

Grand Junction, Colorado

April 17, 1985

The City Council of the City of Grand Junction, Colorado, convened in regular session the 17th day of April, 1985, at 7:30 p.m. in the City-County Auditorium. Those present were John Bennett, Betsy Clark, Frank Dunn, Gary Lucero, Ray Phipps, and Council President Mike Pacheco. Also present were City Manager Mark Achen, City Attorney Gerald Ashby, and City Clerk Neva Lockhart.

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

INVOCATION

Mike Pacheco.

MINUTES

Upon motion by Councilman Phipps, seconded by Councilman Lucero and carried, the minutes of March 20, 1985, were approved as submitted. Consideration of the minutes of April 3, 1985, were deferred to the May 1 meeting.

PROCLAMATION DECLARING APRIL 22-28, 1985, "VOLUNTEER RECOGNITION WEEK"

PROCLAMATION DECLARING MAY, 1985, "THINK TWICE MONTH"

HEARING - INDEPENDENCE PLAZA MINOR SUBDIVISION APPROX 500 FT N OF INDEPENDENT AVENUE, W OF 25 1/2 ROAD - PROPOSED ORDINANCE REZONING FROM C2 TO C1 PROPERTY LOCATED APPROX 500 FT N OF INDEPENDENT AVENUE, W OF 25 1/2 RD

A hearing was held after proper notice on the petition by Gerald M. Greenberg for a minor subdivision of 5 lots on 12.3 acres in a heavy commercial zone and for a rezone from C2 to C1 on property located approximately 500 feet north of Independent Avenue and west of 25 1/2 Road consisting of 1.5 acres. There were no opponents, letters or counterpetitions. Upon motion by Councilman Lucero, seconded by Councilman Dunn and carried, the petition for a minor subdivision of 5 lots on 12.3 acres in a heavy commercial zone 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 CHANGING THE ZONING OF GREENBERG LANDS IN THE CITY. Upon motion by Councilman Dunn, seconded by Councilwoman Clark and carried, the proposed ordinance was passed for publication.

HEARING - APPLICATION BY LATIN ANGLO ALLIANCE FOR 3.2% BEER

SPECIAL EVENTS PERMIT MAY 4, 1985, 11:00 A.M. TO MIDNIGHT, 400 BLK OF MAIN STREET FOR 3RD ANNUAL CINCO DE MAYO HISPANIC CELEBRATION APPROVED - 1ST PERMIT

A hearing was held after proper notice on the application by the Latin Anglo Alliance for a 3.2% beer special events permit on May 4, 1985, from 11:00 a.m. to 12:00 midnight in the 400 block of Main Street for the third annual Cinco de Mayo Hispanic Celebration. Maria Loyd was present for the hearing. There were no opponents, letters or counterpetitions. Upon motion by Councilwoman Clark, seconded by Councilman Phipps and carried, the application was approved.

HEARING - APPLICATION BY THE CHAMBER OF COMMERCE OF GRAND JUNCTION, COLORADO, FOR MALT, VINOUS & SPIRITUOUS LIQUOR SPECIAL EVENTS PERMIT AT TWO RIVERS PLAZA, 159 MAIN ST, MAY 24, 1985, 12:00 NOON TO 12:00 MIDNIGHT FOR THE JUCO CLUB ANNUAL BANQUET - APPROVED - 2ND PERMIT

A hearing was held after proper notice on the application by the Chamber of Commerce of Grand Junction, Colorado, for a malt, vinous and spirituous liquor special events permit at Two Rivers Plaza, 159 Main Street, May 24, 1985, from 12:00 noon to 12:00 midnight for the JUCO Club annual banquet. Jerry Fossenier was present for the hearing. There were no opponents, letters or counterpetitions. Upon motion by Councilman Dunn, seconded by Councilman Lucero and carried, the application was approved.

PROPOSED ORDINANCE CONCERNING WITHDRAWAL OF NAMES FROM LOCAL IMPROVEMENT DISTRICT PETITIONS

The following entitled proposed ordinance was read: CONCERNING WITHDRAWAL OF NAMES FROM LOCAL IMPROVEMENT DISTRICT PETITIONS. Upon motion by Councilman Lucero, seconded by Councilman Bennett and carried, the proposed ordinance was passed for publication.

ORDINANCE ON FINAL PASSAGE - PROOFS OF PUBLICATION

Proofs of Publication on the following Ordinance proposed for final passage had been received and filed. Copies of the Ordinances proposed for final passage had been submitted in writing to the City Council prior to the meeting.

ORDINANCE NO. 2228 - REZONE FROM H.O. TO PC CURRIER LANDS LOCATED NW OF HORIZON DRIVE AND S OF H ROAD

Upon motion by Councilman Lucero, seconded by Councilman Phipps and carried, the following proposed ordinance was called up for final passage and the title 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 CURRIER LANDS IN THE CITY.

There were no comments. Upon motion by Councilman Dunn, seconded

by Councilman Lucero and carried by roll call vote, the Ordinance was passed, adopted, numbered 2228, and ordered published.

ORDINANCE NO. 2229 - PROHIBITING STOPPING, STANDING OR PARKING OF A MOTOR VEHICLE ON A SIDEWALK OR IN A SIDEWALK AREA IN A RESIDENTIAL AREA

Upon motion by Councilman Lucero, seconded by Councilman Phipps and carried, the following proposed ordinance was called up for final passage and the title was read: PROHIBITING STOPPING, STANDING OR PARKING OF A MOTOR VEHICLE ON A SIDEWALK OR IN A SIDEWALK AREA IN A RESIDENTIAL ZONE.

There were no comments. Upon motion by Councilman Dunn, seconded by Councilman Bennett and carried by roll call vote, the Ordinance was passed, adopted, numbered 2229, and ordered published.

ORDINANCE NO. 2230 - AMENDING THE WEED ORDINANCE, CHAPTER 14, ARTICLE II, SECTIONS 25, 26, 27, 28 AND 30

Upon motion by Councilman Lucero, seconded by Councilman Phipps and carried, the following proposed ordinance was called up for final passage and the title read: AN ORDINANCE AMENDING THE WEED ORDINANCE OF THE CITY OF GRAND JUNCTION AND CONCERNING THE CUTTING AND REMOVAL OF WEEDS AND RUBBISH.

There were no comments. Upon motion by Councilwoman Clark, seconded by Councilman Phipps and carried by roll call vote, the Ordinance was passed, adopted, numbered 2230, and ordered published.

RESOLUTION NO. 22-85 ACCEPTING CONSTRUCTION OF PERSIGO WASH WASTEWATER TREATMENT FACILITY

The following Resolution was read:

RESOLUTION NO. 22-85

JOINT RESOLUTION OF THE COUNTY OF MESA AND CITY OF GRAND JUNCTION, COLORADO, ACCEPTING THE CONSTRUCTION OF THE PERSIGO WASH WASTEWATER TREATMENT FACILITY.

MESA COUNTY RESOLUTION NO. \_\_\_\_\_

WHEREAS, the County of Mesa and the City of Grand Junction, Colorado, are the recipients of a Federal Sewage Works Grant, Grant No. CO-80337-26, for the construction of the Persigo Wash Wastewater Treatment Facility; and

WHEREAS, construction of the Persigo Wash Wastewater Treatment Facility has been completed and said facility is currently in operation; and

WHEREAS, as a prerequisite to the payment of the amount due to the

County of Mesa and the City of Grand Junction pursuant to said Grant, the United States Environmental Protection Agency ("EPA") and the Colorado Department of Health ("State Health") have required the adoption of a resolution accepting the construction of the facility; and

WHEREAS, the engineering firm of Henningson, Durham and Richardson has provided or will provide EPA and State Health with letters regarding the completion of the facility; and

WHEREAS, the contractors who provide labor and materials on the construction of the facility are listed in Exhibit A hereto, as required by EPA and State Health;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF MESA AND THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION, COLORADO, THAT:

Section 1. The construction of the Persigo Wash Wastewater Facility and the facility itself are hereby accepted.

Section 2. The adoption of this Resolution in no way affects the City's or the County's ability to pursue claims against contractors or to seek reimbursement from EPA for any successful claims by contractors which are grant eligible.

EXHIBIT "A"

HDR Henningson, Durham & Richardson

April 3, 1985

Mr. James Patterson  
City of Grand Junction  
250 North 5th Street  
Grand Junction, Colorado 81501

Re: Grand Junction/Mesa County  
Persigo WWTP  
HDR Project No. 736010

Dear Jim:

Construction on the Persigo WWTP has been completed and final inspections made.

We have continuously monitored the construction of this project from the commencement of construction through the present time.

To the best of our knowledge this project has been built in substantial compliance with the plans and specifications approved by the Colorado Department of Health.

We recommend that the City of Grand Junction and Mesa County

accept this project in accordance with the terms of the contract documents.

Very truly yours,

HENNINGSON, DURHAM & RICHARDSON, INC.

/s/ Pete Heye

\_\_\_\_\_  
Project Engineer  
Environmental Engineering Department

PH/blk

MEMORANDUM

DATE: May 9, 1985

TO: Ralph Sterry, Utilities Superintendent

FROM: Jerry O'Brien, Facility Supervisor, Persigo WWTP

SUBJECT: Work done by Persigo WWTP employees through change order for Robert Dougan Construction Company.

The following is a list of work done by City Staff at Persigo Wastewater Plant. The material was furnished by change order through Robert Dougan Construction Company. The labor was done by City Staff because contractor had no people left in this area, and would cost far more if he had to bring some back in.

These change orders were made to increase the operability of the Plant.

2-14 in. Plug valves in Aeration Basin used to isolate activated sludge process for control purposes.

4 Telescoping valves in Aerobic Digesters used for decanting basins. Enable operator to use top half of basin instead of the quarter.

2-6 in. Plug valves used in Raw Sewage Pump Station and Sludge Processing Area to isolate sludge lines.

4 in. Gas piping and plug valves used in Aerobic Digester to enable operators to route all digester gas through scrubber.

2-2 in. Yard hydrants used at Secondary Clarifiers and Raw Sewage Pump Station to enable us to use plant water for clean-up.

6 in. Flap valve used in manhole for drains from Anaerobic Digester to prevent further backup into basement.

Floating cover indicator in Anaerobic Digester to inform operators

of position of digester cover and warn of alarm condition.

Respectfully,

Jerry O'Brien

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Jerry O'Brien

xc: File

JO:skw

CONTRACTORS/SUBCONTRACTORS - PERSIGO WASH WWTP, GRAND JUNCTION,  
COLORADO

Robert Dougan Construction Company (General Contractor)  
2100 South Valentia Street  
Denver, CO 80231-3397

Bonnell Painting  
351 Northridge Drive  
Grand Junction, CO 81501

Casework Systems  
P. O. Box 15655  
Denver, CO 80215

Cedaredge Interiors  
P. O. Box 519  
Cedaredge, CO 81403

Chuck's Pumps and Sprinklers  
P. O. Box 1222  
Grand Junction, CO 81502

Colorado Fence  
1435 West Vermijo Street  
Colorado Springs, CO 80904

Conservatek, Inc.  
Conservatek Place  
P. O. Box 1678  
Conroe, TX 77301

Corn Construction  
P. O. Box 1240  
Grand Junction, CO 80502

Edex Construction, Inc.  
381 30 Road  
Grand Junction, CO 81501

Four Corners Sand Blasting Service  
3216 Southside Road

Farmington, NM 87401

Harding Glass Industries, Inc.  
607 South 7th  
Grand Junction, CO 81502

Independence Door Co.  
500 North 64th  
Denver, CO 80229

Kendall Electric Company  
2527 Foresight Circle E.  
Grand Junction, CO 81501

Dawayne Martin Building Contractor  
1712 Glenwood Avenue  
Grand Junction, CO 81501

Pacheco, Inc.  
859 East Grand Avenue  
Fruita, CO 81521

Par Mechanical  
62108 Chu-Chu Lane  
Montrose, CO 81401

Pitt Roofing and Construction  
P. O. Box 375  
Vernal, UT 84078

Quick Masonry  
3679 Ivanhoe Street  
Denver, CO 80207

Smith-Wolf Construction  
10750 Berma Drive, Suite #2  
Northglenn, CO 80233

Stonaber, Inc.  
P. O. Box 55584  
Houston, TX 77255

Terra Concrete, Inc.  
1760 North County Road 23  
Berthoud, CO 80513

Rex Garden Service  
359 29-5/8 Road  
Grand Junction, CO 81501

Rodco Systems, Inc.  
10101 West 64th Avenue  
Arvada, CO 80004  
Western States Drywall

1221 West 8th  
Grand Junction, CO 81501

PASSED and ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 1985.

COUNTY OF MESA

By:

\_\_\_\_\_  
Chairman of the Board of County Commissioners of Mesa County

Attest:

\_\_\_\_\_  
County Clerk

PASSED and ADOPTED this 17th day of April, 1985.

CITY OF GRAND JUNCTION

By: /s/ J.P. Mike Pacheco

\_\_\_\_\_  
President of the City Council

Attest:

/s/ Neva B. Lockhart, CMC

\_\_\_\_\_  
City Clerk

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

RESOLUTION NO. 23-85 OF INDUCEMENT FOR INDUSTRIAL DEVELOPMENT REVENUE BONDS FOR MESA VIEW RETIREMENT APARTMENTS - 103 UNITS \$4,000,000 - TABLED TO MAY 1, 1985

An inducement resolution was read. The report from the County and Municipality Development Revenue Bond Committee was presented as follows:

COUNTY AND MUNICIPALITY DEVELOPMENT REVENUE BOND COMMITTEE MINUTES

April 3, 1985

The Committee met April 3, 1985, in the Conference Room in the City Manager's Office at City Hall. Committee members present were King Clemons, Bob Gardner, Jose Lucero, Jack Williams, and Staff Members John Tasker and Jack Morgan.

The meeting was called to order by Chairman King Clemons at 7:15 am. and the following application was considered:



## MESA VIEW RETIREMENT APARTMENTS

Having consulted with the applicants, and in their absence, John Tasker reviewed the application with the committee. The purpose of the proposed bond issue is to provide construction and permanent financing for a three-story, 103-unit retirement apartment complex to be located on Horizon Drive at 7th Street. The amount of the proposed bond issue is not to exceed \$4,000, 000.

During discussion, the consensus of the committee was favorable as the need was recognized for such a project with facilities to provide a high quality environment for the retired elderly which included meals and recreation facilities. However, the following concerns were expressed and discussed:

1. The committee would like to have a letter of commitment from a bonding company regarding sale of bonds; and
2. An income statement to support the applicants' ability to finance project (cash flow).
3. The committee would like clarification if this project would fall within or without the allocation of funds for the community; and
4. Clarification of street intention on page 3 of the application item b. under section V.1. Fiscal and Financial Impact.

Following discussion, Jack Williams made a motion that the committee recommend to City Council that an Inducement Resolution be provided for the Mesa View Retirement Apartments in an amount not to exceed \$4,000,000 with the following provisions: Applicants to provide a letter of commitment from bonding firm; applicants to provide an income statement; applicants to provide a clarification of street intention, and for the committee to be provided with clarification of allocation of funds for the community in regard to this project. Bob Gardner seconded this motion and it was passed unanimously.

John Tasker said that he would contact the applicants and would provide the committee with the requested information as soon as it was received.

The committee requested an updated list of IRB applications to be mailed to them.

Meeting adjourned at 8:15 a.m.

Comments were had from Michael Elton, representing the financial side of Colson & Colson Construction Company, Salem, Oregon. After full discussion, Council indicated support subject to certain questions it needed answers to from the State. Also, Council indicated it had received a prior request that it must consider

first. Upon motion by Councilwoman Clark, seconded by Councilman Dunn and carried, Resolution No. 23-85 of Inducement for Industrial Development Revenue Bonds for the Mesa View Retirement Apartments was tabled to the May 1, 1985, City Council meeting.

RESOLUTION NO. 24-85 SUPPORTING PRESIDENT REAGAN/SENATE  
REPUBLICAN LEADERSHIP DEFICIT REDUCTION PLAN

The following Resolution was read:

RESOLUTION NO. 24-85

SUPPORTING THE PRESIDENT REAGAN/SENATE REPUBLICAN LEADERSHIP  
DEFICIT REDUCTION PLAN.

WHEREAS, the President and the Republican leadership in the Senate have developed a deficit reduction plan; and

WHEREAS, that plan will reduce Federal deficits by almost \$297 billion dollars over the next three fiscal years to less than two percent of the Gross National Product by 1988, while rejecting tax increases as a means of balancing the budget and limiting increases in spending at the Federal level; and

WHEREAS, while the City Council recognizes that there are matters within the compromise plan which may initially reflect negatively on city governments, it believes the promise or reduction of Federal deficits with a probably lowering of interest rates will be of greater long term benefit to cities and their inhabitants;

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

That the City Council record itself as favoring the approval of the compromise deficit reduction plan arrived at between the office of the President and the Republican Senate leadership with copies of this Resolution to be sent to the office of the President and to the offices of the Congressional representatives for the State of Colorado.

PASSED and ADOPTED this 17th day of April, 1985.

/s/ J.P. Mike Pacheco

\_\_\_\_\_  
President of the Council

Attest:

/s/ Neva B. Lockhart, CMC

\_\_\_\_\_  
City Clerk

Upon motion by Councilwoman Clark, seconded by Councilman Dunn and carried by roll call vote with Councilman LUCERO voting NO, the

Resolution was passed and adopted as read.

#### WATER COMMITTEE

Councilman Phipps stated that the firm to do the water study had been hired. Mr. Achen noted that the actual hiring of the firm would be formalized at the next meeting May 1. He explained that there had been a meeting with the firm that was chosen as No. 1, told them in pretty specific detail what it is the City expects out of the work, asked them to come back with specific hours of various personnel to be involved in the job, and a specific price. He said that, assuming the price is what it is anticipated to be, they will be coming to Council on May 1 with a contract with the State for the Energy Impact Funds and an agreement with the engineering firm that will be a joint agreement with all three entities to hire the firm.

#### HOUSING AUTHORITY

Councilman Bennett noted the resignation of Paul Malinowski, Executive Director of the Grand Junction, Colorado, Housing Authority. President of the Council Mike Pacheco requested that Mr. Malinowski bring the Council up-to-date on the Board situation. He noted there are some vacancies.

#### ALLEY REHABILITATION IMPROVEMENT DISTRICTS

City Manager Achen filed a report on alley rehabilitation improvements. He noted identification and taken a look at what assessments they have had in the past. He stated that if we proceed with an assessment project, we need to proceed as soon as possible and that raises the whole issue of whether or not to assess the improvements and how to go about getting the cooperation of the property owners to enable the assessments. If improvements are to be undertaken this year, he said we would need to move very quickly. If, however, we want to start the process of getting improvement petitions now, we can construct next year. The major issue was how Council wanted to approach the assessment portion of it. He wanted Council to have advance notice on this issue and a chance to think about it before a workshop discussion of the issue.

#### AIM COMMITTEE

Council President Pacheco said that the AIM Committee had been assigned by the City to the UMTRAP Committee. A letter was received from the Governor's office asking if the Council would consider expanding the size of the Committee. Apparently, there are some people in the community that the Governor would like to add to the Committee. Councilman Lucero said he would respond to the Governor's letter.

#### ADJOURNMENT

The President adjourned the meeting.

Neva B. Lockhart

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Neva B. Lockhart, CMC  
City Clerk