

Grand Junction, Colorado

Nov. 4, 1959

**ROLL CALL**

The City Council of the City of Grand Junction, Colorado, met in regular session at 7:30 o'clock p. m., November 4, 1959. Councilmen present and answering roll call were Meacham, Hadden, Dean, Colescott, Strnad, Wright and President Orr. Also present were City Manager Cheever, City Attorney Ashby and City Clerk Tomlinson.

**MINUTES**

It was moved by Councilman Colescott and seconded by Councilman Strnad that the minutes of the regular meeting held October 14th and the special meeting held October 27th be approved as written. Motion carried.

**LIQUOR LICENSE GRANTED** Bamboo Rest. & Lounge, Uranium Center, Inc. 215 No. 5th

The hearing on the application of Uranium Center, Inc. dba Bamboo Restaurant & Lounge, 215 No. 5th Street for a Hotel and Restaurant Liquor License had been continued to this meeting. No protests had been filed in connection with the issuance of this license. It was moved by Councilman Strnad and seconded by Councilman Hadden that the license be granted. Motion carried.

**ORD. 1090** Impr. Dist. #55 - assessing

The Proof of Publication to the proposed ordinance entitled AN ORDINANCE APPROVING THE WHOLE COST OF THE IMPROVEMENTS MADE IN AND FOR IMPROVEMENT DISTRICT NO. 55, IN THE CITY OF GRAND JUNCTION, COLORADO, PURSUANT TO ORDINANCE NO. 178, ADOPTED AND APPROVED THE 11TH DAY OF JUNE, 1910, AS AMENDED; APPROVING THE APPORTIONMENT OF SAID COST TO EACH LOT OR TRACT OF LAND OR OTHER REAL ESTATE IN SAID DISTRICT; ASSESSING THE SHARE OF SAID COST AGAINST EACH LOT OR TRACT OF LAND OR OTHER REAL ESTATE IN SAID DISTRICT; AND APPROVING THE APPORTIONMENT OF SAID COST; AND PRESCRIBING THE MANNER FOR THE COLLECTION AND PAYMENT OF SAID ASSESSMENTS, was presented and read. It was moved by Councilman Colescott and seconded by Councilman Meacham that the Proof of Publication be accepted and filed.

It was then moved by Councilman Meacham and seconded by Councilman Hadden that the ordinance be called up for final passage. Motion carried. The ordinance was then read, and upon motion of Councilman Wright and seconded by Councilman Meacham

was passed, adopted, numbered 1090 and ordered published. Roll was called on the motion with all members of the Council voting "AYE." The President declared the motion carried.

**ORD. 1091** Water rates

The Proof of Publication to the proposed ordinance entitled AN ORDINANCE AMENDING SECTION 4 OF CHAPTER 19 OF THE 1953 COMPILED ORDINANCES OF THE CITY OF GRAND JUNCTION, COLORADO, WITH RESPECT TO RATES APPLICABLE TO THE SALE OF WATER was presented and read. It was moved by Councilman Strnad and seconded by Councilman Colescott that the Proof of Publication be accepted and filed. Motion carried.

It was then moved by Councilman Meacham and seconded by Councilman Strnad that the ordinance be called up for final passage. Motion carried. The ordinance was then read.

Mr. William Foust, Acting Chairman for a group of Orchard Mesa water users, appeared before the Council, together with a large group of suburban water users. Mr. Foust presented a letter to the Council protesting the proposed increase in suburban water rates. They based their protests on the following points:

(1) That the present rate of \$3.00 per month minimum charged Orchard Mesa water users is 100% more than the minimum charged City residents.

(2) Expenses to the City to provide water service to Orchard Mesa residents are very few. The City reads and services only a few meters to provide water to 6,000 people through 1,000 individual meters.

(3) Water billing to Orchard Mesa residents is not made on the basis of one minimum for each meter read by the City but is made on the basis of each individual meter owned by the water users.

(4) Unfiltered water is delivered to nearly half of the Orchard Mesa water users. This unfiltered water damages meters rapidly, adds to the cost of maintenance and also adds further expenses caused by the necessary installation of water filter systems.

(5) Orchard Mesa water lines were installed by Orchard Mesa residents at a cost of nearly \$500,000.

Several other people spoke concerning the raise in the water rate and all stated that they thought the suburban users wouldn't object to an over-all raise in water rates but they were objecting to just the outside users' rates being raised.

Councilman Wright stated that there seemed to be some misunderstanding in connection with the proposed raise in the suburban rates in that water rates inside the City limits would be lowered. This was not the case. The Council's purpose was to provide increased and improved facilities, and that it does not contemplate lowering the rates inside the City limits. Water which has been developed in recent years has been expensive, and that future plans call for a great deal more expense.

Councilman Meacham stated that he was not in favor of the ordinance in its entirety, and that he thought Orchard Mesa was one of the areas which should not be included. Also, it was his opinion that more consideration should be given to the problem as he was of the opinion that a straight raise of three times the rate was not fair in all instances.

It was brought out that it was a hard proposition to make one price fit every individual user. Mr. Foust asked when they expect that Orchard Mesa users would get filtered water. City Manager Cheever stated that it would be up to the Council as to which phase of the master plan would be provided for next. The installation of the distribution line to Mantey Heights has been decided upon as the next phase and from then on it will be up to the Council whether another storage reservoir would be constructed before a new filter plant on Orchard Mesa or just which step would be more important.

Roll was called on the motion with the following result:

Councilmen voting "AYE:" Hadden, Dean, Colescott, Strnad, Wright and Pres. Orr

Councilman voting "NAY:" Meacham

A majority of Councilmen voting "AYE," the President declared the motion carried.

**PROP. ORD.** Zoning Salt Lake Hdwe Tract

This was the date set for hearing on the zoning of the following tract of ground:

The property beginning at a point which is 239.0 feet South of the Northeast corner of the Southeast Quarter of the Southwest Quarter of Section 13, Township 1 South, Range 1 West, Ute Meridian, Mesa County, Colorado, thence South 72 52' West 673.7 feet along the Denver and Rio Grande Western Railroad right of way, thence North 30 04' West 69.1 feet, thence North 59 56' East 494.7 feet, thence North 73 52' East 464.3 feet, thence North 62 55' East 463.6 feet, thence North 72 52' East 1100 feet, thence

South 17 08' East to the railroad right of way, thence South 72 52' West to the point of beginning be classified as Industry A.

There were no protests filed in connection with this zoning. The following proposed ordinance was introduced and read: AN ORDINANCE AMENDING CHAPTER 83 OF THE 1953 COMPILED ORDINANCES OF THE CITY OF GRAND JUNCTION, COLORADO, AND THE ZONING MAP INCLUDED THEREIN. It was moved by Councilman Strnad and seconded by Councilman Colescott that the proposed ordinance be passed for publication. Motion carried.

**PROP. ORD.** Zoning - 12th & Hill to Bus. A

This was the date set for hearing on the changing of zoning on Lot 18 Block 23 of the City of Grand Junction from Business "AR" district to Business "A" district. There were no protests filed in connection with changing of this zoning. The following entitled proposed ordinance was introduced and read: AN ORDINANCE AMENDING CHAPTER 83 OF THE 1953 COMPILED ORDINANCES OF THE CITY OF GRAND JUNCTION, COLORADO, AND THE ZONING MAP INCLUDED THEREIN. It was moved by Councilman Strnad and seconded by Councilman Meacham that the proposed ordinance be passed for publication. Motion carried.

**PROP. ORD.** (16th & Glenwood) fr Res. C to Res D Blk 4 Park Place Hts

This was the date set for hearing on the changing of zoning of Lots 1 and 2, Block 4, Park Place Heights from Residence "C" to Residence "D" district. There were no protests filed in connection with this change of zoning. The following entitled proposed ordinance was introduced and read: AN ORDINANCE AMENDING CHAPTER 83 OF THE 1953 COMPILED ORDINANCES OF THE CITY OF GRAND JUNCTION, COLORADO, AND THE ZONING MAP INCLUDED THEREIN. It was moved by Councilman Strnad and seconded by Councilman Hadden that the proposed ordinance be passed for publication. Motion carried.

**PARKING LOT** 6th & Rood - Renew lease for 3 yrs to 11-1-62 at \$300 per mo. with Mesa Fed. Savings & Loan Assn - Instr #3927 11-7-59

Mr. Leland Schmidt, Chairman of the Chamber of Commerce committee on Off-street Parking, together with Messrs. Howard McMullin and Dale Hollingsworth, were present and asked the City Council to seriously consider the continuation of the parking lot on 6th and Rood. City Manager Cheever reported that Mr. Gormley offered to give the City a three-year lease at the rate of \$300 per month with a 90 day cancellation clause but that he would not rent it for any less than the \$300 figure.

It was moved by Councilman Strnad and seconded by Councilman Hadden that the City Manager be authorized to sign an agreement with the Mesa Federal Savings and Loan Association for the lease for the parking lot on 6th and Rood for the sum of \$300 per month. Roll was called on the motion with all members of the Council voting "AYE." The President declared the motion carried.

**ZONING** Blks 1, 2, 3 (North Ave.)

A petition was presented to the Planning Commission to change the zoning of Block 1 and the North one-half of Blocks 2 and 3 to Business "A" district at its meeting on Oct. 28th. The Planning Commission denied the request. Mr. O'Brien had requested that the matter be taken to the City Council for a decision by them. A further meeting of the Planning Commission was held on Wednesday morning, Nov. 4th, at which time the Commission recommended to the Council that Lots 18 to 24 inclusive of Block 1 be rezoned to Business "AR" district, but the rest of Block 1 and the north half of Blocks 2 and 3 remain as they are. Mr. O'Brien presented his original petition for the change of zoning of these three blocks to the City Council.

It was moved by Councilman Strnad and seconded by Councilman Wright that a hearing be set for December 2nd for the change of zoning on the north one-half of blocks 1, 2 and 3 from Residence "A" and "C" districts to Business "A" district. Motion carried.

**ZONING HEARING** Lots 18 thru 24 to Bus "AR" 12th & Belford

It was moved by Councilman Strnad and seconded by Councilman Meacham that as an act of the City Council a hearing be set on December 2nd for the changing of zoning on Lots 18 to 24 inclusive in Block 1 City of Grand Junction to Business "AR" district. Motion carried.

**SUNSET WATER TERRACE CO WATER LINE** To get more information before accepting

City Attorney Ashby reported that he had talked with Mr. Deering, Attorney for the Sunset Terrace Water Co., concerning the purchase by the City of the water line north of the City of Grand Junction. There still was no definite decision as to whether this line might come under the P.U.C. control, and it was moved by Councilman Meacham and seconded by Councilman Dean that the City Manager, City Attorney and Mr. Reeves be requested to secure for the Council figures on revenue and the cost of development in the area served by this water company should the City take over the water company. Motion carried.

**WATER BILL ADJUST.** Peter Carbajal 1012 S 4th St.

A request for a water bill adjustment was presented by Peter Carbajal, owner of the property at 1012 So. 4th St., due to a service line leak. During this period a year ago, 3,000 gallons of water went through the meter amounting to \$1.50 and 19,000 gallons of water went through the meter during the period amounting to \$3.90. It was moved by Councilman Colescott and seconded by Councilman Meacham 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.

#### **PAVING ON GUNNISON**

Columbia Savings & Loan to pay approx \$10,400 for paving in Mesa Gardens

City to pay \$1070 fr Contingency for approx 146 ft of paving on Gunnison at 22nd

On October 7th, the City Council passed a motion authorizing the City Manager on behalf of the City to contract with the Corn Construction Company for paving in Mesa Gardens. In this motion was included 146 feet of paving on Gunnison Avenue. Columbia Savings guaranteed to pay approximately \$10,400 which would include everything but the property on Gunnison Ave., but on account of the fact that this was not included in Mesa Gardens, Columbia Savings could not guarantee the payment for the extra work which amounted to \$1,070. It was moved by Councilman Wright and seconded by Councilman Dean that City Manager Cheever be authorized to pay from the contingency fund to the Corn Construction Company the sum of \$1,070 for the approximate 146 feet of paving on Gunnison Ave. 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 Strnad and seconded by Councilman Wright that the agreement with the Columbia Savings and Loan Association involving approximately \$10,400 for paving in Mesa Gardens be approved without including the Gunnison Avenue paving. Motion carried.

#### **SALES TAX ORD.** Carried over to next meeting

A proposed one cent sales tax ordinance had been given to the Council for it's study. It was moved by Councilman Wright and seconded by Councilman Strnad that the proposed ordinance be considered at the next meeting of the Council. Motion carried.

**AIRPORT** Approve lease for Weather Bureau from Monarch Aviation (Clyde Davis)

City Manager Cheever asked for permission for Clyde Davis of Monarch Aviation to lease space on his leased ground at Walker Field to the Weather Bureau at \$1.00 per year so that the Weather Bureau could put up an antenna pole. It was moved by Councilman Wright and seconded by Councilman Dean that the request be granted and City Manager Cheever be authorized to sign the sub-lease. Motion carried.

**RENTAL CHARGES FOR USE OF LINCOLN PARK** - CM to meet with Mr. Gene Hanson to work out acceptable charges

City Manager Cheever also brought up matters pertaining to renting the Lincoln Park facilities for Young America and Freshmen football teams and for practice games. He stated that he had discussed this matter with Mr. Gene Hanson and was trying to work out some sort of a basis for charging for these activities in proportion to the amount that the School District charges the City for the use of its gyms for basketball games.

Several Councilmen stated that they would not be in favor of making any change which might curtail these activities. It was moved by Councilman Strnad and seconded by Councilman Meacham that the City Manager be authorized to meet with Mr. Hanson and come to a mutual understanding of minds on acceptable charges to be made for these activities and to make a report back to the Council. Motion carried.

**PLANNING COMMISSION** - Elmer Nelson to fill vacancy of Claud Smith (to 8-1-63) Frank Mercer to fill vacancy of Rudy Harras (to 8-1-65)

President Orr stated that Mr. Claud Smith and Rudy Harras had resigned from the Planning Commission and he appointed Mr. Elmer Nelson to fill the vacancy of Mr. Claud Smith and Mr. Frank Mercer to fill the vacancy of Mr. Harras.

**1960 BUDGET** - City Clerk to adv. for hearing at next meeting

The City Clerk was instructed to advertise the 1960 Budget for consideration at the next regular meeting of the City Council on November 18th.

It was moved by Councilman Strnad and seconded by Councilman Wright that the meeting adjourn. Motion carried.

/s/Helen C. Tomlinson  
City Auditor & Ex-Officio City Clerk

