

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

January 3, 1990

The City Council of the City of Grand Junction, Colorado, convened in regular session the 3rd day of January, 1990, at 7:30 p.m. in the City/County Auditorium at City Hall. Those present were John Bennett, Bill McCurry, Paul Nelson, Conner Shepherd, Reford Theobald, and President of the Council R.T. Mantlo. Councilman O.F. Ragsdale was absent. Also present were City Manager Mark Achen, City Attorney Dan Wilson, and Deputy City Clerk Teddy Martinez.

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

INVOCATION - Reverend Eldon Coffey.

APPOINTMENTS TO THE GRAND JUNCTION PLANNING COMMISSION - CONTINUED
TO JANUARY 17, 1990, COUNCIL MEETING

BIDS - AWARD OF CONTRACTS

Lincoln Park Clubhouse Remodel - Francis Constructors - \$215,719

Upon motion by Councilman Nelson, seconded by Councilman McCurry and carried, the bids for Lincoln Park Clubhouse Remodel were accepted and the Contract was awarded to Francis Constructors in the amount of \$215,719 (revised bid), and the City Manager was authorized to sign said Contract.

Approval of Funding for Water Transmission Line to Lincoln Park Pond - Lyle States Company - \$17,654 Expenditure from the Golf Course Expansion Fund

Upon motion by Councilman Shepherd, seconded by Councilman McCurry and carried, funding for Water Transmission Line to Lincoln Park Pond in the amount of \$17,654 was approved, with expenditure out of the Golf Course Expansion Fund.

Thermoplastic Applicator for Street Striping - Linear Dynamics - \$16,919

Upon motion by Councilman McCurry, seconded by Councilman Bennett and carried, the bids for Thermoplastic Applicator for Street Striping were accepted and the Contract was awarded to Linear Dynamics in the amount of \$16,919, and the City Manager was authorized to sign said contract.

ORDINANCE NO. 2460 - I.D. ST-89 - ALLEY IMPROVEMENT ASSESSMENTS
(E/W ALLEY, 4TH TO 5TH STREETS BETWEEN NORTH AVENUE AND GLENWOOD
AVENUE)

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

Upon motion by Councilman Bennett, seconded by Councilman Nelson and carried, the following entitled proposed ordinance was read by title only: AN ORDINANCE APPROVING THE ASSESSABLE COST OF THE IMPROVEMENTS MADE IN AND FOR ALLEY IMPROVEMENT DISTRICT NO. ST-89 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 ASSESSMENT.

Upon motion by Councilman Theobald, seconded by Councilman Shepherd and carried by roll call vote, the Ordinance was passed and adopted, numbered 2460, and ordered published.

CITY CLERK'S CERTIFICATE OF SUFFICIENCY ON THE PETITION REGARDING ORDINANCE NO. 2450 REZONING NORTHRIDGE #4 FROM PR-4 TO PR-12.7 (MESA VIEW RETIREMENT CENTER II) - SPECIAL ELECTION SET FOR APRIL 3, 1990

The City Clerk's Certificate of Sufficiency on the Petition regarding Northridge Rezone was filed. The Petition was entitled: "We the undersigned, as registered electors of the City of Grand Junction, do hereby oppose the adoption of Ordinance No. 2050 REZONING FROM PR-4 TO 48-89 WITH A DENSITY OF 12.7 UNITS PER ACRE. This ordinance overturned a unanimous denial by the Grand Junction Planning Commission which found the increase in density and size of the building not to be compatible with the existing single-family homes. By overturning the Planning Commission the City Council allows an Oregon-firm to construct a 105 unit retirement center in the middle of Northridge, Willowbrook and Northacre Subdivisions. We do hereby demand that the City Council immediately reconsider and repeal said ordinance or submit it to a vote of the qualified electors of the city, as provided in Section 136 of Article XVI of the Charter of the City of Grand Junction."

City Attorney Dan Wilson explained that Council has the option of repealing the ordinance rezoning, or taking the item to the electorate no sooner than six months from the last City election which was held on October 3, 1989.

Pat Edwards, 510 Tiara Drive, representing Colson & Colson (Developer of Mesa View II), was present to answer questions of Council.

Tim Mannion, 3038 Cloverdale Court, a resident of Northridge Subdivision, was present and requested that Council repeal said

ordinance rather than going to a vote of the people.

It was moved by Councilman Theobold and seconded by Councilman Nelson that the ordinance rezoning Northridge be referred to a vote by the electorate on April 3, 1990. Roll call was taken on the motion with the following result:

AYE: SHEPHERD, NELSON, THEOBOLD, MANTLO.

NO: MCCURRY, BENNETT.

PETITION FOR ANNEXATION - HEATHERIDGE ESTATES NO. 2, EAST OF SOUTH REDLANDS ROAD - RESOLUTION NO. 1-90 ACCEPTING PETITION

The Petition for Annexation of Heatheridge Estates No. 2, east of South Redlands Road, was presented with a hearing on said annexation scheduled on February 7, 1990. The following Resolution accepting the petition was read:

RESOLUTION NO. 1-90

ACCEPTING A PETITION FOR THE ANNEXATION OF LANDS TO THE CITY OF GRAND JUNCTION, COLORADO, AND SETTING A HEARING ON SUCH ANNEXATION

WHEREAS, on the 3rd day of January, 1990, a petition was submitted to the City Council of the City of Grand Junction, Colorado, for annexation to said City of the following property situate in Mesa County, Colorado, and described as follows:

That real property being a portion of Heatheridge Estates in Section 22, Township 1 South, Range 1 West of the Ute Meridian, Mesa County, Colorado, to wit: Lots 7 through 10, Block 1; Lots 1 through 14, Block 2, and that lot labeled Public Site in said Block 2, together with all public rights-of-way for Rodell Drive and Antero Court as the same appear on the plat for Heatheridge Estates, recorded in Plat Book 11 at Page 177 in the office of the Mesa County Clerk and Recorder.

WHEREAS, the Council has found and determined that the petition complies substantially with the provisions of the Municipal Annexation Act and a hearing should be held to determine whether or not the lands should be annexed to the City by Ordinance;

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

That a hearing will be held on the 7th day of February, 1990, in the City-County Auditorium in City Hall of the City of Grand Junction, Colorado, at 7:30 p.m. to determine whether one-sixth of the perimeter of the area proposed to be annexed is contiguous with the City; whether the territory proposed to be annexed is urban or will be urbanized in the near future; whether the territory is integrated or is capable of being integrated with said City; whether any land in single ownership has been divided

by the proposed annexation; whether any land held in identical ownership comprising more than twenty acres which, together with the buildings and improvements thereon, has an assessed valuation in excess of two hundred thousand dollars is included without the landowner's consent; whether any of the land is now subject to other annexation proceedings, and whether an election is required under the Municipal Annexation Act of 1965.

PASSED and ADOPTED this 3rd day of January, 1990.

/s/ R. T. Mantlo

President of the Council

Attest:

/s/ Theresa F. Martinez, CMC

City Clerk, Deputy

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

PETITION FOR ANNEXATION - HEATHERIDGE ESTATES NO. 3, SOUTH AND SOUTHWEST OF MARTELLO DRIVE - RESOLUTION NO. 2-90 ACCEPTING PETITION

The Petition for Annexation of Heatheridge Estates No. 3, south and southwest of Martello Drive, was presented with a hearing on said annexation scheduled on February 7, 1990. The following Resolution accepting the petition was read:

RESOLUTION NO. 2-90

ACCEPTING A PETITION FOR THE ANNEXATION OF LANDS TO THE CITY OF GRAND JUNCTION, COLORADO, AND SETTING A HEARING ON SUCH ANNEXATION

WHEREAS, on the 3rd day of January, 1990, a petition was submitted to the City Council of the City of Grand Junction, Colorado for annexation to said City of the following property situate in Mesa County, Colorado, and described as follows:

That real property being a portion of Heatheridge Estates in Section 22, Township 1 South, Range 1 West of the Ute Meridian, Mesa County, Colorado, to wit: Lots 15 through 41, Block 2 and all of Blocks 3 and 4 Heatheridge Subdivision and all public rights-of-way of Rodell Drive, Martello Court, Snowmass Court, Pikes Peak Drive, and Martello Drive adjacent to the above lots and blocks, recorded in Plat Book 11 at Page 177 in the office of the Mesa County Clerk and Recorder.

and

WHEREAS, the Council has found and determined that the petition complies substantially with the provisions of the Municipal Annexation Act and a hearing should be held to determine whether or not the lands should be annexed to the City by Ordinance;

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

That a hearing will be held on the 7th day of February, 1990, in the City-County Auditorium in City Hall of the City of Grand Junction, Colorado, at 7:30 p.m. to determine whether one-sixth of the perimeter of the area proposed to be annexed is contiguous with the City; whether the territory proposed to be annexed is urban or will be urbanized in the near future; whether the territory is integrated or is capable of being integrated with said City; whether any land in single ownership has been divided by the proposed annexation; whether any land held in identical ownership comprising more than twenty acres which, together with the buildings and improvements thereon, has an assessed valuation in excess of two hundred thousand dollars is included without the landowner's consent; whether any of the land is now subject to other annexation proceedings, and whether an election is required under the Municipal Annexation Act of 1965.

PASSED and ADOPTED this 3rd day of January, 1990.

/s/ R. T. Mantlo

President of the Council

Attest:

/s/ Theresa F. Martinez, CMC

City Clerk, Deputy

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

ADJOURNMENT

The President adjourned the meeting.

Theresa F. Martinez

Theresa F. Martinez, CMC
Deputy City Clerk