

Grand Junction, Colorado

November 20, 1985

The City Council of the City of Grand Junction, Colorado, convened in regular session the 20th day of November, 1985, at 7:30 p.m. in the City-County Auditorium at City Hall. Those present were Council members John Bennett, Gary Lucero, Steve Love, Tim Mannion, and President of the Council Raymond Phipps. Councilman James Leland was absent. 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 Mannion led in the Pledge of Allegiance.

#### INVOCATION

Reverend Tim Wyatt, First Assembly of God.

PROCLAMATION DECLARING NOVEMBER 24-30, 1985, "BUCKLE-UP WEEK"

PROCLAMATION DECLARING DECEMBER 7, 1985, "PEARL HARBOR REMEMBRANCE DAY"

#### MINUTES

The Minutes of the November 6, 1985, meeting were corrected by deleting the following wording with the motion regarding Neighbors RV Park Final Plat and Plan: "and with the subject of off-site improvements and fees being sent to Staff for resolution with the Grand Junction Drainage District." Upon motion by Councilman Love, seconded by Councilman Bennett and carried, the minutes of the November 6, 1985, meeting were approved as corrected.

BERT L. SCHILLING APPOINTED TO 4-YEAR TERM ON GRAND JUNCTION HOUSING AUTHORITY

Upon motion by Councilman Bennett, seconded by Councilman Love and carried, Bert L. Schilling was appointed to a four-year term on the Grand Junction Housing Authority, to complete the unexpired term of Tom Stuckey; said term to expire in June, 1989.

STEPHEN LOVE ELECTED PRESIDENT OF THE COUNCIL PRO TEMPORE EX-OFFICIO MAYOR PRO TEMPORE

Upon motion by Councilman Bennett, seconded by Councilman Mannion and carried by acclamation, Stephen Love was elected President of the Council Pro Tempore Ex-Officio Mayor Pro Tempore. The Oath of Office was administered.

HEARING - ZONING FAIRWAY PARK ANNEXATION NO. 4 TO RSF-4, E OF 12TH ST, N OF CLUB DR

A hearing was held after proper notice on the petition by the City

of Grand Junction to zone Fairway Park Annexation No. 4 RSF-4 (Residential Single-Family, 4 units per acre), located east of 12th Street, north of Club Drive. There were no opponents, letters or counterpetitions.

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 ADDING THE ZONING OF CERTAIN LANDS WITHIN THE CITY. Upon motion by Councilman Love, seconded by Councilman Mannion and carried, the proposed ordinance was passed for publication.

HEARING - PROPOSED ORDINANCE - AMENDMENTS TO THE GRAND JUNCTION ZONING AND DEVELOPMENT CODE

A hearing was held after proper notice on the petition by Grand Junction Planning Department to amend the Grand Junction Zoning and Development Code. There were no opponents, letters or counterpetitions.

The following entitled proposed ordinance was read: AN ORDINANCE AMENDING CHAPTER 32 OF THE CODE OF ORDINANCES OF THE CITY OF GRAND JUNCTION (THE ZONING ORDINANCE) CONCERNING ZONING CATEGORIES, REZONING, FILING AND PROCESSING, REZONING SUBMITTAL REQUIREMENTS, FLOOD HAZARD REPORTING, GRADING, AND DRAINAGE PLANS, SUBDIVISION PRELIMINARY PLANS, FINAL PLAT CERTIFICATION AND PRELIMINARY PLANS FOR PLANNED DEVELOPMENT. Upon motion by Councilman Mannion, seconded by Councilman Love and carried, the proposed ordinance was passed for publication.

HEARING - PROPOSED ORDINANCE - SS 35-84 SANITARY SEWER DISTRICT NO. 35-84 - VENEGAS - 25-1/2 ROAD AND HIGHWAY 6 & 50 TO RAILROAD - ASSESSMENTS

A hearing was held after proper notice on Assessments for Sanitary Sewer District No. 35-84, Venegas, area at 25-1/2 Road and Highway 6 & 50 to the railroad. There were no opponents, letters or counterpetitions.

The following entitled proposed ordinance was read: AN ORDINANCE APPROVING THE ASSESSABLE COST OF THE IMPROVEMENTS MADE IN AND FOR SANITARY SEWER DISTRICT NO. 35-84 IN THE CITY OF GRAND JUNCTION, COLORADO, PURSUANT TO ORDINANCE NO. 178 ADOPTED AND APPROVED THE 11TH DAY OF JUNE, 1910, AS AMENDED; APPROVING THE APPORTIONMENT OF SAID COST TO EACH LOT OR TRACT OF LAND OR OTHER REAL ESTATE IN SAID DISTRICT; ASSESSING THE SHARE OF SAID COST AGAINST EACH LOT OR TRACT OF LAND OR OTHER REAL ESTATE IN SAID DISTRICT; APPROVING THE APPORTIONMENT OF SAID COST, AND PRESCRIBING THE MANNER FOR THE COLLECTION AND PAYMENT OF SAID ASSESSMENTS. Upon motion by Councilman Love, seconded by Councilman Bennett and carried, the proposed ordinance was passed for publication.

HEARING - ID ST-84, PHASE A, 15TH ST S OF PATTERSON TO GRAND VALLEY CANAL; POPLAR DR N OF INDEPENDENT AVE; ALLEY FM 24TH TO

26TH ST BTN HILL AND TELLER AVE; ACOMA, APACHE, AND LAGUNA DR -  
ASSESSMENTS

A hearing was held after proper notice on Improvement District No. ST-84, Phase A, Assessments (15th Street south of Patterson Road to Grand Valley Canal; Poplar Drive north of Independent Avenue; alley from 24th to 26th Streets between Hill Avenue and Teller Avenue; Acoma, Apache, and Laguna Drive). There were no opponents, letters or counterpetitions regarding Acoma, Apache and Laguna Drives; the alley from 24th to 26th Streets between Hill and Teller Avenues; or Poplar Drive north of Independent Avenue.

Doralyn Brodak Genova, representing her parents, Art and Anna Brodak, spoke regarding the assessments on 15th Street south of Patterson Road to Grand Valley Canal. Mrs. Genova's parents own the property located at the southeast corner of Patterson and 15th Street, Mrs. Genova distributed copies of an Agreement between her father A.L. Brodak, and Samuel T. Haupt, stating the Mr. Haupt will pay for assessments if and when 15th Street is improved. She stated that Mr. Haupt promoted the improvements on 15th Street. City Attorney Ashby assured Mrs. Genova that the information will be entered into the record, and it will be considered.

The hearing was closed. The assessment ordinance is scheduled on the December 4 City Council Agenda.

HEARING - APPLICATION BY ROCKY MOUNTAIN GHOST SQUADRON FOR MALT, VINOUS AND SPIRITUOUS LIQUOR SPECIAL EVENTS PERMIT ON DECEMBER 7, 1985, AT MONARCH AVIATION HANGAR AT WALKER FIELD - DANCE - 3RD PERMIT - APPROVED

A hearing was held after proper notice on the application by Rocky Mountain Ghost Squadron for a malt, vinous and spirituous liquor special events permit for December 7, 1985, from 8:00 p.m. to 12:00 midnight, at the Monarch Aviation Hangar, Walker Field, for its annual dance. Mr. Gerald Feather, Squadron Leader of the Rocky Mountain Ghost Squadron, was present to speak for the permit. There were no opponents, letters or counterpetitions. Upon motion by Councilman Love, seconded by Councilman Bennett and carried, the application was approved.

PROPOSED ORDINANCE PROVIDING FOR A SALES AND USE TAX CAPITAL IMPROVEMENT FUND

The following entitled proposed ordinance was read: AN ORDINANCE OF THE CITY OF GRAND JUNCTION, COLORADO, PROVIDING FOR THE CREATION OF A SALES AND USE TAX CAPITAL IMPROVEMENT FUND TO BE USED TO PROVIDE CAPITAL IMPROVEMENTS AND TO PAY DEBT SERVICE ON BONDS OR OTHER OBLIGATIONS OF THE CITY ISSUED TO PROVIDE CAPITAL IMPROVEMENTS; PLEDGING TO SUCH CERTAIN PROCEEDS OF THE 2% SALES AND USE TAX IMPOSED BY THE CITY; AND PROVIDING FOR THE ISSUANCE OF BONDS. Upon motion by Councilman Love, seconded by Councilman Bennett and carried, the proposed ordinance was passed for publication.

PROPOSED NON-SMOKING ORDINANCE

The following entitled proposed ordinance was read: AN ORDINANCE REPEALING AND REENACTING SECTION 19-77 OF CHAPTER 19 OF THE CODE OF ORDINANCES OF THE CITY OF GRAND JUNCTION TO PROHIBIT SMOKING IN CERTAIN PLACES WITHIN THE CITY. Upon motion by Councilman Mannion, seconded by Councilman Love and carried, the proposed ordinance was passed for publication.

ORDINANCES ON FINAL PASSAGE - PROOFS OF PUBLICATION

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

ORDINANCE NO. 2245 - REZONE FM H.0. TO PC THE NW COR OF HORIZON DR, S OF H RD

Upon motion by Councilman Lucero, seconded by Councilman Bennett and carried, the following proposed ordinance was called up for final passage and the title 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 CH FOUR COMMERCIAL PARK, PHASE #3, IN THE CITY.

There were no comments. Upon motion by Councilman Love, seconded by Councilman Bennett and carried by roll call vote, the Ordinance was passed, adopted, numbered 2245, and ordered published.

ORDINANCE NO. 2246 - EASEMENT VACATION, LITTLE BOOKCLIFF AVENUE AND GRAND VALLEY CANAL

Upon motion by Councilman Lucero, seconded by Councilman Bennett and carried, the following proposed ordinance was called up for final passage and the title read: AN ORDINANCE VACATING AN EASEMENT IN THE CITY.

There were no comments. Upon motion by Councilman Lucero, seconded by Councilman Bennett and carried by roll call vote, the Ordinance was passed, adopted, numbered 2246, and ordered published.

ORDINANCE NO. 2247 - VACATION OF PORTIONS OF GRAND JUNCTION TECH CENTER SUBDIVISION, NW CORNER OF 24 AND G ROADS

Upon motion by Councilman Lucero, seconded by Councilman Bennett and carried, the following proposed ordinance was called up for final passage and the title read: AN ORDINANCE VACATING A SUBDIVISION PLAT TOGETHER WITH CERTAIN ROAD RIGHTS-OF-WAY AND EASEMENTS THEREIN.

There were no comments. Upon motion by Councilman Lucero, seconded by Councilman Mannion and carried by roll call vote, the Ordinance

was passed, adopted, numbered 2247, and ordered published.

RESOLUTION NO. 74-85 CORRECTING RESOLUTION NO. 60-84 CONVEYING PROPERTY TO CARRICKS

The following Resolution was presented and read:

RESOLUTION NO. 74-85

AUTHORIZING CONVEYANCE OF CITY-OWNED LANDS TO ALFRED B. CARRICK AND EULA C. CARRICK.

WHEREAS, the City of Grand Junction is the owner of lands situate in the County of Mesa, State of Colorado, described as:

Commencing at the SE Cor of the NE4 of the SW4 of Sec 2, T1S, R1W, Ute Meridian; thence S 89 deg. 58 min. 56 sec. W along the S line of the NE4 of the SW4 of said Sec 2 a distance of 47.00 ft to the TRUE POINT OF BEGINNING; thence S 00 deg. 00 min. 07 sec. E 100 ft; thence S 89 deg. 58 min. 46 sec. W 348.00 ft; thence N 00 deg. 00 min. 07 sec. W 100 ft; thence N 89 deg. 58 min. 46 sec. E along said S line of the NE4 of the SW4 a distance of 348.00 ft to the TRUE POINT OF BEGINNING:

the land not being used or held for park or governmental purposes; and

WHEREAS, the City wishes to sell the lands to the Carricks for the sum of \$14,832.00, which is the fair market value of the lands;

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

1. That the City Manager, as Commissioner to Convey, be directed to convey to Alfred B. Carrick and Eula C. Carrick the lands above-described for the sum stated, the conveyance to be by warranty deed.

2. This Resolution is adopted to correct Resolution No. 60-84 adopted the 14th day of November, 1984.

PASSED and ADOPTED this 20th day of November, 1985.

/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 by Councilman Love, seconded by Councilman Bennett and

carried by roll call vote, the Resolution was passed and adopted as read.

#### CONTRACT WITH COLORADO DEPARTMENT OF LOCAL AFFAIRS FOR A COMMUNITY BLOCK GRANT PROGRAM - \$1,000,000

City Manager Achen explained that a Colorado Department of Local Affairs Community Block Grant Program is to implement the award of a grant of \$1,000,000 Community Development Block Grant to the City of Grand Junction, for the purpose of a revolving loan program. The primary beneficiary of this loan is the State of Colorado, but the actual recipient of the loan will be Sundstrand Corporation, which will have it for approximately 9 months at 6% interest. In turn, Sundstrand is committing to the creation of at least 80 new jobs in that timeframe with 75% of those jobs being low and moderate income. The City is assisting the State's ability to use Community Development Block Grant money for Statewide Development Corporation's revolving loan program, and will have a similar contract for a like amount with the proceeds to be loaned for a short period of time to Ultronic Corporation, forthcoming in the next meeting or two. In addition, this Contract will be followed at a subsequent meeting by a loan agreement specifying the actual terms of the loan with the two corporations. The City is serving as a "middle-man" in these transactions for a short period of time. Then the principal amount of the loans will return to the State for its use in its programs.

Upon motion by Councilman Love, seconded by Councilman Mannion and carried, the Contract with the Colorado Department of Local Affairs for a Community Development Block Grant Program in the amount of \$1,000,000 was approved, and the Mayor was authorized to sign said Contract.

#### BOY SCOUT TROOP 384

Nine Scouts from Boy Scout Troop 384 were introduced to Council.

#### GRAND VALLEY RETIREMENT ASSOCIATION

Councilman Love reported meeting with retirees and seeing the approach the Grand Valley Retirement Association has taken to attract retirees to the area.

#### LETTER OF RECOGNITION TO HARDEE'S

It was recommended by Councilman Lucero that a letter of recognition be sent to Hardee's located at the southeast corner of 5th and North Avenue, for substantial improvements to the location, stating Council's appreciation.

#### REPORT ON PATTERSON ROAD PROJECT

Public Works Director Jim Shanks appeared before Council and reported on the status of Patterson Road Project, with the project

slowing down for the winter weather. A satisfactory paving job during cold weather is almost impossible. Mr. Shanks suggested that a representative of United Paving Companies attend a Council meeting and answer some concerns voiced by Council regarding the delays.

ADJOURNMENT

The President adjourned the meeting.

Neva B. Lockhart

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Neva B. Lockhart, CMC  
City Clerk