

Grand Junction, Colorado

June 15, 1949

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: Carson, Dufford, Colescott, Martin and President Hoisington. Councilmen Harper and Hanson were absent. Also present were City Manager Moore, City Attorney Banks and City Clerk Tomlinson.

The minutes of the regular meeting held on June 6th were read and corrected to add, "Meters maybe installed either in the basement or at the curb," and approved as corrected.

The re-hearing on petition to change zoning of Lots 1 to 10 inclusive, Block 1, Mesa Subdivision from Residence "B" to Residence "C" was discussed and it was moved by Councilman Carson and seconded by Councilman Colescott that the request be denied. Motion carried.

The following resolution was presented and read:

RESOLUTION

WHEREAS, the City of Grand Junction, Colorado, is the owner of the real estate hereinafter described, which said real estate is not used or held for park purposes or for any governmental purpose; and

WHEREAS, the City desires to sell and dispose of the said property and has advertised the same for sale and has taken bids thereon; and

WHEREAS, in response to said request for bids, Kay Hayashi has offered the sum of \$5,110.00 for the said described property, to-wit:

Lots 6 to 11, both inclusive, in Block 123 in the City of Grand Junction, Mesa County, Colorado;

and

WHEREAS, the said bid was the best bid received by the City and a conveyance of the said property to Kay Hayashi will be for the benefit of the public;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION, COLORADO:

That the above-described property shall be sold and conveyed to Kay Hayashi; that T. I. Moore, the City Manager, shall be and he is hereby authorized, empowered

and instructed to execute and deliver on behalf of the City of Grand Junction a special warranty deed conveying the said property to Kay Hayashi; and that the City Clerk shall affix thereto the seal of this City.

It was moved by Councilman Carson and seconded by Councilman Dufford that the resolution be passed and adopted as read. Roll was called on the motion with all members of the council present voting AYE. The President declared the motion carried.

Mr. William Sullivan, representing the Fruitridge Water Supply Company appeared before the Council and stated that their water bill for the present quarter had been \$2,032.12 and the average previous bill had been \$1,255.50. After receiving the bill, it was found that they had a leak in their line with water going directly into the canal so that it could not be located before. He asked that they be granted some rebate on this large bill for as soon as the leak was found, it was repaired. It was moved by Councilman Martin and seconded by Councilman Carson that the Fruitridge Water Supply Co. statement be lowered to \$1,255.50. Roll was called on the motion with all members of the Council present voting "AYE." President declared the motion carried.

Mr. Hartman requested permission to build a temporary building on North Avenue. It was moved by Councilman Dufford and seconded by Councilman Carson that the request be denied as this property is not zoned and they did not find it advisable to deviate from any old practices. Motion carried.

Mr. Stephen Johnson, Jr. appeared before the Council and asked that he be granted an easement to run a heat line from the House of Flowers to his home on 13th and Glenwood across Glenwood Avenue. It was moved by Councilman Carson and seconded by Councilman Martin that he be granted a revocable permit to cross Glenwood Avenue with a heating pipe. Roll was called on the motion with all members of the Council present voting "AYE".

A proposed ordinance entitled, "AN ORDINANCE PROVIDING FOR A SPECIAL APPROPRIATION TO THE EQUIPMENT FUND AND TO THE LIBRARY GENERAL FUND," was presented and read. It was moved by Councilman Colescott and seconded by Councilman Carson that the Ordinance be passed for publication. Motion carried.

The Tex House Cafe, Mrs. Phyllis Parker Craddock, Owner, made an application for a 3.2 beer license. It was moved by Councilman Colescott and seconded by Councilman Martin that the application be advertised for hearing on July 6th, 1949. Motion carried.

Jack Weaver appeared before the council and requested permission to operate a parking lot on North 12th St. just north of DeMerschman Gardens during the Shrine Circus. It was moved by Councilman Martin and seconded by Councilman Colescott that the request be granted. Motion carried.

Mr. Thomas Charles, Purchasing Agent, and Mr. Barton, Highway Superintendent, visited the Denver Street Cleaning Department and dealers in Denver and witnessed demonstrations of Austin-Western and Elgin Sweepers. It was their opinion that the Austin-Western was the best buy for the City and an order has been placed for this sweeper.

The following bonds were presented having been approved as to form by City Attorney Banks:

Wesco Electrical Co.	Electrical Contractor
Warren Bush	Plumbing Contractor
W. R. Hall	House Mover
George Tilton	Cement Contractor
Roscoe M.	Andrew Plumbing

It was moved by Councilman Martin and seconded by Councilman Carson that the bonds be accepted and filed. Motion carried.

Bids having been received for the demolition of the old Lowell School Building were tabulated as follows: John Bauman, \$11,554 and White Construction Company, \$10,750.00. City Manager Moore stated that in his opinion these bids were entirely too high and that he thought that with a crew of men under his supervision it would not cost more than \$6,000 to \$7,000 to tear down the old building. It was moved by Councilman Carson and seconded by Councilman Martin that the bids of John Bauman and White Construction Company be rejected. Motion carried. It was moved by Councilman Carson and seconded by Councilman Martin that the City Manager be authorized to do the demolition work with city forces augmented by building trades labor. Roll was called on the motion with all members of the council present voting "AYE." The president declared the motion carried.

Petitions for sidewalk and paving and curb and gutter were filed as follows:

<spc;1>	PAVING AND CURB AND GUTTER
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Walnut Street between Sixth and Seventh St. North Sixth Street from Pinyon to Cedar South Half of Blocks M & N and North half of Blocks P & Q in Keith's Addition	94%
<spc;1>	SIDEWALK IN SLOCUM's Addition
East Half of Block 10 SIDEWALK IN SLOCUM's Addition	46%
West half of Block 11 SIDEWALK IN SLOCUM's Addition	85%
East Half of Block 7 and East half of Block 2 SIDEWALK IN SLOCUM's Addition	89.9%
Lots 1 to 17 inclusive Block 2 HENDERSON HEIGHTS)	
Lots 1 to 6 inclusive Block 1 HENDERSON HEIGHTS)	66%
North Quarter of Lot 7 GRAND VIEW SUBDIVISION)	
North 16th St. and Hall Avenue SUNNYVALE ACRES	55%
Lots 8 to 12 Block 3 PROSPECT PARK	52%

It was moved by Councilman Carson and seconded by Councilman Martin that the petitions be accepted and filed. 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 SIDEWALK AND PAVING DISTRICT NO. 14 AND AUTHORIZING THE CITY ENGINEER TO PREPARE DETAILS AND SPECIFICATIONS FOR THE SAME.

WHEREAS, on the 15th day of June, A. D. 1949, there was presented to the City Council of Grand Junction, Colorado, petitions for the construction of sidewalks on the following streets and avenues in said City, to-wit:

Along both sides of Ouray Avenue from the alley West of Seventeenth Street to Seventeenth Street.

Along the North side of Grand Avenue from the alley West of Seventeenth Street to Seventeenth Street.

Along the East side of Seventeenth Street from Ouray Avenue to Gunnison Avenue.

Along the West side of Seventeenth Street from Grand Avenue to Gunnison Avenue.

Along the North side of Chipeta Avenue from the alley West of Seventeenth Street to the alley East of Seventeenth Street.

Along the South side of Chipeta Avenue from the alley West of Seventeenth Street to Seventeenth Street.

Along the South side of Gunnison Avenue from the alley West of Seventeenth Street to the alley East of Seventeenth Street.

Along the North side of Elm Avenue from Fourteenth Street to Fifteenth Street.

Along the South side of Elm Avenue from Twelfth Street to Fifteenth Street, except the East 211.6 feet thereof.

Along both sides of North Sixteenth Street in Sunnyvale Acres from Hall Avenue to a point 300 feet South thereof.

Along the South side of Hall Avenue in Sunnyvale Acres from the alley West of North Sixteenth Street to the alley East of North Sixteenth Street.

AND WHEREAS, on the 15th day of June, 1949, there was presented to the City Council of Grand Junction, Colorado, a petition for the construction of cement curbs and gutters along both sides of Ute Avenue from Twelfth Street to Fourteenth Street in said City;

AND WHEREAS, on the 15th day of June, 1949, there was presented to the City Council of Grand Junction, Colorado, a petition for the paving of Walnut Avenue from Sixth Street to Seventh Street and the paving of North Sixth Street from Pinyon Avenue to Cedar Avenue;

AND WHEREAS, the City Council has found and determined, and hereby finds and determines, that said petitions were signed and acknowledged by the owners of more than a majority of the property abutting on said streets and avenues to be assessed with the cost of the proposed sidewalks, curbing, guttering and paving;

AND WHEREAS, the City Council deems it advisable to take the necessary preliminary proceedings for the creation of a special improvement 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 sidewalk improvements shall be included within the following boundaries, to-wit:

Lots 14 to 26, inclusive, Block 10; Lots 1 to 13, inclusive, Block 11; Lots 1 to 12, inclusive, Block 6; Lots 13 to 24, inclusive, Block 7; Lots 16 to 30, inclusive, Block 2; all in Slocomb's Addition to the City of Grand Junction.

The South 45 feet of Lot 7, and Lots 8 to 12, inclusive, Block 3, all in Prospect Park.

Lots 5 to 8, inclusive, Block 2; Lots 1 to 5, inclusive, Block 1; all in Sunnyvale Acres.

Lots 1 to 17, inclusive, Block 2; Lots 1 to 6, inclusive, Block 1; all in Henderson Heights.

The North 1/4 of Lot 7, Grandview Subdivision, except the East 211.6 feet thereof.

2. That the district of lands to be assessed with the cost of the proposed curbs and gutters shall be included within the following boundaries, to-wit:

Lots 17 to 32, inclusive, in Block M; Lots 17 to 32, inclusive, in Block N; Lots 1 to 16, inclusive, in Block P and Lots 1 to 16, inclusive in Block Q, all in Keith's Addition.

3. That the district of lands to be assessed for the costs of the proposed paving improvement shall be included within the following boundaries, to-wit:

The South 176.13 feet of Lot 1, Block 1; Lots 2, 3, 4 and 5, Block 1; the East 45 feet of Lot 11, Block 5; Lots 12, 13, and the East 45 feet of Lot 14, Block 5; Lots 6 to 10, inclusive, of Block 6; Lots 1 to 6, inclusive, Block 8; and Lot 20 and the North 50 feet of Lot 19, Block 8; all in Bookcliff Park Subdivision.

That the City Engineer be and he is hereby authorized and directed to have prepared and filed full details, plans and specifications for such sidewalk, curb and gutters, and paving construction, an estimate of the total costs 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 15th day of June, A. D. 1949.

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President of the Council

ATTEST:

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City Clerk

It was moved by Councilman Colescott and seconded by Councilman Martin that the resolution be passed and adopted as read. Roll was called on the motion with the following results: Councilmen voting "AYE," Carson Dufford, Colescott, Martin and Hoisington. All councilmen voting "NO," none. All councilmen present having voted "AYE", President declared motion carried and the resolution duly passed and adopted.

Plans, specifications, and maps for Sidewalk and Paving Dist. No. 14 were presented and read. It was moved by Councilman Martin and seconded by Councilman Colescott that the following resolution be passed and adopted:

#### RESOLUTION

ADOPTING DETAILS, PLANS AND SPECIFICATIONS FOR CONSTRUCTING SIDEWALKS, CURBS AND GUTTERS, AND PAVING ON STREETS AND AVENUES IN THE CITY OF GRAND JUNCTION, COLORADO, IN SIDEWALK AND PAVING DISTRICT NO. 14, 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 OF A HEARING THEREON.

WHEREAS, on the 15th day of June, 1949, 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 constructing sidewalks, curbs and gutters, and paving on streets and avenues in said City, within proposed Sidewalk and Paving District No. 14, together with an estimate of the total cost of such improvements, 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 the proposed sidewalk improvements is described as follows:

Lots 14 to 26, inclusive, Block 10; Lots 1 to 13, inclusive, Block 11; Lots 1 to 12, inclusive, Block 6; Lots 13 to 24, inclusive, Block 7; Lots 16 to 30, inclusive, Block 2; all in Slocomb's Addition to the City of Grand Junction.

The South 45 feet of Lot 7, Block 3, and Lots 8 to 12, inclusive; all in Prospect Park.

Lots 5 to 8, inclusive, Block 2; Lots 1 to 5, inclusive, Block 1; all in Sunnyvale Acres.

Lots 1 to 17, inclusive, Block 2; Lots 1 to 6, inclusive, Block 1; all in Henderson Heights.

The North 1/4 of Lot 7, Grandview Subdivision, except the East 211.6 feet thereof.

3. That the District of Lands to be assessed with the cost of the proposed curbs and gutters is described as follows:

Lots 17 to 32, inclusive, in Block M; Lots 17 to 32, inclusive, in Block N; Lots 1 to 16, inclusive, in Block P and Lots 1 to 16, inclusive in Block Q, all in Keith's Addition.

4. That the District of Lands to be assessed with the cost of the proposed paving improvement is described as follows:

The South 176.13 feet of Lot 1, Block 1; Lots 2, 3, 4 and 5, Block 1; the East 45 feet of Lot 11, Block 5; Lots 12, 13, and the East 45 feet of Lot 14, Block 5; Lots 6 to 10, inclusive, of Block 6; Lots 1 to 6, inclusive, Block 8; and Lot 20 and the North 50 feet of Lot 19, Block 8; all in Bookcliff Park Subdivision.

5. That the sidewalks to be constructed are in the following locations:

Elm Avenue-	Twelfth Street to Fifteenth Street, except the East 211.6 feet thereof.
	4 foot sidewalk on the South Side

Elm Avenue-	Fourteenth Street to Fifteenth Street
	4 foot sidewalk on the North Side
Seventeenth Street-	Grand Avenue to Gunnison Avenue
	4 foot sidewalk on the West Side
Seventeenth Street-	Ouray Avenue to Gunnison Avenue
	4 foot sidewalk on the East Side
Grand Avenue-	From the alley West of Seventeenth Street to Seventeenth Street
	4 foot sidewalk on the North side
Ouray Avenue-	From the alley West of Seventeenth Street to Seventeenth Street
	4 foot sidewalk on both sides
Chipeta Avenue-	From the alley West of Seventeenth Street to the alley East of Seventeenth Street
	4 foot sidewalk on the North side
Chipeta Avenue-	From the alley West of Seventeenth Street to Seventeenth Street
	4 foot sidewalk on the South Side
Gunnison Avenue-	From the alley West of Seventeenth Street to the alley East of Seventeenth Street
	4 foot sidewalk on the South side.
North Sixteenth Street-	
From Hall Avenue to a point 300 feet South thereof	
	4 foot sidewalk on both sides

Hall Avenue-	From the alley West of North Sixteenth Street to the alley East of North Sixteenth Street
	4 foot sidewalk on the South side.

6. That the curbs and gutters to be constructed are in the following locations:

Ute Avenue -	On both sides of Ute Avenue from Twelfth Street to Fourteenth Street.
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7. That the paving to be constructed is in the following locations:

Walnut Avenue -	Sixth Street to Seventh Street
North Sixth Street -	Pinyon Avenue to Cedar Avenue.

8. That the cost of the said improvements shall be assessed upon all the lots or lands in front of which the said improvements are constructed upon a pro rata basis per front foot.

9. 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 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 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 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 per centum per annum.

10. Notice of intention to create said Sidewalk and Paving District No. 14, 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 SIDEWALK AND PAVING DISTRICT NO. 14 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 Sidewalk and Paving District No. 14 in said City for the purpose of constructing sidewalks, curbs and gutters, and paving on streets and avenues to serve the property hereinafter described.

That the sidewalks to be constructed are in the following locations:

Elm Avenue-	Twelfth Street to Fifteenth Street, except the East 211.6 feet thereof.
	4 foot sidewalk on the South side
Elm Avenue-	Fourteenth Street to Fifteenth Street
	4 foot sidewalk on the North side
Seventeenth Street-	Grand Avenue to Gunnison Avenue
	4 foot sidewalk on the West side
Seventeenth Street-	Ouray Avenue to Gunnison Avenue
	4 foot sidewalk on the East side
Grand Avenue-	From the alley West of Seventeenth Street to Seventeenth Street
	4 foot sidewalk on the North side
Ouray Avenue-	From the alley West of Seventeenth Street to Seventeenth Street
	4 foot sidewalk on both sides
Chipeta Avenue-	From the alley West of Seventeenth Street to the alley East of Seventeenth Street
	4 foot sidewalk on the North side
Chipeta Avenue-	From the alley West of Seventeenth St. to Seventeenth Street
	4 foot sidewalk on the South side

Gunnison Avenue-	From the alley West of Seventeenth Street to the alley East of Seventeenth Street
	4 foot sidewalk on the South side.
North Sixteenth Street-	
From Hall Avenue to a point 300 feet South thereof	
	4 foot sidewalk on both sides
Hall Avenue-	From the alley West of North Sixteenth Street to the alley East of North Sixteenth Street
	4 foot sidewalk on the South side

That the curbs and gutters to be constructed are in the following locations:

Ute Avenue-	On both sides of Ute Avenue from Twelfth Street to Fourteenth Street.
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That the paving to be constructed is in the following locations:

Walnut Avenue-	Sixth Street to Seventh Street
North Sixth Street-	Pinyon Avenue to Cedar Avenue.

That the said Sidewalk and Paving District shall include all of the following-described real estate:

Portion to be assessed for Sidewalks:

Lots 14 to 26, inclusive, Block 10; Lots 1 to 13, inclusive, Block 11; Lots 1 to 12, inclusive, Block 6; Lots 13 to 24, inclusive, Block 7; Lots 16 to 30, inclusive, Block 2; all in Slocomb's Addition to the City of Grand Junction.

The South 45 feet of Lot 7, and Lots 8 to 12, inclusive, Block 3; all in Prospect Park.

Lots 5 to 8, inclusive, Block 2; Lots 1 to 5 inclusive, Block 1; all in Sunnyvale Acres.

Lots 1 to 17, inclusive, Block 2; Lots 1 to 6, inclusive, Block 1; all in Henderson Heights.

The North 1/4 of Lot 7, Grandview Subdivision, except the East 211.6 feet thereof.

Portion to be assessed for curbs and gutters:

Lots 17 to 32, inclusive, in Block M; Lots 17 to 32, inclusive, in Block N; Lots 1 to 16, inclusive, in Block P; and Lots 1 to 16, inclusive in Block Q, all in Keith's Addition.

Portion to be assessed for paving:

The South 176.13 feet of Lot 1, Block 1; Lots 2, 3, 4 and 5, Block 1; the East 45 feet of Lot 11, Block 5; Lots 12, 13, and the East 45 feet of Lot 14, Block 5; Lots 6 to 10, inclusive, of Block 6; Lots 1 to 6, inclusive, Block 8; and Lot 20 and the North 50 feet of Lot 19, Block 8; all in Bookcliff Park Subdivision.

The probable total cost of said improvement, as shown by the estimate of the City Engineer is \$17,345.16, exclusive of costs of collection, interest and incidentals. Of said total cost the said City of Grand Junction shall pay approximately the sum of \$1,351.71 for constructing sidewalks, curbs and gutters, and paving on street intersections.

The maximum share of such total cost shall be \$1.80 per front foot for a four foot sidewalk; \$1.80 per front foot for curb and gutter; and \$2.70 per front foot for paving.

To all of said estimated cost there shall be added six per centum for costs of collection and 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 due and payable, without demand, within thirty 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 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 per centum per annum shall be charged on unpaid installments.

On the 3rd day of August, A. D. 1949, at the hour of 7:30 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 15th day of June, 1949.

It was moved by Councilman Martin and seconded by Councilman Colescott that the resolution be passed and adopted as read. Roll was called on the motion with the following results: Councilmen voting "AYE," Carson, Dufford, Colescott, Martin and Hoisington. All councilmen voting "NO," none. All councilmen present having voted "AYE", President declared motion carried and the resolution duly passed and adopted.

City Manager Moore made a report on the Colorado Municipal League Conference held in Glenwood Springs on June 9, 10, and 11th.

Mr. Pedro Echave, 127 Colo., requested that the Council grant him a rebate on his water bill that had been \$34.02 which was due to a leak. Councilman Carson moved and Councilman Martin seconded it that the water bill be reduced to \$22.52. Roll was called on motion with all members of council voting "AYE". Motion carried.

Mr. Vern Austin presented specifications for a sandwich shop to be put on the corner of 6th and Rood and it was referred to the building department for checking.

Some discussion was had on meter installations for all services within the city and issuance of water revenue bonds to finance the installation of 2,129 meters necessary to put the entire city upon a meter basis. Further discussion was postponed until the next meeting of the council.

It was moved by Councilman Carson and seconded by Councilman Martin that the meeting adjourn. Motion carried.

/s/ Helen C. Tomlinson  
City Clerk