

Grand Junction, Colorado
January 19, 1955

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, Wright, Severson, Lowe, Colescott and President Walt. Councilman Harper was absent. Also present were City Manager Toyne, City Attorney Groves and City Clerk Tomlinson.

It was moved by Councilman Lowe and seconded by Councilman Colescott that the minutes of the regular meeting of January 5th and the regular adjourned meeting of January 12th be approved as written. Motion carried.

COMMITTEE TO REPORT ON TRAILER ORD. NEXT MEETING. Councilman McCormick told Mr. Don Krug, representative of a trailer court at 2323 North Avenue, that his committee would be ready to report and make recommendations for the solving of trailer problems at the next meeting of the Council.

RELOCATION OF CITY SHOPS DISCUSSED. President Walt asked Councilman Severson to act as Chairman of the Council during the discussion concerning the city shops. Councilman Lowe, Chairman of the Committee on the shop location, reported that the Committee had considered two locations, one in Milldale Subdivision and the other on West Road Avenue. There are four different locations in Milldale Subdivision that could be used with the largest being Lots 17 to 32, Block 19, where the City yard is now located. This area would not be large enough for the yard and the shops and in considering the convenience of having everything in one location, the Committee decided that the property on West Road Avenue would be the better location. There is 150,000 square feet available for use at the West Road Avenue location. The re-sale value of the lots in Milldale is much more than those on West Road.

Councilman Wright stated that the Committee had given consideration especially to an area that would accommodate the City shops and yard now and also for future growth. He thought the warehouse might be kept where it is until the lots can be profitably sold.

(Councilman Harper arrived at the meeting at this time.)

Councilman Wright also stated that the accusation of the Chamber of Commerce which had been made in the Daily Sentinel on January 16th was very unfair and that the Council should not have been criticized until they had arrived at a decision as to whether or not the lots in Milldale Subdivision were more valuable to them than they were to be sold.

The Council discussed the matter of moving the shops and yard to West Road and the availability of these lots to the streets where the equipment would have to be

moved. It was moved by Councilman Colescott and seconded by Councilman Wright that the Committee's report be accepted. Motion carried.

MINERALS ENGR. RENEW OFFER FOR LOTS-MILLDALE. Mr. Blair Burwell appeared before the Council and a letter was presented which was written by him renewing the offer which had been made for Lots 17 to 32 Block 19 of Milldale Subdivision. He stated that their need for expansion was acute, and that these lots were right across the road from their present plant and they would like to have the Council consider again selling them to Minerals Engineering. He also stated that possibly Minerals Engineering could work out an agreement with the City to build a comparable warehouse on the West Rood location if the Council would agree to sell all of the 4th Avenue lots.

It was moved by Councilman Wright and seconded by Councilman Harper that City Manager Toyne and City Engineer Burton be authorized to negotiate with Mr. Burwell concerning the building of a warehouse on the West Rood location and report back to the Council at the next meeting. Motion carried.

President Walt again took charge of the meeting and presided during the balance of the meeting.

RENEW T. B. WILLIAMS BEER LICENSE. Mr. T. B. Williams, 215 Colorado Ave., requested that his beer license be renewed, and it was moved by Councilman Lowe and seconded by Councilman Severson that the application be approved. Motion carried.

TO ADVERTISE COSTER APPLICATION FOR BEER LICENSE. Valey and Mary Coster, 811 So. 7th St., made application for a 3.2 beer license. It was moved by Councilman Colescott and seconded by Councilman Lowe that this application be advertised for hearing on February 16th. Motion carried.

CHANGE OF ZONING. The Board of Adjustment met Wednesday morning and considered an application to change the zoning of Lots 8 and 9, Block 1, Elmwood Plaza, from Residence A to Residence B District. These lots are located on 17th and Hall. It was moved by Councilman Harper and seconded by Councilman Severson that the date for hearing on the change of zoning on these lots be set for February 16th and the property owners affected so notified. Motion carried.

The Board also considered a petition to change Lots 11, 12, 13, 14, 15, 16, 17 and 18 in Block 17 from Residence B to Business AR. This petition was rejected by the Board. It recommended to the Council that they reclassify Lots 11 through 20 Block 17 and Lots 17 through 22 Block 6 from Residence B to Business AR. It was moved by Councilman Wright and seconded by Councilman Lowe that the date for hearing to change Lots 11 to 20 Block 17 and Lots 17 to 22 Block 6 from Residence B to Business AR be set for February 16th and that all affected property owners be notified of such proposed change and hearing. Motion carried.

PETITION FOR ANNEXATION-THOR PETERSON. Mr. Thor Peterson presented a petition asking that property north of Bookcliff Avenue to the Grand Valley canal and from a point 105 feet west of No. 20th Street to a point 165 feet east of North 22nd St. be annexed to the City. The following resolution was presented and read:

RESOLUTION

WHEREAS, a petition has been filed with the City Clerk and is now presented to the City Council requesting the annexation of the following described property to the City of Grand Junction, Colorado, to wit:

All that part of the W 3/4 NW 1/4 NE 1/4, Section 12, Township 1 South, Range 1 West Ute Meridian, Mesa County, Colorado, lying South of the Grand Valley canal.

WHEREAS, upon examination of the said petition and hearing the testimony presented, the City Council does hereby find that the said territory is eligible for annexation to the City of Grand Junction; that the petition was signed by the owners of more than 50% of the area of the territory sought to be annexed; that said petition was signed by all of the land owners residing in said territory at the time the petition was signed; that there are attached to said petition four copies of a map or plat of said territory which is suitable for filing; and that the said petition and maps are sufficient and substantially meet the requirements of Section 2 of Chapter 314, Session Laws of Colorado 1947;

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

That the said petition for annexation shall be and the same is hereby accepted and approved, and that notice of filing of said petition shall be published once each week for four publications in the Daily Sentinel.

PASSED AND ADOPTED this 19th day of January, 1955.

President of the City Council

ATTEST:

City Clerk

It was moved by Councilman Severson and seconded by Councilman Lowe 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.

WATER BILL ADJUSTMENTS. The following people presented requests for water bill adjustments due to excessive use of water due to water line breaks and all of which have been repaired:

<u>Name</u>	<u>Address</u>		<u>1-1-55</u>		<u>1-1-54</u>
Luciano Martinez	436 Rockaway	85,700 gal.	\$19.26	9,900	\$6.24
Rosa Gilber	635 Ute Ave.	184,400 gal.	36.26	14,100	6.92
Mrs. Clara Magna	741 Noland Ave.	162,100 gal.	32.42	1,200	6.10
Louis Fazio	616 Pitkin Ave.	60,200 gal.	19.58	25,400	8.86

It was moved by Councilman Colescott and seconded by Councilman Lowe that the adjustments be granted on the same basis as water used in the corresponding quarter of last year. Roll was called on the motion with all Councilmen voting "AYE." The President declared the motion carried.

REFUSE LAYBACK CURB FOR S.R. BRAY. Mr. S. R. Bray requested permission to have a lay-back curb in front of his property at 1041 No. 7th Street. The Council asked Chief of Police Karl Johnson what he would recommend concerning this lay-back curb, and he stated that he was not in favor of any lay-backs where cars had to back into moving traffic; that he felt that parallel parking in all places was safer and a better way of handling traffic. It was moved by Councilman Harper and seconded by Councilman Lowe that in view of the traffic hazard that the request of Mr. Bray be denied. Motion carried.

2% FOR FIREMEN'S PENSION. Further consideration of the Firemen's Pension fund was given by the Council. It was moved by Councilman Harper and seconded by Councilman Colescott that the City Attorney be authorized to draw up an ordinance with the City giving 2% to the Firemen's Pension fund and the firemen contributing 2% to the pension fund in order to build up the fund to a sufficient amount to provide pensions for the firemen when they need it. Roll was called on the motion with all Councilmen voting "AYE." The President declared the motion carried.

CONSIDER REQUEST TO LEASE AIRPORT PROPERTY. A letter from Jack Gonger, Ed Woynowskio, and Eddie Miles was read making application for the lease of property located at the municipal airport from the Administration Building boundary to the old hangars at West end of strip and also along the approach road to the old hangars back along the old Weather Bureau road to boundary of administration building. This group is planning on putting in an aircrafts parts, service and sales, a modern cafe and pilots lounge, and a Standard Oil gas station and will construct the building. In the future they hope to build a Modern Flight Line Motel.

It was moved by Councilman Harper and seconded by Councilman Wright that this matter be referred to the Airport Committee. Motion carried.

Councilman Harper stated that he had just returned from a plane trip to Arizona and that his plane had landed in Farmington, New Mexico. There was a very nice restaurant in the Administration Building at Farmington and it added a great deal to the comfort of the people who travel by plane. Councilman Harper felt that the City of Grand Junction should redouble its efforts to get a restaurant in our Administration building at Walker Field. He felt it would be quite an attractive addition to the facilities at the Airport.

Councilman Wright stated that he had already contacted the man who operated the restaurant at the Farmington Airport and had been advised to get in touch with the City Manager at Farmington to find out the details of the operation of this restaurant, and that he would be glad to go ahead and contact the Farmington City Manager.

COMIC BOOKS. A resolution passed by the American Legion Auxiliary #37 was presented to the Council concerning undesirable comic books. This resolution was referred to Councilman Wright.

DAYS - MAY 7 CARNATION - MAY 15 LAPEL. The American War Mothers requested permission to sell carnations on the streets on May 7th and the Daughters of Union Veterans requested permission to sell lapel tags on Saturday May 15th. It was moved by Councilman Colescott and seconded by Councilman Lowe that these requests be approved. Motion carried.

DISCUSS MAKING SURVEY ON SEWAGE PROBLEMS. City Manager Toyne recommended that the City contact competent sanitary engineers to get started on a preliminary survey on plans and estimates for additional sewage disposal facilities for the City of Grand Junction.

It was moved by Councilman Wright and seconded by Councilman Colescott that City Manager Toyne be instructed to proceed in securing costs of the services of a competent sanitary engineer to go ahead with the preliminary survey for additional sewage disposal facilities. Motion carried.

TRAFFIC LIGHT 5TH & NORTH AVE. City Manager Toyne also reported that the State Highway Department has approved a traffic actuated light at 5th and North Ave. This installation would consist of four suspended lights which would be operated by moving traffic. The approximate cost for the installation would be \$4,000. This matter was discussed, and it was decided to ask the State Highway Department for approval of a button for use of pedestrians who wish to cross the street at this location. It was moved by Councilman McCormick and seconded by Councilman Lowe that the City Manager be instructed to contact the State Highway Department and get their approval for a push button installation and if that is approved, to go ahead with the traffic

actuated signal at 5th and North Avenue. Roll was called on the motion with all members of the Council voting "AYE." The President declared the motion carried.

TO ADVERTISE BIDS FOR LOTS. City Manager Toyne also reported that he had had a request to purchase four lots at the southwest corner of 8th and Pitkin. It was moved by Councilman Wright and seconded by Councilman Harper that these four lots on the southwest corner of 8th and Pitkin be advertised for sale, bids to be turned in to the City Council to reject any and all bids. Roll was called on the motion with all members of the Council voting "AYE." The President declared the motion carried.

SHOP COMMITTEE TO CONTINUE. It was decided that the Shop Committee should continue working on matters pertaining to the city shops and yards and continue to render assistance to the City Manager and City Engineer concerning the costs and financing of moving the shops and yard.

WATER COMMITTEE. The City Manager was instructed to meet with the Water Committee to determine bond schedules and other matters pertinent to the sale of the recently voted \$1,500,000 water bond issue. It was moved by Councilman McCormick and seconded by Councilman Severson that the Water Committee be instructed to go ahead and work with Mr. Toyne in any way possible in getting ready to advertise for the sale of the bonds. Motion carried.

PLAYGROUNDS IN NEW SUBDIVISIONS. The matter of providing playgrounds in new subdivisions was brought up and discussed, and Councilman Severson was asked to investigate and make a report back to the Council on this matter.

RECREATION COMMISSION. Councilman Severson reported that the Recreation Commission had managed to get their bills all paid and close the year with a balance of approximately \$500 so that they did not need to ask the Council and School District for additional funds.

T HANGAR FOR FISH & GAME DEPT. City Attorney Groves reported on the status of the hangar rental lease with the State Fish and Game Dept. They had reported that it was impossible for them to comply with the indemnity clause in the lease. They had tried to get an insurance policy to cover any liability. This had not gone through either and they now requested that the City add to their liability insurance the additional hangar the Fish and Game Department desired to lease and to bill them proportionately for the cost of this insurance. The City does not have any liability insurance so this request could not be granted.

It was suggested by Councilman Lowe that if the State Fish and Game Department could meet the conditions of the lease either by the City getting an insurance policy and charging them with the premium or getting an insurance policy themselves and if they would start paying rent from Nov. 1st, the lease could be signed; otherwise, that it be canceled and the hangar leased to someone else.

It was also determined that the leasing should be turned over to the City Manager and the Airport Committee relieved of this responsibility.

PROPOSED ANNEXATION. City Attorney Groves brought up the matter of a prospective annexation which Coe Van Deren is contemplating which will be south and east of Sungold Park and Sungold Park Annex. In this proposed annexation there are two questions concerning the width of the street and placing of sidewalks which are a violation of the City of Grand Junction ordinances. One owner of property refuses to give more than forty feet for a street and the ordinance requires that not less than fifty feet be provided in any proposed annexation.

It was moved by Councilman Wright and seconded by Councilman Lowe that Mr. Van Deren be instructed that after this tract of land is annexed to the City condemnation proceedings be started for a fifty foot street and that Mr. Van Deren pay the court costs and other actual expense incurred by the City for the condemnation suit. Roll was called on the motion with all Councilmen voting "AYE." The President declared the motion carried.

CITY-COUNTY PLANNING. President Walt stated that he had attended meetings in connection with planning for the City, County, School District and Chamber of Commerce, and they had asked their respective lawyers to get together and be in a position to give them information on the situation legally. Each unit, the City, County and School District were to be asked to contribute a small amount of money in order that the planning of the growth along the fringe areas of the City, truck routes and school areas could be considered. There were several points considered, whether this planning commission should be a citizens committee and what recommendations should be made for the sale of water and many other matters which were of great importance in the development of this area.

It was moved by Councilman Wright and seconded by Councilman Severson that the Council express their approval of President Walt's actions so far and have him to continue along the same lines. Motion carried.

WATER COMMITTEE. President Walt also reported that the Water Committee had been considering engineering costs on the water program and would be getting bids on engineering in a short time; that the Council would be given full information as they proceeded.

DISCUSS CLEANING STREETS. President Walt then brought up the matter of cleaning the streets and getting the cars cleared from the streets at night. City Attorney Groves stated that an ordinance could be passed prohibiting night parking of cars or prescribing certain hours for parking or that it could be controlled by signs. This matter was referred to the City Manager, City Engineer, City Attorney and Chief of Police for a report back to the Council at a later meeting.

It was moved by Councilman McCormick, duly seconded and carried that the meeting adjourn.

/s/ Helen C. Tomlinson
City Clerk