

Grand Junction, Colorado

January 16, 1963

**ROLL CALL**

The City Council of the City of Grand Junction, Colorado, met in regular session at 7:30 p.m. January 16, 1963. Councilmen present and answering roll call were Hadden, Love, Colescott, and President McCormick. Councilman Wright arrived at the meeting shortly after Roll Call. Councilmen Meacham and Lowe were absent. Also present were City Manager Lacy, City Attorney Ashby and City Clerk Tomlinson

**INVOCATION**

The invocation was given by Captain Robert Gregory, Salvation Army.

**MINUTES**

It was moved by Councilman Love and seconded by Councilman Hadden that the minutes of the regular meeting held January 2, 1963, be approved as written. Motion carried. (4 AYES)

**BIDS FOR NEW FIRE STATION - AWARD OF CONTRACT TO SWANSON CONSTRUCTION COMPANY - \$122,627**

Bids for the construction of the new Central Fire Station had been opened on Tuesday afternoon at 2:00 p.m., January 15, 1963. Six bids were submitted as follows:

BID TABULATION  
MAIN FIRE STATION  
GRAND JUNCTION, COLORADO  
BIDS OPENED AT 2:00 PM 1-15-63  
E.C.A. 6125

Base Proposal	Alt. "A"	Alt. "B"	Alt. "C"	Alt. "D"	Alt. "E"	Alt. "F"	Alt. "G"	Final
\$142,750	2,357	-233	-2,817	-875	-3,400	-240	-1,610	-132,326
\$144,000	1,600	-250	-3,100	-1,250	-3,000	-180	-1,400	-134,720
\$144,000	400	-770	-3,800	-1,400	-3,500	-110	-1,700	-134,490
\$153,000	1,739	-1,150	-4,600	-1,100	-3,400	-240	-1,500	-141,521
\$135,300	400	-250	-3,461	-1,343	-3,400	-166	-2,065	-125,808
\$134,989	2,000	-100	-2,817	-1,300	-3,400	-345	-3,800	-122,627

**CRITERIA FOR PRIORITY OF ALTERNATES STRUCTURE SOUNDNESS OF OVERALL BUILDING - FUNCTIONAL EFFECTIVENESS OF BUILDING AS A FIRE STATION**

Priority for Dropping Alternates

- 1.(c) Wood piling instead of steel piling
- 2.(f) Quarry tile bathroom floors instead of Terrazo
- 3.(a) 2" Hemlock wood roof decking instead of lightweight concrete.
- 4.(g) Pumper test pit in garage floor.
- 5.(e) Standby generator
- 6.(b) Steel wall studs instead of wood
- 7.(d) Exterior sun screen wall.

NOTE

Remaining engineering and design fees to come from City appropriation;

Total: \$4,000 leaving a total of \$126,000 for contract construction.

City Manager Lacy explained that by deleting the alternates and putting in wood piling instead of steel; quarry tile bathroom floors instead of terrazo; two inch Hemlock wood roof decking instead of lightweight concrete; pumper test pit in garage floor and the standby generator, the City would have enough money in the budget to pay for the construction of the station, the balance of the engineering and design fees (\$4,000), and purchase enough furniture so that the building could be used. The steel wall studs and exterior sun screen wall would be left in. In considering the bids, the criteria for priority of alternates had been: (1) the structural soundness of overall building, and (2) the functional effectiveness of building as a fire station. The pumper test pit and standby generator can be budgeted for and put in next year.

It was moved by Councilman Love and seconded by Councilman Hadden that the bid of Swanson Construction Company of \$122,627.00 for the construction of the new fire station be accepted as the apparent low bidder and that the contract be awarded to said Swanson Construction Company. Motion carried. (5 AYES)

**PARKING METER TIME - OPERATION FORESIGHT - 10 CENTS PER HOUR**  
**APPROVED - CCDD & CHAMBER OF COMMERCE - APPROVAL**

Consideration was then given to the parking meter times on meters on Main Street. At the present time, the meters will take either nickel or dimes. One-half hour parking costs five cents and one-hour parking is ten cents. Messrs. Harold Shults, owner of Shults' Sporting Goods, Jack Evans, owner of Evans Hardware, and Dick Lende of Lende Drug again appeared before the Council and gave practically the same reasons for disliking the fees for parking on Main Street as they gave on December 5th when this matter had been considered.

From the minutes of the meeting of the C.C.D.D. meeting held on January 8th, the committee passed a resolution as follows: "As contained in our Operation Foresight report of September 1, 1961, Part II, Page 56, it is recommended that the City Council continue with the one-hour meters (5 cents for 30 minutes) on the prime parking spaces located in the new Shopping Park. It is apparent that our citizens have accepted this change, and it is important to the future off-street parking program that the rate on these prime short term spaces be increased to the above rate." This resolution was unanimously passed by the committee. It also was emphasized that the one hour parking limit on Main Street should be strictly enforced during regular business hours in order to make parking places available for the shoppers.

A letter to President McCormick from the Co-Chairmen of the Retail Trade Committee of the Chamber of Commerce, Truman Parks and Ted J. Treece, Jr., was read stating that at their regular meeting on January 16th the Committee passed the following resolution: "It is requested that the Grand Junction City Council continue with their plan to operate the parking meters in the new shopping park at thirty minutes for five cents with a one-hour enforced limit, for the following reasons:

1. This is the recommendation of the Citizens' Committee for Downtown Development, who made a thorough study of the on-street parking situation in Grand Junction.
2. These short-term meters will provide parking for the short-term shopper who is willing to pay a premium for this convenience
3. By upgrading these meters in the prime area, it will aid the Chamber of Commerce with their long range Park & Shop Program". This resolution had been passed unanimously by the merchants present at the meeting.

City Manager Lacy explained that work is already well under way to provide free customer parking and in the next sixty to ninety days some progress should be made so that this project can be started. He also explained that Colorado Ave., Rood Ave. and the side streets provide parking for five cents per hour and as you get

further away from Main Street, the time allowed on the meter for the charge of five cents increased.

Mr. Leland Schmidt and Mr. Rudy Susman of the C.C.D.D. Committee were present as was Mr. Truman Parks of the Retail Trade Committee. Mr. Elmer Nelson also spoke in favor of the ten cent per hour parking time.

Mr. Shults pointed out that the City would receive approximately 10,000 more in revenue from the additional fee for the Main Street meters, and that it should be convenience for the public wishing to shop downtown, rather than revenue that should govern the parking meter fees, and cars must be marked in order to keep traffic moving on Main Street.

Mr. Lacy stressed the fact that "Operation Foresight" was designed to encourage people to travel Rood and Colorado Avenues,

Councilman Colescott stated that he was sure there could be more parking meters placed at each end of the intersection because of the scramble lights.

Councilman Wright stated that it appeared to him that a majority of the merchants affected feel that the present set up is preferable. They feel that we have to establish a period beneficial for a majority of the merchants. Anything can be changed if not satisfactory.

Councilman Hadden stated that the Council has been working with the downtown merchants on "Operation Foresight" to bring customers downtown. It has been the intent of the Council to try to work out some plan with them to get parking. Parking will cost money no matter who pays for it. Under the plan we now have, the individual pays for the parking. A five cent meter charge for thirty minutes should not be confused with ten cents for an hour. Most customers can complete their shopping in one location in thirty minutes. It is impossible to mark cars at the present time, but as soon as the weather warms up, it will be necessary to mark the tires in order to keep the traffic moving.

It was moved by Councilman Hadden and seconded by Councilman Love that the Council go along with the Chamber of Commerce committee until something comes up to cause the Council to change its opinion. Motion carried. (4 AYES - Councilman Colescott abstained from voting.)

City Manager Lacy stated that it was important to assure the downtown merchants that the City would mark the cars as soon as it is possible to do so, and also to move ahead as quickly as possible towards free customer parking.

Mr. Lende stated that he was willing to give this plan a try.

Councilman Wright stated that whatever the majority of the merchants want is what the Council should approve, and it appears that the majority wish to have the parking as it is now being used.

**WESTERN SLOPE ELECTRONICS SYSTEM, INC. - REQUEST TO PUT CABLE TV PERMIT ON BALLOT - TABLED TO NEXT MEETING**

A letter from Western Slope Electronics System, Inc. was read requesting that the matter of issuing a revocable permit to provide cable TV to the residents of Grand Junction be placed upon the April 2nd election ballot.

It was moved by Councilman Hadden and seconded by Councilman Colescott that this matter be tabled until the next meeting of the Council and that Western Slope Electronics System, Inc. be requested to have a representative at that meeting to answer any question that might be asked. Motion carried. (5 AYES)

**LILAC PARK & PARK BETWEEN UTE & PITKIN, EAST ON FREEWAY - APPROVE WATER TAPS, WATER FOR AND MAINTENANCE OF WHEN COMPLETED**

City Manager Lacy reported that the Desert Vista Garden Club wishes to develop the area between Pitkin and Ute at the east entrance to the City. This ground is owned by the City. It is making application for a grant which Sears, Roebuck & Company makes available for Federated Garden Clubs that enter outstanding proposals for projects of lasting value to the community. Also, P.I.A.B. has approved the development of Lilac Park for the Garden Club. Both of these parks would be landscaped and developed and then turned over to the City of Grand Junction Park Department for maintenance. At the present time, the Desert Vista Club would need a two-inch water tap, and the Lilac Park would need two one-inch water taps. P.I.A.B. has earmarked, or has donated funds for the development of Lilac Park, and they wish to go ahead as quickly as the weather permits. Lilac Park would have approximately 2.46 acres and the other park about two-thirds of a block.

It was moved by Councilman Wright and seconded by Councilman Love that the City Manager be authorized to have the necessary water taps made for both parks, and that maintenance be assumed by the City as soon as both areas are fully developed. Motion carried. (5 AYES)

**3.2 BEER RENEWAL - DAN WILLIAMS DBA WILLIAMS MARKET, 805 N. 1ST STREET - GRANTED**

Mr. Dan Williams presented an application for the renewal of his 3.2 beer license at Williams Market, 805 North 1st Street. It was moved by Councilman Colescott and seconded by Councilman Wright that the application be approved and license granted when his State license has been received. Motion carried. (5 AYES)

**CIVIL DEFENSE - MILES KARA RESIGNS AS DIRECTOR 1-31-63**

Judge Miles Kara presented the yearly report for the Civil Defense Agency of Mesa County. He also tendered his resignation as Director, effective on January 31, 1963.

**DAYS - REPORT FROM CHAMBER OF COMMERCE - NO CHANGES AT PRESENT TIME**

City Manager Lacy reported that he had discussed the matter of solicitations for charitable causes in the downtown area with Mr. Dale Hollingsworth, Manager of the Chamber of Commerce. Mr. Hollingsworth had written that the Retail Trade Committee is interested in a program and some way of initiating controls on solicitations, but do not have any specific recommendations at this time. Unless the community demands some type of action, there probably should not be anything done about this at the present time. The Retail Trade Committee will keep the Council advised of any specific suggestions they may come up with.

LICENSE BONDS

It was moved by Councilmen Hadden and seconded by Councilman Love that the following license bonds, being on the approved forms, be accepted and filed. Motion carried. (5 AYES)

<u>CEMENT CONTRACTOR</u>	<u>Company</u>	<u>No.</u>	<u>Our No.</u>
Earl Homer & Jack Drake dba Homer and Drake	Royal Indem	608 508	120
John C. Pippenger, 2886 North	Peerless Ins	25 18 94	121
Klem Lamar Schurr	Western Surety	412220-63	122
Theron L. Benson	Fid & Dep Md	70 96 177	147

CONTRACTOR (SPECIAL)

E.W. Albertson dba Albertson's Floor Covering, 1915 Orchard	Fireman's Fund	604 3260-63	123
Elam Constr, Inc. 2866 Unawep	Nat'l Surety	6080983-63	124
Glenn A. Yearout dba Grand Mesa Roofing Co. 430 N. 18th	Fid & Dep	72 50 315-A	125
Home Gas & Appli Co, Inc.	Hartford A & I	N-3474360	126
Chester Jennings	Royal Indem	592891	128
Wm. S. McCurry	Royal Indem	592888	129

Wm. B. Schumann	Fruita Fireman's Ins	6061921-63	130
Mathew Pirofalo			
2585 F 1/2 Rd	Fid & Dep Md	7288656	148

CONTRACTOR (GENERAL)

Noble C. Bruster dba			
Bruster Constr	Travelers Indem		131
Homer & Drake	Royal Indem	574323	132
H.W. Houston Constr, Pueblo	Nat'l Surety	LR 6094127	133
John C. Pippenger, 2886 North	Peerless Ins	251893	134
Floyd Swanson, Jr.			
Rt 1 Palisade	West Cas & Sur	309974-11971	135
Bill J. Sorter	Amer Sure Co NY	9700-00-29	136
Theron L. Benson	Fid & Dep of Md	7250786	149

ELECTRICAL CONTRACTOR

Arthur F. Diehl	Western Surety	3019718-63	137
Hinkle Gas & Elect	Nat'l Surety	LR 6050012	138
Kendall Electric Co.	Gen Ins of Amer	330353	139
Joseph A. Wheeler	Royal Indem	610325	140

EMPLOYMENT AGENCY

Jean & Ray Hawk			
dba GJ Employ Agency	Nat'l Surety	LR6094134	141

GAS INSTALLER

Charles Osborne			
dba Dependable Plbg	Fid & Dep	7660949	142
Home Gas & Appli Co. Inc.	Hartford Acc & Ind	N-2722920-E	143
Newton B. Irvin, 3073 F Rd	Nat'l Surety	LR 6094133	144
Royce C. Hendrix, 1826 Elm	Fid & Dep Md	7449765	150

PLUMBING CONTRACTOR

Warren C. Bush	Md Casualty Co	92-784352	145
Charles Osborne			
dba Dependable Plumbing	Fid & Dep of Md	7660948	146
Royce C. Hendrix, 1826 Elm	Fid & Dep of Md	7449766	151

SECOND HAND DEALER

Charles R. & Marjorie B.			
Turner dba CO Auction Co			
260 Colorado	Fid & Dep Md	7660947	127

**LIQUOR HEARING - 2-6-63 FOR LEE S. HUNT & JOHN O. SPENDRUP, 2804 NORTH AVENUE (J-BAR-C)**

Lee S. Hunt and John O. Spendrup made application for a restaurant liquor license at 2804 North Avenue. This is the place formerly operated under the name of J Bar C Lounge. It was moved by Councilman Colescott and seconded by Councilman Wright that the

hearing on the application for Mr. Hunt and Mr. Spendrup be advertised for hearing February 6, 1963. Motion carried. (5 AYES)

**HEARING - ZONING CHANGE, GLENWOOD FROM 13TH TO 15TH, SOUTH SIDE OF STREET FROM R-1 TO B-1**

This was the date advertised for hearing on the proposed change in zoning on Lots 1 through 5 in Block 3 and Lots 1 through 5 in Block 4, 13 to 15th, Parkplace Heights Subdivision, City of Grand Junction. There was no one in the audience to speak on this change of zoning and no protests had been filed, so President McCormick closed the hearing.

**PROPOSED ORDINANCE - CHANGE OF ZONING, GLENWOOD FROM 13TH TO 15TH**

The following entitled proposed ordinance was introduced and read: AN ORDINANCE CHANGING THE ZONING MAP A PART OF CHAPTER 83 OF THE 1953 COMPILED ORDINANCES OF THE CITY OF GRAND JUNCTION, COLORADO, BY CHANGING THE ZONING OF CERTAIN PROPERTY WITHIN SAID CITY. It was moved by Councilman Love and seconded by Councilman Hadden that the proposed ordinance be passed for publication. Motion carried. (5 AYES)

**TRAFFIC ORDINANCE - DRAFT OF REVISED CODE PRESENTED TO COUNCIL FOR STUDY**

City Manager Lacy presented to each Councilman a draft of a new model traffic code. Mr. Lacy, Mr. Ashby, Mr. William E. Foster, Judge, and Mr. Karl Johnson, Chief of Police, have been working on this traffic code, and using the new model code which is now being published as their guide. City Manager Lacy requested the Council to study this ordinance to be sure it is just what the City of Grand Junction will be needing.

**MR. NOBLE FROM GLADE REGARDING PLAN FOR GOVERNMENT SUPPORT**

Mr. Noble from Glade Park asked for permission to talk to the Council concerning a plan which he has for supporting schools, counties, and cities all over the United States. He spoke quite at length and President McCormick explained to him that the Council would prefer that he send them a written report as there was not time for Mr. Noble to go into all the details at this meeting.

**ICE SKATING RINK - FISH & GAME LAKE WEST OF TOWN**

Councilmen Colescott and Wright reported that they had heard many nice comments concerning the ice skating rink at the Fish & Game Lake west of town.



**ADJOURNMENT**

It was moved by Councilman Hadden and seconded by Councilman Cole-  
scott that the meeting adjourn. Motion carried. (5 AYES)

/s/ Helen C. Tomlinson  
City Clerk