

Grand Junction, Colorado
March 5, 1952

The City Council of the City of Grand Junction met in regular session at 7:30 o'clock, P. M. Councilmen present and answering roll call were Harper, Hoisington, Ela, Colescott, Carson, Walt and President Hanson. Also present were City Manager Toyne and City Clerk Tomlinson. City Attorney Banks was absent.

It was moved by Councilman Walt and seconded by Councilman Colescott that the minutes of the regular meeting held February 20th be approved as written.

TO DECONTROL RENT. The matter of decontrolling rents in this area was brought up and discussed. A letter from the Grand Junction Board of Realtors was read giving reasons why they thought rent should be decontrolled in this area, and stating that there were twenty-three new homes vacant at this time. The City Clerk had prepared a list of approximately one hundred fourteen houses and apartments vacant at the present time with rentals varying from \$20 to \$85 per month.

Councilman Walt stated that he was definitely in favor of decontrolling rent in this area on account of the fact that part of the rental properties were under rent control and those built in recent years have no control whatever.

Councilman Colescott stated that according to a report which he has received, rentals have gone up everywhere where they have been decontrolled. He cited Birmingham, Alabama, Houston, Texas, Colorado Springs, etc. which were all cities in vital defense areas.

Councilman Carson stated that he did not see any desirable apartments on the list which was furnished him, and regardless of the number, he felt that there were no apartments or houses available which were really desirable places to live.

Councilman Hoisington stated that there were very few listings which were not sub-standard living places.

President Hanson expressed his opinion that everything should be controlled in this area or that controls should be taken off entirely.

The following resolution was presented and read:

RESOLUTION

WHEREAS a petition has heretofore been filed with the City Council of the City of Grand Junction, Colorado, requesting that Federal rent controls be removed in this area; and

WHEREAS the City Council of the City of Grand Junction has caused a housing survey to be made by the Office of Rent Stabilization and has held a public hearing, after ten days notice, upon the question of whether there now exists such a shortage in rental housing accommodations as to require rent control in the City of Grand Junction;

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

That the said Council has found and determined, and does hereby find and determine, that there longer exists such a shortage in Rental Housing accommodations as to require rent control in the City of Grand Junction; and that the proper Federal authorities shall be forwarded copies of this Resolution requesting that the provisions of the Rent Control Act shall be terminated in the said City of Grand Junction.

Passed and adopted this _____ day of March, 1952.

/s/

President of the Council

ATTEST:

/s/

City Clerk

It was moved by Councilman Walt and seconded by Councilman Ela that the Resolution be passed and adopted as read. Roll was called on the motion with the following results:

Councilmen voting "AYE:" Ela, Harper, Walt and Hanson

Councilmen voting "NAY:" Carson, Colescott and Hoisington

A majority of the Councilmen voting "AYE," the President declared the motion carried.

DEFER PESCKO LIQUOR LICENSE. This was the date set for hearing on the application for a liquor license for Walter J. and Alma D. Pescko at the Quincy Cafe. Chief of Police Joe Keith had been unable to get a reply on Mr. Pescko's claim that he had worked for the Hudson Motor Company in Detroit, Michigan. It was moved by Councilman Hoisington and seconded by Councilman Walt that the matter be deferred for further checking. Motion carried.

GRANT SOUTHSIDE GROCERY REQUEST TO CHANGE ADDRESS FOR 3.2 BEER. Mr. Kenneth G. Mark and Mrs. Frances H. Mark, who operate the Southside Grocery, wish to move from 811 So. 7th Street across the street to 832 So. 7th, and

desire to have their 3.2 beer license transferred. It was moved by Councilman Walt and seconded by Councilman Colescott that the application for change of address be granted. Motion carried.

RENEW SAFEWAY STORE 3.2 BEER AT 525 OURAY AVE. Safeway Store at 525 Ouray Ave. made application to have their 3.2 beer license renewed. It was moved by Councilman Ela and seconded by Councilman Carson that the license be renewed. Motion carried.

REPORT ON COLLBRAN PROJECT MEETING. Councilman Harper made a report on the meeting held in Collbran on February 26th on the Collbran project. City Manager Toyne, City Attorney Banks, Silmon Smith, special attorney, Councilman Harper and President Hanson attended the meeting. There had been some misunderstanding on the part of the Collbran people as to just what the Collbran project is intended to do, the cost of same and just how the district would be set up. It was understood previously that there possibly would be two agencies contracting for the repayment of the project to the U.S. Government; one, the City of Grand Junction and possibly the surrounding territory with respect to domestic water, and the other, the Plateau Valley for irrigation water. It recently has been determined that the U.S. Government would prefer to have one contracting agency. After all the details were explained to the Collbran people, there were only 13 dissenting votes among the large crowd present against the project.

Mr. Clifford Jex of the U.S. Bureau of Reclamation was present. He was commended by the Council for the very wonderful job he has done on getting this project ready for submission to Congress.

A letter from the Plateau Valley Water Association to Representative Wayne N. Aspinall was read as follows:

"Hon. Wayne N. Aspinall
Member of Congress
Washington, D.C.

Dear Congressman Aspinall:

There has been an impression in times past that in connection with the Collbran Project there would be two agencies contracting for the repayment to the United States, one consisting of the City of Grand Junction or it and the surrounding territory with respect to domestic water and the other consisting of proposed users of irrigation water in Plateau Valley. It has come to our attention in recent weeks that it may not be feasible to have more than one agency which will enter into a contract with the United States and which will agree to pay the entire indebtedness involved. This is to assure you that, if it appears that it is necessary or more desirable to have one entity composed of all of the territory to be served with irrigation and domestic water, as distinct from two or more agencies, we are willing to proceed with the project on that basis, contemplating that the district, comprising all of the territory to be served, enter

into a contract with the United States, and that district will enter into other contracts with smaller entities composed of irrigation and domestic users.

Signed this 5th day of March, 1952.

CITY OF GRAND JUNCTION
BY

City Attorney

PLATEAU VALLEY WATER ASSOCIATION
By

President"

It was moved by Councilman Carson and seconded by Councilman Hoisington that the City Attorney be given authority to draw up a letter to Representative Aspinall similar to the one written by the Plateau Valley Water Association and send it to Representative Aspinall. Motion carried.

ZONING CHANGE REQUEST WITHDRAWN. A letter from the Columbine Company asking that the petition for changing the zoning on Lots 1 to 5, Block 1 and Lots 10 to 18, Block 2, of High School Addition (E. side of 6th St. from Hall to Orchard and north side of Hall from 5th to 6th,) be withdrawn and all steps so far taken in the zoning action be voided was read.

C. M. TO TAKE OVER MEAT & MILK INSPECTION APR. 1, 1952. A letter from the Mesa County Health Department had been received which stated that after April 1st, 1952, their budget would not allow the inspection of meat in this area. Councilman Harper explained the position of the Mesa County Health Department Board in discontinuing meat inspection. They had first asked that the meat packers in the area pay a fee for each carcass inspected to bring in an estimated \$3,600 to the Department for the balance of the year in order that the service could be carried on. This they had refused to do as they felt that the \$250 yearly inspection fee which they now pay was the highest paid in the State of Colorado, and that if they were required to pay even more, it put them to an unfair advantage in selling meat around over the State.

Most of the Council felt that the Health Department had let them down in not calling them in before they issued an ultimatum discontinuing meat inspection so that some plan might have been worked out whereby the City could possibly have helped out a little more financially. They felt that the Health Board had not been quite fair in the way they had handled the situation.

Councilman Carson stated that he felt that meat and milk inspections were the most important functions performed by the Health Department and that some

curtailment in nurses or education could have been made rather than to arbitrarily cut off meat inspection.

It was pointed out by various Councilmen that the City pays approximately \$14,000 of the one mill levied by the County Commissioners for the operation of the Department besides the cash donations given every year and the furnishing of one part-time sanitarian. After a very long discussion, it was moved by Councilman Carson and seconded by Councilman Colescott that the City Manager be instructed to take over the inspection of milk and meat as of April 1st; to withhold the \$3,500 appropriated to the Public Health Department in the 1952 budget, and to withdraw the services of Mr. W. S. Gardner as a sanitarian for the Health Department. Roll was called on the motion with the following results:

Councilmen voting "AYE:" Ela, Carson, Colescott, Walt and Hanson

Councilmen voting "NAY:" Harper and Hoisington

A majority of the Councilmen voting "AYE," the President declared the motion carried.

Councilman Harper stated that he would be in favor of the City's taking over the meat inspection but could see no reason for them going to the additional expense of taking over the milk inspection too. Councilman Hoisington was of the same opinion, but other members of the Council felt that it would be well to get it all set up under City supervision as it would no doubt be only a short time until the mesa County Health Department would probably not be able to inspect milk.

CITY HALL POOLS INTO ROSE GARDEN. It was moved by Councilman Walt and seconded by Councilman Harper that the pools in front of the City Hall be converted into a rose garden. Roll was called on the motion with the following results:

Councilmen voting "AYE:" Carson, Harper, Walt and Hanson

Councilmen voting "NAY:" Ela, Colescott and Hoisington

A majority of the Councilmen voting "AYE," the President declared the motion carried.

COMMERCIAL USERS OF PARK AUDITORIUM TO PAY EXTRA LABOR. A letter from Mr. Ralph Stocker, Superintendent of Parks, was read regarding the cost for readying the auditorium for wrestling matches in which he showed the actual cost for putting up and taking down the ring and the bleachers in the auditorium. A \$20.00 charge has been made for work which is costing approximately \$75.00. Mrs. Toothaker spoke regarding their enterprise and stated that if the cost was too high, they would have to discontinue the wrestling matches.

It was moved by Councilman Carson and seconded by Councilman Harper that the rent on the Lincoln Park Auditorium remain at \$30.00 plus \$5.00 for rental of the speakers and that all costs for setting up equipment and taking it down be added for any commercial enterprise. Roll was called on the motion with all members of the Council voting "AYE." The President declared the motion carried.

GRANT LAYBACK CURB TO GRAND OIL CO. Mr. Ed. Moffitt of the Grand Oil Co. requested that he be permitted to put in a lay-back curb between Main and Colorado on So. 7th from their driveway to the alley, a distance of 71 feet. Chief of Police Joe Keith stated that he could see no reason for not granting this request, and also stated that he had talked to City Engineer Burton and he had no objection to the construction of this lay-back. It was moved by Councilman Colescott and seconded by Councilman Carson that the request be granted with the provision that at the discretion of the City Council parking meters maybe installed along the street. Motion carried.

PASS ORDINANCE NO. 850. The Proof of Publication to the proposed ordinance entitled "AN ORDINANCE TO REPEAL SECTION 2 OF ARTICLE VI OF ORDINANCE 11, SECTION 2 OF ARTICLE VIII OF ORDINANCE 83, SECTIONS 2, 3 AND 5 OF ORDINANCE 96; SECTIONS 4, 5, 7, 11, 12, 14, 16, AND 17 OF ARTICLE I OF ORDINANCE 179; SECTIONS 1 AND 4 OF ARTICLE III OF ORDINANCE 179; SECTIONS 3, 4 AND 5 OF ARTICLE IV OF ORDINANCE 179; SECTIONS 5 AND 6 OF ORDINANCE 221; ORDINANCE 222; ORDINANCE 282; AND SECTION 5 OF ORDINANCE 321," was presented and read. It was moved by Councilman Hoisington and seconded by Councilman Walt that the Proof of Publication be accepted and filed. Motion carried.

It was moved by Councilman Walt and seconded by Councilman Ela that the Ordinance be called up for final passage. Motion carried.

The ordinance was then read and it was moved by Councilman Ela and seconded by Councilman Colescott that it be passed and adopted, numbered 850 and ordered published. Roll was called on the motion with all members of the Council voting "AYE." The President declared the motion carried.

FINNESSEY TO TRAFFIC COURT CONFERENCE. Mr. Laurence Finnessey requested permission to attend to Governor's Traffic Court Conference in Denver, March 7th and 8th. It was moved by Councilman Carson and seconded by Councilman Walt that Mr. Finnessey's request be granted. Roll was called on the motion with all members of the Council voting "AYE." The President declared the motion carried.

GRANT D&RG 8 INCH WATER TAP. The D & RG request an eight inch water tap at 25th and North Ave. for a water line to go south to serve the new hump yard. It was moved by Councilman Carson and seconded by Councilman Hoisington that the request be granted. Motion carried.

WATER BILL ADJUSTMENTS. (a) Mrs. Ardie McIntyre, 935 North Ave., stated that she had a service line leak which apparently never showed on the surface so that it could be detected until the meter was read. 78,300 gallons of water was used in the quarter which amounted to \$1845. A year ago during the same quarter, she used 11,500 gallons of water which would amount to \$6.48. She asked for an adjustment on her bill. It was moved by Councilman Harper and seconded by Councilman Colescott that the water bill for Mrs. McIntyre be adjusted at \$6.48. Roll was called on the motion with all members of the Council voting "AYE." The President declared the motion carried.

TO INVESTIGATE HOLLENBECK PROPERTY. A letter from Mr. Laird Smith, Realtor, was read in which he stated that Mr. Chas. V. Hollenbeck has placed all of his real estate and water rights in the Kannah Creek area up for sale. He has approximately 1,600 acres with five sets of buildings and improvements, 1,290 acre feet of reservoirs, approximately 28 feet direct flow of irrigation water and 27 second feet conditioned decree for storage and irrigation. He asked if the City would be interested in purchasing any or all of this property.

It was moved by Councilman Carson and seconded by Councilman Harper that the letter be referred to the City Manager and City Engineer for checking as quickly as possible. Motion carried.

TELEGRAM RE WESTERN SLOPE GAS CO. MATERIALS. A telegram was read from Representative Wayne Aspinall and Senators Johnson and Milliken in regard to telegrams sent to them by President Hanson concerning the materials needed by the Western Slope Gas Co. to build the natural gas line into Grand Junction.

APPROVE BONDS. The following bonds were presented.

Wesley E. Ramsey & R. A. Porter dba Allen-Wesley Studio	Home Portrait
Klem Lamar Schurr <input type="checkbox"/>	Cement Contractor <input type="checkbox"/>
Donald W. Krug <input type="checkbox"/>	Cement Contractor <input type="checkbox"/>
Berry & Jensen	Cement Contractor

It was moved by Councilman Colescott and seconded by Councilman Walt that the bonds be accepted and filed when they have been approved by the City Attorney. Motion carried.

ONAN PROTESTS SIGN LICENSE. Mr. Lawrence Onan appeared before the Council and stated that he had paid his sign contractor's and sign painter's license under protest because there were other contractors in the City doing work without a license and he does not feel that it is fair for one to be licensed and another to not have to be licensed. It was moved by Councilman Carson and seconded by Councilman Walt that the matter be referred to the City Attorney for interpretation of the sign ordinance. Motion carried.

MARTIN ABOUT LINCOLN PARK AUDITORIUM. Mr. Al Martin appeared before the Council and suggested that when there are large crowds in Lincoln Park Auditorium that the west door be opened so that the crowds can disperse more rapidly. The Council agreed that this would be a good idea.

OLSON WATER CO. REQUEST FOR MORE TAPS. The Olson Water line on Orchard Mesa is putting in new pipe and would like to have a larger meter and permission to allow more taps on their line. This matter was referred to City Manager Toyne.

C. M. TO INVESTIGATE NO TURNS AT FIFTH & MAIN. Councilman Walt suggested that the City Manager investigate the advisability of prohibiting all turns at 5th & Main St.

BRIDGE PIERS AT GRAND AVE. RIVER CROSSING. Councilman Colescott suggested that the County be contacted concerning the old piers at the Grand Ave. bridge site and also suggested that the coffer dam built when the new bridge was constructed should be removed before high water.

AIRPORT COMMITTEE REPORT. President Hanson stated that he had received a report from the Airport Committee, Preston Walker, Tom Clark and Porter Carson, and that he would like to have a copy of this report furnished to every member of the Council for their study.

TRAILER VIOLATION. It was reported that a trailer was parked at 555 Orchard Ave.

TRAFFIC PROBLEM AT 7TH & GRAND. It was suggested that a policeman be stationed at 7th & Grand Ave. to direct traffic during the times of day when traffic is at its peak.

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

/s/ Helen C. Tomlinson
City Clerk