

Grand Junction, Colorado

June 19, 1985

The City Council of the City of Grand Junction, Colorado, convened in regular session the 19th day of June, 1985, at 7:30 p.m. in the City-County Auditorium at City Hall. Those present were Council members John Bennett, James Leland, Steve Love, Gary Lucero, Timothy Mannion, Mike Pacheco, and President of the Council Ray Phipps. Also present were City Manager Mark Achen, City Attorney Gerald Ashby, and City Clerk Neva Lockhart.

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

INVOCATION

Councilman Pacheco.

MINUTES

Upon motion of Councilman Love, seconded by Councilman Pacheco and carried, the minutes of the regular meeting June 5, 1985, were approved as submitted.

VISITORS & CONVENTION BUREAU ADVISORY BOARD - BOB WEHLER APPOINTED TO REPLACE DUANE PHELPS FOR TRANSPORTATION INDUSTRY

Upon motion of Councilman Pacheco, seconded by Councilman Bennett and carried, Bob Wehler was appointed to the Visitors and Convention Bureau Advisory Board to replace Duane Phelps.

HEARING - PROPOSED ORDINANCE - ALLEY VACATION LOCATED W OF WEST AVENUE BETWEEN GRAND AND WHITE

A hearing was held after proper notice on the petition by the City of Grand Junction for an alley vacation located west of West Avenue between Grand Avenue and White Avenue. There were no opponents, letters or counterpetitions.

The following entitled proposed ordinance was read: AN ORDINANCE VACATING AN ALLEY IN THE CITY OF GRAND JUNCTION. Upon motion of Councilman Lucero, seconded by Councilman Bennett and carried, the proposed ordinance was passed for publication.

BIDS - AWARD OF CONTRACT - TRUCK MOUNTED HIGH VELOCITY SEWER CLEANING MACHINE - FARIS MACHINERY COMPANY/FUOCO - \$40,909

Upon motion of Councilman Mannion, seconded by Councilman Love and carried, bids were accepted and the contract for a truck mounted high velocity sewer cleaning machine was awarded to Faris Machinery Company/Fuoco for its bid of \$40,909.

HEARING - REPLAT OF JACOBS COMMERCIAL SUB, SE CORNER OF 241/2 ROAD

AND F ROAD, APPROX 400 FEET S OF F ROAD

A hearing was held after proper notice on the petition by W.T. Hall et al for a replat of Jacobs Commercial Subdivision located on the southeast corner of 241/2 Road approximately 400 feet south of F Road. The request was for a replat of Lots, 1, 2 and 3, Jacobs Commercial Subdivision in a Heavy Commercial Zone. Bob Goldin, Senior Planner, presented the proposal by saying that the petitioner plans to replat to 16 lots. The petitioner requested deviation from the City Street Standards for the commercial section of the development. According to Mr. Goldin, the Engineering Department recommended full street section of curb, gutter and sidewalk on both sides of the street. The Planning Commission recommended City Standards with the exception of sidewalk on one side.

Jeff Ollinger, Development Consultant with Nichols and Associates, was present representing Tom Hall. He requested a variance from the vertical curb and gutter and replace it with a V-pan for the future needs of the people who will locate on those lots.

There were no opponents, letters or counterpetitions. Upon motion of Councilman Love, seconded by Councilman Pacheco and carried, the replat of Jacobs Commercial Subdivision was approved subject to the conditions of the Planning Commission.

#### ORDINANCE ON FINAL PASSAGE - PROOF OF PUBLICATION

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

#### ORDINANCE NO. 2234 - REMOVING A CITY COUNCILMAN AS A MEMBER OF THE PARKS & RECREATION BOARD

Upon motion of Councilman Love, seconded by Councilman Pacheco and carried, the following proposed ordinance was called up for final passage and the title read: AN ORDINANCE REMOVING A CITY COUNCILMAN AS A MEMBER OF THE PARKS AND RECREATION BOARD.

There were no comments. Upon motion of Councilman Pacheco, seconded by Councilman Bennett and carried by roll call vote, the Ordinance was passed and adopted as read.

#### COUNCIL RATIFICATION OF RESOLUTION NO. 85-4 APPROVING & AUTHORIZING EXPENDITURE OF TAX INCREMENT FINANCING FUNDS BY THE DDA AND RATIFYING THE RASO ARCADE PROJECT, 521 MAIN STREET

Resolution No. 85-4 from the Downtown Development Authority was read:

RESOLUTION NO. 85-4

ALLOWING FOR THE REAPPLICATION OF ENERGY IMPACT FUNDS AND BUDGET AMENDMENTS TO FACILITATE THE RASO PROPERTY

WHEREAS, on December 16, 1981, the City of Grand Junction approved the Plan of Development of the Grand Junction, Colorado, Downtown Development Authority (DDA) and such Plan of Development, as amended, has continued to be the operational document for guidance in the development, redevelopment and renovation of the central business district; and

WHEREAS, since the adoption of the Plan of Development, tax increment financing bond anticipation notes have been issued, and the City of Grand Junction has approved various programs for the expenditure of the tax increment revenue funds; and

WHEREAS, to facilitate the issuance of the tax increment financing bond anticipation notes, the City received energy impact funds to fund the bond reserve fund; and, after complete funding, there is \$60,500 remaining unexpended from the energy impact commitment; and

WHEREAS, there are negotiations with the State to authorize the expenditure of the remaining funds from the energy impact grant upon the "Raso Project," such project being identified by that development agreement entered into on April 29, 1985, and approved by the City; and

WHEREAS, the Board of the DDA has heard evidence as to the benefits of the "Raso Project" and finds that such program would improve and enhance pedestrian circulation within the central business district;

NOW, THEREFORE, BE IT RESOLVED THAT:

1. The Board specifically finds, after hearing the presentation of the Executive Director and after review of the preliminary development agreement that the "Raso Project" would specifically further the purpose and objectives of the Plan of Development as set forth in Section 5 of the Plan of Development and specifically Section VB4, 6 and 7; as well as Section VC3, 7 and 8. It is further found that such a project is one that would be specifically included within those projects contemplated by Section VIIB1 and 17. Finally, the Board finds that such project would conform to the recommendations contained within the Downtown Pedestrian Circulation Plan and also would be a shopping park renovation activity.

2. The Board finds that the remaining balance of energy impact funds should specifically be applied to the furtherance of the "Raso Project."

3. To facilitate the timely completion of the Project, the DDA budget for 1985 should be amended by removing the line item presently denominated as "parking lot improvements" under the

Shopping Park Improvement Budget and changing the heading on that line item to "Raso Project" since other budget area provides adequate funds for parking improvements. (Fund 212-CC-152001-Object-909510).

4. The Board of Directors of the Downtown Development Authority specifically authorizes the Executive Director and Chairman to execute the necessary documents for the completion of the "Raso Project" and the reapplication of the energy impact funds but directs that the Executive Director and Chairman shall make no obligation of funds until a contract is executed for the reapplication of the energy impact funds.

5. The Board specifically requests that the City of Grand Junction review this Resolution and ratify and authorize the Downtown Development Authority, along with City personnel, to proceed as outlined herein.

INTRODUCED, READ, PASSED and ADOPTED this 14th day of June, 1985.

GRAND JUNCTION, COLORADO DOWNTOWN DEVELOPMENT AUTHORITY

By: Richard H. Will

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Dick Will, Chairman of the Board

Attest:

By: /s/ Linda Olthoff

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Linda Olthoff, Secretary

This matter coming before the City Council of Grand Junction, Colorado, at a regularly scheduled meeting on June 19, 1985, and the Council being informed of the Resolution and appropriately advised, and upon motion duly made, seconded, and passed, the City Council hereby ratifies the above-described Resolution and authorizes the City employees and the DDA to proceed to implement such Resolution, including the appropriate amendment of the City budget to reflect the changes made therein.

/s/ Raymond G. Phipps

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President of the Council

Attest:

/s/ Neva B. Lockhart, CMC

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City Clerk

Upon motion of Councilman Pacheco, seconded by Councilman Love and carried, the Council ratified Resolution No. 85-4 approving and authorizing expenditure of tax increment financing funds by the

Downtown Development Authority and ratified the Raso Arcade Project, 521 Main Street, and authorized the President of the Council to sign.

NORTH FORK WATER STUDY - HDR ENGINEERING FIRM SELECTED - CONTRACT AMOUNT \$25,064

Upon motion of Councilman Love, seconded by Councilman Mannion and carried, the Engineering Firm of HDR was selected for the North Fork Water Study for the contract amount of \$25,064.

Upon motion of Councilman Pacheco, seconded by Councilman Mannion and carried, criteria for the Engineering and Architectural Selection Committee was amended to add that they consider as part of the selection process prior work done by the City and try to assure that the City projects are moved throughout the eligible people in the community.

SELECTION OF ARCHITECT FOR FIRE STATION NO. 5 - TABLED

GRAND JUNCTION, COLORADO, HOUSING AUTHORITY

Councilman Bennett advised Council that the Grand Junction, Colorado, Housing Authority has entered into a contract with Paul Malinowski for 25 to 30 hours a week consulting work for a one-year period, in lieu of hiring an Executive Director.

GRAND JUNCTION, COLORADO, DOWNTOWN DEVELOPMENT AUTHORITY

Councilman Bennett announced that the Downtown Development Authority will be advertising for an Executive Director to replace Hank Williams.

ADJOURNMENT

The President adjourned the meeting.

Neva B. Lockhart

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Neva B. Lockhart, CMC  
City Clerk