

Grand Junction, Colorado

September 7, 1960

**ROLL CALL**

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

**INVOCATION**

In the absence of Rev. Autry Brown, Pastor, First Southern Baptist Church, the invocation was given by City Manager Lacy.

**MINUTES**

It was moved by Councilman McCormick and seconded by Councilman Surface that the minutes of the regular meeting of the Council held on August 17th be approved as written. Motion carried.

**RECOMMEND VACATING** Blks 1,2,3,4 Garfield Park Sub for Mesa College Activity Area

At the regular meeting of the Grand Junction Planning Commission, August 31, 1960, it was recommended that Blocks 1, 2, 3 and 4 of Garfield Park Subdivision be vacated. This is a tract of land owned by Mesa College south of Orchard Avenue and west of 12th Street and will be used by the College as its "activity area" in the College's development plan.

City Manager Lacy explained that the College was willing to work out an agreement with the City for the purchase of water mains that lie along what would be Hall Avenue in the vacated area. It was explained by the City Attorney that this area should be vacated by ordinance, and that he would prepare such an ordinance for the next meeting of the Council.

It was moved by Councilman Wright and seconded by Councilman Hadden that since the ordinance was not prepared at this time, that this matter be held over until the next meeting of the Council. Motion carried.

**ANNEXATION OF PROPERTY** - NW Corner 1st & Orchard (Faith Annex)

The Planning Commission also recommended the annexation of the following properties:

(a) West of First Street at the NW corner of the intersection of 1st & Orchard. The eligibility survey showed that the ratio of revenue vs cost for the first three year period would be approximately 2 to 3; however, over a ten year period it would change to about 4 to 3 ratio due to the development and increased population. No major water and sewer problems exist in this area.

New evaluation policy on annexations

City Manager Lacy explained the new evaluation policy and stated that at present it was a very new procedure; that as it goes along, it will become very valuable in the consideration of

annexations. It was moved by Councilman Meacham and seconded by Councilman Hadden that if the people in this area desire to present a petition for annexation, the Council will consider same. Motion carried.

28¼ & 28½ Roads So. of North Ave.

(b) This is a more developed area with no particular service problems regarding water and sewer. It was moved by Councilman Hadden and seconded by Councilman McCormick that the Council concur with the Planning Commission's thinking and will entertain a petition for the annexation of this area. Motion carried.

Files tract of land & North Ave. lighting

Considerable discussion was had in connection with this annexation concerning the Files tract of land; also of the lighting of North Avenue.

### **DOWNTOWN DEVELOPMENT PROJECT** - To appt Citizens' Committee

The Planning Commission had considered the Downtown Development Project and suggested and recommended to the Council that a Citizens' Committee be appointed to work with the Planning Commission on this project. City Manager Lacy explained that the Regional Planning Commission has done a lot of work already and that a lot of data has been collected; that it was the feeling that a Citizens' Committee could do a lot towards promoting the downtown development.

Councilman Meacham stated that he had attended several meetings with the downtown businessmen and would suggest Leland Schmidt, Rudy Susman and Bill Raso be contacted to see what approach should be made towards the selection of a committee.

Meacham & Wright apptd Committee to contact members for Citizens' Committee

President Strnad appointed Councilmen Meacham and Wright to serve as a committee to contact members for the Citizens' Committee and to bring their recommendations back to the Council at its next meeting.

### **AIRPORT** Recommend \$30,000 in 1961 Budget for Capital Improvements

It was reported that at the Airport Board meeting held August 31, 1960, the Acting Airport Manager recommended that the City Council include \$30,000 in the 1961 Budget for capital improvements at the Airport. At the present time, it is not definitely known what the total cost of the control tower will be, but it is estimated that it will be necessary for the City and Mesa County to appropriate approximately \$22,000 each in 1961 to complete construction of this building. Mr. Alstatt suggested that there is needed remodeling on the present terminal building, work on the taxi-ways and the turning circle, and that if \$30,000 were appropriated, whatever amount was necessary could be used for the control tower and the balance for other capital improvements. The County Commissioners, as members of the Airport Board, had approved the County's contribution unofficially.

Project may be ready for bid & contract in Oct.

The plans for the control tower had come back for minor changes and were to be sent immediately to California for final approval, and it was hoped the project will be ready for bid in late September and contract awarded in October.

**WATER BILL ADJUST.** Mayna C. Blamey 957 Belford Ave. Adj \$21.07

Mrs. Mayna C. Blamey, 957 Belford Avenue, asked for an adjustment on her water bill due to a service line break. Her average bill is \$10.93 and her August bill was for \$32.00 which would make an adjustment of \$21.07. It was moved by Councilman McCormick and seconded by Councilman Wright that this water adjustment be approved and Mrs. Blamey's bill adjusted to \$10.93. Roll was called on the motion with all members of the Council present voting "AYE." The President declared the motion carried.

**CML REGIONAL MEETING** Cedaredge 9-29-60 at 3:30 p.m.

City Manager Lacy reported that there would be a Regional Municipal League meeting at Cedaredge on September 29, 1960, starting at 3:30 p.m. He stated that he would call all members of the Council at a later date to see if they planned to attend.

**CLUB 20 MEETING** Highway Improvements Oct. 8, 1960

The Club 20 meeting for highway improvements is scheduled to be held on October 8, 1960 with a meeting of the Chamber of Commerce to be held previous to that time. City Manager Lacy reported that he would notify Council members further concerning these meetings.

**3.2 BEER RENEWALS -** Waddell's Quality Market, 2231 N 7th - Gilbert's Mkt, 1625 N 15th

Applications for renewal of 3.2 beer licenses for Mildred M. Waddell dba Waddell's Quality Market, 2231 No. 7th Street, and Carroll N. and Vera J. Gilbert dba Gilbert's Market, 1625 No. 15th, were presented. Chief of Police Johnson had no objections to renewals of these licenses.

It was moved by Councilman Hadden and seconded by Councilman McCormick that these applications be approved and licenses granted when the state licenses have been received. Motion carried.

**RESOL - PLANNING COM APPTD AS ZONING COMMISSION**

The following Resolution was presented and read:

**RESOLUTION**

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

That the City Planning Commission of the City of Grand Junction, Colorado, be, and the same hereby is, appointed as the Zoning Commission to recommend the boundaries and appropriate regulations under the new proposed zoning ordinance, holding hearings and taking such action as is required in its capacity as such Zoning Commission.

PASSED AND ADOPTED this 7th day of September, 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.

**ORD. 1117 PASSED** FEES FOR USE OF LINCOLN PARK FACILITIES

The Proof of Publication to the ordinance entitled AN ORDINANCE AMENDING SECTION 3 OF CHAPTER 14 OF THE 1953 COMPILED ORDINANCES OF THE CITY OF GRAND JUNCTION, COLORADO, CONCERNING LICENSE FEES AND CHARGES FOR THE USE OF LINCOLN PARK FACILITIES was presented and read. It was moved by Councilman Wright and seconded by Councilman McCormick that the Proof of Publication be accepted and filed. Motion carried.

It was then moved by Councilman Meacham and seconded by Councilman Wright that the ordinance be called up for final passage. Motion carried. The ordinance was then read and upon motion of Councilman McCormick and seconded by Councilman Meacham was passed, adopted, numbered 1117 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. 1118 - PASSED** Traffic - Restrictions on Use of Public Rights of Way

The Proof of Publication to the ordinance entitled AN ORDINANCE AMENDING SUBSECTION (a) OF SECTION 37, SECTION 43, SECTION 183, SUBSECTION (b) OF SECTION 190, SECTION 204 AND SECTION 211 ALL OF CHAPTER 47 OF THE 1953 COMPILED ORDINANCES OF THE CITY OF GRAND JUNCTION, COLORADO, PROVIDING FOR CERTAIN RESTRICTIONS AS TO THE USE OF THE PUBLIC RIGHTS OF WAY WITHIN THE CITY OF GRAND JUNCTION was presented and read. It was moved by Councilman Hadden and seconded by Councilman Surface that the Proof of Publication be accepted and filed. Motion carried.

It was then moved by Councilman Surface 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 Hadden was passed, adopted, numbered 1118 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. 1119 - PASSED** Second Hand Businesses & Fees

The Proof of Publication to the proposed ordinance entitled AN ORDINANCE AMENDING SECTION 1 OF CHAPTER 72 OF THE 1953 COMPILED ORDINANCES OF THE CITY OF GRAND JUNCTION, COLORADO, CONCERNING SECOND HAND BUSINESSES AND THE FEES FOR LICENSING THEREOF was presented and read. It was moved by Councilman Wright and seconded by Councilman McCormick that the Proof of Publication be accepted and filed. Motion carried.

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 McCormick was passed, adopted, numbered 1119 and ordered published. Roll was called on the motion with all members of the Council present voting "AYE." The President declared the motion carried.

**SPECIAL COUNCIL MEETING** Sept 28, 1960 7:30 pm Civic Audit

It was moved by Councilman McCormick and seconded by Councilman Surface that a special meeting of the City Council be set for September 28, 1960 at 7:30 p.m. in the Civic Auditorium; that Councilman Harry O. Colescott be given a twenty-four hour written notice

of such meeting and that the other members waive such written notice of such hearing and consent to consider any business that may be brought before such meeting. Motion carried.

**HEARING - NEW ZONING ORDINANCE MAP & TEXT** Sept. 28, 1960 7:30 p.m.  
Civic Auditorium

It was moved by Councilman Wright and seconded by Councilman McCormick that the City Manager be instructed to advertise the new zoning ordinance map for hearing on September 28, 1960 at 7:30 p.m. in the Civic Auditorium. Motion carried.

It was moved by Councilman McCormick and seconded by Councilman Meacham that the City Manager be instructed to advertise the new zoning ordinance text and regulations for hearing on September 28, 1960 at 9:00 p.m. in the Civic Auditorium. Motion carried.

**TABLE CLAIM-AETNA CASUALTY**

It was moved by Councilman Wright and seconded by Councilman Meacham that the matter concerning the assignment of claim against Aetna Casualty Company to Columbia Savings and Loan Association be tabled until the next meeting of the Council.

**ARMCO MFG. CO.** Settle acct- \$3,843.69 Liquidated damages - Indian Wash Water Line  
City Manager Lacy reported that he had met with Mr. Fred Dumler and Mr. John Priester on August 30th to discuss the matter of the settlement of Armco Manufacturing Company's contract for delivery of pipe for the 24 inch water main running along Indian Wash to Mantey Heights water tank. As had been pointed out before, the contract with Armco, entered into in July, 1959, contained a penalty clause of \$1,000 per day for failure to deliver the pipe by a specified date. \$35,000 is being held by the City which is owing to the Armco Mfg. Company because of the fact that they were thirty-five days late in delivering the pipe.

City Manager Lacy explained that the fairest settlement that could be made under the contract would be a penalty of \$3,843.69 to be deducted from the final amount owing to Armco as liquidated damages to the City.

City Attorney Ashby explained the matter of liquidated damages to the City on a contract such as this. It was moved by Councilman Wright and seconded by Councilman Surface that the Council instruct the City Manager to hold out the amount of \$3,843.69 from the balance due the Armco Manufacturing Company and to pay the balance to them at this time. Motion carried.

**MUNICIPAL COURT** Discuss reorganization - Instrument # 4019

Further consideration was given to the matter of reorganization of the Municipal Court and the status of the Municipal Judge. A survey had been made by the City Attorney, City Manager, Chief of Police and Acting Judge. All phases of the organization had been covered and a report contained in a memorandum by the City Manager had been sent to the Council on July 15th.

Part-time Court System to be continued - To appt Judge & Assistant

Discussion was had concerning the merits of a full-time lay judge or a part-time attorney judge. It was moved by Councilman Surface and seconded by Councilman McCormick that the present part-time court system be continued, with appropriate adjustments on schedules to

be worked out by the City Manager and City Attorney, and that a Police Judge and an Assistant be appointed rather than a Judge and Co-Judge. A full report to be made to the City Council by the City Manager at the next meeting of the Council. Motion carried.

**BUDGET - 1961** Public discussion 9-21-60

City Manager Lacy gave the Council a memorandum concerning the budget calendar stating that at the September 21st meeting of the Council the Budget proposals will be ready for discussion with the public.

**REQUEST FOR WATER** Jim Cattles, 381 30 Rd fr Clifton Water Dist - CM to study  
Mr. Jim Cattles of 381 30 Road requested permission to buy water from the Clifton Water District. This matter was discussed at some length. It was moved by Councilman McCormick and seconded by Councilman Surface that the City Manager give study to this proposal and bring some type of idea back to the Council at the next meeting or as soon as possible. Motion carried.

**INFORMAL COUNCIL MEETING - 9-13-60** at 7:30 pm Civic Audit.

The Council was reminded that on Tuesday, Sept. 13, at 7:30 p.m. there will be an informal meeting of the Council with the Auditors to discuss the 1959 audit.

**ADJOURNMENT**

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

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