

Grand Junction, Colorado
February 16, 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, Severson, Harper, Wright, Lowe and Colescott. President Walt was absent. Also present were City Manager Toyne, City Attorney Groves, and City Clerk Tomlinson.

With the absence of President Walt, it was moved by Councilman Severson and seconded by Councilman Lowe that Councilman Colescott act as President of the Council Pro Tem. Motion carried and Councilman Colescott took the chair and acted as President of the Council for the evening.

It was moved by Councilman Lowe and seconded by Councilman Harper that the minutes of the regular meeting held February 2nd be approved as written. Motion carried.

HOULTON'S RE-SUBDIVISION. Mr. Gerald Ashby, Attorney for Earle Barbour, presented a petition for the annexation of Houlton's Re-Subdivision. It was moved by Councilman Wright and seconded by Councilman Harper that if the plat be approved by the Engineering Department that it be advertised for hearing on April 6th. Motion carried.

GRANT WATER TAP TO KENNETH SCHINDEL. Mr. Kenneth Schindel appeared before the Council and stated that he had purchased fifteen acres of ground southeast of the Veterans Memorial Park where he expects to build 58 homes. He asked permission for a tap off the flowline to serve this group of homes.

The Council was reluctant to grant permission for more outside users for the summer of 1955 but felt that after 1955 there would be plenty of water to serve the outside users. City Engineer Burton felt that some restrictions could be placed on the parks if necessary so that water would be sufficient for household use.

It was moved by Councilman Wright and seconded by Councilman Lowe that Mr. Schindle's application be granted subject to the restriction that the City can at any time shut off water service to outside users if there is not sufficient water to serve the citizens of the City of Grand Junction. Motion was carried with Councilman McCormick voting "NAY."

GOLF FEES. Mrs. Arnold Summers, President of the Ladies Golf Association of the Lincoln Park Golf Club, protested against the ruling made by the Council a few weeks ago wherein there was no special fee set for golfers playing only 9 holes on a green fee basis. She asked that the Council re-consider and set some fair price for those who wish to play only 9 holes in one day. Councilman Wright stated that he did not feel there was any discrimination made on the part of the Committee who worked out the new schedule of fees but at that time they felt it was too hard to watch the

course to know whether a person played one round or more than one but that the Committee was willing to have a 9 hole green fee established but not less than one-half of the regular fees set which would be 75¢ for the 9 hole course during the week and \$1.25 Saturdays, Sundays and holidays.

It was moved by Councilman Wright and seconded by Councilman Harper that an additional category be added to the fees for the use of the golf course for a 9 hole round; 75¢ during the week and \$1.25 on Saturdays, Sundays and holidays. Motion carried.

REFER KRUTZNER REQ. TO BUILDING DEPT. Mr. Krutzner asked the Council to give consideration to making a 36 inch clearance under floor joists for new homes where there are no basements being built. It was moved by Councilman McCormick and seconded by Councilman Severson that this matter be referred to the building department for report back to the Council at the next meeting. Motion carried.

COUNCILMAN WRIGHT left the meeting at this time.

TAYLOR LAYBACK REQ. REFERRED TO CITY ENGR. Mr. Delford Taylor appeared before the Council regarding a lay-back curb for a service station at 5th and Pitkin. He was referred to the building department with his plans for their recommendation.

ORD. 903 - FIREMEN'S PENSION. The Proof of Publication to the proposed ordinance entitled "AN ORDINANCE TO PROVIDE SUPPLEMENTAL FUNDS FOR THE FIREMEN'S PENSION FUND OF THE CITY OF GRAND JUNCTION" was presented and read. It was moved by Councilman Severson and seconded by Councilman Lowe that the Proof of Publication be accepted and filed. Motion carried.

It was then moved by Councilman Harper and seconded by Councilman Lowe that the ordinance be called up for final passage. Motion carried.

The ordinance was then read and upon motion by Councilman Lowe and seconded by Councilman Harper was passed, adopted, numbered 903 and ordered published. Roll was called on the motion with the following result:

Councilmen voting "AYE:" Severson, Harper, Lowe and Colescott
Councilman voting "NAY:" McCormick

A majority of Councilmen present voting "AYE," the President Pro Tem declared the motion carried, and the ordinance duly passed and adopted.

ORD. 904 - TRAILERS. The Proof of Publication to the following entitled ordinance was presented 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 Severson that the Proof of Publication be accepted and filed. Motion carried.

It was moved by Councilman Severson and seconded by Councilman Lowe that the ordinance be called up for final passage. Motion carried.

The ordinance was then read and upon motion of Councilman Harper and seconded by Councilman Lowe was passed, adopted, numbered 904 and ordered published. Roll was called on the motion with all members of the Council present voting "AYE." The President Pro Tem declared the motion carried.

DENY COSTER APPLICATION FOR 3.2 BEER. This was the date set for hearing on the application of Valey and Mary Coster, 811 So. 7th St., for a 3.2 beer license. Mr. Corder who operates a business close to 811 So. 7th St. stated that he had known Mr. Coster for a long time and felt that the granting of a beer license would not be detrimental to the area served by the So. 7th Street Grocery Store. A letter was read from the City Clerk of Salida stating that he had known Mr. Coster for a good many years and that his character was very good.

Rev. J. W. Meltabarger presented a petition to the Council signed by 50 or more of the residents of the area served by Mr. Coster's Grocery Store protesting the issuance of the license. It was moved by Councilman Lowe and seconded by Councilman Severson that in view of the protests against the issuance of a beer license to Mr. and Mrs. Coster and in accordance with the desires of the inhabitants thereof that the request for a beer license be denied. Motion carried.

RENEW BEER LICENSES. Safeway Store, 525 Ouray, and Wieker's Cigar Store, 541 Main Street, presented applications for the renewal of their 3.2 beer licenses. It was moved by Councilman Severson and seconded by Councilman Lowe that these licenses be renewed. Motion carried.

ZONING HEARING. This was the date set for hearing on zoning on Lots 8 and 9 Block 1 Elmwood Plaza, Lots 11, 12, 13, 14 and 15 of Block 3 of Elmwood Plaza from Residence A to Residence B. There were a number of people in the audience who protested the change of zoning and a petition signed by more than 20% of the area affected presented a petition protesting the change of zoning.

It was moved by Councilman Lowe and seconded by Councilman McCormick that in view of the number of protests to the change in zoning that the request be denied. Motion carried.

ZONING HEARING. This was the date set for hearing on the changing of zoning on Lots 11 through 20 Block 17 and Lots 17 to 22 Block 6 from Residence B to Business AR. Mr. G. G. Scott, 640 Belford, spoke against the zoning change and Mr. Jim Crone brought up some questions about what would be permitted in a Business AR

zone. The following entitled ordinance was presented and read: AN ORDINANCE AMENDING CHAPTER 83 OF THE 1953 COMPILED ORDINANCES OF THE CITY OF GRAND JUNCTION, COLO. AND THE ZONING MAP INCORPORATED THEREIN. It was moved by Councilman Severson and seconded by Councilman Harper that the ordinance be passed for publication. Motion carried.

DENY BOY SCOUT REQ. FOR REBATE. The Boy Scouts were charged \$15 for the use of Lincoln Park Auditorium and \$5 for use of the banquet facilities for a fund drive meeting last November. Mr. L. O. Halvorson, Past Council President, requested the cancellation of this bill. It was explained to Mr. Halvorson that the Council had recently turned down several other worthy causes in their requests for free use of the auditorium at Lincoln Park and felt that they could not conscientiously grant free use to the Boy Scouts unless they could do all other organizations that were in a similar category. It was moved by Councilman Harper and seconded by Councilman Lowe that the request be denied. Motion carried.

GRANT WATER TAP. Messrs. W. H. Stobaugh and Bob Baughman are asking for a larger water line to serve homes on Orchard Mesa. The Sunset Hills Water Users Association propose to enlarge their present 1 1/4 inch line which serves 10 users with 9 additional shareholders entitled to connect to the line, to a four inch line. This property is located at B1/2 Road and 29 Road. Mr. W. H. Stobaugh is building homes in this area and Dick Burns has already built several. The Sunset Hills Water Users Association would like to have this line with a limit of 150 taps and eliminate the old line entirely.

It was moved by Councilman Severson and seconded by Councilman Harper that the application be granted subject to the restrictions that the City can at any time shut off the water if necessary. Motion carried with Councilman McCormick voting "NAY."

WATER BILL ADJUSTMENT. R. A. Edling at 428 Hill Avenue asked for an adjustment of his water bill due to a service line leak which was repaired immediately upon discovery. His water bill ending Feb. 1, 1955 showed a water consumption of 55,100 gallons amounting to \$13.97. Last year, during the same period of time the water consumption was 25,600 gallons amounting to \$8.89. It was moved by Councilman Harper and seconded by Councilman Severson that the adjustment be allowed. Roll was called on the motion with all members of the Council present voting "AYE." The President Pro Tem declared the motion carried.

SCHOOL DIST. #51 REQ. LAND BACK. School Dist. #51 requests that the City deed back to the District a piece of ground 50 by 128 on the west side of 7th St. opposite Elm Avenue. This street has never been opened and the School Board feels that it is more important as a pedestrian walkway than as a street.

It was moved by Councilman Harper and seconded by Councilman Lowe that the matter be tabled to give the Engineering Department a chance to confer with the School

District and also to see if there should be a restriction made that the use of this land should be for walkway purposes only. Motion carried.

VELVET LAWNS SUBDIVISION. This was the date set for hearing on the Velvet Lawns Subdivision. This plot of ground is located between 21st and 22nd, Elm and Mesa Avenues. There were no protests filed, and it was moved by Councilman Harper and seconded by Councilman McCormick that the plat be accepted and that the President of the Council and City Clerk be instructed to sign same; that the plat be made of record in the office of the County Clerk and Recorder and in the office of the City Engineer. Roll was called on the motion with all members of the Council present voting "AYE." The President Pro Tem declared the motion carried.

AIRTRONIC SURVEY INC. WANTS AIRPORT LEASE. Airtronic Survey, Inc., wishes to lease the old Weather Bureau building at the Airport. They are doing a mapping service and need facilities at the Airport for their headquarters. It was moved by Councilman McCormick and seconded by Councilman Lowe that this matter be referred to the Airport Committee and that a lease for the building at a fair rental be drawn up with the City Manager authorized to sign same. Motion carried.

REFER REQ. FOR PARKING METERS TO CITY MANAGER. Parts Service Wholesale at 201 Colorado requested that they be allowed to purchase two parking meters and place them in front of their store. The City would receive the revenue from these meters but the Parts Service Company feel they would have some chance for their customers to park where now all the spaces on Colorado Ave. are used at all times. It was moved by Councilman McCormick that this matter be referred to the Fire and Police Committee, City Manager, City Engineer and Police Chief. Motion carried.

RESOL. - SALE LOTS 17/32 BL 19 MILLDALE. 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 17 to 32, both inclusive, in Block 19 in Milldale Subdivision;

WHEREAS, the use and holding by the City of Grand Junction, Colorado, of such real estate is such that it may be sold by the City Council under resolution;

WHEREAS, Blair Burwell is willing to purchase said real estate from the City of Grand Junction, Colorado, for the sum of \$21,449.76 and to assume the balance of all special assessments on said real estate; and

WHEREAS, a sale of said real estate under such offer 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 real estate shall be sold and conveyed to Blair Burwell; 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 real estate and to affix thereto the seal of this City.

City Manager

ATTEST:

City Clerk

It was moved by Councilman Severson and seconded by Councilman Harper 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 Pro Tem declared the motion carried.

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

Norma R. Harrison dba Will Employment Co.	Employment Agency
Richard H. Lampshire, Fruita	Gas Cont
E. A. Wills, Palisade	Cement Cont
Thomas McCall	Cement Cont
Howard E. Betts	Cement Cont
C. E. Fishburn	Cement Cont.
Cochran Outdoor Advertising Co.	Sign Cont.
Western Auto Wrecking & Junk Co.	Junk Dlr
James C. Whitten	Plumb. Cont.
Sam Courtney	Elect. Cont.

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

CONTRACT WITH W. F. TURNEY & ASSOCIATES SIGNED. It was reported that the contract with W. F. Turney & Associates of Santa Fe had been signed and Mr. Turney and two crews of men are here working on the preliminary plan for the new flowline.

CARNATION DAY APR. 30. It was moved by Councilman Lowe and seconded by Councilman Severson that the date of Apr. 30th be granted to the U. S. Spanish War Veterans Auxiliary to sell carnations on the street. Motion carried.

HOUSE BILL 150. City Attorney Groves reported that House Bill 150 as proposed in connection with Firemen and Police pensions has many provisions which would be hard for cities like Grand Junction to comply with, and that it might be well if the Council would notify their senator and representatives that they would not approve the passage of this bill. It was moved by Councilman McCormick and seconded by Councilman Lowe that the City Manager be instructed to write to Senator Shults and Representatives Taylor and Hoisington and express the protest of the Council in regard to the passage of this bill.

OFFER ON LOTS. City Manager Toyne reported that he had received an offer on lots on the northwest corner of 8th and Pitkin which the City owns and asked about negotiating for the sale of the four lots on this corner. It was moved by Councilman Harper and seconded by Councilman Lowe that Lots 20, 21, 22 & 23 Block 137 be advertised for sale to the highest bidder; bids to be received at the next Council meeting with the Council reserving the right to reject any and all bids. Mr. Laird Smith who had made an offer for the lots withdrew his offer after the Council felt they could not negotiate the sale of these lots. Motion carried.

IRRIGATION & WASTE DITCHES. City Manager Toyne stated to the Council that some policy should be made in connection with irrigation and waste ditches when subdivisions and annexations are made to the City.

PLATEAU AIRWAYS. The Airport Committee presented a plat showing the ground which the Plateau Airways wish to lease at Walker Field. It was moved by Councilman Lowe and seconded by Councilman McCormick that the City Attorney be instructed to draw up a lease with Plateau Airways similar to the one which the City now has with Rigg Aviation for a period of 11 years with a 5 year option for renewal and with the provision that any and all buildings to be built by Plateau Airways must be approved by the Building Department, and authorize the City Manager to sign such lease. Roll was called on the motion with the following result:

Councilmen voting "AYE:" McCormick, Colescott, Lowe and Councilman Severson with the reservation that he wished to emphasize that all the provisions of all

other lessees at the Airport be adhered to the letter in drawing up the lease and in the building restrictions imposed on the Plateau Airways.

Councilman voting "NAY:" Harper

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

PROP. ORD. - PLAYGROUNDS IN NEW SUBDIVS. The following proposed ordinance was presented and read: AN ORDINANCE AMENDING SECTION 6 OF CHAPTER 80 OF THE 1953 COMPILED ORDINANCES OF THE CITY OF GRAND JUNCTION, COLORADO, AND PROVIDING FOR THE DEDICATION TO THE CITY OF LAND IN NEW SUBDIVISIONS FOR PARKS, PLAYGROUNDS, SCHOOL, RECREATIONAL, FIRE PROTECTION OR SIMILAR PUBLIC PURPOSES.

It was moved by Councilman Harper and seconded by Councilman Lowe that the proposed ordinance be passed for publication. Motion carried.

CITY SHOPS. Councilman Harper asked what progress was being made on getting started on building the new shops and felt that the money from the sale of lots should go toward the building of new shops. City Manager Toyne reported that he had started working on the plans and would progress as rapidly as possible.

OFF STREET PARKING. Councilman Colescott reported that there had been several meetings of the off-street parking committee and that a report would be forthcoming in the near future.

BOYS & GIRLS COUNTY. Councilman Colescott also reported that Boys and Girls County Day would be March 15th and 16th with the moot trial starting on the evening of March 15th.

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

/s/ Helen C. Tomlinson
City Clerk