

Grand Junction, Colorado

March 6, 1946

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: Hoisington, O'Daniel, Boston, Day, Carson and President Harris. Councilman Treece was absent. Also present were City Manager Fritz, City Attorney Banks, and City Clerk Tomlinson.

The Minutes of the regular adjourned meeting held Feb. 21st were read and approved.

Mr. B. H. Day, newly appointed Council member was sworn in to office.

The Proof of Publication to the proposed ordinance entitled, "An Ordinance Defining "Milk" and Certain "Milk Products", "Milk Producer", "Pasteurization", etc. Prohibiting the Sale of Adulterated and Misbranded Milk and Milk Products, Requiring Permits for the Sale of Milk and Milk Products, Regulating the Inspection of Dairy Farms and Milk Plants, the Examination, Grading, Labeling, Placarding, Pasteurization, Regrading, Distribution, and Sale of Milk and Milk Products, Providing for the Publishing of Milk Grades, the Construction of Future Dairies and Milk Plants, the Enforcement of this Ordinance, and the Fixing of Penalties", was introduced and read. It was moved by Councilman Carson and seconded by Councilman O'Daniel that the Proof of Publication be accepted and filed. Motion carried.

It was moved by Councilman Hoisington and seconded by Councilman Boston that the ordinance be called up for final passage. Motion carried.

The ordinance was then read and several items discussed by Dr. Vagneur. It was moved by Councilman Boston and seconded by Councilman O'Daniel that Item 4r of Section 8 be amended, so that as amended it shall read as follows:

Section 8. Item 4r. Dairy Barn, Floors. The floors and gutters of such parts of all dairy barns in which cows are milked shall be constructed of concrete or other approved impervious and easily cleaned material, shall be graded to drain properly, and shall be kept clean and in good repair. No horses, pigs, fowl, calves, etc. shall be permitted in parts of the barn used for milking.

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

It was then moved by Councilman Boston and seconded by Councilman O'Daniel that the ordinance be passed, adopted,

numbered 695 and published. Roll was called on the motion with all members of the Council present voting AYE. The President declared the motion carried.

City Manager Fritz reported that correspondence with Federal Public Housing Authority indicates that little hope for immediate relief can be expected from them. It now seems advisable that the City throw whatever support they might have to Mesa College authorities in their attempts to secure help from FPHA.

Mr. and Mrs. Phillip H. Douglas appeared before the Council in regard to a license for an employment agency to be located at 349 1/2 Main St. It was moved by Councilman O'Daniel and seconded by Councilman Hoisington that the license be granted. Motion carried.

Matters pertaining to subdivision development were brought up and discussed. Bruce Brownson appeared before the Council and stated that he was planning on subdividing property which he owns on North Seventh Street and had engaged Mr. McCrary to draw plans for him, and that they were considering the feasibility of laying out the plot without benefit of alleys. It was the opinion of the Council that they would consider the plot without alleys.

Requests from William E. Crompton and Charles G. Miller were made asking that they be allowed to use the property which is under lease from the City to Mr. Crompton, as a truck dock for a period of 60 days. It was moved by Councilman Hoisington and seconded by Councilman O'Daniel that the City Manager be instructed to sign a sub-lease with Messrs. Crompton and Miller for a period of sixty days, providing that Mr. Miller furnishes a bond in the amount of \$100.00 covering any damage that might occur to pavement, fence, etc. Motion carried.

Mr. Fritz reported that it had been very difficult to secure and maintain a competent electrical inspector. W. D. Carnett has been serving in that capacity since the first of the year, and had been receiving the fees as compensation. At this time he feels he can not go on that basis and would like to be relieved entirely as soon as possible. However he has agreed to continue in the Inspector's position at a salary of \$100.00 per month, plus the fees. The Council expressed themselves as being of the opinion that a full-time inspector should be secured as quickly as possible.

Mr. Fritz reported that the Board of County Commissioners have agreed to make available to the City, the tax sale certificates on six lots located on Colorado Avenue between Second and Third Streets, at a cost equal to the face value of the certificates. This will be available for off-street parking.

President Harris appointed Councilman Carson to fill the vacancy on the Recreation Commission, which was previously held by

Mr. T. S. Campbell, and appointed Councilman Day to act as a member of the Community Service Fund.

Universal Modernizing Co., 150 West Main St. have requested that they be allowed to cut the curb to extend an eight foot driveway on Spruce Street 18 1/2 feet south to accommodate an extra door on the west end of their warehouse, which is being remodeled at this time.

The S. & M. Supply Co. have requested an extension to the driveway at 725 South Seventh St. They desire 28 feet additional space to facilitate loading and unloading tractors and farm equipment.

It was moved by Councilman O'Daniel and seconded by Councilman Hoisington that the aforementioned driveways be granted. Motion carried.

George J. and Dorothy J. Gaynor have applied for a liquor license for the Golden Pheasant Cafe, 354 Main St. It was moved by Councilman O'Daniel and seconded by Councilman Carson that the license be approved. Motion carried.

Rettig's Grocery and Market, 725 North 12th St. request the renewal of their 3.2 beer license. It was moved by Councilman Hoisington and seconded by Councilman O'Daniel that the license be approved. Motion carried.

A petition signed by residents of South Fifth Street was presented, in which they request that an alley be constructed paralleling South Fifth Street, about 100 feet east of Fifth and extending from the Railroad right-of-way to the service drive to the Norish Finer Foods building. It was moved by Councilman Carson and seconded by Councilman Boston that the City Manager be instructed to proceed to condemn the necessary land for the establishment of the alley on South Fifth Street. Roll was called on the motion with all members of the Council voting AYE. The President declared the motion carried.

A bond for C. M. McDonald, cement contractor, was presented, it having been approved as to form by City Attorney Banks. It was moved by Councilman Boston and seconded by Councilman Carson that the bond be accepted and filed. Motion carried.

Mr. E. H. Carter, of R. J. Tipton and Associates, was present and set forth the schedule of payments for the engineering work for the Water Works improvement program, which they are now working on.

The following was presented:

A. for a complete study of the Kannah Creek situation, determining the amount of surplus water in the creek; determining

the amount of surplus water that can be developed by the City; prepare estimates of cost; and complete report, the sum of \$4,000.00, \$3000.00 to be payable upon the making of a verbal report of the investigation and \$1,000.00 to be payable upon the submission of a written report covering those findings.

B. Prepare detailed plans and specifications for the Hog Chute Reservoir, for a mechanical screen and desanding device at the Kannah Creek intake, for the enlargement by 3 M.G.D. of the existing filter plant, for repairs to the 13 M. G. and the 8 M.G. clear water reservoirs, for raw water storage, if this can be practicably constructed, and for the necessary reinforcement to the distribution line, which will include sufficient capacity for the supplying of the north side of town, including the Veterans Hospital, St. Mary's, and the airport,

a. Prepare preliminary sketches and layout plans of the proposed items of work.

b. When the preliminary drawings are approved in writing by the City Manager, prepare final designs, detailed working drawings, and specifications necessary for the successful coordination and efficient execution of the construction work.

c. Obtain the approval of the State Engineer of the plans and specifications for Hog Chute Reservoir.

d. Prepare the estimate of the cost of each of the proposed specifications therefore.

(B) and (C) below

For the above work, a choice of one of the three following:

1. Five and Six Tenths per cent (5.6%) of the net construction cost of the various items of work; or

2. A lump sum of Fifty Thousand Dollars. or

3. A lump sum amounting to 5.6% of estimated cost of the various items of work as determined under Item B (d).

Payments on (1) and (3) to be as follows:

1. \$3,000.00 per month until the plans and specifications have been completed.

2. Upon the turning over to the City of the completed plans and specifications an additional amount to bring the total to 70% of the total amount due under this item.

3. After the submission of completed plans and specifications to the City, monthly payments equivalent to 3% of the total amount

due until the total payment equals 90% of the total due under this item.

4. The remaining 10% to be paid upon completion of construction of the work and acceptance thereof by the City.

C. a. Prepare schedules and charts showing sequences of operations in the construction of each of the several portions of the work.

b. Prepare invitations for bids or proposals.

c. Assist the City in analyzing and evaluating the bids or proposals for a construction contract or contracts based upon the approved drawings and specifications.

d. Assist in the preparation of partial and final estimates for payments.

e. Furnish general supervision during the construction period. This will involve making periodic visits to inspect the work as it is being constructed, and the furnishing of a full-time resident engineer on Hog Chute Dam during its constructions.

f. Check shop and working drawings furnished by contractors.

g. Prepare record drawings to show the construction as actually accomplished.

h. Supervise the testing of the operation of the various items to assure their conformance with the specifications.

i. Prepare instructions for the proper operation and maintenance of the various items.

D. On Plateau Creek source of supply, the engineering services as follows:

a. Make an estimate of the rural population between Palisade and the end of the cultivated area below Fruita and make an estimate of the livestock population in this same area. Determine density of population throughout the area.

b. Make an estimate of the probable growth of Grand Junction.

c. Determine water requirements for Grand Junction and the rural areas based upon the results of Items (a) and (b) above. Incident to this, a determination will be made of not only the total annual requirement but the seasonal distribution of demand.

d. From the results of (c) above, determine the proper size of treatment plant to treat Plateau Creek water and the proper size of supply lines to take care of the City's requirements and

the rural requirements.

e. Make estimates of cost of the filter plant and supply lines.

f. Co-operate with the U. S. Bureau of Reclamation in developing the most feasible and efficient project on Plateau Creek to supply the domestic and livestock water, and if practicable, to generate hydroelectric power.

g. Make estimates of cost of the filter plant and supply lines and the financial participation by the City and the rural interest in the Collbran project.

h. Prepare a report on the results of the above investigations.

1. For work outlined under Items D. (a), (b), (c), (d), (e), and (h), the lump sum of \$6,000.00 to be paid in monthly payments of \$1,000.00, with any unpaid balance to be paid at the time a report covering the item has been submitted to the Council provided, however, that aggregate payments in excess of \$5,000.00 shall not be made until such a report has been submitted.

2. For the work outlined under Item D. (f) and (g), we shall be compensated in accordance with the formula stated in (1), (2), (3) and (4) below; provided, however, that the total payments under Item D. (f) and (g) shall not exceed \$3,000.00 without further authorization by the City, payments to be made monthly in accordance with certified vouchers submitted to the Council.

If at any time the City should not choose to complete all of the items, in addition to the \$,000.00 for Item A, compensation be paid for the work which has been done under Items B, C, and D prior to the time of the stoppage of work, as follows:

1. Payroll cost for time of engineers and other personnel employed on Items B, C, and D, Mr. Tipton to be compensated at \$75.00 per day when engaged in productive work on these items;

2. 100% of payroll cost, which shall include payroll taxes and vacation pay, to cover other costs, overhead and profit, except that this percentage will not apply to compensate for services of Mr. Tipton;

3. Net transportation costs, use of private owned automobiles, where necessary, to be at the rate of 6¢ per mile;

4. \$6.00 per day, in lieu of actual living costs for personnel while assigned to duty at points away from the home office in Denver.

It was moved by Councilman Carson and seconded by Councilman

O'Daniel that the City of Grand Junction authorize the City Manager to instruct R. J. Tipton and Associates to prepare detailed plans and specifications for

1. Desilting works at Kannah Creek Intake.
2. Addition to Filtration plant.
3. Repairs to 13 m.g. reservoir.

Also to tentatively approve the consulting engineering fee arrangement including a lump sum payment of \$4,000 for investigation and report of Kannah Creek water resources; and 5.6% of estimated construction costs and a lump sum payment of \$6,000 for investigation and report of Plateau Creek water resources. Roll was called on the motion with all members of the Council present voting AYE. The President declared the motion carried.

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

/s/ Helen C. Tomlinson  
City Clerk