

Grand Junction, Colorado

May 2, 1945

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

The minutes of the regular meeting held April 18th were read and approved.

The matter of the liquor store license for L. E. Gwin for 101 North 1st Street was presented. It was moved by Councilman Treece and seconded by Councilman Boston that the license be not granted. Roll was called on the motion with the following result: Councilmen voting AYE - Carson, Harris, Boston Treece and Hoisington. Councilmen voting NO - Robb. A majority of the Councilmen voting AYE, the President declared the motion carried.

The matter of moving the Western Cafe to 122 South Fifth Street, and transferring the liquor license to that address was considered. It was moved by Councilman Carson and seconded by Councilman Harris that the request of the Western Cafe to move to 122 South Fifth Street be granted. Motion carried.

A committee of property owners on Orchard Mesa appeared before the Council requesting permission to make a two-inch connection to the city water line at the point where the said water line crosses Santa Clara Ave. in Orchard Mesa Heights. There would be approximately 25 householders to be serviced by this water line. After considerable discussion, it was moved by Councilman Carson and seconded by Councilman Campbell that the matter be tabled until the next regular meeting of the City Council. Motion carried.

Mr. Guy V. Sternberg, Attorney for Arthur D. Bireley, made an offer of \$8.50, which is the face amount of a sidewalk lien against Lots 7 and 8, Block 32, upon which Mr. Bireley has obtained a Treasurer's Deed, and wishes to clear the title to the property. It was moved by Councilman Carson and seconded by Councilman Campbell that the sidewalk lien against Lots 7 and 8, Block 32, be released upon payment of \$8.50. Roll was called on the motion with all members of the Council voting AYE. The President declared the motion carried.

Jennie F. Houtz made an offer for the Tax Sale Certificates held by the City against Lots 1 to 4, Block R Keith's Addition, being located at 14th and Ute. The delinquent taxes on the property amount to \$317.99 County generals and \$231.45 City specials, making a total of \$549.44 for which an offer of \$40.00 is made. The assessed valuation of this property is \$120.00 and

the estimated cost of acquiring title is \$120.56, providing some old tax sale certificates can be obtained.

It was moved by Councilman Carson and seconded by Councilman Treece that the City Treasurer be authorized to sell and assign Special Assessment Tax Sale Certificates Nos. 13990-92 and 16926-29 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 \$17.00; 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.

A letter was filed requesting that South Seventh Street between Colorado and Ute be designated for diagonal parking. It is pointed out that Seventh Street from Colorado to White Avenue is now designated for diagonal parking, and the street is the same width south to Pitkin Avenue. It was moved by Councilman Harris and seconded by Councilman Carson that the City Manager be directed to designate South Seventh Street between Colorado and Ute as a diagonal parking street and to have same marked that way. Motion carried.

The application of the C. D. Coe Agency for an adjustment of the water bill at 553 Rood Avenue was tabled at the last meeting and is now up for consideration. The meter reading for the last quarter showed water used amounting to the sum of \$27.04, when ordinarily the water consumed has not been over the minimum and was in the amount of \$3.75. It was moved by Councilman Harris and seconded by Councilman Robb that the City Manager be authorized to enter into a fair and equitable adjustment with Mr. Coe, if necessary allow the full amount of the adjustment. Roll was called on the motion with the following result: Councilmen voting AYE: Harris, Robb. Councilmen voting NO: Carson, Boston, Treece, Campbell and Hoisington. A majority of the Councilmen voting NO, the President declared the motion lost.

Councilman Campbell moved and Councilman Carson seconded the motion that the water bill for C. D. Coe be settled for the sum of \$9.00. Roll was called on the motion with the following result: Councilmen voting AYE: Carson, Boston and Campbell. Councilmen voting NO: Harris, Robb, Treece and Hoisington. A majority of the Councilmen voting NO, the motion was declared lost.

Councilman Harris then moved that the City Manager settle the controversy by entering into a fair and equitable agreement with Mr. Coe, and if necessary allow the full amount. There was no second to this motion.

It was moved by Councilman Campbell and seconded by Councilman Treece that the water bill of Mr. Coe be settled for the sum of \$10.00. Roll was called on the motion with the following result: Councilmen voting AYE - Carson, Boston, Treece, Campbell and Hoisington. Councilmen voting NO - Harris and Robb. A majority of the Councilmen voting AYE, the President declared the motion carried.

James A. Crone, Warehouse Manager for the U. S. Vanadium Corp. has requested an adjustment of their water bill for the quarter ending April 1st, amounting to \$24.57. Their consumption normally does not go over the minimum, but a leak in their line was discovered at the time the meter was read. It was moved by Councilman Treece and seconded by Councilman Harris that the water bill for the U. S. Vanadium Corporation be adjusted in accordance with the previous minimum charges. Roll was called on the motion with all members of the Council voting AYE. The President declared the motion carried.

Beer license applications for renewals for Eugene Longo at 224 South 2nd and Safeway Store at 4th and Rood were presented. It was moved by Councilman Robb and seconded by Councilman Boston be renewed. Motion carried.

Two offers have been made for Lots 13 to 24 in Block 122, which are owned by the City of Grand Junction. These lots are located on the north side of Ute Avenue between First and Second Streets. The City now has paid out \$1,035.97 and the estimated cost of completing a title is \$245.00. Frank Garrison has offered \$857.31 and Everett D. Duescher of the Pepsi-Cola Bottling Co. has offered \$1,000.00 for the property. It was moved by Councilman Carson and seconded by Councilman Campbell that the offers be rejected. Motion carried.

Other matters pertaining to County Zoning, the Earle Barbour house moving case, leasing of warehouses and sprinkling restrictions were discussed, but no definite action taken.

It was moved by Councilman Carson and duly seconded that the meeting adjourn. Motion carried.

/s/ Helen C. Tomlinson  
City Clerk

S. G. McMULLIN  
GUY V. STERNBERG  
JOHN P. HELMAN  
THOMAS K. YOUNGE

McMULLIN, STERNBERG & HELMAN  
ATTORNEYS AT LAW  
RASO BUILDING  
GRAND JUNCTION, COLORADO

April 20, 1945

To the City Council of the City of Grand Junction, Colorado:

Gentlemen:

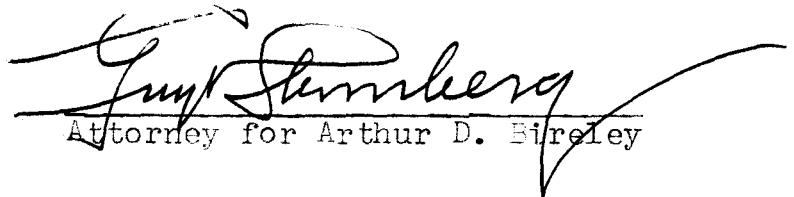
Arthur D. Bireley, of this city, has taken a Treasurer's deed on Mesa County tax sale No. 28,990, dated December 8, 1927, and the treasurer's deed is dated August 26, 1944, and covers Lots 7 and 8 in Block 32, Grand Junction, Colorado.

Mr. Bireley has redeemed from all city tax sales and paid out a considerable amount of money in the redemption of many other tax sales which covered this property and is now taking steps to quiet the title by Court action in order to secure a good and marketable title.

Covering this property is a SIDEWALK LIEN dated January 21, 1929, and recorded January 28, 1929, for reconstruction costs. The principal of this lien is \$8.50, reported to me by the City Clerk. Mr. Bireley offers this amount in settlement of this lien, and for a release of the same from the record. Everything considered, the offer is deemed a fair one, and Mr. Bireley desires to have the same settled for this amount as the sum total already expended and to be expended in securing a marketable title is just about the full value of the property.

I trust that this offer will meet with your favorable consideration.

Yours very truly,

  
Attorney for Arthur D. Bireley

GVS/em