

## **RESOLUTION NO. 62-97**

### **DECLARING THE INTENTION OF THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION, COLORADO, TO CREATE WITHIN SAID CITY SANITARY SEWER IMPROVEMENT DISTRICT NO. SS-42-97 IN NORTHFIELD ESTATES SUBDIVISION AND AUTHORIZING THE CITY ENGINEER TO PREPARE DETAILS AND SPECIFICATIONS FOR THE SAME.**

**WHEREAS**, a majority of the property owners to be assessed have petitioned the City Council, under the provisions of Chapter 28 of the City of Grand Junction Code of Ordinances, as amended, and People's Ordinance No. 33, that Sanitary Sewer Improvement District be created for the construction of improvements as follows:

#### **Location of Improvements:**

☞ Northfield Estates Subdivision

**Type of Improvements** -The improvements requested include the installation or construction of sanitary sewer main lines, inlets, manholes, connecting mains, service line stub-outs to the property lines, together with engineering, inspection, administration and any other services or facilities required to accomplish this request as deemed necessary by the City Engineer, hereinafter referred to as the "District Improvements", all of which shall be installed in accordance with the General Conditions, Specifications and Details for Public Works and Utility Projects of the City of Grand Junction.

**WHEREAS**, the City Council deems it advisable to take the necessary preliminary proceedings for the creation of a Local Improvement District.

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

1. That the District of lands to be assessed is described as follows:

Lots 1 through 3, inclusive and Lot 5, Northfield Estates Subdivision;  
AND ALSO Lots 18 Through 23, Inclusive, Northfield Estates Subdivision;  
AND ALSO Lots 1 through 3, inclusive, Northfield West Minor Subdivision;

All in Mesa County, Colorado.

2. That the assessment levied against the respective properties will be as follows per each benefitting parcel:

The District Improvements are estimated to cost **\$82,008.15**, which does not include the Sewer Plant Investment Fees, reimbursement to the Sewer Trunk Extension, nor installation of the sewer service line between the property line and the structure. The project costs to be assessed against and upon the properties within the District shall be based upon the actual engineering, administrative and construction costs as follows: The estimated cost per lot will be six thousand, three hundred and eight dollars and thirty two cents (**\$6,308.32**). We understand, however, that the total project costs may be greater or less than the estimate of the City Engineer and that the assessment against and upon each lot shall be based upon the actual project costs. We understand that the stated estimated costs do not include the Plant Investment Fee of seven hundred and fifty dollars (\$750.00) and a reimbursement to the Sewer Trunk Extension Fund of either \$1000, \$1500, \$1750, depending on acreage of the parcel to be served, which must be paid by the Owners prior to making connection to the sanitary sewer. We also understand that the costs to extend the service lines from the stub-outs at the property lines to the buildings are at our expense.

3. That the assessments to be levied against the properties in said District to pay the cost of such improvements shall be due and payable, without demand, within thirty (30) days after the ordinance assessing such costs becomes final, and, if paid during this period, the amount added for costs of collection and other incidentals shall be deducted; provided, however, that failure by any owner(s) to pay the whole assessment within said thirty (30) day period shall be conclusively considered as an election on the part of said owner(s) to pay the assessment, together with an additional six percent (6%) one-time charge for cost of collection and other incidentals which shall be added to the principal payable in ten (10) annual installments, the first of which shall be payable at the time the next installment of general taxes, by the laws of the State of Colorado, is payable, and each annual installment shall be paid on or before the same date each year thereafter, along with simple interest which has accrued at the rate of 8 percent per annum on the unpaid principal, payable annually.

4. That the City Engineer is hereby authorized and directed to prepare full details, plans and specifications for such paving; and a map of the district depicting the real property to be assessed from which the amount of assessment to be levied against each individual property may be readily ascertained, all as required by Ordinance No. 178, as amended, City of Grand Junction, Colorado.

5. That Notice of Intention to Create said Sanitary Sewer Improvement District No. SS-42-97, and of a hearing thereon, shall be given by advertisement in one issue of The Daily Sentinel, a newspaper of general circulation published in said City, which Notice shall be in substantially the form set forth in the attached "NOTICE".

## NOTICE

### OF INTENTION TO CREATE SANITARY SEWER IMPROVEMENT DISTRICT NO. SS-42-97, IN THE CITY OF GRAND JUNCTION, COLORADO, AND OF A HEARING THEREON

**PUBLIC NOTICE IS HEREBY GIVEN**, pursuant to the request of a majority of the affected property owners, to the owners of real estate in the district hereinafter described and to all persons generally interested that the City Council of the City of Grand Junction, Colorado, intends to create Sanitary Sewer Improvement District No. SS-42-97, in said City for the purpose of reconstructing a sanitary sewer line to serve the property hereinafter described, which lands are to be assessed with the cost of the improvements, to wit:

- ☞ Lots 1 through 3, inclusive and Lot 5, Northfield Estates Subdivision;  
AND ALSO Lots 18 Through 23, Inclusive, Northfield Estates Subdivision;  
AND ALSO Lots 1 through 3, inclusive, Northfield West Minor Subdivision;

All in Mesa County, Colorado.

#### **Location of Improvements:**

- ☞ Northfield Estates Subdivision

**Type of Improvements** - The improvements requested include the installation or construction of sanitary sewer main lines, inlets, manholes, connecting mains, service line stub-outs to the property lines, together with engineering, inspection, administration and any other services or facilities required to accomplish this request as deemed necessary by the City Engineer, hereinafter referred to as the "District Improvements", all of which shall be installed in accordance with the General Conditions, Specifications and Details for Public Works and Utility Projects of the City of Grand Junction.

To the total assessable cost of \$82,008.15, to be borne by the property owners, there shall be added six (6) percent for costs of collection and incidentals. The said assessment shall be due and payable, without demand, within thirty (30) days after the ordinance assessing such cost shall have become final, and if paid during such period, the amount added for costs of collection and incidentals shall be deducted; provided however, that failure by any owner(s) to pay the whole assessment within said thirty (30) day period shall be conclusively considered as an election on the part of said owner(s) to pay the assessment, together with an additional six percent (6%) one-time charge for cost of collection and other incidentals which shall be added to the principal payable in ten (10) annual installments which shall become due upon the same date upon which general taxes, or the first installment thereof, are by the laws of the State of Colorado, made payable. Simple interest at the rate of eight (8) percent per annum shall be charged on unpaid installments.

On November 19th, 1997, at the hour of 7:30 o'clock P.M. in the City Council Chambers in City Hall located at 250 North 5th Street in said City, the Council will consider testimony that may be made for or against the proposed improvements by the owners of any real estate to be assessed, or by any person interested.

A map of the district, from which the share of the total cost to be assessed upon each parcel of real estate in the district may be readily ascertained, and all proceedings of the Council, are on file and can be seen and examined by any person interested therein in the office of the City Clerk during business hours, at any time prior to said hearing.

Dated at Grand Junction, Colorado, this 15th day of October, 1997.

**BY ORDER OF THE CITY COUNCIL  
CITY OF GRAND JUNCTION, COLORADO**

By: \_\_\_\_\_  
City Clerk

**PASSED and ADOPTED** this 15th day of October, 1997.

/s/ Janet Terry  
President of the Council

**Attest:**

/s/ Stephanie Nye  
City Clerk