

Grand Junction, Colorado

June 2, 1948

The City Council of the City of Grand Junction, Colorado, met in regular session at 7:30 P.M. Councilmen present and answering the roll call were: Hoisington, Bagby, Colescott, Martin, Harris and President Harper. Councilman Carson was absent but appeared at the meeting before the agenda had been more than half completed. Also present were City Manager Moore, City Attorney Banks and City Bookkeeper Lobach.

The minutes of the regular meeting held May 19, 1948, were read and approved.

The application of John Cadez to move his liquor store from its present location at 357 Main Street to the 300 Block on North Avenue was discussed. Mr. Cadez stated that he was being forced to vacate his present quarters and desired to move to North Avenue to conduct his liquor business. Some citizens of North Avenue appeared and spoke against transferring this liquor license stating it was not desired that a liquor license be granted in this area for many reasons, particularly due to the fact that the new high school would soon be constructed in that area and, also, that there was now a liquor store on North Avenue which was sufficient for that area. It was moved by Councilman Bagby and seconded by Councilman Hoisington that permission not be given to Mr. Cadez to move his liquor store from its present location to the 300 Block of North Avenue. Roll was called and all members present concurred in the prerogative.

This was the date for hearing on the application of Joseph Dorris to change zoning of Lots 14, 15 and 16, Block 4, North Avenue at Ninth Street from Residence "A" to Business "A". A petition for this proposed change containing twenty-two names and a petition against the change, containing twenty-four names, was presented. The original petition requesting the change was read and it was noted that there were three signatures on the protesting petition for the change. Attorney Lincoln Coit, on behalf of the petitioner, stated that one of these three names wished to have their name left on the original petition to change the zoning rather than to be placed on record as being against the change of zoning. Mrs. Zeorian and two gentlemen who were property owners on North Avenue spoke against granting permission for the change in the zoning. The zoning ordinance was read and after some discussion Councilman Bagby moved and it was seconded by Councilman Martin that the request to change this zoning at the present time be denied. Councilman Hoisington stated he was definitely against spot zoning and that the preponderance of the citizens in this neighborhood were against changing the present zoning. The motion was carried unanimously.

The use of the newly acquired City property west of West Avenue and north of Grand Avenue on the Colorado River for a

National Guard Armory Site was discussed at length. City Manager Moore stated the City had bought this property from Mr. Haven for \$6,000.00 and that we were now trying to dispose of the house and lots on the property for about \$4,500.00 and stated the National Guard would only use about fifty per cent of the north side of the area, and that in the event the National Guard was discontinued at any time in the future that such buildings as were constructed on the property by the National Guard would revert to the City.

Councilman Bagby stated that he had observed in various cities that National Guard buildings had been permitted to fall into rather a bad state of disrepair and wondered if this condition would hold true in the present instance should the National Guard be permitted to construct their buildings on this site. Councilman Colescott stated he had been talking to one of the Commanders of a local National Guard unit and that they fully intended to landscape and further beautify this property, and he felt that they would maintain it in a pleasant condition. Councilman Harris stated that any change on this property would be a change for the better inasmuch as it now contained nothing but refuse and weeds, etc.

Motion was made by Councilman Hoisington, and seconded by Councilman Harris, that the National Guard be permitted to use this property at an annual rental of One Dollar (\$1.00) per year for the purpose of a National Guard Armory. The roll was called and all members present voted in favor of the motion.

The Resolution which was prepared by the City Attorney authorizing the City Manager to proceed with acquisition of land at Walker Field which is at present under lease was read to the Council, and Mr. Moore stated that one of the requirements of the Civil Aeronautics Administration is that all the land at Walker Field be owned by the City before they would authorize expenditure of funds for improvements at the airport. Councilman Harris moved and Councilman Martin seconded the motion that City Manager Moore be instructed to go ahead and acquire said property. Roll was called and all members voted in favor of the resolution.

Mr. Rudy Sussman from the American Legion was present and stated that the American Legion had turned over to the City a sum of \$300.00, which was the amount guaranteed to the City for the use of Lincoln Park by the carnival which was there recently. Mr. Sussman said that the profits of operating the carnival had been turned over to the various charitable organizations in the City, such as the Salvation Army and the Boys Baseball Program and to the lake which was being constructed. President Harper stated he had been called several times in regard to this matter and that the Band and Orchestra Mothers felt that due to the fact that they were unable to get a carnival into Grand Junction during Band Tournament Week that they did not get any revenue; and inasmuch as their finances were in pretty bad shape would appreciate it if they could receive some of the proceeds from this carnival.

The point was raised that the American Legion was planning to bring another carnival into Grand Junction this year and President Harper wondered if there could not be some arrangement worked out so that the Band Mothers could benefit from the next carnival. Mr. Sussman stated that the American Legion was against giving any more money to the Band Mothers and were in favor of putting their money into boys sports and recreation programs. Mr. Sussman said that if at any time during the week of the Band Tournament he could get a carnival into Grand Junction, the profits would go entirely to the Band Mothers; but if it was impossible to get a carnival here during Band Tournament Week, the money would be distributed as aforesaid and not given to the Band Mothers.

City Manager Moore stated it had cost the City only a small part of the \$300.00 which the City received from the carnival to put the park back in its former condition. Councilman Martin stated he would like to see the Band Mothers helped in any way they could, as it was a decided advantage to the City to have a good band and that this organization contributed materially to the welfare and culture of the City as a whole.

Motion was made by Councilman Colescott and seconded by Councilman Bagby that inasmuch as the City was not out any money for the purpose of renewing the grass or repairing damage at Lincoln Park as a result of the carnival, that the entire \$300.00 received by the City be turned over to the Band Mothers. Councilman Harris stated that he was not in favor of establishing a precedent in the present instance but that under the circumstances he felt that the Band and Orchestra Mothers should be helped. The roll was called with everyone voting in favor of giving the entire \$300.00 to the Band Mothers.

City Manager Moore stated with reference to the ordinance to amend Ordinance 479 concerning the electrical code that it had been approved by practically all the electrical contractors in Grand Junction with the exception of Mr. John Kendall of the Kendall Electric Company. Mr. Moore stated he would suggest the ordinance be taken home and studied by the members of the Council before further action was taken. Councilman Martin moved and Councilman Hoisington seconded the motion that the ordinance be tabled until the next meeting on June 16. Motion was carried.

The applications of Arthur Burgess at the Black and White Market, 904 North Seventh Street, and Moslanders Cigar Store, 541 Main Street for renewal of their 3.2 beer licenses was discussed and it was moved by Councilman Harris and seconded by Councilman Colescott that both licenses be renewed. Motion was carried.

The matter of gasoline storage tank safety valve was discussed and the letter from Fire Chief C. L. Downing was read, showing that of the different gasoline and oil storage tanks in the City only one company had complied with the rules and regulations governing proper safety valves; however, Mr. Haywood Jones of the Texaco Oil Company stated that all safety precautions

possible would be taken to see that safety valves would be installed as required by the City.

The matter of water for the cemetery use was taken up and City Manager Moore stated that the estimate of \$2,500.00 to divert reservoir leakage water to the cemeteries was very low and that the line through which the water had been running was in very bad condition, and when the present line wears out it would have to be renewed. Mr. Moore stated that the present water setup was not entirely satisfactory but inasmuch as they would have to put in a new line probably next year it would be better to take the full benefit from the existing line. All were agreed that this would be the proper procedure to follow.

Councilman Martin said that he had noticed several cases of willful wasting of water on the part of property owners in various parts of the City and stated that he would move that all such places be placed on meters immediately. This motion was seconded by Councilman Hoisington. Councilman Carson stated a record of all violators should be kept and that repeaters should be placed on meters. Mr. John Banks, the City Attorney, was instructed to draw up an ordinance whereby the City could compel a water user who was observed wasting water to have a meter installed. Motion was carried.

City Manager Moore read a letter from Mrs. C. O. Diemer, Past President of the Woman's Club of Grand Junction, thanking the members of the City Council for their interest and cooperation in granting them the use of the Lincoln Park Auditorium for their Third Annual Fine Arts Festival. It was moved by Councilman Carson and seconded by Councilman Harris that the letter be received and filed. Motion carried.

Councilman Colescott stated that he had received several compliments on the manner in which traffic was handled at the cemeteries on Memorial Day. Councilman Harris stated that he has also received some very favorable comments on this matter.

The plats of Arcadia Village, Elmwood Plaza and Sun Dial Gardens were shown to the Council and Councilman Carson moved that the plats be advertised, Councilman Martin seconding the motion. Motion was carried.

Mr. Moore, City Manager, stated the letter from the Forest Service on the North Fork of Kannah Creek and Plateau Creek had been received but that the R. J. Tipton and Associate's report was still six weeks or so away. Mr. Moore stated that the Forest Service stated to use Collbran water was feasible but that the City's bonded indebtedness was such that it would not at present permit further water bonds being sold. Councilman Harris stated that it was his understanding that R. J. Tipton and Associates would continue their survey on the Plateau Creek water usage material for which service they would be paid by the government and that it would not be necessary for the City of Grand Junction

to pay any of this cost until such a time as it was decided to use the recommendations and plans of R. J. Tipton and Associates, when we would then repay the \$92,500 expended by the government on this survey. Councilmen Carson, Hoisington, Harris, Martin and Bagby all felt that inasmuch as it would cost the City nothing at the present time to develop this water that the City should go along with the recommendations of R. J. Tipton and Associates and do what we could to further this survey with a view toward ultimate expansion of the Grand Junction water system by using Plateau Creek water.

City Manager Moore stated, however, that he thought the necessary addition to the City water supply could best and more quickly be secured from the North Fork of Kannah Creek. Councilman Carson was somewhat dubious of this matter and felt that the Plateau Creek matter should be gone into further.

Councilman Hoisington stated that at the present time the City of Grand Junction had no dog pound and no proper place in which to keep dogs which had been picked up on the streets by the dog catcher and wondered what procedure should be taken to build a dog pound. City Manager Moore stated that he had a site at the reservoir for this purpose but that it would be necessary to have an appropriation in next year's budget to build the dog pound and also a place in connection therewith for the humane disposal of unclaimed dogs. It was stated that dogs which were picked up cost the City fifty cents (.50⁰⁰) per day to be kept at Dr. R. A. Paige's Veterinary Hospital and that this money could very well be saved by the City owning its own dog pound and disposal facilities.

It was moved by Councilman Carson and seconded by Councilman Harris that the meeting be adjourned. Motion carried.

/s/D. E. Lobach
City Bookkeeper