

Grand Junction, Colorado

May 4, 1960

ROLL CALL

The City Council of the City of Grand Junction, Colorado, met in regular session at 7:30 o'clock p.m. May 4, 1960. Councilmen present and answering roll call were Meacham, Hadden, Surface, Colescott, Wright and President Strand. Councilman McCormick was absent. Also present were City Attorney Ashby, City Manager Lacy and City Clerk Tomlinson.

INVOCATION

President Strnad requested everyone to rise while Rev. Emil F. Wendt, Pastor of American Lutheran Church, gave the invocation.

MINUTES

It was moved by Councilman Meacham and seconded by Councilman Hadden that the minutes of the regular meeting held April 20th be approved as written. Motion carried.

3.2 BEER LICENSE Granted Steve P. Foster dba Bimbo's Cafe , 727 Third Ave.

This was the date set for hearing on the application for a 3.2 beer license for Steve P. Foster dba Bimbo's Cafe, 727 Third Avenue. A letter from Karl Johnson, Chief of Police, was read giving the history of the establishments that had operated at this location in the past and stating that a police problem had been created far out of proportion to what should be expected from a business of this type.

A petition signed by 119 people, 50 of whom lived in the neighborhood and the balance by people who worked in commercial establishments located in the area, requested that the license be granted. Mr. Bill Perry stated that he was going to be the manager for the business, and that he intended to operate it in a creditable manner, and that he felt that the people in the area really wanted and needed a restaurant.

City Attorney Ashby called the Council's attention to the law that in considering applications of this kind "the reasonable requirements of the neighborhood, desires of the inhabitants, as evidenced by petitions, remonstrances or otherwise," should be considered. Various members of the Council expressed the opinion that they would not be amenable to the repeated problems that were in evidence when the restaurant was open previously. It was moved by Councilman Colescott and seconded by Councilman Hadden that the license be granted. Motion carried.

MOYER POOL Dolphins granted use of fr 12:00 noon to 2:00 p.m. Mon thru Fri.

Mrs. Libby Kirkendall representing the "Dolphins" asked for permission to use Moyer Pool from 12 noon to 2:00 p.m., when the pool is ordinarily closed, so that a group of advanced swimming students can be trained for A.A.U. tournament competition. This program is open to any swimmer from the age of about six years to possibly twenty-five years and is a non-profit organization. They have available a well-qualified teacher and coach who would be present to take charge of the program.

The Exchange Club sponsors a group who attend the A.A.U. Tournament every year and is interested in seeing this program advanced where the contestants can be trained and can qualify for tournament competition. Mr. Loren Zipse of the Exchange Club explained that the Grand Junction pools were the only ones in the area where the swimmers can qualify for entrance into the A.A.U. Tournament.

Mr. Jim Smith, who is the coach at the Palisade schools, spoke to the Council and told of his qualifications for teaching this group. Several of the parents spoke concerning their interest in this program.

City Manager Lacy made a very comprehensive report on the pool operation and pointed out that a skin divers' organization uses the pool on Saturdays during the noon hour. He also stated that Mr. Stocker, Superintendent, felt that one of our own life guards should be present at the same time. It was also pointed out that this program would not interfere with any swimming classes conducted by the life guards or any other swimming programs.

Councilman Meacham felt that this was a very tremendous thing and the City Council should get behind it and give full cooperation to the program. It was moved by Councilman Surface and seconded by Councilman Hadden that this request be granted and that the Dolphins be given permission to use Moyer Pool on Mondays through Fridays between the hours of 12 noon to 2:00 p.m. Motion carried. Mr. Zipse thanked the Council for its cooperation.

AIRPORT Board: McCormick, Meacham, Wright - all members of Co. alternates
President Strnad appointed Councilmen McCormick, Wright and Meacham to serve as members of the Airport Board for the next year. Three members of the Council are supposed to serve on the Airport Board but all Council members are alternates and should attend as many meetings as possible but at least three members of the Council should be present at all meetings of the Airport Board to cooperate with the County Commissioners in the management of Walker Field.

PROPERTY 10 day option B. K. Harrison Lots 1/6 Blk 153 (10th & Pitkin) \$14, 250
City Manager Lacy presented an offer for Lots 1 to 6 Block 153 which is the southeast corner of 10th and Pitkin. Mr. B. K. Harrison is handling a deal to purchase these lots for someone who wishes to put in a tire shop.

The City Manager commented on the policy which has been followed in the past three or four years on the sale of property. All property which the City has to sell has been appraised by the Board of Realtors and sold upon that basis. This property was appraised at the sum of \$14,250 and this amount is being offered for it.

The following Resolution was presented and read:

RESOLUTION

WHEREAS, the Harrison Realty Company has requested a ten-day option to purchase Lots 1, 2, 3, 4, 5 and 6 in Block 153 in the City of Grand Junction, Mesa County, Colorado, from the City at a price of Fourteen Thousand Two Hundred and Fifty (\$14,250.00) Dollars; and

WHEREAS such price is equal to the appraised value of said lots, such appraisal performed by an independent appraiser; and

WHEREAS such lots are not, nor have they been, used for park or governmental purposes; and the sale of the same would be of benefit to the inhabitants of the City of Grand Junction;

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

1. That the City Manager be authorized, on behalf of the City, and as the act of the City, to execute the ten-day option agreement above referred to;

2. That in the event the option is exercised in accordance with the terms of the option agreement, and upon receipt of the aforesaid \$14,250.00, that the City Manager be, and he hereby is, authorized to execute on behalf of the City, and as the act of the City, a warranty deed to said lots to the Harrison Realty Company, or to whom they may direct.

PASSED AND ADOPTED THIS 4th day of May, 1960.

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

It was understood that this was virtually a ten-day option, and that at the end of ten days, if the deal was not consummated that the down payment would be returned to the purchaser.

Councilman Meacham requested that a little more time be given to the Council previous to the consideration of matters of this nature in the future.

PROPERTY CM to negotiate for 5 acre tract bet Sewage Disposal Plant and City Shops
City Manager Lacy also stated that he had been offered a five acre tract between the Westside Sewage Disposal Plant and the City Shops. This property has been appraised at \$4,200.00. It was moved by Councilman Colescott and seconded by Councilman Hadden that the City Manager proceed to make further consideration on the purchase of this land, and that the City Attorney check the title as there is some question about a right of way for a street in the area. Motion carried.

DAYS Helen Keller 80th Birthday - Resol.

A letter was read asking the Council to join in the international observation of Helen Keller's 80th birthday. This is to increase public interest in the Helen Keller Crusade for the Blind and to give Miss Keller an impressive demonstration of the respect and affection in which she is held throughout the world. It was moved by Councilman Wright and seconded by Councilman Meacham that the Council recommend the request as worthy and suggest that the President of the Council sign a Resolution supporting this movement. Motion carried.

DAYS D.A.V. Forget-me-not June 11, 1960

It was moved by Councilman Colescott and seconded by Councilman Meacham that the Disabled American Veterans Chapter #9 be given permission to sell Forge-me-not flowers on the downtown streets on June 11th. Motion carried.

DAYS American Legion Aux- Poppy Day 5-28-60

It was moved by Councilman Meacham and seconded by Councilman Wright that the American Legion Auxiliary of Robbins-McMullen Post #37 be given permission to sell Poppies on the downtown streets on May 28, 1960. Motion carried.

ZONING 1st St. So. of No. Ave. fr Bus A to Bus B Hearing 6-1-60

At the Planning Commission meeting held on May 4th at 8:00 p.m. a petition was presented to change the zoning from Business "A" to Business "B" on the following described property.

BROWN ADDITION: N 150' of: Beg 430' S of NE cor Sec 15
T1S R1W N 89° 11' W 267' S 260' S 89° 11' E 267' N to Beg
Exc E 30' for road

This change of zoning was recommended to the City Council. It was moved by Councilman Wright and seconded by Councilman Surface that hearing on this change of zoning be set for June 1, 1960. Motion carried.

ANNEXATION State Hwy Property Fish & Game & Hwy Hearing Notice, Petition & Resol
- Instr #4016

The following Petition for annexation was presented:

PETITION FOR ANNEXATION

We the Undersigned do hereby petition the City Council of the City of Grand Junction, State of Colorado, to annex the following described property to the said city:

Beginning at the Northwest corner of the South half of the Southeast quarter of Section 10, Township 1 South, Range 1 West, Ute Principal Meridian, thence South 1303.70 feet to the South quarter corner of said Section 10, thence East along the South line of section 10 to the Southeast corner of said Section 10, thence North 100 feet, thence Northwesterly along North highway right of way to a point on the East line of the West half of the Southwest quarter of the Southeast quarter of Section 10, Township 1 South, Range 1 West, Ute Principal Meridian, which 894.5 feet South of the Northeast corner of said West half of the Southwest quarter of the Southeast quarter of Section 10, thence North 894.5 feet to the Northeast corner of said West half of the Southwest quarter of the Southeast quarter of said Section 10, thence West 670.7 feet to the point of beginning.

As ground therefor, the petitioners respectfully show to the said Council that the said territory is eligible for annexation in that it is not embraced within any city or town, that it abuts upon or is contiguous to the City of Grand Junction in a manner which will afford reasonable ingress and egress thereto, that more than one-sixth of the aggregate exterior boundary of the territory proposed to be annexed coincides with the existing boundary of the said city, and that the non-contiguous boundary of the said territory coincides with the existing block lines, street lines, or governmental subdivision lines.

This petition is accompanied by four copies of a map or plat of the said territory, showing its boundary and its relation to established city limit lines, and said map is prepared upon a material suitable for filing.

Your petitioners further state that they are the owners of more than fifty per cent of the area of such territory to be annexed and also comprise a majority of the land owners residing in the said territory; that the resident address of each signer and the date of signature are set forth hereafter opposite the name of each signer, and that the description of the property owned by each signer of said petition is attached hereto.

WHEREFORE these petitioners pray that this petition be accepted and that the said annexation be approved and accepted by ordinance. (See petition for signatures and authorization by State)

This annexation was recommended by the Planning Commission. The following Resolution was presented and read:

RESOLUTION

WHEREAS, a petition to annex the following-described property, to-wit:

Beginning at the Northwest corner of the South half of the Southeast quarter of Section 10, Township 1 South, Range 1 West, Ute Meridian, thence South 1303.70 feet to the South quarter corner of said Section 10, thence East along the South line of Section 10 to the Southeast corner of said Section 10, thence North 100 feet, thence North 89° 43' West 260.2 feet, thence North 44°43' West 141.4 feet, thence North 89° 43' West 167.3 feet, thence Northwesterly by curve right on a radius of 3620 feet for 796 feet to a point on the West line of the Southeast quarter of the Southeast quarter of said Section 10, thence Northwesterly along the North line of the Highway right of way to a point on the East line of the West half of the Southwest quarter of the Southeast quarter of Section 10, Township 1 South, Range 1 West, Ute Meridian, which is 894.5 feet South of the Northeast corner of said West half of the Southwest quarter of the Southeast quarter of Section 10, thence North 894.5 feet to the Northeast corner of said West half of the Southwest quarter of the Southeast quarter of Section 10, thence West 670.7 feet to the point of beginning, in Mesa County, Colorado has been filed with the City Clerk and is now presented to the City Council; and

WHEREAS, upon examination of the said petition and hearing the testimony presented, the City Council does hereby find: That the said territory is eligible for annexation to the City of Grand Junction; that the petition is signed by more than 50% of the owners of the area of such territory to be annexed and that there are no persons residing in the territory at the time said petition was filed with the City Clerk; that there is attached to the said petition four copies of a map or plat of such territory which is suitable for filing; that the said petition and maps are sufficient and substantially meet the requirements of Section 2, of Chapter 314, Session Laws of Colorado, 1947;

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

That the said petition for annexation shall be, and the same is hereby, accepted and approved; and that notice of the filing of the said petition shall be published once each week for four publications in The Daily Sentinel, the official newspaper of the said City of Grand Junction.

PASSED AND ADOPTED this 4th day of May, 1960.

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

AIRPORT Resol-Carl A. Alstatt Act Mgr as Agent

The following Resolution was presented and read:

RESOLUTION

RESOLVED that Carl A. Alstatt, acting manager of Walker Field Airport, owned by the City of Grand Junction and County of Mesa, be and he hereby is authorized and empowered, as agent of said City and said County, to sign and execute on behalf of said City and said County, all leases, contracts and other documents incident to the maintenance, improvement and operation of said Airport, including, but not by way of limitation, leases and contracts with the United States of America or agencies thereof, and

RESOLVED FURTHER that said authority shall continue until specifically revoked by this Board and notice of said revocation shall have been furnished to all parties who may have relied upon such authority.

PASSED AND ADOPTED this 4th day of May, 1960.

It was moved by Councilman Colescott and seconded by Councilman Surface that the Resolution be passed and adopted as read. Roll was called on the motion with all members of the Council present voting "AYE." The President declared the motion carried.

AIRPORT- Ratify Board Action- Changes in Control tower plans

At the Airport Board meeting held on April 25th in which changes in the plans for the Airport Tower were considered, the matter of heating the building was considered and a study made of the various types of heating and the costs of same.

Mr. Reddy, the Architect, presented the following figures: that if natural gas was available, the tower could be heated for approximately \$725 per year; if heated with oil, it would cost about \$1,705 and if electricity was used the cost would be approximately \$4,950. The R.E.A. had given an estimated cost for heating with electricity of approximately \$6,000. Therefore, it was recommended that natural gas be used when available; until that time, fuel oil be used.

The changes in the plans were as follows: the signal light beacon to be moved to the top of the tower providing the cost does not exceed \$1,000. The R.A.O.B. room be remodeled and be included as a change in the original application. That an application also be presented to house the crash truck but that this be included as an alternate when the bids are let for construction of the tower. It was moved by Councilman Wright and seconded by Councilman

Hadden that the Council ratify the action of the Airport Board in the above changes. Motion carried.

SWIMMING POOL Change in format of tickets

City Manager Lacy reported that he and Mr. Stocker, Park and Pool Superintendent, had considered the matter of changing the format of tickets used at the swimming pools and especially so that tickets cannot be inter-changed by the children and that only one swim be allowed per day per ticket.

It was decided that the price for season tickets should not be raised and several suggestions were made as to the format of the tickets. It was moved by Councilman Wright and seconded by Councilman Meacham that the City Manager be directed to devise a new plan of ticketing for both pools so that a closer contact can be had; so that the holders of tickets can use them for a maximum of one swim per day excepting programs such as Dolphins, and other programs authorized by the Council, using pools other than when normally used; the type of ticket to be left to the discretion of the City Manager and Supt. of Parks. Motion carried.

WATER SERVICE In areas eligible for annex - Tabled

City Manager Lacy brought up the matter of serving water to outside users when eligible for annexation. An area of land west of Westlake Park is eligible at the present time for annexation. There is only one resident landowner in the area and he does not wish to sign the petition for annexation; however, he has already signed a contract for water in which it states that he will sign the petition for annexation whenever his property becomes eligible. The Council's policy has been that water will not be furnished to anyone outside the City limits when his property is eligible for annexation. Mr. Lacy wished to know if the Council would take all comers for annexation or if they wished to re-evaluate their policy concerning the sale of water to outside users eligible for annexation.

The Council and City Manager Lacy discussed the matter of evaluating areas which ask to annex in order to give both the City and the property owners an idea of the benefits of annexation or the disadvantages. It was decided that when Mr. Lacy makes up his procedural steps for annexation, one more step could be added whereby an evaluation of the area could be made and brought to the Council before a petition is given out by the Engineering Department. In this way, the Council could decide whether it would be to the benefit of both of the annexing parties.

It was moved by Councilman Surface and seconded by Councilman Hadden that the matter be tabled until such time as Mr. Lacy has an opportunity to come up with the answers and make a report to the Council. Motion carried.

SIDEWALK REPAIRS To form a district

Another matter discussed was sidewalk repairs. City Manager Lacy reported to the Council that a year ago, sidewalk repair notices were served on approximately 2,000 people. A number of these did not repair or reconstruct their sidewalks and, at the present time, it seems advisable to create a district for the repairing and reconstruction of those sidewalks needing the repairs. He gave an estimated cost to compare a do-it-yourself program with that of creating a district. It was moved by Councilman Wright and seconded by Councilman Colecott that a special improvement district be set up to repair sidewalks, and that notices be

sent out to the people so involved giving them as much time as reasonable to do the work themselves before the district is set up. Motion carried.

PLAT-HEARING 6-1-60 Blaine & Lee Ford tract Westlake Park

A Preliminary plat for a tract of land owned by Blaine and Lee Ford in the Westlake Park annexation was presented. It was moved by Councilman Wright and seconded by Councilman Meacham that a hearing be set on this matter for June 1st. City Manager Lacy was instructed to talk with the subdividers to see whether they wished to give 5% in cash of the land value or the land for park and recreational purposes.

SIDEWALKS Mr. Pinkney- needs in new areas and around schools

Mr. Pinkney spoke about sidewalks around schools and in new areas of town and suggested that a district or some means to provided for putting in sidewalks so children do not have to walk in the streets. City Manager Lacy explained a method in which this could be done where sidewalks are especially needed and stated that in future planning this matter would be considered.

INSTITUTE FOR MAYORS Report on

Councilman Meacham, Colecott and Surface made reports on the Institute for Mayors and Councilmen held in Boulder which they had attended.

BOYS AND GIRLS CITY-COUNTY DAY Paid \$36.50

Councilman Wright stated that he had been contacted by the American Legion and asked about their check for Boys and Girls City-County Day, having received \$36.50 instead of \$50.00. In conformity with the motion made by the Council on February 17, 1960 the check was issued taking into consideration the cost of meals for City Officials who attended the meeting.

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

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