

Grand Junction, Colorado
February 20, 1957

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, Wright and President Lowe. Also present were City Manager Cheever, City Attorney Ashby and City Clerk Tomlinson.

It was moved by Councilman Orr and seconded by Councilman Colescott that the minutes of the regular meeting held February 6th be approved as written. Motion carried.

BIDS ON BONDS. City Manager Cheever stated that there is considerable interest among bond buyers in the \$240,000 Police Administration Building bonds and the \$460,000 Sewer Improvement Bonds which the City has for sale. At the time bids were submitted, on August 15, 1956, the lowest interest rate submitted was 3.0631 and as the proposal at that time was for interest rates not to exceed 3%, all bids were rejected. Since that time, interest rates have been even higher and this is the first indication that the City might possibly be able to sell their bonds at 3% or lower.

Two representatives of bond firms in Denver were present, and Mr. Cheever asked permission to negotiate for the sale of the bonds and to bring back to the Council proposals for such sale. It was moved by Councilman Shults and seconded by Councilman Orr that the City Manager be authorized to negotiate for the sale of the \$700,000 General Obligation Bonds and bring back the proposals to the Council shortly. Motion carried.

WAIVE PERMIT FEES. The Northeast Christian Church asked that permit fees be waived in connection with their church building. It was moved by Councilman Harper and seconded by Councilman Colescott that the request be granted. Roll was called on the motion with all members of the Council voting "AYE." The President declared the motion carried.

ARCHERY CLUB TO USE AUDITORIUM AT COST. Mr. Cook, representing the Archery Club, appeared before the Council and asked permission to use the Lincoln Park Auditorium on a Sunday or Monday night for their Archery Club. It was moved by Councilman Shults and seconded by Councilman Orr that the Archery Club be allowed to use the auditorium for actual cost. Motion carried.

PROP. ORD. VACATING ALLEY. The following proposed ordinance was presented and read: AN ORDINANCE VACATING ALLEYWAYS IN CARPENTER'S SUBDIVISION NO. 1 IN THE CITY OF GRAND JUNCTION. It was moved by Councilman Wright and seconded by Councilman Orr that the proposed ordinance be passed for publication. Motion carried.

ZONING HEARING - RES. A SMITH ET AL. The Planning Commission approved Residence "A" zoning in Nelms-Smith-Treichler-Weaver and Lutkiewicz Subdivisions and referred them to the Council for such change. It was moved by Councilman Colescott and seconded by Councilman Emerson that the above additions to the City of Grand Junction be advertised for hearing of zoning as Residence "A" District on March 20th. Motion carried.

RENEW 3.2 BEER LICENSE - JORDAN GROCERY. Sidney E. and Elizabeth E. Jordan dba Jordan's Grocery at 451 So. 5th Street presented an application for the renewal of their 3.2 beer license. It was moved by Councilman Orr and seconded by Councilman Emerson that the license be granted. Motion carried.

REV. PERMIT - MT. STATES TEL & TEL CO. The Mountain States Telephone & Telegraph Company presented the following request:

"Our building now extends to the south and west lot lines which, as you know, are adjacent to alleys. Both alleys have heavy truck traffic and it is our feeling that protection should be provided for pedestrians as well as our building walls. A recent inspection revealed that there are existing encroachments into the alley; a power pole is set three feet out from the side wall of our building in the south alley and another is one foot six inches out into the rear alley. It appears that the desirable way to furnish the needed protection would be to provide an 18" walkway, 6" high, extending from the side and rear of our building. A 12" extension would be ample protection for the building walls; however, from the pedestrian standpoint, we feel that 18" would be minimum."

"As main building construction work is now completing and we should like to include this project with the finishing details, your consideration and approval to proceed on the above basis will be greatly appreciated. Three prints illustrating the proposal are attached for your information."

In connection with this request, City Engineer Alstatt presented the following memorandum:

"Chief Johnson and I inspected the site of the proposed curb, and we agreed that at this particular site a curb would do no damage to either drainage or flow of traffic; however, we know there are many other places in our business district that a curb would be detrimental. If granting this request would set a precedent, we feel it should be denied; however, we have no objections as an individual request. If it is granted, we feel it should be by revocable permit."

It was moved by Councilman Shults and seconded by Councilman Wright that the following Revocable Permit be approved:

REVOCABLE PERMIT

WHEREAS, the Mountain States Telephone & Telegraph Company has made application to the City of Grand Junction for permission to construct a walkway around its building in the North 100 block of Seventh Street, which shall extend from the base of the building 18 inches and shall be 6 inches in height from the present level of the alleyway involved; and

WHEREAS, the City Engineer has approved this application and the City Council is of the opinion that the construction of such a walkway would not be detrimental to the use of the alleyway involved and has directed the City Manager to issue a permit for such construction;

NOW, THEREFORE, IN ACCORDANCE WITH THE ACTION OF THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION, COLORADO:

There is hereby granted a revocable permit to the Mountain States Telephone & Telegraph Company to construct the walkway above described; provided that the said permit may be revoked by the City Council at its pleasure at any time; provided further that the said Mountain States Telephone & Telegraph Company shall install and maintain the walkway at its own expense; provided further that the said Mountain States Telephone & Telegraph Company shall agree to indemnify the City and save it harmless from any and all claims, damages, actions, costs and expenses of every kind in any manner arising or resulting from the construction or maintenance of the said walkway.

Dated this 20th day of February, 1957.

City Manager

ATTEST:

Recorded # 847673, 9/3/63, Book 854, Page 216

City Clerk

Motion carried.

EASEMENT TO STATE HIGHWAY PALMER PARK. The State Highway Department requested an easement on the following described property known as Palmer Park on Orchard Mesa which the City owns:

A tract or parcel of land No. 8 Rev. of Colorado Department of Highways Project No. F 019-1 (4) containing 0.043 acres, more or less, in the E1/4 of the NW1/4 of the NW1/4, Section 26, Township 1 South, Range 1 West of the Ute Meridian in Mesa County, Colorado, said tract or parcel being more particularly described as follows:

Beginning at a point on the N. line of Sec. 26 from which point the NE corner of the NW1/4 of the NW1/4, Section 26, T. 1 S., R. 1 W. bears East a distance of 53.7 feet;

1. Thence South a distance of 100.0 feet;
2. Thence East a distance of 18.7 feet;
3. Thence North a distance of 100.0 feet to the N. Line of Sec. 26;
4. Thence West along the N. line of Section 26 a distance of 18.7 feet, more or less, to the point of beginning.

The above described parcel contains 0.043 acres, more or less.

It was moved by Councilman Harper and seconded by Councilman Emerson that the City Manager be authorized to sign an agreement for an easement on the following described property for highway purposes:

A tract or parcel of land No. 8 Rev. of Colorado Department of Highways Project No. F 019-1 (4) containing 0.043 acres, more or less, in the E1/4 of the NW1/4 of the NW1/4, Section 26, Township 1 South, Range 1 West of the Ute Meridian in Mesa County, Colorado, said tract or parcel being more particularly described as follows:

Beginning at a point on the N. line of Sec. 26 from which point the NE corner of the NW1/4 of the NW1/4, Section 26, T. 1 S., R. 1 W. bears East a distance of 53.7 feet;

1. Thence South a distance of 100.0 feet;
2. Thence East a distance of 18.7 feet;
3. Thence North a distance of 100.0 feet to the N. Line of Sec. 26;
4. Thence West along the N. line of Section 26 a distance of 18.7 feet, more or less, to the point of beginning.

The above described parcel contains 0.043 acres, more or less.

Motion carried.

WATER BILL ADJUSTMENTS. The following water bills were presented for adjustment due to service line breaks:

		1957		1956
John Davidson, 839 W. Grand	103,300 gal.	\$22.30	5,600 gal.	\$6.10

Manuel Martinez, 510 Chuluota	54,500 gal.	13.88	9,400 gal.	6.16
-------------------------------------	-------------	-------	------------	------

It was moved by Councilman Harper and seconded by Councilman Colescott that the adjustments on the foregoing water bills be approved and adjusted on the basis of water used in the corresponding quarter of 1956. Roll was called on the motion with all members of the Council voting "AYE." The President declared the motion carried.

PUT SALES TAX ORD. ON BALLOT. The matter of a sales tax within the City of Grand Junction was brought up and discussed. Councilman Wright spoke at length in favor of the sales tax and Councilman Orr also spoke in favor of it. Councilman Shults spoke against a sales tax. There were about one hundred people in the audience, quite a few being from outside the city limits. Several spoke in favor of the tax and two or three were very much opposed to a sales tax. After a very lengthy discussion pro and con a proposed ordinance entitled AN ORDINANCE LEVYING A CITY RETAIL SALES AND USE TAX WITHIN THE CITY OF GRAND JUNCTION, COLORADO, PROVIDING FOR THE COLLECTION THEREOF AND ESTABLISHING PENALTIES FOR THE VIOLATION OF THIS ORDINANCE was introduced and read. It was moved by Councilman Wright and seconded by Councilman Orr that the proposed ordinance be passed for publication. Discussion was had on the date the sales tax ordinance should be effective, whether July 1, 1957, or January 1, 1958 would be the best time for the ordinance to go into effect, and it was decided that January 1, 1958, would be the best date for the ordinance to go into effect. Roll was called on the motion with the following result: Councilmen voting "AYE:" Orr, Wright and Pres. Lowe; Councilmen voting "NAY," Shults, Harper, Colescott and Emerson. A majority of the Councilmen voting NAY, the motion was declared lost by the President.

It was then moved by Councilman Wright and seconded by Councilman Shults that the ordinance entitled AN ORDINANCE LEVYING A CITY RETAIL SALES AND USE TAX WITHIN THE CITY OF GRAND JUNCTION, COLORADO, PROVIDING FOR THE COLLECTION THEREOF AND ESTABLISHING PENALTIES FOR THE VIOLATION OF THIS ORDINANCE be submitted to a vote of the qualified electors of the City of Grand Junction at the regular municipal election to be held April 2, 1957. Roll was called on the motion with all members of the Council voting "AYE." The President declared the motion carried.

SELL BONDS KIRCHNER, ORMSBEE & WIESNER. City Manager Cheever reported that he had two firm proposals for the sale of the \$700,000 Police Administration Building and Sewer Improvement Bonds as follows:

KIRCHNER, ORMSBEE & WIESNER:

Par plus \$1,052 for the bonds with interest at the rate of 3%

Maturities as follows:

Bonds to be dated March 1, 1947

March 1, 1958	\$23,000
March 1, 1959	24,000
March 1, 1960	42,000
March 1, 1961	43,000
March 1, 1962	45,000
March 1, 1963	46,000
March 1, 1964	52,000
March 1, 1965	53,000
March 1, 1966	55,000
March 1, 1967	56,000
March 1, 1968	58,000
March 1, 1969	51,000
March 1, 1970	51,000
March 1, 1971	51,000
March 1, 1972	50,000

Bonds maturing March 1, 1968 and thereafter to be callable on March 1, 1967 and on any interest payment date thereafter in inverse numerical order.

COUGHLIN & CO. WITH BOETTCHER & CO., BOSWORTH, SULLIVAN & CO. & PETERS WRITER & CHRISTENSEN

Par plus \$203 for bonds at the rate of 3% per annum interest with all other conditions being the same as set forth above.

It was determined that the rate of interest on the Kirchner, Ormsbee & Wiesner bid was 2.98275. City Manager Cheever stated that in view of the present bond market,

he felt that this was a very good proposal, and it was moved by Councilman Wright and seconded by Councilman Orr that the City Manager be instructed to sign the agreement for the sale of the bonds to Kirchner, Ormsbee & Wiesner. Roll was called on the motion with all members of the Council voting "AYE." The President declared the motion carried.

PROP. ORD. CONTRACTORS ORD. The following entitled proposed ordinance was introduced and read: AN ORDINANCE REGULATING THE LICENSING OF CONTRACTORS AND PROVIDING PENALTIES FOR VIOLATIONS OF ITS PROVISIONS. It was moved by Councilman Shults and seconded by Councilman Wright that the proposed ordinance be passed for publication. Motion carried.

C OF C MEETING. City Manager Cheever announced that there would be a luncheon meeting of the Chamber of Commerce at the La Court Hotel on Friday at noon to which the Council members were invited.

WATER SURVEY PLANS. Mr. Turney has the plans and report on the water survey which he has made ready to present to the Council. It was decided to meet with Mr. Turney at noon on Thursday at the Uranium Club to hear his report.

CHAMBER OF COMMERCE WATER COMMITTEE MEETING WITH BUR. OF REC. Councilman Harper announced that the Chamber of Commerce Water Committee would be holding a meeting with the Bureau of Reclamation officials on February 28th at 3:00 P. M. in the City Auditorium to hear an explanation of the DeBeque project. All Councilmen were invited to attend.

It was moved by Councilman Emerson and seconded by Councilman Colescott that the meeting adjourn. Motion carried.

/s/ Helen C. Tomlinson
City Clerk