

Grand Junction, Colorado

August 2, 1967

ROLL CALL

The City Council of the City of Grand Junction, Colorado, met in regular session at 7:30 o'clock P.M. August 2, 1967 in the Civic Auditorium at City Hall. Councilmen present and answering roll call were Chas. E. McCormick, R. B. Evans, Stanley Anderson, Harry O. Colescott, R. G. Youngerman, Herbert M. Wright and President Ray A. Meacham. Also present were City Attorney Gerald J. Ashby, City Manager R. N. Gray and City Clerk Helen C. Tomlinson.

INVOCATION

The invocation was given by Reverend A. J. Bertrand, St. Joseph's Catholic Church.

MINUTES

It was moved by Councilman McCormick and seconded by Councilman Colescott that the minutes of the regular council meeting held July 19, 1967 be approved as written. Motion carried.

HEARING - ANNEXATION - NO. CENTRAL (SE COR 7TH & PATTERSON) - PROTEST BY KINDER, PHILLIPS, FILES, PETERSON - INSTR #4218

This date had been set for a hearing on the proposed annexation of the Southeast corner of 7th and Patterson. This area takes in three properties on North 7th Street, and an area along Patterson Road to Wellington Avenue, exclusive of that area along 7th Street which is now in the City limits. The petition for annexation was signed by 59.3% of the land area. City Manager Gray explained that the signers and non-signers have all received registered letters notifying them of this hearing.

Mr. Amos Kinder, 905 Wellington, appeared before the Council and stated that neither he nor Lloyd Files who own large tracts of land on the eastern boundary of this area wished to be annexed. He stated that there is only one home on each of the acreages and they cannot afford to pay for the improvements and taxes on such large tracts of land if they are annexed. Mr. Robert Phillips, 2685 Patterson Road, and Mr. Hugo Peterson, 2653 Patterson Road, were also present and protested the annexation of their properties. No written petitions were filed.

It was brought out by City Attorney Ashby that the tracts owned by Messrs. Phillips and Peterson could not be deleted from the district to be annexed as it would separate the area on No. 7th Street from the other tract and two annexations would have to be considered, but the land owned by Messrs. Kinder and Files could be deleted, if the Council wished. City Manager Gray stated that

there is some interest in property on the north side of Patterson for annexation, and that if the area annexed at the present is decreased, this would also decrease the possibility of further development north of Patterson Road. The President closed the hearing.

HEARING - I.D. NO. ST-67

This date was set for the hearing on Improvement District No. ST-67. There were no protests filed. The President closed the hearing.

SANITARY SEWER DISTRICT NO. 22-67 - BIDS FOR BONDS - BOETTCHER & CO. \$20,526.04 INTEREST

The following bids for \$110,000 Sanitary Sewer District No. 22-67 bonds were received on July 26, 1967:

<u>Firm</u>	<u>Net Interest Cost</u>	<u>Avg. Interest Cost</u>
Hanifen, Imhoff & Samford, Inc.	\$22,762.71	4.9484%
Kirchner & Company	21,992.95	4.765858%
Stern Brothers	21,831.61	4.7460%
Coughlin & Company	21,286.20	4.6274%
Boettcher & Company	20,526.04	4.4621%

It was moved by Councilman McCormick and seconded by Councilman Evans that the bid of Boettcher & Company for \$110,000 Sanitary Sewer District No. 22-67 bonds be accepted with the total interest of 4.4621%, and that the Finance Director be authorized to sell the bonds. Motion carried.

PLANNING COMMISSION

The terms of Richard Stranger, James Golden, and R. G. Youngerman, Planning Commission members, are expiring. President Meacham appointed R. G. Youngerman and Richard Stranger to serve for a term of four years each. James Golden is moving from the City and will not be eligible for re-appointment. President Meacham thanked Mr. Golden publicly for his good work on the Planning Commission. He stated that he has contacted Leland Schmidt to see if he would be willing to serve on this commission. Mr. Schmidt will decide within the next few days whether he can take this committee

obligation. Some discussion was had as to the merits of an attorney member of the Commission. It was moved by Councilman Wright and seconded by Councilman McCormick that the Council ratify the appointment of Messrs. Stranger and Youngerman as members of the Planning Commission. Motion carried.

MUNICIPAL COURT - LAIRD SMITH APPOINTED DEPUTY MUNICIPAL JUDGE

City Attorney Ashby reported that Laird Smith has consented to act as Deputy Judge of the Municipal Court when necessary. It was moved by Councilman Youngerman and seconded by Councilman Evans that Mr. Laird Smith be appointed as Deputy Judge of the Municipal Court. Motion carried.

3.2 BEER LICENSE - GILBERT'S THRIFTWAY MARKET, 1625 N. 15TH ST. - APPROVED

An application for renewal of 3.2 beer license was presented by Carroll N. and Vera J. Gilbert dba Gilbert's Thriftway Market, 1625 No. 15th Street. A letter was read from Police Chief Karl N. Johnson stating that he had no objection to renewal of this license as there have been no unfavorable complaints. It was moved by Councilman Evans and seconded by Councilman Wright that the application be approved and license granted when State license has been received. Motion carried.

PAVING - LETTER OF THANKS FROM TREECE FURNITURE CO.

A letter from Treece Furniture Company was read thanking Elam Construction Company for the efficient job they did in re-surfacing the alley between 3rd and 4th and Main and Roof Avenue. The letter was accepted and filed.

TRASH, ADVERTISING CIRCULARS, LITTER - TO CHECK AND REPORT BACK

A letter was read from Clyde A. Williams, who owns an apartment house on 4th and Ouray, protesting against litterbugging. He especially disliked the practice of depositing advertising literature in yards rather than having it mailed by the advertisers. The Council discussed several phases of littering, including revision of the City ordinances concerning trash in alleys, containers for trash, and also the disposition of any literature or advertising on cars or on private property. City Manager Gray and City Attorney Ashby were instructed to do some research into this "litterbugging." It was moved by Councilman Colescott and seconded by Councilman Anderson that the City Manager and City Attorney check into this matter and report back to the Council. Motion carried.

1ST NATIONAL BANK REQUEST FOR RAMP - TABLED

A letter from G. B. McKinley, President of the First National Bank, was read in which he requested that the bank be allowed to

take out the existing narrow step into the bank from Main Street, and in its place to construct a ramp. The Council had inspected the step and realized there is a necessity to improve this condition to improve the safety conditions. There is also a problem for the City in changing to a ramp concept. Councilman McCormick stated that because of the sidewalk sale, he had not had an opportunity to check on the result of the downtown shopping park to see how this would affect other buildings with similar problems. An alternative plan had been suggested, and that would be to install planters at each side of the step and broaden the step a foot or so. This should be considered also. It was moved by Councilman McCormick and seconded by Councilman Wright that this matter be tabled until the next meeting. Councilman Colescott suggested that the problem should be brought up before the Planing Commission. Motion carried.

ANNEXATION - NO. CENTRAL - RESOLUTION AND PROPOSED ORDINANCE - INSTR NO. 4218

The following Resolution was presented and read:

RESOLUTION

WHEREAS, on the 2nd day of August, 1967, a hearing was held before the City Council of the City of Grand Junction, Colorado, to determine the eligibility for annexation to said City of the following described property, situate in Mesa County, Colorado, to-wit:

Beginning at the Northwest Corner of the Northwest quarter of the Northeast Quarter of Section 11, Township 1 South, Range 1 West of the Ute Meridian, thence along the existing Grand Junction City Limits South 255 feet, thence East 190.3 feet, thence South 5 \square 33' West 10 feet, thence North 63 \square 50' East 10 feet, thence North 15 \square 12' East 55.8 feet, thence North 79 \square 59' East 119.8 feet, thence South 2 \square 55' West 427.5 feet, thence West to the Southwest Corner of Wellington and 7th Annexation to the City of Grand Junction, thence continuing along said existing City Limit Southeasterly to the Northerly right-of-way line of Wellington Avenue, thence East along said right-of-way line and the easterly projection thereof to the Westerly boundary of the Little Bookcliff Railroad right-of-way, thence Northeasterly along said westerly boundary to a point of intersection with the existing Grand Junction City Limit (North 12th Street Annexation), thence Northwesterly along said City Limit to the North boundary of Section 11, Township 1 south, Range 1 West of the Ute Meridian, thence West along said North Boundary 1726 feet more or less to the point of beginning,

and,

WHEREAS, the Council has found and determined, and does hereby find and determine, that one-sixth the perimeter of the area

proposed to be annexed is contiguous with the City; that a community of interest exists between the territory and the City; that the territory proposed to be annexed is urban or will be urbanized in the near future; that the said territory is integrated or is capable of being integrated with said City; and, that no election is required under the Municipal Annexation Act of 1965.

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

That the said territory is eligible for annexation to the City of Grand Junction, Colorado, and should be so annexed by Ordinance.

PASSED AND ADOPTED this 2nd day of August, 1967.

President of the Council

ATTEST:

City Clerk

There was some further discussion concerning the Kinder and Files properties. It was moved by Councilman Anderson and seconded by Councilman Colescott that the Resolution be passed and adopted as read. Roll was called on the motion with the following result: Councilmen voting AYE: McCormick, Evans, Anderson, Colescott, Youngerman and President Meacham. Councilman voting NAY: Wright. A majority of the Councilmen voting AYE, the President declared the motion carried.

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

I.D. ST. NO. 67

The following Resolution was presented and read:

RESOLUTION

CREATING AND ESTABLISHING IMPROVEMENT DISTRICT NO. ST-67 WITHIN THE CORPORATE LIMITS OF THE CITY OF GRAND JUNCTION, COLORADO, AUTHORIZING THE CONSTRUCTION OF CURBS AND GUTTERS, SIDEWALKS AND PAVING ON STREETS THEREIN, PROVIDING FOR THE PAYMENT THEREFOR AND PROVIDING FOR THE ISSUANCE OF PUBLIC IMPROVEMENT BONDS OF SAID DISTRICT.

WHEREAS, on the 21st day of June, 1967, the City Council of the City of Grand Junction, Colorado, passed a Resolution adopting details, plans and specifications for Improvement District No. ST-67 and authorizing notice of intention to create said District; and,

WHEREAS, Notice of Intention to Create Said District was duly published; and,

WHEREAS, no written complaints or objections have been made concerning the proposed improvements:

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

1. That said Improvement District No. ST-67 be, and the same is hereby, created and established; and that construction of curbs and gutters, sidewalks and paving therein be, and the same is hereby authorized and directed, in accordance with the resolution adopting details, plans and specifications prepared and filed therefor.

2. That the construction of curbs and gutters, sidewalks and paving shall be made by contract let to the lowest, reliable and responsible bidder after public advertisement, except that if it be determined by the City Council that the bids are too high, and that the proposed improvements can be efficiently made by the City, the City may provide that the construction shall be made under the direction and control of the City Manager by hiring labor by the day or otherwise, and by purchasing all necessary material, supplies and equipment.

3. That the improvements in said District were duly ordered, after notice duly given; that no remonstrance, protest or objection was filed against the creation or establishment of said District, or any of the proceedings adopted therefor, and that all conditions precedent and all requirements of the laws of the State of Colorado, the Charter of said City, and Ordinance No. 178, as amended, being Chapter 18 of the Compiled Ordinances of the City of Grand Junction, Colorado, have been strictly complied with.

4. That the description of the curbs and gutters, sidewalks and paving to be constructed, the boundaries of said Improvement District, the amounts to be assessed, the number of installments and assessments, the time in which the cost shall be payable, the rate of interest on unpaid installments, and the manner of apportioning and assessing such cost, shall be as prescribed in the Resolution adopted for said District on the 21st day of June, 1967, and in accordance with the published Notice of Intention to Create Said District.

5. That for the purpose of paying the cost and expenses of constructing improvements in said Improvement District No. ST-67,

including engineering, inspection and other incidental expense, the City shall issue public improvement bonds of said Improvement District No. ST-67, dated the first day of August, 1967, in the denomination of \$1,000.00 each, numbered 1 to 18, inclusive, due and payable on the first day of August, 1977, subject to call and payment, however, at any time prior to the maturity of said bonds, said bonds shall bear interest at not more than six (6%) per cent per annum, payable semi-annually on the first day of February and the first day of August of each year, as evidenced by coupons to be attached to said bonds. The principal of, and interest on, said bonds being payable at the office of the City Treasurer of the City of Grand Junction, Colorado, the said bonds shall be signed by the President of the City Council, sealed with the seal of said City and attested by the City Clerk; the coupons shall be signed with the original or facsimile signature of the City Treasurer; and when so executed said bonds shall be registered by the City Treasurer.

6. Said bonds shall be payable out of the proceeds of a special assessment to be levied upon real estate situate in the City of Grand Junction, in said Improvement District No. ST-67, especially benefited by said improvement, and shall also be payable out of available proceeds on an annual one-mill tax to be levied on the taxable property in said City, pursuant to People's Ordinance No. 27 of said City, which tax was voted and authorized to make up deficits in special improvement district funds.

7. Said bonds, the coupons to be attached thereto and the registration certificate to be endorsed thereon, shall be in substantially the following form:

UNITED STATES OF AMERICA

STATE OF COLORADO

COUNTY OF MESA

CITY OF GRAND JUNCTION

PUBLIC IMPROVEMENT BOND
IMPROVEMENT DISTRICT NO. ST-67

No. _____

\$1,000.00

The City of Grand Junction, County of Mesa, State of Colorado, for value received, acknowledges itself indebted and hereby promises to pay to the bearer thereof, the sum of

ONE THOUSAND DOLLARS

in lawful money of the United States of America, on the first day of August, 1977, subject to call and payment, however, at any time prior thereto with interest thereon from date until payment according to the interest coupons hereto attached, payable semi-annually on the first day of February and the first day of August

each year, both principal and interest being payable at the office of the City Treasurer in Grand Junction, Colorado, upon surrender of the attached coupons and this bond as they severally become due, or are called for payment.

This bond is issued for the purpose of paying the cost of local improvements in Improvement District No. ST-67 in the City of Grand Junction by virtue of, and full conformity with, the Constitution and laws of the State of Colorado, the Charter of the City of Grand Junction, and requisite resolutions and ordinances of said City, duly adopted, approved, published and made laws of said City prior to the issue hereof.

This bond is payable out of the proceeds of a special assessment to be levied upon real estate situate in the City of Grand Junction, in said Improvement District No. ST-67, especially benefited by said improvements, and is also payable out of available proceeds of an annual one mill tax to be levied on the taxable property in said City, pursuant to People's Ordinance No. 27 of said City, which tax was voted and authorized to make up deficits in special improvement district funds, and the amount of the assessments upon the real estate ins aid District for the payment hereof, with the accrued amounts to be apportioned to said real estate, and assessed under the Charter and ordinances of said City.

It is hereby certified and recited that the total issue of bonds of said City for said District, including this bond, does not exceed the estimate of the City Engineer of the cost of said improvements, nor the amount authorized by law, and it is further hereby certified and recited that every requirement of law relating to the creation of said Improvement District No. ST-67 and the making of said improvements and the issuance of this bond has been fully complied with by proper officers of said City, and that all conditions required to exist and to be done precedent to and in the issuance of this bond, to render the same lawful and valid, have happened, been properly done and performed, and did exist in regular and due time, form and manner, as required by law.

IN TESTIMONY WHEREOF, the City of Grand Junction has caused this bond to be subscribed by the President of the Council, attested by the City Clerk under the seal of the City, and the interest coupons hereto attached to be attested by the facsimile signature of the City Treasurer, as of the 1st day of August, 1967.

President of the City Council

(SEAL)

Attest:

City Clerk

(Form of Coupon)

No. _____ \$ _____

February,
On the first day of August A.D. 19_____, the City of Grand
Junction, Colorado, will pay the bearer

_____ Dollars

in lawful money of the United States of America, at the office of
the City Treasurer, in Grand Junction, Colorado, being six month's
interest on its local improvement bond of Improvement District No.
ST-67, provided the bond to which this coupon is attached has not
been called for prior payment.

Attached to bond dated August 1, 1967.

No. _____

(Facsimile Signature)
City Treasurer

(Registration Certificate)

It is hereby certified that the within and foregoing bond has been
registered in a suitable book kept for that purpose in the office
of the City Treasurer of the City of Grand Junction, Colorado, in
accordance with the laws and ordinances under which the same is
issued.

Dated at Grand Junction, Colorado, this _____ day of _____,
1967.

City Treasurer

The City Clerk is hereby authorized and directed to have printed
the bonds authorized by this Resolution and when the same have
been executed, to deposit the same with the City Treasurer, who
shall deliver them to the lawful purchaser thereof, on receipt of
the purchase price.

PASSED AND ADOPTED this 2nd day of August, 1967.

President of the Council

ATTEST:

City Clerk

It was moved by Councilman McCormick and seconded by Councilman Anderson 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.

AUDIT (1966) - ACCEPTED

A copy of the 1966 Audit recommendations made by Dalby, Wendland and Jensen had been given to the City Council, together with a "memo" from City Manager Gray outlining comments from the Finance Director and City Manager concerning the proposed recommendations. It was moved by Councilman Anderson and seconded by Councilman Wright that the 1966 audit be accepted and filed. Motion carried.

1968 CAPITAL IMPROVEMENTS BUDGET DISCUSSED

The Capital Improvements budget for 1968 and the succeeding five years was presented by the City Manager. The 1968 portion would immediately be placed into the budget and the balance is for administrative planning for the future. There has been \$120,000 put into the Streets Division of the Public Works budget for improvements to storm sewers. This seems to be a particularly important area, as there is continually more use of sewers as the City grows, and at the time of a heavy storm, basements are flooded, as the sewers (storm and sanitary) cannot carry off the flood water. Gunnison Avenue from 9th to 12th is being considered as one of the most important streets to improve. This would take into consideration the removal of the center parkings and new curbs, gutters and paving. In the Traffic and Street Lighting section, it is contemplated to have two couplets of one-way streets. The first year would program Rood and Colorado, and the next year 4th and 5th Streets. The Council felt that the north-south couplet would be the most important, but it would cost in the neighborhood of \$62,000 to complete this unit.

Councilman McCormick stated that he felt that the most important project in 1968 is water and sewer improvement, and all available money should be channeled into these projects. Mr. McCormick also suggested that walk lights should be installed wherever there are traffic signals, for a protection to pedestrians. Gus Byrom, Traffic Engineer, said that this would be too costly, and excepting in the downtown area would not be practical, as it would slow traffic down too much.

The following changes and amounts were deleted from the proposed 1968 Capital Improvement budget:

Traffic and Street Lights - Projects - Take out B-\$2,000 Capital Improvements

A. Should be "To be Determined"

B. Signal at 12th & Gunnison. Entrance to Lincoln Park would be one-way inbound, and only a four corner signal would then be necessary. The light would be green on 12th Street excepting when actuated on Gunnison.

C. Request would be made from State Highway Dept. for underpass, and in the interim, the light at 2nd and Pitkin could be removed and taken to West Grand and West Street.

Airport - Capital Improvements

B. Addition to tower garage. Councilmen Meacham and McCormick were not in favor of constructing the garage but it was decided to leave this up to the Airport Board.

C. Terminal Modification to be set up for expenditure if necessary to provide room for another airline.

Building and Water and Sewer To be left as proposed

Parks Capital Improvements

Delete C. Golf Course, Grass Planting, \$10,000

Delete F. Construct softball field with lighting \$10,000

City Manager Gray reviewed the reasons for the charter amendment election and the recommendation of the Fiscal Agent, Boettcher & Company, for issuing combined sewer and sewer revenue bonds in order to save considerable interest over the term of the bonds. In order to pay for the proposed bonds and to maintain both water and sewer plants, it will be necessary to raise the rates for these utilities. At the present time, with a proposed combined bond issue of \$5,000,000, it is felt that the rates would have to be as follows:

Proposed water, sewer, sanitation rates

Water - minimum of 3,000 gallons raised from \$2.25 to \$2.75 additional gallonage from \$.22 per 1,000 gals to \$.30 per 1,000 gals

Sewer - minimum on one-family residences from \$1.25 to \$1.85 with 40% of water charge for commercial user. Increase in industrial users' costs would be determined by service rendered, and in accordance with the Consulting Engineer's recommendations.

Sanitation - It is felt that the Sanitation charges should be raised from \$1.25 to \$1.75 per month. At the present time, the Utilities office does all the billing. The Sanitation Department pays nothing for overhead expenses, and by bringing the fees up, it could pay its fair share.

