

CITY OF GRAND JUNCTION, COLORADO MINUTES OF THE REGULAR MEETING OF THE CITY COUNCIL

June 15, 1988

The City Council of the City of Grand Junction, Colorado, convened in regular session the 15th day of June, 1988, at 7:30 p.m. in the City/County Auditorium at City Hall. Those present were LeRoy Kirkhart, R.T. Mantlo, Bill McCurry, Paul Nelson, O.F. Ragsdale, Reford Theobold, and President of the Council John Bennett. Also present were City Manager Mark Achen, City Attorney Dan Wilson, and City Clerk Neva Lockhart.

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

INVOCATION - Reverend Andrew Gebbe, The Orchard Church.

MINUTES

There being no corrections or additions to the minutes of the regular meeting June 1, 1988, they were approved as submitted.

PROCLAMATION DECLARING JUNE 23-28, 1988, "UP WITH PEOPLE DAYS" IN THE CITY OF GRAND JUNCTION

PROCLAMATION DECLARING THE WEEK OF JUNE 20-26, 1988, AS "AMATEUR RADIO WEEK"

HEARING #15-88 - PROPOSED ORDINANCE - GRAND JUNCTION ZONING AND DEVELOPMENT CODE AMENDMENT TO SECTION 4-3-4, USE/ZONE MATRIX UNDER THE HEADING OF RETAIL BUSINESS-UNLIMITED, OUTSIDE PROVIDING THE USE CATEGORY AUTOMOBILES/PICKUP TRUCKS/VANS BE PERMITTED IN THE HEAVY INDUSTRIAL (I-2) ZONE AS A CONDITIONAL USE

A hearing was held after proper notice on a petition by Patrick Belcastro to amend the Grand Junction Zoning and Development Code, Section 4-3-4, Use/Zone Matrix under the heading of RETAIL BUSINESS-UNLIMITED, OUTSIDE providing the use category Automobiles/Pickup Trucks/Vans be permitted in the Heavy Industrial (I-2) Zone as a conditional use. There were no opponents, letters or counterpetitions.

The following entitled proposed ordinance was read: AMENDING THE ZONING CODE TO PERMIT OUTDOOR SALES OF CARS, VANS AND LIGHT TRUCKS IN THE I-2 (HEAVY INDUSTRIAL) ZONE.

Upon motion by Councilman Theobold, seconded by Councilman Nelson and carried, the proposed ordinance was passed for publication.

BIDS - AWARD OF CONTRACTS

Patterson Road Reconstruction, 24 1/2 Road to 25 Road - 1988 - United Companies - \$462,986.90

On June 7, 1988, bids were received for the above referenced project. Bids were as follows:

United Companies \$462,986.90
Parkerson Construction \$523,503.50
Elam Construction \$569,497.85
Corn Construction \$619,121.80

Engineer's Estimate \$565,030.25

Upon motion by Councilman Mantlo, seconded by Councilman Ragsdale and carried, the Contract for Patterson Road Construction, 24 1/2 Road to 25 Road - 1988 was awarded to United Companies in the amount of \$462,986.90, and the City Manager was authorized to sign said Contract.

Demolition of Holsum Bakery Building at 111 Rood Avenue - Lockert & Dettmer - \$29,870

Four bids were received on the above project. One contractor did not submit a bid bond as specified.

Upon motion by Councilman Theobald, seconded by Councilman Kirkhart and carried, the Contract for Demolition of the Holsum Bakery Building at 111 Rood Avenue was awarded to Lockert & Dettmer in the amount of \$29,870.

HEARING #16-88 - PROPOSED ORDINANCE - RIGHT-OF-WAY VACATION ON HEATHER DRIVE BETWEEN IVANHOE WAY AND ASH DRIVE

A hearing was held after proper notice on the petition by Harry and Rosemary Lippoldt for a right-of-way vacation on Heather Drive between Ivanhoe Way and Ash Drive. There were no opponents, letters or counterpetitions.

The following entitled proposed ordinance was read: VACATING THAT PORTION OF HEATHER DRIVE LOCATED BETWEEN ASH DRIVE AND IVANHOE WAY.

Upon motion by Councilman McCurry, seconded by Councilman Kirkhart and carried, the proposed ordinance was passed for publication.

HEARING #17-88 - ADOPTION OF DOWNTOWN RESIDENTIAL NEIGHBORHOOD GUIDELINES (AREA BOUNDED BY 1ST STREET AND 12TH STREET AND NORTH AVENUE AND GRAND AVENUE) - TABLED TO JULY 6, 1988, COUNCIL MEETING

HEARING #19-88 - PROPOSED ORDINANCE - REZONE FROM RSF-8 TO PR-16 PROPERTY LOCATED AT 2554 PATTERSON (F) ROAD

A hearing was held after proper notice on the petition by Leo Warren, Seventh Day Adventist Church, to rezone from RSF-8 to PR-16 property located at 2554 Patterson (F) Road. This is a request to change from a Residential Single-Family zone (RSF-8) to a

Planned Residential zone (PR-16) on approximately 1.5 acres. Mr. Warren requested that the \$500 fee be waived due to the community service nature of the proposal. There were no opponents, letters or counterpetitions.

It was moved by Councilman Ragsdale and seconded by Councilman Mantlo that the rezone be approved, and the \$500 fee be waived. After discussion, roll call was taken on the motion with the following results:

AYE: RAGSDALE

NO: MANTLO, NELSON, THEOBOLD, MCCURRY, KIRKHART, BENNETT.

The President declared the motion lost.

Upon motion by Councilman Theobold, seconded by Councilman Kirkhart and carried, the rezone from RSF-8 to PR-16 of property located at 2554 Patterson (F) Road was approved.

The following entitled proposed ordinance was read: REZONING FROM RSF-8 TO PR-16 PROPERTY LOCATED AT 2554 PATTERSON ROAD AND LEGALLY DESCRIBED AS LOTS 1 AND 2, MILLER SUBDIVISION.

Upon motion by Councilman Ragsdale, seconded by Councilman Mantlo and carried, the proposed ordinance was passed for publication.

PROPOSED ORDINANCE - CORRECTING THE PROPERTY DESCRIPTION OF ORDINANCE NO. 2308, WHICH ORDINANCE ERRONEOUSLY REZONED PROPERTY

The following entitled proposed ordinance was read: CORRECTING THE PROPERTY DESCRIPTION OF ORDINANCE NO. 2308, WHICH ORDINANCE ERRONEOUSLY REZONED CERTAIN PROPERTY.

Upon motion by Councilman Ragsdale, seconded by Councilman Mantlo and carried, the proposed ordinance was passed for publication.

RESOLUTION NO. 21-88 - AUTHORIZING THE CITY MANAGER TO ENTER INTO A LEASE FOR PROPERTY LOCATED AT 521 UTE AVENUE FOR POLICE DEPARTMENT STORAGE PURPOSES

The following Resolution was presented and read:

RESOLUTION NO. 21-88

AUTHORIZING THE CITY MANAGER TO ENTER INTO A LEASE

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION:

That the City Manager of the City of Grand Junction is hereby authorized and directed to execute a lease, the essential terms of which are as follows:

1. The City shall lease the improvements located on Lots 9 through

12, Block 139 of the original plat of the City of Grand Junction, also known as 521 Ute Avenue;

2. The lease term shall begin June 15, 1988, and shall continue for three years;

3. The City shall pay \$250 per month plus the ad valorem taxes attributable to the property;

4. The property is to be used by the City for storage of evidence necessary to prosecute criminal cases;

5. The Lessor grants to the City the first right to purchase the property and the first right to lease the property for an additional term.

PASSED and ADOPTED this 15th day of June, 1988.

/s/ John W. Bennett

President of the Council

Attest:

/s/ Neva B. Lockhart, CMC

City Clerk

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

CHANGE ORDER #5 TO CITY HALL HANDICAPPED ACCESS PROJECT (FINAL) - \$1842 - ALPINE C.M., INC., CONTRACT

Upon motion by Councilman Kirkhart, seconded by Councilman Nelson and carried, Change Order #5 to the City Hall Handicapped Access Project (Final) to Alpine C.M., Inc., Contract in the amount of \$1842 was approved.

WALKER FIELD GRANT PROPOSAL TO CONSTRUCT AND RECONSTRUCT GENERAL AVIATION APRONS; CONSTRUCT RELIEF ACCESS ROAD - \$915,086

Upon motion by Councilman McCurry, seconded by Councilman Kirkhart and carried, the Walker Field Grant Proposal to Construct and Reconstruct General Aviation Aprons; Construct Relief Access Road, was approved, and the City Manager was authorized to sign said Grant.

SUPPLEMENTAL APPROPRIATION OF \$63,714 TO THE WATER FUND FOR WATERLINE REPLACEMENTS

Upon motion by Councilman Mantlo, seconded by Councilman Nelson and carried, the Supplemental Appropriation of \$63,714 to the

Water Fund for Waterline Replacements was approved.

WAIVER OF MORRIS TAYLOR, 1361 OURAY, BOARD OF ADJUSTMENT
APPLICATION FEE

Upon motion by Councilman Ragsdale, seconded by Councilman
Kirkhart and carried, the waiver of Morris Taylor, 1361 Ouray,
Board of Adjustment Application Fee to install a garage at said
address, was approved.

ADJOURNMENT

The President adjourned the meeting.

Neva B. Lockhart

Neva B. Lockhart, CMC
City Clerk