

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

SEPTEMBER 1, 1993

The City Council of the City of Grand Junction, Colorado convened in regular session the 1st day of September, 1993, at 7:31 p.m. in the City/County Auditorium at City Hall. Those present were Linda Afman, Jim Baughman, Bill Bessinger, R.T. Mantlo, Ron Maupin, and President of the Council Reford Theobold. Dan Rosenthal was absent. Also present were City Manager Mark Achen, City Attorney Dan Wilson, and City Clerk Stephanie Nye.

Council President Theobold called the meeting to order and Council-member Mantlo led in the Pledge of Allegiance. The audience remained standing during the invocation by Rev. Eldon Coffey, Columbus Evangelical Free Church.

PROCLAMATION DECLARING SEPTEMBER 17-23, 1993, AS "CONSTITUTION WEEK" IN THE CITY OF GRAND JUNCTION

CONSENT ITEMS

Councilmember Maupin requested that Item 5 be removed from the Consent Agenda for discussion. Upon motion by Councilmember Bessinger, seconded by Councilmember Afman and carried by roll call vote with Councilmember **BAUGHMAN** voting **NO** on Item 4, the following Consent Items 1-4 and 6-7 were approved:

1. **Approval** of the minutes of the Regular Meeting August 18, 1993
2. **Award of Contract** - Street Reconstruction - 1993, Blichmann Avenue to 25 Road to Eisenhower

Recommended Award: Sorter Construction - \$95,668.80

Bids received on August 24, 1993, are summarized below from lowest to highest:

Sorter Construction	\$ 95,668.80
Parkerson Construction	\$ 96,970.50
Elam Construction	\$ 98,547.95
United Companies	\$104,993.50

3. **Award of Contract** - 1993 New Sidewalk Construction - Various locations in proximity to five local schools (West Middle School, Tope Elementary School, Orchard Avenue Elementary School, Grand Junction High School, and Lincoln Park Elementary School)

Recommended Award: Mays Concrete, Inc. - \$94,987.00

Bids received on August 24, 1993, are summarized below from lowest to highest:

Mays Concrete, Inc.	\$ 94,987.00
M.A. Concrete Construction	\$102,187.47
Fred Cunningham	\$183,080.00
Engineer's Estimate	\$ 99,238.35

4. *** Resolution No. 54-93** - Approving an Interfund Loan from the General Fund to the VCB Fund
6. *** Resolution No. 55-93** - Issuing a Revocable Permit to Sherwin Williams at 845 North Avenue for Landscaping

Sherwin Williams is in the process of obtaining approval to construct a building and related improvements at this location. A condition of this approval requires the petitioner to landscape the adjoining Belford Avenue and North Avenue right-of-way to provide a buffer to the residential area to the south and meet landscape requirements for the site.

7. *** Resolution No. 56-93** - Issuing a Revocable Permit to St. Joseph's Catholic Church at 238 White Avenue for Landscaping

St. Joseph's Catholic Church is in the process of obtaining approval to construct a parking lot and related improvements at this location. A condition of this approval requires the petitioner to landscape the adjoining White Avenue right-of-way to provide a buffer to adjacent residential uses in the area and meet landscape requirements for the site.

* * * END OF CONSENT CALENDAR * * *

* * * ITEMS NEEDING INDIVIDUAL CONSIDERATION * * *

ACCEPTANCE OF BID SUBMITTED BY WESTERN STATES MOTEL OPERATIONS, INC., FOR THE PURCHASE OF THE CROSSROADS PARK PROPERTY, AND AUTHORIZATION TO SIGN CLOSING DOCUMENTS - \$76,250

Bids were opened August 25, 1993, for the purchase of the land known as the Crossroads Park site. The sale of this 2.37 acre site was approved by the voters at the Municipal election in April, 1993. Funds from the sale will be deposited into the Parkland Expansion Fund for future park acquisition or development. A subsequent appraisal of the site valued the

property at \$53,500. The appraisal figure was used as the minimum acceptable bid. Two bids were received:

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Western States Motel Operations, Inc.,	\$76,250
Rocky Mountain Health Maintenance Organization	\$76,000

Ted Novack, Parks & Recreation Director, and Tim Woodmansee, City Property Agent, were present.

Mr. Mike Weber, 907 26 Road, Executive Director of Rocky Mountain HMO, was present. He stated that Rocky Mountain HMO tried to submit a bid that was broader in scope than simply the cash price quoted in the RFP. Rocky Mountain HMO tried to enhance the bid to keep the original intent of that property which was some park land allocated for park purposes. It was an approximate cost of \$60,000 that Rocky Mountain HMO would be willing to bear.

Mr. Terry Farina, Attorney, 2673 Homestead Road, stated that the City has the right to reject any bids. He felt that HMO's agreeing to spend \$60,000 over and above the bid of \$76,000 was as much of a commitment as the \$76,000 cash bid. He stated that his inter-pretation of the statement regarding right to reject any bids is that the City is not obligating itself to take the highest cash bid, that the City wants to reserve the discretion to do something other than that. Mr. Farina suggested that each bidder be given another opportunity to offer a revised bid.

Mr. Errett Sechler, President of Western States Motel Operations, Inc., Springfield, Missouri (P.O. Box 1425, Grand Junction, Colorado), advised that his corporation plans to use this property to enhance the current Holiday Inn property on Horizon Drive. He stated that his bid was submitted in a fair and honest manner.

Upon motion by Councilmember Afman, seconded by Councilmember Bessinger and carried with Councilmember **MANTLO** voting **NO**, the bid by Western States Motel Operations, Inc., for the purchase of the Crossroads Park property in the amount of \$76,250 was accepted, and authorization was given to sign closing documents.

APPROVAL OF EXISTING BUSINESS EXPANSION INCENTIVE - LUXURY O.E. PLATING - \$37,500

Mr. Ron Kraft, Director, Mesa County Economic Development Council, was present. Luxury O.E. Plating is a company that applies nickel and chrome finish to aluminum wheels that come from the factory on new vehicles.

Upon motion by Councilmember Mantlo, seconded by Councilmember Bessinger and carried, the existing business expansion incentive

for Luxury O.E. Plating in the amount of \$37,500 was approved.

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RESOLUTION NO. 57-93 APPROVING AN INTERFUND LOAN FROM THE GENERAL FUND TO THE TIARA RADO GOLF COURSE FUND AND APPROVAL OF CONTRACT TO BUY AND SELL REAL ESTATE - APPROXIMATELY 80 ACRES OF LAND ADJACENT TO TIARA RADO GOLF COURSE

Parks & Recreation Director Ted Novack stated that there is a tremendous growth in the sport of golf. The City is taking steps to provide for additional rounds of golf as the sport grows over the next five years. He felt that the population growth and interest in the sport is not being met by existing City facilities. With the additional acreage and additional 9 holes of play, the City is designing and encompassing a driving range to be placed on the added acreage. It will also allow for added parking. There will be more flexibility at Tiara Rado with the overall operation. Mr. Novack stated that the City's prices of a round of golf are lower currently than a competitive private golf course, with plans to increase the fees and become more competitive.

Upon motion by Councilmember Mantlo, seconded by Councilmember Bessinger and carried by roll call vote, Resolution No. 57-93 and the Contract to Buy and Sell Real Estate (approximately 80 acres of land adjacent to Tiara Rado Golf Course) was approved.

PUBLIC HEARING - ORDINANCE NO. 2701 AMENDING CHAPTER 25, ARTICLE X, PRETREATMENT OF INDUSTRIAL WASTE, OF THE CITY OF GRAND JUNCTION CODE OF ORDINANCES

A hearing was held after proper notice. There were no comments. Upon motion by Councilmember Bessinger, seconded by Councilmember Maupin and carried by roll call vote, Ordinance No. 2701 was adopted and ordered published in pamphlet form.

PUBLIC HEARING - ORDINANCE NO. 2702 VACATING AN EASEMENT AT 2454 HIGHWAY 6 & 50

A hearing was held after proper notice. Maryann Novack, representing the petitioner, was present, stating that this is a vacation of an easement underneath Valley Plaza Shopping Center. It is a water easement with a building existing on top of it. This and other items must be cleared up before the property can be sold.

Kris Ashbeck, Community Development Department, advised that there are no utilities in the easement proposed for vacation.

There were no other comments. Upon motion by Councilmember Baughman, seconded by Councilmember Bessinger and carried by roll call vote, Ordinance No. 2702 was adopted and ordered published.

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PUBLIC HEARING - ORDINANCE NO. 2703 VACATING RIGHTS-OF-WAY LOCATED SOUTH OF HIGHWAY 50 AND WEST OF LINDEN STREET

A hearing was held after proper notice. There were no comments. Upon motion by Councilmember Afman, seconded by Councilmember Mantlo and carried by roll call vote, Ordinance No. 2703 was adopted and ordered published.

PUBLIC HEARING - ORDINANCE NO. 2704 AMENDING SECTION 5-5-1, OFF-STREET PARKING, AND CHAPTER 12, DEFINITIONS AND LIMITATIONS, OF THE ZONING AND DEVELOPMENT CODE

A hearing was held after proper notice. There were no comments. Upon motion by Councilmember Mantlo, seconded by Councilmember Bessinger and carried by roll call vote, Ordinance No. 2704 was adopted and ordered published.

FUND RAISER FOR MISSISSIPPI VALLEY FLOOD VICTIMS RELIEF FUND

Mr. Luther Owings, employee of Mesa View Retirement Residence, located at 7th Street and Horizon Drive, stated that a \$10,000 fund raiser is taking place for a relief fund for the Mississippi Valley flood victims through the local Red Cross. Their parent company is attempting to raise \$500,000 nationally for this fund. An All You Can Eat Pancake Breakfast will be served on September 11 and 18, from 7-11 a.m., for \$5.00. An auction will also be conducted, along with music. He requested Council's support in attending the breakfast, and challenged City Department heads to raise what funds they can.

EXECUTIVE SESSION

Upon motion by Councilmember Bessinger, seconded by Councilmember Baughman and carried, the City Council adjourned into Executive Session at 8:15 p.m. to discuss the following:

1. Pending litigation on Schiesswohl Oil Co.; and
2. Property Acquisition.

ADJOURNMENT

The City Council adjourned at 9:10 p.m.

Stephanie Nye, CMC
City Clerk