

Grand Junction, Colorado  
August 3, 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, Lowe and President Wright. Councilman Emerson was absent. 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 July 20th and the regular adjourned meeting held July 25th be approved as written. Motion carried.

SUSPEND PARKER HOUSE CAFE BEER LICENSE 3 DAYS. This was the date set for hearing of Mrs. Laretta Parker regarding the selling of 3.2 beer to Marvin Edgar Brown. On June 18, 1955, Marvin Edgar Brown, 17, was arrested with an older person and charged with being intoxicated on a public street. As a result of this arrest, a complaint was filed against the Parker House Cafe at 326 Main Street for selling 3.2 beer to a minor. Both Marvin Brown and Mrs. Parker, one of the proprietors of the Parker House Cafe, were cited into Court. A fine was imposed on Mrs. Parker of \$25.00 and Marvin Edgar Brown paid a fine of \$15.00 for making a false statement for the purpose of purchasing beer. Mrs. Parker, Marvin Edgar Brown and his mother were present. Mrs. Parker stated that Marvin Brown had been in the Parker House Cafe several times and had purchased beer stating that he was over 21. His parents had also been in the restaurant and had drunk beer with him. On this particular occasion, Marvin became abusive and Mrs. Parker stated she had asked him to either be quiet or leave. He did not leave and she was forced to call the officers to come and pick him up, which they had from outside the Parker House Cafe.

Mrs. Brown was also questioned and stated that she was a nurse at St. Mary's Hospital and that she had seen her son drinking beer at the Parker House but had not asked any questions nor had she been drinking down there with him. Marvin stated that he worked at Blevins-Denning Lumber Company and had been drinking beer for the last two or three years. He was a large boy and appeared older than 17.

It was moved by Councilman Shults and seconded by Councilman Orr that the 3.2 beer license of Andrew N. and Laretta Parker be suspended for three days starting Thursday, August 4th. Motion carried.

ORD. 924 - VACATING PORTION ALLEY. The Proof of Publication to the proposed ordinance entitled AN ORDINANCE VACATING A PORTION OF AN ALLEY IN BENTON CANON'S FIRST SUBDIVISION IN THE CITY OF GRAND JUNCTION, COLORADO, was presented and read. It was moved by Councilman Colescott and seconded by Councilman Lowe that the Proof of Publication be accepted and filed. Motion carried. It was then moved by Councilman Lowe and seconded by Councilman Colescott 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 Colescott was passed, adopted, numbered 924 and ordered published. Roll was called on the motion with all members of the Council present voting "AYE." The President declared the motion carried.

ORD. 925 - 1 HR. PARKING MAIN ST. The Proof of Publication to the following entitled ordinance was presented 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 Orr and seconded by Councilman Harper 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 Colescott and seconded by Councilman Lowe was passed, adopted, numbered 925 and ordered published. Roll was called on the motion with all Councilmen present voting "AYE." The President declared the motion carried.

DISCUSS HOULTON RE-PLAT. City Manager Toyne reported that the Planning Commission had met on Aug. 2nd and reviewed the application of Earle J. Barbour and Ralph Houlton for annexation of the re-plat of Houlton Subdivision located east of 25th Street and south of Elm Avenue. The following recommendations were made by the Planning Commission:

"That all land lying east of the east line of Lot 14, Block 1 and the east line of Lot 12, Block 2 be excluded from the area to be annexed; and

"That an 18 foot alley be platted and dedicated along the south side of Lot 6 in Block 2, running east and intersecting with the north and south alley in Block 2."

Mr. Gerald Ashby, Attorney, and Earle J. Barbour were present and stated that it would not be practical to put an 18 foot alley in as suggested by the Planning Commission inasmuch as part of this area belongs to KEXO and is used by them for their tower and antenna. They were willing, however, to not annex the ground along the Indian Wash.

City Attorney Groves stated that his office had not checked ownership or any of the petition or resolution in connection with the annexation and as he had understood it was to be the policy of the City Council that all of these things were to be taken care of before they came to the Council, he did not feel that he could give a legal opinion concerning this annexation at this meeting.

It was agreed by the Council that all of the land lying east of the east line of Lot 14, Block 1 and the east line of Lot 13 Block 2 be excluded from the area but that they accept a 9 foot alley along the south side of Lot 6 in Block 2. It was moved by

Councilman Shults and seconded by Councilman Lowe that the City Council follow the recommendations of the Planning Commission and ask that 5% of the land value be accepted rather than land area. Motion carried.

DISCUSS KSL SUBDIVISION. City Manager Toyne reported that a short time ago the Planning Commission had recommended that land eligible for annexation be not furnished with water unless the owner was willing to annex his property to the City limits. If a proposed plat is not eligible for annexation and desires to be served with City water, the Planning Commission has now offered to study these plats and work with the City on water problems.

Mr. Leslie H. Lupton, owner of K.S.L. Subdivision applied for a two inch water line to serve a plot of ground at 26th and Orchard Ave. There is room at this location for fourteen homes which either are built or are to be built within the next six months; possibly one hundred homes may be built in this area. The Planning Commission did not fully approve of the platting of K.S.L. Subdivision but as there are several homes already built, there was very little that could be done to remedy the faults in the planning.

It was moved by Councilman Lowe and seconded by Councilman Shults that Mr. Lupton's request for a two inch tap be granted with the condition that a ten foot alley be dedicated on the west side of the property instead of the easement as now shown on the recorded plat. Motion carried.

DENY REQUEST FOR SEWER STATHOPULOS. Mr. Angelo Stathopoulos requested that he be given sewer and water lines into a proposed subdivision at 28 Road and Elm Avenue. It was moved by Councilman Harper and seconded by Councilman Colescott that in view of the fact that it has long been an established custom of the City to not grant sewer connections outside the City limits that Mr. Stathopoulos' request be denied. Motion carried.

PLANNING COMMISSION TO CHECK ON AREAS BEFORE GRANTING WATER. It was moved by Councilman Colescott and seconded by Councilman Orr that the City Planning Commission be requested to check over applications for water for subdivisions within a reasonable distance of the City limits before the applications are brought to the Council. Motion carried.

TO ADV. FOR BIDS FOR CONSTR. WATER MAINS. City Manager Toyne reported that it appears that Mesa Gardens is to develop very rapidly, and that there will soon be 170 homes under construction in this area. The City has so far been able to meet the requirements of furnishing water mains to the new subdivisions but that we will not have the manpower sufficient to supply Mesa Gardens with water before they are ready to improve the streets. He suggested that specifications and plans be set up and bids requested for the laying of mains and installation of fire hydrants, etc., in Mesa Gardens with the City furnishing all the materials. The approximate cost of this project would be about \$40,000 to \$45,000 for the materials and \$15,000 for the laying.

It was moved by Councilman Colescott and seconded by Councilman Shults that the City Manager be instructed to go ahead and ask for bids for the laying of the water mains in Mesa Gardens Subdivision with the City furnishing the materials. Roll was called on the motion with all members of the Council present voting "AYE." The President declared the motion carried.

SUPPLEMENTAL APPROP. NEEDED FOR WATER DEPT. It was understood that the City Council would appropriate sufficient funds for new projects at a later meeting when it is determined just how much additional money it will be necessary to appropriate to operate the Water Department for the balance of the year.

TRAFFIC SURVEY. City Manager Toyne also stated that he had made several contacts in the Chicago area in connection with the proposed traffic survey, and that Mr. Barton from the Associated Consultants of Evanston had visited Grand Junction last week and had gone over, with the City Manager and Chief of Police, the streets of the City. He is expecting to send a letter outlining the proposed plan for the survey and study of traffic, parking, etc., in the City of Grand Junction together with the price to be charged and it should be in Mr. Toyne's hands very shortly.

CHECK LIST ON SUBDIVISIONS AND ANNEXATIONS. It was suggested by several Councilmen that the City Manager, Building Inspector and City Attorney draw up regulations for subdividing and annexing property, with a check list, so that those who desire to annex property or subdivide may have a complete list of the proceedings which must be followed in order to get their property either annexed or subdivided, so there will not be so much confusion in bringing plats to the Council which have not gone through the required preliminary steps before being submitted for action. Motion carried.

TIE-DOWNS AT AIRPORT. Councilman Shults, Chairman of the Airport Committee, reported that the Airport Committee, City Manager and City Engineer had gone out to the Airport and gone over the ground and had decided on a space of sufficient size to provide for 58 tie-downs for small aircraft, and that Mr. Burton had made an estimate of approximately \$12,500 for the cost of oiling this space. He suggested that the City go ahead and invest this amount of money and charge \$1.25 a night for transient aircraft or \$10 a month for those who desire to rent a tie-down space by the month; \$3.00 per night would be charged for light twin-engine planes and \$5.00 per night for large twin engine planes. He estimated that 30 or 35 spaces could be rented at \$10 per month for regular customers. Part of the ground which was chosen might possibly be leased to the Monarch Aviation Company but they are willing to relinquish whatever ground the City might need to provide this tie-down space.

It was moved by Councilman Shults and seconded by Councilman Harper that the City contact Mr. Davis of Monarch Aviation and get whatever ground is necessary relinquished from their lease and advertise for bids for paving this area.

City Manager Toyne brought up the matter of the financial aspect, stating that practically all of the money which was on hand on Jan. 1st had been appropriated and part of the receipts not contemplated in the 1955 budget had also been appropriated. Councilman Shults agreed in his motion which was seconded by Councilman Harper that a financial report be submitted to the Council on or before the opening of the bids for the paving of the tie-down area. Roll was called on the motion with all members of the Council present voting "AYE". The President declared the motion carried. The Council is to reserve the right to reject any and all bids.

DISCUSS RESTAURANT AT AIRPORT. Councilman Shults also reported that Mr. Taylor who operates the cafe at Cedar City, Utah, would like to put in a cafe at Walker Field but did not want to buy the fixtures. It was the opinion of the Council that everything should be done to get a cafe at the Airport but with as little capital expenditure by the City as possible.

PROP. ORD. - PARKING SPACE DURING CONSTRUCTION. A proposed ordinance entitled AN ORDINANCE RELATING TO USE OF PARKING SPACE DURING CONSTRUCTION OR REMODELING AND RESTRICTING THE PRIVILEGES GRANTED BY SECTION 40, CHAPTER 84 OF THE 1953 COMPILED ORDINANCES OF THE CITY OF GRAND JUNCTION, COLORADO, was introduced and read. It was moved by Councilman Harper and seconded by Councilman Colescott that the proposed ordinance be passed for publication. Motion carried.

U.S.O. REPRESENTATIVE - BILL ORR. President Wright appointed Councilman Orr as Council representative for the U.S.O.

It was moved by Councilman Harper and seconded by Councilman Shults that the meeting adjourn. Motion carried.

/s/ Helen C. Tomlinson  
City Clerk