

Grand Junction, Colorado
February 2, 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, Harper, Severson, Colescott, Lowe and President Walt. Councilman Wright was absent. Also present were City Manager Toyne, City Attorney Groves and City Clerk Tomlinson.

It was moved by Councilman Harper and seconded by Councilman Lowe that the minutes of the regular meeting held January 19th be approved as written. Motion carried.

GRANT BEER LICENSE NADINE STEVENS. This was the date set for hearing on the application of Nadine Stevens for a beer license for the Anderson Food Mart at 539 No. 1st Street. It was moved by Councilman Lowe and seconded by Councilman Colescott that the license be granted. Motion carried.

RENEW BEER LICENSES. Applications from Safeway Stores, 217 No. 7th, and Mrs. Claude Basquette for Longo's Grocery, 322-24 So. 2nd Street, were presented. It was moved by Councilman Severson and seconded by Councilman Lowe that the licenses be granted. Motion carried.

SELL LOTS TO SCHIESSWOHL. This was the date set for receiving bids for Lots 16, 17, 18, and 19 Block 150. The following bids were opened by the City Clerk:

R. H. & R. A. SCHIESSWOHL	\$4,500.00
Ira G. Carpenter	4,455.00
Laird K. Smith	4,000.00
Harry R. Trinder	4,224.00
Thomas S. Golden	2,960.00
August A. Storey	2,000.00
John Cadez	2,165.00
George C. Annis	1,367.00
Dante Raso	1,500.00

Carl B. Binkley	1,120.00
Robert V. Smith	1,100.00

The advertisement for the bids on the lots had stated that the purchaser must assume the balance of the paving assessments on the 8th Street paving which at present amounts to \$633.26.

The following resolution was presented and read:

RESOLUTION

WHEREAS, the City of Grand Junction, Colorado, is the owner of the following described real estate, situate in Mesa County, Colorado, to wit:

Lots 16, 17, 18 and 19 in Block 150 in the City of Grand Junction.

WHEREAS, said real estate is not used or held for park purposes or for any other governmental purpose and the City desires to sell and dispose of the same:

WHEREAS, the City has advertised the said property for sale and has accepted bids thereon; and

WHEREAS, in response to said request for bids R. H. Schiesswohl and R. A. Schiesswohl have offered the sum of \$4,500.00 for said property; and

WHEREAS, said bid is the best bid received by the City for said described property and a conveyance of said property to said R. H. Schiesswohl and R. A. Schiesswohl 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 R. H. Schiesswohl and R. A. Schiesswohl; and that W. D. Toyne, as City Manager, and Helen C. Tomlinson, as City Clerk, shall be and they are hereby authorized, empowered and instructed to execute and deliver on behalf of the City of Grand Junction, Colorado, a quit claim deed to convey such property and to affix thereto the seal of this City.

It was moved by Councilman Harper and seconded by Councilman McCormick 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.

TO SIGN CONTRACT WITH TURNEY & ASSOCIATES FOR WATER ENGR.

President Walt reported that a number of meetings of the Water Committee had been held with City Manager Toyne, City Engineer Burton and Attorneys James K. Groves and Warren Turner. They had received four bids from engineering firms, all from apparently good reputable companies although there was quite a variance in price on the proposals for the work. Harold Hoskins and Associates of Lincoln, Nebraska, bid \$23,100, Associated Engineers from Denver, Colorado, \$15,000 plus an additional amount of \$6,500 for extras, Ripple and Howe of Denver, \$42,000 and W. F. Turney & Associates of Santa Fe, New Mexico for \$13,766.15.

City Attorney Groves read a proposed contract which had been worked out for the Turney & Associates Company work. Mr. Turney was present and stated that if the contract were awarded to him, he expected to put in two crews immediately and possibly three to do the preliminary work so that bids for pipe could be received this spring and that actual work could be started on the flowline later in the summer and it could be completed by the summer of 1956. He gave the background of his firm and stated that they were building pipelines all of the time and had had a good deal of experience in this kind of work.

It was moved by Councilman Lowe and seconded by Councilman Severson that the City Manager and City Clerk be authorized to sign a contract with Mr. Turney along the lines of the contract read by Mr. Groves. Roll was called on the motion with all members of the Council present voting "AYE." The President declared the motion carried.

SALE OF \$1,500,000 WATER BONDS. The following notice of sale for \$1,500,000 water bonds was read:

NOTICE OF SALE

GENERAL OBLIGATION WATERWORKS IMPROVEMENT BONDS.

\$1,500,000.00

CITY OF GRAND JUNCTION - GRAND JUNCTION, COLORADO

The City Council of the City of Grand Junction, Grand Junction, Colorado, will receive sealed bids at the City Hall up to 7:30 P. M.

MARCH 16, 1955

for the purchase of \$1,500,000.00 of General Obligation Waterworks Improvement Bonds dated April 1, 1955. These bonds were authorized by a Special election held January 11, 1955.

All are coupon bonds of One-thousand Dollar (\$1,000.00) denomination. Interest is payable December 1, 1955 and semi-annually thereafter on June 1st and December 1st of each year. Principal payable December 1st, 1957, and annually thereafter.

Maturities of the Bonds offered herein are as follows:

<u>Maturity</u>	<u>Amount</u>	<u>Maturity</u>	<u>Amount</u>	<u>Maturity</u>	<u>Amount</u>
1956	\$NONE	1961	\$50,000.	1966	\$160,000.
1957	35,000.	1962	70,000.	1967	205,000.
1958	35,000.	1963	130,000.	1968	205,000.
1959	35,000.	1964	145,000.	1969	205,000.
1960	35,000.	1965	155,000.	1970	35,000.

Principal and interest will be payable at the Office of the City Treasurer, City Hall, Grand Junction, Colorado. Bonds maturing December 1, 1969 and 1970, inclusive, will be subject to redemption at the option of the City in their inverse numerical order, at par and accrued interest, on December 1, 1964, or any interest payment date thereafter.

BIDDING CONDITIONS

Bidders are invited to name the rate or rates of interest these bonds shall bear, provided that the rate or rates are in multiples of one-eighth (1/8) of one (1) percent per annum and do not exceed the maximum of three (3) percent per annum. No bid having more than three rates of interest will be accepted.

No bid for less than par and accrued interest to the time of delivery will be accepted. Bids must be for all Bonds, and must be submitted on Official Bid Form to be furnished by the City.

Bonds with proper interest coupons attached and with an approving opinion of Tallmadge and Tallmadge, attorneys of Denver, Colorado, will be furnished at the City's expense.

A Cashier's check or Certified check drawn to the order of the City of Grand Junction, Colorado in the amount of \$30,000.00 must accompany each bid. This check of the successful bidder will be retained by the City of Grand Junction, Colorado as a guarantee that the bonds will be paid for when ready for delivery and will be cashed by the City as full and complete liquidated damages in the event the bonds are not paid for when presented. Checks of the unsuccessful bidders will be returned immediately. Check of the successful bidder will be returned when payment for the bonds is made.

Delivery of the bonds will be made at any Bank of the City of Grand Junction, Colorado, as designated by the Purchaser, immediately after approval by Tallmadge and Tallmadge, attorneys of Denver, Colorado.

The City of Grand Junction reserves the right to reject any or all bids and to re-advertise or negotiate privately for the sale of said bonds. Bid forms and prospectus will be made available upon request by the City Clerk. The City may, at its option, refuse to consider a bid not made on the prescribed form.

Bids will be opened in public session of the City Council at its regular meeting place in the City Hall at 7:30 P. M., Wednesday, March 16th, 1955.

BY ORDER OF THE CITY COUNCIL on this, the 2nd, day of February, 1955.

Helen C. Tomlinson
City Clerk

It was moved by Councilman Severson and seconded by Councilman Lowe that in accordance with the foregoing notice the City Clerk be instructed to advertise for bids to be received and opened on March 16th for the \$1,500,000 water bond issue. Roll was called on the motion with all members of the Council present voting "AYE." The President declared the motion carried.

REFER WATER TAP REQUEST TO CITY ENGINEER. Mr. Chas. Simadas requested permission to put in a water line for property at 2832 Elm Avenue consisting of approximately 2 1/2 acres. This line will be used by ten large potential building sites and Mr. Simadas asked for a line large enough for ten city water taps. It was moved by Councilman McCormick and seconded by Councilman Colescott that this request be referred to the City Engineer. Motion carried.

GRANT OLSON WATER LINE 4" TAP. Mr. Henry Snyder who lives on Orchard Mesa and is interested in the Olson water line appeared before the Council and stated that they now have a 2 inch line which has been in operation for the past twenty five or twenty six years and they feel that it is going to have to be replaced. They would like to make arrangements for at least a 4 inch tap so that they can furnish water for the entire community around the Columbus School clear up to the Mountain View Store.

Councilman Harper stated that the City would not be able to take on any new customers until their new line is built but it was decided that by the time the Olson Water Line is rebuilt it would be about September 1st before they would be ready for more water.

It was moved by Councilman Harper and seconded by Councilman Severson that the Olson Water Co. be authorized to increase the size of their tap to 4 inches if

they do not increase their usage until September 1st. Motion carried with Councilman McCormick voting "NAY."

DENY KROGH REQUEST TO PURCHASE LAND. Mr. Walter Krogh requested permission to purchase two acres of land where his house is located on Orchard Mesa just below the reservoirs and offered \$2,000 for the two acres. City Attorney Groves stated that this property was purchased in a tract known as Palmer Park and a sale of any portion of it must be approved by the voters of the City.

Councilman Harper stated that Mr. Krogh was leasing this property on reasonable terms and that the Council had felt for a number of years that they did not want to sell any portion of this area. It was moved by Councilman Colescott and seconded by Councilman Harper that the request be denied. Motion carried.

TO ADV. HEARING VELVET LAWNS SUBDIV. Velvet Lawns Subdivision between 21st and 22nd and Elm and Mesa was presented to the Council for approval. It was moved by Councilman Harper and seconded by Councilman McCormick that this subdivision be advertised for hearing at the next regular Council meeting. Motion carried.

REFER REQUEST TO AIRPORT COMMITTEE. Plateau Airways Officials appeared before the Council in regard to leasing ground at the airport for development. It was moved by Councilman Harper and seconded by Councilman Lowe that these plans be referred to the Airport Committee for consideration before being presented to the Council. Motion carried.

Mr. Jim Rigg, II, appeared before the Council and stated that he hoped the Council would require Plateau Airways to observe the same conditions in leasing ground at the Airport that the Rigg Aviation has complied with in the past.

LILY DAY - APRIL 2, 1955. It was moved by Councilman Colescott and seconded by Councilman Lowe that the Crippled Children's Sponsors be allowed to sell lilies on the streets on Saturday, April 2nd. Motion carried.

FILE LETTER PRESTON, IDAHO. Mr. Rulon Dunn, Mayor of Preston, Idaho, requested a donation for their swimming pool. It was moved by Councilman Harper and seconded by Councilman Lowe that this request be received and filed. Motion carried.

CONSIDER MINERALS ENGR. BID ON LOTS. Mr. Burwell, President of Minerals Engineering Company, in a letter to City Manager Toyne stated that his company would pay \$12,285.76 plus assessments of \$1,236.86 for sixteen lots on 4th Avenue and that he understood estimates had been made on what it would cost to replace the warehouse on this property; that Mr. Carl Poland estimated the cost to be \$9,164.00 including a six inch concrete floor. Mr. Burwell stated that his company would be willing to pay 60% of this estimate or \$5,098.40 which would make the total bid price for the lots and building at \$19,021.02.

President Walt asked Councilman Harper to officiate as President during the discussion on the sale of these lots.

After considerable discussion, it was moved by Councilman Lowe and seconded by Councilman Colescott that the City make an offer to Minerals Engineering to sell lots and warehouse at \$21,449.76 which is the amount Mr. Burwell offered for the lots plus the full appraised value of the warehouse. This offer to be accepted or rejected within thirty days. The City Manager and City Engineer are to negotiate with Mr. Burwell on the date of the usage of the warehouse. If all of the details are worked out and Minerals Engineering accepts the offer of the City, the City Manager and City Clerk are authorized to execute a deed to Minerals Engineering Company for the property. Roll was called on the motion with the following results:

Councilmen voting "AYE:" Colescott, Lowe, Severson and Harper

Councilmen voting "NAY:" McCormick

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

ACCEPT AND FILE BONDS: The following bonds were presented having been approved as to form by the City Attorney:

V. A. Green	Cement Contractor
Dale T. Luke	Cement Contractor
J. Earl Barbour dba Barbour Construction	Cement Contractor
LeRoy Dinan	Cement Contractor
A. M. Vale dba Vale Homes	Cement Contractor
C. E. Poland	Cement Contractor
Walker-Lybarger Const. Co.	Cement Contractor
Fred W. Sperber	Cement Contractor
W. J. Pray	Cement Contractor
Clarence Edmonds & Bill Sorther dba Edmonds & Sorther	Cement Contractor
Joe Huerta	Cement Contractor

Klem Schurr	Cement Contractor
Van Deren-Ford Constr.	Cement Contractor
James W. Bainbrick	Cement Contractor
A. G. Manchester	Cement Contractor
Russell R. Beecham	Gas Contractor
J. B. & Bertha Funderburk dba City Gas Co.	Gas Contractor
Public Service Co. of Colo.	Gas Contractor
J. B. & Bertha Funderburk dba W.B. Johnson Plumb & Heat	Gas Contractor
Carl E. Bean dba Clifton Elect. & Supply Co.	Gas Contractor
D. K. Platt Sheet Metal & Heating	Gas Contractor
Holland Furnace Co. of Holland, Mich.	Gas Contractor
David S. Hinkle	Gas Contractor
Herbert M. Wright dba Home Gas & Appliance Co.	Gas Contractor
Carl B. Stowe	Gas Contractor
Clifford Starkebaum	Gas Contractor
Chas. F. Weems	Plumbing Cont.
Lane & Co.	Plumbing Cont.
Clifford E. Starkebaum	Plumbing Cont.
Horace M. Clark	Elect. Cont.
Carl E. Bean, Clifton Elect. & Supply	Elect. Cont.
Wesco Electric Co.	Elect. Cont.
David S. Hinkle	Elect. Cont.

Earl H. Van Gundy	Junk Dealer
J. R. Perry Jr. & Margaret A. Perry dba Perry Studio	Photograph
Wesley E. Ramsey & R. A. Porter dba Allen-Wesley Studio	Photograph
Howard O. Wolfe dba Western Neon Co.	Sign Cont.
Jas. Crosby Mast	Sign Cont.
Eugene P. Wilkinson & Alger Lee Allen dba G.J. Signs	Sign Cont.
W. J. Pray	House Mover
Tony Perry	Auctioneer

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

RESOL. TO CHARGE COSTS FOR PUBLICATION OF NOTICES. The following resolution was presented and read:

3758

RESOLUTION

WHEREAS, the City Council is frequently requested to initiate proceedings in connection with certain matters hereinafter mentioned requiring newspaper publication of notice in connection with such proceedings;

WHEREAS, the Council finds that it would be just and equitable for the person or persons requesting such proceedings to pay the cost of any publication in connection therewith;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION, COLORADO, that as a condition to the initiation of any proceedings by the Council in connection with the granting of beer and liquor licenses, the change of address of a beer or liquor licensee's place of business, a change in zoning regulations, annexation of property to the City, the filing of plats or re-plats of subdivisions or the sale of city property, the person or persons requesting such proceedings shall reimburse the City for any costs incurred by the City in connection with the publication of any notice or notices necessary or incidental to such proceedings and, in advance, shall deposit with the City Clerk the amount estimated by the City Clerk to pay such costs.

It was moved by Councilman Colescott 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 present voting "AYE." The President declared the motion carried.

PROP. ORD. PARKING OF TRAILERS. The following proposed ordinance was introduced and read: AN ORDINANCE AMENDING SECTIONS 2 and 10 AND REPEALING SECTIONS 3, 4, 5 and 6 OF CHAPTER 48 OF THE 1953 COMPILED ORDINANCES OF THE CITY OF GRAND JUNCTION, COLORADO, AND PROHIBITING THE PARKING OF TRAILERS OUTSIDE OF A LICENSED TRAILER CAMP. It was moved by Councilman Harper and seconded by Councilman Lowe that the proposed ordinance be passed for publication. Motion carried.

PLAYGROUND AREAS IN NEW SUBDIV. Councilman Severson reported that he had received several ordinances from other cities in regard to the requirement for playground areas and recreational areas to be set aside in new subdivisions. In nearly all cities, a planning commission of some sort handled this work and approved the parks and playgrounds. Councilman Severson thought that some such board should be set up here in the near future to take care of future annexations where there is no provision made for parks.

PROP. ORD. FUNDS FOR FIREMEN'S PENSION. The following proposed ordinance was presented and read: AN ORDINANCE TO PROVIDE SUPPLEMENTAL FUNDS FOR THE FIREMEN'S PENSION FUND OF THE CITY OF GRAND JUNCTION. It was moved by Councilman Colescott that the proposed ordinance be passed for publication. Motion carried.

FRINGE AREA PLANNING. President Walt brought up the matter of planning and Deputy City Attorney Warren Turner read a letter which he had prepared on the legal aspects on setting up a planning commission. In accordance with the state statutes, a county planning commission should be set up by the County Commissioners and all plots or subdivisions should be approved by this commission. It was decided that Mr. Walt should carry on with the Chamber of Commerce and meet with the County Commissioners in trying to get such a planning board set up for the area immediately adjacent to the city limits of Grand Junction.

It was moved by Councilman Harper and seconded by Councilman Lowe that the City Attorney be instructed to prepare an amendment to the subdivision ordinance to provide that it be necessary for parks and playgrounds to be provided in new subdivisions and that if 5% of the land area to be annexed is not donated for this purpose that a sum of 5% of the land value be put into a special fund of the City to assist in providing parks and playgrounds in other new subdivisions and annexations. Motion carried. President Walt appointed Councilman Severson and Councilman Colescott with himself as Chairman to work on behalf of the City in conjunction with the County, School District No. 51, zoning districts, etc. in setting up a planning commission.

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

/s/ Helen C. Tomlinson
City Clerk