

Grand Junction, Colorado

April 1, 1987

The City Council of the City of Grand Junction, Colorado, convened in regular session the 1st day of April, 1987, at 7:30 p.m. in the City-County Auditorium at City Hall, Those present were John Bennett, Loretta Harrison, LeRoy Kirkhart, Bill McCurry, Paul Nelson, and President of the Council O.F. Ragsdale. Reford Theobald was absent. Also present were City Manager Mark Achen, City Attorney Gerald Ashby, and City Clerk Neva Lockhart.

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

INVOCATION

Mayor Ragsdale.

MINUTES

There being no corrections or additions to the minutes of the regular meeting held March 18, 1987, they were approved as submitted.

APPOINTMENTS TO VISITORS & CONVENTION ADVISORY BOARD

Upon motion by Councilman Bennett, seconded by Councilman Kirkhart and carried, Keota Burke was appointed to a three-year term, Linda Clark, a three-year term, Gary Ferguson, a two-year term, Frank Bering, a one-year term, and Nancy Knarishu, a three-year term on the Visitor & Convention Advisory Board.

APPOINTMENT TO MESA COUNTY FOUNDATION

Upon motion by Councilman Bennett, seconded by Councilman Kirkhart and carried, Mary Ann Packard was appointed to a three-year term on the Mesa County Foundation.

PROCLAMATION DECLARING APRIL, 1987, "ABC-ALWAYS BUY COLORADO" MONTH IN GRAND JUNCTION

PROCLAMATION DECLARING APRIL 12-18, 1987, AS "NATIONAL TELECOMMUNICATOR WEEK"

PROCLAMATION DECLARING JUNE, 1987, "COLORADO RECYCLING MONTH"

BIDS - AWARD OF CONTRACTS

One-Ton Dump Truck - Fuoco Motors (GMC) - \$13,892

Upon motion by Councilman Bennett, seconded by Councilwoman Harrison and carried, the Contract for a One-Ton Dump Truck for the Street Department was awarded to Fuoco Motors (GMC) in the

amount of \$13,892, and the City Manager was authorized to sign said Contract.

Two-Ton Dump Truck - Put out for Re-bid

Upon motion by Councilwoman Harrison, seconded by Councilman Bennett and carried, the Two-Ton Dump Truck for the Street Department is to be put out for re-bid since all bids received did not include the identical equipment.

Pickup Trucks for Public Works and Parks Department

One-Half Ton Pickup - Fuoco Motors (GMC) - \$8,042.74

Upon motion by Councilwoman Harrison, seconded by Councilman McCurry and carried, the Contract for a One-Half Ton Pickup for the Public Works Department was awarded to Fuoco Motors (GMC) in the amount of \$8,042.74, and the City Manager was authorized to sign said Contract.

Three-Quarter Ton Pickup - Western Slope Ford - \$10,137

Upon motion by Councilwoman Harrison, seconded by Councilman McCurry and carried, the Contract for a Three-Quarter Ton Pickup for the Parks Department was awarded to Western Slope Ford in the amount of \$10,137 and the City Manager was authorized to sign said Contract. Councilwoman Harrison stated that because of the dollar turn-around in the Valley and only \$249 difference in the local bid, thus her motion to award the Contract to Western Slope Ford. The low bid was submitted by Hellman Motors of Delta, Colorado, in the ????

Park Sweeper - Colorado Clarklift - \$17,937

Upon motion by Councilman Kirkhart, seconded by Councilwoman Harrison and carried, the Contract for a Park Sweeper was awarded to Colorado Clarklift in the amount of \$17,937, and the City Manager was authorized to sign said Contract.

APPLICATION BY MESA COLLEGE MEXICAN-AMERICAN SCHOLARSHIP FUND, INC., FOR A 3.2% BEER SPECIAL EVENTS PERMIT ON MAY 2, 1987, IN THE 500 BLOCK OF MAIN STREET FOR THE CINCO DE MAYO CELEBRATION - 1ST PERMIT - APPROVED

A hearing was held after proper notice on the application by Mesa College Mexican-American Scholarship Fund, Inc., for a 3.2% Beer Special Events Permit in the 500 block of Main Street on May 2, 1987, from 11:00 a.m. to 12:00 midnight, for the annual Cinco de Mayo Celebration. Mr. Mike Sanchez was present for the hearing. There were no opponents, letters or counterpetitions. Upon motion by Councilman Nelson, seconded by Councilman McCurry and carried, the application was approved.

HEARING - SIGN CODE AMENDMENT TO THE GRAND JUNCTION ZONING AND

DEVELOPMENT CODE - WIND DRIVEN SIGNS - TABLED

A hearing was held after proper notice on the application by Dwayne Dodd to amend Section 4-7-2F of the Grand Junction Zoning and Development Code regarding wind-driven signs. This application was denied by the Planning Commission. Mr. Dwayne Dodd was present for the hearing stating that said section of the Zoning and Development Code is antiquated, ineffective, far too restrictive, and requested amendment. Others speaking in favor of the amendment were as follows:

Wes Hammond, Modern Classic Motors

Steven Minell, Representing Pizza Huts in Western Colorado and Utah

Matt Mattas

Bob Percival, American Parks

Steve McCallum

Walt Thomas, Westside Delicatessen

Rob Ramsey, Skipper's Restaurant

Becky Schaffer, Great American Antiques

Harold Stortz, CM&H Tire Company

Mike Whittington, Deer Weinerschnitzel

Guy Konniker, Peerless Tire Company

Bob Denning, Denning Lumber

Dave Snapp, Snapp Photo

Kirk Jones, Sign Business

Those speaking in opposition to the amendment were as follows:

Dale Collingsworth

(Councilman Reford Theobold arrived at the meeting at this time.)

Additional citizens speaking in favor of the amendment:

Rob Ridout

Mike McCallum, Sundance Builders

Richard Rice

Upon motion by Councilman Nelson, seconded by Councilman McCurry and carried, this item was tabled to the April 15, 1987, meeting.

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

RESOLUTION NO. 19-87 OF DECISION RE: PETITION BY THE MESA COUNTY TEACHERS CREDIT UNION TO REZONE FROM RMF-64 TO PB PROPERTY LOCATED AT 536 OURAY AVENUE - DENIED

The following Resolution was presented and read:

RESOLUTION NO. 19-87

OF DECISION ON THE APPLICATION OF THE MESA COUNTY TEACHERS CREDIT UNION AND THE COUNTY OF MESA FOR A REZONING ON CERTAIN LANDS WITHIN THE CITY.

WHEREAS, the Mesa County Teachers Credit Union is the owner of property situate in the County of Mesa, State of Colorado, described as:

Lots 5, 6, 7, 8, 9, 10 and the West 6.25 feet of Lot 11 and Lots 23, 24, 25, 26, 27 and 28 of Block 60, CITY OF GRAND JUNCTION;

and the County of Mesa is the owner of property in Mesa County described as:

Lots 21 and 22 of Block 60, CITY OF GRAND JUNCTION;

and

WHEREAS, the Credit Union and the County sought to have the zoning changed on the lots from Residential Single-Family, 64 units per acre, to Planned Business; and

WHEREAS, the change in zoning was approved, after hearing, by the Grand Junction Planning Commission; and

WHEREAS, a hearing was held before the City Council of the City of Grand Junction on the 18th day of March, 1987; and

WHEREAS, after a consideration of the evidence adduced at that hearing and the other evidence before the Council, the City Council FINDS:

1. That the hearings before the Planning Commission and the City Council were properly held after due notice.

2. That the evidence requires the denial of the application for the following reasons:

a. The proposed rezoning would change the character of an existing neighborhood contrary to good zoning practice.

b. The proposal would increase noise and traffic congestion to the detriment of the residential neighborhood.

c. The rezoning would lead to a further deterioration of the neighborhood negatively affecting the public investment in the Older American Center and the Gray Gourmet.

d. The proposed rezoning would send a negative message to current residents of this historic district and would inhibit further investment in and restoration of homes in the neighborhood.

e. The interests of the greater number of citizens would be served by a denial of the rezoning.

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

1. That the application of the Mesa County Teachers Credit Union and the County of Mesa for rezoning of the described lands be denied.

2. That the Planning Commission and the Planning Department work with the citizens and residents of the neighborhood in studying and making recommendations to the Council concerning this historic restoration zone.

PASSED and ADOPTED this 1st day of April, 1987.

/s/ O.F. Ragsdale

President of the Council

Attest:

/s/ Neva B. Lockhart, CMC

City Clerk

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

PROPOSED ORDINANCE ABOLISHING THE APPEALS BOARD FOR THE ELECTRICAL CODE AND PROVIDING FOR THE PLUMBING CODE AND MECHANICAL CODE TO APPEAL TO THE UNIFORM BUILDING CODE BOARD OF APPEALS

The following entitled proposed ordinance was read: ABOLISHING THE ELECTRICAL CODE BOARD OF APPEALS, REFERRING THOSE APPEALS TO THE STATE ELECTRICAL BOARD; COMBINING THE PLUMBING CODE BOARD OF APPEALS AND THE MECHANICAL CODE BOARD OF APPEALS WITH THE UNIFORM BUILDING CODE BOARD OF APPEALS AND EXPANDING THAT BOARD. Upon motion by Councilman Bennett, seconded by Councilwoman Harrison and carried, the proposed ordinance was passed for publication.

PROPOSED ORDINANCE - SUPPLEMENTAL APPROPRIATIONS

The following entitled proposed ordinance was read: AN ORDINANCE MAKING SUPPLEMENTAL APPROPRIATIONS TO THE BUDGET OF THE CITY OF GRAND JUNCTION. Upon motion by Councilman Theobold, seconded by Councilman Bennett and carried, the proposed ordinance was passed for publication.

PROPOSED ORDINANCE PROHIBITING UNAUTHORIZED PERSONS IN THE CITY CEMETERIES DURING CERTAIN HOURS

The following entitled proposed ordinance was read: AN ORDINANCE PROHIBITING TRESPASSING WITHIN THE CEMETERIES OF THE CITY. Upon motion by Councilwoman Harrison, seconded by Councilman Theobold and carried, the proposed ordinance was passed for publication.

PROPOSED ORDINANCE AUTHORIZING ISSUANCE AND SALE OF \$2,900,000 HOSPITAL REVENUE BONDS, SERIES 1987 (LINCOLN PARK OSTEOPATHIC HOSPITAL ASSOC., INC.)

The following entitled proposed ordinance was read: AN ORDINANCE AUTHORIZING THE ISSUANCE AND SALE OF \$2,900,000 HOSPITAL REVENUE BONDS (LINCOLN PARK OSTEOPATHIC HOSPITAL ASSOCIATION, INC., PROJECT SERIES 1987 TO FINANCE THE ACQUISITION, CONSTRUCTION, IMPROVEMENT AND EQUIPPING OF A HOSPITAL AND RELATED FACILITIES; RATIFYING CERTAIN ACTION HERETOFORE TAKEN; AUTHORIZING THE EXECUTION AND DELIVERY BY THE CITY OF AN INDENTURE OF TRUST, LOAN AGREEMENT, BOND PURCHASE AGREEMENT, CLOSING DOCUMENTS AND SUCH BONDS IN CONNECTION THEREWITH; APPROVING THE FORM OF A DEED OF TRUST; APPROVING THE USE OF AN OFFICIAL STATEMENT IN CONNECTION WITH THE OFFERING AND SALE OF THE BONDS; MAKING CERTAIN DETERMINATIONS WITH RESPECT THERETO; AND REPEALING ACTION HERETOFORE TAKING IN CONFLICT HEREWITH. Upon motion by Councilman Nelson, seconded by Councilman Theobold and carried, the proposed ordinance was passed for publication.

HEARING - ORDINANCE NO. 2332 - INDUSTRIAL DEVELOPMENT REVENUE REFUNDING BONDS (MESA BEVERAGE) SERIES 1987 - \$4,510,000

A hearing was held after proper notice. There were no opponents, letters or counterpetitions.

Upon motion by Councilman Bennett, seconded by Councilman Kirkhart and carried, the following proposed ordinance was called up for final passage and read by title only: AN ORDINANCE AUTHORIZING THE ISSUANCE OF INDUSTRIAL DEVELOPMENT REVENUE REFUNDING BONDS (MESA B3EVERAGE COMPANY PROJECT) SERIES 1987, IN THE MAXIMUM AGGREGATE PRINCIPAL AMOUNT OF \$4,510,000 TO FINANCE THE REFUNDING OF THE CITY OF GRAND JUNCTION, COLORADO, INDUSTRIAL DEVELOPMENT REVENUE BOND (MESA BEVERAGE COMPANY PROJECT), SERIES 1982, CURRENTLY OUTSTANDING IN THE PRINCIPAL AMOUNT OF \$4,510,000; APPROVING THE FORM AND AUTHORIZING THE EXECUTION OF THE BONDS AND VARIOUS DOCUMENTS RELATING THERETO; APPROVING THE ISSUANCE AND SALE OF THE

BONDS; MAKING CERTAIN DETERMINATIONS WITH RESPECT THERETO; PROVIDING FOR THE MAXIMUM PRINCIPAL AMOUNT, MATURITY OF, INTEREST RATE, AND MAXIMUM NET EFFECTIVE INTEREST RATE ON THE BONDS; AUTHORIZING CERTAIN TERMS TO BE DETERMINED BY SUBSEQUENT RESOLUTION; AUTHORIZING INVESTMENTS; REPEALING INCONSISTENT ACTIONS; AND ORDERING A PUBLIC HEARING.

There were no comments. Upon motion by Councilman Theobold, seconded by Councilwoman Harrison and carried by roll call vote, the Ordinance was passed, adopted, numbered 2332, and ordered published.

ORDINANCE NO. 2333 - ZONING ANNEXATIONS (PATTERSON ROAD TO RSF-4, SOUTH 15TH STREET TO PZ, AND PARADISE HILLS NO. 1 TO RSF-4

Upon motion by Councilman Bennett, seconded by Councilman Kirkhart and carried, the following proposed ordinance was called up for final passage and read by title only: ZONING CERTAIN LANDS RECENTLY ANNEXED TO THE CITY.

There were no comments. Upon motion by Councilman Bennett, seconded by Councilman Nelson and carried by roll call vote, the Ordinance was passed, adopted, numbered 2333, and ordered published.

ORDINANCE NO. 2324 - REZONES - NW CORNER OF PITKIN & 6TH STREETS FROM C-2 TO PZ; WEST ORCHARD AVENUE WEST OF N. 1ST STREET FROM RSF-5 AND RSF-8 TO PZ; 261/2 ROAD AND HORIZON PLACE FROM PZ TO PR-28; SE CORNER OF 15TH STREET AND PATTERSON ROAD FROM PR-8 TO PR-16.2

Upon motion by Councilman Bennett, seconded by Councilman Kirkhart and carried, the following proposed ordinance was called up for final passage and read by title only: CHANGING THE ZONING ON CERTAIN LANDS WITHIN THE CITY.

There were no comments. Upon motion by Councilman Theobold, seconded by Councilman McCurry and carried by roll call vote, the Ordinance was passed, adopted, numbered 2334, and ordered published.

FUND RAISER TO ASSIST DIANE HARDIN (IN NEED OF A HEART TRANSPLANT)

Mike Sutherland, member of the City of Grand Junction Employees Association, explained that the City employees are striving to raise funds to help Mrs. Diane Hardin who is in need of a heart transplant. Mr. Hardin is disabled and the family's resources are scarce when compared to anticipated costs of approximately \$150,000. The employees are planning to raise funds by the following means:

1. Direct donations from the City employees;
2. Hold a basketball game against KSTR Radio ("Allstars"); cost of

tickets will go to the family.

3. Collection of aluminum cans, etc.

The City Personnel Department is checking into possibly transferring some of the blood reserve in the name of the City to the hospital that Mrs. Hardin is admitted to for the surgery.

ADJOURNMENT

The President adjourned the meeting.

Neva B. Lockhart

Neva B. Lockhart, CMC
City Clerk