

Grand Junction, Colorado

February 24, 1943

The City Council of the City of Grand Junction, Colorado, met in regular adjourned session at 7:30 o'clock P. M. Councilmen present and answering at roll call were: Carson, Ross, Hoisington, Boston, Robb, Campbell and President Treece. Also present were City Manager Brownson, City Attorney Banks, and City Clerk Tomlinson.

The minutes of the regular meetings held February 3rd and February 17th were read and approved.

The report of James E. Ragan, Auditor, for the year 1942, was submitted. It was moved by Councilman Carson and seconded by Councilman Robb that the report be accepted and referred to the Finance Committee. Motion carried.

Mr. James McGillis made a report to the City Manager concerning the condemnation of the house located on the premises known as 553 Rood Ave. In his report he stated that the house, with the exception of the rear porch is not in a dangerous condition. It was moved by Councilman Campbell and seconded by Councilman Carson that the Building Inspector be ordered to proceed with tearing down the rear porch on the property known as 553 Rood Ave., in accordance with the notices previously served upon the property owner. Roll was called on the motion with all members of the Council voting AYE. The President declared the motion carried.

The matter of the driveway for the Alpine Cafe was brought up and discussed. It was reported that Mr. Adams had been unable to purchase the building owned by Jack Evans. It was moved by Councilman Hoisington and seconded by Councilman Robb that the request of R. H. Adams for a driveway from Main Street into the vacant lot beside the Alpine Cafe, be denied. Motion carried.

The property owners on North Seventh Street have petitioned for a street light to be installed at 7th and Orchard and at 7th and Tope School. On account of the scarcity of materials, it would be impossible to install any more street lights at the present time. It was moved by Councilman Carson and seconded by Councilman Boston that the petition be accepted and filed. Motion carried.

In compliance with the request of the City Council, the following list of delinquent tax property is submitted, together with the approximate value and the amount the City would consider offering for the taxes in question:

Description	Approx. Value	Del. Taxes	Amount Offered
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1038 & 1040 N. 4th	\$800.00	\$667.15	Holmes offers face value
535 Gunnison	\$350.00	279.00	Offer: Co. 79.00 City 49.00
616 Pitkin	\$590.00	653.40	Offer: Co. 238.00 City 124.00
558 Pitkin	500.00	1,697.02	Offer: Co. 112.00 City 126.00
944 S. 7th	200.00	182.86	Offer: Co. 1.00; City 1.00; Treas. Deed
403 Crawford	100.00	643.86	Offer: Condemn Under Bldg. Code
402 Rockaway	500.00	377.35	Offer: Co. 155.00 City 92.00
742 W. White	400.00	479.77	Offer: Co. 125.00 City 18.00
1203 Pitkin	600.00	332.45	Offer: Co. 330.60 City 1.85
141 N. 1st & 115 W. Rood	1,000.00	2,456.45	Offer: Co. 535.00 City 190.00
902 S. 5th	400.00	610.73	Offer: Co. 88.50 City 86.50

914 S. 5th	300.00	491.41	Offer: Co. 41.50 City 47.50
501 W. Main	300.00	1,155.03	Offer: Co. 42.00 City 48.00

It was moved by Councilman Carson and seconded by Councilman Ross that the City Treasurer be authorized to sell and assign Special Assessment Tax Sale Certificates covering the above mentioned property for an amount equal to the same percentage of the face value of said Certificates as the Board of County Commissioners authorize for the sale of the General Property Tax Certificates held by Mesa County on the property in question; provided that the said Special Assessment Tax Certificates shall not be sold for less than the amounts set forth above; and provided further that the purchaser or assignee thereof shall pay or settle for the General Tax Certificates and after the date authorized by the Board of County Commissioners for the sale of the said General Property Tax Certificates. Roll was called on the motion with all members of the Council voting AYE. The President declared the motion carried.

The Town of Fruita have been getting water from Grand Junction for domestic purposes, as their flowline has been frozen for some time. To date they have received 67 tanks, amounting to \$43.45. It was moved by Councilman Campbell and seconded by Councilman Carson that the City waive the charges for water to the Town of Fruita. Roll was called on the motion with all members of the Council voting AYE. The President declared the motion carried.

The proposed Colorado Power Authority bill was brought up for discussion. It was moved by Councilman Robb and seconded by Councilman Carson that the following letter be sent to Senator Wayne Aspinall and Reps. Evans and Meek, explaining the City Council's viewpoint on the proposed bill.

The City Council of the City of Grand Junction unanimously opposed Senate Bill No. 176, known as the Colorado Power Authority Bill, in its present form, for the following reasons:

The Act does not contain any provision for purchase of a utility by a city, but on the contrary provides that its purpose is to have an integrated and inter-connected public utility system. We now have such a right to purchase given us by statute, charter and ordinance.

Under existing laws, such a purchase by the city would be based on an appraisal which took into consideration only the value of the physical property without regard to the earning power of

the property or the value of the franchise. Under the proposed Act, the Board determines the fair value of the utility to be purchased, taking into consideration its earnings. There is no method provided for an appraisal.

The Act does away with the right of a city to grant a franchise; gives the Authority unlimited right to the use and occupancy of the streets within the city; and destroys the right of the city to determine what are fair and reasonable rates, what is adequate service, etc.

The loss of the franchise right amounts to a loss of revenue of around \$6,000.00 per year for our city. There is a provision in the Act which apparently is made to offset this loss of revenue, but the amount of money remaining in the surplus account which is to be pro-rated between the cities which participate in the program is not in any certain amount, and this is the last item provided for on a long list of expenditures.

The Act provides that the Authority shall be performing a governmental function and that its property, "the bonds issued, their transfer and the income therefrom (including any profits made on the sale thereof) shall not be taxable". Provision is made for the payment of money in lieu of taxes, but this payment is made after current expenses, principal and interest on mortgages and deeds of trust, and principal and interest on bonds, including reserve or sinking funds which may be set up for the purpose of retiring these indebtednesses. This does away with the first and prior lien which taxes have at the present time.

Because of these provisions above set forth, the Council is of the opinion that the Power Authority Bill, in its present form, is detrimental to the best interests of our community and therefore unanimously oppose its passage.

Roll was called on the motion and all members of the Council voted AYE. The President declared the motion carried.

There was some discussion concerning the curfew ordinance, but no action.

It was moved by Councilman Boston and seconded by Councilman Robb that the meeting adjourn. Motion carried.

/s/ Helen C. Tomlinson
City Clerk