

Grand Junction, Colorado

March 5, 1947

The City Council of the City of Grand Junction, Colorado, met in regular session at 7:30 P. M. Councilmen present and answering at roll call were: Hoisington, Brown, Boston, Day, Harris and President Carson. Councilmen absent: none. Also present were City Manager Fritz, City Attorney Banks, City Clerk Tomlinson, and Chief of the Department of Public Works and Planning Bennett.

The minutes of the regular meetings held February 5 and 19 and the regular adjourned meetings held February 12 and 20 were read and approved.

Mr. John S. Vogel appeared before the Council in regard to securing a liquor license for the Hotel D Cafe. Chief of Police Keith reported that his investigation found Mr. Vogel's character of a high standard. It was pointed out that there are now two establishments serving liquor by the drink and one drug store selling packaged liquor in the same block as the Hotel D. Protests were filed from the P.T.A., and Mr. House was present, stating that he was definitely opposed to granting any more liquor licenses within the city. It was moved by Councilman Harris and seconded by Councilman Day that action on this liquor license application be deferred for the present. Motion carried.

Mr. Earl Louthan appeared before the Council in regard to the increase in telephone rates within the city. Mr. Fritz reported that he had not arrived in Denver in time to attend the meeting on February 28 but that he had talked by telephone to Mr. McClintock of Boulder before the meeting started. The Colorado Municipal League is making an investigation for home rule cities in the state and their report is not completed at this time. The P.U.C. are, if possible, to make their decision before March 17. City Attorney Banks suggested that it might be well for the City of Grand Junction to wait until after the Public Utilities report before passing the resolution approving the rate increase. All members of the Council assured Mr. Louthan that they would give him their support 100 per cent as soon as the P.U.C. and other home rule cities have indicated their willingness to raise the rates throughout Colorado.

Mr. Barron of the Dr. Pepper Bottling Company presented some signs which he would like to have permission to erect at the back doors of the business houses in the downtown business district. It was moved by Councilman Harris and seconded by Councilman Day that City Manager Fritz be instructed to amend the ordinance concerning signs immediately and to incorporate within this ordinance a section granting permission for signs such as the ones Mr. Barron desires to have erected. Motion carried.

Mrs. Helen Koonce appeared before the Council and stated that she represented the United Spanish War Veterans Auxiliary. She

asked permission to sell carnations on the city streets on the Saturday before Mother's Day, which would be May 10. This date had already been granted to the War Mothers for the sale of carnations. It was moved by Councilman Hoisington and seconded by Councilman Harris that the United Spanish War Veterans Auxiliary be granted permission to sell carnations on May 3 if they so desire. Motion carried.

A letter from Mr. Howard H. McMullin, Chairman of the Civic Auditorium Committee, was read. He asked that the City check with Mr. W. H. Cheney, Division Engineer, F.W.A.-B.C.F. in Denver, to see if it is feasible for the City to be granted funds for the preparation of detailed plans and specifications for a civic auditorium. City Manager Fritz reported that he had already talked with Mr. Cheney and had been advised that Colorado allocations were all obligated and that, if funds were to be arranged for on this program, immediately upon the construction of the building the entire planning advance would become due and payable. The auditorium as planned will cost between \$500,000 and \$1,000,000 and the planning fee for such a project would amount to a considerable sum. It was moved by Councilman Harris and seconded by Councilman Hoisington that the City Council endorse the efforts of the Committee and instruct City Manager Fritz to cooperate in any way he can in the investigation as to the feasibility of building this auditorium. Motion carried.

After several hearings and considerable study the Zoning Board of Adjustment has gone on record as being in favor of making rather far reaching changes in the zoning ordinance and in the zoning use classification map. These recommendations are being incorporated in a report which will be given to the Council for their study. The Council will be the one who will have to make the changes if they so see fit. The matter was deferred until a later meeting.

Mr. Bennett reported on the progress on the various phases of the water improvement project, stating that the river crossing was practically finished and that he would have a statement of cost prepared in the very near future.

At the meeting of the Council of February 20 the Council had granted permission for a sewer to be built on North Twelfth Street, connecting Harper's Dairy and the Maynard Graves and Maynard Hospital. Since that time Mesa College has requested that they also be hooked up to this sewer system so that the sanitary facilities on the east side of its campus could be taken care of. It is now contemplated that this sewer be constructed on a cash basis, Mesa College paying \$436.80. Harper's Dairy would pay \$210.00 plus a fee of \$100.00 as an extra readiness-to-serve charge. The Maynard Graves and Maynard Hospital would pay \$226.80 plus \$115.00. The City's contribution would be between \$450.00 and \$590.00, which Mr. Fritz considered entirely justifiable from the standpoint of public health and welfare. It was moved by Councilman Harris and seconded by Councilman Brown that the sewer

plan for North Twelfth Street as presented above be adopted. Roll was called on the motion, with all members of the Council voting AYE. The President declared the motion carried.

City Manager Fritz reported on his meeting in Denver with representatives of the Weather Bureau, Monarch Air Lines, Western Air Lines, G. Meridith Musick and others on March 3. Mr. Bennett presented a general airport plan to the Council and showed them where the administration building was to be built and other improvements are to be made.

City Manager Fritz reported that the City would get all of the 3 per cent gas tax money and 6 per cent of the new 2-cent gas tax to be used on their streets as they see fit.

This was the date set for hearing on the platting of the Glenwood Subdivision and on the Del Mar Subdivision. Mr. Bennett requested that hearing on the Del Mar Subdivision be postponed temporarily. It was moved by Councilman Hoisington and seconded by Councilman Day that the plat of Glenwood Subdivision be accepted and signed by the President of the City Council, and attested by the City Clerk, and that it be approved and filed with the Mesa County Clerk and Recorder, and that a copy thereof be placed on file in the office of the City Assessor and the office of the City Engineer. Motion carried.

It was moved by Councilman Hoisington and seconded by Councilman Day that the plat of East Main Addition be accepted and signed by the President of the City Council, and attested by the City Clerk, and that it be approved and filed with the Mesa County Clerk and Recorder, and that a copy thereof be placed on file in the office of the City Assessor and the office of the City Engineer. Motion carried.

An application to subdivide Lots 13 and 14, Block 121, which is the northwest corner of Second and Colorado, has been filed. It was moved by Councilman Day and seconded by Councilman Harris that March 19 be set as the date of hearing on this subdivision.

The request of Mr. and Mrs. E. E. Elkins was again up for consideration. They are now constructing a tenant house on Orchard Mesa on what is known as the Rendere water line, and wish permission to make a tap on this line. They claim that their deed to Lot 5, Block 2, Fairley's Addition, gives them rights to tap the Roger Nash line and they would be willing to exchange their rights on the Nash line in order to have water in their new house. Mr. Fritz reported that he had been unable to find where any rights had been granted on the Nash water line, but it was moved by Councilman Harris and seconded by Councilman Brown that City Manager Fritz be instructed to check the records further to see whether the Elkins actually do have any rights to a water line by former promises made by the City. If they do, they should be granted permission for a tap; if not, their request should be denied. Motion carried.

City Attorney Banks reported that the hearing on properties in the 100 block on Colorado were about ready to be tried, and that he was going ahead on the Echave suit which will be tried very soon.

Michael Stranger has indicated that he would like to remodel the duplex on his property into a business building. It was moved by Councilman Hoisington and seconded by Councilman Boston that the City enter into a contract with Michael Stranger stating that if all buildings are removed from Lots 1, 2 and 3 of Blocks 124, except the duplex, and that if the duplex will be converted into a business building and remodeled so as to conform with all ordinances concerning fire districts, plumbing, electrical wiring, fire hazards, etc., then the City will dismiss the present action in District Court at once. Motion carried.

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

/s/Helen C. Tomlinson
City Clerk