

Grand Junction, Colorado

January 7, 1948

The City Council of the City of Grand Junction, Colorado met in regular session at 7:30 o'clock P. M. Council members present and answering at roll call were: Harper, Hoisington, Bagby, Colescott, Martin, Harris and President Carson. Also present were City Manager Fritz, City Clerk Tomlinson and Chief of the Department of Public Works and Planning, Bennett. City Attorney Banks was absent.

Minutes of the regular meeting held December 17th, the special meeting held December 19th, the regular adjourned meetings held December 22nd, 29th and January 2nd were read and approved.

President Carson reported that a very representative group had met at 4:00 o'clock P. M. to discuss Walker Field and aviation. The final decisions made at that meeting were that the City would proceed to seal-coat the northeast-southwest runway immediately and do everything possible to maintain the southeast-northwest runway and to go further in determining what is needed to reconstruct and maintain the runways. United and Monarch Airlines are neither one in a position at this time to commit themselves as to their needs for an administration building and what they would be able to pay. United Airlines would have to be assured that the runways would be maintained so that they could use DC4's or larger planes before they make any agreement. Monarch Airlines are not in a position to make any definite commitment until their permit is issued in 1949. It was pretty well decided that the use of DC4's and larger planes is what has caused the runways to deteriorate. At the time the airport was built it was not anticipated that it would be necessary to use these larger planes at this location. An estimated cost of the repairing the runways was made and it was thought it would cost about \$500,000.00 to reconstruct and lengthen the northwest-southeast runway or \$325,000.00 to rebuild it at its present length. CAA would pay approximately 53.8% of this reconstruction cost but it would be necessary for the City to finance the balance.

Mr. Wesley Hayden was present in regard to proposed changes in bus schedules. A number of patrons of the Transportation Company were present and protested/schedules, routes, etc. Several stated that the drivers do not maintain the/schedules as set up, especially on the west side; several times two or more consecutive runs being missed. It was moved by Councilman Colescott and seconded by Councilman Hoisington that the matter be tabled until Mr. Hayden can work out better/schedules. Motion carried.

Rex Howell, representing CAP, and Page Townley representing the U. S. Naval Reserves, appeared before the Council and asked that the City arrange for ground space at Walker Field so that they could construct a quonset hut and hanger space for planes which are used in their training and patrol program. They stated

that they have considerable equipment that is furnished by the government and have no place at present to put it. They expressed the opinion that there was ground available adjacent to the Valley Air Service which might be used for this purpose. This particular piece of ground is under lease by the City from the Department of Interior so that it would be impossible to deed same to these organizations. It was moved by Councilman Bagby and seconded by Councilman Harris that the City Manager work out a plan so that the CAP and the U. S. Naval Reserve will have a place to put their installations. This place, however, to coincide with plans already made and approved as to future development of the airport. The motion carried.

A petition was presented, signed by 129 citizens, requesting that the City construct public restrooms somewhere in the downtown area, the money to be taken from the parking meter fund. It was understood that the budget this year would probably not include such an installation. It was moved by Councilman Bagby and seconded by Councilman Harper that the petition be accepted and filed for future consideration. Motion carried.

The following resolution was presented 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. 11, AND AUTHORIZING THE CITY ENGINEER TO PREPARE DETAILS AND SPECIFICATIONS FOR THE SAME.

WHEREAS a number of petitions have been filed with the City Council of the City of Grand Junction, Colorado, asking for the construction of a sewer and appurtenances for sanitary drainage in the district hereinafter described; and

WHEREAS the said City Council has found and determined, and does hereby find and determine, that the construction of a sanitary sewer drainage system within the said described area is necessary for the health and safety of the residents of the territory to be served, and would be of special benefit to the property included within the said district; and

WHEREAS the City Council deems it advisable to make the necessary preliminary proceedings for the creation of a special improvement sanitary sewer district to be known as Sanitary Sewer District No. 11;

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, and 4 in Wilcox and Bixby Subdivision;

SE1/4 NE1/4 SE1/4 of Section 12, Township 1 South, Range 1 West, of the Ute Meridian;

E1/2 NW1/4 SE1/4 SE1/4 of Section 12, Township 1 South, Range 1 West, of the Ute Meridian.

All located within City of Grand Junction, Mesa County, Colorado.

2. That the City Engineer be and he is hereby authorized and directed to prepare and file full details, plans and specifications for such sewer construction, an 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 the said City.

Adopted and approved, this 7th day of January, A. D., 1948.

ATTEST:

/s/

\_\_\_\_\_  
City Clerk

/s/

\_\_\_\_\_  
President of the Council

It was moved by Councilman Bagby and seconded by Councilman Harper that the resolution by passed and adopted as read. Roll was called on the motion with all members voting AYE. The President declared the motion carried.

Maps, details and specifications for Sanitary Sewer District No. 11 were presented. 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. 11, 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 7th day of January, A. D. 1948, the City Council of said City of Grand Junction, Colorado, by Resolution authorized the City Engineer to prepare and file full details, plans and specifications for construction of a sanitary sewer within proposed Sanitary Sewer District No. 11, together with an estimate of the total cost of such improvement, and a map of the District to be assessed; and

WHEREAS, said City Engineer 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 improvement, is described as follows:

All of Blocks 1, 2, 3, and 4 in Wilcox and Bixby Subdivision;

SE1/4 NE1/4 SE1/4 of Section 12, Township 1 South, Range 1 West, of the Ute Meridian.

E1/2 NW1/4 SE1/4 SE1/4 of Section 12, Township 1 South, Range 1 West, of the Ute Meridian.

All located within 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 the 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 (10) 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 following 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 the rate of 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. 11 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. 11 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, and 4 in Wilcox and Bixby Subdivision;

SE1/4 NE1/4 SE1/4 of Section 12, Township 1 South, Range 1 West, of the Ute Meridian.

E1/2 NW1/4 SE SE of Section 12, Township 1 South, Range 1 West, of the Ute Meridian.

All located within the City of Grand Junction, Mesa County, Colorado.

The probable total cost of said improvement, as shown by the estimate of the City Engineer, is \$16,532.75. The maximum share of said total estimate shall be \$0.0186 per square foot or \$58.13 for an ordinary lot of twenty-five by one hundred twenty-five feet.

To all of said estimated costs there shall be added 6 per cent for costs of collection and other incidentals, and also interest at the rate borne by the special assessment bonds of said District to the next succeeding date upon which general taxes, or the first installment thereof, are, by the laws of the State of Colorado, made payable.

The said assessment shall be payable in ten equal 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 (6) per cent per annum shall be charged on unpaid installments.

On the 18th day of February, A. D., 1948, 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 7th day of January, A. D. 1948.

BY ORDER OF THE CITY COUNCIL:

/s/

                      
City Clerk

(SEAL)

It was moved by Councilman Hoisington and seconded by Councilman Harris 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.

It was moved by Councilman Martin and seconded by Councilman Harris that the contract with W. R. Schmidt Construction Company be extended to include Sanitary Sewer District No. 11. Motion carried.

Cement is now available so that Sidewalk District No. 12 can be constructed. It was moved by Councilman Martin and seconded by Councilman Colescott that bids be advertised and received February 4th for the construction of Sidewalk District No. 12 and for the construction of the flowline and water mains in Northeast Addition. Motion carried.

A number of people have been inquiring about water meters since the new rates have gone into effect. Another price raise in water meters is in the picture for the immediate future. It was moved by Councilman Harper and seconded by Councilman Bagby that the City Council authorize the City Manager to purchase five hundred water meters to be delivered over a period of six months and paid for in a period of nine months. In this manner of purchasing meters a 30% discount would be permitted.

The old Lowell School building at 5th and Rood is being considered as a building to house a kindergarten. This building has been in bad shape for many years and it was discontinued for

use as a school building many years ago. It now houses the Mesa County Library and a number of craft classes. It was moved by Councilman Harris and seconded by Councilman Hoisington that the City urge the School Board to tear down this building and that they deny the use of it for any additional occupancy. Motion carried.

The United Spanish War Veterans Auxiliary asked for permission to sell carnations on May 1st. It was moved by Councilman Harris and seconded by Councilman Colescott that such permission be granted. Motion carried.

Bonds for Howard C. Wolfe, electrician, Harry R. Nourse and Stanley White plumbers, Ethington Brothers and the Estate of Joe Leff, junk dealers, were presented, having been approved as to form by City Attorney Banks. It was moved by Councilman Harris and seconded by Councilman Bagby that the bonds be accepted and filed. Motion carried.

A schedule of pay rates for city employees was presented and final decision laid over until the next meeting of the City Council.

A letter from School District No. 1 was read in which they asked the City Council to waive building code requirements for acoustic ceilings in the new school building at 19th and Orchard Avenue. They do not want to plaster the ceilings and then put celotex over them. They would desire to just put on the celotex without the plaster. This does away with one hour fire-resistant ceilings which is required in the building code. It was moved by Councilman Hoisington and seconded by Councilman Martin that the matter go over until the next meeting.

It was moved by Councilman Hoisington and seconded by Councilman Martin that the meeting adjourn until January 21, at 11:00 o'clock A. M. Motion carried.

/s/Helen C. Tomlinson  
City Clerk