

Grand Junction, Colorado

February 6, 1980

The City Council of the City of Grand Junction, Colorado, convened in regular session at 7:30 p.m. the 6th day of February, 1980, in Council chambers at City Hall. Those present were Council members Louis Brach, Frank Dunn, Robert Holmes, Dale Hollingsworth, Karl Johnson, Bill O'Dwyer, and Jane Quimby, a quorum. Also present were City Manager James Wysocki, City Attorney Gerald Ashby, and City Clerk Neva Lockhart.

Council President Jane Quimby called the meeting to order and led in the Pledge of Allegiance.

INVOCATION

Reverend C. L. Thacker, Christian Life Center

MINUTES

Upon motion by Councilman Dunn, seconded by Councilman Brach and carried, the Minutes of the regular meeting January 16, 1980, were approved as written.

HOUSING AUTHORITY - RESOLUTION AUTHORIZING APPLICATION FOR MODERATE REHAB, SECTION 8

The following Resolution was presented:

RESOLUTION

CONCERNING PARTICIPATION IN THE MODERATE REHABILITATION PROGRAM.

WHEREAS, the Housing Authority of the City of Grand Junction has been invited to participate in the Moderate Rehabilitation Section 8 Program by the United States Department of Housing and Urban Development; and

WHEREAS, there is a need to provide housing assistance for renter households in the City; and

WHEREAS, this new program will provide financial incentive to absentee owners to repair their rental units as well as provide rent subsidy on behalf of the tenant occupant;

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

That the City Council by this Resolution evidence its support of the submission of an application by the Housing Authority of the City of Grand Junction for 50 units of funding under the Moderate Rehabilitation Section 8 Program.

PASSED and ADOPTED this 6th day of February, 1980.

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President of the Council

Attest:

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City Clerk

Upon motion by Councilman Holmes, seconded by Councilman Johnson and carried by roll call vote, the Resolution was passed and adopted.

#### Housing Acquisition Program

Housing Director Paul Malinowski informed Council that the Housing Authority is investing some of the capital from the sale of the property at 8th and Rood in an older low-income house, making the necessary improvements, and reselling the remodeled house.

Upon motion by Councilman Johnson, seconded by Councilman Brach and carried, the housing acquisition program was endorsed.

#### 3.2% BEER LICENSE RENEWALS

Upon motion by Councilman Brach, seconded by Councilman Dunn and carried with Councilman HOLMES voting NO, the applications to renew 3.2% beer licenses for the following businesses were approved:

1. Pizza Hut No. 3, 601 North 1st Street
2. Mesa Farmers Market, Inc., 2651 Highway 50 South
3. The Corral, 539 Colorado Avenue
4. City Market Store No. 1, 433 Grand Avenue

#### LIQUOR - APPLICATION BY ORCHARD BOWL, 295 27 ROAD, TO RENEW HOTEL-RESTAURANT LICENSE

Submitted for consideration was the application by Orchard Bowl, 295 27 Road, to renew its hotel-restaurant liquor license.

The development plan was reviewed. Don Warner advised there has been a minor revision to the parking layout which poses no problem. The primary concern was the planter along 27 Road, which was mainly a traffic-control item, has not been placed.

Bob Wittenberg was present representing Orchard Bowl. He stated that under the PD plan, some land was to be dedicated to the City along 27 Road for improvements which he understood would require curb, gutter and sidewalk. Consequently, he had not proceeded with putting the planter along 27 Road as the Planning Commission had

requested. He added that he will put in the planter within 30 days.

It was noted by Councilman Johnson that the power of attorney for full improvements to 27 Road may not be exercised for a number of years, therefore, the need for the planter to control traffic.

Upon motion by Councilman Dunn, seconded by Councilman Brach and carried with Councilman HOLMES voting NO, the application was approved contingent upon the State and City licenses being held in the City Clerk's office pending written verification that the planter has been installed.

PROPOSED ORDINANCE - REZONE FROM R-1-C TO PB AND AMENDED FINAL DEVELOPMENT PLAN FOR VICTORIA SQUARE OFFICES ON SW CORNER 12TH AND GUNNISON

The following entitled proposed ordinance was read: AN ORDINANCE GRANTING A ZONING CHANGE IN THE CITY OF GRAND JUNCTION. Upon motion by Councilman Holmes, seconded by Councilman O'Dwyer and carried, the proposed ordinance was passed for publication.

The City Engineer recommended the widening of the radius of the alley entrance to permit easier turning movements into the alley and access to the property. Upon motion by Councilman O'Dwyer, seconded by Councilman Johnson and carried, the final development plan is to be amended to include widening of the radius of the alley entrance in conformity with the City Engineer's recommendation.

ORDINANCE NO. 1865 - REZONE FROM B-1 AND R-3 TO PB, SW CORNER OF 12TH AND PATTERSON

Upon motion by Councilman O'Dwyer, seconded by Councilman Holmes and carried, the Proof of Publication to the following entitled proposed ordinance was accepted for filing: 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.

Upon motion by Councilman Holmes, seconded by Councilman O'Dwyer and carried, the proposed ordinance was called up for final passage and read.

There were no comments. Upon motion by Councilman Brach, seconded by Councilman Hollingsworth and unanimously carried by roll call vote, the Ordinance was passed, adopted, numbered 1865, and ordered published.

ORDINANCE NO. 1866 - CROSSROADS #2 ANNEXATION, N OF I-70, E OF 12TH STREET

Upon motion by Councilman Johnson, seconded by Councilman Holmes and carried, the Proof of Publication to the following entitled

proposed ordinance was accepted for filing: AN ORDINANCE ANNEXING TERRITORY TO THE CITY OF GRAND JUNCTION, COLORADO.

Upon motion by Councilman O'Dwyer, seconded by Councilman Johnson and carried, the proposed ordinance was called up for final passage and read.

There were no comments. Upon motion by Councilman Dunn, seconded by Councilman Brach and carried by roll call vote, the Ordinance was passed, adopted, numbered 1866, and ordered published.

RESOLUTION APPOINTING SARA BEERY MUNICIPAL JUDGE FOR 2-YEAR TERM

The following Resolution was read:

RESOLUTION

CONCERNING APPOINTMENT OF MUNICIPAL COURT JUDGE

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

That Sara J. Beery be appointed as Municipal Judge for the term of two (2) years in accordance with statutory authority.

PASSED and ADOPTED this 6th day of February, 1980.

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President of the Council

Attest:

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City Clerk

Upon motion by Councilman O'Dwyer, seconded by Councilman Brach and carried unanimously by roll call vote, the Resolution was passed and adopted as read.

PROPOSED ORDINANCE - LAUNDROMAT SEWER RATES

The following entitled proposed ordinance was read: AN ORDINANCE CONCERNING SEWERAGE CHARGE FOR LAUNDRIES. Upon motion by Councilman Johnson, seconded by Councilman Holmes and carried, the proposed ordinance was passed for publication.

BENDIX WATER BILLING - RESOLUTION AUTHORIZING ADMINISTRATIVE WATER BILL ADJUSTMENTS UP TO \$750

The City Manager reported that after considerable investigation on the part of Bendix Corporation, and after considerable time and a considerable amount of water being lost, an underground break in the water line between the meter and the Bendix building was found

and repaired.

Policy of the Council has been that when an adjustment figure of over \$300 is to be made, it is brought to Council for its concurrence. Staff has visited with the Bendix people, and it has been determined there may have been a considerable amount of time in finding the underground break as it did not surface. It has been recommended by Staff that the City split the cost with Bendix in the adjustment of the bill. Payable by Bendix Corporation would be \$6,976.65. The estimated loss of water over a 60-day period of time was 13 million gallons.

Upon motion by Councilman Hollingsworth, seconded by Councilman Brach and carried with Council members HOLMES and O'DWYER voting NO, the negotiated 50-50 split with Bendix Corporation was approved.

The following Resolution was read:

RESOLUTION

CONCERNING WATER LINE BREAK ADJUSTMENTS.

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

That adjustments for breaks in water lines involving less than \$750.00 be administratively dealt with in accordance with Council policy.

PASSED and ADOPTED this 6th day of February, 1980.

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President of the Council

Attest:

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City Clerk

Upon motion by Councilman Brach, seconded by Councilman Hollingsworth and carried by roll call vote, the Resolution was passed and adopted as read.

PERFORMING ARTS AUDITORIUM - REQUEST NAMES BY FEBRUARY 15 FOR SITE SELECTION COMMITTEE

The President read a letter from the Grand Junction Lions Club. The Lions Club has voted the construction of a performing arts auditorium as its major project for the next three years. The Lions Club has pledged to the City \$150,000 of its money toward the construction of this auditorium provided the purchase of land is made on or before August 1, 1981, and the construction start on

or before August 1, 1983, with disbursement of funds to be made to the City on August 1, 1983, or when ground breaking occurs, if sooner.

Upon motion by Councilman Johnson, seconded by Councilman Brach and carried, the challenge by the Lions Club for the Performing Arts Auditorium was accepted.

The President requested letters be submitted by February 15, 1980, for appointment on February 20, 1980, to the Site Selection Committee.

#### TRANSPORTATION SYSTEMS PROCESS

Irene Barg of the Planning Commission appeared before Council. She has been charged with organizing three committees as part of the Transportation System Process. The City Council and the County Commissioners are charged with approving the members to the three committees; the Policy Group, the Technical Group, and the Assistance Group.

Upon motion by Councilman Johnson, seconded by Councilman Brach and carried, the designees to the Policy Group was approved with the chairman sitting as a non-voting member.

Upon motion by Councilman Brach, seconded by Councilman Johnson and carried, the designees to the Technical Group was approved.

#### MOUNTAIN BELL RATE INCREASE

Upon motion by Councilman Johnson, seconded by Councilman Dunn and carried with Councilman HOLLINGSWORTH voting NO, the City Council agreed to join CML in its lobby before the PUC on the proposed Mountain Bell rate increase, and authorized the City Manager to contribute four cents per capita to CML in support of the action.

#### ID ST-80

Jim Oberding, who owns a business fronting on Mulberry Street, appeared before Council to relate that he cannot get a 51% participation of owners along Mulberry Street for street improvements. He wants to be included in this year's improvement district.

Upon motion by Councilman Johnson, seconded by Councilman Holmes and carried, the City Manager was authorized to instruct the City Engineering Staff to prepare the design for the street, and in the meantime, Mr. Oberding can attempt to get additional signatures on his petition.

#### ADJOURNMENT

Upon motion by Councilman Johnson, seconded by Councilman Brach and carried, the meeting was adjourned.

Neva B. Lockhart

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Neva B. Lockhart, CMC  
City Clerk