

Grand Junction, Colorado

November 3, 1965

ROLL CALL

The City Council of the City of Grand Junction, Colorado, met in regular session at 7:30 o'clock P.M. November 3, 1965 in the Civic Auditorium at City Hall. Councilmen present and answering roll call were Charles E. McCormick, R. B. Evans, Charles H. Love, Harry O. Colescott, Dr. Hurst F. Otto and President Ray A. Meacham. Councilman Herbert M. Wright was absent. Also present were City Attorney Gerald J. Ashby, City Manager J. M. Lacy and City Clerk Helen C. Tomlinson.

INVOCATION

The invocation was given by Rev. Olen Ellis, Pastor, Friends Church.

MINUTES

It was moved by Councilman Colescott and seconded by Councilman Evans that the minutes of the regular meeting held October 20, 1965 be approved as written. Motion tarried. (6 AYES)

HORIZON DRIVE SEWER - ENDORSE CONCEPT - ENTER INTO AGREEMENT WITH MOTELS

City Manager Lacy stated that about three weeks ago, Mesa County Health officials approached the City to see if there was wasn't one last possibility of working out an arrangement to provide municipal sewer service to the commercial area now developing at Horizon Drive and the Interstate. At that time the developers of this area had proposed plans for small aeration plants ready for presentation to the Health Dept. These plans met State approval for small aeration plants. One was to serve north of the Interstate and the other south of the Interstate. At this point the Council had authorized the Manager to meet with the Developers and work out a proposal whereby the Developers would provide all of the Capital (estimated \$100,000) to build a large sewer line which would carry all of the sewage which would drain into the gully, or valley, in which Horizon Drive lies. The City was to pay back 60% of the cost of the sewer, leaving 40% for the Developers to get back in other ways. They would pay the City, as a service fee, double the inside rate. They would get back tap fees from other users as the area developed.

The area zoned for tourist service is a rather large area and extends beyond the present Horizon Drive Motor Lodge development, and has a much greater potential for future development than was originally realized. In the first plan, the Developers could recover all tap fees for five years, including \$7,500 for the

Airport.

After further consideration, it appeared that the City could do the work of the construction of the line from sewer fees, and not use General funds or tax-supported funds, providing that the City could control the tap fees. The charges for fair outside-City tap fees were next considered. After considerable research, it appeared that outside service stations should pay a tap fee of \$2,000, and for a Motor Hotel, similar to the Ramada and Holiday, the fee should be approximately \$10,000. Monthly fees would be dependent upon the water used, but the motels would probably pay around \$100 per month. These fees would be double those charged inside the City limits.

In negotiating with the developers, it was considered that the line was not there, and that both Ramada and Holiday had contemplated the spending of considerable money for the aeration plants, and had also made arrangements with six filling stations to serve them. Ramada was to get enough money to pay for their entire aeration plant from the proposed filling stations. Holiday would get part of theirs. An agreement was finally resolved where each - Ramada and Holiday would pay the City the sum of \$20,000 in 1966. Ramada would get the tap for the motel and eight other \$2,000 taps. Holiday would get the tap for their motel and four other \$2,000 taps. The Airport tap is not committed.

More research will have to be done to arrive at the cost of taps for other developments and much of this should come from the proposed sewer survey to be made in the near future. Things to be considered in arriving at this cost will be the size of sewer required, type of sewage to be put into the sewers and the square footage of the area to be served.

Several Councilmen stated that they thought this was a step in the right direction and was the first opportunity the City has had to help provide domestic sewer service at a reasonable cost and without generating property tax increases. The outlying areas are as important to the economy of the City as the area inside the City boundaries.

Mr. Lacy explained that future line extensions would each be considered on its own merits, and some policy for financing such as the Public Service Company or Ute District uses, would be worked out.

It was moved by Councilman Otto and seconded by Councilman Love that the City Manager be authorized to confirm negotiations with the parties concerned in the sewer development at Horizon Drive and Interstate 70, on the basis of the concept presented by him at this meeting. Motion carried. (6 AYES)

1966 LIQUOR LICENSE RENEWALS

Applications for renewal of liquor licenses for 1966 were presented. City Manager Lacy had written Memo #40-65 to the Council giving a summary of a report by Chief of Police Karl Johnson and the Mesa County Health Department inspection.

It was moved by Councilman Colescott and seconded by Councilman Evans that the following, applications be approved and licenses granted when State licenses have been received. Motion carried. (6 AYES)

Hotel & Restaurant

Beefeaters' Ty-We Inc., B. A. Weil, 159 Colorado
Dream Restaurant, James W. & Lucile M. Buchanan, 118 Main St.
Jensens Flamingo Lounge, Hazel Jensen, 201 Colorado
Mark's Finer Dining, Mark's Finer Dining, Inc., 105 N. 2nd
P.O.Box 188
Pantuso's Pizzeria, James Pantuso & August Pantuso, 103 N. 1st
St. Royal Motel Co., Royal Inn, 1810 North Ave
Santy's Cafe & Lounge, Tony & Willow Bea Santy, 335 Main St.

Retail Liquor Store

City Liquor Drive In, Sylvester Jerry & Rebecca M. Lewis, 901 N. 1st St.
Crown Liquor Store, Den and Julia Poloni, 119 S. 4th St.
Foresight Liquors, William M. Gaylor, 201 Main St.
Freeway Liquors, H.I. & Hazel M. Griffin, 141 North 1st St.
Grand Liquor Store, Thomas N. & Marguerite A. Mulvihill, 220 W Grand Ave
Jim's Liquor Store, Melvin J. & Helen M. Benton, 1560 North Ave
Johnnie's Liquors, Johnnie Retolaza, 1000 N. 5th St.
Last Chance Liquors, Clara Warren, 1203 Pitkin
Lucky Liquors, Mark W. & Gladys V. Hamilton, 450 North Ave
North Avenue Liquor Store, William J. & Betty E. Burke, 801 North Ave
Raso Liquors, Raffaelina Raso & Dora F. Pantuso, 202 Ute Ave
State Liquors, State Liquor's Inc., 659 Rood Ave
Teller Arms Liquor Shoppe, Rufus M. & Florence M. Jones, 2401 North Avenue, Unit #5

Liquor Licensed Drug Store

Hammer Drug, Albert W. & Amanda E. Hammer, 524 N. 1st St.
B. P. O. Elks Club No. 575, 249 S. 4th St.
Colorado Veterans of Foreign Wars, Beye Lotz Post #1247, 1404 Ute Ave, Box 97

Bamboo Restaurant & Cocktail Lounge, Arnold C. & Winifred Ebert, 215 N. 5th Street

Chief of Police Johnson reported that there had been a fight in the Bamboo Lounge and a citizen had requested the manager to call

the police. The manager refused to do so, as he felt he would be charged with a violation also. Mr. Ebert was advised of his obligation to report such incidents. Councilman Evans stated he felt that there was always bound to be some trouble in operating a business of this kind. The Council felt that some operators were not complying with the Rules & Regulation passed by the Council.

It was moved by Councilman Otto and seconded by Councilman Colescott that the application of Arnold C. & Winifred Ebert dba Bamboo Restaurant & Cocktail Lounge be approved and license granted when State license has been received. Motion carried. (6 AYES)

BAR X MOTEL RESTAURANT - DONNA R. & ELMER B. NELSON, 1600 NORTH AVENUE

It was moved by Councilman McCormick and seconded by Councilman Love that the application of Donna R. & Elmer B. Nelson dba Bar X Motel, Restaurant & Lounge, be approved and license granted when State license has been received. Motion carried. (6 AYES)

BEACON CAFE & LOUNGE - GEORGE P. CHRONIS & PAUL J. MITCHELL, 609 MAIN STREET

The Police Department had been called to the Beacon on many occasions during the year, and it appears that possibly the bartender might not be complying with the Council Rules and Regulations concerning the sale of liquor.

It was moved by Councilman Evans and seconded by Councilman McCormick that the application of George P. Chronis & Paul J. Mitchell dba Beacon Cafe & Lounge, be approved with a warning given that they comply with the Rules & Regulations. Motion carried. (6 AYES)

CAFE CARAVAN - MARIAN S. VOGEL, ALAN M. & JULIAN E. SIMPSON, 105 W. MAIN, BOX 773

It was moved by Councilman Colescott and seconded by Councilman Otto that the application of Marian S. Vogel, Alan M. & Julian E. Simpson, dba Cafe Caravan, 105 W. Main St., be approved and license granted when State license has been received. Motion carried. (6 AYES)

ST. REGIS LOUNGE - KATHERINE BLACKSHEAR, 355 COLORADO AVENUE

It was moved by Councilman McCormick and seconded by Councilman Love that the application of Katherine Blackshear, dba St. Regis Lounge, be approved and license granted when State license has been received. Motion carried. (6 AYES)

LOYAL ORDER OF MOOSE - G.J. LODGE #270, 2884 NORTH AVENUE, P.O.

BOX 543

It was moved by Councilman Love and seconded by Councilman Evans that the application of Loyal Order of Moose, G.J. Lodge #270, 2884 North Avenue, be approved and license issued when State license has been received. Motion carried. (6 AYES)

ROYAL BAR & CAFE - WAYNE & GEORGIA OLSON, 209 COLORADO AVENUE - TABLED

In view of the Police Chief's report and a "not satisfactory" report by the Mesa County Health Department, it was moved by Councilman McCormick and seconded by Councilman Otto that the application of Wayne & Georgia Olson dba Royal Bar & Cafe, 209 Colorado, be tabled until a clearance has been given by the Health Department.

Mr. Donald W. Stacey, Attorney, representing the Olsons, spoke to the Council stating that upon receiving the report, they had gotten in contact with Chief of Police Johnson and discussed the problem. The Olsons have been licensees for only about a year and it was felt part of the trouble was misunderstanding. The question with the Health Department has been cleared up although the Council has not been advised of it. Motion carried. (6 AYES)

LA COURT HOTEL & MOTEL - DEFERRED

Due to the notation by the Health Dept. regarding sanitation, it was moved by Councilman Colescott and seconded by Councilman McCormick that approval of the application of the LaCourt Hotel & Motel be deferred until the next meeting of the Council. Motion carried. (6 AYES)

PROPERTY - LOTS 5/9, 28/30 BLOCK P KEITH'S ADDITION (12TH UTE-PITKIN) - TO SELL LOTS 5 & 6 TO JESSE BOYCE MOTORS AND LEASE 7,8,9,28,29 AND 30

City Manager Lacy reported that he had received a letter from Mr. Jesse Boyce on October 23rd offering to purchase two City-owned lots and to lease six others located east of 12th Street between Ute and Pitkin Avenues. He stated this was the culmination of discussions with City officials. Mr. Boyce owns Lots 1, 2, 3, 4 Block P Keith's Addition and would like to purchase Lots 5 and 6 from the City. He has offered to pay the appraised value of \$2,300 each or \$4,600 for the two lots. He also wishes to lease City-owned Lots 7, 8 and 9. These lots are located on the north side of the block (south side of Ute Avenue) and East of 12th Street. Mr. Boyce also owns Lots 31 & 32, south side of the block (north side of Pitkin Avenue) and desires to lease Lots 28, 29 and 30. He wishes to lease the City-owned lots for 15 years to be broken down into three five-year periods with option to buy the lots and will pay \$80 a month on the lease.

City Manager Lacy stated that it has been the policy of the Council on City-owned land acquired over the years through tax sale, right of way acquisition, etc. to sell the lots at the appraised price with the understanding that the purchaser will immediately develop them. The terms of the lease are similar to other leases now in effect on other city-owned property. It was felt that if during the time the lease with option to buy is in effect, he desires to buy the six lots, they would be re-appraised and prices adjusted. A Board of Appraisers could be appointed, one by the City, and one by Mr. Boyce and the third member appointed by these two.

It was moved by Councilman Love that the City Manager be authorized to complete negotiations with Mr. Boyce on basis of discussion. Motion carried. City Attorney Ashby stated that an agreement would be drawn up and returned to the Council for final approval at a later meeting.

STUDENTS

President Meacham complimented the large group of students from Central High School.

ADJOURNMENT

It was moved by Councilman McCormick and seconded by Councilman Evans that the meeting adjourn. Motion carried.

/s/ Helen C. Tomlinson
City Clerk