

Grand Junction, Colorado
August 18, 1954

The City Council of the City of Grand Junction met in regular session at 7:30 P. M. Councilmen present and answering roll call were McCormick, Severson, Harper, Colescott, Wright, Lowe and President Walt. Also present were City Manager Toyne, City Attorney Groves and City Clerk Tomlinson.

It was moved by Councilman Harper and seconded by Councilman Severson that the minutes of the regular meeting held on August 4th be approved as written. Motion carried.

HEARING ON MOOSE LODGE CHANGE. This was the date set for hearing on the application of the Loyal Order of Moose to move their Club liquor license from the Margery Building to 2432 North Avenue. There was to be a delegation present representing the Moose Lodge and Mr. Seymour, their attorney. This delegation had not arrived so the matter was postponed until later in the evening.

PROP. ORD. - LAND AREA REQUIREMENTS. Mr. Claude Smith, member of the Board of Adjustment, spoke to the Council concerning a proposed ordinance changing the land area in a Business "A" District from 3,000 square feet to 1,500 square feet for each family unit. The proposed ordinance was read, and it was moved by Councilman McCormick and seconded by Councilman Lowe that the proposed ordinance be passed for publication. Motion carried.

REFER RALPH FOSTER WATER TAP REQUEST TO CITY MANAGER. Mr. Ralph Foster appeared before the Council and asked for a larger water tap on his Orchard Mesa line to provide for four users. It was moved by Councilman Colescott and seconded by Councilman Severson that this matter be turned over to the City Manager and City Engineer for a later report to the Council. Motion carried.

VACATION OF ALLEY - G.J. BLDG. MATERIALS CO. The Grand Junction Building Materials Company filed a petition asking that the east 300 feet of the alley in Block 22 and the west 200 feet of the alley in Block 23 of Milldale Subdivision and 11th Street between 4th Avenue and Winters Avenue be vacated.

It was moved by Councilman Colescott and seconded by Councilman McCormick that this matter be deferred until Mr. Gardner can contact the rest of the owners of property in Blocks 22 and 23 to see if the alley in the entire two blocks can be vacated so that no dead ends will be left, and when this is done, the City Manager call the Council together to look at the property. Motion carried.

NAVY TAG DAY - Sept. 18, 1954. The Navy Mothers requested that they be granted permission to hold a tag day on Main Street on September 18th. It was moved by Councilman Harper and seconded by Councilman Lowe that the request be granted. Motion carried.

WATER BILL ADJUSTMENTS. The following water bill adjustments were presented which were due to service line breaks:

		<u>1954</u>		<u>1953</u>
J. W. Peart, 649 N. 16th St.	74,400 gal.	\$17.31	50,000 gal.	\$13.10
Forest Clem, 620 White Ave.	198,000 gal.	54.13	22,000 gal.	9.44

It was moved by Councilman Lowe and seconded by Councilman Colescott that Mr. Peart's water bill for 649 No. 16th St. be adjusted at \$13.10 and Mr. Clem's at 620 White Ave. be adjusted at \$9.44. Roll was called on the motion with all members of the Council voting "AYE." The President declared the motion carried.

WILCOX REQUEST TO BUY BACK LOTS. Mr. Carrol Wilcox requested that due to a misunderstanding, he let Lots 11 to 18 inclusive Block 1 and Lots 9 and 10 Block 2 Wilcox-Bixby Subdivision be sold for taxes. The City purchased the tax certificates on these lots. Mr. Wilcox requests that he be allowed to reclaim them and is willing to pay all expenses which the City has incurred on these lots.

It was explained that the City Attorney's office is now quieting title on the lots and that there was approximately \$2,000 paid out on taxes and additional expense for filling in with dirt in several instances where a draw runs through this property. This matter was referred to the Committee on Tax Collection for investigation and report back to the Council at the next meeting.

TO COOPERATE WITH CO. COMMISSIONERS RE DOGS. A copy of a letter from the Mesa County Board of Health to the Board of County Commissioners was read concerning county-wide licensing of dogs. They stated that due to the fact that Mesa County is very inadequately protected from rabies, they recommended a county-wide program of licensing and vaccination for dogs.

This letter was filed for future consideration if and when the County Commissioners decide to go along with county control of dogs, the City would consider cooperating with their program.

CONTINUE HEARING ON MOOSE APPLICATION FOR LIQUOR LICENSE CHANGE. Mr. Frank Seymour, Attorney for the Loyal Order of Moose, told the Council that a petition had been circulated in the neighborhood of the Artistic Furniture Building at 2432 North Avenue, and that there was no opposition to the establishment of a Club liquor license for the Moose at that location. He explained that the Moose Lodge has an option to purchase this building and were anxious to know whether the Council would grant them permission to move their Club liquor license.

Mr. Mantlo stated that they had plans drawn for the improvement of the building to serve their needs as a Club and also to improve the outside of the building. Councilman Wright moved that in view of the fact that there was no opposition to the request for the Moose Lodge to move their Club liquor license from the Margery Building to 2432 North Avenue that the transfer be granted. The motion was seconded by Councilman Colescott.

City Attorney Groves asked when they expected to be moving into the new building and Mr. Mantlo stated that it would be about the first of the year before the tenants would have to be out and the building could be remodeled. City Attorney Groves then stated that he would be going into Denver on Thursday, August 19th, and would like to discuss this matter with the Attorney General, Secretary of State and Liquor Inspection Department as the law requires the change of address to be granted to a specific building and if the building was to be changed in any way, he would want to be sure that the Council and the State Licensing Authority were authorized to make such change at the present time. He stated that he would make a report to the Council at the next regular meeting.

Councilman Wright with the consent of Councilman Colescott withdrew his motion to grant the license, and it was moved by Councilman McCormick and seconded by Councilman Severson that the hearing be continued until September 1st. Motion carried.

CITY MGR. AND CITY ENGR. TO ANSWER LETTER RE SEWAGE DISPOSAL. A letter from Mr. Stuck, Chairman of the Health and Welfare Committee of the State Legislature, asking for a report on the City Council's activities in improving sewage treatment facilities in the City of Grand Junction was read. City Engineer Burton and City Manager Toyne were instructed to reply to Mr. Stuck along the lines of the hearing in Glenwood Springs a few weeks ago.

T HANGARS AT AIRPORT. Councilman McCormick reported that the hangar foundations had been poured and that the factory engineer would be in on Monday to complete the erection of the T Hangars at Walker Field. He also stated that he would have a meeting of the Airport Committee to set the rental charges for the hangars.

DISCUSS PLATTING OF OUTSIDE AREAS. Councilman Severson asked about the platting of outside subdivisions and whether the City had any control or any way of controlling zoning in areas outside the City limits. City Manager Toyne reported that county zoning was considered sometime ago and had not been approved and that at the present time the City has no control whatever over outside buildings and improvements. The Council could refuse to give water privileges outside the City limits and discourage building in that way.

President Walt said that he was a member of a county committee along this line and that they would be holding a meeting in the near future at which time he would be

glad to bring this matter before the committee members. This matter was referred to City Manager Toyne, City Engineer Burton and City Attorney Groves to investigate and to give any assistance they can to the county committee on planning and zoning.

HANSON REQUEST FOR 4" TAP. City Engineer Burton reported that Mr. Hanson had been in again to see about the possibility of getting the 4 inch water tap on the flow line for 40 water users. He stated he had investigated the matter some and learned that Mr. Hanson as yet does not have ownership of the ground.

It was moved by Councilman Harper and seconded by Councilman McCormick that the meeting adjourn. Motion carried.

/s/ Helen C. Tomlinson
City Clerk