

Grand Junction, Colorado

February 17, 1982

The City Council of the City of Grand Junction, Colorado, convened in regular session the 17th day of February, 1982, at 7:30 p.m. in the Council Chambers at City Hall. Those present were Council members Betsy Clark, Frank Dunn, Arlene Harvey, Robert Holmes, Karl Johnson, and President of the Council Louis Brach, a quorum. Councilman Gary Lucero was absent. Also present were City Manager Jim Wysocki, City Attorney Gerald Ashby, and City Clerk Neva Lockhart.

The President called the meeting to order and led in the Pledge of Allegiance.

INVOCATION

Reverend Eldon Coffey, Central Orchard Mesa Community Church.

MINUTES

Upon motion by Councilman Dunn, seconded by Councilman Holmes and carried, the minutes of the regular meeting February 3, 1982, were approved as written.

REAPPOINTMENT OF GRANT MOON, ELECTRICAL ENGINEER, TO A TWO-YEAR TERM ON THE CONTRACTORS LICENSING BOARD

Upon motion by Councilwoman Clark, seconded by Councilman Johnson and carried unanimously, Grant Moon was reappointed to a two-year term on the Contractors Licensing Board.

The President announced that two vacancies continue on the Contractors Licensing Board, and requested names from the building trade contractors and architects so that someone from each category can be appointed.

PROCLAMATION DECLARING THE WEEK OF FEBRUARY 21 THROUGH 27, 1982, "NATIONAL ENGINEERS WEEK"

APPLICATION TO RENEW 3.2% BEER LICENSE BY PIZZA HUT OF GRAND JUNCTION, INC., DBA PIZZA HUT NO. 3, 601 N. FIRST STREET - APPROVED

Upon motion by Councilman Johnson, seconded by Councilwoman Clark and carried with Councilman HOLMES voting NO, the application by Pizza Hut of Grand Junction, Inc., to renew its 3.2% beer license at Pizza Hut No. 3, 601 North First Street, was approved.

HEARING - PROPOSED ORDINANCE - ZONING HETLAND ANNEXATION RSF-4, APPROXIMATELY FIVE ACRES LOCATED E OF 12TH ST., S OF F-1/4 SECTION LINE, NW OF 13TH ST.

A hearing was held after proper notice on the petition to zone Hetland Annexation to RSF-4. There were no opponents, letters, or 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 ADDING THE ZONING OF CERTAIN LANDS WITHIN THE CITY. Upon motion by Councilman Johnson, seconded by Councilman Holmes and carried, the proposed ordinance was passed for publication.

HEARING - MINOR SUBDIVISION AT 601 N. FIRST STREET - FINAL PLAT OF 2 LOTS ON 1.0028 ACRES IN A HEAVY COMMERCIAL ZONE - APPROVED

A hearing was held after proper notice on the petition by Doug Holling for minor subdivision final plat of two lots on 1.0028 acres in a Heavy Commercial Zone at 601 North First Street. There were no opponents, letters, or counterpetitions. Upon motion by Councilman Johnson, seconded by Councilwoman Clark and carried with Councilwoman HARVEY ABSTAINING, the Final Plat of the two lot minor subdivision at 601 North First Street was approved.

HEARING - PROPOSED ORDINANCE - REZONE FROM RMF-32 TO P (PARKING) AND AMENDMENT TO FINAL PLAN, NW CORNER OF 7TH ST AND GLENWOOD AVENUE

A hearing was held after proper notice on the petition by Leland Schmidt to rezone the northwest corner of 7th Street and Glenwood Avenue from residential multi-family uses at 32 units per acre to parking uses on .14 acre and an amendment to the final plan on .52 acre for First Security Savings and Loan, 1221 North 7th Street. There were no opponents, letters, or counterpetitions. Upon motion by Councilman Johnson, seconded by Councilwoman Clark and carried, the amendment to the final plan was approved.

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 Councilwoman Clark, seconded by Councilman Dunn and carried, the proposed ordinance was passed for publication.

BIDS - AWARD OF CONTRACT HORIZON DRIVE HIGHLINE CANAL BRIDGE RECONSTRUCTION PROJECT - ELDORADO CONSTRUCTION - \$140,351.12

Seven bids were received and opened February 11, 1982, for the Horizon Drive Highline Canal Bridge Reconstruction Project. Bidders were:

Wilcott Corporation \$180,315.00

Peter Kiewit Sons' Company \$177,100.00

White & Sons Construction, Inc. \$167,835.00

Grand Mesa Construction, Inc. \$157,347.00

Industrial Company of Steamboat Springs \$156,303.22

Roche Constructors, Inc. \$150,496.08

Eldorado Construction \$140,351.12

Engineer's Estimate \$153,650.00

Staff recommended award of contract to Eldorado Construction for its low bid of \$140,351.12. Upon motion by Councilman Johnson, seconded by Councilman Dunn and carried unanimously, the Contract for Horizon Drive Highline Canal Bridge Reconstruction Project was awarded Eldorado Construction for its low bid of \$140,351.12, and the City Manager was authorized to sign said contract.

HEARING - APPLICATION BY MESA COLLEGE SCHOLARSHIP AND DEVELOPMENT FUND, INC., FOR MALT, VINOUS AND SPIRITUOUS LIQUOR SPECIAL EVENTS PERMIT ON MARCH 13 1982 FROM 6:30 P.M. TO MIDNIGHT IN THE MESA COLLEGE LIFF AUDITORIUM STUDENT CENTER, 12TH AND ELM, FOR DINNER-DANCE - FIRST PERMIT - APPROVED

A hearing was held after proper posting of property on the application by the Grand Junction Area Chamber of Commerce for a malt, vinous and spirituous liquor special events permit on March 19, 1982, from 6:30 p.m. to 10:00 p.m. at Two Rivers Plaza for the annual Chamber of Commerce Banquet. A representative from the Chamber of Commerce was not present for the hearing. There were no opponents, letters, or counterpetitions. Upon motion by Councilwoman Clark, seconded by Councilman Johnson and carried with Councilman HOLMES voting NO, the application was approved.

Councilman Holmes asked if and when this matter was going to be resolved so that these kinds of requests for special events at Two Rivers will be handled other than the manner in which they are presently handled. President Brach reported that the City Staff was closer tonight than at any time in the recent past to negotiating an agreement, and, hopefully, by midsummer this matter will be resolved.

COUNCIL POLICY ESTABLISHED RE: PRESENCE OF APPLICANTS REQUIRED AT HEARINGS ON SPECIAL EVENTS PERMITS, LIQUOR AND BEER LICENSES, ZONING CHANGES, SUBDIVISIONS, CONDITIONAL USES, ETC., FOR COUNCIL TO ACT ON APPLICATIONS

Councilwoman Harvey followed up on the concern expressed by Councilman Holmes at the last meeting, and that is the hearing on the special events permit at Two Rivers and that the applicant was not present. She stated that it appears the applicants think Council's approval will be automatic without the applicant's presence to answer any questions Council may have.

Upon motion by Councilman Holmes, seconded by Councilman Johnson and carried unanimously, Council policy henceforth shall be to require the presence of the applicants at hearings on special events permits, liquor and beer applications, conditional uses, zoning changes, subdivisions, etc., before the Council will consider the application, and in the matter of liquor and beer, no license will be granted; however, the applicant may resubmit his application for consideration at a subsequent Council meeting.

PROPOSED ORDINANCE AUTHORIZING THE ISSUANCE OF A CITY OF GRAND JUNCTION, COLORADO, INDUSTRIAL DEVELOPMENT REVENUE BOND (MESA BEVERAGE COMPANY PROJECT), SERIES 1982, IN THE PRINCIPAL AMOUNT OF NOT MORE THAN \$5,460,000

The following entitled proposed ordinance was read: AN ORDINANCE AUTHORIZING THE ISSUANCE OF A CITY OF GRAND JUNCTION, COLORADO, INDUSTRIAL DEVELOPMENT REVENUE BOND (MESA BEVERAGE COMPANY PROJECT), SERIES 1982, IN THE PRINCIPAL AMOUNT OF NOT MORE THAN \$5,460,000; AND APPROVING THE FORM AND AUTHORIZING THE EXECUTION OF CERTAIN DOCUMENTS RELATING THERETO. Upon motion by Councilman Dunn, seconded by Councilman Johnson and carried with Councilman HOLMES voting NO, the proposed ordinance was passed for publication.

RESOLUTION CONCERNING THE PASSAGE OF STRONGER LEGISLATION TO DETER DRUNKEN DRIVING - APPROVED

The following Resolution was read:

RESOLUTION

URGING THE PASSAGE OF STRONGER LEGISLATION TO DETER DRUNKEN DRIVING.

WHEREAS, the driving of motor vehicles by persons who are incapacitated because of the consumption of alcohol has become a national epidemic; and

WHEREAS, the escalating of drinking and driving causes the escalation of the number of injuries and deaths on the highways; and

WHEREAS, there are before the Colorado Legislature in its present session several bills seeking to alter present law on the drunken driver to make conviction more certain and punishment more certain and severe; and

WHEREAS, the City Council of the City of Grand Junction believes that such legislation should be adopted as quickly as possible;

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

That the representatives from Mesa County to the State Legislature

and the committees within the Legislature which will be considering bills related to the offense of drunken driving be advised of the strong desire of the City Council that legislation be adopted to curb the drunken driver with automatic suspension of the driver's license and/or impoundment of his vehicle upon conviction.

PASSED and ADOPTED this 17th day of February, 1982.

President of the Council

Attest:

City Clerk

Upon motion by Councilman Holmes, seconded by Councilwoman Clark and carried by roll call vote, the Resolution was passed and adopted as read.

RESOLUTION APPOINTING SARA BEERY MUNICIPAL JUDGE - APPROVED

The following Resolution was read:

RESOLUTION

APPOINTING A JUDGE OF THE MUNICIPAL COURT.

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

That Sara J. Beery be appointed Judge of the Municipal Court of the City of Grand Junction until further order of the Council.

PASSED and ADOPTED this 17th day of February, 1982.

President of the Council

Attest:

City Clerk

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

PETITION FOR INCLUSION OF CITY-OWNED LAND IN DDA BOUNDARY (ALL OF BLOCK 140, CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO, "WHITMAN

PARK") LOTS 1-10, 21-30, BLOCK 138 - APPROVED

Upon motion by Councilman Dunn, seconded by Councilman Johnson and carried, the President of the Council was authorized to sign said petition to include all of Block 140, City of Grand Junction, Mesa County, Colorado, "Whitman Park", and Lots 1 through 10 and Lots 21 through 30, Block 138, City of Grand Junction, Mesa County, Colorado, in the DDA Boundary.

RESOLUTION REGARDING INDUSTRIAL REVENUE BONDS (IRB) GUIDELINES - APPROVED

The following Resolution was read:

RESOLUTION

CONCERNING THE REVIEW OF APPLICATIONS FOR DEVELOPMENT REVENUE BONDS.

WHEREAS, the City Council of the City of Grand junction and the County of Mesa have organized a committee to review applications for Development Revenue Bonds; and

WHEREAS, certain practices, procedures and guidelines for that review have been developed over the time of review and as a result of experience in that process and need to be established in writing;

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

A. The general guidance as to review of applications shall be as adopted by the committee in its Resolution of June 18, 1980, as follows:

1. It is the policy and intent of the City of Grand Junction and the County of Mesa to promote industry and develop trade or other economic activity by inducing profit or nonprofit organizations to locate, expand or remain in Mesa County and to secure and maintain a balanced and stable economy.

2. All projects proposed for revenue bonding shall meet and comply with all applicable local, state and Federal law and regulations.

3. All proposed projects shall be of the type which will contribute in a significant manner to the long-range economic needs of the community; e.g., provide an increase in primary jobs, increase the tax income available to the City and/or County, and generate business that benefits the community.

4. All proposed projects shall meet the same financial criteria generally required by the local financial community.

5. All proposed projects shall be supported by an opinion from a

duly qualified investment banker that the project is marketable and falls within the intent and meaning of the County and Municipality Development Revenue Bond Act, Section 29-3-101 et seq., C.R.S. 1973, as amended.

B. Those general guidelines shall be supplemented and enlarged by the following evaluation guidelines:

1. County and Municipality Development Revenue Bonds are not to be authorized merely to give the applicant access to lower interest rates.

2. The applicant shall demonstrate a clear community need/benefit for the project.

3. The applicant should be able to show that the project will create permanent new jobs, not just new jobs during construction.

4. The project shall fulfill a significant public purpose, viewing the City and County as a community and not competitors. Such public purposes must extend beyond convenience to the community or prosperity to the applicant.

5. The community benefits flowing from the project must be specifically identified and weighed against the needs of the community at the time.

6. Preference shall be given to types of business which do not presently exist in the community, which add new payrolls and add to the tax base without undue requirements upon public facilities.

7. Local businesses shall be encouraged to use CMDR Bonds with expansions of existing businesses receiving the same consideration as the establishment of a new business.

8. All proposed projects shall meet the same financial criteria generally required by the local financial community.

9. Preference shall be given to manufacturing projects which have a significant impact upon the financial health of the community, and to agricultural projects or cooperatives which will assist in maintaining a stable agricultural base and to projects that directly benefit the City and County.

10. Preference may be given to projects locating in targeted redevelopment related projects.

11. No inducement resolution shall be granted without a specific site.

12. An Inducement Resolution shall not be provided without Committee review.

C. That each applicant for Industrial Revenue Bonds shall submit

with his application \$1,000.00, an amount which will not be returned but which will be considered as a part of the total amount he may be called upon to pay in the event bonds are issued. Upon the issuance of bonds, the applicant will pay one-half of one percent of the total amount of the bond issue, having deducted from such amount the \$1,000.00 previously paid.

D. Any equipment used by the applicant in the project requiring licensing shall be licensed in Mesa County at the time of acquisition, or, if already owned at the time of the project, at the time of any required renewal.

PASSED and ADOPTED this 17th day of February, 1982.

President of the Council

Attest:

City Clerk

Upon motion by Councilman Johnson, seconded by Councilwoman Clark and carried with Councilman HOLMES voting NO, the Resolution was passed and adopted as read.

PETITION - RESOLUTION - PROPOSED ORDINANCE - CROSSROADS #3
ANNEXATION, NE CORNER OF I-70 AND 27 ROAD - .6 ACRE

The following petition was accepted for filing:

PETITION

WE, THE UNDERSIGNED, do hereby petition the City Council of the City of Grand Junction, State of Colorado, to annex the following described property to the said City:

A tract of land located in a part of the SW Quarter of the NW Quarter of Section 36, T1N, R1W of the Ute Meridian, being more particularly described as follows: Commencing at the NW Corner of the S Half of the NW Quarter of said Section 36; thence S 00 deg. 07 min. 49 sec. W along the W line of the SW Quarter of the NW Quarter of said Section 36 a distance of 352.85 feet; thence S 88 deg. 23 min. 56 sec. E 50.02 feet to the TRUE POINT OF BEGINNING; thence continuing S 88 deg. 23 min. 56 sec. E 438.58 feet; thence S 84 deg. 06 min. 16 sec. E 13.96 feet; thence along the arc of a curve to the left whose radius is 130.00 feet; and whose long chord bears S 55 deg. 23 min. 36 sec. E 124.90 feet; thence N 84 deg. 06 min. 14 sec. W 121.25 feet; thence N 88 deg. 23 min. 56 sec. W 434.79 feet; thence N 00 deg. 07 min. 49 sec. E 60.02 feet to the TRUE POINT OF BEGINNING, (Common location: North of I-70, East of 12th St.)

As ground therefor, the petitioners respectfully state that annexation to the City of Grand Junction, Colorado, is both necessary and desirable and that the said territory is eligible for annexation in that the provisions of the Municipal Annexation Act of 1965, Sections 31-12-104 and 31-12-105 CRS 1973 have been met.

This petition is accompanied by four copies of a map or plat of the said territory, showing its boundary and its relation to established City limit lines, and said map is prepared upon a material suitable for filing.

Your petitioners further state that they are the owners of one hundred percent of the area of such territory to be annexed, exclusive of streets and alleys; that the mailing address of each signer and the date of signature are set forth hereafter opposite the name of each signer, and that the legal description of the property owned by each signer of said petition is attached hereto.

WHEREFORE, these petitioners pray that this petition be accepted and that the said annexation be approved and accepted by ordinance.

<u>DATE</u> <u>SIGNATURE</u> <u>ADDRESS</u> <u>PROPERTY</u> <u>DESCRIPTION</u>			
2-11-82 Planner & Developers, Ltd.P.O. Box 2163, Grand Jct, COA tract of land located in a part of the SW Quarter of the NW Quarter of Section 36, T1N, R1W of the Ute Meridian, being more particularly described as follows: Commencing at the NW Corner of the S Half of the NW Quarter of said Section			

<p>36; thence S 00 deg. 07 min. 49 sec. W along the W line of the SW Quarter of the NW Quarter of said Section 36 a distance of 352.85 feet; thence S 88 deg. 23 min. 56 sec. E 50.02 feet to the TRUE POINT OF BEGINNING; thence S 84 deg. 06 min. 14 sec. E 13.96 feet; thence along the arc of a curve to the left whose radius is 130.00 feet and whose long chord bears S 55 deg. 23 min. 36 sec. E 124.90 feet; thence N 84 deg. 96 min. 14 sec. W 121.25 feet; thence N 88 deg. 23 min. 56 sec. W 434.79 feet; thence n 00 deg. 07 min. 49 sec. E 60.02 feet to the TRUE POINT OF BEGINNING, (Common location: North of I-70, East of 12th Street);</p>			
<p>2-11-82William E. Foster, President /s/ William E. FosterP. O. Box 2163, Grand Jct, CO</p>			
<p>2-11-82Warren E. Gardner,</p>			

Secretary /s/ Warren E. GardnerP. O. Box 2163, Grand Jct, CO			
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STATE OF COLORADO)			
) SSAFFIDAVIT			
COUNTY OF MESA)			

Jerome P. Fossenier, of lawful age, being first duly sworn, upon oath, deposes and says:

That he is the circulator of the foregoing petition;

That each signature on the said petition is the signature of the person whose name it purports to be.

/s/ Jerome P. Fossenier

Subscribed and sworn to before me this 11th day of February, 1982.

Witness my hand and official seal.

/s/ Helen Layman
Notary Public

My Commission expires: 5-8-84

The following Resolution was read:

RESOLUTION

WHEREAS, on the 17th day of February, 1982, a petition was submitted to the City Council of the City of Grand Junction, Colorado, for annexation to said City of the following property situate in Mesa County, Colorado, and described as follows:

A tract of land located in a part of the Southwest Quarter of the Northwest Quarter of Section 36, Township 1 North, Range 1 West of the Ute Meridian, being more particularly described as follows: Commencing at the Northwest Corner of the South Half of the Northwest Quarter of said Section 36; thence S 00 deg. 07 min. 49 sec. W along the W line of the Southwest Quarter of the Northwest Quarter of said Section 36 a distance of 352.85 feet; thence S 88 deg. 23 min. 56 sec. E 50.02 feet to the TRUE POINT OF BEGINNING; thence continuing S 88 deg. 23 min. 56 sec. E 438.58 feet; thence S 84 deg. 06 min. 14 sec. E 13.96 feet; thence along the arc of a curve to the left whose radius is 130.00 feet and whose long chord bears S 55 deg. 23 min. 36 sec. E 124.90 feet; thence N 84 deg. 06 min. 14 sec. W 121.25 feet; thence N 88 deg. 23 min. 56 sec. W 434.79 feet; thence N 00 deg. 07 min. 49 sec. E 60.02 feet to the TRUE POINT OF BEGINNING;

WHEREAS, the Council has found and determined and does hereby find and determine that said petition is in substantial compliance with statutory requirements therefor; that one-sixth of the perimeter of the area proposed to be annexed is contiguous with the City; that a community of interest exists between the territory and the City; that the territory proposed to be annexed is urban or will be urbanized in the near future; that the said territory is integrated or is capable of being integrated with said City, and that no election is required under the Municipal Annexation Act of 1965 as the owner of one hundred percent of the property has petitioned for annexation;

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

That the said territory is eligible for annexation to the City of Grand Junction, Colorado, and should be so annexed by Ordinance.

PASSED and ADOPTED this 17th day of February, 1982.

President of the Council

Attest:

City Clerk

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

The following entitled proposed ordinance was read: AN ORDINANCE ANNEXING TERRITORY TO THE CITY OF GRAND JUNCTION, COLORADO. Upon motion by Councilman Dunn, seconded by Councilman Holmes and carried, the proposed ordinance was passed for publication.

RESOLUTION REVOKING A REVOCABLE PERMIT GRANTED TO GRAND JUNCTION STEEL FABRICATING COMPANY - CORRECTING RESOLUTION ADOPTED FEBRUARY 3, 1982

The following Resolution was read:

RESOLUTION

REVOKING A REVOCABLE PERMIT GRANTED TO GRAND JUNCTION STEEL FABRICATING COMPANY.

WHEREAS, on the 19th day of May, 1976, the City granted a revocable permit to Grand Junction Steel Fabricating Company for the use of a portion of right-of-way; and

WHEREAS, it is necessary that the permit be revoked where it is inconsistent with the installation and maintenance of a water line by the City in these rights-of-way;

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

1. That the Revocable Permit granted Grand Junction Steel Fabricating Company for use of street rights-of-way is revoked insofar as it is inconsistent with the installation and maintenance of a City water line in the following portion of roadway:

A certain portion of the right of way in the Northeast Quarter of the Northeast Quarter of the Northeast Quarter of Section 23, Township 1 South, Range 1 West, Ute Meridian, being that part of said Northeast Quarter of the Northeast Quarter of the Northeast Quarter which lies 10 feet South and Southeasterly of the present South curb line of D Road.

Further, the Grantee of the permit is required to remove from the right-of-way anything installed by it which would interfere with the proposed installation by the City.

2. This Resolution is adopted to correct the Resolution adopted the 3rd day of February, 1982, covering the same subject matter.

PASSED and ADOPTED this 17th day of February, 1982.

President of the Council

Attest:

City Clerk

Upon motion by Councilwoman Clark, seconded by Councilman Dunn and carried by roll call vote, the Resolution was passed and adopted as read.

CONTRACT FOR ONE AND ONE-HALF MILLION DOLLARS ENERGY IMPACT ASSISTANCE GRANT FOR PERSIGO WASH SEWAGE TREATMENT PLANT APPROVED

Upon motion by Councilman Holmes, seconded by Councilman Johnson and carried, the contract for one and one-half million dollars energy impact assistance grant for Persigo Wash Sewage Treatment Plant was approved and the President of the Council was authorized to sign.

CONTRACT WITH DILLON-HUNT FOR DESIGN OF RECREATION CENTER APPROVED
- \$180,600

Upon motion by Councilman Johnson, seconded by Councilman Dunn and carried with Councilman HOLMES voting NO, the contract with Dillon-Hunt for design of the Recreation Center for a fee of \$180,600 was approved and the President of the Council was authorized to sign said contract.

HOUSING AUTHORITY - RATEKIN TOWERS - \$95,000 PLEDGED TO PROJECT

Paul Malinowski, Director of the Housing Authority, addressed Council regarding Ratekin Towers, 8th and Main, the Housing Authority's development for low-income elderly. He reviewed the progress of this development; how the land was purchased, HUD approval for 100 units, the hiring of a contractor in December, submission of final application to HUD on March 1, 1982, and construction to start by June 1, 1982, in order to maintain funding by HUD.

Mr. Malinowski discussed the \$100,000 budget shortfall, a payment in lieu of taxes that the Authority needs to make to the City, and a commercial space that the Authority intends to be on the first floor of the project.

Mr. Malinowski requested that the City Council consider a \$95,000 grant to cover the construction budget shortfall. HUD has established three point eight million dollars as the limitation, while the authority's architect and contractor estimates that three million nine hundred thousand is needed. Upon motion by Councilman Johnson, seconded by Councilman Holmes and carried, the Council pledged the sum of \$95,000 to the Ratekin Towers project.

Regarding the commercial space on the first floor, such as a convenience store or other uses for the elderly, Farmers Home Administration feels there should be no commercial space in the housing, according to their regulations from the 601 program (FHA provided in a grant for the purchase of the land), whereas HUD encourages the commercial space in its housing projects. It's gray area, and Mr. Malinowski feels we should go ahead with it. He

feels that Council may have to make a decision in the near future.

Mr. Malinowski said that upon completion of the project, a \$2,000 payment in lieu of taxes will be made to the City. Upon motion by Councilman Johnson, seconded by Councilwoman Clark and carried, the payment of \$2000 in lieu of taxes will be accepted.

Mr. Malinowski said that a letter from Council supporting the commercial space in the project addressed to Farmers Home Administration would be very helpful.

COUNCIL COMMITTEE REPORTS

Councilman Johnson reminded Council that the Legislative session is going on.

Councilman Holmes requested a Proclamation declaring 1982 the "National Year of the Disabled Persons."

Councilman Clark attended a hearing on the Federal Mineral Leasing distribution of funds at the State level. Representative Armstrong is working diligently to get legislation passed.

Councilwoman Clark noted that the zoning of the land out near the airport will be on the next agenda. The terminal building construction is coming right along. She felt Horizon Drive would receive a lot of concern where the construction is going in over the bridge.

Councilwoman Clark said that Paula Herzmark's leaving the State will be a real loss for Western Colorado. President Brach said that on the 12th of March the Council of Governments will sponsor a dinner in honor of Paula Herzmark at the Ramada Inn starting at 6:00 p.m. Council members will receive announcements soon. He recommended that a small gift be purchased for Paula.

Councilman Dunn reported that the Airport Board has its own attorney, Randy Pierce. He discussed the leases at the Airport. He noted the new Ramada Renaissance Hotel.

Tom Lundstrom filed a report on the detour around Horizon Drive to the Airport.

Councilwoman Harvey attended an AIM meeting this morning. Five areas were discussed: the pathways for going to and from school do not have to be paved, just gravel or a designated place where certain schools can have walkways; Police liaison program; recreation; make a concerted effort to have other entities know about planning in the future; and try to consolidate the libraries in the area.

Councilman Harvey attended the Recreation Board meeting. They are looking at some new rules and guidelines for the Board to follow. Most of the program was taken up with the "Learn to Swim" program.

On February 12, 1982, President Brach met at the VA Hospital with five Chinese doctors from Taiwan.

February 13 - Crowned King and Queen at LaVilla Grande Nursing Home.

February 16 - Followed the City Manager around Denver where they lobbied for the State Office Building to be located in Grand Junction. They attended the session on the lottery bills.

ADJOURNMENT

Upon motion by Councilwoman Clark, duly seconded and carried, the meeting was adjourned.

Neva B. Lockhart

Neva B. Lockhart, CMC
City Clerk