

Grand Junction, Colorado

November 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: Treece, Hoisington, O'Daniel, Boston, Day, Harris, and President Carson. Also present were City Manager Fritz, City Attorney Banks, City Clerk Tomlinson, and Chief of Dept. of Public Works and Planning, Bennett.

The minutes of the regular meeting held October 16th were read and approved.

Liquor store applications for Mary Bosma and C. E. Burns were presented. It was moved by Councilman Day and seconded by Councilman Harris that the matter be tabled until the next regular meeting of the Council, and that the respective neighborhoods be notified that these applications are on file. Motion carried.

A committee from the Lions Club and members of the Grand Junction Recreation Commission appeared before the Council in regard to a Teen-Age Canteen. They hope to purchase a Quonset hut and place it on a centrally located lot, so that it may be available to all the youth of the City. They asked that the City donate funds from the money received from the sale of the Y.M.C.A. building, which has been earmarked for recreation purposes. It was moved by Councilman Harris and seconded by Councilman Day that the City Manager and Mr. Bennett together with the committee from the Lions Club and Recreation Committee try to secure a location for a Teen Age Canteen. Motion carried.

It was moved by Councilman O'Daniel and seconded by Councilman Treece that the City give up to \$5,000.00 on this project. Roll was called on the motion with all members of the Council voting AYE. The President declared the motion carried.

The Public Service Company desire to purchase from the City a strip of land 400 feet by nine feet, directly to the south of their plant on South Avenue. There was an error in the survey in this part of the City, and they find that they do not now have a deed to this property. They will pay 20 cents per square foot for the ground. It was moved by Councilman Harris and seconded by Councilman Hoisington that the following resolution be passed and adopted.

RESOLUTION

WHEREAS the City of Grand Junction is the owner of a strip of land which is described as follows, to-wit:

Beginning at the intersection of the West line of Sixth Street, in the City of Grand Junction, Mesa County, Colorado, with

the North line of Section 23, Township 1 South, Range 1 West of the Ute Meridian; thence West along said North line of Section 23 a distance of 400 feet to the East line of Fifth Street in said City; thence North 9.1 feet to the South line of Block 161 of the City of Grand Junction; thence Easterly along the South line of said Block 161 to the West line of Sixth Street; thence South to point of beginning:

AND WHEREAS the Public Service Company of Colorado, a corporation, owns real estate on each side of the said described strip of land, and desires to purchase the said strip of land from the City:

AND WHEREAS the said Public Service Company of Colorado has made an offer to the City of twenty cents (20 cents) per square foot for a special warranty deed for the said tract;

AND WHEREAS the said land has not been used or held for park purposes or for any governmental purposes, and the said offer is just and reasonable, and it would be to the best interests of the City of Grand Junction to accept this said offer:

NOW THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION, COLORADO, that the said offer of purchase be and it is hereby accepted, and that the City Manager and City Clerk be and they are hereby authorized to make, execute and deliver a special warranty deed conveying the said described land to the Public Service Company of Colorado, subject to the right to operate, maintain, repair, replace and remove the present sewer line which is located through the said tract, and to affix the seal of the City thereto.

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

The Public Service Company and Kuner Empson Company have been using a portion of South Eighth Street for a considerable time and would like to have this street vacated.

It was moved by Councilman Treece and Seconded by Councilman Harris that the City Attorney be instructed to draw up an ordinance to vacate the above mentioned portion of South Eighth Street. Motion carried.

The Valley Air Service has need for additional hangar space at Walker Field in connection with advanced flight training under the G. I. program. They have offered to build their own hangar if the City would pay for the construction of the footings and floor at a cost of \$500.00 to \$700.00. The cost to the Valley Air would be approximately \$4500.00. After 8 1/2 years use of the building, it would be turned over to the City. It was moved by Councilman Hoisington and seconded by Councilman O'Daniel that the City enter into a lease agreement with the Valley Air Service for a hangar in

accordance with their outlined plan. Motion carried, after roll call with all members voting AYE.

Mr. Fritz reported that the 1/4" steel pipe necessary for the Colorado River Crossing is being made available by Thompson Pipe and Steel Co. and will be ready soon after November 15th. Arrangements have been made with Bruce Claybaugh for the furnishing of equipment operators and supervision so that this work can be done immediately to take advantage of the low water in the river at this time. It was moved by Councilman Day and seconded by Councilman Harris that the City Manager be authorized to go ahead with his plans as outlined and enter into an agreement with Mr. Claybaugh to get the river crossing constructed as soon as possible. Motion carried.

It was moved by Councilman Harris and seconded by Councilman Treece that the City advertise for bids for all water construction improvements excepting the river crossing, said bids to be opened on December 16th. Motion carried.

City Manager Fritz, President Carson and Carl Bennett reported on a meeting which they had recently attended with representatives of the Bureau of Reclamation, the State Water Conservation Board, and others in regard to the creation of an agency to construct and operate the Plateau Creek project. The Bureau contemplates having their plans completed by January 1st, 1947 and Mr. Tipton is now studying them.

It was decided that the City Council would offer \$500,000 in Water Construction Bonds which were authorized at an election on July 9th, for sale at this time. Bond market conditions seem to indicate that they should be sold as quickly as possible. The following entitled ordinance was presented and read: "AN ORDINANCE AUTHORIZING THE CONTRACTING OF AN INDEBTEDNESS ON BEHALF OF THE CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO, AND UPON THE CREDIT THEREOF BY ISSUING THE NEGOTIABLE COUPON BONDS OF SAID CITY IN THE PRINCIPAL AMOUNT OF \$500,000, FOR THE PURPOSE OF INCREASING THE WATER SUPPLY AND EXTENDING AN IMPROVING THE WATERWORKS SYSTEM OF THE CITY: PRESCRIBING THE FORM OF SAID BONDS: PROVIDING FOR THE LEVY AND COLLECTION OF A TAX TO PAY SAID BONDS AND THE INTEREST THEREON, AND DECLARING AN EMERGENCY".

It was moved by Councilman O'Daniel and seconded by Councilman Hoisington that all rules of the Council which might prevent, unless suspended, the final passage and adoption of said emergency ordinance at this meeting, be and the same are hereby suspended, for the purpose of permitting the final passage and adoption of said ordinance at this meeting.

The question being upon the adoption of said motion and the suspension of the rules, the roll was called with the following result:

Those voting AYE: Councilmen Treece, Hoisington O'Daniel, Boston, Day, Harris and Carson.

Those voting NAY; None.

All members of the City Council having voted in favor of said motion, the President declared said motion carried and the rules suspended.

Councilman Treece then moved that said ordinance be finally passed and adopted as introduced, read and ordered published. Councilman Harris seconded the motion.

The question being upon the final passage and adoption of said ordinance, the roll was called with the following result: Those voting AYE: Treece, Hoisington, O'Daniel, Day, Boston, Harris and Carson. Those voting NAY-None. The President, as presiding officer, thereupon declared that all the members of the City Council duly elected, qualified and acting as such, having voted in favor thereof, the said motion was carried and the said ordinance finally passed and adopted.

On motion duly adopted, it was then ordered that said ordinance be numbered 716; that said ordinance be published in The Daily Sentinel, the official newspaper of the City, in its issue of November 7th, 1946, and be recorded and authenticated as required by law.

It was moved by Councilman Harris and seconded by Councilman Day that the City Manager be authorized to advertise for the sale of \$500,000 Water Bonds, bids to be opened on December 4th, 1946. Motion carried.

The following proposed ordinance was introduced and read: "An Ordinance Approving the Whole Cost of the Improvements Made in and for Special Sanitary Sewer District No. 4 in the City of Grand Junction, Colorado, Pursuant to Ordinance No. 178, Adopted and Approved June 11, 1910, As Amended; Approving the Apportionment of Part of said Cost to Each Lot or Tract of Land or Other Real Estate in Said District; Assessing the Share of Said Cost Against Each Lot or Tract of Land or Other Real Estate in Said District; and Prescribing the Manner for the Collection and Payment of Said Assessments." It was moved by Councilman Hoisington and seconded by Councilman Treece that the proposed ordinance be passed for publication. Motion carried.

The following Resolution was introduced and read:

RESOLUTION

DECLARING THE INTENTION OF THE CITY COUNCIL OF GRAND JUNCTION, COLORADO, TO CREATE WITHIN SAID CITY A LOCAL IMPROVEMENT DISTRICT TO BE KNOWN AS SANITARY SEWER DISTRICT NO. 9 and

AUTHORIZING THE CITY MANAGER TO PREPARE DETAILS AND SPECIFICATIONS FOR THE SAME.

Whereas, on the 16th day of October, 1946, there was presented to the City Council of the City of Grand Junction, Colorado, petitions for the establishment of a sanitary sewer district within the following boundaries:

Blocks 1, 2, 3, 4, 5, and 6 in Garfield Park Subdivision.

Lots 11 to 20 inclusive in Block 1 of Mesa Subdivision.

All of Blocks 2 and 3, and Lot 8 of Block 4 in Mesa Subdivision.

Lots 5 to 30 inclusive of Block 2 and all of Blocks 3 and 4 in Rose Park Subdivision.

All of Blocks 4, 5, and 12 in Slocomb's Addition.

All of the above mentioned properties are in the City of Grand Junction, Mesa County, Colorado.

And Whereas, The City Council deems it advisable to take the necessary preliminary proceedings for the creation of a sanitary sewer district;

Now, Therefore, Be it Resolved by the City Council of the City of Grand Junction, Colorado:

1. That the district of lands to be assessed with the cost of the proposed sanitary sewer improvement shall be as follows:

All of Blocks 1, 2, 3, 4, 5, and 6 in Garfield Park Subdivision.

Lots 11 to 20 inclusive in Block 1 of Mesa Subdivision.

All of Blocks 2 and 3 and Lot 8 of Block 4 in Mesa Subdivision.

Lots 5 to 30 inclusive of Block 2 and all of Blocks 3 and 4 in Rose Park Subdivision.

All of Blocks 4, 5 and 12 in Slocomb's Addition.

All of the above mentioned properties are in the City of Grand Junction, Mesa County, Colorado.

That the City Manager be and he is hereby authorized and directed to have prepared and filed full details, plans and specifications for such sewer construction, and estimate of the total cost thereof, exclusive of the percentum for cost of

collection and other incidentals, and of interest to the time the first installment becomes due, and a map of the district to be assessed, from which the approximate share of said total cost that will be assessed upon each piece of real estate in the district may be readily ascertained, all as required by Ordinance No. 178, as amended, of said City.

Adopted and approved this 6th day of November, A. D. 1946.

It was moved by Councilman Harris and seconded by Councilman Day that the Resolution be passed and adopted as read. Roll was called on the motion with all members of the Council voting AYE. The President declared the motion carried.

City Manager Fritz presented plans, maps and estimates for Sanitary Sewer District No. 9. The following resolution was presented and read.

#### RESOLUTION

ADOPTING DETAILS, PLANS AND SPECIFICATIONS FOR CONSTRUCTION OF A SEWER IN THE CITY OF GRAND JUNCTION, COLORADO, IN SANITARY SEWER DISTRICT NO. 9, DETERMINING THE NUMBER OF INSTALLMENTS AND THE TIME IN WHICH THE COST OF SAID IMPROVEMENTS SHALL BE PAYABLE, THE RATE OF INTEREST ON UNPAID INSTALLMENTS AND THE DISTRICT OF LANDS TO BE ASSESSED WITH THE COST OF THE PROPOSED IMPROVEMENTS, AND AUTHORIZING NOTICE OF INTENTION TO CREATE SAID DISTRICT AND A HEARING THEREON.

WHEREAS, on the 6th day of November, A. D. 1946, the City Council of said City of Grand Junction, Colorado, by Resolution, authorized the City Manager to have prepared and filed full details, plans and specifications for construction of a sanitary sewer within proposed Sanitary Sewer District No. 9, together with an estimate of the total cost of such improvement, and a map of the district to be assessed; and

WHEREAS, said City Manager has fully and strictly complied with the directions so given, and has filed such details, plans and specifications, estimate and map, all in accordance with said Resolution, and the requirements of Ordinance No. 178, as amended, of said City:

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Grand Junction, Colorado:

1. That said details, plans, specifications, estimates and map be, and the same are hereby approved and adopted.

2. That the District of lands to be assessed with the cost of said improvements, is described as follows:

All of Blocks 1, 2, 3, 4, 5, and 6 in Garfield Park

Subdivision.

Lots 11 to 20 inclusive in Block 1 of Mesa Subdivision.

All of Blocks 2 and 3 and Lot 8 of Block 4 in Mesa Subdivision.

Lots 5 to 30 inclusive of Block 2 and all of Blocks 3 and 4 in Rose Park Subdivision.

All of Blocks 4, 5 and 12 in Slocomb's Addition.

All of the above mentioned properties are in the City of Grand Junction, Mesa County, Colorado.

3. That the cost of the said improvement shall be assessed upon all the real estate in the said district, in proportion as the area of each piece of real estate in the District is to the area of all of the real estate in the District, exclusive of public highways.

4. The assessments to be levied against the property in said District to pay the cost of such improvement, shall be due and payable, without demand, within thirty (30) days after the final publication of the ordinance assessing such cost, and if paid during such period that amount added for collection, incidentals and interest shall be deducted; provided, that all such assessments may, at the election of the owners of property in said District, be paid in ten equal installments, the first of which shall be payable at the time the next installment of general taxes is due and payable, after the expiration of said thirty (30) day period, and the succeeding annual installments shall be paid on or before the same date each year thereafter, with interest, in all cases, on unpaid principal, payable annually at a rate not to exceed six (6) per centum per annum.

5. Notice of intention to create said Sanitary Sewer District, and of a hearing thereon shall be given by advertisement in one issue of The Daily Sentinel, a newspaper of general circulation published in said City, which notice shall be in substantially the following form, to-wit:

NOTICE

OF INTENTION TO CREATE SANITARY SEWER DISTRICT NO. 9 IN THE CITY OF GRAND JUNCTION, COLORADO, AND OF A HEARING THEREON.

PUBLIC NOTICE is hereby given to the owners of real estate in the district hereinafter described, and to all persons generally interested, that the City Council of the City of Grand Junction, Colorado, intends to create Sanitary Sewer District No. 9 in said City for the purpose of constructing a sanitary sewer to serve the property hereinafter described.

The said Sanitary Sewer District shall include all of the following described real estate:

All of Blocks 1, 2, 3, 4, 5, and 6 in Garfield Park Subdivision.

Lots 11 to 20 inclusive in Block 1 of Mesa Subdivision.

All of Blocks 2 and 3 and Lot 8 of Block 4 in Mesa Subdivision.

Lots 5 to 30 inclusive of Block 2 and all of Blocks 3 and 4 in Rose Park Subdivision.

All of Blocks 4, 5, and 12 in Slocomb's Addition.

All of the above mentioned properties are in the City of Grand Junction, Mesa County, Colorado.

The probable total cost of said improvements, as shown by the estimate of the City Manager is \$27,000.00.

The maximum share of said total estimate per ordinary lot of twenty-five by one hundred twenty-five feet is \$38.75.

The said assessment shall be payable in annual installments which become due upon the same date upon which general taxes, or the first installment thereof, are, by the laws of the State of Colorado, made payable. Interest at the rate of six per cent per annum shall be charged on unpaid installments.

On the 18th day of December, A. D. 1946, at the hour of 7:30 o'clock P.M. in the Council Chambers in the City Hall of said City, the Council will consider the ordering of the proposed improvements and will hear all complaints and objections that may be made in writing concerning the proposed improvements, by the owner of any real estate to be assessed, or by any person interested.

A map of the District, from which the approximate share of the total estimated cost to be assessed upon each piece of real estate in the District may be readily ascertained, and all proceedings of the Council in the premises are on file and can be seen and examined by any person interested therein, in the office of the City Clerk during business hours, at any time prior to said hearing.

Dated at Grand Junction, Colorado, this 6th day of November, A. D. 1946.

It was moved by Councilman Treece and seconded by Councilman Hoisington that the Resolution be passed and adopted as read. Roll

was called on the motion with all members voting AYE. The President declared the motion carried.

An agreement with Sterling Price was presented in which the City, for the sum of \$50.00, would be allowed to cross Mr. Price's property to get to the river crossing, and would use what sand and gravel was necessary. It was moved by Councilman Harris and seconded by Councilman O'Daniel that the City Manager and City Clerk be instructed to sign the agreement with Mr. Price. All present voted AYE, and the President declared the motion carried.

Conditions in the one hundred block on Colorado have become such that it is deemed advisable to take steps to improve them. A few property owners have agreed to tear down their old houses, but others are not. It was decided to hold a hearing on November 20th, and advise all property owners to appear before the Council to decide what steps would be taken.

Petitions which had been circulated by J. A. Barbour protesting the burning of rubbish on the Main Street dump, and also the condition of the Under pass were presented. It was moved by Councilman O'Daniel and seconded by Councilman Day that the petitions be accepted and filed. Motion carried. Mr. Fritz and Mr. Bennett reported that they were trying to separate the combustible material from other refuse and that the underpass would be repainted in the next few days.

The Marine Corps have requested that a Proclamation be made calling attention to the Marine Corps Birthday on November 10th. It was moved by Councilman Harris and seconded by Councilman Boston that the proclamation be issued. Motion carried.

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

/s/ Helen C. Tomlinson  
City Clerk