

Grand Junction, Colorado

August 1, 1979

The City Council of the City of Grand Junction, Colorado, convened in regular session the first day of August, 1979, at 7:30 p.m. in Council Chambers at City Hall. Those present were Council members Louis Brach, Frank Dunn, Dale Hollingsworth, Robert Holmes, Karl Johnson, Bill O'Dwyer, and Jane Quimby, a quorum.

Also present were City Manager Jim Wysocki, City Attorney Gerald Ashby, and City Clerk Neva Lockhart.

Council President Quimby called the meeting to order.

PLEDGE OF ALLEGIANCE

INVOCATION

Councilman Holmes

GREETINGS FROM MAYOR NICHINOMIYA, JAPAN

By Hiroe Fukuhara

INTRODUCTION OF NEW CITY EMPLOYEES

New City employees present were:

Angelo Colunga, Tiara Rado Golf Course
James Drost, Police Department
Everett Lawton, Finance, Data Processing

NAMES REQUESTED FOR PLANNING COMMISSION VACANCY

Accepting the letter of resignation by Bill Mikesell from the Planning Commission, President Quimby requested names of people who would be interested in serving on this Board, term to expire in March, 1981. A letter of appreciation is to be directed to Mr. Mikesell for his service to the community.

MINUTES

The Minutes of the regular meeting July 18, 1979, were approved as written.

CONSENT AGENDA

Departmental reports recommended approval of the following items:

A. Application for renewal of Retail Liquor Store License

Charles Finkel and Gary Stenger dba
Teller Arms Liquor Shoppe

2353 Belford Avenue

B. XYZ-TV, Inc., Lease

C. Audit Engagement Letter from Chadwick, Steinkirchner, Davis and Company

Moved by Councilman Brach: That the foregoing items be approved. Seconded by Councilman Dunn. Motion carried with Councilman Holmes voting NO on Item A.

RESOLUTION OF DECISION REGARDING PETITION FOR CONDITIONAL USE TO PERMIT DRIVE-UP WINDOW AT BURGER KING, 1730 NORTH AVENUE - DENIED

The following Resolution was read:

RESOLUTION

OF DECISION ON THE APPLICATION OF L & R, INC. FOR A CONDITIONAL USE FOR A DRIVE-UP WINDOW

WHEREAS, L & R, Inc. has made application to the City Council of the City of Grand Junction for a conditional use to permit the operation of a drive-up window on its premises at 1730 North Avenue in the City; and

WHEREAS, the City Planning Commission recommended denial of the use because of the traffic circulation presented as the plan for the use; and

WHEREAS, the City Council heard the matter on the 18th day of July, 1979, and having considered the evidence FINDS:

1. That the proposal does not adequately handle the potential stack up of cars behind the call box.
2. The design of the manner of ingress and egress would indicate the alley as a primary direction of both, and, while the alley is to carry traffic within areas, it should not be the primary route for that traffic in outlets such as this one.
3. The traffic circulating through the parking lot to the proposed rear drive-in facility will conflict with those customers who are otherwise using the business.

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

That the application of L & R, Inc. for a drive-in window be denied for the reasons given.

PASSED and ADOPTED this 1st day of August, 1979.

President of the Council

Attest:

City Clerk

Moved by Councilman O'Dwyer: That the Resolution be passed and adopted as read. Seconded by Councilman Holmes.

Roll call vote: AYES: Unanimous.

RESOLUTION OF DECISION REGARDING PETITIONS FOR ALLEY VACATION AND REZONE FROM R-2 TO P (PARKING) AT 7TH AND GLENWOOD (JOUFLAS) - DENIED

The following Resolution was read:

RESOLUTION

OF DECISION ON APPLICATION FOR REZONING AND VACATION OF AN ALLEYWAY IN THE CITY OF GRAND JUNCTION BY JOUFLAS.

WHEREAS, Constance Jouflas has applied to the City Council for the rezoning of Lots 11 and 12 of Block 2, Craig's Subdivision of Lot 17 of Capitol Hill Subdivision from R-2 (Residential) to P (Parking) and has requested the vacation of the alleyway abutting the tract on the west proposing to relocate that alley through the center of the tract through proper dedication; and

WHEREAS, the City Planning Commission recommended that the application be denied in its entirety because of neighborhood opposition to encroachment of North Avenue activity into the residential area remaining on Glenwood Avenue, and because of staff comments as to the proposal; and

WHEREAS, the City Council heard the matter on the 18th day of July, 1979, and having considered the evidence, FINDS:

1. That, while the North Avenue Policy Statement does consider the encroachment of this type onto the south side of Glenwood Avenue, in this particular area the residential continuity has been fairly well maintained, and the parking encroachment would not be in the best interest of the neighborhood at this time.

2. The alley is presently quite heavily used, and the vacation of it to trade for an alley difficult to define through a parking lot would not serve the public adequately.

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

That, for the reasons stated, the application of Constance Jouflas for rezoning of the land above described and vacation of the alley described above is denied as not being in the best interest of the public peace, health and safety.

PASSED and ADOPTED this 1st day of August, 1979.

President of the Council

Attest:

City Clerk

At the last Council meeting, Council had indicated it would like to see the names of those in the neighborhood who had withdrawn their opposition to the proposed alley relocation and rezoning of the property. On July 24, 1979, a petition headed: "We, the undersigned have no objection to the proposed alley relocation and parking layout if future decisions are consistent with adopted North Avenue Corridor policy statements" was filed with thirteen (13) signatures.

Moved by Councilman Johnson: That the Resolution be passed and adopted as read. Seconded by Councilman Hollingsworth.

Roll call vote: AYES: Unanimous.

HOUSING AUTHORITY PROJECT, 11TH AND BOOKCLIFF, AMENDED PLAN APPROVED

The amended plan of the Housing Authority Project, 11th and Bookcliff, was reviewed by the Planning Commission at its meeting Tuesday, July 31, determined the revisions were not significant and recommended to Council for approval with no further public hearings required.

Moved by Councilman Hollingsworth: That the amended plan be approved. Seconded by Councilman Dunn.

Vote: AYES: Unanimous.

ORDINANCE NO. 1823 - ROAD VACATION AT INTERSECTION OF NINE IRON DRIVE AND NIBLIC DRIVE (UNNAMED DEAD-END PUBLIC ROW)

Proof of Publication to the following entitled proposed ordinance was presented: AN ORDINANCE VACATING A ROADWAY WITHIN THE CITY OF GRAND JUNCTION. Moved by Councilman O'Dwyer: That the Proof of Publication be accepted for filing. Seconded by Councilman Johnson.

Vote: AYES: Unanimous.

Moved by Councilman Holmes: That the proposed ordinance be called up for final passage and read. Seconded by Councilman O'Dwyer.

Vote: AYES: Unanimous.

The Ordinance was read. No comments. Moved by Councilman Dunn: That the Ordinance be passed, adopted, numbered 1823, and ordered published. Seconded by Councilman O'Dwyer.

Roll call vote: AYES: Unanimous.

ORDINANCE NO. 184 - REZONE FROM R-1-B TO H.O. BETWEEN HORIZON DRIVE AND NINE IRON DRIVE, W OF NIBLIC DRIVE

Proof of Publication to 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. Moved by Councilman Johnson: That the Proof of Publication be accepted for filing. Seconded by Councilman Hollingsworth.

Vote: AYES: Unanimous.

Moved by Councilman Holmes: That the proposed ordinance be called up for final passage and read. Seconded by Councilman Dunn.

Vote: AYES: Unanimous.

The Ordinance was read. No comments. Moved by Councilman O'Dwyer: That the Ordinance be passed, adopted, numbered 1824, and ordered published. Seconded by Councilman Brach.

Roll call vote: AYES: Unanimous.

ORDINANCE NO. 1825 - REZONE FROM COUNTY R-2 TO CITY R-1-A, PROPERTY LOCATED AT 25 1/2 ROAD AND F ROAD IN POMONA SCHOOL AREA

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 OF CERTAIN LANDS WITHIN THE CITY. Moved by Councilman Dunn: That the Proof of Publication be accepted for filing. Seconded by Councilman O'Dwyer.

Vote: AYES: Unanimous.

Moved by Councilman Holmes: That the proposed ordinance be called up for final passage and read. Seconded by Councilman Johnson.

Vote: AYES: Unanimous.

The Ordinance was read. No comments. Moved by Councilman Dunn:

That the Ordinance be passed, adopted, numbered 1825, and ordered published. Seconded by Councilman Holmes.

Roll call vote: AYES: Unanimous.

ORDINANCE NO. 1826 - ALLEY VACATION E OF 1730 NORTH AVENUE -
BURGER KING

Proof of Publication to following entitled proposed ordinance was presented: AN ORDINANCE VACATING AN ALLEY WITHIN THE CITY OF GRAND JUNCTION. Moved by Councilman Dunn: That the Proof of Publication be accepted for filing. Seconded by Councilman Johnson.

Vote: AYES: Unanimous.

Moved by Councilman O'Dwyer: That the proposed ordinance be called up for final passage and read. Seconded by Councilman Johnson.

Vote: AYES: Unanimous.

The Ordinance was read. No comments. Moved by Councilman Dunn: That the Ordinance be passed, adopted, numbered 1826, and ordered published. Seconded by Councilman Hollingsworth.

Roll call vote: AYES: BRACH, HOLLINGSWORTH, JOHNSON, DUNN, QUIMBY,

NOES: HOLMES, O'DWYER.

ORDINANCE NO. 1827 - REZONE TO PD-8, CRESTVIEW TOWNHOMES, NW
CORNER F1/4 ROAD AND 27 1/2 ROAD

Proof of Publication to 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 ON CERTAIN LANDS WITHIN THE CITY. Moved by Councilman Johnson: That the Proof of Publication be accepted for filing. Seconded by Councilman Hollingsworth.

Vote: AYES: Unanimous.

Moved by Councilman O'Dwyer: That the proposed ordinance be called up for final passage and read. Seconded by Councilman Brach.

Vote: AYES: Unanimous.

The Ordinance was read. No comments. Moved by Councilman Dunn: That the Ordinance be passed, adopted, numbered 1827, and ordered published. Seconded by Councilman O'Dwyer.

Roll call vote: AYES: Unanimous.

ORDINANCE NO. 1828 - ALLEY VACATION S OF SOUTH AVENUE BTN 3RD AND
4TH STREETS

Proof of Publication to following entitled proposed ordinance was presented: AN ORDINANCE VACATING AN ALLEY WITHIN THE CITY OF GRAND JUNCTION. Moved by Councilman Johnson: That the Proof of Publication be accepted for filing. Seconded by Councilman Hollingsworth.

Vote: AYES: Unanimous.

Moved by Councilman Holmes: That the proposed ordinance be called up for final passage and read. Seconded by Councilman O'Dwyer.

Vote: AYES: Unanimous.

The Ordinance was read. No comments. Moved by Councilman Holmes: That the Ordinance be passed, adopted, numbered 1828, and ordered published. Seconded by Councilman Hollingsworth.

Vote: AYES: Unanimous.

ORDINANCE NO. 1829 - REZONE TO PR-41, EASTGATE PLAZA, SW CORNER ELM AVENUE AND 28 1/4 ROAD

Proof of Publication to 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. Moved by Councilman Johnson: That the Proof of Publication be accepted for filing. Seconded by Councilman Hollingsworth.

Vote: AYES: Unanimous.

Moved by Councilman Dunn: That the proposed ordinance be called up for final passage and read. Seconded by Councilman O'Dwyer.

Vote: AYES: Unanimous.

The Ordinance was read. No comments. Moved by Councilman Holmes: That the Ordinance be passed, adopted, numbered 1829, and ordered published. Seconded by Councilman Johnson.

Roll call vote: AYES: Unanimous.

ORDINANCE NO. 1830 - REZONE TO PI, NORTH FORESIGHT PARK ANNEXATION, NW COR F ROAD AND 25 1/2 ROAD

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. Moved by Councilman Johnson: That the Proof of Publication be accepted for filing. Seconded by Councilman Dunn.

Vote: AYES: Unanimous.

Moved by Councilman Dunn: That the proposed ordinance be called up for final passage and read. Seconded by Councilman O'Dwyer. Vote: AYES: Unanimous.

The Ordinance was read. No comments. Moved by Councilman Dunn: That the Ordinance be passed, adopted, numbered 1830, and ordered published. Seconded by Councilman O'Dwyer.

Roll call vote: AYES: Unanimous.

ORDINANCE NO. 1831 - EASEMENT VACATION AT 1405 MOTOR STREET

Proof of Publication to following entitled proposed ordinance was presented: AN ORDINANCE VACATING AN EASEMENT WITHIN THE CITY. Moved by Councilman Johnson: That the Proof of Publication be accepted for filing. Seconded by Councilman Hollingsworth.

Vote: AYES: Unanimous.

Moved by Councilman O'Dwyer: That the proposed ordinance be called up for final passage and read. Seconded by Councilman Johnson.

Vote: AYES: Unanimous.

The Ordinance was read. No comments. Moved by Councilman Dunn: That the Ordinance be passed, adopted, numbered 1831, and ordered published. Seconded by Councilman Holmes.

Roll call vote: AYES: Unanimous.

ORDINANCE NO. 1832 - FOSTER ANNEXATION, NW CORNER 12TH STREET AND HORIZON DRIVE

Proof of Publication to following entitled proposed ordinance was presented: AN ORDINANCE ANNEXING TERRITORY TO THE CITY OF GRAND JUNCTION, COLORADO. Moved by Councilman O'Dwyer: That the Proof of Publication be accepted for filing. Seconded by Councilman Dunn.

Vote: AYES: Unanimous.

Moved by Councilman Dunn: That the proposed ordinance be called up for final passage and read. Seconded by Councilman O'Dwyer.

Vote: AYES: Unanimous.

The Ordinance was read. No comments. Moved by Councilman Holmes: That the Ordinance be passed, adopted, numbered 1832, and ordered published. Seconded by Councilman Dunn.

Roll call vote: AYES: Unanimous.

RESOLUTION AUTHORIZING RATIFICATION OF GRANT OFFER FOR RUNWAY LIGHTING PROJECT AT WALKER FIELD - APPROVED

The following Resolution was read:

RESOLUTION

AUTHORIZING EXECUTION OF GRANT OFFER FOR ADAP PROJECT NO. 6-08-0027-05 FOR IMPROVEMENTS AT WALKER FIELD AIRPORT

CITY OF GRAND JUNCTION)		
) ss		
STATE OF COLORADO)		

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

The President of the City Council is hereby authorized and directed to execute the Acceptance to Grand Agreement No. 6-08-0027-05 for the City of Grand Junction, Colorado, and the City Clerk is authorized and directed to affix the Seal of the City thereto and attest the execution.

The offer to said Grant Agreement is attached and incorporated into this Resolution by reference.

COUNTY OF MESA)		
) ss		
STATE OF COLORADO)		

BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE COUNTY OF

MESA, COLORADO:

The Chairman of the Board of County Commissioners is hereby authorized and directed to execute the Acceptance to Grant Agreement No. 6-08-0027-05 for the County of Mesa, Colorado, and the County Clerk by himself or by deputy is authorized and directed to affix the Seal of the County thereto and attest the execution.

The Offer to said Grant Agreement is attached and incorporated into this Resolution by reference.

WALKER FIELD, COLORADO,		
PUBLIC AIRPORT AUTHORITY)		
) ss		
STATE OF COLORADO)		

The Chairman or Chairman pro tem of the Board of Commissioners of the Walker Field, Colorado, Public Airport Authority, Colorado, is authorized and directed to execute the Acceptance to Grant Agreement No. 6-08-0027-05 for the Walker Field, Colorado, Public Airport Authority, Colorado, and the Clerk by himself or by deputy is authorized and directed to affix the Seal of the Walker Field, Colorado, Public Airport Authority thereto and attest the execution.

The Offer to said Grant Agreement is attached and incorporated into this Resolution by reference.

The above Resolution by the City of Grand Junction is herewith adopted and executed in regular meeting of the City Council this 1st day of August, 1979.

CITY OF GRAND JUNCTION, COLORADO

/s/ Jane S. Quimby

President of the Council

ATTEST:

/s/ Neva B. Lockhart

City Clerk

The above Resolution by the Board of County Commissioners is herewith adopted and executed in regular meeting of the Board this 30th day of July, 1979.

MESA COUNTY, COLORADO

/s/ Maxine Albers

Chairman

ATTEST:

/s/ Earl Sawyer by Patricia Dean, Deputy

County Clerk

The above Resolution by the Board of the Walker Field, Colorado, Public Airport Authority is herewith adopted and executed in regular meeting of the Board this _____ day of _____, 1979.

WALKER FIELD, COLORADO
PUBLIC AIRPORT AUTHORITY

/s/ Maxine Albers

Chairman

ATTEST:

Clerk

Moved by Councilman Johnson: That the Resolution be passed and adopted as read. Seconded by Councilman Brach.

Roll call vote: AYES: Unanimous.

CONTRACT FOR ARCHITECTURAL AND ENGINEERING SERVICES FOR SHOPS
COMPLEX WITH BLACK AND VEATCH TABLED

Public Works Director Jim Patterson stated that the Captioned Contract is the first phase of a study which will eventually lead to a design of a new shops facility. This study is to determine whether the new complex will be built at the present site, look at other locations, etc. This is a twelve-week study at a proposed

maximum fee of \$40,000.

Councilman Dunn stated that he feels \$40,000 for this type study is too much. He thinks in-house staff can come up with a determination for a lot less money and with as good results.

Councilman Johnson and Mr. Patterson reviewed the reasons that resulted in this contract being presented.

Councilman Hollingsworth said that in principle he favors the concept of evaluating changes of this magnitude professionally, but he also objects to the fact non Grand Junction architects were hired to do this. Since he was not a part to the decision made last fall to go ahead with this, he had planned to defer to his colleagues and abstain from voting so the project can move forward. However, it appears obvious that the project needs to be discussed in more detail.

Moved by Councilman Hollingsworth: That a decision on this contract with Black and Veatch be postponed to permit more in-depth discussion among the Council. Seconded by Councilman Holmes.

Vote: AYES: HOLMES, HOLLINGSWORTH, JOHNSON, DUNN, O'DWYER, QUIMBY.

NOES: BRACH.

Before Council meets to review this proposal, President Quimby wants information from the Public Works Director, assuming Council does not approve the Contract with Black and Veatch, as to the time frame and the cost for the City staff to perform the study and particularly the length of time Mr. Patterson feels it would require with his present staff.

TROOP 352

Scout Troop 352 was presented by Danny Lewis, 2577 Musick and John Hall, 627 Fletcher, who are seeking Merit badges.

DOWNTOWN LEMON DAY

Councilman Dunn reported that the Lemon Day downtown was very successful. He outlined some proposals for future events.

PROPOSED POLICY FOR CITY REPRESENTATIVES WALKER FIELD, COLORADO PUBLIC AIRPORT AUTHORITY - OPPOSED

Moved by Councilman Hollingsworth: That the proposed policy for City Representatives Walker Field, Colorado, Public Airport Authority be adopted.

PROPOSED POLICY FOR CITY REPRESENTATIVES WALKER FIELD, COLORADO, PUBLIC AIRPORT AUTHORITY

Walker Field is vital to the economic well-being of the City and

County and their citizens and every effort possible should be explored toward a modernization program for the airport.

The Airport Authority members are not elected to the Board by the citizens of Grand Junction but are appointed by the Grand Junction City Council to serve at their approval.

Members of the City Council should demonstrate their interest and enthusiasm for airport advancement prior to their appointment to the Airport Authority.

Members of the City Council serving on the Airport Board should submit regular reports of the Authority's activities. Major actions by the Authority should be in conformity with the majority opinion of the Council members.

Recognizing the inadequacy of the airport facility, all possible financing programs, including Federal, state and local, should be explored.

The policy of self-sufficiency has proved inadequate for our capital improvement financial needs at Walker Field and should be discontinued.

Although the major emphasis of the Airport Authority and the public has focused on the new terminal need - runway, taxiway, approach roads, beautification, airport land acquisition and parking also need financing and construction.

Any Airport Authority by-law change proposal should be discussed thoroughly by the City Council and their approval or disapproval should guide the City members on the Airport Authority.

Seconded by Councilman Brach.

Roll Call vote: AYES: HOLLINGSWORTH, JOHNSON, BRACH.

NOES: HOLMES, DUNN, O'DWYER, QUIMBY.

A majority having opposed the adoption of the proposed policy, a study session was called for 7:00 a.m. Tuesday, August 14, 1979, in the City Manager's office at City Hall.

FRANK DUNN APPOINTED TO SPECIAL DISTRICT CML LEGISLATIVE COMMITTEE

Councilman Frank Dunn consented to his appointment to the Special District CML Legislative Committee, first meeting August 17.

CDVG GRANT

Ron Ruskey reported that formal notice from HUD has been received on the CDVG Grant.

ADJOURNMENT

Moved by Councilman Hollingsworth: That the meeting be adjourned.
Motion seconded and carried.

Neva B. Lockhart

Neva B. Lockhart, CMC
City Clerk