

Grand Junction, Colorado

October 3, 1984

The City Council of the City of Grand Junction, Colorado, convened in regular session the 3rd day of October, 1984, in the City-County Auditorium at City Hall. Those present were Betsy Clark, Frank Dunn, Robert Holmes, Christine Kreissler, Gary Lucero, Ray Phipps, and President of the Council Mike Pacheco. Also present were City Manager Mark Achen and City Clerk Neva Lockhart.

Council President Mike Pacheco called the meeting to order and led in the Pledge of Allegiance.

INVOCATION

Councilman Gary Lucero.

MINUTES

Upon motion by Councilman Phipps, seconded by Councilman Dunn and carried, the minutes of the September 19, 1984, meeting were approved.

PROCLAMATION DECLARING OCTOBER 14 THROUGH 21, 1984, "NATIONAL HOUSING WEEK"

PROCLAMATION DECLARING OCTOBER 8 THROUGH 14, 1984, "DOMESTIC VIOLENCE AWARENESS WEEK"

REQUEST NAMES FOR APPOINTMENT TO GRAND JUNCTION PLANNING COMMISSION, CONTRACTORS LICENSING BOARD, AIRPORT BOARD, PARKS & RECREATION ADVISORY BOARD, HOUSING AUTHORITY AND COMACT HOUSING

KIRK RIDER REQUESTS COUNCIL WAIVER OF HUD REGULATIONS REGARDING GRANT FUNDS

Mr. Kirk Rider, 1050 Gunnison Avenue, Grand Junction, appeared before Council explaining that the City of Grand Junction is the grantee of a HUD grant for the renovation and maintenance of downtown housing. The Housing Authority and the Downtown Development Authority are the administrators of said grant. Mr. Rider is a member of the Downtown Development Authority Board. He resides in the area that has been delineated to receive the low-interest loans. He requested that he be made eligible for the funds that are available to all of his neighbors. Mr. Rider has become ineligible because he is a member of the Downtown Development Authority. He went on to explain that HUD makes provision for waivers of conflicts in certain cases, and asked that Council ask HUD to examine and consider his request for a waiver of those "conflict of interest" regulations.

Councilmen Phipps and Holmes felt that there was a possibility that there would be some favoritism shown Mr. Rider. Other

applicants have been turned down for various reasons, and Mr. Rider could possibly be accused of being shown favoritism because of his being a member of the Downtown Development Authority Board. Councilmembers Dunn and Kreissler felt there was no problem with including Mr. Rider with those being considered as recipients of said grant funds.

Upon motion by Councilman Phipps, seconded by Councilman Lucero and carried with Council members DUNN and KREISSLER voting NO, and Councilwoman CLARK ABSTAINING, the request by Kirk Rider that Council ask HUD to examine and consider his request for a waiver of conflict of interest regulations regarding HUD grant funds was denied.

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

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

1. Loco Food Store, 107 Grand Avenue (3.2% Beer)
2. Stop 'N Save No. 2, 2050 North Avenue (3.2% Beer)
3. City Market, 2770 Highway 50 (3.2% Beer)
4. The Aspen Tree, 2828 H Road (Hotel-Restaurant)
5. Eugene's, 546 Main Street (Hotel-Restaurant)
6. Quincy's Bar & Grill, 609 Main Street (Tavern)

Hearings before the Hearing Officer will be scheduled on Stop 'N Save No. 2, 2050 North Avenue, and Quincy's Bar & Grill, 609 Main Street, for alleged violations.

#### APPLICATION BY EL ESCONDIDO, INC., DBA EL ESCONDIDO RESTAURANT, 509 281/2 ROAD, TO RENEW HOTEL-RESTAURANT LIQUOR LICENSE AND CHANGE IN CORPORATE STRUCTURE-STOCKHOLDERS

Upon motion by Councilman Dunn, seconded by Councilwoman Clark and carried with Councilman HOLMES voting NO, and Councilman LUCERO ABSTAINING, the application by El Escondido, Inc., dba El Escondido Restaurant, 509 281/2 Road, to renew its hotel-restaurant liquor license, and change in corporate structure-stockholders, was approved.

#### HEARING #16-84 - GRAND JUNCTION RETIREMENT RESIDENCE MESA VIEW - FINAL PLAT AND PLAN, LOCATED APPROX 1000 FT N OF F ROAD AND W OF 7TH STREET

A hearing was held after proper notice on the petition by Alfred B. Carrick for a final plat and plan of 101 units on 3.65 acres in

a Planned Residential Zone at 28 units per acre (Grand Junction Retirement Residence Mesa View). Planner Bob Goldin reviewed the petition.

Mesa View has agreed to pay the fair market value for a portion of the property - said money would be used to defer the costs of the County property directly to the north of the City property. The City would assume responsibility for the assessments along 7th Street for both the City and County-owned properties. The petitioner will be responsible for those assessments along 7th which is adjacent to his property. The remaining property not utilized by the petitioner would be deeded over for right-of-way for Horizon Place. Northridge No. 4 (Mr. Coleman) has agreed to pay for full street improvements of approximately 300 feet which is fronting along the north side of the petitioner's property, once Northridge No. 4 is developed.

The petitioner has agreed to provide an additional parking facility to the west of the property tying into the present parking lot. There are also provisions for on-street parking along Horizon Place which will allow for overflow parking should it become necessary.

Mr. Tom Logue, representing the petitioner, was present for the hearing. Alfred Carrick and Clifford Curry were also present.

The City will be providing the water under the general policy that if the City was providing water to that parcel prior to any development it would continue to do so. Mr. Logue stated that the petitioner is agreeable with the City's providing the water.

Upon motion by Councilman Dunn, seconded by Councilwoman Kreissler and carried, the final plat and plan for Grand Junction Retirement Residence Mesa View was approved.

The President declared a five-minute recess. Upon reconvening all members of Council were present.

ACKNOWLEDGEMENT OF REPRESENTATIVE JIM ROBB AND CITIZEN DEE WEITZEL IN TONIGHT'S AUDIENCE

HEARING - APPLICATION BY MESA COLLEGE FOR 3.2% BEER SPECIAL EVENTS PERMITS ON NOVEMBER 2 AND DECEMBER 1, 1984 - APPROVED

A hearing was held after proper notice on the applications by Mesa College for a 3.2% beer special events permits on November 2, 1984, from 5:00 p.m. to 11:00 p.m., at Saunders Field, Mesa College Campus (in case of inclement weather, move to Liff Auditorium) for First Halloween Party; and on December 1, 1984, from 8:00 p.m. to 12:00 midnight, at Liff Auditorium for Mr. Barley Hops Holiday Party.

Rosie Lambert, Programming Chairperson for the Activities Council at Mesa College, was present representing the College. There were

no opponents, letters or counterpetitions.

Upon motion by Councilwoman Clark, seconded by Councilwoman Kreissler and carried with Councilman HOLMES voting NO, the applications for 3.2% beer special events permits on November 2, 1984, and December 1, 1984, were approved.

HEARING - APPLICATION BY LATIN ANGLO ALLIANCE FOR MALT, VINOUS AND SPIRITUOUS LIQUOR SPECIAL EVENTS PERMIT AT TWO RIVERS PLAZA, 159 MAIN STREET, OCTOBER 27, 1984 - APPROVED

A hearing was held after proper notice on the application by Latin Anglo Alliance for a malt, vinous and spirituous liquor special events permit at Two Rivers Plaza, 159 Main Street, on October 27, 1984, from 8:00 p.m. to 2:00 a.m. for a fiesta and dance.

Michael Rodriquez, President of Latin Anglo Alliance, was present representing the organization. There were no opponents, letters or counterpetitions.

Upon motion by Councilwoman Clark, seconded by Councilwoman Kreissler and carried with Councilman HOLMES voting NO, the application for a malt, vinous and spirituous liquor special events permit on October 27, 1984, was approved.

ORDINANCE NO. 2211 - REZONE FROM RMF-32 TO PR-8 BOTH SIDES OF 7TH STREET FROM GRAND AVENUE TO HILL AVENUE

Upon motion by Councilwoman Kreissler, seconded by Councilman Lucero and carried, the following proposed ordinance was called up for final passage and the title only 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.

There were no comments. Upon motion by Councilman Lucero, seconded by Councilwoman Kreissler and carried by roll call vote with Councilman HOLMES voting NO, the Ordinance was passed, adopted, numbered 2211, and ordered published.

ORDINANCE NO. 2212 - CONCERNING ASSESSMENTS IN STREET AND ALLEY IMPROVEMENTS

Upon motion by Councilwoman Kreissler, seconded by Councilman Lucero and carried, the following proposed ordinance was called up for final passage and the title only was read: CONCERNING ASSESSMENTS OF PROPERTY IN LOCAL IMPROVEMENT DISTRICTS FOR STREETS.

There were no comments. Upon motion by Councilwoman Kreissler, seconded by Councilwoman Clark and carried by roll call vote, the Ordinance was passed, adopted, numbered 2212, and ordered published.

RESOLUTION NO. 55-84 ADOPTING MILL LEVY FOR DOWNTOWN DEVELOPMENT  
AUTHORITY (4.787 MILLS)

The following Resolution was read:

RESOLUTION NO. 55-84

LEVYING TAXES FOR THE YEAR 1984 IN THE CITY OF GRAND JUNCTION,  
COLORADO, DOWNTOWN DEVELOPMENT AUTHORITY

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

That in accordance with the provisions of 31-25-817 of Colorado Revised Statutes, 1973, there shall be and hereby is levied upon all taxable property within the Grand Junction, Colorado, Downtown Development Authority limits, for the year 1984 according to the assessed valuation of said property, a tax of four point seven eight seven (4.787) mills on the dollar (\$1.00) upon the total assessment of taxable property within the Grand Junction, Colorado, Downtown Development Authority, for the purpose of paying the expenses of said Authority for the fiscal year ending December 31, 1985.

APPROVED and ADOPTED this 3 day of October, 1984.

/s/ J.P. Mike Pacheco

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President of the Council

Attest:

/s/ Neva B. Lockhart, CMC

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City Clerk

Upon motion by Councilman Dunn, seconded by Councilman Lucero and carried, the Resolution was passed and adopted as read.

RESOLUTION APPROVING BUDGETS FOR THE EXPENDITURE OF TAX INCREMENT FINANCING BOND ANTICIPATION NOTE REVENUES AND DESIGNATING THE GRAND JUNCTION, COLORADO, DOWNTOWN DEVELOPMENT AUTHORITY AS ITS AGENT FOR THE EXPENDITURE OF SUCH FUNDS - REMOVED FROM AGENDA TO BE DISCUSSED AT COUNCIL WORKSHOP ON 10-16-84, TO BE SUBSEQUENTLY CONSIDERED BY CITY COUNCIL ON 10-17-84

5TH STREET BRIDGE PAVING

Councilman Holmes requested a report on the maintenance of the 5th Street Bridge. City Engineer Ken Reedy reported that the City has a contract with the State which pertains strictly to asphalt maintenance. It was suggested that Grand Junction be represented at upcoming State Highway hearings to make requests for remedies.

#### WATER COMMITTEE

Councilman Phipps reported that the Water Committee recently toured all the water facilities. The Committee is attempting to schedule a meeting with Ute Water, Keith Clark and Clifford Jex.

#### HOUSING AUTHORITY

Councilman Phipps stated that Dave Humphries has resigned from the Authority and a replacement is needed. Mr. Humphries has served on the Board for the past ten years.

#### MARATHONS

President of the Council Pacheco requested that Tom Lundstrom work on organizing future marathons within the City and possibly using only one route for all marathons (steering clear of main intersections and heavy traffic).

#### SWIMMING POOL RATES

Councilwoman Kreissler reported that the Parks & Recreation Advisory Board will be meeting with Mesa County regarding swimming pool fees.

#### LINCOLN PARK

Councilman Phipps suggested that the North Gate at Lincoln Park be widened so that persons who already have tickets may enter without waiting in line for those purchasing a ticket. He also suggested that the gate be opened south of the concession stand so that people can enter the stadium without passing the restroom area. A third suggestion is that the park concessionaire open two customer service lines instead of one only so that customers can be waited on more rapidly.

#### TIARA RADO GOLF COURSE

Councilwoman Kreissler has received phone calls regarding damage at Tiara Rado Golf Course. Much damage has resulted from skunks feeding on grubs in the turf at the golf course. The grub problem needs to be addressed by the Parks Department.

#### AIM

Councilman Lucero reported on the recent AIM meeting on mill tailings and the City's role with regard to the issue. Also discussed was Economic Development.

#### CML

Councilwoman Clark reported that she will be attending a CML meeting this weekend in Pueblo. They will be discussing the Annual Meeting Program, and Councilwoman Clark requested Council's input

on speakers, topics, theme, legislation, etc.

#### SYNFUELS MEETING IN WASHINGTON, D.C.

Councilwoman Clark reported on her recent meetings in Washington, D.C. pertaining to Synfuels. She feels that Grand Junction still needs to pursue its efforts regarding the Synfuels hearings.

#### PLANNING COMMISSION

Mayor Pacheco reported that the Planning Commission will be meeting with City Council on the 16th of October to discuss the requirement of five votes by City Council to overturn the Planning Commission once the Planning Commission has made a unanimous decision on an item.

#### UNITED NATIONS DAY

Mayor Pacheco will be handling the local affairs regarding United Nations Day. October 24, 1984, has been designated "United Nations Day."

#### HISTORICAL SOCIETY OF COLORADO

Mayor Pacheco reported that the Historical Society of Colorado has listed the Black Bridge, the Gunnison Bridge, the Fruita Bridge and the Fifth Street Bridge as projects for Mesa County to be considered for "historical preservation" classification. These projects will be eligible for federal tax provisions, federal funding for restoration, etc. The above mentioned projects have been nominated and submitted only.

#### MEDIUM SECURITY PRISON

Mayor Pacheco stated that Council has received a letter from the Mayor of Delta for a letter of support for Delta as a location for the Medium Security Prison. The community of Fruita is also interested. Mayor Pacheco recommended that a letter be addressed to both Fruita and Delta stating that the Grand Junction City Council concurs with it being located on the Western Slope. Consensus of Council was that a letter be issued supporting the Western Slope as the most viable location, and the best use of the tax payers' dollars.

#### HUD

Mayor Pacheco announced HUD will be conducting a Housing Seminar in Denver. It is a program for Housing and Economic Development.

#### ADJOURNMENT

The President of the Council adjourned the meeting.

Neva B. Lockhart

Neva B. Lockhart, CMC  
City Clerk