

Grand Junction, Colorado
May 18, 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 Shults, Orr, Harper, Colescott, Emerson, Lowe and President Wright. Also present were City Manager Toyne, City Attorney Groves and City Clerk Tomlinson.

It was moved by Councilman Colescott and seconded by Councilman Orr that the minutes of the regular meeting held May 4th be approved as written. Motion carried.

CHAMBER OF COMMERCE REPORT ON OFF-STREET PARKING. The Chamber of Commerce traffic committee, Leland Schmidt, Chairman, Howard McMullin, Nathan Liff, Lester Halvorsen, William Olson, Mrs. Abbott Tessman and Mrs. Quentin Brewer, appeared before the Council and presented the following report on off-street parking:

CHAMBER OF COMMERCE
Grand Junction, Colorado

May 13, 1955

To: The City Council,
City Planning Commission,
Grand Junction, Colo.

Subject: Report on Off Street Parking

For some time, a Chamber of Commerce Committee on Off Street Parking has been investigating various phases of this problem. Before making specific recommendations the Committee would like to present the following facts:

1. Parking, and the accompanying traffic congestion, has become a serious problem in the downtown area in the past 12 to 18 months, and some relief must be found soon.

2. Off Street Parking is a municipal responsibility, the same as street lights, sewers, water and many other public services. Evidence of this fact may be found in the attached report titled "The Quincy Story." Submitted for your information and guidance, this is an example of what is being done in thousands of communities in our land.

3. A large portion of our tax revenue is derived from the downtown business area, and this investment must be protected.

4. It has been argued by some, that even though downtown businesses are forced to move out into the fringe areas because of traffic congestion, the city will derive

additional revenue from the newly assessed property. The fallacy in such thinking is as follows:

- (a) The new assessment in the fringe area location will in most cases be fifty percent less than in the high tax area downtown.
- (b) The businesses may be forced to move outside the city limits in order to find suitable locations.

5. Municipal governments can provide off street parking more economically than private capital because of their rights of eminent domain. Private capital, because of economic limits, cannot acquire blocks of property necessary for off street parking, nor does it have the right to re-align or control the new traffic flow pattern which results.

6. Off street parking areas can be provided by municipal government without costing the taxpayers a dime. The result will increase the assessment value of the business property, relieve traffic congestion, improve appearance, and aid in balancing the economy of the community.

7. Grand Junction has just begun to grow. It is not too late to solve this problem. The time to start is now.

The above background material leads us to make the following recommendations for action as soon as possible.

- (a) No parking spaces now available should be eliminated, at least not until additional off street parking is provided. Conversion to parallel parking on Main Street, eliminating parking on 5th street, and parts of Ute and Pitkin would mean a loss of about 600 parking spaces in the downtown area.
- (b) It is the belief of this committee that nickels and dimes paid into parking meters in past years should have been budgeted to provide more parking facilities. If this had been done, there would now be many thousands of dollars available to obtain additional parking facilities for the people who paid the parking fees. A comparison, in this respect, might be drawn between parking meter fees and water meter fees. The revenue from water meters goes directly to improvement of water facilities.
- (c) An ordinance limiting parking to one hour second to seventh on Main Street, should be enacted, so as to provide more turnover of our existing parking spaces. Statistics show that the average parking space will provide parking for 14 cars during a normal eight hour period if not tied up by all day parkers (as now.)
- (d) All other street parking meters (except the above mentioned) should be set for two hours. It is the opinion of the Committee that the Chief of Police should be furnished with one full time patrolman whose duty it is to

enforce parking meter regulations. This should be paid out of the sizable revenue from the parking meters. New street parking meters should be installed wherever practical.

- (e) Wider pedestrian cross lanes should be provided at intersections, and clearly marked.
- (f) "Walk" and "Wait" pedestrian signals, and diagonal crossing should be provided at the busiest intersections.
- (g) Traffic signals should be coordinated for us to provide smoother flow of traffic through the business area. The Purdue University Report brought out the fact that Grand Junction is blessed with wide streets, as are most Western communities.
- (h) The possibility of converting to diagonal parking on Colorado Avenue should be investigated. This would provide an additional 85 spaces in the downtown area.
- (i) A re-appraisal of the lay-back and restricted curb areas in the downtown zone should be made.
- (j) The establishment of a transit bus system should be encouraged both by the City Government and the Chamber of Commerce. This would greatly relieve our parking problems.
- (k) And last (but most important) the City Council should appoint a commission to immediately investigate the possibility of acquiring property in the downtown area for off street parking areas. This should be financed by the sale of revenue bonds, backed by collections from the parking meters. In other words, the people who use the facility pay for it. This should be done on a small scale to start with, and gradually expanded to meet the needs. Any area within two blocks of Main Street would be close enough to provide convenient off street parking. The committee can suggest several possible areas.

This Committee fully realizes that our city is faced with many serious problems brought forth by our rapid growth, of which parking is only one. However, we should profit by the experience of other communities and go to work on this problem before it strangles the economic welfare of our city. This Committee and the Chamber of Commerce pledge their full cooperation to fulfill this goal.

Respectfully submitted,

(Signed) Leland A. Schmidt, Chairman
Committee on Off Street Parking

Members of the Committee

Mrs. Quenton Brewer
Mrs. Abbot Tessman
Mr. Howard McMullin
Mr. Nate Liff
Mr. Les Halvorson
Mr. William Olson

Mr. Leland Schmidt, as chairman, explained the report to the Council and thanked his committee for all the work they had done. Considerable discussion was had on this subject of off-street parking and traffic. It was moved by Councilman Shults and seconded by Councilman Harper that the City Manager be authorized to order 280 one-hour heads for the parking meters on Main Street between First and Seventh and that the City Attorney be instructed to prepare an ordinance and have it ready for the next meeting providing for one-hour parking from First to Seventh on Main Street, if after due consideration he finds this procedure would be legal. Roll was called on the motion with all members of the Council voting "AYE." The President declared the motion carried.

President Wright appointed Councilman Shults as Chairman, with Councilman Orr and Colescott as a committee to work with the City Manager, Chief of Police and Chamber of Commerce Committee with respect to developing off-street parking; a report to be made on June 16th.

CIVILIAN DEFENSE. Mr. Chas. Hay appeared before the Council and stated that he had been appointed as County Civil Defense Director, and as there was no city organization, he would welcome suggestions for the organization of a Mesa County unit. He left literature with the Council concerning Civil Defense work.

FISH & GAME HANGAR. Mr. Dwight Owens representing the Colorado State Fish and Game Department appeared before the Council and presented a plan for a hangar which the Fish and Game Department wish to build at Walker Field. The Council had previously granted them permission to lease sufficient ground at Walker Field upon which to place this hangar.

It was moved by Councilman Harper and seconded by Councilman Lowe that City Manager Toyne be authorized to sign the lease with the Fish and Game Department for a length of time of approximately eleven years to expire at the same time as other leases for airport facilities and at a fee of \$1.00. Motion carried.

FRANK JAROS RE ZONING OF PROPERTY. Mr. Frank Jaros asked the Council about the changing of zoning on his property on No. 12th Street, and was informed by the City Manager that it was in the hands of the Planning Commission and had been referred to the Planning Consultant for study.

ORD. 914 - ZONING CHANGE. The Proof of Publication to the proposed ordinance entitled AN ORDINANCE AMENDING CHAPTER 83 OF THE 1953 COMPILED ORDINANCES OF THE CITY OF GRAND JUNCTION AND THE ZONING MAP INCLUDED THEREIN was presented and read. It was moved by Councilman Harper and seconded by Councilman Colescott that the Proof of Publication be accepted and filed. Motion carried.

It was then moved by Councilman Colescott 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 Lowe and seconded by Councilman Harper was passed, adopted, numbered 914 and ordered published. Roll was called on the motion with all members of the Council voting "AYE." The President declared the motion carried.

ORD. 915 - DISCHARGING WATER. The Proof of Publication to the proposed ordinance entitled AN ORDINANCE PROHIBITING THE DISCHARGE OF STEAM, WATER AND OTHER LIQUIDS, EXCEPT FROM NATURAL PRECIPITATION, SPRINKLING OR IRRIGATION ONTO OR UNDER THE STREETS, ALLEYS, AND SIDEWALKS OF THE CITY was presented and read. It was moved by Councilman Orr and seconded by Councilman Colescott that the Proof of Publication be accepted and filed. Motion carried.

It was then moved by Councilman Colescott 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 Lowe and seconded by Councilman Harper was passed, adopted, numbered 915 and ordered published. Roll was called on the motion with all members of the Council voting "AYE." The President declared the motion carried.

GRANT D/A REQ. TEXACO & MR. QUAN. The Texaco Company and Mr. Ray Quan made an application for three thirty-five foot driveways on North Avenue between 15th and 16th to service a filling station and restaurant. The restaurant will also provide off-street parking. It was moved by Councilman Harper and seconded by Councilman Lowe that in view of the fact that the driveways were approved by the Chief of Police that the requests of the Texaco Co. and Mr. Quan be granted.

TO ADV. VALEY COSTER BEER APPL. Mr. Valey Coster again applied for a beer license for the South Seventh Grocery and Market at 811 So. 7th. It was moved by Councilman Lowe and seconded by Councilman Colescott that the license be advertised for hearing on June 15th. Motion carried.

REPORT ON PLANNING COM. City Manager Toyne reported that the City Planning Commission had considered the following matters;

That Monterey Park plat be returned to the developer asking for an alley instead of an easement; also request that he change some of the platting where he had planned to face his houses north on a half street.

The matter of accepting 5% of the land or 5% cash value of the land for annexation where the amount of property is small was discussed and the Commission wished to recommend that the City accept 5% of the cash value. This particularly applied to the Monterey Park annexation.

On the City's policy on improvements installed in new annexations or subdivisions, the Commission recommended that the persons asking for the annexation be required to furnish some safeguards to be sure the improvements are put in.

On the Reeser property which is just outside the City on Linda Lane, the cross streets were not joined up with city streets. Mr. Reeser had asked for 18 water taps to serve this area. This was referred to the Planning Consultant for a report.

The sketch for the Mountain Realty property located just west of the Indian Wash and between Grand and Gunnison Avenues which was presented at the last meeting of the Council was also referred to the Planning Consultant for a report on whether or not the grid system of platting would be more desirable.

The Commission reported they had no objections to cleaning plants using non-inflammable cleaning fluids being established in a Business "A" zoning district.

The Planning Commission had also considered the Jaros tract of land and it had been referred to the Planning Consultant as previously reported.

The Advisory Board had also met with the Planning Commission and would be meeting with them in the future on important planning matters.

It was moved by Councilman Lowe and seconded by Councilman Orr that the following Resolution be passed and adopted as read:

RESOLUTION

BE IT RESOLVED by the City Council of the City of Grand Junction that it is the intent of the Council in all future annexations that the City Manager shall be empowered to set the amount to be guaranteed by either cash or a surety bond to cover the cost of constructing improvements. The amount of the bond or cash set would adequately secure the uncompleted improvements; the Bond to be approved as all other City bonds by the City Attorney.

Roll was called on the motion with all Councilmen voting "AYE." The President declared the motion carried.

It was moved by Councilman Shults and seconded by Councilman Harper that the City accept 5% of the cash value of the land to be annexed in Monterey Park. This amount to be set on the fair market value of the land at the time of annexation and to be accepted in lieu of land donated. Motion carried.

ORD. 916 - DUTIES OF BOARD OF ADJ. TO PLAN. COM. The following emergency ordinance was presented and read: AN ORDINANCE AMENDING SECTION 12 CHAPTER 83 OF THE 1953 COMPILED ORDINANCES OF THE CITY OF GRAND JUNCTION, COLORADO AND TRANSFERRING CERTAIN FUNCTIONS OF THE BOARD OF ADJUSTMENT TO THE GRAND JUNCTION PLANNING COMMISSION. It was moved by Councilman Colescott and seconded by Councilman Shults that the ordinance be passed and adopted as an emergency ordinance, numbered 916 and ordered published. Roll was called on the motion with all members of the Council voting "AYE." The President declared the motion carried.

HALLENBECK WATER OPTION. City Attorney Groves reported that at the time the City signed an option with Mr. C. V. Hallenbeck, this option provided for either a lump sum payment of \$210,299.60 for water rights, land, reservoirs, ditches, etc. which Mr. Hallenbeck proposed to sell to the City or if the City elected to survey the capacity of Hallenbeck Reservoir #1 and Hallenbeck Reservoir #2, for \$168.68 per acre foot plus the items for Carson Lake, Whitewater lands, Grand Mesa Reservoir stock, etc. The City elected to survey the reservoir capacity, and Mr. Hallenbeck neither rejected nor accepted the findings. The deadline for exercising the option was May 18th, and as Mr. Hallenbeck had neither elected to accept the City's plan to survey the capacity of the reservoirs nor reject it, it was decided that the sum of \$210,299.60 be placed in escrow at the First National Bank. The amount due Mr. Hallenbeck on the reservoir survey basis is \$184,689.14.

Specifications, conditions to be performed and other matters pertaining to the closing of this Hallenbeck option were also placed in escrow at the Bank with the check for the full amount of the lump sum price. Mr. Hallenbeck signed the agreement and delivered conveyances to all of the property which has now been recorded in the City's name. The following letter was given to the First National Bank as instructions for the sale and purchase price of the Hallenbeck water rights:

First National Bank in Grand Junction
Grand Junction, Colorado

Re: C. V. Hallenbeck - City of Grand Junction
Escrow Under Escrow Receipt Dated
November 24, 1954 Involving Option of
November 19, 1954

Gentlemen:

It has been, and is hereby, agreed between the undersigned C. V. Hallenbeck and City of Grand Junction, Colorado that, subject to the provisions of paragraph numbered 10 thereof, the "sales and purchase price" mentioned in such option should be and is the sum of \$184,689.14.

Completion of performance of a number of the terms and conditions mentioned in the option and the documents attached thereto has not been fully completed. It is the belief of the undersigned that these matters will be completed satisfactorily upon entirely cooperative and friendly relations between the undersigned.

Of the \$210,299.60 paid to you by the City, you are hereby authorized and instructed to pay the sum of \$150,000.00 to C. V. Hallenbeck, to pay to the City of Grand Junction the sum of \$25,610.46, and to retain the remaining sum of \$34,689.14 which latter sum includes the reserves mentioned in the option of \$5,000.00 and \$1,600.00.

Neither C. V. Hallenbeck nor the City of Grand Junction waives or releases any right to performance of any of the terms and provisions of the option and the "Conveyance, Transfer and Agreement" mentioned therein nor hereby waives, asserts or admits any such performance.

It is contemplated that in the near future the parties will authorize and direct you to disburse all or parts of such remaining sum of \$34,689.14.

You are hereby released from all liability resulting from your payment of such sums of \$150,000.00 and \$25,610.46 to C. V. Hallenbeck and the City of Grand Junction, respectively. Until further written notice served upon you by either the undersigned C. V. Hallenbeck or City of Grand Junction, you are authorized and directed to hold such sum of \$34,689.14 pending the further mutual instructions to you by C. V. Hallenbeck and the City of Grand Junction. In the event that written notice is given to you by either C. V. Hallenbeck or the City of Grand Junction to make other disposition of all or any part of such sum of \$34,689.14, you are to be governed by the terms of such option and escrow receipt, considering that the payment of the sums of \$150,000.00 and \$25,610.46 have properly been made and that final agreement has been reached that the "sales and purchase price" is the sum of \$184,689.14.

Signed at Grand Junction, Colorado this 18th day of May, 1955.

C. V. Hallenbeck

CITY OF GRAND JUNCTION, COLORADO

BY Herbert L. Wright
President of the Council

By Warren D. Toyne
City Manager

Attest:

City Clerk

It was moved by Councilman Harper and seconded by Councilman Lowe that the City Manager and President of the Council be authorized to sign the letter of instruction to the First National Bank concerning the Hallenbeck water rights transfer. Roll was called on the motion with all members of the Council voting "AYE." The President declared the motion carried.

ANDERSON ET AL WATER RIGHTS. City Attorney Groves also reported that the Anderson water purchase was being worked on diligently and should be completed in five or six days. He had been getting wonderful cooperation from Mr. Anderson and others and their attorneys and all details would be smoothly worked out within a short time.

ACCEPT BOND ON FIRE ENGINE PURCHASE. The bond on the fire engine purchase covering the American La France bid was presented having been approved as to form by the City Attorney. It was moved by Councilman Colescott and seconded by Councilman Harper that the bond be accepted and filed. Motion carried.

SEWER SURVEY. City Manager Toyne reported that Mr. Turney would be in Grand Junction on May 25th with two crews of men to complete surveys for the new flowline and make studies and surveys for sewers and sewage disposal plant. He thought that it would be only a few days then until bids would be called for for the construction of the flowline.

DOGS ON LEASH. Councilman Shults brought up the matter of dogs running at large in the City. It was moved by Councilman Shults and seconded by Councilman Lowe that the City Attorney draw up an ordinance providing a leash law for dogs and submit it to the Council for consideration. Motion carried with President Wright voting "NAY."

COMMITTEES. The following committees were appointed by President Wright:

Water: Pres. Wright, Councilmen Harper and Orr

Airport: Councilman Shults, Chairman, and Councilman Lowe

Police and Fire: Councilman Harper, Chairman, Councilmen Orr and Colescott

Finance: Councilman Emerson, Chairman, Councilmen Shults and Colescott

1954 AUDIT. The audit of the City's finances for the year 1954 was presented to the Finance Committee for their study.

President Wright stated that a few of the things that the City Council should get to work on immediately were: traffic problems; storm sewers and sanitation including sewage disposal plant; new fire station in the northeast part of town; more help for the engineering department.

AIRPORT HANGAR DOORS. It was suggested that the doors on the hangars at Walker Field be anchored down so that they do not blow away.

President Wright stated that he appreciated the honor of being elected as President of the Council.

It was regularly moved, seconded and carried that the meeting adjourn.

/s/ Helen C. Tomlinson
City Clerk