

Grand Junction, Colo.

April 3, 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: Treece, Hoisington, O'Daniel, Boston, Day, Carson and President Harris. Also present were City Manager Fritz, City Attorney Banks, and City Clerk Tomlinson.

The minutes of the regular meeting held March 20th were read and approved.

Bids for the sale of the warehouses on Struthers were received and tabulated as follows:

Item I.	Beginning at the NE corner of the SE1/4 of the NW1/4, Sec. 23, T1S, R1W, in the City of Grand Junction; thence south 815.7 feet; thence west 124.01 feet; thence north 815.7 feet; thence east 124.01 feet to the point of beginning, except the north 40 feet which is reserved for street purposes; Warehouses "A", "B", and "C"; all subject to existing use agreements.
Item II.	An additional strip 18 feet wide and 815.7 feet long except the north 40 feet which is reserved for street purposes, abutting the above described property on the west side, including thereon a small office building, subject to lease between the City of Grand Junction and the United States of America. Fence shall be reinstalled on the west line by purchaser.

Alternate

Item I-A	Warehouses "A" and land
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	extending halfway to north wall of Warehouse "B" and land west of building to a north-south line 124.01 feet west of NE corner of SE1/4 of NW1/4, subject to ingress easement;
Item I-B	Warehouse "B", and land at either end halfway to Warehouse "A" and to Warehouse "C", and land west of building to a north-south line 124.01 feet west of NE corner of SE1/4 of NW1/4, subject to ingress easement:
Item I-C	Warehouse "C", and land on north halfway to Warehouse "B", and land on south to an east-west line 815.7 feet south of NE corner of SE1/4 of NW1/4, and land west of building to a north-south line 124.01 feet west of NE corner of SE1/4 of NW1/4;

	Bidder	Amount
Item I	W. R. Hall Transportation Co.	40,055.00
Item II	W. R. Hall Transportation Co.	845.00
		40,900.00
Item I	C. D. Smith Drug Co.	40,212.00
Item II	C. D. Smith Drug Co.	1,012.00
		41,214.00
Alternate		

Item I-A	P. H. Owen Co.	15,100.00
Item I-B	P. H. Owen Co.	7,200.00
Item I-C	P. H. Owen Co.	8,800.00
		31,100.00

It was moved by Councilman Carson and seconded by Councilman Day that the bids be rejected. Roll was called on the motion with all members of the Council voting AYE. The President declared the motion carried.

Messrs. Muchenthaler and T. S. Campbell appeared before the Council in regard to expanding the Lincoln Park Golf Course. They requested that the Council consider the possibilities of constructing an additional nine-hole course at Lincoln Park or adjoining thereto. They suggested that they might be able to raise some money for the construction of the additional course. It was also noted that should the City so desire, the golf course could be leased at this time.

It was moved by Councilman Carson and seconded by Councilman Day that the City Manager be instructed to go ahead and investigate the possibility of acquiring additional land for the golf course, and report to the Council at a later meeting. Motion carried.

A lease with the U. S. Weather Bureau for the use of the weather bureau office, storage and instrumental exposure at the Airport. The rental of the building is set at \$1,000 for the first year. It was moved by Councilman Hoisington and seconded by Councilman Treece that the City Manager be authorized to execute the lease with the U. S. of America for the use of the weather bureau building at the airport. Roll was called with all members of the Council voting AYE. The President declared the motion carried.

Mr. George J. Gayhor appeared before the Council and reported the reasons why he had not gone ahead and completed the deal for the purchase of the Golden Pheasant Cafe, and stated that he had left his liquor license for the State Department to pick up.

City Manager Fritz reported that steps were being taken to open the Palisade Farm Labor Camp for transient labor and for hardship cases from the City of Grand Junction. He also reported that Mesa College officials have now passed up the idea of getting Federal aid for housing their students.

Mr. and Mrs. C. E. Bottorff and Mr. E. A. Gowen have requested permission to connect their properties at 1505 and 1511 Main Street with city sewers. It was moved by Councilman Carson and seconded by Councilman O'Daniel that the request be granted for a six months period. Motion carried.

Toivo Keinonen and Mike King have applied for a liquor license for 609 Main Street, which restaurant they have purchased from Stanley Siegenthaler. It was moved by Councilman O'Daniel and seconded by Councilman Carson that the license be approved. Motion carried.

Preliminary food handling ordinances were distributed to members of the Council.

City Manager Fritz reported on the enforcement of parking laws in the City of Grand Junction.

Mr. C. O. Detrick appeared before the Council and requested that he be allowed to construct two 30-foot driveways and one forty foot driveway at his property between Second and Third on North Avenue where he is at the present time building a 20-unit tourist camp. It was moved by Councilman Day and seconded by Councilman Boston that the matter be tabled until the Councilmen can personally inspect this location.

Mr. W. L. Reeves requested that he be allowed a thirty-foot driveway adjoining the alley at 7th and Colorado Ave. It was moved by Councilman O'Daniel and seconded by Councilman Carson that the request be granted. Motion carried.

It was moved by Councilman Treece and seconded by Councilman O'Daniel that Mr. Reeves be granted permission to extend the footings for his new building, 18" into alley. Motion carried.

On June 18, 1941 the City Council, upon request of School Distr. No. 1 and the Biggs Kurtz Inv. Co., passed a resolution granting permission to construct sidewalks on North 7th Street from Orchard Avenue to the City limit line adjacent to the curb line. City Manager Fritz reported that sidewalks located at the curb line present a traffic hazard and recommended that the future sidewalks in this area be constructed at the usual location - 2 feet in from the property line.

It was moved by Councilman Hoisington and seconded by Councilman O'Daniel that that part of a resolution passed and adopted by the City Council on June 18, 1941 pertaining to the construction of sidewalks on the east side of North Seventh Street from Orchard Avenue north to the City limit line, be revoked insofar as it concerns sidewalks that are not constructed at the present time. Roll was called on the motion with all members of the Council voting AYE. The President declared the motion carried.

The Mesa County American Cancer Society requested permission to hold Tag Day on April 27 and the United Spanish War Veterans Auxiliary desire to sell carnations on Saturday May 11th. It was moved by Councilman Carson and seconded by Councilman O'Daniel that the requests of these two organizations be granted. Motion carried.

A city wide CLEAN UP, PAINT UP, AND FIX UP Campaign is being planned for the week of April 15th. It was moved by Councilman Hoisington and seconded by Councilman Boston that the City cooperate in this campaign and that the President of the Council issue a proclamation to that effect. Motion carried.

A petition signed by property owners on North Seventh and Texas, & Elm Avenues, was presented in which they protested the construction of any church structure in any part of Lot 12 of Capitol Hill Subdivision, and requested that the Council change the zoning to that effect. It was pointed out that this is Residence "A" District, the most restricted of any zoning and that churches and schools are allowed in Residence "A" District. It was moved by Councilman Carson and seconded by Councilman O'Daniel that the petition be accepted and filed. Motion carried.

A Proof of Publication to the proposed ordinance entitled, "An Ordinance to amend the Zoning Map Accompanying Ordinance No. 432 and Being a Part Thereof", was introduced and read. It was moved by Councilman Hoisington and seconded by Councilman O'Daniel that the Proof of Publication be accepted and filed. Motion carried.

It was then moved by Councilman Treece and seconded by Councilman O'Daniel that the ordinance be called up for final passage. Motion carried.

The ordinance was then read and upon motion of Councilman Boston and seconded by Councilman Carson that the ordinance be passed and adopted, numbered 696, and published. Roll was called on the motion with all members of the Council voting AYE. The President declared the motion carried.

A Proof of Publication to the proposed ordinance entitled, "An Ordinance Appropriating Funds to the Force Account", was presented and read. It was moved by Councilman O'Daniel and seconded by Councilman Carson that the Proof of Publication be accepted and filed. Motion carried.

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

The ordinance was then read and upon motion of Councilman Boston, seconded by Councilman Carson was passed and adopted, numbered 697 and published. Roll was called on the motion with all

members of the Council voting AYE. The President declared the motion carried.

Application for the renewal of the beer license for the City Market was presented. It was moved by Councilman Carson and seconded by Councilman O'Daniel that the license be approved. Motion carried.

Discussion was had on the matter of granting more water taps to people living outside the City limits. Mr. Jaros, who has a water system on North 12th and Orchard, with 45 users was present. He has need for water for a large number of new families and was interested in knowing whether the Council would permit more outside users. Mr. Banks, City Attorney prepared an opinion as to the City's obligation in furnishing outside users with water. The matter was laid over until a later meeting.

Mr. E. H. Carter was present and explained bids which had been received earlier in the day for pipe and fittings for the filtration plant enlargement. He stated that the Engineer's estimate was \$16,373.00 and the only acceptable bid, that of Water Works Sales, Co. was \$15,163.00. Delivery date was set at six months. It was moved by Councilman Carson and seconded by Councilman O'Daniel that the bid of Water Works Sales Co. be accepted and the City Manager instructed to enter into an agreement with Water Works Sales Co. for the furnishing said equipment. Roll was called on the motion with all members of the Council voting AYE. The President declared the motion carried.

Mr. Hallenbeck was present and a letter was read from Mr. Tipton concerning developments in connection with the Hog Shute reservoir site. It was moved by Councilman Treece and seconded by Councilman Carson that the City go ahead and get the records from the General Land Offices in Denver and Salt Lake City and if necessary proceed to Washington, D. C. to get the necessary data on the Farmer-Hallenbeck reservoir site. Also that an agreement be drawn up with Mr. C. V. Hallenbeck, along the lines discussed in a letter from R. J. Tipton and Associates, received April 3, 1946; said agreement to be presented to the Council at a later meeting for their approval. Motion carried.

It was moved by Councilman Boston and seconded by Councilman O'Daniel that the meeting adjourn. Motion carried.

/s/ Helen C. Tomlinson  
City Clerk