

Grand Junction, Colorado

February 15, 1961

ROLL CALL

The City Council of the City of Grand Junction, Colorado, met in regular session at 7:30 o'clock p.m., February 15, 1961. Councilmen present and answering roll call were Meacham, Hadden, Love, Colescott, Lowe, Wright and President McCormick. Also present were City Manager Lacy, City Attorney Ashby and City Clerk Tomlinson.

INVOCATION

The invocation was given by Rev. Francis M. Lyman, Bishop of the Second Ward, Church of Jesus Christ of Latter Day Saints.

MINUTES

It was moved by Councilman Lowe and seconded by Councilman Hadden that the minutes of the regular meeting held February 1, 1961 be approved as written. Motion carried.

HEARING Annexation McCoy Tract (40 A South of North bet 28 1/4 & 28 1/2 Rds)

This was the date set for hearing on the annexation of a forty-acre tract of land south of North Avenue between 28 1/4 and 28 1/2 Roads known as the McCoy annexation. A counter-petition was presented signed by twelve owners of tracts of land in the district. Some of these owners had signed the original petition for annexation. Mr. and Mrs. Daniel McCoy and a number of other residents were present and spoke in favor of the annexation. Mr. and Mrs. Dale Langston, representing those who oppose the annexation, were present and spoke to the Council. After some discussion, President McCormick declared the hearing closed.

HEARING Restaurant Liquor License for Royal Motel, 1810 North Ave. Edward H. Settle - Granted

This was the date set for hearing on the application of Edward H. Settle dba Royal Motel, 1810 North Avenue, for a restaurant liquor license. A report from Chief of Police Karl Johnson was read which stated that there was nothing against the character of Mr. Settle and he knew of no reasons why the application should not be given favorable consideration. A petition signed by ninety-four residents of the area around the motel was presented in favor of granting the license. No petition opposing the granting of the license had been filed, and there was no one in

the audience opposed to the granting of the license. Several slides were shown showing the plans for the development of the building, the dining area and the kitchen. There being no further discussion, President McCormick declared the hearing closed. It was moved by Councilman Lowe and seconded by Councilman Meacham that the application be approved and license granted when the state license has been received. Motion carried. (7 Councilmen voted AYE)

HEARING TULA SUBDIV PLAT - Barco Development Co - Accepted & filed

This was the date set for hearing on the plat of Tula Subdivision in the Fruitvale area. There were no comments from the audience on this plat and the hearing was closed by President McCormick. It was moved by Councilman Meacham and seconded by Councilman Hadden that the plat of Tula Subdivision be accepted and signed by the President of the City Council and attested by the City Clerk; that it be approved and filed with the Mesa County Clerk and Recorder; that a copy thereof be placed on file in the office of the County Assessor and City Engineer. Roll was called on the motion with all members of the Council voting AYE. The President declared the motion carried.

REPORT-TO FILL VACANCIES ON BOARDS & COMMISSIONS

Councilman Colescott, as Chairman of a Committee appointed to recommend names to fill vacancies on various Boards and Commissions, made the following report:

(1) The Committee was not ready to suggest a member for the Planning Commission.

(2) The Committee recommended that H. E. Anderson be appointed as a member of the Contractors' Licensing Board to replace Wm. Harwood and that Clifford Robison be appointed as a member of the Contractors' Licensing Board to replace Gordon A. Markins.

(3) That Councilman Love be recommended as a member of the Library Board.

(4) It was suggested that Councilman McCormick replace Councilman Meacham on the Mesa County Health Board but Councilman Meacham stated that he would serve until the first of May when the new Council will be organized.

H. E. Anderson & Clifford Robison apptd to Contractors Licensing Board to 1-1-63

It was moved by Councilman Colescott and seconded by Councilman Wright that the City Council approve the appointment of Mr. H. E. Anderson and Mr. Clifford Robison to the Contractors' Licensing Board for a two-year term - to Jan 1, 1963. Motion carried. (7 Councilmen voted AYE)

President McCormick thanked the Committee and requested that they make an effort to bring in the name of someone to fill the vacancy on the Planning Commission by the next meeting.

3.2 BEER RENEWAL Sidney E & Eliz. E. Jordan dba Jordan's Grocery, 451 So. 5th Renewed

An application for the renewal of 3.2 beer license for Sidney E. and Elizabeth E. Jordan dba Jordan's Grocery, 451 So. 5th Street, was presented. There was no objection to the renewal of this license by the Police Department, and it was moved by Councilman Meacham and seconded by Councilman Colescott that the application be approved and license granted when the state license has been received. Motion carried. (7 Councilmen voted AYE)

BONDS APPROVED

The following license bonds were presented for approval:

CEMENT CONTRACTOR

Ben H. Adams, 980 Pinyon
James J. Sloggett, 444 Colorow, P.O.Box 1333
Bill J. Sorter, dba Sorter Construction Co., 1940 Linda Lane

CONTRACTOR (General)

Dwight E. Cline, 735 Ouray Ave.
Dale T. Luke, 182 1/2 Thompson Road
Thor M. Peterson, dba Peterson General Contractors
James J. Sloggett, 444 Colorow, P.O.Box 1333
Fred W. Sperber, 535 Pinyon Ave.
James C. Terry, 424 Elm Court

CONTRACTOR (Special)

T. E. Lent, 1741 Escalante
William S. McCurry, 218 Chuluota

GAS INSTALLER

Russell R. Beecham, 1625 No. 8th St.
D. K. Platt, Sheetmetal & Heating Co., 1748 Palmer
Carl B. Stowe, 2883 UnawEEP Ave.

HOUSE MOVER

W. J. Pray, 1520 White Ave.

PLUMBING CONTRACTOR

Carl B. Stowe, 2883 UnawEEP Ave.

SECOND HAND DEALER

Grand Junction Army Store, (M.J. Liff, Partner & Nathin Liff, Partner) 461 Colo. Ave.

It was moved by Councilman Hadden and seconded by Councilman Colescott that the bonds be accepted and filed. Motion carried. (7 Councilmen voted AYE)

DANISH INVESTMENTS, INC. Granted Rev. Permit for Pay TV

Messrs. Al W. Dart, Wm. E. Dart, Jr. and Harold Nichols, dba Danish Investments, Inc., of 712 Danish Avenue, Grand Prairie, Texas and Nichols Television Service of Bayard, New Mexico, presented an application to install a TV cable system in the City of Grand Junction. Mr. Dart, Jr. and Mr. Nichols were present and discussed this matter with the Council.

City Manager Lacy stated that he had received letters from both the Columbia Broadcasting Company and the National Broadcasting Company following the granting of revocable permits for cable TV about a year ago asking whether signals can be used without permission from the networks. Mr. Wm. Dart, Jr. explained the method of signal pick-up both by co-axial cable and micro-wave and stated that signals are free wherever they can be picked up. They were asked when they would begin procedures to install a system of Pay TV and they stated that it would take some three to six weeks for negotiations and for laying out the town but within six months, if there were no delays or controversies, that they should be in operation; that they would plan to proceed as quickly as possible.

Councilman Meacham stated that he was in favor of granting these permits but he would suggest to the Council that they should determine some sort of policy as to the length of the time the permit can be held before it would expire if no action was taken on it. The matter of using the Telephone Company and Public Service Company poles was discussed. The applicants stated that they would contact both the Telephone Company and the Public Service Company to get permission for the use of the poles that

are already in the alleys so that it would not be necessary to put in more poles in any of the alleys.

The matter of payment of 2% of their gross revenue derived from their operations within the City was discussed and it was agreed that this amount should be included should any contract be entered into between the City and the applicants.

Their plan called for an installation fee of \$10 for a hook-up and a fee of up to \$7.50 per month for service.

It was moved by Councilman Colescott and seconded by Councilman Lowe that the City Manager and City Attorney draw up a revocable permit incorporating the matters that had been discussed during the meeting and bring it back to the Council for its consideration at the next meeting. Motion carried. (7 Councilmen voted AYE)

Councilman Colescott stated that, insofar as he was concerned, Mr. Howell of KREX could have a permit for Pay TV too.

MC COY ANNEXATION Table proposed ordinance - to include area in Central Fruitvale petition for annex

The following entitled proposed ordinance was presented and read: AN ORDINANCE ANNEXING TERRITORY TO THE CITY OF GRAND JUNCTION. It was moved by Councilman Lowe and seconded by Councilman Hadden that the proposed ordinance be passed for publication.

Several matters concerning this annexation were then discussed. At the present time, the Development Department is drawing up an evaluation on a tract of land described as follows:

The Southeast quarter Section 7 Township 1 South Range 1 East, U.M.

That part of the Northeast quarter Section 18 Township 1 South Range 1 East U.M. lying North of State Highway 6 & 24

The Southwest Quarter Northeast Quarter Section 7 Township 1 South Range 1 East U.M. except that part which lies East of Indian Waste

That part of North half Southeast Quarter Northeast Quarter Section 7 Township 1 South Range 1 East U.M. which lies North of Grand Valley Canal and West of Indian Waste

All in Mesa County, Colorado

Discussion was had on whether it would be better to include the McCoy tract with this Fruitvale area or whether to proceed to pass the proposed ordinance and hold an election. It was believed that possibly time could be saved if the McCoy tract could be included in the Fruitvale area. It is necessary that an answer be given to the State Highway Department by February 23rd as to whether lights are to be put in the proposed North Avenue widening project. This amounts to approximately \$6,000. At this time Councilman Lowe and Councilman Hadden withdrew their motion to pass the proposed ordinance for annexation of the McCoy tract of land for publication.

It was moved by Councilman Wright and seconded by Councilman Meacham that the matter of the annexation of the McCoy tract be tabled. Motion carried. (7 Councilmen voted AYE)

It was moved by Councilman Meacham and seconded by Councilman Wright that, if necessary to speed up the annexation of the large tract, (Central Fruitvale) the Council approve the boundaries as set forth below as eligible for annexation so that petitions can be circulated immediately. Motion carried. (7 Councilmen voted AYE)

The Southeast quarter Section 7 Township 1 South Range 1 East, U.M.

That part of the Northeast Quarter Section 18 Township 1 South Range 1 East U.M. lying North of State Highway 6 & 24

The Northeast Quarter Northwest Quarter Section 18 Township 1 South Range 1 East U.M. (McCoy tract)

The Southwest Quarter Northeast Quarter Section 7 Township 1 South Range 1 East U.M. except that part which lies East of Indian Waste

That part of North half Southeast Quarter Northeast Quarter Section 7 Township 1 South Range 1 East U.M. which lies North of Grand Valley Canal and West of Indian Waste

All in Mesa County, Colorado

RESOL - REVOCABLE PERMIT TO RAY MORTON dba COLO. FIRE CONTROL CO. to install fire warning systems - cables

The following Resolution was presented and read:

RESOLUTION

WHEREAS, Ray Morton, doing business as Colorado Fire Control Company, has made application to the City of Grand Junction for

permission to construct and maintain fire control systems within the City of Grand Junction, necessitating installations in the streets and alleys of the City; and

WHEREAS, such installation and systems have the approval of the Fire Chief and the City Engineer, and

WHEREAS, the City Council is of the opinion that such installations would not be detrimental to the use of the alleyways and streets involved.

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

That the City Manager, on behalf of the City and as the act of the City, be and he hereby is, authorized to grant a revocable permit to Ray Morton, doing business as Colorado Fire Control Company, permitting him to install and maintain fire control systems in the streets and alleyways in the City of Grand Junction under the approval of the City Engineer with the further requirement that he indemnify the City and save it harmless from any and all claims of whatever nature arising out of the construction, maintenance, use and operation of such fire control system.

PASSED AND ADOPTED THIS 15th day of February.

C. E. McCormick
President of the City Council

ATTEST:

City Clerk

It was moved by Councilman Hadden 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 voting AYE. The President declared the motion carried.

REVOCABLE PERMIT

WHEREAS, Ray Morton, doing business as Colorado Fire Control Company has made application to the City of Grand Junction for permission to install and maintain fire control systems necessitating the streets and alleyways within the City; and

WHEREAS, the Fire Chief and the City Engineer have approved the application and the City Council is of the opinion that such

installations would not be detrimental to the use of the streets and alleyways involved and has directed the City Engineer to issue a permit for such construction.

NOW, THEREFORE, IN ACCORDANCE WITH THE ACTION OF THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION, COLORADO:

There is hereby granted a revocable permit to Ray Morton, doing business as Colorado Fire Control Company, to install and maintain fire control systems within the City of Grand Junction under the direction of the City Engineer and in accordance with his regulation; provided that the said permit may be revoked by the City Council at its pleasure at any time; provided further that Ray Morton, doing business as Colorado Fire Control Company, shall install and maintain the fire control systems at his own expense; and provided further that Ray Morton shall agree to indemnify the City and save it harmless from any and all claims, damages, actions, costs and expenses of every kind in any manner arising or resulting from the installation, maintenance or use of the said fire control systems.

Dated this _____ day of February, 1961.

City Manager

RESOL. Revocable Permit to Elmer B. & Donna R. Nelson dba Bar X Motel for water lines across alley (Parkplace Hts) - Instr No.

The following Resolution was presented and read:

RESOLUTION

WHEREAS, Elmer B. Nelson and Donna R. Nelson have made application to the City of Grand Junction for permission to install and maintain water lines across the alleyway between Lot 9 and Lot 2 in Block 4, Parkplace Heights Subdivision in the City of Grand Junction, Mesa County, Colorado; and

WHEREAS, the Nelsons have agreed to construct and maintain said water lines in accordance with the directions of the City Engineer; and

WHEREAS, the City Council is of the opinion that the construction of such lines would not be detrimental to the use of the alleyway involved;

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

That the City Manager, on behalf of the City and as of the act of the City, be, and he hereby is, authorized to grant a revocable permit to Elmer B. Nelson and Donna R. Nelson permitting the Nelsons to install and maintain such water lines under the direction and approval of the City Manager, with the further requirement that the Nelsons indemnify the City and save it harmless from any and all claims of whatever nature arising out of the installation, maintenance and use of said water lines.

PASSED AND ADOPTED this 15th day of February, 1961.

C. E. McCormick
President of the City Council

ATTEST:

City Clerk

It was moved by Councilman Meacham 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 voting AYE. The President declared the motion carried.

REVOCABLE PERMIT

WHEREAS, Elmer B. Nelson and Donna R. Nelson have made application to the City of Grand Junction for permission to install and maintain water lines in the alleyway between Lots 9 and 2 in Block 4, Parkplace Heights Subdivision in the City of Grand Junction, Mesa County, Colorado; and

WHEREAS, the City Engineer has approved this application and the City Council is of the opinion that the installation and maintenance of such water lines would not be detrimental to the use of the alleyway involved and has directed the City Manager to issue a permit for such construction;

NOW, THEREFORE, IN ACCORDANCE WITH THE ACTION OF THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION, COLORADO:

There is hereby granted a revocable permit to Elmer B. Nelson and Donna R. Nelson to install and maintain the water lines above-described in accordance with the direction of the City Manager; provided that the said permit may be revoked by the City Council at its pleasure at any time; provided further that Elmer B.

Nelson and Donna R. Nelson shall install and maintain the water lines at their own expense, returning the alleyway to its proper condition after such installation or any maintenance of said lines; provided further that Elmer B. Nelson and Donna R. Nelson shall agree to indemnify the City and save it harmless from any and all claims, damages, actions, costs and expenses of every kind in any manner arising or resulting from the installation, maintenance or use of the said waterline.

Dated this _____ day of February, 1961.

(Recorded at 10:54 am, 9/3/63, Reception No. 847680, Bk 854, Pg 231)

City Manager

ATTEST:

City Clerk

SCHOOL DIST. #51 City's Reversion Right to Portion Blk 42 (TAC Bldg) to vote on Election Apr 4

City Attorney Ashby reported that he and Attorney Eugene Mast, representing School District No. 51, had been conferring about the sale of the reversion right for a portion of Block 42. This matter is to be voted on at the April 4th election by the tax-paying electors of the City.

MOBILE HOME COURT ORD. CM to revise

City Manager Lacy explained that there is a need to revise the Mobile Home Court Ordinance and asked the Council if they wished to consider a modernization of this Ordinance. It was moved by Councilman Colescott and seconded by Councilman Hadden that the City Manager and City Attorney be authorized to draw up a new Mobile Home Court Licensing Ordinance reducing the fees to a more equitable and comparable basis and bring in latest standards for the operation of mobile home courts. Motion carried. (7 Councilmen voted AYE)

In answer to a question concerning state license fees for mobile home courts, City Manager Lacy stated that the state license fees go into the Highway Users' fund.

WATER \$1,000 Maximum for Cloud-seeding Program

City Manager Lacy explained to the Council that the City has been approached to contribute financially for a cloud-seeding program. The Grand Mesa Water Users' Association of Cedaredge started the

project and are requesting that the Cities and Counties on the Western Slope participate in the program so that Dr. Irving Krick's Water Resources Development Corporation of Denver can proceed with its program. It was felt that if it is at all possible for this Company to help relieve the drought situation, it would be wise to participate. City Manager Lacy explained that it is believed that it is possible to increase the moisture content in any storm-bearing cloud by from 10 to 15% by cloud-seeding.

It was moved by Councilman Meacham and seconded by Councilman Wright that the City Manager be given authority to participate financially in this cloud-seeding program with a maximum of \$1,000 to be spent. Motion carried. (7 Councilmen voted AYE)

OFF-STREET PARKING Authorize lease for 3 lots in 400 Blk for lot

City Manager Lacy reported that as a result of a recent consumer survey, the Committee for Downtown Development has contacted owners of three vacant lots on the north side of Colorado Avenue between the Genova Sales building and the Colorado Printing building concerning the possibility of leasing these lots for an off-street parking lot. Businessmen in the 400 block on Main Street and the surrounding area would contribute approximately \$1,700 to blacktop the area and the City could lease the lots for a rental of \$300 per month. The cost to the City would be approximately \$863 for parking meters, wheel stops, signs, striping, etc. of which \$415.60 would be reusable cost leaving \$448 to be written off during the twenty-four months of the life of the lease. A conservative estimate of the income from the lots, based on figures from the other two city-leased off-street parking lots, would be approximately \$306 per month. This lot would provide parking for thirty six cars. He explained further that this would be a stop-gap measure but felt it was justified by the consumer survey.

It was moved by Councilman Wright and seconded by Councilman Hadden that the City Manager be authorized and instructed to negotiate a two-year lease on these lots and set them up for an off-street parking lot. Motion carried. (7 Councilmen voted AYE)

SIDEWALK SPECS To revise ordinance re Sidewalk Construction

City Manager Lacy presented Hollywood type curb cut specifications for sidewalks to be used in future improvement districts in the City of Grand Junction. It was moved by Councilman Wright and seconded by Councilman Meacham that the City Manager be authorized to use the specifications as outline on the following page for improvement district sidewalks and that he go ahead and draw up a new ordinance to modify sidewalk

specifications and modernize city ordinances for the construction of sidewalks within the City. Motion carried. (7 Councilmen voted AYE)

It was moved by Councilman Colescott and seconded by Councilman Lowe that the City Manager be authorized to negotiate an agreement with the State Highway Department to give title to the requested properties and that the President of the Council be authorized to sign same on behalf of the City. Roll was called on the motion with all Councilmen voting AYE. The President declared the motion carried.

Councilman Colescott suggested that Mr. Green of the State Highway Department be thanked for his fine cooperation with the City in putting in extra lights, etc.

TRAFFIC 12th & Grand Light - ordered

Councilman Hadden brought up the matter of the traffic light at 12th and Grand and City Manager Lacy stated that the light was ordered and should be here in approximately four weeks.

ADJOURNMENT

It was moved by Councilman Hadden and seconded by Councilman Lowe that the meeting adjourn. Motion carried.

/s/Helen C. Tomlinson
City Clerk