

Grand Junction, Colorado
November 2, 1955

The City Council of the City of Grand Junction met in regular session at 7:30 P.M. Councilmen answering roll call were Shults, Orr, Harper, Colescott, Emerson, Lowe and President Wright. Also present were City Attorney Groves, City Manager Toyne and City Clerk Tomlinson.

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

SALT LAKE HDWE PROGRAM. Mr. Chas. L. Wheeler and Mr. Oscar Hanson, representing the Salt Lake Hardware Company and the Bauer Holding and Investment Company, appeared before the Council and explained to them the proposed improvements which they expect to make on a tract of land 250 x 750' located 1,000 feet east of the present City limits between the D.&R.G.W. railroad and the State Highway. They propose first to build a steel warehouse which they expect can be completed by May 1, 1956. Following this completion will be the construction of a modern three story hardware warehouse. The total investment by the two companies will be considerably in excess of \$500,000.

They had three proposals which they wished to present to the Council. The first one asked that as soon as possible they be brought into the City limits of Grand Junction. At the present time, this is not possible as there is land abutting them on the west and on the north which is not annexed to the City and until this property is ready to be annexed, the property owned by the Salt Lake Hardware Co. would not be eligible for annexation.

Their proposal number two was asking for permission for a six inch water tap to be located at a point 950 feet west of their west property line. They propose to install a six inch water main from this line along the north boundary of their property about 1,375 feet. They will install their own fire hydrants and tap the six inch main with a two inch supply line to their main building to provide fire protection and water for their normal use. They asked that the City enter into an agreement with the Company that when the City limits are extended to include this property that the City would reimburse the Salt Lake Hardware Co. for the unused life expectancy of the water main.

In their proposal number three, it was explained that it would be necessary to cover the drainage ditch which extends obliquely from north to south across the easterly portion of the property as they intend to build directly over this ditch. This would have to be put into concrete conduit. They asked that the Council enter into some sort of agreement to pay their proportionate share of the cost of the installation of this ditch as the ditch does take care of storm water in the sewage system in the southeast part of the City.

It was moved by Councilman Harper and seconded by Councilman Lowe that the City of Grand Junction grant Salt Lake Hardware Company permission for a six inch water tap at the east City limits and express the intention of the City to purchase at a depreciated value this water line whenever the property of the Salt Lake Hardware Co. is annexed to the City. Motion carried.

It was moved by Councilman Harper and seconded by Councilman Colescott that the City Attorney and the City Manager be authorized to enter into negotiations with the Grand Junction Drainage District and the Salt Lake Hardware Company officials to determine the responsibility and liability of the City in connection with the conduit for the drainage ditch. Motion carried.

ORD. 937 - VAN DEREN-FORD HEIGHTS. The Proof of Publication to the proposed ordinance entitled AN ORDINANCE ANNEXING TERRITORY TO THE CITY OF GRAND JUNCTION was presented and read. It was moved by Councilman Lowe and seconded by Councilman Shults that the Proof of Publication be accepted and filed. Motion carried.

It was then moved by Councilman Colescott and seconded by Councilman Orr that the ordinance be called up for final passage. The ordinance was then read and upon motion of Councilman Orr and seconded by Councilman Harper was passed, adopted, numbered 937 and ordered published. Roll was called on the motion with all members of the Council voting "AYE." The President declared the motion carried.

Mr. Van Deren's bond was not ready at this time so in lieu of a surety bond, he posted a \$25,000 certified check with the understanding that when and if the surety bond is filed, this check will be returned to Mr. Van Deren and if the surety bond is not filed as soon as all improvements called for in his contract are completed, the check will be returned to Mr. Van Deren.

City Manager Toyne reported that he and Mr. Van Deren had agreed that the bid purchase price for the land which Mr. Van Deren bought from Mesa College for the sum of \$31,125 would be the basis for determining the 5% of land value.

It was moved by Councilman Colescott and seconded by Councilman Shults that the City accept the sum of \$1,556.25 being 5% of the land value of the Van-Deren-Ford Heights Subdivision. Motion carried.

ORD. 938 - HOULTON RE-PLAT SUBDIV. The Proof of Publication to the proposed ordinance entitled AN ORDINANCE ANNEXING TERRITORY TO THE CITY OF GRAND JUNCTION was presented and read. It was moved by Councilman Lowe and seconded by Councilman Shults that the Proof of Publication be accepted and filed. Motion carried.

It was then moved by Councilman Lowe and seconded by Councilman Shults 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 938 and ordered published. Roll was called on the motion with all members of the Council voting "AYE." The President declared the motion carried.

It was moved by Councilman Shults and seconded by Councilman Colescott that the sum of \$750 be accepted as 5% of the land value of the Houlton Re-Plat Subdivision. Motion carried.

GRANT SCHOOL DIST. #51 REQUEST ON CURBS. Mr. Ray Hume of School District No. 51 asked permission to move the curb line on North Fifth Street in front of the new High School building to a point within four feet of the sidewalk line instead of back at the usual point in their parking area. City Manager Toyne suggested that they continue with a five foot sidewalk for another block. This parking plan had been approved by both City Engineer Burton and Chief of Police Johnson. It was moved by Councilman Shults and seconded by Councilman Harper that the request be granted. Motion carried.

REPORT ON GOLF BALL MENACE. The following letter from Mr. Stocker and Mr. Jopes was presented in connection with the study which the Council had asked them to make concerning the golf ball menace to residences along Gunnison Avenue.

"CITY OF GRAND JUNCTION COLORADO

Department of Parks and Cemeteries

October 28, 1955

Mr. W. D. Toyne
City Manager
Grand Junction, Colo.

Dear Sir:

At the request of the City Council we have studied the possibility of correcting the danger to residents along the golf course on the No. 2 fairway from stray or sliced drives. Since this was mentioned a few weeks ago, building has commenced to the east on Gunnison Avenue, consequently the condition existing for the first five houses will continue to exist for the entire length of the fairway. Perhaps the danger will increase as one advances down the fairway toward the green due to the narrowing of the fairway caused by the artificial lake.

This same condition exists along No. 1 fairway and No. 6 fairway also. While the width of the street may appear to make a difference, the pavement will cause a ball to bounce harder and farther, which would more than likely compensate for the difference in the width of the street.

To consider relocating the tees or starting points does not appear too feasible as it would bring the fairways either too close together, or cause a crossing of the fairways which is not considered when laying out a golf course. Moving the No. 2 tee forward would shorten the distance from tee to lake which would cause players to shoot for the narrow part of the fairway, which, in turn would cause even more shots to go in the back yards of the residences than before.

A screen wire netting could hardly be built high enough at the back of the houses to give very much protection. A smaller fence or netting might be erected right at the tee to eliminate balls hit on the toe of the club from going in the yards, but this type of shot is mostly by beginners and would not be of any value for a high sliced ball by more advanced players.

There does not appear to be any real solution to the problem as long as the golf course is in the present location. When the course was built it was well out in the country but with the expanding city it is now completely surrounded by streets and houses.

The condition existing in Grand Junction is not any different than will be found at most municipal owned golf courses, which are surrounded by streets and houses. Most courses do however, have either about a six foot chain link fence or a row of shrubbery of equal height or higher, which would stop a rolling or low flying ball, completely surrounding the course.

We are having plenty of difficulty with trespassers on the course at the present time, which is also a dangerous situation.

Hoping this will be of some value in determining what is in the future for the adjoining residences, we are

Sincerely,

(Signed) Ralph Stocker
Park Superintendent

(Signed) Paul Jopes
Golf Professional"

It was moved by Councilman Harper and seconded by Councilman Orr that the letter be filed and the matter be referred to the City Manager, Mr. Stocker and Mr. Jopes for an estimate of costs and inform Mr. Traylor of this action. Motion carried.

CONTRACTS RE RIGHT OF WAY EAST-WEST EXPRESSWAY. Copies of the agreement between the Colorado Department of Highways and the City of Grand Junction in connection with the purchase of the right of way for Project F 001-1 (12)

Grand Junction NW which is for the right of way for the balance of the East-West Expressway were presented.

It was moved by Councilman Orr and seconded by Councilman Shults that the following resolution be passed and adopted.

RESOLUTION

Resolved that this City Council hereby approves a certain agreement with the Colorado Department of Highways, dated October 27, 1955, whereby the City obligates itself to participate in the cost of a Project, designated F001-1 (12), to consist of improvements on State Highway No. 20, within the City Limits, as per the terms of said Agreement and hereby authorizes W. D. Toyne, City Manager, to execute the same on behalf of the City.

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

MESA COLLEGE TO USE FIELD AT COST. The Mesa College Alumnae Association asked for permission to use the Lincoln Park Athletic Field for their benefit game for cost. It was moved by Councilman Orr and seconded by Councilman Colescott that in line with past policy and as it is for a benefit game, the normal 10% for use of the field be waived and only the actual expenses be charged. Roll was called on the motion with all members of the Council voting "AYE." The President declared the motion carried.

GRANT WATER TAP TO HOLLY BUILDERS. Holly Builders, Inc. asked for permission for a six inch water tap at 26 1/2 and G Roads. A letter from City Engineer Burton was read in connection with this water tap. It was moved by Councilman Shults and seconded by Councilman Orr that permission be granted to the Holly Builders, Inc. for a six inch tap on North 7th Street at the city limits line with the complete understanding that if the pressure is not sufficient to serve property at 26 1/2 and G Roads, it will be the Holly Builders responsibility to furnish their own booster system. Motion carried.

PROP. ORD. - ZONING CHANGE. Mr. Saltz and other members of Western States Construction Company were present in connection with the zoning on what is known as the Files property on North Avenue. They stated that they were practically ready to go ahead with the dedication of 22nd Street, North Avenue and the land for the Cul de sac at the rear of their property. There was considerable discussion on the dedication of the 30 feet for 22nd Street, the Council having already granted Mr. Saltz permission to use the east 12 feet of the 30 foot dedication as a parking area. Mr. Saltz asked that he be required to dedicate only 18 feet for the street but the Council agreed to go along with the original agreement in granting him the use of the east 12 feet of the dedicated street, and the following proposed ordinance was presented: AN ORDINANCE AMENDING CHAPTER 83 OF THE 1953 COMPILED ORDINANCES OF

THE CITY OF GRAND JUNCTION, COLORADO AND THE ZONING MAP INCORPORATED THEREIN. It was moved by Councilman Colescott and seconded by Councilman Lowe that the proposed ordinance be passed for publication. Motion carried.

THORNBURG REQUEST TO LEASE LAND AT AIRPORT. A letter from Terry E. Weldon, Office Manager for Thornburg Brothers, was read in which they asked the Council to lease them ground at Walker Field consisting of the recently paved tie-down area; enough ground sufficient for them to erect a building estimated to cost between \$65,000 and \$75,000; these buildings would be of the same material and design as the present terminal building. The main building would be used for hangars and shop, storage room, pilots' room and offices; also space for T hangars and ground upon which to construct a building to house a cafe and bar. In their long range plan, they would want area large enough for an airport hotel or motel.

It was moved by Councilman Shults and seconded by Councilman Lowe that the Council is generally in agreement with the proposal subject to the approval of definite plans and agreement as to all details. Motion carried.

LIQUOR LICENSE RENEWALS. The following applications for renewal of liquor license applications were presented:

Restaurants and Hotels

Harry E. Burnett, St. Regis Hotel
Carl R. & Louise Swenson, Manhattan Cafe & Lounge
John V. Vogel, Cafe Caravan
W. T. & Verna I. Culley, Uranium Club
Mark M. & Antonia V. Wagner, Mark's Macongan
La Court Hotel Co., Inc.
Roy E. & Bernadine Dinkins, Globe Cafe & Lounge
Santy's Cafe & Lounge
Roland N. & Agnes E. Jahnke, Quincy Cafe

Liquor Stores

Mark W. Hamilton, Lucky Liquors, 450 North Ave.
Johnnie Retolaza, Johnnie's Liquors, 115 South 5th St.
A. W. Luellen, DeLuxe Liquors, 120 No. 4th
Ben Poloni, Crown Liquor Store, 119 So. 4th
Melvin J. & Helen M. Benton, Jim's Liquor Store, 1550 North
H. I. & Hazel M. Griffin, Pete's Liquors, 101 No. 1st
Antonio & Richard L. Stranger, State Liquor Store
Henry C. Post, Jr., City Liquor Store
Allen Berry, Cork 'N Bottle
Dante & Raffelina Raso, Raso Liquors

Eugene & Parmee Longo, 8 Ball Liquor Store

Drug Stores

Copeland's
Albert W. Hammer

Clubs

Fraternal Order of Eagles #595
Loyal Order of Moose #270
B.P.O. Elks No. 575

It was moved by Councilman Lowe and seconded by Councilman Colescott that the applications for liquor licenses for the year 1956 be approved and licenses granted when state licenses have been received. Motion carried.

TO ADV. RITTER APPLICATION FOR ROVEYS. Mr. John F. Ritter who operates Rovey's Cafe and Lounge is entering into a partnership with his son, J. D. Ritter, presented an application to operate the Rovey's Cafe. It was moved by Councilman Lowe and seconded by Councilman Colescott that this application be advertised for hearing on December 7th. Motion carried.

GRANT BEER LICENSE PARKER HOUSE CAFE. This was the date set for hearing on the application of F. Duane and Anee J. Lumbardy for a beer license for the Parker House Cafe at 326 Main Street. It was moved by Councilman Shults and seconded by Councilman Lowe that the application be approved and license granted. Motion carried.

WAIVE PERMITS FOR 1st SOUTHERN BAPTIST. The 1st Southern Baptist Church at 17th and Elm is planning an addition to their building and requested that the City waive all fees in connection with the new building. It was moved by Councilman Emerson and seconded by Councilman Colescott that the request be granted. Motion carried.

PASS 1956 BUDGET. The Budget for the year 1956 was presented. Each Councilman had received a copy of the budget previous to the meeting and had made a study of it. A Committee representing the Chamber of Commerce was present consisting of Mr. J. P. Helman, Bruce Brownson and Richard Williams.

The following Resolution was presented and read:

RESOLUTION

A RESOLUTION ADOPTING A BUDGET FOR DEFRAYING THE EXPENSES AND LIABILITIES FOR THE FISCAL YEAR ENDING DECEMBER 31, 1956

WHEREAS, in accordance with the provisions of Article VI, Section 59, of the Charter of the City of Grand Junction, the City Manager of said City has submitted to the City Council a budget estimate of the revenues of said City and the expenses of conducting the affairs thereof for the fiscal year ending December 31, 1956; and

WHEREAS, after full and final consideration of the budget estimate the City Council is of the opinion that the budget should be approved and adopted;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION, COLORADO:

That the budget estimate of the revenues and expenses of conducting the affairs of said City for the fiscal year ending December 31, 1956, as submitted by the City Manager, be and the same is hereby adopted and approved as the budget estimate for defraying the expenses and liabilities against said City for the fiscal year ending December 31, 1956.

ADOPTED AND APPROVED THIS 2nd day of November, 1955.

APPROVED:

Herbert M. Wright
President of the Council

ATTEST:

City Clerk

It was moved by Councilman Harper and seconded by Councilman Colescott that the Resolution be passed and adopted as read. Roll was called on the motion with all members of the Council voting "AYE." The President declared the motion carried.

The following Resolution was presented and read:

RESOLUTION

LEVYING TAXES FOR THE YEAR 1955
IN THE CITY OF GRAND JUNCTION, COLORADO

BE IT RESOLVED by the City Council of the City of Grand Junction, Colorado:

Section 1. That there shall be and hereby is levied upon all taxable property within the limits of the City of Grand Junction, Colorado, for the year 1955 according to the assessed valuation of said property, a tax of seventeen and five-tenths (17.5) mills on the dollar (\$1.00) upon the total assessment of taxable property within the City of

Grand Junction, Colorado for the purpose of paying the expenses of the municipal government of said City, and certain indebtedness, including interest upon indebtedness of the City, for the fiscal year ending December 31, 1956.

Section 2. That said total levy shall comprise the following items, to-wit:

(a) A levy of sixteen and five-tenths (16.5) mills on each dollar (\$1.00) of the assessed valuation of said property to be collected and used for the General Fund to defray the general expenses of municipal government of the City of Grand Junction for the fiscal year ending December 31, 1956.

(b) A levy of one (1) mill on each dollar (\$1.00) of the assessed valuation of said property to be collected and used for Public Library purposes for the fiscal year ending December 31, 1956.

ADOPTED AND APPROVED THIS 2nd day of November, 1955.

APPROVED

Herbert M. Wright
President of City Council

ATTEST:

City Clerk

It was moved by Councilman Colescott and seconded by Councilman Orr that the Resolution be passed and adopted as read. Roll was called on the motion with all members of the Council voting "AYE." The President declared the motion carried.

The following Resolution was presented and read:

RESOLUTION

BE IT RESOLVED by the City Council of Grand Junction, Colorado, that the following salaries be paid for the year 1956, and thereafter until such time as the City Council shall make changes therein. Such salaries shall be paid at the close of each and every month, or other established pay period:

<u>Position</u>	<u>Monthly Salary</u>
City Attorney	\$450.00
City Auditor & Ex-Officio City Clerk	415.00

City Treasurer	390.00
Bookkeeper	340.00
Secretaries (5)	290.00
City Engineer & Building Inspector	515.00
Assistant City Engineer	390.00
Engineer	350.00
Engineer's Helper	320.00
Draftsman	300.00
Electrical Inspector	390.00
Gas & Plumbing Inspector	390.00
Asst. Building Inspector	315.00
Sanitation Inspector	325.00
Meter Reader	295.00
Supt. of Parks & Cemeteries (plus house, water & telephone at Lincoln Park)	360.00
Supt. of Highways & Airport	390.00
Supt. of Water & Sewers	390.00
Filter Plant Operator (plus house, water & telephone at Reservoir Hill)	305.00
Sewage Disposal Plant Operator	325.00
Purchasing Agent	390.00
Clerk (stores & equipment)	323.33
Storekeeper	290.00
Shop Superintendent	365.00

Intake Operator (plus house, water, telephone and electricity)	200.00
Golf Professional	240.00
Judge of Municipal Court	390.00
Chief of Police	450.00
Police Captains (3)	390.00
Police Detectives (2)	390.00
Desk Sergeant	365.00
Patrolman (over 10 years service)	350.00
Patrolman (8th, 9th and 10th year)	335.00
Patrolman (6th & 7th year)	325.00
Patrolman (3rd, 4th & 5th year)	315.00
Patrolman (2nd year)	300.00
Patrolman (1st year)	290.00
Jailer & Custodian	290.00
Dog Catcher	265.00
Fire Chief	450.00
Fire Captains	390.00
Radio Tech. (Fire \$40.00; Police \$120.00)	160.00
Mechanics	360.00
Fireman (over 10 years)	350.00
Fireman (8th, 9th & 10th years)	335.00
Fireman (6th and 7th year)	325.00

Fireman (3rd, 4th & 5th years)	315.00
Fireman (2nd year)	300.00
Fireman (1st year)	290.00
Custodian at Airport	265.00
Custodian at City Hall	290.00
Hourly Employees:	
Foreman	\$1.84 per hour
Skilled labor	1.71 per hour
Semi-skilled labor	1.56 per hour
Common labor	1.46 per hour

ADOPTED AND APPROVED this 2nd day of November, 1955.

APPROVED

Herbert M. Wright
President of the Council

ATTEST:

City Clerk

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 voting "AYE." The President declared the motion carried.

The following proposed ordinance was presented and read: AN ORDINANCE APPROPRIATING CERTAIN SUMS OF MONEY TO DEFRAY THE NECESSARY EXPENSES AND LIABILITIES OF THE CITY OF GRAND JUNCTION, COLORADO FOR THE FISCAL YEAR BEGINNING JANUARY 1, 1956, AND ENDING DECEMBER 31, 1956. It was moved by Councilman Lowe and seconded by Councilman Harper that the ordinance be passed for publication. Motion carried.

E/W EXPRESSWAY. City Manager Toyne reported that he had met with the County Commissioners and representatives of the Chamber of Commerce in connection with formulating a combined program for Mesa County and the City to

present to the Highway Commission at its budget planning session. He stressed the primary project for Grand Junction is to complete the East-West Expressway and asked that if there should be any odd amounts of money left in the budget this year that a request be made that these funds be allocated to the East-West Expressway so that it might be completed early next year or at any rate that the full amount of money for the completion of the project be allowed in the new budget.

SCHOOL DIST. #51 SUIT. City Attorney Groves spoke of the reported suit against School Dist. #51 in connection with the School District budgeting funds for the expenses of a Planning Commission. This budgeted amount was used with funds furnished by Mesa County and the City of Grand Junction to provide over-all planning for Mesa County.

It was moved by Councilman Harper and seconded by Councilman Orr that the City Attorney take whatever action he deems appropriate as to an appearance in this action in behalf of the City. Motion carried.

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

/s/ Helen C. Tomlinson
City Clerk