

Grand Junction, Colorado
August 15, 1956

The City Council of the City of Grand Junction met in regular session at 7:30 P. M. It was moved by Councilman Colescott and seconded by Councilman Harper that Councilman Wright act as President Pro Tem until President Lowe arrived. President Wright took the chair. Councilmen answering roll call were Shults, Orr, Harper, Colescott, Emerson, and Wright. Also present were City Manager Cheever, City Attorney Groves and City Clerk Tomlinson.

It was moved by Councilman Harper and seconded by Councilman Emerson that the minutes of the regular meeting held Aug. 1 and the regular adjourned meeting held Aug. 8 be approved as written. Motion carried.

REJECT ALL BIDS ON BONDS. The proposal for bids for \$240,000 Public Administration Building bonds and \$160,000 General Obligation Sewer Improvement bonds specified that bonds should be bid at par value with an interest rate not to exceed 3% per annum. There were several bidders present who stated that with bond market conditions as they are at present, it was impossible for them to present bids at par for 3% bonds. Two bids were presented as follows:

COUNCILMAN LOWE ARRIVED at the meeting and presided during the rest of the meeting.

		KIRCHNER, ORMSBEE & WIESNER, INC., & ASSOCIATES, DENVER, COLO.
\$236,705 for \$240,000 Bonds at 3% Interest		\$67,200.00
Total Interest Cost	\$67,200.00	
Plus discount	3,295.00	
Net Interest Cost	70,495.00	
Average Interest Rate	3.1470%	
\$158,805 for \$160,000 Bonds at 3% Interest		\$36,850.00
Total Interest Cost	\$36,850.00	
Plus discount	1,195.00	

Net Interest Cost	38,045.00	
Average Interest Rate	3.0972%	
		J. K. MULLEN INVESTMENT CO., DENVER, COLO.
\$992.50 for each \$1,000 bond		\$238,200.00
Oct. 1, 1957 - Oct. 1, 1961 2 3/4%	3,391.67	
Oct. 1, 1962 - Oct. 1, 1971 3%	63,500.00	
Total Interest Cost	66,891.67	
Plus discount	1,800.00	
Net Interest & discount	68,691.67	
Average Interest & Discount	3.0665%	
\$992.50 for each \$1,000 bond		\$158,800.00
Oct. 1, 1957 to Oct. 1, 1961 2 3/4%	4,675.00	
Oct. 1, 1962 to Oct. 1971 3%	31,750.00	
Total Interest Cost	36,425.00	
Plus Discount	1,200.00	
Net Interest and discount	37,625.00	
Average Interest and discount rate	3.0631%	

Inasmuch as there were no bids submitted that complied with the proposal, City Manager Cheever stated that due to the condition of the bond market and in view of the fact that the money was not needed right now because of changes in plans for the location of the Police Administration Building that the sale of these bonds be readvertised at a later date when the effects of an election year and other circumstances affecting the bond market are not so prevalent and the bids be opened at that time. He thought that in fairness to everyone the City should readvertise for bids.

It was moved by Councilman Emerson and seconded by Councilman Shults that all bids submitted be rejected and sale of these bonds be readvertised at a later date and that the checks accompanying the bids be returned to the bidders. Motion carried. It was suggested that the next time the bond are advertised that the proposals be not so restrictive.

ORD. 971 - VACATING ALLEYWAY 19TH & NORTH. The Proof of Publication to the following entitled ordinance was presented and read: AN ORDINANCE VACATING AN ALLEYWAY. It was moved by Councilman Shults and seconded by Councilman Orr that the Proof of Publication be accepted and filed.

It was then moved by Councilman Wright and seconded by Councilman Shults that the ordinance be called up for final passage. Motion carried. The Ordinance was then read and it was moved by Councilman Emerson and seconded by Councilman Wright that it be passed, adopted, numbered 971 and ordered published. Roll was called on the motion with all members of the Council voting "AYE." The President declared the motion carried.

ORD. 972 - APPROPRIATION LINCOLN PARK POOL. The following emergency ordinance was presented and read: AN ORDINANCE APPROPRIATING FUNDS FOR THE OPERATION OF LINCOLN PARK POOL AND DECLARING AN EMERGENCY. It was moved by Councilman Colescott and seconded by Councilman Wright that the ordinance be passed, adopted as an emergency ordinance, numbered 972 and ordered published. Roll was called on the motion with all members of the Council voting "AYE." The President declared the motion carried.

PROP. ORD. ANNEXING REGENT SUBDIVISION. The following proposed ordinance was presented and read: AN ORDINANCE ANNEXING TERRITORY TO THE CITY OF GRAND JUNCTION. It was moved by Councilman Wright and seconded by Councilman Shults that the proposed ordinance be passed for publication. Motion carried.

WAIVE 5% LAND VALUE REGENT SUBDIVISION & BUY 2 LOTS. It was moved by Councilman Wright and seconded by Councilman Orr that the Council waive the 5% requirement for the cash value of the land to be paid to the City on condition that the City purchase two lots in this subdivision for the price of \$1.00, the lots to be purchased to be used for any purpose by the City. Roll was called on the motion with all members of the Council voting "AYE." The President declared the motion carried.

ORD. 973 - VACATING KENNEDY LANE (CORRECTION). The following entitled emergency ordinance was presented and read: AN ORDINANCE VACATING THE ALLEY KNOWN AS KENNEDY LANE AND DECLARING AN EMERGENCY. It was moved by Councilman Shults and seconded by Councilman Emerson that the ordinance be passed, adopted, as an emergency ordinance, numbered 973 and ordered published. Roll was called on the motion with all members of the Council voting "AYE." The President declared the motion carried.

GRANT LIQUOR LICENSE TO MULVIHILLS - 220 W. GRAND. This was the date set for hearing on the application for a retail liquor store license of Thos. N. and Marguerite A. Mulvihill, 220 West Grand Ave. This is a new building and has been inspected by Chief of Police Karl Johnson. A petition signed by a large number of people in this area has been filed to support this application. A petition protesting the granting of this license signed by a number of people owning property in the neighborhood was presented by Mr. Lewis. Councilman Harper reported that Mrs. Griffith, 318 Grand Ave., had expressed her opposition to the granting of this license to him. It was moved by Councilman Shults and seconded by Councilman Colescott that the license be granted. Motion carried.

CONTINUE RETOLAZA HEARING. It was moved by Councilman Shults and seconded by Councilman Orr that the petition of Johnnie Retolaza for a retail liquor store at 1000 No. 5th Street be continued until Sept. 5th when the building will be more nearly completed. Motion carried.

PROPOSE NEW LOCATION POLICE ADM. BLDG. City Manager Cheever stated that it would be impossible to build the Police Administration building at the location at 6th and Colorado to be convenient and allow for any expansion in future years. He suggested that a Police Administration Building and a new Fire Department building be constructed in Whitman Park. He showed sketches of the architect's drawings for the new buildings and presented the following memorandum:

Memo to: CITY COUNCIL
From: CITY MANAGER

August 15, 1956

POLICE BUILDING LOCATION

Shortly after I took office, Chief Johnson informed me that the architect was having difficulty with the designs and specifications for the new Police Building and that he was faced with a number of obstacles that began to make it appear that it might not be economically wise to go ahead with the plans to build at the present location at 6th and Colorado. One thing sure is that this building location would not allow any future expansion whatsoever. Other problems that developed were:

1. The difficulty of keeping the building design functional. Space and arrangement of various offices and room uses would have to be limited and juggled in designing a building for the present location.
2. Lack of parking space. At present there are only three reserved parking spaces at the police station - and these are street parking. These are not enough to meet the needs for our own equipment, so there is nothing left for the public. The only solution would be to reserve more curb space, and this would have to be in front of other properties which would not be fair to them; or, additional land for off-street parking could be acquired. There

appears to be no land adjacent to the present building that would be available for this purpose.

3. Future Expansion. The possibility of future expansion would be limited to the addition of another story on top.
4. Costs. A more functional building can be built for the same cost, or less, if not confined to an irregular space as it would be at the present location. To build at the present location would necessitate moving all police department functions into temporary quarters during the period of construction. Conservatively, this move would cost from \$12,000.00 to \$15,000.00, and this money would be wasted since we would get nothing for it except the temporary quarters, and it could be applied toward the new building and equipment.
5. Convenience. Convenience to the public in both design and location must be considered in selecting a location for the police building. The location at 6th and Colorado is a good location insofar as being close to the downtown area is concerned. However, it is inconvenient when parking facilities are considered. If a building cannot be designed for the best functional use, it would only add to the inconvenience to the users of the building as well as cut the efficiency of police operations within the building.

Considerable time and thought has been given to possible sites where the building might be built to a better all-around advantage. It has been concluded that if the building were located in Whitman Park the above problems could be met and several others would be solved as well. Some of the advantages of this move would be:

1. It would permit a better functional design of the building and its attendant facilities.
2. It would permit the planning for a new Fire Department building to fit in with the design at the same location. This could be built at some future date.
3. Location between the two Freeways would provide for a quick getaway in any direction.
4. There would be room for both public and employee parking without penalty to other properties in the area.
5. The usefulness of the park would be enhanced, since it is conceivable that the nuisance now in existence as a result of drunks and vagrants would be eliminated by placing the police building in the area.

6. Only a portion - about 36% - of the Park would be used for this purpose; the rest would be retained as a park and would be a much improved park insofar as park usage is concerned.
7. The present property at 6th and Colorado has a good commercial value and could be sold to help finance the costs of building a new Fire Department.
8. If the City desired to keep the property at 6th and Colorado, it could be converted into an off-street parking lot and would serve this purpose much better than the park which has been mentioned for this purpose.
9. It would forestall any future demand that the park be converted into a parking lot or given over to other commercial use.
10. An attractive public building in the park would be an asset to the park and to the area. It would be located where it would be available to the public without inconvenience and where tourists going through on the Freeway would have use of its services, if they should need them.

The plans submitted at this time have not been worked out in detail, but have been prepared in order that the Council and the public would be well informed on the over-all plan.

R. E. Cheever,
City Manager

FIRE INS. RATES. City Manager Cheever also reported that he had recently been in Denver and had consulted with the Mountain States Inspection Department and was aware that Grand Junction is way behind on fire fighting equipment and that this department must be equipped in the near future with more trucks to bring it up to comparable cities of this size.

ELECTION NECESSARY TO USE WHITMAN PARK. City Manager Cheever stated that in all probability an election would have to be held to determine whether or not the property owners in Grand Junction would approve of using Whitman Park as a place to construct the Police Administration Building.

It was moved by Councilman Wright and seconded by Councilman Shults that the Council accept the recommendations of the City Manager and go ahead with plans for the buildings to be placed in Whitman Park and also plans for an election. Motion carried.

ELECTION TO BE OCT. 18, 1956. It was moved by Councilman Orr and seconded by Councilman Shults that the date of election be set as Oct. 18, 1956 and

that the City Attorney prepare the proper call of election to be presented to the Council on Sept. 5th. Motion carried.

IMPR. DIST. #54 BONDS. The following letter from Mr. D. F. Lawrence of Boettcher & Company was read:

"August 15, 1956

Honorable Mayor and City Council
Grand Junction, Colorado

Gentlemen:

On August 8, 1956, we submitted our bid for \$137,000 Improvement District No. 54 bonds in accordance with bid specifications and our bid was accepted by you. Subsequently, we reoffered and sold the bonds to our investment clients.

Due to a misunderstanding of bid specifications, it was later determined that ours was not the best bid submitted. Because the bonds have been resold, we are not in a position to rescind the transaction. However, we do wish to make an adjustment.

The extra coupons attached to the next best bid totaled \$4,350 while the extra coupons attached to our bid totaled \$10,665.00. We agree to return to the City the extra coupons on the \$37,000 par value of bonds and sufficient additional so that the total extra coupons retained by us will be \$4,350.00.

Very truly yours,

BOETTCHER & COMPANY

By (Signed D. H. Lawrence)"

It was moved by Councilman Shults and seconded by Councilman Orr that the offer of Boettcher & Co. as per their letter of August 15, 1956 be approved. Motion carried.

AIRPORT - CAA SPECIFICATIONS. City Manager Cheever reported that while in Denver he had talked with C.A.A. officials on improvements at Walker Field. Mr. Turney and City Engineer Burton are also going to Denver on August 24th and confer with C.A.A. officials further on classification of the Airport and on other matters pertaining to the re-building of the runways at Walker Field in accordance with C.A.A. specifications.

ACCEPT 1955 AUDIT. It was moved by Councilman Shults and seconded by Councilman Orr that the report of the Finance Committee on the audit of the books of the City for 1955 be accepted. Motion carried.

TAG DAY OCT. 20. It was moved by Councilman Colescott and seconded by Councilman Emerson that the Navy Mothers be granted permission to sell tags on the downtown streets on Saturday, October 20th. Motion carried.

RESOL. IMPR. DIST. #54. The following Resolution was presented and read:

RESOLUTION

PROVIDING FOR THE ISSUANCE OF PUBLIC
IMPROVEMENT BONDS OF IMPROVEMENT
DISTRICT NO. 54

WHEREAS, on the twentieth day of June, 1956, the City Council of the City of Grand Junction, Colorado, adopted a resolution creating Improvement District No. 54 within said City.

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

1. That for the purpose of paying the cost and expenses of constructing improvements in said Improvement District No. 54, including engineering, inspection and other incidental expense, the City shall issue public improvement bonds of said Improvement District No. 54, dated the first day of September, 1956, in the denomination of \$1,000.00 each, numbered 1 to 137 inclusive, due and payable on the first day of September, 1966, subject to call and payment, however, at any time prior to the maturity of said bonds. Said bonds shall bear interest at the following rates:

<u>BOND NUMBERS</u>	<u>"A" Coupons</u>	<u>Years</u>	<u>"B" Coupons</u>	<u>Years</u>
1 - 28	3 1/4%	1	2%	1
29 - 51	3 1/2%	4	2 1/2%	2
52 - 67	3 3/4%	10	2 1/4%	3
68 - 77	3 3/4%	10	2 1/4%	3
78 - 87	4%	10	2%	3 1/2
88 - 97	4%	10	2%	4 1/2
98 - 107	4%	10	2%	5 1/2
108 - 117	4%	10	2%	6 1/2

118 - 127	4%	10	2%	7 1/2
128 - 137	4%	10	2%	8 1/2

Such interest shall be payable semi-annually on the first day of March and the first day of September of each year as evidenced by coupons to be attached to said bonds. The principal of and interest on said bonds shall be payable at the office of the City Treasurer of the City of Grand Junction, Colorado. Said bonds shall be signed by the President of the City Council, sealed with the seal of said City and attested by the City Clerk; the coupons shall be signed with the original or facsimile signature of the City Treasurer and when so executed said bonds shall be registered by the City Treasurer.

2. Said bonds shall be payable out of the proceeds of a special assessment to be levied upon real estate situate in the City of Grand Junction, in said Improvement District No. 54, especially benefited by said improvement, and shall also be payable out of available proceeds of an annual one mill tax to be levied on the taxable property in said City, pursuant to People's Ordinance No. 27 of said City, which tax was voted and authorized to make up deficits in special improvement district funds.

3. Said bonds, the coupons to be attached thereto and the registration certificate to be endorsed thereon, shall be in substantially the following form;

UNITED STATES OF AMERICA

STATE OF COLORADO

COUNTY OF MESA

CITY OF GRAND JUNCTION

PUBLIC IMPROVEMENT BOND
IMPROVEMENT DISTRICT NO. 54

No. _____

\$1,000

The City of Grand Junction, County of Mesa, State of Colorado, for value received, acknowledges itself indebted and hereby promises to pay to the bearer hereof, the sum of

ONE THOUSAND DOLLARS

in lawful money of the United States of America, on the first day of September, 1966, subject to call and payment, however, at any time prior thereto, with interest thereon from date until payment according to the interest coupons hereto attached, payable semi-annually on the first day of March and the first day of September each year, both principal and interest being payable at the office of the City Treasurer in Grand

Junction, Colorado, upon surrender of the attached coupons and this bond as they severally become due, or are called for payment.

This bond is issued for the purpose of paying the cost of local improvements in Improvement District No. 54 in the City of Grand Junction, by virtue of and in full conformity with the Constitution and laws of the State of Colorado, the Charter of the City of Grand Junction, and the requisite resolutions and ordinances of said City, duly adopted, approved, published and made laws of said City prior to the issue hereof.

This bond is payable out of the proceeds of a special assessment to be levied upon real estate situate in the City of Grand Junction, in said Improvement District No. 54, especially benefited by said improvement, and is also payable out of available proceeds of an annual one mill tax to be levied on the taxable property in said City, pursuant to People's Ordinance No. 27 of said City, which tax was voted and authorized to make up deficits in special improvement district funds, and the amount of the assessments upon the real estate in said District for the payment hereof, with the accrued interest, shall be a lien upon said real estate in the respective amounts to be apportioned to said real estate, and assessed under the Charter and ordinances of said City.

It is hereby certified and recited that the total issue of bonds of said City for said District, including this bond, does not exceed the estimate of the City Engineer of the cost of said improvements, nor the amount authorized by law, and it is further hereby certified and recited that every requirement of law relating to the creation of said Improvement District No. 54 and the making of said improvements and the issuance of this bond has been fully complied with by proper officers of said City, and that all conditions required to exist and to be done precedent to and in the issuance of this bond, to render the same lawful and valid, have happened, been properly done and performed, and did exist in regular and due time, form and manner, as required by law.

IN TESTIMONY WHEREOF, the City of Grand Junction has caused this bond to be subscribed by the President of the Council, attested by the City Clerk under the seal of the City, and the interest coupons hereto attached to be attested by the facsimile signature of the City Treasurer, as of the 1st day of September, A. D., 1956.

President of the City Council

(SEAL)

ATTEST:

City Clerk

(Form of Coupon)

No. _____

\$ _____

On the 1st day of September, [March] A. D. 19 _____, the City of Grand Junction, Colorado, will pay the bearer

_____ Dollars

in lawful money of the United States of America, at the office of the City Treasurer, in Grand Junction, Colorado, being six months' interest on its local public improvement bond of Improvement District No. 54, provided the bond to which this coupon is attached has not been called for prior payment.

Attached to bond dated September 1, A. D. 1956.

No. _____

(Facsimile Signature)

City Treasurer

(Registration Certificate)

It is hereby certified that the within and foregoing bond has been registered in a suitable book kept for that purpose in the office of the City Treasurer of the City of Grand Junction, Colorado, in accordance with the laws and ordinances under which the same is issued.

Dated at Grand Junction, Colorado, this _____ day of _____ A.D. 1956.

City Treasurer

The City Clerk is hereby authorized and directed to have printed the bonds authorized by this Resolution and when the same have been executed, to deposit the same with the City Treasurer, who shall deliver them to the lawful purchaser thereof, on receipt of the purchase price.

ADOPTED AND APPROVED THIS _____ day of _____, A. D. 1956.

President of the Council

(SEAL)

ATTEST:

City Clerk

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

RESOL. AMENDED - REGIONAL PLANNING COMMISSION. It was moved by Councilman Shults and seconded by Councilman Orr that the resolution passed at the last regular Council meeting concerning the transfer of funds to the Western Colorado Regional Planning Commission be amended as follows:

"That the remainder of the appropriation in the 1956 Budget to the City Planning Commission for payment to Trafton Bean and Associates during the current fiscal year be paid to the Regional Planning Commission."

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 Orr and seconded by Councilman Shults that the meeting adjourn. Motion carried.

/s/ Helen C. Tomlinson
City Clerk