

Grand Junction, Colorado

December 5, 1962

### ROLL CALL

The City Council of the City of Grand Junction, Colorado, met in regular session at 7:30 p.m., December 5, 1962. Councilmen present and answering roll call were Ray A. Meacham, Arthur Hadden, Chas. H. Love, Harry O. Colescott, Warren D. Lowe, Herbert M. Wright and President Chas. E. McCormick. Also present were City Manager Joe Lacy, City Attorney Gerald J. Ashby and City Clerk Helen C. Tomlinson.

### INVOCATION

The invocation was given by Rev. Emil F. Wendt, Pastor, American Lutheran Church.

### MINUTES

It was moved by Councilman Colescott and seconded by Councilman Hadden that the minutes of the regular meeting held on November 21, 1962 be approved as written. Motion carried. (7 AYES)

### HEARING

Liquor application - Hugh J. & Helen M. Pinger, 2804 North Ave. - tabled

This was the date set for hearing on the application of Hugh J. and Helen M. Pinger for a hotel and restaurant liquor license at 2804 North Ave. (formerly J-Bar-C Lounge). Petitions were presented both in favor of the granting of the license and opposed to the granting of the license. City Manager Lacy read a letter from the Mesa County Health Department in which it was stated by Mr. Marsden that the Health Department would not approve the proposed building until a number of repairs and some remodeling was done. Also that the property must be connected to the City sewer line. Mr. Pinger was present and stated that he did not know that so many things were wrong with the building and would have to consult with the landlord about it. He asked that consideration of the application for the license be postponed until the next meeting of the Council. Councilman Love suggested that the Mesa County Health Department could be very helpful in getting the property in condition.

It was moved by Councilman Colescott and seconded by Councilman Love that the hearing be postponed until the next regular meeting of the City Council. Motion carried. (7 AYES)

### 3.2 BEER LICENSE

Hearing 1-2-63 for Donald A. & Patricia L. McKee, 451 S. 5th St.

Donald A. and Patricia L. McKee presented an application for a 3.2 beer license for 451 So. 5th Street (Jordan's Grocery). It was moved by Councilman Lowe and seconded by Councilman Wright that hearing on this application be advertised for January 2, 1963. Motion carried. (7 AYES)

### BONDS APPROVED

The following license bonds were presented:

Jas. E. Locke, 3279 F Road, for Special Contractor, royal Indemnity Co. #612076  
Joseph A. Wheeler, 620 W. Orchard Ave. for Elect. Cont. Royal Indemnity Co. #610325

It was moved by Councilman Lowe and seconded by Councilman Hadden that the bonds, being on the approved form, be accepted and filed. Motion carried. (7 AYES)

PROP. ORD.

Vacating Portion E/W Alley Blk 138 (6th to 7th bet Ute & Pitkin)

The following entitled proposed ordinance was presented and read: AN ORDINANCE VACATING A PORTION OF THE EAST-WEST ALLEY IN BLOCK 138, CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO. It was moved by Councilman Love and seconded by Councilman Meacham that the proposed ordinance be passed for publication. Motion carried. (7 AYES)

ORD. 1166 PASSED

Assessing I.D. #58

The Proof of Publication to the following entitled proposed ordinance was presented and read: AN ORDINANCE APPROVING THE WHOLE COST OF THE IMPROVEMENTS MADE IN AND FOR IMPROVEMENT DISTRICT NO. 58, 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; APPROVING THE APPORTIONMENT OF SAID COST; AND PRESCRIBING THE MANNER FOR THE COLLECTION AND PAYMENT OF SAID ASSESSMENTS.

It was moved by Councilman Meacham and seconded by Councilman Hadden that the ordinance be called up for final passage. Motion carried. (7 AYES)

The ordinance was then read, and it was moved by Councilman Meacham and seconded by Councilman Lowe that the ordinance be passed and adopted, numbered 1166 and ordered published. Roll was called on the motion with all members of the Council present voting AYE. The Pres. declared the motion carried. (7 AYES)

LAW SUIT

Westside Sewage Plant-Report on - Contract with Henningson et al for Engineering

City Attorney Ashby suggested to the Council that the City enter into a contract with Henningson, Durham and Richardson to prepare the necessary plans for the remodeling of the westside sewage disposal plant along the lines of their preliminary survey. The cost for this service would be based on a percentage of the contract cost which would not be known until bids are submitted but probably would be between \$8,000 to \$10,000. Councilman Colescott suggested that the Engineering Company might suggest the order in which the remodeling should be done, in case the City could not do it all at one time. City Manager Lacy stated that this would be necessary, as the City might wish to do all of the work at once, or it might wish to complete the work over a period of years.

It was moved by Councilman Lowe and seconded by Councilman Meacham that in accordance with Mr. Ashby's suggestion, the City enter into a contract with Henningson, Durham and Richardson for plans for the remodeling of the westside sewage disposal plant. Roll was called on the motion with all members of the Council present voting AYE. The President declared the motion carried. (7 AYES)

City Manager Lacy stated that funds are available in the budget for the engineering.

PARKING METERS ON MAIN STREET

Approve 10¢ per Hr.-to make further study - (Operation Foresight)

City Manager Lacy asked the Council for authorization to change the times on the parking meters in the four blocks of

Main Street which are the shopping park blocks. Also to change the time on the meters in the entire 27 block improvement district which is just being completed. As passed by resolution of the City Council at the time it considered the initial proposal for "Operation Foresight," the meter times were to be graduated, with the cost for parking time being greater in the most desirable spaces and less for the least desirable spaces. This concept was agreed upon after the post card survey which was used as one of the major basic studies in the original survey. Some people would rather "pay more and walk less," and other "walk more and pay less." In keeping with the proposal that the shopping park is designed to give the pedestrian priority in safety and shopping convenience, and vehicles are given priority for traffic movement and parking on Rood, Colorado, Fifth and Seventh Streets, it is necessary for the Council to approve the change in the meters in the shopping park so that the cost is five cents for each half hour, with a maximum of one hour parking time for ten cents. The meters in the 200 block on Colorado; the 300 block on White; the 200 block on North 3rd and the 200 block on South 6th were previously two or four hour meters and would now be ten hour meters, with the hourly charge of five cents.

Messrs. Harold Shults, Jack Evans and Dick Lende, merchants having business establishments on the north side of Main Street between Fifth and Sixth Streets were present and spoke to the Council.

Mr. Shults stated that there are now only 80 parking spaces on Main Street between Third and Seventh, and he believed it was unfair to the merchants, tourists and citizens to require a meter fee of five cents for one-half hour or a maximum of ten cents for an hour's parking time. He suggested that the Police Department should continue chalking the tires on cars, so that a closer check could be made on one-hour limit for each parking meter. He stated that many of the business men preferred that parking time be kept at five cents per hour, with a maximum of one hour. If this was not possible he suggested that rather than have parking at ten cents per hour, the meters should be set for 24 minutes. This would allow parking for two cents for 24 minutes or four cents for forty-eight minutes. The difference in revenue would be very slight. However, the cars would have to be chalked by the Police Department.

Mr. Lende stated that the best answer to the traffic and parking problem would be to take the recommendations of Mr. Barr and establish a stamp program, or take out all the ten hour lot meters and make them two hour meters, all over the downtown area. People do not like to walk when going shopping. Parking lots are used by business men and their employees when the fee is only forty or fifty cents per day. He mentioned that "Operation Foresight" was designed to get people back on Main Street, and they shouldn't be penalized for parking by charging ten cents per hour. He also stated that he thought the Police Department should continue to chalk the tires of parked cars, so that people can't go out every two hours or so and feed the meter another nickel.

President McCormick reminded Mr. Lende that Mr. Barr had suggested that the merchants take care of this instead of the City. Mr. Lende replied that the merchants should take care of the parking lots, but the City should take care of the meters on the streets.

Mr. Jack Evans stated that he was well aware that the business men and employees of downtown business park in the parking lots and on the streets if the cost is only five cents per hour, and said that he agreed with Messrs. Shults and Lende in their ideas about the additional cost of parking on Main Street.

City Manager Lacy stated that all three gentlemen have proposed alternatives to what the original plan intended to do. No one could truthfully say which would be the better plan. The 24-minute parking plan suggested by Mr. Shults would move traffic, and make it undesirable to park on Main Street, and make it more desirable to park on Rood or Colorado, or Third, Fourth and Sixth Streets, which is what the intent of the original plan was supposed to do. The City would have to buy more meters if this plan were adopted.

Mr. Lende had mentioned the validated parking lots, and the biggest part of the study for "Operation Foresight" was devoted to off-street parking, and it is a critical and integral part of the program and must come within a short time after the construction is completed in order to make the project a success. Work is underway at the present time to get this off-street parking as quickly as possible. One of the sites under consideration would be back of the stores represented by these gentlemen and would be a validation system lot. The parking lot at 6th and Rood is used up to 60% by downtown workers. Parking on this lot is five cents per hour and can be used for ten hours.

Mr. Shults' suggestion that the 80 prime parking places on Main Street be used for 24-minute parking at one cent per minute as compared to the five-cent per half hour with an hour maximum is something that only an experiment would determine, by a count of vacant parking spaces on Main Street. It might be feasible to combine the two, and have twenty-four minute spaces and the rest five cent per half hour. Time instead of cash was used in the study for the original plan.

Mr. Lacy remarked that if these gentlemen have insight that customers would rather have twenty-four-minute or even thirty-six-minute meters on Main and be limited to running back to their meters so often while shopping rather than to park for a half hour for five cents or an hour for ten cents, they may know something that the City is not aware of. He would not be in a position to say that the City's study is so much better. Shoppers get angry at the people who control the parking meters rather than the business men. Mr. Lacy asked the visitors if their preference would be to have validated off-street free parking with no time limit for customers immediately at the back of their stores and that is accessible from both the ends in preference to everything else.

Mr. Lende said that was best ;that a stamp plan is what the City needs. The cost to a merchant would be twelve cents a stamp, which would be good for one hour of free parking. The customer could then go to another store and get another stamp good for another hour.

Mr. Lacy stated that the initial proposal, as well as the alternative constructively proposed at this meeting, works toward the idea that vehicles are encouraged to move on Rood and Colorado, and Fourth and Sixth where parking is plentiful. There are sixty more parking places in downtown Grand Junction on the streets than there were a year ago. Some people prefer to pay more and get closer to the shopping area. The revenue from parking on the streets is about \$70,000 per year, while the parking lots just break even.

Mr. Shults stated that he thought there was nothing handy about the parking on Main Street at the present, and that consideration should be given as to the best way to use the 80 parking places on Main Street. Parking time on Main should be shortened, but charges should be no more than on Main Street.

Mr. Lacy stated that in the survey made, the amount of time per parking meter was not a question. They had used the existing time and locations as grading of time. Main Street was solidly parked at all times. The primary purpose is to move traffic and that is what they are basing the whole thing on.

Councilman Meacham commented that everyone is aware of the necessity for the validated program and will move on to this project as quickly as possible, but it is necessary to resolve the Main Street Parking now. He stated that he would like to have a little more time to talk to some of the merchants and give more study to the problem. Mr. Lacy stated that public relations and customer relations in the downtown area are most important.

Mr. Evans offered to circulate petitions to see what the merchants preferred, but it was understood most of them would prefer five cents per hour parking; this would cause a traffic jam in the downtown area. Mr. Lacy stated that there has not been time to know whether anyone likes the new parking on Main or not: (1) the meters have just been put in; (2) it is the Christmas season; (3) the traffic signals are not all in, and (4) a traffic pattern has not been established. This is the first City to have such a project, and it should be given more time to see how it works out.

Mr. Lende replied that Evanston had tried such a plan and had pulled it out in less than a year. The merchants would like to cooperate but do not wish to be penalized.

It was moved by Councilman Meacham and seconded by Councilman Colescott that the installation of the five cents for thirty minute meters on Main Street be approved, and that further study be given to the one-half-hour parking for five cents, and a maximum for one hour being ten cents, and that the matter be brought up for further consideration at the January 16th meeting, and that the timing on the meters in the downtown area other than Main Street also be approved. Motion carried. (6 AYES) (Councilman Wright left the meeting during the discussion).

#### SPEED LIMIT

CA to prepare Ord. setting limits

City Manager Lacy requested that the speed limit on Main Street from First to Seventh; on Third Street, Fourth Street; Sixth Street; Colorado Avenue and Rood Avenue be changed. City Attorney Ashby was instructed to prepare an ordinance making the changes and present it to the Council at its next regular meeting.

SAFETY MEETING

Coo. Hwy Council-to be 12-12-62

President McCormick read a letter from Karl Johnson, Chief of Police, inviting all of the Councilmen to a Colorado Highway Safety Council meeting on Dec. 12th.

ADJOURNMENT

It was moved by Councilman Lowe and seconded by Councilman Hadden that the meeting adjourn. Motion carried. (6 AYES)

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Helen C. Tomlinson\City Clerk