

Grand Junction, Colorado

February 18, 1959

ROLL CALL.

The City Council of the City of Grand Junction, Colorado, met in regular session at 7:30 o'clock P. M., February 18, 1959. Councilmen present and answering at roll call were Emerson, Orr, Harper, Colescott, Strnad and President Shults. Councilman Wright was absent. Also present were City Attorney Ashby, City Manager Cheever and City Clerk Tomlinson.

MINUTES.

It was moved by Councilman Strnad and seconded by Councilman Harper that the minutes of the regular meeting held February 4, 1959 be approved as written. Motion carried.

LIQUOR STORE LICENSE Roscoe Brown, 1205 S. 5th St. Denied

This was the date set for hearing on the application for a liquor store license for Roscoe Brown at 1205 South Fifth Street. A letter from the Chief of Police was read, and petitions approving the granting of the license filed by Mr. Golden, Attorney for Mr. Brown, and against the granting of the license by Attorney William Foster. Mr. Foster's petition stated that the signers felt that the reasonable requirements of the neighborhood for liquor outlets were more than adequately served by presently licensed outlets, and that a liquor store at this location would constitute a traffic hazard inasmuch as South Fifth Street is a state highway and the traffic count is exceedingly heavy.

In 1953, the Council turned down a request for a liquor store license on South Fifth Street because of the traffic situation. After considering both sides, it was stated by Councilman Harper that he wished to reiterate the statements that he had made at the time Mr. Lybarger's request for a license was denied in 1953; that he had nothing personal against Mr. Brown, but that he was opposed to granting a license for the sale of liquor on South Fifth Street, and that because the needs of the neighborhood were adequately cared for, he moved that the application of Mr. Roscoe Brown for a retail liquor store license be denied. The motion was seconded by Councilman Emerson who also stated that he had nothing personal against Mr. Brown but felt as Councilman Harper did, that South Fifth Street was not a proper location for a liquor outlet. Roll was called on the motion with the following result:

Councilmen voting "AYE:" Emerson, Harper, Colescott and
Pres. Shults

Councilmen voting "NAY:" Orr and Strnad

A majority of Councilmen present voting "AYE," the President declared the motion carried and the application for a retail liquor store license at 1205 South Fifth Street be denied.

ORD. 1068 passed. Monthly billing of water

The Proof of Publication to the proposed ordinance entitled AN ORDINANCE AMENDING SECTIONS 1, 2 AND 5 OF CHAPTER 19 OF THE 1953 COMPILED ORDINANCES OF THE CITY OF GRAND JUNCTION TO PROVIDE FOR MONTHLY BILLING FOR WATER RENT AND SERVICE CHARGES THEREON was presented and read. It was moved by Councilman Harper and seconded by Councilman Colescott that the Proof of Publication be accepted and filed. Motion carried.

It was moved by Councilman Colescott 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 Orr and seconded by Councilman Harper was passed, adopted, numbered 1068 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. 1069 passed. Monthly billing of refuse collection

The Proof of Publication to the proposed ordinance entitled AN ORDINANCE AMENDING SUBSECTIONS "a" AND "c" OF SECTION 7 OF CHAPTER 26 OF THE 1953 COMPILED ORDINANCES OF THE CITY OF GRAND JUNCTION, PROVIDING FOR MONTHLY BILLING FOR REFUSE COLLECTION was introduced and read. It was moved by Councilman Strnad and seconded by Councilman Emerson that the Proof of Publication be accepted and filed. Motion carried. It was moved by Councilman Colescott and seconded by Councilman Strnad that the ordinance be called up for final passage. Motion carried.

The ordinance was then read, and upon motion of Councilman Strnad and seconded by Councilman Orr was passed, adopted, numbered 1069 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. 1070 passed Pawnbrokers - Licensing & Bonding Establishing Regulations

The Proof of Publication to the proposed ordinance entitled AN ORDINANCE AMENDING CHAPTER 68 OF THE 1953 COMPILED ORDINANCES OF

THE CITY OF GRAND JUNCTION, COLORADO, PROVIDING FOR THE LICENSING AND BONDING OF PAWNBROKERS AND ESTABLISHING REGULATIONS FOR THE CONDUCT OF SUCH BUSINESS was introduced and read. It was moved by Councilman Strnad and seconded by Councilman Orr that the Proof of Publication be accepted and filed. Motion carried. It was then moved by Councilman Strnad and seconded by Councilman Harper 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 Harper was passed, adopted, numbered 1070 and ordered published. Roll was called on the motion with all members of the Council present voting "AYE." The President declared the motion carried.

RENEW 3.2 BEER LICENSES

Applications for the renewal of 3.2 beer licenses were presented as follows:

Sidney E. and Elizabeth E. Jordan dba Jordan's Grocery, 451 South Fifth Street

Robert E. & George H. Wieker dba Wieker's Cigar & Sporting Goods, 541 Main Street

Safeway Stores, Inc. #601, 525 Ouray Ave.

It was moved by Councilman Strnad and seconded by Councilman Colescott that the applications for renewal of 3.2 beer licenses be approved and licenses granted when the State licenses are received. Motion carried.

HOUSE AT 343 LAWRENCE to be repaired to conform to specs for Fire Zone III

City Manager Cheever reported on the matter of repairing the house at 343 Lawrence Avenue. Mr. Thatcher Shaw, Agent or representative for the owner of the property, and Mr. Braley, who wishes to repair the house, appeared before the Council also. City Manager Cheever stated that this was an industrial zone and the house was in bad shape beside being badly damaged by fire. The Insurance Company had paid over 50% of the amount of the insurance for the fire damage. It was contended by the Building Department that the loss on the house was more than 50%. City Manager Cheever recommended that permission for repairs be denied.

Councilman Colescott stated that he had gone by to see this property, and he thought the house was in pretty bad shape, and he believed that it was not feasible to fix it up especially if

it had to be repaired to conform to Fire Zone II which would be an industrial building.

The insurance apparently had been paid to the Church of the Brethern and the Fruita Bank, so that the man who was living in the house and had a small equity in it did not get any financial help, and was also deprived of his living quarters. Mr. Shaw stated that he did not own the property but was merely representing the man who owned it at the time it burned. Councilman Orr asked if, in the event Fire Zone II requirements were waived, the building might be remodeled to conform to the building code at all. The City Attorney stated that the Council should consider three points: whether the house was safe for habitation; whether less than fifty per cent destruction had taken place; and if there was more than fifty per cent destruction, whether it could be made to comply with the building code for Fire Zone II. He stressed another point to consider; whether or not in a district such as this, being zoned industrial, but where the area is entirely residential, whether Fire Zone II restrictions should be enforced, or whether they should be reduced to Fire Zone III regulations.

After considerable discussion, it was moved by Councilman Harper and seconded by Councilman Orr that permission be granted for the property at 343 Lawrence Avenue to be repaired to conform to the specifications of Fire Zone III. Motion carried.

DAYS - Rosebud-4-18-59 - Carnation 5-9-59

It was moved by Councilman Colescott and seconded by Councilman Emerson that the G.A.R. be given permission to sell Rosebuds on the streets on April 18th, and that the American War Mothers be granted permission to sell Carnations on May 9th. Motion carried.

BONDS APPROVED.

The following bonds were presented. Having been approved as to form by the City Attorney, it was moved by Councilman Harper and seconded by Councilman Orr that the bonds be accepted and filed. Motion carried.

Cement Contractor

Arthur L. Gilbert

E. C. Huff

Clarence Lunsford

James C. Terry

Contractor, Gen. & Special

James C. Terry

Blaine Derrick

Fred J. Hess
 Intermountain Glass & Metal Co.
 Edgar Jones
 John Sprague

Electrical Contractor
 Gleason Electric

Gas Contractor
 Home G. Moody dba Fairmount Sheet Metal Co.

Plumbing Contractor
 Warren C. Bush
 W.B. Johnson Co., Inc.
 Lane & Co.

Photography
 Wesley E. Ramsey & R.A. Porter dba Allen-Wesley Studio

Signs
 Sara R. Wolf & Dean L. Dickey dba Western Neon Company

OLD CITY HALL & JAIL CM to investigate razing and making parking lot and report back to Council

City Manager Cheever asked what the Council would like to do in connection with tearing down the old City Hall and Police Building and Jail when the Police Department moves to their new building. It was suggested that Mr. Cheever see what offers he can get for tearing down and salvaging the building, and what the cost would be to fix it up for a parking lot; the parking lot to be used on a trial basis to see whether it would be feasible to use this property for such purpose if and when the lot at 6th and Rood Ave. should be used for private building. It was moved by Councilman Orr and seconded by Councilman Harper that the City Manager be instructed to investigate the possibilities of razing the old City Hall building and jail and report back to the Council. Motion carried.

WATER BILL ADJUSTS.

The following requests for water bill adjustments due to service line leaks were presented:

<u>Name</u>	<u>Address</u>	1959		1958		<u>Dif</u>
		<u>Gals</u>	<u>Amt</u>	<u>Gals</u>	<u>Amt</u>	
Minnie	327	95,300	\$17.45	43,600	\$9.69	\$ 7.76

F. Carey	Gunnison					
Marie Guillen	479 W. Ute	133,200	21.48	34,800	8.37	13.11
Hattie Gay	522 N 7th St	150,400	25.71	3,300	4.50	21.21

It was moved by Councilman Harper and seconded by Councilman Colescott that the requests be approved and adjustments granted. Roll was called on the motion with all members of the Council present voting "AYE." The President declared the motion carried.

PROPERTY 12th & Elm To sell for \$5,000 (Bought for fire substation)

City Manager Cheever presented plans for the improvement of the property at 12th and Elm Ave. Mr. Delbert Blake would like to purchase the lots which the City owns on this corner for the sum of \$4,000 providing the financing for a four unit apartment building is approved. The Council, at a previous meeting, had approved the sale of these lots to Mrs. Mantey for the sum of \$5,000 but the sale fell through because she could not fit her proposed improvements to the land in question.

The Council did not feel that \$4,000 was a sufficient sum for this property. It was moved by Councilman Strnad and seconded by Councilman Harper that the City Manager be authorized to sell the lots for the sum of \$5,000 with the purchaser paying all unpaid special assessments. Motion carried.

SIDEWALKS 30 day notices that were sent out

Councilman Harper stated that he felt the people of Grand Junction were due an explanation concerning the City's sidewalk program, recently started. The fact that the ordinance called for repairs to be made within thirty days from the time the notices were sent out had led to some misunderstanding. This is not the proper time to do concrete work, but in order to get a district created so that the work could be done during summer months, it was necessary to get started on sending out the notices. An Improvement District will be set up for all those who wish to have their sidewalk repairs done in that way. Any one who cares to may have a private contractor make the repairs.

SALARY & WAGE COMMITTEE

President Shults reported that the first meeting of the Committee which was appointed to investigate salaries and wages for City employees was held, and that the Committee had gone to work

diligently on the survey and that, within a few months, he felt they would have a report ready for the Council.

He mentioned, too, that Mr. Chas. Weir, Filter Plant Operator, had received an offer of employment in Aurora, Colo. at a higher rate of pay than he is receiving here, and that individual cases would have to be taken up before the Committee report was completed.

City Manager Cheever reported that he and Mr. Burton had been in conference with Mr. Weir and were trying to work out a suitable solution to this particular matter.

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

/s/Helen C. Tomlinson
City Clerk