

Grand Junction, Colorado

October 6, 1976

ROLL CALL

The City Council of the City of Grand Junction, Colorado, met in regular session at 7:30 p.m. October 6, 1976, in the Council Chambers at City Hall. Members present and answering roll call: Larry Brown, Harry Colescott, Karl Johnson, Elvin Tufly, Robert Van Houten, and President of the Council Larry Kozisek. Councilwoman Jane Quimby was absent. Also present was City Manager James Wysocki, City Attorney Gerald Ashby and City Clerk Neva Lockhart.

MINUTES

It was moved by Councilman Tufly and seconded by Councilman Johnson that the minutes of the regular meeting September 15, 1976, and the recessed meeting September 22, 1976, be approved as written. Motion carried unanimously.

INTRODUCTION OF NEW CITY EMPLOYEES

Present for the City Council Meeting were the following new City employees:

Jan Williams - PBX Operator-Receptionist  
Doris Crowe - Secretary, Purchasing and Property Division  
Jordan Longwell - Meter Reader  
Wayne Gordon - Firefighter  
David Franks - Traffic and Property Maintenance  
Ronald Burnett - Street Maintenance Division  
Paul Marconnett - Utilities Department

RESOLUTION APPOINTING JAY WITT ASSISTANT JUDGE

The following Resolution was presented and read:

RESOLUTION

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

That Jay Witt be appointed to act as Deputy Municipal Judge to replace Vincent King who has resigned that position.

PASSED and ADOPTED this 6th day of October, 1976.

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President of the Council

Attest:

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City Clerk

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

WOMENS DIVISION CHAMBER OF COMMERCE PRESENTS 3RD PLACE TROPHY FOR ENVIRONMENTAL EXCELLENCE

Mrs. Mary Thoele, representing the Womens Division of the Chamber of Commerce, appeared before Council to present the 3rd place trophy for Environmental Excellence presented by "Keep Colorado Beautiful, Incorporated" to the City of Grand Junction.

LIQUOR - VFW BEYE LOTZ POST 1247, 1404 UTE AVENUE CHANGE OF CORPORATE OFFICERS APPROVED

Submitted for consideration was the liquor license application addendum change of corporate officers affecting VFW Beye Lotz Post 1247, 1404 Ute Avenue. Listed officers: President: Howard Stockton, Vice President: William G. Shive, Secretary/Treasurer: Robert J. Nolan. A report from the Police Department advised a records check and background investigation was conducted on the corporate officers. Nothing of a derogatory nature was disclosed during the investigation which would prevent this change of corporate officers from occurring.

It was moved by Councilman Tuflly and seconded by Councilman Johnson that the liquor license application addendum changing the corporate officers of VFW Beye Lotz Post 1247, 1404 Ute Avenue, be approved. Motion carried unanimously.

LIQUOR - APPLICATION FOR HOTEL-RESTAURANT LIQUOR LICENSE - CHANGE OF OWNERSHIP - BAR X MOTEL & LOUNGE 1600 NORTH, INC.

Submitted for consideration was the application by 1600 North, Inc., for a hotel-restaurant liquor license to be used in conjunction with the Bar X Motel & Lounge, presently owned by Bruce and Norma Ferrell. Corporate officers: President: Eric W. Hedlund; Vice President: Brian G. Goulding; Secretary/Treasurer: Martin Jeppesen. The corporation also filed an application to register its manager Guido Magaro. A report from the Police Department advised that a background investigation was completed. Records were checked with CCIC and NCIC. Local records have also been checked. There were no wants, warrants or any criminal record noted on any of the individuals. Mr. Guido Magaro, 938 Elm Avenue, Grand Junction, is presently the manager of the Bar X Hotel & Restaurant complex. A check has been made with the Federal Bureau of Investigation and nothing of a derogatory nature was disclosed.

It was moved by Councilman Johnson and seconded by Councilman Tufly that the application be approved and the license issued when the State license has been received, and accepted the registration of Guido Margaro as manager. Motion carried unanimously.

BEER - APPLICATIONS TO RENEW 3.2 BEER LICENSES ALBERTSON'S FOOD CENTER #826, COOK'S WAREHOUSE MARKET, LTD., SKAGGS COMPANIES, INC.

Submitted for consideration were the applications by the following businesses to renew 3.2 beer licenses:

- (1) Albertson's Food Center #826, 1838 North 12th Street
- (2) Cook's Warehouse Market, Ltd., 1235 North 4th Street
- (3) Skaggs Companies, Inc., Skaggs Drug Center, 1834 North 12th Street

A report from the Police Department advised that during the past licensing period there have been no reported complaints or violations noted in the sale of 3.2 beer by these establishments. It was moved by Councilman Tufly and seconded by Councilman Johnson that the applications be approved and the licenses issued when the State licenses have been received. Motion carried unanimously.

LIQUOR - APPLICATION FOR EXTENDED HOURS LICENSE - KINGS II, 215 COLORADO AVENUE - APPROVED

Submitted for consideration was the application by Ric Medina dba Kings II, 215 Colorado Avenue, for an Extended Hours License. A report from the Police Department advised that during the past licensing period there have been no complaints or violations noted in connection with the regularly established hours of operation of this establishment. The department was unable to locate anything of a derogatory nature which would prevent this extended hours license from being approved.

It was moved by Councilman Tufly and seconded by Councilman Colescott that the application be approved and the license issued. Motion carried unanimously.

HEARING - ID ST-75 ASSESSMENTS PROPOSED ORDINANCE

A hearing on this item was duly conducted after proper notice. No letters were filed regarding these assessments and there was no one in the audience who indicated a desire to speak on this topic.

The following entitled proposed ordinance was presented and read:

AN ORDINANCE APPROVING THE ASSESSABLE COST OF THE IMPROVEMENTS MADE IN AND FOR IMPROVEMENT DISTRICT NO. ST-75, IN THE CITY OF GRAND JUNCTION, COLORADO, PURSUANT TO ORDINANCE NO. 178, ADOPTED AND APPROVED THE 11TH DAY OF JUNE, 1910, AS AMENDED; APPROVING THE APPORTIONMENT OF SAID COST TO EACH LOT OR TRACT OF LAND OR OTHER

REAL ESTATE IN SAID DISTRICT; ASSESSING THE SHARE OF SAID COST AGAINST EACH LOT OR TRACT OF LAND OR OTHER REAL ESTATE IN SAID DISTRICT; APPROVING THE APPORTIONMENT OF SAID COSTS AND PRESCRIBING THE MANNER FOR THE COLLECTION AND PAYMENT OF SAID ASSESSMENTS.

It was moved by Councilman Johnson and seconded by Councilman Colescott that the proposed ordinance be passed for publication. Motion carried.

CONTRACTOR'S PROPOSAL FOR CURB, GUTTER, AND SIDEWALK REPAIRS, 1976  
FRED CUNNINGHAM - \$10,892

No bids were received for the 1976 curb, gutter, and sidewalk repair program. The Engineering Department contacted Fred Cunningham who said that because of the small size of the project and because of his other commitments he did not want to submit a bid, but that he would submit a proposal for consideration.

Cunningham has proposed to do the work for \$10,892; the engineer's estimate for the work is \$10,580. Cunningham's proposal is 3% above the engineer's estimate. It was recommended that the job be awarded to Cunningham. He has done work for the City in the past and it is felt he will do a satisfactory job.

There is \$14,516 remaining in the budget (043.35-903) for this work plus the Rotary Club is contributing \$1,700 for curbramps at four locations which are included in the project.

It was recommended by City Manager Wysocki, Public Works Director Jim Patterson, and City Engineer Ron Rish that the City accept the proposal by Fred Cunnigham, and authorize the work.

It was moved by Councilman Brown and seconded by Councilman Johnson that the contract be awarded to Fred Cunningham in the amount of \$10,892. Motion carried unanimously. Council authorized a letter of appreciation be directed to the Rotary Club for its contribution of \$1,700 for the curbramps in aid of wheel chair citizens.

HEARING - CONSIDERATION OF DEVELOPMENT PLAN IN H.O. ZONE - GSA  
BUILDING IN TECH DEL SOL SUBDIVISION

A hearing was duly held on this item after proper notice. City Planner Don Warner presented the development plan and advised that the Planning Commission recommended approval subject to the following stipulations:

- (1) the request by the Fire Department for two fire hydrants in the east parking lot;
- (2) the Parks Department recommendation to eliminate cottonwood trees and substitute black ash;

(3) the Planning Commission request for a set-back of 15 feet for sidewalks;

(4) drainage be directed toward Horizon Drive;

(5) power of attorney for improvement district on Horizon Drive.

Mr. Warner noted that the developer, Mr. Gale, has agreed to all the conditions.

It was moved by Councilman Tufly and seconded by Councilman Brown that the development plan for the GSA building in Tech del Sol Subdivision be approved subject to the conditions as stipulated by the Planning Commission. Motion carried unanimously.

ORDINANCE NO. 1628 - STREET NAME CHANGE F1/4 ROAD, FROM 27 1/2 ROAD TO 28 ROAD, TO HAWTHORNE AVENUE IN SPRING VALLEY SUBDIVISION FILING #4

The Proof of Publication to the following entitled ordinance was presented: AN ORDINANCE CHANGING THE NAME OF A STREET WITHIN THE CITY OF GRAND JUNCTION, COLORADO. It was moved by Councilman Tufly and seconded by Councilman Johnson that the Proof of Publication be accepted for filing. Motion carried unanimously.

It was moved by Councilman Brown and seconded by Councilman Van Houten 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 Colescott and seconded by Councilman Brown that the Ordinance be passed, adopted, numbered 1628, and ordered published. Roll was called upon the motion with all members of Council present voting AYE. The President declared the motion carried.

ORDINANCE NO. 1629 - REZONING FROM R-3 TO B-3 PROPERTY LOCATED ON THE NE CORNER OF 12TH AND PINYON

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

It was moved by Councilman Brown and seconded by Councilman Tufly 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 Brown that the Ordinance be passed, adopted, numbered 1629, and ordered

published. Upon roll call all members of Council present voted AYE. The President declared the motion carried.

ORDINANCE NO. 1630 - ALLEY VACATION ON NE CORNER OF 12TH AND PINYON

The Proof of Publication to the following entitled ordinance was presented: AN ORDINANCE VACATING A PORTION OF ALLEYWAY WITHIN 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 unanimously.

It was moved by Councilman Tufly 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 Brown that the ordinance be passed, adopted, numbered 1630, and ordered published. Upon roll call all members of Council present voted AYE. The President declared the motion carried.

RESOLUTION CONFIRMING THE TERMS OF THE HOUSING AUTHORITY COMMISSIONERS

The following Resolution was presented and read:

RESOLUTION

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

That the Commissioners of the Housing Authority of the City of Grand Junction and their terms are confirmed as follows:

William E. Ratekin - term expires October 2, 1977  
Lucille Crumbaker - term expires October 2, 1978  
David Humphries - term expires October 2, 1979  
Levi Lucero - term expires October 2, 1980  
Karl Johnson - term expires October 2, 1981

PASSED and ADOPTED this 6th day of October, 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 Van

Houten that the Resolution be passed and adopted as read. Upon roll call all members of Council present voted AYE. The President declared the motion carried and the Resolution duly passed and adopted.

#### PROPOSED ASSESSMENT INCREASE FOR STREET IMPROVEMENT DISTRICTS

Council received and reviewed a report from the Public Works Department regarding street assessment rates. Proposed for 1977:

- (1) Full Street Development (sidewalk, curb & gutter, street paving and storm drains) - proposed assessment \$20,000.
- (2) Alley Paving - proposed assessment \$5.00.
- (3) Sidewalk only (4 feet) - proposed assessment \$3.00.
- (4) Double penetration seal coat (34-foot wide street) - proposed assessment \$2.00.

After discussion it was moved by Councilman Johnson and seconded by Councilman Brown that the assessment fees be adopted subject to the assessment for sidewalk be changed to \$2.50, and that the double penetration seal coat for 34-foot wide streets be based on actual costs rather than an assessment fee with the understanding that this would not be considered a full improvement. Motion carried.

#### BOND REFUNDING REPORT

Mr. Joe Barrows of Kirchner, Moore & Co., presented a report on the finalization of the 1968-1969 water-sewer revenue bond refunding.

#### REPORT ON HOUSING AUTHORITY AND REHABILITATION GRANT

Mr. Dave Humphries, Chairman of the Housing Authority, presented a report on the Housing Authority of the Rehabilitation Grant. He noted that part of the \$250,000 from HUD can be used for hiring director and staff. He presented the proposal that the manager/director of the Walnut Park Development could be combined with the rehabilitation work. He discussed the hiring of a new person to act as executive director, and asked if Council recognizes and is willing to underwrite this salary at some future point in time.

It was recommended by City Manager Wysocki and accepted that he, Mr. Humphries, and John Ballagh sit down and put some figures together and give a report to Council.

#### MISCELLANEOUS

Duane Jensen Utility Engineer, introduced his Cub Scout Troop.

A reminder that the March of Dimes Walkathon would be held on October 16, 1976.

President of the Council Kozisek requested additional names for consideration in the appointment to fill a vacancy on the Parks and Recreation Board.

ADJOURNMENT

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

Neva B. Lockhart

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Neva B. Lockhart  
City Clerk