

Grand Junction, Colorado

October 17, 1984

The City Council of the City of Grand Junction, Colorado, convened in regular session the 17th day of October, 1984, in the City-County Auditorium at City Hall at 7:30 p.m. Those present were Betsy Clark, Frank Dunn, Robert Holmes, Gary Lucero, Ray Phipps, and President of the Council Mike Pacheco. Councilwoman Christine Kreissler was absent. Also present were City Manager Mark Achen, City Attorney Gerald Ashby, and City Clerk Neva Lockhart.

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

INVOCATION

Council President Mike Pacheco

MINUTES

Upon motion by Councilwoman Clark, seconded by Councilman Dunn and carried, the minutes of the regular meeting October 3, 1984, were approved as submitted.

PROCLAMATION DECLARING OCTOBER 21 THROUGH OCTOBER 27, 1984, "NATIONAL BUSINESS WOMEN'S WEEK"

PROCLAMATION DECLARING OCTOBER 24, 1984, "UNITED NATIONS DAY"

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

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

Conoco Travel Shoppe, 722 Horizon Drive (3.2% Beer)

Albertson's, 1838 N. 12th Street (3.2% Beer)

Redlands Liquor, 2516 Broadway (Retail Liquor Store)

Bar X Motel & Lounge, 1600 North Avenue (Hotel-Restaurant)

Westside Delicatessen, 2454 Highway 6 & 50 (Hotel-Restaurant)

LIQUOR - APPLICATION BY TO TAY TRUONG AND BICH KIM TRUONG FOR HOTEL-RESTAURANT LIQUOR LICENSE AT 1810 NORTH AVENUE UNDER TRADE NAME OF ALOHA RESTAURANT - APPROVED

Upon motion by Councilman Dunn, seconded by Councilman Phipps and carried with Councilman HOLMES voting NO, the application by To

Tay Truong and Bich Kim Truong for a hotel-restaurant liquor license at 1810 North Avenue under trade name of Aloha Restaurant was approved. This was a change of ownership - presently Timbers Restaurant.

LIQUOR - APPLICATION BY EL ESCONDIDO, INC., FOR HOTEL-RESTAURANT LIQUOR LICENSE AT 541 MAIN STREET UNDER TRADE NAME OF THE SANDWICH FACTORY AND MEXICATESSEN - APPROVED

Upon motion by Councilman Dunn, seconded by Councilman Phipps and carried with Councilman LUCERO ABSTAINING and COUNCILMAN HOLMES voting NO, the application by El Escondido, Inc., for a hotel-restaurant liquor license at 541 Main Street under the trade name of The Sandwich Factory and Mexicatessen was approved. This was a change of ownership - presently The Sandwich Factory.

HEARING - PROPOSED ORDINANCE - RIGHT-OF-WAY VACATION, S 20 FT OF E/W ALLEY N OF 1316 NORTH AVENUE

A hearing was held after proper notice on the petition by Lynn A. Schmidt to vacate an alley of excess width. There were no opponents, letters or counterpetitions.

The following entitled proposed ordinance was read: AN ORDINANCE VACATING A RIGHT-OF-WAY IN THE CITY OF GRAND JUNCTION. Upon motion by Councilman Lucero, seconded by Councilman Holmes and carried, the proposed ordinance was passed for publication.

HEARING - APPLICATION BY TELEPHONE PIONEERS OF AMERICA, ROCKY MOUNTAIN CHAPTER #8, FOR MALT, VINOUS & SPIRITUOUS LIQUOR SPECIAL EVENTS PERMIT AT LIFF AUDITORIUM 12TH AND ELM, DECEMBER 22, 1984 - DINNER/DANCE - APPROVED - FIRST PERMIT

A hearing was held after proper notice on the application by Telephone Pioneers of America, Rocky Mountain Chapter No. 8 (Frederick H. Reid) for a malt, vinous and spirituous liquor special events permit at Liff Auditorium, 12th Street and Elm Avenue, on December 22, 1984, from 6:30 p.m. to 12:00 midnight for a dinner/dance. Harold Hawksworth, 584 Ravenwood Lane, was present to speak for the permit. There were no opponents, letters or counterpetitions. Upon motion by Councilwoman Clark, seconded by Councilman Dunn and carried with Councilman HOLMES voting NO, the application was approved.

HEARING - APPLICATION BY PATSY ARGUELLO FOR A CONDITIONAL USE AND FOR A HOTEL-RESTAURANT LIQUOR LICENSE AT 1310 UTE AVENUE UNDER TRADE NAME OF LA MEXICANA

Hearings were held after proper notices on the application by Patsy Arguello for a conditional use and for a hotel-restaurant liquor license at 1310 Ute Avenue under the trade name of La Mexicana. The following report was read:

"On August 28, 1984, an application was filed by Patsy Arguello

along with supplementary documents for a hotel-restaurant liquor license to be located at 1310 Ute Avenue under the trade name of La Mexicana. The application was reviewed and accepted, and the hearing date was set for October 17, 1984. Notice of Hearing was given both by publishing a display ad in The Daily Sentinel and by a sign posted on the property October 5, 1984.

A survey of the area from South Avenue on the south (if extended), to 16th Street on the east (if extended), to Rood Avenue on the north, to 10th Street on the west, including both sides of the streets listed as the outer boundaries was completed. Results:

1. Yes, I am in favor of the issuance of the license as I believe the needs of the neighborhood are not being met by existing outlets. 95

a. An owner of property in the neighborhood. 31

b. An employee or business lessee of property in the neighborhood. 42

c. An inhabitant of the neighborhood. 35

2. No, I am not in favor of the issuance of the license as I believe the needs of the neighborhood are being met by existing outlets. 124

a. An owner of property in the neighborhood. 96

b. An employee or business lessee of property in the neighborhood. 13

c. An inhabitant of the neighborhood. 43

A petition signed by 25 people opposing the granting of the license was filed October 15, 1984.

The building wherein the license is sought to be exercised is located more than 500 feet from any public or parochial school or the principal campus of any college, university, or seminary.

The hearing before the Planning Commission was held September 25, 1984, with a recommendation from the Planning Commission of approval subject to Staff comments which addresses the parking both adjacent to the building and the leased parking area as well as any other comments.

The report from the Police Department states the background investigation on Patsy Arguello is clear. The Fire and Health Departments have reviewed the plans and state that the building and equipment meet the requirements of the Codes.

Similar-type outlets within survey area: 0.

Similar-type outlets within one mile: 8."

The map showing similar-type outlets was reviewed.

The applicant, Patsy Arguello, was present along with her attorney, David Palmer. Mr. Palmer submitted a petition signed by approximately 124 people favoring the granting of the license. Speaking for the granting of the license were Jean Bridgman, 410 Callery Street, Clifton, Phyllis Galvan, 2889 Kiowa Court, and Nelson Salas, 32 Road.

Opponents: Bonita Reece, 1260 Main Street. Mrs. Reece had circulated the petition opposing the granting of the license mentioned in the report.

Nancy Jones, 1244 Main Street, did not oppose the license -- her concern was with the noise factor.

There were no other opponents or letters. The President closed the hearing.

Council President Mike Pacheco stated that he would abstain from the vote due to his relationship with the Arguellos and the financing of the property.

In conformance with Council policy, a Resolution of Findings and Decision was scheduled on the November 7, 1984, agenda.

BIDS - AWARD OF CONTRACT - MELODY LANE STORM SEWER FROM I-70 BUSINESS LOOP TO ELM AVENUE - FRANKLIN CONSTRUCTION - \$166,701.00

Bids were received and opened October 17, 1984, on the Melody Lane Storm Sewer project to be installed from the I-70 Business Loop to Elm Avenue. Bidders were:

Commercial Services Construction, Inc. \$220,674.25

Elam Construction, Inc. \$206,288.35

Parkerson Construction, Inc. \$195,326.05

Pioneer Construction Company, Inc. \$170,343.20

Franklin Construction Company \$166,701.00

Engineer's Estimate \$167,656.30

Staff recommended award of contract to the apparent low bidder. Upon motion by Councilman Phipps, seconded by Councilman Dunn and carried, the bids were accepted and the contract was awarded to Franklin Construction Company for its bid of \$166,701.00 and authorized the City Manager to sign said contract.

BIDS - AWARD OF CONTRACT - REROOFING OF CITY SERVICES CENTER AND

FIRE STATION #2 - CBC ENTERPRISES, INC. - \$82,545

Upon motion by Councilwoman Clark, seconded by Councilman Holmes and carried, the contract for the reroofing of the City Services Center and Fire Station #2 was awarded to CBC Enterprises, Inc., in the amount of \$82,545.00 and the City Manager was authorized to sign said contract.

BIDS - AWARD OF CONTRACT - SPRINKLER SYSTEM INSTALLATION AT POMONA PARK - PIONEER EXCAVATION - \$35,063

Bids were received and opened September 26, 1984, for the Sprinkler System Installation at Pomona Park. Bidders were:

Tree Gallery \$52,777

Clark & Younger \$48,830

Pioneer Excavation \$35,063

Staff recommended award of contract to Pioneer Excavation for its low bid. Upon motion by Councilman Holmes, seconded by Councilman Lucero and carried, the bids were accepted and the contract was awarded to Pioneer Excavation in the amount of \$35,063 and the City Manager was authorized to sign said contract.

PROPOSED ORDINANCE AUTHORIZING ISSUANCE OF INDUSTRIAL DEVELOPMENT REVENUE BONDS FOR THE HOLIDAY INN PROJECT

The following entitled proposed ordinance was read: AN ORDINANCE AUTHORIZING THE ISSUANCE AND SALE OF \$3,500,000 AGGREGATE PRINCIPAL AMOUNT OF CITY OF GRAND JUNCTION, COLORADO, INDUSTRIAL DEVELOPMENT REVENUE BONDS (WESTERN STATES MOTEL OPERATIONS, INC.) - 1984 - TO FINANCE PROPERTY SUITABLE FOR COMMERCIAL OR BUSINESS ENTERPRISES; RATIFYING CERTAIN ACTIONS HERETOFORE TAKEN; AUTHORIZING THE EXECUTION AND DELIVERY BY THE CITY OF SAID BONDS, A LOAN AGREEMENT WITH MORTGAGE, AND CLOSING DOCUMENTS IN CONNECTION THEREWITH; AND REPEALING ACTION HERETOFORE TAKEN IN CONFLICT THEREWITH.

Kirk Rider, Attorney, was present.

Upon motion by Councilman Lucero, seconded by Councilwoman Clark and carried with Councilman Phipps abstaining and Councilman Holmes voting NO, the proposed ordinance was passed for publication.

RESOLUTION NO. 56-84 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

The following Resolution was read:

RESOLUTION NO. 56-84

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.

WHEREAS, on December 16, 1981, the plan of development for the Grand Junction, Colorado, Downtown Development Authority ("DDA"), was approved by the City Council of Grand Junction, Colorado ("Council"); and,

WHEREAS, on December 5, 1983, in cooperation with the DDA, the City contemplated the issuance of 1.25 million in tax increment financing bond anticipation notes pursuant to Ordinance No. 2151; and

WHEREAS, activities have been undertaken in furtherance of the plan of development with the approval of this Council; and

WHEREAS, the DDA has submitted proposed budgets for the expenditure of the tax increment bond anticipation note revenue funds; and

WHEREAS, the current economic atmosphere makes it appropriate to expend funds in a manner to maintain the central business district as a cultural, financial, and economic center for the City and to maintain the downtown shopping park as the central focus of the central business district; and

WHEREAS, the budget submitted by the DDA to the City appears to contain a feasible plan for the appropriate expenditure of the tax increment financing bond anticipation notes revenues;

NOW, THEREFORE, BE IT RESOLVED THAT:

1. The Council finds the budgets as submitted by the DDA are appropriate for the purposes set forth in Ordinance No. 2151 and that expenditure of such funds in accordance with such budgets will be most beneficial to the central business district and the City of Grand Junction;

2. The budgets are approved as shown on attachments "A" and "B"; and the DDA is designated as the agent of the City of Grand Junction, Colorado, for the expenditure of the tax increment financing bond anticipation note revenues as stated in the approved budgets; and

3. The DDA and its staff are authorized to expend such funds in conformity with such budgets and in accordance with the plan of development and Ordinance No. 2151 without further authorization by this Council.

PASSED and ADOPTED this 17th day of October, 1984.

/s/ J.P. Mike Pacheco

President of the City Council

Attest:

/s/ Neva B. Lockhart, CMC

City Clerk

EXHIBIT "A"

Budget for Raso Property Conversion to Surface Parking Facility

Land Costs\$189,822.50	
Development costs as per attached memo to Jim Patterson\$12,608.00	
Ten percent supervision and administration fee for time and supervision by the DDA, attorney's fees, closing costs, title fees\$ 20,243.05	
GRAND TOTAL\$222,673.55	
EXHIBIT "A"	
Budget for Expenditure of Tax Increment Revenue Bond Anticipation Note Funds	
Budget for Alley Improvement Project	
Amount Received from T-I-F Bond Anticipation Notes\$273,507.00	
Preparation of Grand Junction Downtown design specifications and engineering specifications\$40,000.00	
Administration Costs - Director salary reimbursements, secretarial services, legal fees\$25,000.00	
Construction Costs for alley improvement project - Estimates	

from Plan of Development - \$208,507.00	
Site Preparation\$6,640.00	
Utilities\$3,500.00	
Sitework\$84,100.00	
Landscape/furnishings\$13,040.00	
\$107,280.00	
Amount needed for 2 blocks\$214,560.00	
Amount to be provided from interest income\$6,053.00	
<u>Parking Improvements</u>	
Bond	
Amounts received from T-I- F/Anticipation Notes (budgeted amount of \$482,368.00 plus interest)\$491,402.00	
Amount budgeted for Raso property transactions -	
Land\$189,822.50	
Development\$12,608.00	
Administration\$ 20,243.05	
\$222,673.55 (\$222,673.55)	
Amount remaining\$268,728.45	
Property or option acquisition\$225,000.00	
Property development\$25,000.00	
Administrative costs\$18,728.45	
EXHIBIT "B"	
BUDGET FOR DOWNTOWN SHOPPING PARK IMPROVEMENTS	

Amount received from TIF Bond Anticipation Notes\$ <u>384,100.00</u>	
Budget:	
Completion of vehicular and pedestrian circulation management plan for downtown Grand Junction\$10,000.00	
Administration costs - Director salary requirements, secretarial services, legal fees\$33,000.00	
Final design and engineering for Downtown Shopping Park Improvements\$20,000.00	
Landscaping, construction, furnishings, sitework\$ <u>285,100.00</u>	
TOTAL\$ <u>348,100.00</u>	

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

RATIFICATION OF DDA'S AWARD OF ARCHITECTURAL SERVICES CONTRACT FOR DOWNTOWN SHOPPING PARK IMPROVEMENTS - ROBERT D. JENKINS - PART A, TWO FOUNTAINS NOT TO EXCEED \$2,950; PART B, SHELTER AND KIOSKS NOT TO EXCEED \$1,750

Upon motion by Councilman Phipps, seconded by Councilman Holmes and carried, Council ratified the Downtown Development Authority's award of Architectural Service Contract for Downtown Shopping Park improvements to Robert D. Jenkins for: Part A, two fountains not to exceed \$2,950, and Part B, Shelter and Kiosks not to exceed \$1,750.

CITY MANAGER DISTRIBUTED CITY'S SECTION 504 COMPLIANCE - HANDICAPPED PLAN FOR COUNCIL'S REVIEW

REPAIR OF WATERLINE UNDER COLORADO RIVER - PARKERSON CONSTRUCTION, INC., ESTIMATED COST OF \$60,000 - TOTAL PROJECT COST ESTIMATED AT \$71,000

The City Manager said that the floods of this last year disrupted one of the City's waterlines under the Colorado River. City Staff is in the process, on an emergency basis, of rebuilding that line. He noted that all indications are that the City will be reimbursed out of the Disaster Eight Funds that have been made available to

the community for the damages resulting from the flood. The project underway involves work by a contractor. Proposals were taken from three firms. Mr. Achen recommended award of contract to Parkerson Construction, Inc., based on its lower rental prices for equipment materials and labor, and its experience in this type of work. The contract with them involves time and materials terms but not a specific fixed-dollar amount. The estimated costs under this agreement will be about \$60,000; the total project cost estimated at \$71,000.

Upon motion by Councilman Phipps, seconded by Councilman Lucero and carried, the contract for the repair of the waterline under the Colorado River was awarded to Parkerson Construction, Inc., in the estimated amount of \$60,000 and the City Manager was authorized to sign said contract.

APPOINTMENTS TO THE MESA COUNTY ECONOMIC DEVELOPMENT COUNCIL

President of the Council Mike Pacheco stated that Council appointed the President of the Council, the President of the Council Pro Tem and the City Manager to the Mesa County Economic Development Council.

UNITARY TAX LEGISLATION

Council President Pacheco asked Council if it was interested in taking a stand with regard to the unitary tax legislation. Consensus of Council was that it did want to take an affirmative stand and the President indicated he would write a letter regarding the issue.

ADJOURNMENT

The President adjourned the meeting.

Neva B. Lockhart

Neva B. Lockhart, CMC
City Clerk