

Grand Junction, Colorado

August 20, 1923

The City Council of the City of Grand Junction, Colo. met in regular adjourned session at 8:00 o'clock P.M. with Councilmen Murr, President Pro Tem presiding. The Councilmen present and answering to roll call were: Murr, Meders, Miller, Dowrey. T.E. Thompson act. City Manager, and City Attorney Jordan were present. City Clerk Peck, City Manager Garrett and Councilmen Hirons, Marshall and Hampson were absent.

The following estimate was presented and read.

ESTIMATE, WATER IMPROVEMENT.

To the City Manager

City of Grand Junction, Colo.

August 20 1923

It is the estimate of the engineers that the Orman Construction Company have performed under contract for Water Works Improvements, dated March 14th 1923 work in amount to \$37,924.45

Under contract they are entitled to payment	
of 90% of the total Amounting to the sum of	34,132.00
Previous payments amounting to sum of	27,172.00
Payment due contractor on this estimate	\$6,960.00

Burns and McDonnell Engineering Co.

By/s/

W.H. Walser

It was moved by Councilman Dowrey, seconded by Councilman Meders a permit be granted the Motor Transportation Company to install a gasolene tank if the same bore the Underwriter's label and the same meets with the approval of the Fire Chief. Motion carried.

A petition was presented for the paving of Ouray Ave. from Seventh St. to 13th St.

It was moved by a Councilman Dowrey, seconded by Councilman Miller that the petition be accepted and filed. Motion carried.

The City Engineer presented plans, maps and estimates of the revised Combined Sewer District No. 2. Upon motion of Councilman Miller, seconded by Councilman Meders the same were accepted and ordered filed.

The following resolution was introduced and read.

RESOLUTION.

A RESOLUTION ADOPTING DETAILS AND SPECIFICATIONS FOR THE CONSTRUCTION OF A SYSTEM OF DISTRICT SEWERS AND APPURTENANCES FOR STORM AND SANITARY DRAINAGE WITHIN A PROPOSED COMBINED SEWER DISTRICT IN THE CITY OF GRAND JUNCTION, COLORADO, TO BE DESIGNATED AS COMBINED SEWER DISTRICT NO. 2, DESIGNATING THE MATERIALS TO BE USED, ASCERTAINING THE COST THEREOF AND DETERMINING THE NUMBER OF INSTALLMENTS AND THE TIME IN WHICH THE COST THEREOF SHALL BE PAYABLE, THE RATE OF INTEREST ON UNPAID INSTALLMENTS AND THE DISTRICT OF LANDS TO BE ASSESSED FOR THE SAME.

WHEREAS, by resolution duly passed and adopted at a lawful regular meeting of the City Council of the City of Grand Junction, on the 15th day of August A. D. 1923, it was found and declared that the establishment of a combined sewer district, and the construction therein of a system of district sewers and appurtenances for storm and sanitary drainage, was and is a sanitary necessity, said district to be known as Combined Sewer District No. 2; and

WHEREAS, by said resolution, the City engineer was directed to make and furnish an estimate of the total cost of said improvement, and a map of the district to be assessed; and

WHEREAS, T. E. Thompson, the City Engineer of the City of Grand Junction, Colorado, in pursuance of the order in said resolution made, has reported to the Council the completion of all the matters and things in said resolution enjoined upon him, in the form and manner as therein directed, and has filed with the City Clerk all the maps and certificates of survey of said proposed Combined Sewer District No. 2, as well as all schedules, plans, specifications and approximations of cost, and all other matters and things required of him in and by said resolution, in such form and substantially as therein required; and

WHEREAS, it appears to the Council, and the City Council of the City of Grand Junction, Colorado both hereby find from said maps, certificates of survey, schedules, plans, specifications and approximations of cost so prepared and filed, by said Engineer, as aforesaid, that said proposed Combined Sewer District No. 2, is composed of all the lots and parcels of land embraced within the boundaries hereinafter described and in said map and surveyor's certificate described as follows, to-wit:

CITY OF GRAND JUNCTION

COMBINED SEWER DISTRICT NO. 2

Beginning at the northwest corner of Section 14, Township 1 south, Range 1 west of the Ute M.: thence east along the section line to the northeast corner of Section 14, Township 1 south, Range 1 west of the Ute M.; thence south along the city limit

line to its intersection with the center line of Chipeta Avenue; thence east along the city limit line to its intersection with the center line of Fourteenth Street; thence south on the center line of Fourteenth Street to its intersection with the center line of the alley in blocks N and M, Keith's Addition to the City of Grand Junction; thence west along the center line of said alley to its intersection with the center line of Twelfth Street; thence south along the center line of Twelfth Street to its intersection with the center of the main track of the Denver & Rio Grande Western Railroad; thence southwesterly along the center of the main track of the Denver & Rio Grande Western Railroad to the point of its intersection with the west line of the Grand Junction Town & Development Company's Addition No. 1 extended north; thence south to the north line of Struthers Avenue; thence west along the north line of Struthers Avenue to the point of its intersection with the east line extended of the alley running north and south through Haggerty's First Subdivision of the City of Grand Junction; thence north 1,250 feet more or less to the south line of the Denver & Rio Grande Western Railroad property; thence west 210 feet; thence north 40 degrees 47' West 3,580 feet more or less to a point in the center of the main track of the Denver & Rio Grande Western Railroad where it intersects with the center line of the east and west alley in Block 9 Mobley's Subdivision extended to the east; thence west along the center line of the said alley extended to the city limit line; thence north 340 feet more or less along the city limit line to the point of its intersection with the center of the alley in blocks 2 and 3 Grand River Subdivision; thence east 1475.0, feet more or less to a point of intersection with the center line of the main track of the Little Book Cliff Railroad extended; thence northeasterly 980 feet more or less along the center line of the main track of the Little Book Cliff Railroad extended to the city limit line; thence east along the city limit line to its point of intersection with the center line of First Street; thence south along the center line of First Street to its intersection with the center line of Main Street; thence east along the center line of Main Street to its intersection with the center line of Seventh Street; thence north along the center line of Seventh Street to its intersection with the center line of Grand Avenue; thence west along the center line of Grand Avenue to the city limit line; thence north to the point of beginning. All of the lands lying and being within the above boundaries as described is within the present corporate limits of the City of Grand Junction, Colorado.

WHEREAS, it further appears from said Engineer's report that the estimated and probable total cost of said sewer system, exclusive of the percentum of the cost of collection and other incidentals, and of interest to the time the first installment of said cost becomes due, is \$73,825.69; that the method of assessment to be adopted in the district shall be an assessment according to area, that is to say that the cost shall be assessed upon all the real estate in the district, in proportion as the area of each piece of real estate in the district is to the area

of all of the real estate in the district, exclusive of public high-ways; That the maximum share of said total estimate per square foot of an ordinary lot of 25 feet by 125 feet that will be assessed upon the respective lots or parcels of land in said proposed district is estimated to be as follows:

Per square foot of superficial area of each lot or parcel of land \$.00365

Per lot of 25 feet x 125 feet \$11.41

And for all other lots or tracks of land of greater or less dimensions and superficial area in proportion to the respective areas.

That all of said estimates of cost are exclusive of the per centum of cost for collection and other incidentals, and of interest to the time the first installment of said cost becomes due; that the schedules showing the approximate amount to be assessed upon the several lots or parcels of property within said district is as follows:

SCHEDULE OF ASSESSMENT

ASSESSABLE AREA, COMBINED SEWER DISTRICT NO. 2

GRAND JUNCTION, COLORADO.

1923.

Total estimated cost \$73,825.69

Total assessable area 20,244,561 square feet Cost estimated per square foot of area \$.00365

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

Section 1. That the report so made by T. E. Thompson, Engineer of said City, with respect to the said proposed Combined Sewer District No. 2, be and the same is hereby approved, ratified and confirmed; that the said report together with details, specifications, estimates, maps and schedules prepared and filed with the Clerk, and the recommendation of said Engineer as to the kind of material to be used in the construction of said sewer system be, and the same are hereby approved, ratified, confirmed and adopted by the Council as the details, plans, specifications, estimates and materials for use in the construction of said sewer system; and that the survey and map of said proposed Combined Sewer District be the survey and map of said district.

Section 2. That to the total amount of \$73,825.69 and the respective portions thereof to be assessed upon the respective

lots and lands of said district, as aforesaid, or so much thereof as may be necessary to pay the actual cost of said improvements and the general expenses, there will be added two per cent for the cost of collection and other incidentals, and that there also be added an amount sufficient to pay the interest to the next succeeding date upon which the general taxes or first installment thereof are, by the laws of the State of Colorado, made payable.

Section 3. That the said assessment shall be due and payable within thirty days of the final publication of the assessing ordinance, assessing the whole actual cost of said improvements against said real estate without demand, provided, however, that any owner who shall pay his full assessment within the period of thirty days after the final publication of the assessing ordinance without demand shall be entitled to an allowance of the per cent added for the cost of collection and other incidentals, and of interest from the date of payment to the time when the first installment becomes due, on all payments made during said period of thirty days, or in case any owner of real estate shall fail to pay the whole of said assessment against his property within said thirty days from and after the final publication of the assessing ordinance, assessing the same, then the whole cost of said improvements so assessed against his property shall be payable in ten equal, annual installments of the principal, with interest upon unpaid installments payable semi-annually at the rate of five and one-half per cent per annum; the first of said installments of said principal shall be due and payable upon the next succeeding date after the final publication of the assessing ordinance, assessing the same, upon which date the first installment of the general taxes is, by the laws of the State of Colorado now in force, made payable, and the remainder of said installments shall be due and payable successively on the same day in each year thereafter until all are paid in full.

Section 4. That the City Attorney be and he is hereby directed to prepare a resolution in conformity with the Charter of the City of Grand Junction and Ordinance No. 178, adopted and approved the 11th day of June A. D. 1910, as amended, which resolution when duly adopted and enforced shall create within the corporate limits of the City of Grand Junction, a Combined Sewer District to be known as Combined Sewer District No. 2, with the same territory and boundaries as hereinbefore set forth, and providing in and by said resolution and the order of the City Council for the construction in said district of a system of district sewers and appurtenances for storm and sanitary drainage as contemplated by said Charter and City Ordinance No. 178, as amended, and in accordance with the plans, maps, specifications, details and estimates of the Engineer of said City hereinbefore referred to, and now on file in the office of the City Clerk.

Section 5. That the said proposed resolution creating said Combined Sewer District and ordering the proposed improvements therein, be considered for passage and adoption by the City

Council on Monday, the 24th day of September A. D. 1923, at the hour of eight o'clock P. M.

Section 6. That a notice be issued by the City Clerk and published for two days each week for two consecutive weeks in the Daily Sentinel, a daily newspaper of general circulation published in the City of Grand Junction, therein giving notice to the owners of real estate in said proposed Combined Sewer District No. 2, and to all persons interested generally, of the improvements proposed, the number of installments and the time at which said cost of improvements will be payable, the rate of interest on unpaid installments, the extent of the district to be assessed, by setting forth the boundaries thereof, the probable cost as shown by the estimate of the Engineer, the maximum share of said total estimate per square foot and per lot of 25 feet by 125 feet, the said assessment being made according to area that will be assessed on any lots or lands included in the district, and the time as hereinbefore set forth, to-wit: on Monday, the 24th day of September A. D. 1923, at the hour of eight o'clock P. M. or as soon thereafter as the matter can be taken up when the Council will consider the ordering of the proposed improvements, and hear all complaints and objections that may be made in writing concerning the proposed improvements by the owners of any real estate to be assessed, or any persons interested, and that said map and estimates, and all proceedings of the Council in the premises are on file and can be seen and examined in the office of the City Clerk, during business hours, at any time prior to eight o'clock P. M. on Monday, the 24th day of September A. D. 1923, by any person interested.

Section 7. That said notice hereinbefore provided for shall be in words and figures as follows, to-wit:

NOTICE OF A PROPOSITION TO CREATE A COMBINED SEWER DISTRICT IN THE CITY OF GRAND JUNCTION, COLORADO, TO BE KNOWN AS AND DESIGNATED AS COMBINED SEWER DISTRICT NO. 2, AND TO CONSTRUCT THEREIN A SYSTEM OF DISTRICT SEWERS AND APPURTENANCES FOR STORM AND SANITARY DRAINAGE, AS PROVIDED BY ORDINANCE NO. 178 OF THE CITY OF GRAND JUNCTION, AS AMENDED.

All owners of real estate which is included within the boundaries hereinafter described, and all persons interested generally, are hereby notified that the City Council of the City of Grand Junction, Colorado, has adopted full details and specifications for the construction of a system of district sewers and appurtenances for storm and sanitary drainage in and for a proposed combined sewer district, within the corporate limits of the City of Grand Junction, Colorado, to be known and designated as Combined Sewer District No. 2, said district being described as follows, to-wit:

CITY OF GRAND JUNCTION

COMBINED SEWER DISTRICT NO. 2.

Beginning at the northwest corner of Section 14, Township 1 south, Range 1 west of the Ute M.; thence east along the section line to the northeast corner of Section 14, Township 1 south, Range 1 west of the Ute M.; thence south along the city limit line to its intersection with the center line of Chipeta Avenue; thence east along the city limit line to its intersection with the center line of Fourteenth Street; thence south on the center line of Fourteenth Street to its intersection with the center line of the alley in blocks N and M, Keith's Addition to the City of Grand Junction, thence west along the center line of said alley to its intersection with the center line of Twelfth Street; thence south along the center line of Twelfth Street to its intersection with the center of the main track of the Denver & Rio Grande Western Railroad; thence southwesterly along the center of the main track of the Denver & Rio Grande Western Railroad to the point of its intersection with the west line of the Grand Junction Town & Development Company's Addition No. 1 extended north; thence south to the north line of Struthers Avenue; thence west along the north line of Struthers Avenue to the point of its intersection with the east line extended of the alley running north and south through Haggerty's First Subdivision of the City of Grand Junction; thence north 1,250 feet more or less to the south line of the Denver & Rio Grande Western Railroad property; thence west 210 feet; thence north 40 degrees 47' west 3,580 feet more or less to a point in the center of the main track of the Denver & Rio Grande Western Railroad where it intersects with the center line of the east and west alley in Block 9 Mobley's Subdivision extended to the east; thence west along the center line of the said alley extended to the city limit line; thence north 340 feet more or less along the city limit line to the point of its intersection with the center of the alley in blocks 2 and 3 Grand River Subdivision; thence east 1475.0 feet more or less to a point of intersection with center line of the main track of the Little Book Cliff Railroad extended; thence northeasterly 980 feet more or less along the center line of the main track of the Little Book Cliff Railroad extended to the city limit line; thence east along the city limit line to its point of intersection with the center line of First Street; thence south along the center line of First Street to its intersection with the center line of Main Street; thence east along the center line of Main Street to its intersection with the center line of Seventh Street; thence north along the center line of Seventh Street to its intersection with the center line of Grand Avenue; thence west along the center line of Grand Avenue to the city limit line; thence north to the point of beginning. All of the land lying and being within the above boundaries as described is within the present corporate limits of the City of Grand Junction, Colorado.

That the probable cost of said sewers, sewer system and appurtenances in said proposed Combined Sewer District No. 2, as shown by the estimate of the Engineer of the City of Grand Junction, is \$73,825.69: the maximum share of said amount that will be assessed upon any lot of 25 feet by 125 feet, and upon the respective lots or parcels of land in said proposed district, being estimated as follows, to-wit:

Per square foot of superficial area of each lot or parcel of land
. . . . \$.00365

Per lot of 25 feet x 125 feet \$11.41

And all other lots or parcels of land of greater or less dimensions and superficial area in proportion to their respective areas.

That to the said total estimate and the respective shares thereof, there will be added two per cent for cost of collection and other incidentals, and also interest at the rate of five and one-half per cent per annum on the bonds that will be issued and sold from time to time to raise funds for the payment of the cost of said improvements, said interest to run from the time of the issue of said bonds to the time the first installment of the assessment becomes due; that the total cost of said sewers and appurtenances together with interest at the rate of five and one-half per cent per annum on the bonds issued to raise funds for the payment therefor, and the per centum added for the cost of collection and other incidentals, as aforesaid, will be assessed against the aforesaid real estate in said district in proportion as the area of each piece of real estate in the district is to the area of all the real estate in the district exclusive of public highways.

That the said assessment shall be due and payable without demand within thirty days from and after the final publication of the assessing ordinance, assessing the whole cost against said real estate, provided, however, that any owner who shall pay his full assessment within said period of thirty days may receive a discount of the two per centum added for the cost of collection and other incidentals, and also a discount on such payment at five and one-half per cent per annum from the date of said payment to the time the first installment is payable, or in default thereof, in ten equal, annual installments of principal, with interest thereon at the rate of five and one-half per cent per annum on unpaid installments, and the first of said installments shall be due and payable upon the next succeeding date after the final publication of said assessing ordinance, upon which the first installment of general taxes is, by the laws of the State of Colorado, made payable, and the remainder of said installments shall be due and payable successively on the same day in each year thereafter until paid in full.

That a map of said proposed Combined Sewer District No. 2, showing the proposed sewers and appurtenances, and the boundary lines of said district, and also each and every lot and tract of land to be assessed for the cost of said improvements, the estimates of the Engineer and the proceedings of the City Council in the premises, are on file and can be seen and examined by any person interested, at the office of the City Clerk, during the business hours, at any time on or before eight o'clock P. M. on Monday the 24th day of September A. D. 1923, on which day and at said hour the Council will hear, in the Council Chamber, in the City Hall, in the City of Grand Junction, all complaints and objections concerning the proposed improvements, that may be made in writing by the owners of any real estate to be assessed, or by any person interested.

It moved by Councilman Miller, seconded by Councilman Meders that the resolution as read be passed and adopted, upon which motion the following vote was cast: Councilmen voting YEA: Murr, Meders, Miller and Dowrey. All the Councilmen present voting YEA; the motion was declared carried.

There being no further business to come before the meeting the Council adjourned upon motion of Councilman Miller, seconded by Councilman Meders.

/s/ Fred A. Peck

City Clerk