

Grand Junction, Colorado

November 20, 1963

ROLL CALL

The City Council of the City of Grand Junction, Colorado, met in regular session at 7:30 p.m., November 20, 1963. Councilmen present and answering roll call were Ray A. Meacham, Chas. H. Love, Harry O. Colescott, Warren D. Lowe, Herbert M. Wright and Pres. McCormick. Also present were City Manager Joe Lacy, City Attorney Gerald J. Ashby and City Clerk Tomlinson.

INVOCATION

The invocation was given by Rev. Lee Reichstein, Assistant Pastor, First Baptist Church.

MINUTES

It was moved by Councilman Lowe and seconded by Councilman Colescott that the minutes of the regular meeting held Nov. 6, 1963 be approved as written. Motion carried. (6 AYES)

JOHN MC NULTY APPTD AUDITOR FOR 1963 AUDIT

Pres. McCormick asked if the Committee, consisting of Councilmen Lowe, Colescott and Wright, appointed Nov. 6th to select the auditor to audit the City books for the year 1963 had a report. Councilman Lowe stated the committee felt that the three-year plan should be continued, and they therefore recommended that Mr. McNulty be retained to make the 1963 audit. It was moved by Councilman Lowe and seconded by Councilman Colescott that Mr. John McNulty be hired to make the audit of the City books for the year 1963. Motion carried. (6)

REQ FOR SIGN on City-owned property 12th & Pitkin by Shamrock -
Denied

A letter was read from Shamrock Oil & Gas Corporation requesting permission to erect a sign approximately 5 ft. wide and 10 ft. high on city-owned property near 12th and Pitkin. They offered to pay \$10 to \$15 a year rental. City Manager Lacy stated that after administrative consideration of this request, it was felt that the amount of money offered is not of primary importance. The main factor was that of setting a precedent. The City owns land on both sides of Ute and Pitkin Avenues along the freeway. If permission is granted for one sign, there will be requests for others; then the question becomes who gets them and who doesn't. Therefore, in the best interest of the City, it was recommended

that the request be denied. It was moved by Councilman Love and seconded by Councilman Meacham that the request be denied. Motion carried. (6 AYES)

HEARING 12-18-63 - Liquor Licenses Raso Liquors & Santy's Cafe & Lounge

Applications for renewal of liquor licenses for 1964 were presented by Anthony Santy & Willow Bea Santy for Santy's Cafe & Lounge, 335 Main St. and by Raffaelina Raso and Mrs. Dora Pantuso for Raso's Liquors. The name of Willow Bea Santy has been added to the application of Santy's Cafe & Lounge for a hotel & restaurant license and Mrs. Pantuso's name has been added to the application of Raso's Liquors for a retail package store. It was moved by Councilman Colescott and seconded by Councilman Wright that hearings on these applications be advertised for Dec. 18th. Motion carried. (6 AYES)

LIQUOR LICENSES RENEWED FOR 1964

A list of applications for renewal of liquor licenses for 1964 together with reports and recommendations by the Chief of Police and the Mesa County Health Department had been presented to Councilmen for study. City Manager Lacy read a letter from Chief of Police Johnson which stated that since his report of Nov. 14th concerning the Bamboo Restaurant & Lounge, he had been requested to re-inspect this place of business and he had found that Mr. Ebert had increased his supply of foodstuffs and had made other assurances that he intends to comply with the serving of meals requirement of the liquor code. If this type of operation is maintained, it appears they will meet the requirements and there is no objection to renewal of the license. Mr. Phillips of the Mesa Co. Health Dept. was present and stated that with this much foodstuff on hand, he presumed that the kitchen will be operated by Mr. Ebert.

In the matter of the renewal of license for Ro-Vey's Cafe & Lounge at 122 S. 5th, the report of the Chief of Police stated that he questioned the practice of allowing the public to use the alley entrance which comes through the kitchen area. The matter was referred to the Health Dept. for study. Mr. Phillips stated his Dept. had suggested, and Ro-Vey's had consented to do it, that they purchase a sign and post it over the back door saying "NO ADMITTANCE" by order of the State Board of Health. They believed this would solve the problem.

It was moved by Councilman Meacham and seconded by Councilman Lowe that the following applications for renewal of liquor licenses for 1964 be approved and licenses issued when state licenses have been received. Motion carried. (6 AYES)

RETAIL LIQUOR STORE (City \$22.50 State \$127.50=\$150) (City Occupat \$250)

City Liquor Drive In, Rex & Etta C. McGown, 901 No. 1st St.
Crown Liquor Store, Ben & Julia Poloni, 119 So. 4th St.
Eight Ball Drive In Liquors, Rufus M. & Florence M. Jones, 240 S. 5th St.
Foresight Liquors, 201 Main St., John F. Becker & Roy E. Dinkins
Freeway Liquors, H. I. & Hazel M. Griffin, 141 No. 1st St.
Grand Liquor Store, Thos. N. & Marguerite A. Mulvihill, 220 W. Grand Ave.
Jim's Liquor Store, Melvin J. & Helen M. Benton, 1560 North Ave.
Johnnie's Liquor Store, Johnnie Retolaza, 1000 No. 5th St.
Last Chance Liquors, Clara Warren, 1203 Pitkin Ave.
Lucky Liquors, Mark W. Hamilton & Gladys V. Hamilton, 450 North Ave.
North Ave. Liquor Store, Wm. J. & Betty E. Burke, 801 North Ave.
State Liquor Store, Richard L. Stranger, 659 Rood Ave.

LIQUOR LICENSED DRUG STORE (City \$22.50 State \$127.50=\$150) (Occupat \$250)

A. W. & A. E. Hammer dba Hammer Drug Co., 158 Main St.

CLUB LIQUOR LICENSES (City \$15 State \$85=\$100) (City Occupat \$100)

Frat Order of Eagles, Aerie #595, 248 Main St., P. O. Box 1168
B.P.O. Elks Lodge No. 575, 249 So. 4th St.
G.J. Lodge #270, Loyal Order of Moose, 202 Belford, P. O. Box 543
Beye-Lotz Post #1247 Inc., Veterans of Foreign Wars of the U.S., 1404 Ute Ave.

WINE & BEER (City \$22.50 State \$127.50=\$150) (City Occupat \$250)

Foresight Entertainment Enterprises, Inc., dba The Attic, Inc.
Jas. Bzdek, J. Stewart, Joseph Hayashi, 345 1/2 Main St.

HOTEL & RESTAURANT (City \$48.75 State \$276.25-\$325) (City Occupat \$250)

Bamboo Rest. & Cocktail Lounge, Arnold C. Ebert & Winifred Ebert, 215 N. 5th
Bar X Rest. & Lounge, Elmer B. & Donna R. Nelson, 1600 North Ave.
Beacon Cafe & Lounge, Geo. P. Chronis & Paul M. Mitchell, 609 Main St.
Cafe Caravan, Marian S. Vogel, Alan M. Simpson, Julian E. Simpson 105 W. Main St., Box 773
Dream Restaurant, Lucile M. & Jas. W. Buchanan, 118 Main St.

Flamingo Lounge, Mrs. Hazel S. Jensen, 201 Colo. Ave.
Manhattan Cafe & Lounge, Carl R. & Louise Swenson, 557 Main St.
Marks "Finer Dining" Mark M. Wagner & Antonia V. Wagner, 105 No.
2nd St. Box 188
Pantuso's Pizzeria, Jas. & August Pantuso, 103 No. 1st St.
Ro-Vey's Cafe & Lounge, Jack D. & Jess J. Ritter, 122 S. 5th St.
Royal Grill, Lawrence & Mary Hayden, 209 Colo. Ave.
Royal Inn, Royal Motel Co., E. H. Settle, Pres., 1810 North Ave.
St. Regis Lounge, Katherine Blackshear, 4th & Colo.

Prop. ORD. Increasing Sewer Rental Charges

The following entitled proposed ordinance was presented and read:
AN ORDINANCE AMENDING SECTION 1 OF CHAPTER 20 OF THE 1953
COMPILED ORDINANCES OF THE CITY OF GRAND JUNCTION, COLORADO,
INCREASING THE SEWER RENTAL CHARGES ON ALL CATEGORIES OF SERVICE.
It was moved by Councilman Love and seconded by Councilman Wright
that the proposed ordinance be passed for publication. Motion
carried. (6 AYES)

ORD. 1182 PASSED

The Proof of Publication to the following entitled proposed
ordinance was presented and read: AN ORDINANCE APPROPRIATING
CERTAIN SUMS OF MONEY TO DEFRAY THE NECESSARY EXPENSES AND
LIABILITIES OF THE CITY OF GRAND JUNCTION, COLORADO, FOR THE
FISCAL YEAR BEGINNING JANUARY 1, 1964 AND ENDING DECEMBER 31,
1964 AND FIXING THE SALARY OF THE CITY MANAGER OF SAID CITY. It
was moved by Councilman Wright and seconded by Councilman Lowe
that the proof of publication be accepted and filed. Motion
carried. (6 AYES)

It was moved by Councilman Colescott and seconded by Councilman
Meacham that the ordinance be called up for final passage. Motion
carried. (6 AYES)

The Ordinance was then read, and it was moved by Councilman
Wright and seconded by Councilman Love that the ordinance be
passed and adopted, numbered 1182 and ordered published. Roll was
called on the motion with all members of the Council voting AYE.
The President declared the motion carried. (6 AYES)

PARKING LOTS - Off Street Downtown Approve lease with Downtown
Parking Corp. - Instr 4162

A lease purchase agreement between the City and the Downtown
Parking Corporation for the purchase of five lots on the north
side of Colorado Avenue between 5th and 6th Streets was
presented. City Manager Lacy explained that this is in keeping
with the proposal outlined in the long range off-street parking

memorandum he had sent to Councilmen for study whereby a private corporation funded by purchases of stock will buy properties on the back sides of the eight blocks in the shopping park and develop them into parking lots-removing buildings, putting in black top, parking meters, etc. - then enter into a lease purchase arrangement with the City whereby the City will pay the amount of money collected by the meters on the lots plus an appropriated amount of money. In 1964, it will be \$7,200 which is about one-half the money collected from the 80 shopping park meters. When the parking lots are all paid for, the City becomes the owner of the lots and will operate them through a parking authority. In the meantime, the merchants have agreed to go into a token validation system whereby the merchants, when customers come into their stores and make a minimum purchase, will give tokens to the customers which are worth so much parking time when put into the parking meters. This enables them to provide free parking for their customers; it is on a voluntary basis and they can quit it any time they find it is too expensive.

When the City becomes the owner of these lots, the meters will be removed and parking time limits will be enforced by marking of tires. There are provisions in this agreement that if the City finds it necessary or wise not to participate in this program at any particular time, the amount of money the City has already paid in previous years remains its share of ownership of the lots in proportion to the cost of the lot. If the City wishes to sell its ownership, it must give first option to the parking corporation. If some of the money the City has put into the Corporation is being held in reserve for the buying of future parking lots, this money at the termination of the agreement must be refunded directly to the City.

The parties in this operation are the merchant, the stockholders and City government. They have a voluntary arrangement that any one of them can quit at any time and still have a reasonable protection for their investment. The whole concept is based on the premise that parking meters as such are gradually becoming unnecessary and certainly undesirable in municipalities across the nation. The whole concept is built in such a way that any other commercial area in the City, such as North Ave., can do the same thing so it is not particularly favoring one segment of the community to the detriment of competing segments.

There will be two sources of revenue going to the Parking Corporation; (1) direct payments by the City from revenues from the shopping park meters (2) the revenue from the meters which the Corporation itself buys for the parking lots and leases to the City. The revenue will be used by the Corporation to buy additional lots, to improve existing lots or to provide a reserve to do this. Quarterly reports must be submitted to the City

Council showing past payments and proposed payments of obligations of the Corporation so the Council will have direct knowledge. The stockholders will get their money back over a long period of time, but they will not get dividends or profits in the normal course of this development. The City will pay no development costs but will pay only for the cost of the land. Expenses, such as taxes, incorporation expense, etc. will be deducted by the corporation but these items must be agreed upon by the Council and Parking Corporation. The idea is to keep this property on the tax rolls until such time as the City receives title. This is prime land and it would reduce tax revenue.

Councilman Wright asked how the members of the Corporation could expect to get their money back. City Manager Lacy explained that the money to operate the lots and improve them and pay the stockholders comes from the two sources. The whole concept is that the people who are putting money into this Corporation are also downtown landowners and merchants and they are improving or enhancing the desirability of retail shopping in the area by being sure that parking is available and they are just swapping dollars over a period of years.

Pres. McCormick asked what the time limits would be on the lots when owned by the City. Mr. Lacy stated that in similar instances, two hours is the normal time and on some three hours depending on the location and use of the lot. Time limits are strictly enforced by employees who do nothing else. Pres. McCormick asked if the Council goes for this concept, would it mean that the day-long parkers would be moved off of the streets. Mr. Lacy stated it should help to do this, and it is hoped that the additional fine schedule embodied in this concept will help to do this from an economic reason and with the additional help, it is anticipated to have stricter enforcement. Pres. McCormick stated that until the time comes when all-day parkers can be moved from Rood and the side streets, the parking situation is not going to be any better for the downtown customers.

It was moved by Councilman Meacham and seconded by Councilman Love that the agreement be approved and that the City Manager on behalf of the City be authorized to sign and execute same. Motion carried. (6 AYES)

POLICY ON CIVIC AUD - CM to draft proposed policy on renting Civic Aud for Council approval (pg 59)

City Manager Lacy stated it seems there is no definite policy established for the usage of the Civic Auditorium and he was wondering if some sort of fee schedule and policy should be set up. From the informal policy being followed, there is a charge of \$15 made for the Auditorium if the users charge an admittance fee

and if no admittance is charged there is no charge for the auditorium. There is now available for use a public address system for the use of which he felt there should be a charge made. On week ends and nights when the offices are not open, it is necessary for someone to be present to open and close the building which means extra duty for the janitor. It also was not clear whether the auditorium was to be used for musical events or religious use.

Councilman Meacham stated that the idea of no musicals during working hours was that it would disrupt the normal work of City employees. It was more or less left up to the discretion of the City Manager as to what type of programs were to be held in the Auditorium.

Councilman Colescott stated that it was felt that no group should have a regular permanent time schedule as the Council did not want to tie up the auditorium as there were requests to hold religious services every Sunday. The Council felt the public should be welcome to use it but did not want any particular group to use it all of the time. Pres. McCormick stated he felt that as difficult as it is to get a piano in and out of the auditorium, the ban on a piano is an excellent thing. Councilman Meacham stated that it seemed to him, there are so many ramifications regarding this use that the City Manager should be the one to regulate the use of it. Councilman Wright stated that initially there were to be no musical programs then the Council made exceptions to some groups as they were doing a community service.

President McCormick suggested that City Manager Lacy draw up a proposed policy and fee schedule for the use of the Civic Auditorium and submit it to the Council in the form of a memorandum. Mr. Lacy stated he would be glad to do this but he had not wished to do so without knowing the Council's feeling. He said he would contact the School District and see what their policy was in regard to renting their facilities as they have a very definite policy on what can and what cannot be done.

ADJOURNMENT

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

/s/Helen C. Tomlinson
City Clerk