

Grand Junction, Colorado
July 20, 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 Orr, Harper, Colescott, Emerson, Lowe and President Wright. Councilman Shults 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 Harper that the minutes of the regular meeting held July 6th be approved as written. Motion carried.

VACATE ALLEY. Mr. C. A. Walt, Treasurer of Minerals Engineering Company, appeared before the Council and a letter was read from him requesting that the north and south alley between 8th and 9th Streets and 4th Ave. and Winters be closed. Mesa County owns the land adjoining this alley on the east side and the area would be divided between Minerals Engineering and Mesa County. The north half of the area has been fenced in for years and has not been in public use.

City Manager Toyne reported that this area is shown as lots on the map and he was not sure that it was a dedicated alley. The following proposed ordinance was introduced and read: AN ORDINANCE VACATING A PORTION OF AN ALLEY IN BENTON CANON'S FIRST SUBDIVISION IN THE CITY OF GRAND JUNCTION, COLORADO. It was moved by Councilman Orr and seconded by Councilman Harper that the proposed ordinance be passed for publication. Motion carried.

City Attorney Groves stated that he would check into the matter and see whether or not this alley had been dedicated and if not the lots would have to be purchased by Minerals Engineering and Mesa County.

WATER RESTRICTIONS. On July 15th, City Manager Toyne placed restrictions on sprinkling of lawns on all property within the City because the unusually hot and dry season was causing more water to be used from the reservoirs than the flowline could deliver each day. The reservoir supply had reached a dangerously low level and in order to provide fire protection and domestic supply, it was felt necessary that a two day holiday from any sprinkling be invoked. This brought forth a series of editorials and criticisms in the Daily Sentinel.

President Wright stated that the City Council welcomed constructive criticism at any time, and stated the City Council's job is to act in the best interests of the majority of the people, and the citizens of Grand Junction can assist the Council in a constructive manner in order to carry out their desires. However, he stated, it is oftentimes easier to look back than to look forward and see your mistakes after they have been made. He felt and all of the Councilmen felt that the City Manager had no alternative in placing a sprinkling holiday and restrictions on the citizens of Grand Junction. He did not feel that the Collbran Project had been killed but that it was in better form than in the original plan and that at any rate it would be several years yet

before the City of Grand Junction could derive any benefit from the Collbran Project. He did not feel that the facts had been clearly presented in the Daily Sentinel and that all of the destructive criticism was not warranted. He stated that the Council could not do a good job if all of the criticism was destructive instead of constructive.

BID & CONTRACT ON FLOWLINE. Bids had been opened on Wednesday morning for the construction of the new flowline from Kannah Creek. The following bids were tabulated:

Four-Way Co., Inc., Aztec, New Mexico	\$249,846.73
Foutz-Burson Construction Co., Inc. Farmington	230,452.50
Brodie Construction Co., Amarillo, Texas	231,038.50
Louie Pinello, Colorado Springs	288,100.00
Kloepfer Construction Co., Logan, Utah	272,770.50
Bel-Aire Pipeline Contractors, Denver	411,739.82
F. H. Linneman, Inc., Denver, Colo.	329,209.00
Myrl-Rumsey dba M.R.Co., Wichita, Kansas	289,795.00
Engineers Ltd. Pipe Line Co. & C. V. Miller Co. Salt Lake City, Utah	274,097.75
Gardner Construction Co., Glenwood Springs	289,002.50
C. E. Mills, Montrose, Colo.	276,200.00

Mr. Turney, Engineer, stated that the low bidder was Foutz-Burson Construction Co., Inc., Farmington, New Mexico, whose bid was \$230,452.50 and he recommended that the contract be awarded to this firm. He also stated that under the terms of the contract the pipeline should be completed within 120 calendar days and regardless of the weather by April 1, 1956, with a penalty of \$50 per day if not completed within the limited time and \$100 per day if not completed by April 1, 1956.

He also stated that the pipe was being manufactured and a coating plant would be set up at Pleasant Grove, Utah, and that he would be going to inspect the pipe and coating within a few weeks and invited any of the Councilmen who so desired to accompany him.

It was moved by Councilman Lowe and seconded by Councilman Harper that the City Council award the contract for the construction of the flowline to Foutz-Burson

Construction Co., Inc., Farmington, New Mexico, at the low bid price of \$230,452.50 and that the City Manager and other City officials be authorized to negotiate the contract for the construction of the flowline. Roll was called on the motion with all members of the Council present voting "AYE." The President declared the motion carried.

AWARD CONTRACT ON SERVICE CENTER. Bids had also been opened for the construction of the Service Center on West Grand Avenue. The following bids were tabulated:

Walker-Lybarger Construction Co.	\$80,000.00
John C. Bauman	72,293.00
A. R. Allison	79,710.00
Robert A. Fender	73,300.00
C. E. Poland	113,300.00

City Manager Toyne reported that the final design of the building included several items not contemplated at the time the preliminary floor plan was submitted to the Council and that there had been a substantial increase in the cost of steel and concrete which are the primary materials used in this building; that the amount appropriated would not be sufficient to complete everything as it should be but that in view of the urgent necessity of the City to provide adequate housing for its public works department and equipment, the Council should make available any deficiency in the appropriated amount and that the contract be awarded to John Bauman.

It was moved by Councilman Harper and seconded by Councilman Lowe that in view of the recommendations of the City Manager, that he be instructed to enter into an agreement with John Bauman for the construction of the Service Center Building at his bid price of \$72,293.00. Roll was called on the motion with all members of the Council present voting "AYE." The President declared the motion carried.

Councilman Lowe stated that he thought that the thanks of the City Council should be expressed to all bidders on both of these jobs. It is quite a bit of work to fill in bid forms on jobs such as these and the Council duly appreciated all of the efforts of the various contractors.

SEWER SURVEY. Mr. Turney stated that he had not progressed as rapidly as he had hoped on the sanitary survey but that he would be in position to go ahead with it very shortly. He has one man located in Grand Junction at the present time who will be located here permanently.

MONTEREY PARK & MESA GARDENS SUBDIVISIONS. The final action on Mesa Gardens Subdivision and Monterey Park Subdivisions was postponed until Monday, July 25th. Sponsors of the Monterey Park Subdivision did not have their bond on hand.

Several meetings have been held with Mr. Saltz of Mesa Gardens and Mr. Wiseheart who owns property between the present city limits and Mesa Gardens trying to get the contract for improvement of Gunnison and Ouray and 22nd Street worked out. Under the present tentative agreement, Mr. Saltz has agreed to pave Gunnison Avenue from the city limits through his development and to provide drainage but no curbs and gutters; also to pave 22nd Street from Grand to Gunnison. At the present time Ouray Avenue will not be opened but an agreement will be made that when the street is opened it will be paved at that time. If Mr. Wiseheart develops his property he will pay for the paving and all other utilities and if Mr. Saltz opens up Ouray Avenue, he will pay for the improvement of Ouray Avenue. The boundary line of the subdivision was changed so that it ends this side of the Indian Wash instead of on the east side; also land on the east side of 22nd Street would not be developed without an agreement with the Ute Land Company for improvement of 22nd Street. Mr. Wiseheart withdrew his demands for sewer service which was made in his letter of July 6th.

It was moved by Councilman Lowe and seconded by Councilman Emerson that the City Attorney's office be instructed to draw up an agreement with the sponsors of Mesa Gardens Subdivision with the proposed changes incorporated in the agreement. Motion carried.

ORD. 922 - ZONING CHANGES. The proposed ordinance entitled AN ORDINANCE AMENDING CHAPTER 83 OF THE 1953 COMPILED ORDINANCES OF THE CITY OF GRAND JUNCTION, COLORADO AND THE ZONING MAP INCLUDED THEREIN was presented. 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 922 and ordered published. Roll was called on the motion with all members of the Council present voting "AYE." The President declared the motion carried.

DEFER ACTION W. R. HALL REQ. FOR LAYBACK. Mr. W. R. Hall requested that he be granted a layback curb along his property on Glenwood Avenue at 6th Street. It was moved by Councilman Lowe and seconded by Councilman Orr that all action on laybacks be deferred until the Council establishes some policy concerning the amount allotted for laybacks or driveways. Motion carried.

It was moved by Councilman Harper and seconded by Councilman Colescott that the request of Mr. Hall be referred to the City Engineer and Chief of Police to make a recommendation to the Council at the meeting on Monday, July 25th. Motion carried.

CITY PLANNING COMMISSION. City Manager Toyne reported that the City Planning Commission had met and made the following recommendations:

That all lots in Monterey Park Subdivision be classified as Residence "A".

That lots in Mesa Gardens Subdivision be classified as follows:

Business "A" - Lots 1 & 7 in Block 1

Residence "B" - Lots 2 thru 6 in Block 1
 Lots 1 thru 4 in Block 2
 Lots 1, 2, 9 & 10 in Block 3, 5, 7, & 9
 Lots 1 & 2 in Block 11

Residence "A" - Lots 8 thru 12 in Block 1
 Lots 5 thru 13 in Block 2
 Lots 3 thru 8 in Blocks 3, 5, 7 & 9
 Lots 11 thru 16 in Blocks 3, 5, 7 & 9
 All of Blocks 4, 6, 8 & 10
 Lots 3 thru 23 in Block 11
 All of Blocks A, B, C, D, E & F

That the North one-half of Block 132, now classified as Residence "B" be reclassified to Business "A" classification, and that the South one-half of Block 132, now classified as Residence "C" be reclassified as Business "A" classification.

It was moved by Councilman Lowe and seconded by Councilman Colescott that the City Clerk be instructed to advertise the above-mentioned zoning matters for hearing on August 17th. Motion carried.

SURVEY ON DRIVEWAYS ON MAIN ST. Karl Johnson, Chief of Police, reported on the survey he had made for parking spaces on Main Street now used for driveways. He stated that there were not very many in the downtown business section that could be released for parking, but that it was suggested that some policy be set by the Council to determine the amount of driveways which a service station or other business might have. It was suggested that the City Attorney draw up some form of policy in line with that used by Lincoln, Nebraska, and present it to the Council for their consideration at their adjourned meeting.

GRANT 30 FT. D/A 1151 NO. 15th. Mr. Mike Grasso, 1151 No. 15th Street, presented an application for a thirty foot driveway on North Avenue to serve the Holiday

Motel. It was moved by Councilman Emerson and seconded by Councilman Harper that the application be approved. Motion carried.

BEER LICENSE - CHANGE LOCATION. Mr. Jas. Nothstine presented an application to move his 3.2 beer license from 321 Main Street to 518 Colorado. It was moved by Councilman Colescott and seconded by Councilman Lowe that the application be advertised for hearing on August 17th. Motion carried.

TO ADV. APPL. BENTON'S LIQUOR STORE. Melvin J. and Helen Benton presented an application for a liquor store at 1550 North Avenue. It was moved by Councilman Lowe and seconded by Councilman Orr that this application be advertised for hearing on August 17th. Motion carried.

RENEW SENATE CIGAR STORE BEER LICENSE. Thos. S. Golden, dba, Senate Cigar Store, 413 Main Street, presented an application for renewal of his 3.2 beer license. It was moved by Councilman Lowe and seconded by Councilman Colescott that this application be approved. Motion carried.

APPROVE BONDS. It was moved by Councilman Colescott and seconded by Councilman Lowe that the following bonds having been approved as to form by the City Attorney be accepted and filed: Motion carried.

Ernest W. Mickle	Electrical contractor
Geo. L. Atwood, dba Union Electric Co.	Electrical contractor
Bert P. Allred & Percy G. "Bud" Fleming dba B & B Electric Co.	Electrical contractor
Noble C. Bruster	Cement Contractor
Jas. J. Sloggett	Cement Contractor
Jimmie B. Fair, Palisade	Cement Contractor

ASSOCIATED GROUP OF CONSULTANTS-TRAFFIC SURVEY. City Manager Toyne stated that he had contacted the Associated Group of Consultants, Evanston, Ill., to ask about a traffic engineer and stated that they could send an engineer to Grand Junction in August to make a survey which would take approximately eight weeks and would cost between \$4,000 and \$5,500. He suggested that if the Council wished to go ahead with this survey that he call Mr. Bert Johnson, former City Manager at Boulder who is now City Manager in Evanston and ask him for a recommendation concerning this Company.

It was moved by Councilman Harper and seconded by Councilman Colescott that the City Manager be authorized to make a contract with this Engineering Company

for a traffic survey for the City of Grand Junction. Roll was called on the motion with all Councilmen present voting "AYE." The President declared the motion carried.

WATER SITUATION. Considerable time was spent discussing the water situation in Grand Junction and the sprinkling restrictions which had been put on the last weekend. Mr. Lee, 1335 Houston, asked the Council a number of questions concerning the restrictions, pumping water from the river, etc. It was finally moved by Councilman Harper and seconded by Councilman Lowe that a vote of confidence be extended to Mr. Toyne for the manner in which he handled the critical situation. Motion carried.

POSTPONE HEARING PARKER HOUSE BEER VIOLATION. City Attorney Groves reported that through a misunderstanding his office had failed to notify Mrs. Laretta Parker to appear and show cause why her 3.2 beer license should not be revoked on account of selling beer to a minor and asked that this matter be continued until the next regular meeting of the Council.

PROP. ORD. - 1 HR. PARKING MAIN STREET. The following proposed ordinance was introduced and read: AN ORDINANCE ESTABLISHING ONE HOUR PARKING ON MAIN STREET BETWEEN FIRST STREET AND SEVENTH STREET IN THE CITY OF GRAND JUNCTION, COLORADO. It was moved by Councilman Colescott and seconded by Councilman Emerson that the ordinance be passed for publication. Motion carried.

MONTEREY PARK & MESA GARDENS 5% OF PURCHASE PRICE. It was moved by Councilman Lowe and seconded by Councilman Orr that in establishing the amount to be paid to the City in land annexed, the 5% of the purchase price be used as the amount in Mesa Gardens and Monterey Park Subdivisions. Motion carried.

STATE HWY RE R/W EXPRESSWAY. A letter from Mr. Stewart Cosgriff, Chairman of the State Highway Commission, was read in which he stated that the agreement between the City and the State Highway Department for the furnishing of right of way for the Expressway through Grand Junction would be brought up and considered by the Commission at its next meeting scheduled for August 1st.

It was moved by Councilman Harper, duly seconded and carried that the meeting adjourn until Monday, July 25th at 4:00 P. M.

/s/ Helen C. Tomlinson
City Clerk