

Grand Junction, Colorado

May 18, 1983

The City Council of the City of Grand Junction, Colorado, convened in regular session the 18th day of May, 1983, at 7:30 p.m. in the Council Chambers at City Hall. Those present were Betsy Clark, Frank Dunn, Robert Holmes, Christine Kreissler, Mike Pacheco, Ray Phipps, and President of the Council Gary Lucero. Also present were City Manager Jim Wysocki, City Attorney Gerald Ashby, and Deputy City Clerk Teddy Martinez.

Council President Lucero called the meeting to order and asked Councilwoman Clark to lead in the Pledge of Allegiance.

#### INVOCATION

Reverend Eldon Coffey, Central Orchard Mesa Community Church.

#### MINUTES

Upon motion by Councilman Phipps, seconded by Councilman Pacheco and carried, the minutes of May 4, 1983, were approved as submitted.

PROCLAMATION DECLARING WEEK OF MAY 22-28, 1983, "NATIONAL PUBLIC WORKS WEEK"

PROCLAMATION DECLARING MONTH OF JUNE, 1983, "PEST CONTROL MONTH"

PROCLAMATION DECLARING WEDNESDAY, MAY 25, 1983, "E.T. (ENTEROSTOMAL THERAPY) DAY"

#### APPLICATIONS TO RENEW LIQUOR AND BEER LICENSES - APPROVED

Upon motion by Councilman Dunn, seconded by Councilwoman Kreissler and carried with Councilman HOLMES voting NO, the applications by the following businesses to renew beer and liquor licenses were approved:

1. City Market Store No. 18, 2830 North Avenue (3.2% Beer)
2. City Market Store No. 9, 1909 N. 1st Street (3.2% Beer)
3. City Market Store No. 2, 865 North Avenue (3.2% Beer)
4. Skippers, 2826 North Avenue (3.2% Beer)
5. Shakey's Pizza Parlor, 2560 North Avenue (3.2% Beer)
6. Hungry Prospector, 2424 Hwy 6&50, Suite 300 (Hotel-Restaurant)

HEARING #18-83 - PROPOSED ORDINANCE - REZONE FROM RMF-64 TO PB AND JERRY OTERO OFFICE BUILDING FINAL PLAN, 850 GRAND AVENUE

A hearing was held after proper notice on the petition by Jerry Otero to rezone from RMF-64 to PB and Jerry Otero Office Building Final Plan, 850 Grand Avenue. This is a request to change from Residential Multi-Family Zone at 64 units per acre to a Planned Business Zone and a Final Plan on approximately .17 acre. There were no opponents, letters or counterpetitions. Upon motion by Councilman Dunn, seconded by Councilwoman Kreissler and carried, the Jerry Otero Office Building Final Plan at 850 Grand Avenue 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 Councilman Holmes, seconded by Councilwoman Kreissler and carried, the proposed ordinance was passed for publication.

HEARING #19-83 - PROPOSED ORDINANCE - REZONE FROM RMF-64 TO PB AND COMMUNITY HOSPITAL (OSTEOPATHIC HOSPITAL) FINAL PLAN, NE CORNER OF ORCHARD AVENUE AND COLLEGE PLACE AND THE SW CORNER OF WALNUT AVENUE AND 12TH STREET

A hearing was held after proper notice on the petition by Lincoln Park Osteopathic Hospital Association, Grand Junction Osteopathic Hospital and Doctors Clinic Building - Robert C. Zumwalt. This is a request to change from Residential Multi-Family Uses at 64 units per acre to a Planned Business Use and Final Plan on approximately 4.9 acres. There were no opponents, letters or counterpetitions. Upon motion by Councilman Dunn, seconded by Councilwoman Kreissler and carried, the Community Hospital Final Plan located at the northeast corner of Orchard Avenue and College Place, and the southwest corner of Walnut Avenue and 12th Street, 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 Councilman Dunn, seconded by Councilman Holmes and carried, the proposed ordinance was passed for publication.

HEARING #20-83 - SAUNDERS MINOR SUBDIVISION, NW CORNER OF 28-1/4 ROAD AND TEXAS AVENUE

A hearing was held after proper notice on the petition by Thomas R. Smith for Saunders Minor Subdivision at the northwest corner of 28-1/4 Road and Texas Avenue. This is a request for 2 lots on approximately .37 acre in a Residential Single-Family Zone at 8 units per acre. There were no opponents, letters or counterpetitions.

Upon motion by Councilman Dunn, seconded by Councilwoman Kreissler and carried, Saunders Minor Subdivision was approved.

HEARING #9-83 - NORTHSTAR SUBDIVISION FINAL PLAT, NE CORNER OF 28 ROAD AND WALNUT AVENUE

A hearing was held after proper notice on the petition by Valley Ventures - Larry Mattison, for Northstar Subdivision Final Plat located at the northeast corner of 28 Road and Walnut Avenue. This is a request for 20 lots on approximately 3.23 acres in a Residential Single-Family Zone at 8 units per acre. There were no opponents, letters or counterpetitions.

Upon motion by Councilman Dunn, seconded by Councilwoman Kreissler and carried, Northstar Subdivision Final Plat was approved subject to the conditions of the Planning Commission.

BIDS - AWARD OF CONTRACT - GRAND AVENUE WATER LINE REPLACEMENT, 14TH STREET TO 28 ROAD - BOOTS CONSTRUCTION, INC. - \$142,372.25

The following bids were received and opened on April 28, 1983, for the replacement of Grand Avenue Water Lines, 18th Street to 28 Road:

Boots Construction, Inc. \$92,885.52

Lyle States Construction \$111,897.20

Franklin Construction Co. \$118,227.00

Pioneer Construction Co., Inc. \$127,653.95

Commercial Services \$132,787.95

John H. Young Building \$149,814.51

R. L. Atkins Construction, Inc. \$161,895.55

Parkerson Construction, Inc. \$167,810.20

Engineer's Estimate \$154,505.00

Staff recommended award of bid to Boots Construction, Inc., in the amount of \$92,885.52, with the possibility of the expansion of the project through a change order in the amount of \$49,486.73 to allow for replacement of 6 inch main for an additional four blocks (18th Street to 14th Street). The total amount of the contract and change order would be \$142,372.25. The budgeted amount for this project is \$189,800.

Upon motion by Councilwoman Kreissler, seconded by Councilman Holmes and carried, the original bid by Boots Construction in the amount of \$92,885.52, along with the change order extending the replacement of 14th Street in the amount of \$49,486.73, was accepted and the contract was awarded to Boots Construction, Inc., in the total amount of \$142,372.25, and the City Manager was authorized to sign said Contract.

BIDS - AWARD OF CONTRACT - CURB, GUTTER AND SIDEWALK REPAIRS - 1983 - FRED CUNNINGHAM CONSTRUCTION - \$35,304

The following bids were received and opened for the Curb, Gutter and Sidewalk Repairs - 1983:

M. A. Concrete \$46,454.00

C. Mays Concrete Construction \$43,592.00

Fred Cunningham Construction Co. \$35,304.00

Engineer's Estimate \$49,255.00

Staff recommended award of the contract to Fred Cunningham Construction Company. Upon motion by Councilman Pacheco, seconded by Councilman Holmes and carried with Councilman PHIPPS ABSTAINING, the bids were accepted and the Contract was awarded to Fred Cunningham Construction in the amount of \$35,304, and the City Manager was authorized to sign said Contract.

HEARING #3-83 - VILLA PARK TOWNHOMES FINAL PLAT AND PLAN, S OF B-3/4 ROAD, APPROX 240 FT E OF 27 ROAD

A hearing was held after proper notice on the petition by Fred and Tommie Peaslee for Villa Park Townhomes Final Plat and Plan, south of B-3/4 Road, approximately 240 feet east of 27 Road. This is a request for a Final Plat and Plan of 24 units on approximately 2.99 acres in a Planned Residential Zone at 10 units per acre. Planner Bob Goldin reviewed the plat stating one letter had been received from a Mr. Scott with objection to the street improvements, should an improvement district be formed.

Mr. David Chase, Colorado West Engineering, was present and spoke representing the petitioner. Mr. Chase stated that the petitioner is willing to participate in an improvement district.

No other letters, opponents or counterpetitions were filed. Upon motion by Councilman Phipps, seconded by Councilman Dunn and carried, Villa Park Townhomes Final Plat and Plan was approved, subject to the conditions of the Planning Commission.

HEARING #22-83 - MC ADAMS MINOR SUBDIVISION, 289 27-3/8 ROAD (BETWEEN 27-3/8 ROAD AND HOLLY LANE)

A hearing was held after proper notice on the petition by James M. McAdams for McAdams Minor Subdivision, 289 27-3/8 Road (between 27-3/8 Road and Holly Lane). This is a request for 5 lots on approximately .93 acres in a Residential Single-Family Zone on 8 units per acre. Planner Bob Goldin reviewed the development. He stated three letters of objection from Holly Lane residents have been received: (1) regarding any improvement district going in either on Holly Lane or 27-3/8 Road; (2) in opposition to the

development itself; (3) not appropriate for the neighborhood.

No other opponents, letters or counterpetitions were received. Mr. Tom Beck, Beck/Schrum & Associates, Engineering, representing the petitioner, was present stating that all technical requirements have been met. Mr. Steve Bauer and Mr. Chuck Hoskins, General Contractor for the Development, spoke in favor of the project.

Upon motion by Councilman Pacheco, seconded by Councilwoman Clark and carried with Councilman HOLMES voting NO, McAdams Minor Subdivision was approved.

HEARING #21-83 - PROPOSED ORDINANCE - ALLEY VACATION, ALLEY LOCATED BETWEEN 4TH AND 5TH STREETS, WHITE AND GRAND AVENUE

A hearing was held after proper notice on the petition by First National Bank of Grand Junction for the vacation of the alley between 4th and 5th Streets, White and Grand Avenue. Planner Bob Goldin reviewed the vacation. The technical issues regarding the relocation of an alley, rededication of a new alleyway, have been met by the petitioner. He stated that one letter of objection has been received from the owner of Rexall Drug stating concerns regarding the alley directly behind her property. The letter indicates that no notice was given the owner. Mr. Goldin stated the notices were mailed out for the public hearing before the Planning Commission on April 15, 1983. The hearing was held on April 26, 1983, and there were no adverse comments at that hearing. A sign was posted on the 15th of April, 1983, either at 4th Street or White Avenue. He explained that the property owners in the area (taken from the Mesa County Assessors list) are mailed a copy of the Planning Commission agenda. In the case of Gene Taylors, Sporting Goods, the notice would have been mailed to the property owner, a bank in California. The notices are not mailed by certified mail. Display ads, legal ads, the posting of the sign, and the mailing is the extent of attempts to contact adjacent property owners.

The petitioner is proposing to keep the alleyway open from 5th Street to the property line just west of Rexall Drug building, rededicating an alleyway from White Avenue north to the existing alleyway, which will be a dedicated public right-of-way. John Frederick, Executive Vice-President of First National Bank, and Robert L. Quimby, President of First National Bank, were present to speak in favor of the vacation.

Gary Cowan, attorney, representing Gene Taylor's, stated that his client has never received any notice in regard to this petition, neither has the Intra-West Trust Department who is managing the property where Gene Taylor's is located. His client is also concerned with the increase of traffic in the alleyway generated from the drive-thru banking system. Ingress and egress of the alley has not been discussed. His client is opposed to the vacation if there is one-way alleyway, and if the traffic from the drive-up banking facility will be dumped into either one of the

alleys, which would cut off the ingress and egress because of the traffic that is there.

Mr. Goldin stated that the petitioner is proposing a major access to the drive-up facility to enter off of White Avenue, driving into the drive-up facility and exiting not through the alleyway, but through an egress that actually is within the drive-up facility area. In theory, it would decrease the amount of traffic utilizing the drive-up facility off the alleyway. Whether or not the alleyway is to be one-way, two-way, etc., has not yet been determined. His department is working with the petitioner to make that determination. Mr. Cowan requested that the petitioner and City staff work with his client as well in making this determination.

Mr. Rey Remington, lessee on Grand Avenue Rexall Drug, spoke in opposition to the vacation. His main concern was the difficult situation of customer parking and sanitation services having access to the rear of his building. Another of his concerns was the fact that he had not been notified of the subject proposal.

Mr. Gene Taylor, 633 Fletcher Lane, questioned how the subject alleyway can be a dedicated alley when it is going to be used for personal business (drive-up banking). He also expressed concern about the possible bottle-neck that may be created by waiting automobiles. Mr. Goldin stated that the "stacking" problem has been addressed but not resolved as of this date.

The hearing was closed.

The following entitled proposed ordinance was read: AN ORDINANCE VACATING AN ALLEY IN THE CITY. Upon motion by Councilwoman Clark, seconded by Councilman Pacheco and carried with Councilman HOLMES voting NO, the proposed ordinance was passed for publication with the stipulation that all property owners or representatives in said block get together and outline a workable plan, agreeable with all parties and the City Engineering Department, prior to the June 1, 1983, Council meeting, at which time the proposed ordinance will come up for final reading.

ACCEPTANCE OF FAA GRANT FOR RUNWAY 11-29 RECONSTRUCTION AND REHABILITATION AND PARALLEL TAXIWAY AND RELATED WORK AND AUTHORIZING MAYOR TO SIGN - \$3,500,000

Upon motion by Councilwoman Clark, seconded by Councilman Phipps and carried, the FAA grant for Runway 11-29 Reconstruction and Rehabilitation and Parallel Taxiway and Related Work - \$3,500,000, was accepted and the Mayor was authorized to sign.

PROPOSED ORDINANCE - REDUCING THE PERCENTAGE RETAINED BY THE RETAILER FOR COLLECTING THE CITY SALES TAX

The following entitled proposed ordinance was read: AN ORDINANCE REDUCING THE PERCENTAGE RETAINED BY THE RETAILER FOR COLLECTING

THE CITY SALES TAX. Upon motion by Councilman Pacheco, seconded by Councilman Dunn and carried, the proposed ordinance was passed for publication.

PROPOSED ORDINANCE - APPROPRIATING MONIES FOR FUNDING A VISITORS AND CONVENTION BUREAU IN THE CITY OF GRAND JUNCTION

The following entitled proposed ordinance was read: APPROPRIATING MONIES FOR FUNDING A VISITORS AND CONVENTION BUREAU IN THE CITY OF GRAND JUNCTION. Upon motion by Councilwoman Clark, seconded by Councilwoman Kreissler and carried, the proposed ordinance was passed for publication.

It was clarified by Councilwoman Kreissler that the advisory board that would handle the funding has not been selected at this time, but by the time the proposed ordinance comes up for final passage, the board will have been selected.

Mrs. Lou Ann Hughes, President of the Hotel-Motel Association, was present and requested that Council meet with her immediately following this meeting concerning the governing board.

ARCHITECT SELECTION PROCESS

City Manager Wysocki explained that Administration has contacted each of the discipline groups, and asked that they submit names of those interested in helping with the architect selection process. He felt that Council should seek names for two at-large positions which would sit on the Architect Selection Committee to review the process. He requested that the News Media make the information public. Councilwoman Clark suggested that Airport Board applicants may be considered eligible for this Committee. Mr. Phipps was anxious to see the two at-large positions filled and suggested that the appointees be persons who have hired architects in the past, so they would have a feel of what the process is about.

BILL O'DWYER'S COMMENTS ON FUTURE WATER USES AND RECREATION CENTER

Mr. Bill O'Dwyer, 1427 White Avenue, past City Councilman, spoke to Council regarding the preservation of water flowing off the Mesa. He suggested that Council consider the purchase of land up the Kannah Creek basin from the City intake where the run-off water could be stored. He also mentioned the possibility of hydro-electric power from the waterflow, which would possibly help pay for the storage of pure water. Mr. O'Dwyer suggested that Council and Staff get started in 1983. Mr. Tim McGauley, 2444 Bookcliff, endorsed Mr. O'Dwyer's thoughts on generating power from waterflow off Grand Mesa.

Mr. O'Dwyer also expressed his feeling that a future Recreation Center is needed, and now feels that it should be located in Lincoln Park, built in phases beginning with the swimming pool. The City has gone on year after year discussing, calling committees, having studies, and he felt Council needs to make a

decision.

#### REORGANIZATION OF COUNCIL

President of the Council Lucero announced the following appointments of Council members to various boards:

AIM (Action in Mesa County)  
Mike Pacheco

ComAct Housing  
Betsy Clark

Colorado Municipal League  
Advisory & Policy Committee - Christine Kreissler

Downtown Development Authority (DDA)  
Christine Kreissler

Dominguez Dam Project  
Louis Brach (Former Mayor)

Employees Supplemental Retirement Board  
Frank Dunn

Energy Impact Assistance Team  
Betsy Clark

Fire Pension Board (President of Council)  
Gary Lucero

Grand Junction, Colorado, Housing Authority  
Ray Phipps

Parks Improvement Advisory Board (PIAB)  
Mike Pacheco

Walker Field, Colorado, Public Airport Authority  
Frank Dunn

Municipal Court Committee  
Robert Holmes

Associated Governments of Northwest Colorado  
Regional Representative - Larry McNeese, Mayor Palisade

Recreation Board  
Gary Lucero

Valley Wide Sewer Committee  
Ray Phipps

Transportation Development Plan  
To be Appointed



President of the Council Lucero asked that those members that served on the Boards in the past get together with the new members listed above, and provide them with the necessary materials and brief them to help them get acclimated.

RESOLUTION NO. 30-83 - APPOINTING FRANK DUNN, BETSY CLARK AND DAVE HUMPHRIES TO AIRPORT AUTHORITY BOARD

The following Resolution was read:

RESOLUTION NO. 30-83

A RESOLUTION APPOINTING AIRPORT AUTHORITY BOARD MEMBERS.

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

That David Humphries be appointed as a representative of the City to the Walker Field, Colorado, Public Airport Authority Board for the statutory term, and Frank M. Dunn and Elizabeth M. Clark be also appointed to that Board to complete their terms on the Board or until replaced by further action of the Council.

PASSED and ADOPTED this 18th day of May, 1983.

/s/ Gary A. Lucero

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President of the Council

Attest:

/s/ Theresa F. Martinez

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Deputy City Clerk

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

AIRPORT BOARD

Councilman Dunn reported that a new Comptroller has been hired at the Airport (Mr. Winlan). Mr. Holmes requested the status of Grandmet, Inc., dba The Aspen Tree Restaurant, located at the Airport. Mr. Dunn stated Grandmet, Inc. is current on the \$4500 payment on the \$400,000 that was advanced by the Airport Authority for the restaurant equipment and fixtures. Grandmet is current on their percentages.

ECONO-CALL

Councilwoman Clark attended a "cord-cutting" for Econo-Call on Tuesday, May 17, 1983. The business will be giving some new competition for long-distance telephone and communications

systems.

#### NAMES REQUESTED FOR RECREATION BOARD VACANCIES

The Recreation Board has increased its membership to eight members, and announced three vacancies on the Board. Mayor Lucero requested the News Media to make the public award of these vacancies.

#### ORCHARD MESA POOL

Council President Lucero reported that the Orchard Mesa Pool has been open sixteen days with an average attendance of 161.

#### HOUSING AUTHORITY

Councilman Lucero reported that Ratekin Towers was 92% complete as of May 1, 1983. The Board expects to move occupants in by June 1, 1983. The grand opening will be conducted in mid-summer.

#### SOLAR ENERGY WORKSHOP

Councilman Lucero attended a Solar Energy workshop on Tuesday, May 17, 1983, reinforcing Energy Conservation in various forms. He reported that 80% of the monies on energy in Mesa County leave the county and go outside its realm.

#### FEDERAL RESERVE MEETING

Councilman Lucero attended a Federal Reserve meeting on May 17, 1983, which dealt with the economic situation. The Federal Reserve Board out of Kansas City lists three factors that will tend to cause the interest rates to remain either level, or drop, and one factor could cause them to increase, and that is the National deficit.

#### ADJOURNMENT

The President adjourned the meeting.

Theresa F. Martinez

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Theresa F. Martinez  
Deputy City Clerk