

Grand Junction, Colorado

February 20, 1980

The City Council of the City of Grand Junction, Colorado, convened in regular session at 7:30 p.m. the 20th 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 Jim 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 Gregory E. Custer, Orchard Avenue Baptist Church.

MINUTES

Upon motion by Councilman O'Dwyer, seconded by Councilman Dunn and carried, the Minutes of February 6, 1980, were approved as written.

APPOINTMENT OF SITE SELECTION COMMITTEE FOR PERFORMING ARTS AUDITORIUM

The following were appointed as the Site Selection Committee for the Performing Arts Auditorium:

Mary Colosimo  
Dennis Granum  
Ray Painter  
John Quest  
Kirk Rider  
Leland Schmidt  
Grove Thomas

LIQUOR - CHANGE OF OWNERSHIP OF HOTEL-RESTAURANT LIQUOR LICENSE AT THE TIMBERS, 1810 NORTH AVENUE

Upon motion by Councilman Brach, seconded by Councilman Hollingsworth and carried with Councilman HOLMES voting NO, the application by Kenneth Wayne "Chip" Shaw and Daniel J. Wolfson, S & W Enterprises, for hotel-restaurant liquor license at The Timbers, 1810 North Avenue, was approved.

3.2% BEER - RENEWAL APPLICATIONS APPROVED

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

1. Stop 'N Save, 213 North 1st Street
2. Get 'N Go Grocery, 2355 Belford Avenue
3. C & F Food Stores, 859 Pitkin Avenue

LIQUOR - RENEWAL APPLICATION OF HOTEL-RESTAURANT LIQUOR LICENSE FOR UTE CATERING, TWO RIVERS PLAZA, 159 MAIN STREET - APPROVED

Upon motion by Councilman Brach, seconded by Councilman Hollingsworth and carried with Councilman HOLMES voting NO, the application by Dale and Judy Collins to renew the hotel-restaurant liquor license for Ute Catering at Two Rivers Plaza, 159 Main Street, was approved.

HEARING - DEVELOPMENT IN H.O. FOR MINI STORAGE UNITS S OF SHERMAN DRIVE, APPROXIMATELY 100 FEET W OF DOROTHY AVENUE

A hearing on the above item was held after proper notice. No opponents, no letters, no counterpetitions.

Upon motion by Councilman Brach, seconded by Councilman Hollingsworth and unanimously carried, the mini storage unit development in H.O. was approved.

HEARING - PROPOSED ORDINANCE - REZONE FROM R-2 TO P (PARKING), NW CORNER OF NORTH 3RD STREET AND BELFORD AVENUE

A hearing on the above petition was held after proper notice. No opponents, no letters, no counterpetitions.

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 OF CERTAIN LANDS WITHIN THE CITY. Upon motion by Councilman Johnson, seconded by Councilman O'Dwyer and unanimously carried, the proposed ordinance was passed for publication.

HEARING - PROPOSED ORDINANCE - EASEMENT VACATION AT 2225 DOGWOOD COURT

A hearing was held on the above petition after proper notice. No opponents, no letters, no counterpetitions.

The following entitled proposed ordinance was read: AN ORDINANCE VACATING AN EASEMENT IN THE CITY. Upon motion by Councilman O'Dwyer, seconded by Councilman Brach and unanimously carried, the proposed ordinance was passed for publication.

HEARING - THE FALLS SUBDIVISION FILING #2 FINAL PLAN AND PLAT, S OF PATTERSON, BETWEEN 281/4 AND 281/2 ROAD

A hearing on the above petition was held after proper notice. No opponents, no letters, no counterpetitions.

Upon motion by Councilman Brach, seconded by Councilman

Hollingsworth and unanimously carried, the final plan and plat for the Falls Subdivision Filing #2 was approved.

HEARING - CRESTVIEW SUBDIVISION REPLAT - FINAL PLAT - BETWEEN 15TH STREET AND 271/2 ROAD, S OF F1/4 ROAD

A hearing on the above petition was held after proper notice. No opponents, no letters, no counterpetitions.

Upon motion by Councilman Brach, seconded by Councilman Hollingsworth and unanimously carried, the final plat of Crestview Subdivision Replat was approved.

HEARING - HOMESTEAD SUBDIVISION FINAL PLAT, 737 HORIZON DRIVE

A hearing on the above petition was held after proper notice. No opponents, no letters, no counterpetitions.

Upon motion by Councilman Brach, seconded by Councilman Hollingsworth and unanimously carried, Homestead Subdivision final plat was approved.

HEARING - DEVELOPMENT IN H.O. ZONE, MESA MINI MALL, NE CORNER 241/2 ROAD AND PATTERSON ROAD

A hearing on the above petition was held after proper notice. Wayne Fisher, owner of the proposed liquor store was present. No opponents, no letters, no counterpetitions. Upon motion by Councilman Brach, seconded by Councilman O'Dwyer and carried with Councilman HOLMES voting NO, the Mesa Mini Mall development in H.O. zone was approved subject to the conditions of the Planning Commission.

HEARING - HEIGHT VARIANCE REQUEST FROM 65 FT TO 150 FT AND PROJECTION OF PARKING STRUCTURE BEYOND COLORADO AVENUE PROPERTY LINE BY 5 FT - S OF COLORADO AVENUE BETWEEN 3RD AND 4TH STREETS

A hearing on the above petition was held after proper notice. Greg Dillon and Jeffrey Wortmann, petitioners, were present. No opponents, no letters, no counterpetitions.

Upon motion by Councilman Hollingsworth, seconded by Councilman Johnson and unanimously carried, the petition for height variance from 65 feet to 150 feet and allowing for the projection of the parking structure beyond the Colorado Avenue property line by 5 feet were approved subject to the conditions of the Planning Commission with the stipulation that the height variance applies only to this project.

HEARING - THE PLAZA SUBDIVISION FINAL PLAT, SE COR 291/4 ROAD AND F ROAD - COUNTY TRANSITIONAL

A hearing on the above petition was held after proper notice. No opponents, no letters, no counterpetitions.

Upon motion by Councilman Brach, seconded by Councilman Hollingsworth and unanimously carried, the Plaza Subdivision final plat was approved.

HEARING - PROPOSED ORDINANCE - DEVELOPMENT IN H.O. ZONE, HORIZON PARK PLAZA AND ROAD VACATION (OFFICE BUILDING WITH HELIPAD)

A hearing on the above petition was held after proper notice. No opponents, no letters, no counterpetitions.

Upon motion by Councilman Hollingsworth, seconded by Councilman Johnson and unanimously carried, the office building with helipad was approved subject to the conditions of the Planning Commission.

The following entitled proposed ordinance was read: AN ORDINANCE VACATING A ROADWAY WITHIN THE CITY OF GRAND JUNCTION. Upon motion by Councilman Dunn, seconded by Councilman Brach and unanimously carried, the proposed ordinance was passed for publication.

HEARING - PROPOSED ORDINANCE - ZONING CROSSROADS #2 ANNEXATION PLANNED RESIDENTIAL-4 AND H.O. AND PRELIMINARY PLAN FOR CROSSROADS ENERGY COMPLEX, E OF 27 ROAD LYING NO OF I-70

A hearing on the above petition was held after proper notice. Jerry Fossenier was present. No opponents, no letters, no counterpetitions. Upon motion by Councilman Johnson, seconded by Councilman Dunn and unanimously carried, the preliminary plan for Crossroads Energy Complex was approved subject to the conditions of the Planning Commission.

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 ADDING THE ZONING OF CERTAIN LANDS WITHIN THE CITY. Upon motion by Councilman Brach, seconded by Councilman O'Dwyer and unanimously carried, the proposed ordinance was passed for publication.

ORDINANCE NO. 1867 - REZONE FROM R-1-C TO PB, SW CORNER OF 12TH AND GUNNISON

Upon motion by Councilman O'Dwyer, seconded by Councilman Johnson and unanimously carried, the Proof of Publication to the following entitled proposed ordinance was accepted for filing: AN ORDINANCE GRANTING A ZONING CHANGE IN THE CITY OF GRAND JUNCTION.

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

There were no comments. Upon motion by Councilman Brach, seconded by Councilman O'Dwyer and carried by roll call vote, the Ordinance was passed, adopted, numbered 1867, and ordered published.

ORDINANCE NO. 1868 - LAUNDROMAT SEWER RATES

Upon motion by Councilman Johnson, seconded by Councilman O'Dwyer and unanimously carried, the Proof of Publication to the following entitled proposed ordinance was accepted for filing: AN ORDINANCE CONCERNING SEWERAGE CHARGE FOR LAUNDRIES.

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

There were no comments. Upon motion by Councilman O'Dwyer, seconded by Councilman Brach and carried by roll call vote, the Ordinance was passed, adopted, numbered 1868, and ordered published.

PROPOSED ORDINANCE REPEALING AND REENACTING CHAPTER 25 (SEWERS), CODE OF ORDINANCES

The title only to the following proposed ordinance was read: A JOINT ORDINANCE AND RESOLUTION REPEALING AND REENACTING CHAPTER 25, SECTIONS 14 THROUGH 61, OF THE CODE OF ORDINANCES OF THE CITY OF GRAND JUNCTION AND ESTABLISHING RESOLUTION NO. ?? OF THE COUNTY OF MESA FOR REGULATING THE USE OF PUBLIC AND PRIVATE SEWERS AND DRAINS, PRIVATE SEWAGE DISPOSAL, THE INSTALLATION AND CONNECTION OF BUILDING SEWERS, AND THE DISCHARGE OF WATERS AND WASTES INTO THE PUBLIC SEWERAGE SYSTEM; PROVIDING PENALTIES FOR VIOLATIONS THEREOF, IN THE CITY OF GRAND JUNCTION AND COUNTY OF MESA, COLORADO.

Upon motion by Councilman Johnson, seconded by Councilman Dunn and unanimously carried, the proposed ordinance was passed for publication in pamphlet form and authorized notice thereof.

PROPOSED ORDINANCE ESTABLISHING INDUSTRIAL RECOVERY COSTS FOR INDUSTRIAL USERS OF THE SEWERAGE SYSTEM

The title only to the following ordinance was read: A JOINT ORDINANCE AND RESOLUTION ESTABLISHING THE PROCEDURE FOR DETERMINING AN EQUITABLE SYSTEM OF INDUSTRIAL COST RECOVERY CHARGES TO BE LEVIED ON ALL INDUSTRIAL USERS WHICH DISCHARGE WATERS AND WASTES TO THE WASTE WATER COLLECTION SYSTEM; AND PROVIDING PENALTIES FOR NONPAYMENT THEREOF; IN THE CITY OF GRAND JUNCTION AND COUNTY OF MESA, STATE OF COLORADO.

Upon motion by Councilman O'Dwyer, seconded by Councilman Dunn and unanimously carried, the proposed ordinance was passed for publication in pamphlet form and authorized notice thereof.

RESOLUTION REGARDING AIM COOPERATIVE COMMITTEE APPOINTMENTS

The following Resolution was read:

RESOLUTION

WHEREAS, the City Council of the City of Grand Junction was involved in a discussion workshop on December 14 and 15, 1979, with elected and staff people from the Commissioners of Mesa County and the Board of Education of Mesa County Valley School District No. 51; and

WHEREAS, a result of the December 14th and 15th workshop was that a steering committee be established to develop a formal organizational framework; and

WHEREAS, the City Council appointed Jane Quimby to the steering committee to develop the organizational framework;

WHEREAS, the steering committee has completed its task of developing the formal organizational framework for the interagency effort; and

WHEREAS, the City Council desires to make every effort to maximize the efforts of the governmental entities in delivering public services to Mesa County through a coordinated effort;

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

That the City Council does endorse and authorize the formation of the ACTION IN MESA COUNTY (AIM) organization for one year beginning April 1, 1980; that the organization will be evaluated at the end of one year's operation; that the City Council appoint Karl Johnson as its representative to the organization; that the City Manager or his designee will be a member of the organization, and that the purpose and function of the organization shall be as outlined in the proposal developed by the steering committee.

BE IT FURTHER RESOLVED that the City Council will appropriate up to a maximum of \$15,000 to finance the operation of the organization for the first year and that it is understood that the Board of Education of Mesa County Valley School District No. 51 and the County Commissioners of Mesa County will appropriate a like amount.

BE IT FURTHER RESOLVED, that Mr. Harold Mogenson, Mr. Roger Thomsen and Mr. Ron Chapman be appointed to the ACTION IN MESA COUNTY (AIM) Board as non-elected citizen representatives from the community.

PASSED and ADOPTED this 20th day of February, 1980.

---

President of the Council

Attest:

---

City Clerk

Upon motion by Councilman Brach, seconded by Councilman Hollingsworth and carried by roll call vote with Councilman HOLMES voting NO, the Resolution was passed and adopted as read.

BOYS CLUB PURCHASE - \$41,400

Staff recommended purchase of the Boys Club for a total amount of \$41,400 with a transfer of the funds from Budget Account No. 010-36-901, Capital Improvements, Shops Complex to the Parks and Recreation Department Budget and proceed to an agreement that would allow for no liens and a clear title.

Upon motion by Councilman Johnson, seconded by Councilman Brach and carried with Councilman HOLMES voting NO, the \$41,400 transfer of funds was authorized for the purchase of the Boys Club contingent upon them providing a clear title with no liens or encumbrances upon the property.

POLICY STATEMENT REGARDING LINCOLN PARK AUDITORIUM

"It has been determined by the Grand Junction City Council that there is a need for a public facility to accommodate activities of a family nature, and that it is desirable to establish a place of this type in Lincoln Park.

Therefore, under no circumstances will intoxicating liquors or fermented malt beverages be allowed in the Lincoln Park Auditorium at any time."

Upon motion by Councilman Brach, seconded by Councilman Dunn and unanimously carried, the Lincoln Park Auditorium policy statement was passed and adopted as read.

CITIZEN COMMENT

James Brodell, 712 North 7th Street, commented upon a couple of concerns. He stated he did not know what was going on during the Council meeting, and the reason he did not know what was going on was because he does not attend the Council luncheons and the pre-meeting Council conference in the City Manager's office. He suggested that the Council discuss everything in the Council Chambers at the public meetings where the public can participate in an open forum.

Mr. Brodell was invited to attend all the pre-Council luncheons and meetings.

COUNCIL WORKSHOP ON WEEDS - PRE-AGENDA BREAKFAST MARCH 3, 7:00 A.M.

WASHINGTON, D.C. TRIP

President Quimby reported that she will go to Washington, D.C. next week with Club 20 and the Chamber of Commerce; therefore, she will not attend the NLC Conference in two weeks.

ADJOURNMENT

Upon motion by Councilman Johnson, seconded by Councilman O'Dwyer and carried, the meeting was adjourned.

Neva B. Lockhart

---

Neva B. Lockhart, CMC  
City Clerk