

Grand Junction, Colorado

February 21, 1968

ROLL CALL

The City Council of the City of Grand Junction, Colorado, met in regular session at 7:30 o'clock P.M. February 21, 1968 in the Civic Auditorium at City Hall. Councilmen present and answering roll call were Charles E. McCormick, R. B. Evans, Stanley Anderson, Harry O. Colescott, R. N. Youngerman, Herbert M. Wright and President Ray A. Meacham. Also present were City Manager Gray, City Attorney Ashby and City Clerk Helen C. Tomlinson.

INVOCATION

The invocation was given by Rev. Erskine E. Scates, Intermountain Bible College.

MINUTES

It was moved by Councilman McCormick and seconded by Councilman Evans that the minutes of the regular meeting held February 7, 1968 be approved as written. Motion carried.

HEARING - SS 22-67 ASSESSMENTS

This was the date set for hearing on the assessments for Sanitary Sewer District No. SS 22-67. Several property owners in the district wrote letters of protest concerning the high cost of the assessments. Copies of these letters had been sent to the Council for the members' consideration. There was a large delegation of citizens in the audience who were interested in the outcome of the hearing. President Meacham stated that if there was no further information than that furnished to the Council in the written protests, he would suggest that the letters be studied by the Council and considered at the next regular meeting. Mr. George Kruse, 1324 Wellington Avenue, asked about the 6% add on when a property owner decides to pay in ten installments rather than a cash settlement. This was explained by Finance Director Manchester. The President closed the hearing.

WATER & SEWER REVENUE BONDS - BIDS - W. H. MORTON & COMPANY - INTEREST RATE 4.9716%

Bids were opened at 10 o'clock A.M. for \$3,500,000 joint water and sewer improvement revenue bonds. Four bids were submitted as follows:

	Interest Rate	Total Interest
W. H. Morton & Associates	4.9716%	\$3,801,350.00
Halsey Stuart & Co. & Associates	5.0066%	3,828,102.50

White-Weld & Co. & Associates	5.0500%	3,861,297.50
First Boston Corp. & Associates	5.2690%	4,028,705.00

Mr. Bruce Newman, representative of Boettcher & Co., fiscal agents had reported to the City Council that these bids represented a large percentage of the underwriting power in the United States. The low bidder, W. H. Morton & Company, was one of the companies which were visited by Mr. Newman, Mr. Gray and Mr. Meacham on the recent trip to New York. This bid was also the easiest for the Finance Department to handle so far as bookkeeping is concerned, as it only had three rates of interest. Mr. Newman had recommended that the Council approve the bid of W. H. Morton & Co. and award a contract to them for the sale of the bonds. Mr. Jim Hill, local representative of Boettcher & Co., was present at the meeting and re-affirmed the opinion of Mr. Newman.

It was moved by Councilman Colescott and seconded by Councilman Youngerman that the bid of W. H. Morton & Co., for \$3,500,000 joint water and sewer improvement revenue bonds be approved, and contract entered into with them for the purchase of same. Motion carried.

WATERWORKS IMPROVEMENT - BIDS FOR CONSTRUCTION - CONTRACTS AWARDED

Mr. William Bredar, representative from Henningson, Durham and Richardson, Engineering Consultants, presented a report on bids on contracts for the improvement for waterworks improvement projects and recommended that the following contracts be awarded:

Contract I. Water Treatment Plant. Titan Construction Co., Denver, Colo. on Base Bid No. 3 using Roberts Manhattan Process \$990,000.

Contract II. Yard Piping and Structures. Burks Construction Co. of Englewood, Colo. for alternate Number 2, "Steel Pipe" on basis of their low bid in the amount of \$169,837.50.

Contract III. Site Work and Foundations for 2 Storage Tanks. White Construction Co. of Ault, Colo., in the amount of \$36,176.60.

Contract IV. Two 4 M.G. Steel Water Tanks. Pittsburgh-Des Moines Steel Co. of Denver, Colo. for Alternate B - \$279,000.

Contract V. 24" Feeder Main. Recommended that all bids on Base bid No. 1 be rejected as being too high. Award bid for Base Bid 2, "Install 24" Feeder Main (Pipe to be furnished by owner) be awarded to Loam Construction Co. of Grand Junction, Colo. for \$92,543.20.

There was an informality in the bid of Loam Construction, Inc. in that they submitted a bid on only one of the two alternatives, where the specifications called for bidding on all items. This

informality should be waived in that Loam Construction was low on Alternate 2, and it has become immaterial in what they might have bid on Alternate 1. Their bid was \$14,927.40 lower than the next low bidder.

Contract V. Pipe Materials for Contract V - 211" Feeder Main.  
Armco Products, Denver, Colo. - \$67,417.50.

Scheierman Construction Company of Montrose filed a written protest to the awarding of the bid for the 24" feeder main to Loam Construction Company. They stated that each bidder was required, according to the specifications, to submit a bid on Base Bids I and II and that Loam Construction Co. did not do this. After discussion, it was felt that this was an informality that could be waived by the Council and that it would not be to the best interests of the City to pay an additional \$14,000 for this work.

Mr. John Ellerby, representative of Armco Pipe Company, addressed the Council and told them that Armco Pipe had made an error in their quotation on materials and would be unable to accept the contract to supply the materials. It was moved by Councilman Anderson and seconded by Councilman Wright that this matter be considered further at a special meeting of the Council. Motion carried.

It was moved by Councilman Youngerman and seconded by Councilman Evans that the balance of the contracts be awarded as recommended by Mr. Bredar, and that the City Manager be authorized to sign the contracts. Motion carried.

#### BOY SCOUTS ATTEND MEETING

President Meacham recognized Explorer Troop 385, Boy Scouts, who were attending the meeting to gain information in civic government.

#### HUMAN RELATIONS COMMITTEE - LATIN-ANGLO ALLIANCE SUPPORT

A letter from Mr. Augie Reyes was read, stating that the Latin-Anglo Alliance would support the Grand Junction City Council in the interest of creating a Human Relations Committee. The letter was acknowledged support and ordered placed on file.

#### PROPERTY - PURCHASE 806 W. ROOD FROM SUSIE LEWIS FOR \$6,000

Mrs. Susie Lewis offered to sell her house at 800 West Rood to the City for \$6,000. This is the last house close to the City Shops and Yard, and one which the City has hoped to purchase for some time. Money was budgeted in the 1968 budget for the purchase of this property. It was moved by Councilman Colescott and seconded by Councilman McCormick that the City purchase the property from Mrs. Lewis. Motion carried.

LILAC PARK LETTER FROM G.J. GARDEN CLUB

A letter from the Grand Junction Garden Club was read. This letter concerned Lilac Park and the use of the park by children for sledding. This matter is under study by P.I.A.B. Mr. Ralph Stocker is also investigating the matter of replanting lilacs in this location, as apparently the ones which were planted there did not grow properly. The Council felt that the study by P.I.A.B. should be completed before any action was taken.

AIRPORT - RATIFY LEASE FOR MONARCH AVIATION

A lease for the use of facilities at Walker Airport for Monarch Aviation was presented to the Council for ratification. Councilman McCormick explained that this lease consolidated a number of leases and transferrals of leases into one lease. The City will get some land released for its use. It is for ten years with a five-year option to renew. Monarch pays \$550 per month for the facilities which are used by them. It was moved by Councilman McCormick and seconded by Councilman Evans that the Council ratify the action of the Airport Board in approving the lease and authorize the Airport Manager to sign the lease. Motion carried.

3.2 BEER RENEWAL - GERALD W. WIEKER DBA THE CORRAL, 539 COLORADO

An application for renewal of 3.2 beer license was presented by Gerald W. Wieker dba The Corral, 539 Colorado Avenue. A letter was read from Police Chief Karl Johnson stating that there had been no violations and he knew of no reason why license should not be renewed. It was moved by Councilman Colescott and seconded by Councilman Youngerman that the application be approved and license be granted when state license has been received. Motion carried.

SEWAGE TREATMENT - LOCATION APPROVED BY STATE WATER POLLUTION CONTROL COMMISSION

A letter from the Water Pollution Control Division of the State of Colorado was read stating that the Commission had approved the application which the City had made for the location for sewage treatment facilities.

SANITARY SEWER SS 22-67 - PROPOSED ORDINANCE FOR ASSESSMENTS - TABLED

It was moved by Councilman McCormick and seconded by Councilman Wright that the proposed ordinance making assessments for SS District No. 22-67 be tabled until the next meeting of the Council. Motion carried.

ORDINANCE NO. 1281 (EMERGENCY) - JOINT WATER & SEWER REVENUE BONDS

Councilman McCormick introduced and there was read in full the following Emergency Ordinance entitled AN ORDINANCE AUTHORIZING THE IMPROVEMENT AND EXTENSION OF THE WATER AND THE SEWER SYSTEM OF THE CITY OF GRAND JUNCTION; AUTHORIZING AND PROVIDING FOR THE ISSUANCE OF THE CITY OF GRAND JUNCTION, COLORADO, JOINT WATER AND SEWER IMPROVEMENT REVENUE BONDS, SERIES A, DATED APRIL 1, 1968, IN THE AGGREGATE PRINCIPAL AMOUNT OF \$3,500,000.00, AND THE CITY OF GRAND JUNCTION, COLORADO, JOINT WATER AND SEWER IMPROVEMENT REVENUE BONDS SERIES B, DATED OCTOBER 1, 1969, IN THE AGGREGATE PRINCIPAL AMOUNT OF \$2,500,00.00 TO PAY THE COST OF SUCH IMPROVEMENT AND EXTENSIONS (EXCLUDING ANY SUCH COST DEFRAID BY SOURCES OTHER THAN REVENUE BOND PROCEEDS); PROVIDING THE FORM, TERMS AND CONDITIONS OF THE BONDS, THE MANNER AND TERMS OF THEIR ISSUANCE, THE MANNER OF THEIR EXECUTION, THE METHOD OF PAYING THEM, AND THE SECURITY THEREFOR; PROVIDING FOR THE COLLECTION AND DISPOSITION OF REVENUES DERIVED FROM THE OPERATION OF, THE WATER SYSTEM AND THE SEWER SYSTEM; PROVIDING OTHER DETAILS CONCERNING THE BONDS, THE FACILITIES, AND FUNDS APPERTAINING THERETO, INCLUDING BUT NOT LIMITED TO COVENANTS AND AGREEMENTS IN CONNECTION THEREWITH: RATIFYING ACTION HERETOFORE TAKEN TOWARD IMPROVING AND EXTENDING THE WATER SYSTEM AND THE SEWER SYSTEM AND TOWARD ISSUING THE BONDS THEREFOR: PROVIDING OTHER MATTERS RELATING THERETO: DECLARING AN EMERGENCY; AND PROVIDING THE EFFECTIVE DATE HEREOF.

It was then moved by Councilman McCormick and seconded by Councilman Wright that all rules of this Council which might prevent, unless suspended, the final passage and adoption of this ordinance at this meeting, be, and the same is hereby suspended, for the purpose of permitting the final passage and adoption of said ordinance at this meeting.

The question being upon the adoption of said motion and the suspension of the rules, the roll was called with the following result:

Those voting AYE:           Ray A. Meacham  
                                  Charles E. McCormick  
                                  Richard Youngerman  
                                  Herbert M. Wright  
                                  Harry O. Colescott  
                                  Robert B. Evans  
                                  Stanley Anderson

Those voting NAY:           None

Those Absent:               None

All members of the City Council having voted in favor of said motion, the presiding officer declared said motion carried and the rules suspended.

Councilman Evans then moved that said ordinance be finally passed and adopted as read. Councilman Anderson seconded the motion. The question being upon the final passage and adoption of said ordinance, the roll was called with the following result:

Those voting AYE:           Ray A. Meacham  
                                  Charles E. McCormick  
                                  Richard Youngerman  
                                  Herbert M. Wright  
                                  Harry O. Colescott  
                                  Robert B. Evans  
                                  Stanley Anderson

Those voting NAY:           None

Those Absent:               None

The president as presiding officer thereupon declared that all the members of the City Council elected having, voted in favor thereof, the said motion was carried and the said ordinance duly passed and adopted as an emergency ordinance.

On motion duly adopted, it was ordered that said ordinance be numbered 1281, and shall be published in The Daily Sentinel, the official newspaper of the City within three days of its passage and be recorded and authenticated according to law.

ORDINANCE NO. 1282 PASSED - VACATE EASEMENT IN LOTS 18/20 BLK 3  
TELLER ACRES SUB

The Proof of Publication to the following entitled proposed ordinance was presented and read: AN ORDINANCE VACATING AN EASEMENT OVER CERTAIN LANDS IN THE CITY OF GRAND JUNCTION. It was moved by Councilman McCormick and seconded by Councilman Anderson that the Proof of Publication be accepted and filed. Motion carried.

It was moved by Councilman Youngerman and seconded by Councilman Anderson that the ordinance be called up for final passage. Motion carried.

The Ordinance was then read, and it was moved by Councilman Wright and seconded by Councilman Youngerman that the ordinance be passed and adopted as read, numbered 1282 and ordered published. Poll was called on the motion with all members of the Council voting AYE. The President declared the motion carried.

SS DISTRICT NO. 23-67 - RESOLUTION TO SELL \$7000 BONDS - BOND AND  
COUPON FORM

The following Resolution was presented and read:

R E S O L U T I O N

PROVIDING FOR THE ISSUANCE OF PUBLIC IMPROVEMENT  
BONDS OF SANITARY SEWER DISTRICT NO. 23-67.

WHEREAS, on the 17th day of January, 1968, the City Council of the City of Grand Junction, Colorado, adopted a Resolution creating Sanitary Sewer District No. 23-67 within said City;

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

1. That for the purpose of paying the cost and expenses of constructing the improvements in said Sanitary Sewer District No. 23-67, including engineering, inspection and other incidental expense, the City shall issue public improvement bonds of said Sanitary Sewer District No. 23-67, dated the 1st day of March, 1968, in the denomination of \$1,000.00 each, numbered 1 to 7 inclusive, due and payable on the 1st day of March, 1978, subject to call and payment however at any time prior to the maturity of said bonds, said bonds shall bear interest, payable semiannually, on the first day of September and the first day of March of each year, is evidenced by coupons to be attached to said bonds.

The principal of, and interest on, said bonds shall be 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.

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

3. Said bonds, the coupons to be attached 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  
Sanitary Sewer District No. 23-67

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 hereof, the sum of

ONE THOUSAND DOLLARS

in lawful money of the United States of America, on the 1st day of March, 1978, subject to call and payment however it any time prior thereto with interest thereon from date until payment according to the interest coupons hereto attached, payable semiannually on the first day of September and the first day of March 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 come due, or are called for payment.

This bond is issued for the purpose of paying the cost of local improvements in Sanitary Sewer District No. 23-67 in the City of Grand Junction, by virtue of, and in 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 the 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 Sanitary Sewer District No. 23-67 especially benefitted 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 real estate in said District for the payment hereof, with the accrued interest, shall be a lien upon said real estate in the respective 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 Sanitary Sewer District No. 23-67 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 an 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 March, 1968.

President of the Council

ATTEST:

City Clerk

(Form of Coupon)

NO.

\$

September,  
On the 1st day of March 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 public improvement bond of Sanitary Sewer District No. 23-67, provided the bond to which this coupon is attached has not been called for prior payment.

Attached to bond dated March 1, A.D. 1968.

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 \_\_\_\_\_,  
1968.

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 21st day of February, 1968.

President of the Council

ATTEST:

City Clerk

It was moved by Councilman Wright and seconded by Councilman Evans that the Resolution be passed and adopted as read. Roll was called on the motion with the following result:

Councilmen voting AYE: Charles E. McCormick  
R. B. Evans  
Stanley Anderson  
Harry O. Colescott  
R. O. Youngerman  
Herbert M. Wright  
President Ray A. Meacham

Councilmen voting NAY: None

Councilmen absent: None

All members of the City Council having voted in favor of said motion, the presiding officer declared said motion carried.

PROPERTY - OFFER TO SELL LOTS 23&24 BOOKCLIFF MANOR SUB FOR \$1600 TO HOWARD M. JENSEN

Mr. Howard M. Jensen wishes to purchase Lot 23, Bookcliff Manor Subdivision. Mr. Jensen, through an error, has started to construct a home on this lot. The City owns Lots 23 and 24 and has a Treasurer's deed to transfer title. Mr. Ashby, City Attorney, stated that he had offered to transfer the property by Special Warranty Deed, but that in order to secure financing, it was believed that Mr. Jensen would have to quiet the title which would cost about \$250. An appraisal by Mr. Henry Galley showed the value of the lots to be \$800 each. It was suggested that City Manager Gray might make a proposal to Mr. Jensen to purchase both lots, and quiet the title on them both, as this would not cost any more for both than for the legal fees for one lot.

It was moved by Councilman Wright and seconded by Councilman McCormick that the City offer Mr. Jensen Lot 23, Bookcliff Manor Subdivision, for the price of \$1,000 and Lot 214 for the price of \$600 with the understanding that he would take care of perfecting the title. Motion carried.

WATER IMPROVEMENTS - ARMCO WITHDRAWS BID TO BASE 1 CONTRACT V TO PAY \$2198.40 TO CITY AND AWARD BID TO THOMPSON PIPE & STEEL

Mr. William Bredar addressed the Council, and stated that because

of the request of Armco Pipe & Steel Corp. to withdraw their bid to furnish materials, his firm would recommend that the City permit Armco to withdraw their bid upon the payment of \$2,198.40 to the City, the amount being the amount the next low bidder, Thompson Pipe & Steel is higher. Said payment to be made immediately. If Armco refuses to do this, they would then recommend that the contract be awarded to Armco Pipe & Steel Corporation. If Armco agrees to this, then following payment, they would recommend that the contract be awarded at the earliest date to Thompson Pipe & Steel Company on the basis of their bid of \$69,616.00.

It was moved by Councilman McCormick and seconded by Councilman Youngerman that the Council reconsider the matter of awarding the materials contract under Contract V. Motion carried.

It was moved by Councilman Wright and seconded by Councilman Evans that the City Council rescind the motion passed earlier in the meeting to consider this matter at a special meeting. Motion carried.

It was then moved by Councilman Colescott and seconded by Councilman Wright that the proposal of Mr. Bredar, on behalf of Henningson, Durham & Richardson be adopted by the City Council, and that the City Manager be authorized to conduct such negotiations as are called for under the recommendations and that he be given authority to award the contract to either party. Motion carried.

D&RGW R.R. - TO SUPPORT WESTERN SLOPE CITIES IN EFFORT TO KEEP ZEPHYR IN OPERATION

President Meacham suggested that the City Attorney draw up a resolution supporting other Western Slope Cities in their attempt to keep the California Zephyr operating through this area. All of the other Councilmen were in accord with this suggestion.

ADJOURNMENT

It was moved by Councilman Anderson and seconded by Councilman Youngerman that the meeting adjourn. Motion carried.

/s/ Helen C. Tomlinson  
City Clerk