefano also requested that Council consider a waiver of signs on the walls at Columbine Park, so they can advertise.

EXPENDITURE OF \$952 OF CENTENNIAL-BICENTENNIAL FUNDS AUTHORIZED

Mr. Mark Williams, C/BC Director, appeared before Council to request the expenditure from the Centennial-Bicentennial Fund of \$952 to pay for the expenses incurred for the Greek Festival, August 21 and 22. It was moved by Councilman Johnson and seconded by Councilman Tufly that the \$952 be given to the Committee to meet its obligations with the understanding that when the committee is dissolved, any cash on hand will be returned to the City. Motion carried unanimously.

HOTEL-RESTAURANT LIQUOR LICENSE, CHANGE OF OWNERSHIP - HOWARD JOHNSON CO., DBA AS HOWARD JOHNSON'S RESTAURANT, 753 HORIZON DRIVE AND REGISTRATION OF MANAGER

Submitted for consideration was the application by Howard Johnson Company for change of ownership from Grand H. J. Corporation dba Howard Johnson's Restaurant, 753 Horizon Drive. Corporation Officers: President: Howard B. Johnson, Vice President/Secretary: Eugene J. Durgin, Vice-President: Walter W. Curcio, Treasurer: Edgar L. Andlauer. Also submitted was the Registration of Manager for Howard Johnson's Restaurant, Martin Edward Skinner. A report from the Police Department advised that after investigation, no reason could be found why the Manager Registration for Martin E. Skinner, or the change of ownership from Grand H. J. Corporation to Howard Johnson Company should not be approved.

It was moved by Councilman Colescott and seconded by Councilwoman Quimby that the Manager Registration be approved and that the application by Howard Johnson Company be approved, and the license issued when the State license has been received. Motion carried unanimously.

REGISTRATION OF MANAGER-HOLIDAY INN: MARY HURST

Submitted for consideration was the application by Holiday Inn to register its Manager, Mary Hurst. A report from the Police Department advised that nothing of a derogatory nature was disclosed during the investigation. It was moved by Councilman Tufly and seconded by Councilman Johnson that the Registration of Mary E. Hurst as Manager of Holiday Inn be approved. Motion carried unanimously.

RETAIL LIQUOR STORE LICENSE - AUTHORIZED CHARGES FINKEL AND GARY STENGER DBA TELLER ARMS LIQUOR SHOPPE, 2353 BELFORD AVENUE (CHANGE OF OWNERSHIP)

Submitted for consideration was the application by Charles Finkel and Gary Stenger for a retail liquor store license to be located at Teller Arms Liquor Shoppe, 2353 Belford Avenue. The Teller Arms Liquor Shoppe is presently owned by Rufus and Florence Jones. A report from the Police Department advised that during the background investigation, nothing of a derogatory nature was learned concerning either of the applicants. It was moved by Councilman Brown and seconded by Councilman Johnson that the application be approved and the license issued when the State license has been received. Motion carried unanimously.

POMONA SCHOOL PARK PHASE I BID

On September 10, 1976, bids were opened in the City Council Chambers for the first phase of the Pomona School Site Development.

The low bid was submitted by Colorado Landscape Company for \$60,141.57. After reviewing the bid and the amount of money available to do the project, deleted from the bid was the following: \$7,000.00 for manure, \$651,92 for commercial fertilizer and \$2,827.29 for seed bed preparation and seeding. These deductions total \$10,479.21 resulting in a balance of \$49,662.46.

However, in the original bid the contractor failed to bid the pump and fixtures which would cost \$2,875.00. As a result, the total bid of Colorado Landscape Company would be \$52,537.46.

It is recommended that the low bid submitted by Colorado Landscape Company be accepted, and the City be authorized to enter into a contract with Colorado Landscape Company to begin work immediately on the Development of Phase I of the Pomona School Park Site.

It was moved by Councilman Tufly and seconded by Councilman Johnson that the bid by Colorado Landscape Company be accepted and the contract authorized in the amount of \$52,537.46. Motion carried unanimously.

HEARING - PROPOSED CHERRILYN MINOR SUBDIVISION, 25 3/4 ROAD AND F ROAD

A hearing was duly conducted on this item after proper notice. Senior Planner Don Warner outlined the area in question and noted the conditions imposed by the Planning Commission were that the subdivider put in all improvements for the cul-de-sac and provide a power-of-attorney for improvements on 1st Street.

It was moved by Councilwoman Quimby and seconded by Councilman Tufly that the Cherrilyn Minor Subdivision be approved subject to the conditions imposed by the Planning Commission. Motion carried unanimously.

HEARING - REPLAT COLORADO WEST DEVELOPMENT PARK FILING NO. 1, 1031 SOUTH 15TH STREET

A hearing was duly held on this item after proper notice. It was moved by Councilman Johnson and seconded by Councilwoman Quimby that the replat of Colorado West Development Park Filing No. 1, 1031 S. 15th Street, be approved. Motion carried unanimously.

HEARING - PROPOSED DEVELOPMENT IN H.O. ZONE - MOTEL 6, HORIZON DRIVE AND CROSSROADS BOULEVARD

A hearing was duly held on this item after proper notice. It was moved by Councilman Colescott and seconded by Councilman Tufly that the proposed development in H.O. Zone for Motel 6 be approved. Motion carried unanimously.

HEARING - PROPOSED DEVELOPMENT IN H.O. ZONE - HOLIDAY INN EXPANSION, 757 HORIZON DRIVE

A hearing on this item was duly held after proper notice. It was moved by Councilman Tufly and seconded by Councilman Johnson that the expansion of the Holiday Inn be approved subject to the filing of a power-of-attorney for improvements along Horizon Drive. Motion carried unanimously.

HEARING - PROPOSED STREET NAME CHANGE - F1/4 ROAD, FROM 27 1/2 ROAD TO 28 ROAD, TO BE CHANGED TO HAWTHORNE AVENUE IN SPRING VALLEY SUBDIVISION FILING NO. 4 - PROPOSED ORDINANCE

A hearing was duly held on this item after proper notice. The following entitled proposed ordinance was read: AN ORDINANCE CHANGING THE NAME OF A STREET WITHIN THE CITY OF GRAND JUNCTION, COLORADO. It was moved by Councilman Colescott and seconded by Councilman Brown that the proposed ordinance be passed for publication. Motion carried unanimously.

RESOLUTION GIVING FACTS AND FINDINGS REGARDING PROPOSED CONDITIONAL USE FOR A DRIVE-IN RESTAURANT, 1051 AND 1061 NORTH AVENUE

A Resolution of Facts and Findings favoring the conditional use for a drive-in restaurant at 1051 and 1061 North Avenue was read. It was moved by Councilman Johnson and seconded by Councilman Colescott that the Resolution be passed and adopted as amended to remove the walk-up window. Roll was called upon the motion with the following results: Councilmembers voting AYE: TUFLY, COLESCOTT, JOHNSON, KOZISEK. Councilmembers voting NO: VAN HOUTEN, BROWN, QUIMBY. Motion lost.

It was moved by Councilman Brown and seconded by Councilwoman Quimby that the development be instructed to go back to the Planning Commission with his request and that consideration be given at the next regularly scheduled Planning Commission meeting on September 29. Motion carried.

ORDINANCE NO. 1626 - AMENDING FLOOR AREA MINIMUM IN ZONING DISTRICT R-2, TWO FAMILY RESIDENTIAL

The Proof of Publication to the following entitled proposed ordinance was presented: AN ORDINANCE AMENDING THE FLOOR AREA MINIMUM IN ZONING DISTRICT R-2, TWO-FAMILY RESIDENTIAL. It was moved by Councilman Brown and seconded by Councilman Johnson that the Proof of Publication be accepted for filing. Motion carried unanimously.

It was moved by Councilman Johnson and seconded by Councilman Colescott that the proposed 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 Johnson that the Ordinance be passed, adopted, numbered 1626, and ordered published. Roll Call vote resulted in all members of Council

voting AYE. The President declared the motion carried.

PROPOSED ORDINANCE - REZONING FROM R-3 TO B-3 THE PROPERTY LOCATED ON NE CORNER OF 12TH AND PINYON

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 Tufly and seconded by Councilman Johnson that the proposed ordinance be passed for publication. Motion carried unanimously.

PROPOSED ORDINANCE - ALLEY VACATION, NE CORNER 12TH AND PINYON

The following proposed ordinance was read: AN ORDINANCE VACATING A PORTION OF ALLEY-WAY WITHIN THE CITY OF GRAND JUNCTION, COLORADO. It was moved by Councilman Tufly and seconded by Councilwoman Quimby that the proposed ordinance be passed for publication. Motion carried unanimously.

RESOLUTION APPROVING WALKER FIELD MASTER PLAN

The following Resolution was presented and read:

RESOLUTION

APPROVING AND ADOPTING THE MASTER PLAN FOR WALKER FIELD AIRPORT

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

That as a co-sponsor of an Airport Planning Project (A-08-0027-01), it does hereby accept the final draft of the volumes and drawings labeled Master Plan, Environmental Impact Assessment Report (5 years), and Airport Layout Plan, all dated December 8, 1975, and as of that date approves and adopts the said volumes and drawings as the Master Plan for Walker Field Airport.

PASSED AND ADOPTED this 15th day of September, 1976.

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President of the Council

Attest:

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City Clerk

It was moved by Councilman Brown and seconded by Councilman Colescott that the Resolution be passed and adopted as read. Upon roll call vote all members of Council voted AYE. The President declared the motion carried and the Resolution duly passed and

adopted.

After a five-minute recess, all members of Council were present.

AGREEMENT WITH KIRCHNER, MOORE & CO. FOR REFUNDING OF WATER-SEWER REVENUE BONDS

Mr. Joe Barrows, representing Kirchner, Moore & Co., was present and recapped the progress that has been made so far in the proposal to refund the City's outstanding joint water and sewer revenue bonds.

It was moved by Councilman Van Houten and seconded by Councilman Tufly that the refunding plan and Agreement be accepted by the City of Grand Junction, and authorized Kirchner, Moore & Co. to take the appropriate action to complete the refunding transaction and authorized the President of the Council to sign said agreement. Motion carried unanimously.

COUNCIL COMMITTEE REPORTS

Criminal Justice - Councilman Colescott reported on a Criminal Justice Meeting last Thursday and stated that the Committee has adopted a budget. He stated that the City of Grand Junction is in line to receive \$19,000 of matching funds (90%/10%) for recording equipment.

National Guard - Councilman Brown supported the National Guard request. He feels that the City should be doing something to help it along.

RECESS

It was moved by Councilman Van Houten and seconded by Councilman Johnson that the meeting be recessed until 5:30 p.m., Wednesday, September 22, 1976. Motion carried.

Neva B. Lockhart

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Neva B. Lockhart  
City Clerk