

Grand Junction, Colo.

August 6th 1924

The City Council of the City of Grand Junction met in regular session at 8:00 o'clock P/M. with Acting President Murr presiding. Those present and answering at roll call were Councilmen Murr, Meders, Marshall, Miller, Dowrey and Hampson, City Manager Garrett, City Attorney Jordan and City Clerk Peck.

The minutes of the last regular session was read and approved.

The following resolution was introduced and read:

RESOLUTION

A RESOLUTION ADOPTING DETAILS AND SPECIFICATIONS FOR CONSTRUCTING SIDEWALKS ON CERTAIN STREETS WITHIN THE PROPOSED SIDEWALK DISTRICT IN THE CITY OF GRAND JUNCTION, COLORADO, TO BE DESIGNATED AS "SIDEWALK DISTRICT NO. 8," DESIGNATING THE MATERIALS TO BE USED, THE ESTIMATED 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 EXTENT OF THE DISTRICT TO BE ASSESSED FOR THE SAME.

WHEREAS, by Resolution passed and adopted at a lawful meeting of the City Council of the City of Grand Junction on the 2nd day of April, A. D., 1924, it was found and declared that the establishment of a sidewalk district and the construction of sidewalks on certain Streets in said District have been petitioned for, and was and is a public necessity, said District to be known as "Sidewalk District No. 8"; and

WHEREAS, by said Resolution, the City Engineer was directed to make and furnish an estimate of the total cost of said improvements and a map of the District to be assessed; and

WHEREAS, T. E. Thompson, the City Engineer of the City of Grand Junction, in pursuance of the order in said Resolution made, has reported to the Council the completion of all 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 the said proposed Sidewalk District No. 8, 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 complete form and substance as therein required; and

WHEREAS, it appears to the City Council of the City of Grand Junction, and the Council so find that said petition for the

creation of said Sidewalk District was legally and properly subscribed and acknowledged by the owners of one-third or more of the frontage of the real estate to be assessed; or by persons legally authorized to so subscribe and acknowledge the same; and

WHEREAS, it appears to the Council and the City Council of the City of Grand Junction, doth hereby find from said maps, certificate of survey, schedules, plans, specifications and approximations of cost so prepared and filed by said Engineer, as aforesaid, that the extent of the District of said proposed Sidewalk District No. 8 to be assessed for said improvements is all the real estate without regard to Lot or land lines in said District as hereinafter bounded and described.

The Sidewalks to be laid are as follows:

Ninth Street on the West side of Blocks 42 and 47; Tenth Street on the West side of Blocks 46 and 43; and on the East side of Blocks 42 and 47; Eleventh Street on the West side of Block 44 and on the East side of Lot 17, Block 43; Hill Avenue on the North side of Block 42 and on the North side of Lots 1 to 10 inclusive in Block 43, and on the North side of Block 44; Gunnison Avenue on the North side of Block 47, and on the North side of Block 46 and on the North side of Block 45, except on the North side of Lots 1, 2, 3, 4, 9 and 10, in said Block 45.

The limits of said Sidewalk District No. 8, shall be as follows:

Beginning at the Southwest corner of Block 47; thence East 50 feet; thence North 145.4 feet; thence East 301.7 feet; thence South 145.4 feet; thence East to the Southeast corner of Lot 31, Block 46; thence North to the Southeast corner of Lot 2, Block 46; thence East to the Southeast corner of Lot 17, Block 45; thence North to the Northeast corner of Lot 17, Block 45; thence West to the Northwest corner of Block 47; thence South to the place of beginning, excepting therefrom Lots 1, 2, 3, 4, 9 and 10 in Block 45, in front of which said Lots sidewalks already have been constructed which conform approximately to the general plan to be adopted in said proposed District; also beginning at the Southwest corner of Block 42; thence East 50 feet; thence North 170.5 feet; thence East 302 feet; thence South 170.5 feet; thence East to the Southeast corner of Lot 31, Block 43; thence North to the Southeast corner of Lot 2, Block 43; thence East to the Southeast corner of Lot 10, Block 43; thence North to the Northeast corner of Lot 10, Block 43; thence West to the Northwest corner of Block 42; thence South to the place of beginning; also beginning at the Southwest corner of Lot 18, Block 43; thence North to the Southwest corner of Lot 15, Block 43; thence East to the Southwest corner of Lot 1, Block 44; thence North to the Northwest corner of Lot 1, Block 44; thence East to the Northeast corner of Lot 17, Block 44; thence South to the Southeast corner of Lot 17, Block 44; thence West to the Southeast corner of Lot 2, Block 44; thence South to the

Southeast corner of Lot 33, Block 44; thence West to the place of beginning.

WHEREAS, it further appears from said Engineer's report that the estimated and probable total cost of said sidewalks including the grading and removal of obstructions therein specified, exclusive of the per centum of cost of collection and other incidentals, and of interest to the date the first installment of said cost becomes due, is \$4,409.24; that the method of assessment to be adopted in the District is as follows:

That the method of assessment to be adopted in the District shall be an assessment pro rata per front foot upon the lots or lands in said District in front of which, said improvements are made or abutting on the same. Said lots or lands to be divided into four equal zones parallel with the Streets to be improved.

The maximum share of said total estimate pro rata per front foot that will be assessed upon any lot or land in front of which said improvements are made or abutting on said improvements in said proposed District, is \$.975.

To the above amount and rates or to so much thereof as may be necessary to pay the actual cost of said improvements and general expenses, there will be added two per centum 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 issued and sold to raise funds for the payment of said total cost; said interest to run from the time of the issue of said bonds to the time of the first installment when the assessments become due, and that the total cost of said improvements together with interest and the per centum to be added for collection, etc., as aforesaid, except as otherwise herein specified, will be assessed on the real estate in said district fronting on or abutting upon the Streets which are to be improved as aforesaid. The manner of apportioning the cost of each zone will be as follows:

40% of the cost pro rata per front foot upon the zone immediately adjoining the Street to be improved.

30% upon the next adjoining or second zone.

20% upon the next adjoining or third zone.

10% upon the next adjoining or fourth zone.

Provided however, that for reconstructed walk assessment shall be upon each lot or piece of land where reconstructed according to the cost of reconstruction.

That the schedule showing the approximate amounts to be assessed upon the several lots or parcels of property within the District is as follows:

SCHEDULE OF ASSESSMENTS

Sidewalk District No. 8

Block 42 \$990.60

Block 43

Lot No.	Assessment
1	\$118.30
2	61.68
3	24.49
4	24.49
5	24.49
6	24.49
7	24.49
8	24.49
9	24.49
10	24.49
17	104.08
18	44.61
31	44.61
32	104.08

Block 44

1	118.22
2	61.67
3	24.38
4	24.38
5	24.38
6	24.38
7	24.38
8	24.38
9	24.38
10	24.38
11	24.38
12	24.38
13	24.38
14	24.38
15	24.38
16	24.38
17	53.48
33	44.61
34	104.08

Block No. 45

5	24.38
6	24.38
7	24.38
8	24.38
11	24.38
12	24.38

13	24.38
14	24.38
15	24.38
16	24.38
17	53.06

Block No. 46

1	130.52
2	69.10
3	24.49
4	24.49
5	24.49
6	24.49
7	24.49
8	24.49
9	24.49
10	24.49
11	24.49
12	24.49
13	24.49
14	24.49
15	24.49
16	25.47
31	37.27
32	86.94

Block No. 47 \$977.87

WHEREFORE, be it resolved by the City Council of the City of Grand Junction, Colorado:

Section 1. That the report so made by T. E. Thompson, as Engineer of said City, with respect to said proposed Sidewalk District No. 8, 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 materials for use in said improvements, 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 said improvements, and that the survey and map of the said proposed Sidewalk District be the survey and map of said District.

Section 2. That to the above total amount of \$4,409.24 and the respective portions thereof to be assessed on the respective lots and lands in said District, as aforesaid, or to so much thereof as may be necessary to pay the actual cost of said improvements and the general expenses, there be added two per centum 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 general taxes or the first installment

thereof are, by the laws of the State of Colorado, made payable, not exceeding five and one-half percent.

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 centum added for the cost of collection and other incidentals, and of the interest from the date of payment to the time when the first installment becomes due, on all payments made during the 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 the 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 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, 1910, as amended, which Resolution, when duly adopted and in force, shall create within the corporate limits of the City of Grand Junction, a Sidewalk District to be known as Sidewalk District No. 8, with the same territory and extent as hereinbefore set forth, and providing in and by said Resolution and order of the City Council for the sidewalks in said District, as contemplated by said Charter and City Ordinance No. 178, as amended, and in accordance with the plans, maps, specifications, details and estimate of the Engineer of said City hereinbefore referred to, now on file in the office of the City Clerk.

Section 5. That the said proposed Resolution creating said Sidewalk District and ordering the proposed improvements therein, be considered for passage and adoption by the City Council on Wednesday the 10th day of September, 1924, at the hour of 8:00 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 week 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 proposed Sidewalk District No. 8 and to all persons interested generally of the improvements proposed, the number of installments, and the time in which the cost of said improvements will be payable, and the rate of interest on unpaid installments, the extent of the District to be assessed, the probable cost as shown by the estimates of the Engineer, the maximum share of said total estimate per front foot that will be assessed upon any lot or lands included within the District, and the time as hereinbefore set forth, to-wit: At the hour of 8:00 o'clock P. M. on Wednesday the 10th day of September, 1924, 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 owner of any real estate to be assessed or any persons interested; and that said map and estimate and all proceedings of the Council in the premises are on file and can be seen and examined at the office of the City Clerk during business hours at any time prior to 8:00 o'clock P. M. on the 10th day of September, 1924, by any person interested.

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

NOTICE

OF THE PROPOSITION TO CREATE A SIDEWALK DISTRICT IN THE CITY OF GRAND JUNCTION, COLORADO, TO BE KNOWN AND DESIGNATED AS "SIDEWALK DISTRICT NO. 8", TO CONSTRUCT SIDEWALKS ON CERTAIN STREETS THEREIN AS PROVIDED BY ORDINANCE NO. 178 OF THE CITY OF GRAND JUNCTION, COLORADO, ADOPTED AND APPROVED THE 11th DAY OF JUNE, 1910, AS AMENDED.

All owners of Real estate which is included within the extent of the District to be assessed, as 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 constructing sidewalks on certain streets, including the necessary grading and removal of obstructions in the proposed Sidewalk District, within the corporate limits of the City of Grand Junction, Colorado, to be known and designated as "Sidewalk District No. 8." The sidewalks are to be constructed on the following streets, to-wit:

Ninth Street on the West side of Blocks 42 and 47; Tenth Street on the West side of Blocks 46 and 43, and on the East side of Blocks 42 and 47; Eleventh Street on the West side of Block 44 and on the East side of Lot 17, Block 43; Hill Avenue on the North side of Block 42 and on the North side of Lots 1 to 10 inclusive in Block 43, and on the North side of Block 44; Gunnison Avenue on the North side of Block 47, and on the North

side of Block 46 and on the North side of Block 45, except on the North side of Lots 1, 2, 3, 4, 9 and 10, in said Block 45.

That the extent of the District to be assessed for said improvements is bounded and described as follows, to-wit:

Beginning at the Southwest corner of Block 47; thence East 50 feet; thence North 145.4 feet; thence East 301.7 feet; thence South 145.4 feet; thence East to the Southeast corner of Lot 31, Block 46; thence North to the Southeast corner of Lot 2, Block 46; thence East to the Southeast corner of Lot 17, Block 45; thence North to the Northeast corner of Lot 17, Block 45; thence West to the Northwest corner of Block 47; thence South to the place of beginning, excepting therefrom Lots 1, 2, 3, 4, 9 and 10 in Block 45 in front of which said Lots, sidewalks already have been constructed which conform approximately to the general plan to be adopted in said proposed District; also beginning at the Southwest corner of Block 42; thence East 50 feet; thence North 170.5 feet; thence East 302 feet; thence South 170.5 feet; thence East to the Southeast corner of Lot 31, Block 43; thence North to the Southeast corner of Lot 2, Block 43 thence East to the Southeast corner of Lot 10, Block 43; thence North to the Northeast corner of Lot 10, Block 43; thence West to the Northwest corner of Block 42; thence South to the place of beginning; also beginning at the Southwest corner of Lot 18, Block 43; thence North to the Southwest corner of Lot 15, Block 43; thence East to the Southwest corner of Lot 1, Block 44; thence North to the Northwest corner of Lot 1, Block 44; thence East to the Northeast corner of Lot 17, Block 44; thence South to the Southeast corner of Lot 17, Block 44; thence West to the Southeast corner of Lot 2, Block 44; thence South to the Southeast corner of Lot 33, Block 44; thence West to the place of beginning.

That the probable cost of said sidewalks and other improvements therein specified in said proposed Sidewalk District No. 8 as shown by the estimate of the Engineer of said City of Grand Junction, exclusive of the per centum of the cost of collection and other incidentals, and of interest to the date the first installment of said cost becomes due, is \$4,409.24. That the method of assessment to be adopted in the District shall be as follows:

That the method of assessment to be adopted in the District shall be an assessment pro rata per front foot upon all the lots or lands in said District in front of which said improvements are made, or abutting on same; said lots or lands to be divided into four equal zones parallel with the Streets to be improved; that the probable cost of said improvements as shown by the total estimate of the Engineer is \$4,409.24, which does not include the cost of collection and other incidentals, nor the cost of interest hereinafter referred to.

The maximum share per front foot that will be assessed upon any lot or lands fronting on or abutting upon the Streets to be so improved as aforesaid, is \$.975.

To the above amount and rates or to so much thereof as may be necessary to pay the actual cost of said improvements and general expenses, there will be added two per centum 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 issued and sold from time to time to raise funds for the payment of said total cost, said interest to run from the date of issue of said bonds to the time the first installment of the assessment comes due; that the total cost of said improvements together with interest and the percentage to be added for cost, etc., as aforesaid, except as otherwise herein provided will be assessed upon the real estate in front of which said improvements are made, or abutting on same, as follows:

The grading, removal of obstructions and all other expenses, including cost of collection and interest pro rata per front foot; new walks pro rata per front foot where constructed; and reconstructed walks upon each lot or piece of land where reconstructed according to the cost of reconstruction. The said assessment to be upon the lots or lands in front of which said improvements are made or abutting on same to the full depth of said Lots or lands as in said District described. Said Lots or lands to be divided into four equal zones parallel with the Streets to be improved; the manner of apportioning the cost of each zone will be as follows:

40% of the cost pro rata per front foot upon the zone immediately adjoining the street to be improved.

30% upon the next adjoining or second zone.

20% upon the next adjoining or third zone.

10% upon the next adjoining or fourth zone.

Provided however, that for reconstructed walks assessment shall be upon each lot or piece of land where reconstructed according to the cost of reconstruction.

The said assessments shall be due and payable without demand, within thirty days from and after the final publication of the assessing Ordinance, assessing the cost against said real estate, provided however, that any owner who shall pay his full assessment within said period of thirty days shall receive a discount of the two per centum added for cost of collection and other incidentals, and also a discount on such payment of five and one-half per cent per annum from the date of said payment to the date the first installment is payable; or in default thereof, in ten equal annual installments of the principal and interest

thereon at 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 the 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 the map of said proposed Sidewalk District showing the streets to be improved and the extent and boundaries of the District to be assessed, 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 all proceedings of the 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 business hours at any time on or before 8:00 o'clock P. M. on Wednesday, the 10th day of September 1924, on which date and at said hour, the Council will hear in the Council Chambers in the City Hall in the City of Grand Junction, All complaints and objections concerning the proposed improvements, or any part thereof that may be made in writing, and in full conformity with the provisions of Ordinance No. 178 of said City of Grand Junction, as amended, by the owner of any real estate to be assessed, or any person interested;

That the owners shall have the right to construct or reconstruct their own walks within said District, in conformity with the plans and specifications for the District, under the supervision and directions of the City Engineer, within thirty days from the passage of the Resolution creating the District.

Dated at Grand Junction, Colorado, August the 6th, 1924

By Order of the City Council.

(SEAL)

City Clerk

Adopted and approved this 6th day of August, A. D. 1924.

President of the Council

ATTEST:

City Clerk.

(SEAL)

It was moved by Councilman Dowrey, seconded by Councilman Miller that the resolution as read be passed and adopted, upon which motion the following vote was cast: Councilmen voting Yea, Murr,

Marshall, Miller, Meders, Dowrey & Hampson. All the Councilmen present voting yea, the President declared the motion carried.

A communication from Valley & Company offering for a certain stipulation to prepare all proceedings for improvement districts was read. No action was taken on the matter.

It was moved by Councilman Dowrey, seconded by Councilman Miller that the meat inspection permit issued to the City Market be transferred to Paul Prinster. Motion carried.

The following estimate was received and read.

CITY OF GRAND JUNCTION COLORADO.

OFFICE OF CITY ENGINEER.

ESTIMATE OF CONTRACTOR JOHN A. BUTLER, OF GRAND JUNCTION, COLO ON COMBINED SEWER DIST. NO. 2 (West Trunk Line)

ESTIMATE NO. 3

35.0cu. yds. concrete around pipe and in head wall	@ \$25.00	\$875.00
1689.0lin. ft. 24" 0' to 7' cut vitrified pipe	@ \$3.10 per ft.	\$5235.90
1218.0lin. ft. 24" 7' to 9' cut vitrified pipe	@ \$3.15 per ft.	\$3836.70
965.0lin. ft. 24" 9' to 11' cut vitrified pipe	@ \$3.25 per ft.	\$3136.25
1124.0lin. ft. 21" 0' to 7' cut vitrified pipe	@ \$2.40 per ft.	\$2697.60
1066.0lin. ft. 18" 0' to 7' cut vitrified pipe	@ \$2.05 per ft.	\$2185.30
350.0lin. ft. 15" 0' to 7' cut vitrified pipe	@ \$1.40 per ft.	\$490.00
366.0lin. ft. 12" 0' to 7' cut vitrified pipe	@ \$1.05 per ft.	\$384.30
800.0lin. ft. 10" 0' to 7' cut vitrified pipe	@ \$0.60 per ft.	\$483.60
2813.0lin. ft. 8" Catch Basin Connections	@ \$0.60 per ft.	\$1690.80
30Concrete Manholes	@ \$55.00 Each	\$1650.00
20Ft. Additional Depth in Man holes	@ \$3.00 per ft.	\$60.00
72Catch Basins	@ \$50.00 Each	\$3600.00
Sub Total		\$26325.45
Force Account Bill No. I Attached		\$604.44
	TOTAL	\$26929.89
	Less 10% Retained on \$26929.89	\$2692.99
		\$24236.90
Less Previous Payments, Estimates No. I & 2		\$17904.14
	Amount Due This Estimate	\$6332.76

I hereby certify that the foregoing is a full, true and correct estimate of the work done on this contract to date on the West Trunk Line of Combined Sewer District No. 2

/s/ T.E. Thompson

City Engineer

ATTEST

/s/ Fred A. Peck

City Auditor

It was moved by Councilman Meders, seconded by Councilman Hampson that the estimate as read be approved and allowed. Upon which motion the following vote was cast: Councilmen voting Yea, Murr, Meders, Miller, Marshall, Dowrey & Hampson. All the Councilmen present voting yea, the president declared the motion carried.

The bond of the Strange & Ma Guire Paving Company for construction of Pav. No. 11, having been approved by the City Attorney was accepted and ordered filed upon motion of Councilman Dowrey seconded by Councilman Meders.

A delegation from the G.J. Trades and Labor Assembly were present again requesting the use of the Lincoln Park Auditorium on Labor Day. Upon motion of Councilman Meders, seconded by Councilman Marshall the request was granted. The Councilmen voting yea being, Murr, Marshall, Meders, Dowrey, Miller & Hampson. Councilman Hirons was not present.

It was moved by Councilman Meders, seconded by Councilman Marshall that the motion passed July 23rd in reference to the installation of flag staffs by the Veterans of Foreign Wars be reconsidered. Motion carried.

Councilman Meders moved, seconded by Councilman Marshall that the Veterans of Foreign Wars be given permission to install sockets for flag staffs in the business district of the city as their representative showed evidence of having more than 90% of the property owners signed up for said installation. Motion carried.

The bonds of John A Butler in the sum of \$3,800.00 for the construction of Combined Sewer Dist. No. 3 and for \$2,200.00 for the construction of Special Sanitary Sewer Dist. No. 1 having been approved by the City Attorney were accepted and ordered filed upon motion of Councilman Marshall, seconded by Councilman Miller.

There being no further business to come before the meeting the Council adjourned.

/s/ Fred A. Peck

City Clerk