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Grand Junction, Colorado

December 17, 1958

ROLL CALL.

The City Council of the City of Grand Junction, Colorado, met in regular session at 7:30 o'clock P.M., December 17, 1958. Councilmen present and answering at roll call were Emerson, Orr, Harper, Strnad, Wright, and President Shults. Councilman Colescott was absent. Also present were City Attorney Ashby, City Manager Cheever and City Clerk Tomlinson.

MINUTES.

It was moved by Councilman Harper and seconded by Councilman Orr that the minutes of the regular meeting held December 3 and the regular adjourned meeting held December 10 be approved as written. Motion carried.

ORD. 1065 PASSED Vacating Alley Milldale Subdiv. Salt Lake Hdwe.

The Proof of Publication to the proposed ordinance entitled "AN ORDINANCE VACATING AN ALLEY IN MILLDALE SUBDIVISION IN THE CITY OF GRAND JUNCTION, COLORADO," was presented and read. It was moved by Councilman Orr and seconded by Councilman Harper that the Proof of Publication be accepted and filed. Motion carried.

It was moved by Councilman Emerson and seconded by Councilman Orr that the ordinance be called up for final passage. Motion carried. The ordinance was then read, and upon motion of Councilman Harper and seconded by Councilman Emerson was passed, adopted, numbered 1065 and ordered published. Roll was called on the motion with all members of the Council present voting "AYE." The President declared the motion carried.

EASEMENT GRANTED AEC for new water line by Cemeteries

Some years ago, the City granted an easement to the U.S. Government for the construction of a six inch water main for what is now known as the A.E. C. Compound. This main has become defective, and, as it is not economically feasible to repair the main in the present location, the A.E.C. requests the City to grant them an easement along the road by the Masonic and Odd Fellows Cemeteries and down the hill for the relocation of the main. It was moved by Councilman Emerson and seconded by Councilman Orr that the request of the A.E.C. be granted and an easement given to them for a six inch water line. Motion carried.

Instr #3981

PETITION Protesting odor from Grand Valley Rendering Plant

A petition signed by a number of citizens was filed protesting the obnoxious stench and odor emanating from the Grand Valley Rendering Company plant at 347 27 1/2 Road. The petition asked the Council to declare the rendering plant a public nuisance and that it be enjoined and abated. It was moved by Councilman Emerson and seconded by Councilman Orr that the petition be received and filed, and that the City Manager and City Attorney keep the Council informed on the developments in regard to this case and the way it is to be handled by the County Commissioners, as the petition was filed with them also.

FRIENDSHIP JUBILEE FESTIVAL - 1959 to use Lincoln Park for rodeo and horse show

Mr. C. A. Walt, Chairman of the Grand Junction 1959 Friendship Jubilee Committee, and Mr. Lamb appeared before the Council in regard to using Lincoln Park football field for a rodeo and horse show at the time of the festival in June.

Councilman Wright, Chairman of the Committee, stated that he had met with Jim Kurtz and they had talked to City Manager Cheever, Mr. Stocker, Park Superintendent, and Mrs. Ela about the pros and cons of using the park for a rodeo and the other events; that it was the consensus of opinion of the Committee that it was feasible to permit the rodeo to be held in Lincoln Park providing that, first of all, it be understood that the rodeo use should be limited to the use of the Jubilee group only and that permission be granted only because of the time factor involved; that the field can be repaired before it would be used again for football; that it would be the understanding that the festival committee would agree to repair any damage to be done and also would agree to the City's being held harmless for any liability. It was indicated no one who was on the committee who had any information, could say at the present time whether there would be a lot or a little damage; that the sod is in pretty good condition although uneven; that there is a possibility that under a program that might be put into operation that the field could be resodded in three years.

The Committee felt it important that the people of Grand Junction be acquainted with the fact that the field will not be damaged but, if damaged, will be put back into as good condition as before at the expense of the Committee. Councilman Wright stated that a sampling of public opinion taken by both himself and Mr. Kurtz had shown that more than a majority were in favor of using the field for a rodeo, due to the fact that the money goes for a community project and that all damage would be repaired before the football season begins.

Councilman Strnad asked if the festival committee would put up a bond to guarantee putting the field back into shape due to the fact that the weather could be bad so that the festival would not be a paying proposition and because of the fact that more damage could be done to the field than is expected. Mr. Walt stated that the festival company has between \$17,000 or \$18,000 cash, and that this committee was a group

of responsible businessmen who are donating their time to establish some sort of a celebration for the benefit of the citizens and to try to build up a fund for a community project.

City Manager Cheever stated that he wished to make it clear that if the Council decided to go ahead and authorize the use of the Lincoln Park football field for the rodeo, that he and Mr. Stocker would do the best they could to get the field back in shape; that it was an experimental project; that they had estimated that it would cost approximately \$1.63 per square yard to resod the field.

Mr. Walt did not approve of being asked to put up a cash bond and thought the Council was putting the wrong slant on the whole thing.

Councilman Harper thought that a bond would not be necessary but was in favor of a contract being signed with the committee setting forth the fact that the committee would put the field back into shape after its use. He suggested that the decision be delayed until the next Council meeting to give the people of Grand Junction a chance to express themselves before the Council took action.

The matter of concessions during the festival was brought up and discussed. Under authority of Council action on July 16, 1958, all arrangements for concessions are to be made with Mr. Fulton.

Grant use of park.

It was moved by Councilman Orr and seconded by Councilman Wright that in accordance with the Committee's recommendation the Grand Junction Festival Committee be given permission to use the Lincoln Park football field for a rodeo and the matter of whether or not a bond is necessary be determined later. Roll was called on the motion with the following result: Councilmen voting "AYE:" Emerson, Harper, Orr, Wright and Pres. Shults. Councilman voting "NAY:" Strnad. A majority of Councilmen present voting "AYE," the President declared the motion carried.

No bond required

It was moved by Councilman Emerson and seconded by Councilman Wright that City Attorney Ashby and City Manager Cheever be directed to draw up a contract with the Grand Junction Festival Company in accordance with the Committee's recommendation, and requiring no bond; contract to be brought before the Council at the next regular meeting. Roll was called on the motion with the following result: Councilmen voting "AYE:" Emerson, Orr, Harper, Strnad, Wright. Councilman voting "NAY:" President Shults. A majority of Councilmen present voting "AYE," the President declared the motion carried.

PARKING LOT 6th & Rood Discuss buying lot

The Parking Committee of the Chamber of Commerce consisting of Leland Schmidt, Howard McMullin, Bill Olson, L. O. Halvorson, Mrs. Frances Hopper, Mrs. Abbott Tessman, Chas. Lumley, A. A. Bolotin and Dale Hollingsworth, Secretary, were present. Mr. Leland Schmidt acted as spokesman of the group and stated that the Committee was hoping that the Council would continue the off-street parking program for the downtown area, but that an emergency had arisen in connection with the lots at 6th and Rood as it had been learned that they were up for sale.

City Manager Cheever stated that he had talked to the owners of the lots, and they had given him until Friday to talk to the Council concerning the purchase of these lots. As near as he could tell, the price would be \$60,000.00. The income for the present year on this parking lot has averaged approximately \$396 per month. The Committee asked the Council to sell revenue bonds to finance the purchase of the lots, but it developed that the income from the lots would not pay off revenue bonds and interest over a period of ten years.

Mr. Howard McMullin spoke and stated that he had been in favor of the City's buying parking lots in the downtown area for many years.

He congratulated the Council on holding the line on the mill levy but recommended that the City find some way of financing the purchase of the lots at 6th and Rood and also to be prepared to bid on the building next door when School District #51 is ready to sell the building so that the parking lot can be extended.

Councilman Harper suggested that the fees for parking on this lot be increased so that the revenue might provide sufficient funds for paying off revenue bonds. There was considerable discussion as to whether or not an increase in rates would increase or decrease the use of the lot.

Councilman Emerson felt that the lots should be purchased. It was moved by Councilman Orr and seconded by Councilman Emerson that the City Manager be instructed to make an effort to get an extension of three weeks' time from the owners of these lots and investigate the matter of selling revenue bonds or find some means of financing the purchase of these lots. Motion carried.

WATER & SEWER Granted to Valley Bowling Lanes, Inc.

Mr. Carl Oberholter, President of the Valley Bowling Lanes, Inc., who is constructing a building on property immediately adjacent to the City limits on the east, but whose property is in the Fruitvale area, which will be voted on sometime in the future as to whether it will be annexed, presented a request to have sewer and water services from the City. He stated that he wished to have his property annexed to the City as soon as possible, and, that should the Fruitvale area vote to stay outside the City limits, he would immediately file a petition for annexation.

It was moved by Councilman Wright and seconded by Councilman Orr that the City Manager and City Attorney be instructed to enter into an agreement with the Valley Bowling Lanes, Inc., and that they be given permission to connect to water and sewer mains if they will sign an agreement to annex in the event that the Fruitvale annexation falls through, with the City Manager authorized to sign such a contract. Motion carried.

BUREAU OF LAND MANAGEMENT Table decision on buying land

A letter from the Western Colorado Regional Planning Commission was read asking that the City and County cooperate in the purchase of land under the control of the Bureau of Land Management for recreational purposes. It was moved by Councilman Strnad and duly seconded, that this matter be tabled. Motion carried.

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

Helen C. Tomlinson

City Clerk