

Grand Junction, Colo.

October 16 1924

The City Council of the City of Grand Junction met in regular adjourned session at 7:30 o'clock P.M. with President Hiron presiding. Those present and answering at roll call were Councilman Hiron, Meders, Hampson, Murr and Bear. City Clerk Peck and City Attorney Jordan. Councilman Miller and Dowrey also City Manager Garrett were absent.

The minutes of the last regular meeting were read and approved.

A discussion in regard to the slot machines operated in the was entered into. It was then moved by Councilman Meders, seconded by Councilman Hampson that action for the removal of the same be referred to the City Manager. Motion carried.

President Hiron suggested that the Police Dept. investigate the sale of the so called "Mariwana" that is being used by boys of school age.

Councilman Murr reported that the flag pole in Hawthorne Park was still in a dangerous condition.

The following estimate was presented and read:

CITY OF GRAND JUNCTION, COLO.

Office of City Engineer

Oct. 15, 1924

ESTIMATE OF CONTRACTOR, THE STRANGE-MAGUIRE PAVING COMPANY, OF SALT LAKE CITY, UTAH, ON PAVING DISTRICT NO. 11.

ESTIMATE NO. 2 (Final)

Quantities to be paid out of District Bonds:

1883.0 cu. yds. excavation	@ \$0.96 per cu. yds.	\$1807.68
3634.0 lin. ft. curb & gutter	@ \$1.03 per lin ft.	3743.02
6739.7 sq. yds. Warrenite pavement	@ \$2.59 per sq. yd.	17455.82
Total cost to property owner		\$23005.52
Less previous payment, Estimate No. 1		13865.62
Total amount due this estimate from district bonds		\$9140.90

Quantities to be paid out of Intersection Fund:

Intersections on Main Street:

1263.0 cu. yds. excavation	@ \$0.96 per cu. yd.	1212.48
805.4 lin. ft. curb & gutter	@ \$1.03 per cu. yd.	829.56
2373.2 sq. yds. Warrenite pavement	@ \$2.59 per cu. yd.	6146.59
158.6 sq. yds. concrete alley returns	@ \$2.25 sq. yd.	356.85
2004.0 sq. ft. sidewalks	@ \$0.21 per sq. ft.	420.84
709.0 ft. B. M. lumber	@ \$85.00 per M.	60.27
Total cost of Intersection on Main St		\$9026.59
Less previous payment, Estimate No. 1		4815.94
Amount due on Main St. Intersection Fund		\$4210.65

INTERSECTION 12th & GUNNISON

156.8 cu. yds. excavation	@ \$0.96 per cu. yd.	150.53
129.5 lin. ft. curb & gutter	@ \$1.03 per lin ft.	133.38
695.5 sq. yds. Warrenite pavement	@ \$2.59 per sq. yd.	1801.35
463.0 ft. B. M. lumber headers	@ \$85.00 per M.	39.36
Total cost of intersection at 12th & Gunn		\$2124.62

I hereby certify that the foregoing is a full, true and correct estimate of the work done under this contract by the Strange-Maguire Paving Company.

/s/ T.E. Thompson

City Engineer

ATTEST:

/s/ Fred A. Peck

City Auditor.

Councilman Meders moved, seconded by Councilman Murr that the estimate as read be allowed, upon which motion the following vote was cast: Councilmen voting yea, Hirons, Meders, Hampson, Murr and Bear. All the Councilmen present voting yea, the President declared the motion carried.

It was then moved by Councilman Meders, seconded by Councilman Murr, that the City Clerk be instructed to give legal notice to all claimants that final settlement would be made by the City Council to the Strange-MaGuire Paving Company on the 29th day of October, 1924 at the hour of 7:30 o'clock P.M. Motion carried.

Mr. Watson was present regarding a lower rate for water used at his green houses on Orchard Mesa. The matter was laid on the table to be taken up at a future meeting.

The following statement was presented by the City Engineer, said statement showing the amount of bonds to be turned over to Van Riper, Day & Co for Paving District No. 11.

OFFICE OF CITY ENGINEER

Oct. 15, 1924

To The City Council,
City of Grand Junction, Colo.

Gentlemen:

The following is a statement showing the amount of bonds to be sold for Paving District No. 11, which is according to the agreement with Van, Riper, Day & Co., bond buyers, that would pay on the Engineer's Estimates.

The amount to be paid out is as follows:

Final estimate Strange-Maguire Paving Co.	\$23006.52
Amount advanced by Water Dept. for lead water services, (Copy attached.)	1087.97
Amount due Combined Sewer District No. 2 for sewers included in estimate but constructed under contract of Combined Sewer District No. 2	484.00
Preliminary expenses and engineering, advertising, inspection and testing cement	1228.17
Estimated cost to complete assessment rolls, books and printing assessing ordinances	600.00
Interest on \$26000.00 bonds from July 1, 1924 to Feb. 28, 1925 @ 6%	1040.00
Total amount of money necessary	\$27410.66
Amount of money that will be on hand Bonds	26000.00
Premium of \$26000.00 bonds @ \$2.70 per \$1000.00	70.20
Accrued interest on \$14000.00 bonds already sold @ 6%	158.67
Accrued interest due on \$12000.00 bonds to be delivered @ 6% from July 1 to Nov. 1	240.00

Donations private subscriptions to be credited to property west of R. R. tracks	1185.00
	27653.87
	27410.66
Leaving a balance in treasury of	\$243.21

It will therefore be necessary to sell a total of \$26000.00 bonds as they are of denomination of \$500.00 each which will leave a balance to the credit of the district of \$243.21.

The total amount of bonds to be sent to the bonding house in addition to the \$14000.00 already sent in is therefore \$12000.00.

Respectfully submitted,

/s/ T.E. Thompson

City Engineer

It was moved by Councilman Meders, seconded by Councilman Murr that the statement presented by the City Engineer and just read be accepted and that the City Clerk be authorized to turn over to the City Treasurer, to be forwarded to Van Riper, Day and Company the purchaser, \$12,000.00 of bonds, Paving Dist. No. 11, numbered from 29 to 52 both inclusive, of the denomination of \$500.00 each. Upon which motion the following vote was cast:, Councilmen voting yea, Hirons, Meders, Hampson, Murr and Bear. All the Councilmen present voting yea, the President declared the motion carried.

The following resolution was introduced and read:

RESOLUTION

WHEREAS, on the 19th day of May, A. D. 1924, the City Council of the City of Grand Junction, Colorado, did pass and adopt a Resolution entitled, "Resolution creating and establishing within the corporate limits of the City of Grand Junction, Colorado, a Sidewalk District to be known and designated as Sidewalk District No. 8; authorizing the construction of sidewalks on certain streets thereof, all inconformity with full details, specifications, maps, estimates, notice and order heretofore adopted by the City Council of the City of Grand Junction in the premises, describing the real estate constituting said District to be assessed for the cost of said local improvements; providing for the manner of assessing the cost thereof and the payment therefor; providing for the issuance of public improvement bonds to provide funds to pay for said local improvements; describing

the form of said Bonds, all of said proceedings being in conformity with Ordinance No. 178 of the City of Grand Junction, Colorado, adopted and approved the 11th day of June, 1910, as amended; and

WHEREAS, certain objections were raised to the sufficiency of the notice to property owners in said District of the intention to create said District and it became necessary to publish a new notice of intention; and

WHEREAS, by Resolution and Motion duly adopted and approved the 11th day of September, 1924, by the City Council of the City of Grand Junction provisions were made for the requisite notice to all persons interested in the improvements proposed for said proposed Sidewalk District No. 8; the number of installments the time in which the cost of said 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, including a description of the Streets to be improved, the probable cost of said improvements as shown by the estimate of the Engineer; the maximum share of said total cost pro rata per front foot that will be assessed upon any lot or lands that will be included in the district; the time when the Council will consider the ordering of the proposed improvements and hear all complaints, objections and remonstrances that may be made in writing concerning the proposed improvements; that all maps and estimates and all proceedings of the Council in the premises were on file and could be seen and examined in the office of the City Clerk during business hours at any time prior to 8:00 o'clock P. M. on Wednesday the 15th day of October, 1924, by any person interested; and

WHEREAS, at the time and place specified in said Resolution and in said notice no complaints, objections or remonstrances in writing or otherwise were made concerning the proposed improvements;

WHEREAS, it has become necessary to change the date of the Bonds for said District from July 1st, 1924 to August 1, 1924, and in method or manner of zoning should correspond with the method or manner of zoning as specified in the republished notice of intention of create said District.

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

Section 1. That Section 2 of said Resolution creating and establishing within the corporate limits of the City of Grand Junction, Colorado, a Sidewalk District to be known and designated as "Sidewalk District No. 8" etc., passed and adopted by the City Council of the City of Grand Junction on the 10th day of May, A. D. 1924, be amended so as to read as follows:

Section 2. That a local improvement district be and the same is hereby established and created cut of that portion of the City of Grand Junction, Colorado, 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 303 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 description of the streets in which said sidewalks are to be constructed in said Sidewalk District No. 8 is 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 48 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, 8, 3, 4, 9 and 10 in said Block 45.

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 manner of assessment to be adopted in said district is as follows:

The method of assessment to be adopted in said 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 the same. Where said improvements abut on the side of any lot or tract of land in said district, said lot or tract of land without regard to lot or land line to the depth of approximately fifty feet from said abutting improvements, shall be divided into four equal zones parallel with the street on which said abutting improvements are to be constructed, the depth of each of said zones to be approximately twelve and one-half feet, all lots or tracts of land to the full depth thereof in said district in front of which said improvements are to be made, shall be divided into four equal zones parallel with the streets to be improved. The maximum share of the total estimate pro rata per front foot that will be assessed upon the lots or lands within said district in front of which said improvements are made or abutting on said improvements, is \$.975.

To the above rate 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 the total cost hereinafter stated, said interest to run from the time of issue of said bonds to the time of the first installment when the assessment becomes due. 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, being Zone No. 1.

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 assessments shall be upon each lot or piece of land where reconstructed according to the cost of reconstruction.

List of lots and parcels of land to be assessed:

Beginning at the Southwest corner of Block 42 in the City of Grand Junction, Colorado, thence East 50 feet, thence North 170.5 feet; thence East 302.0 feet; thence South 170.5 feet; thence East 50.0 feet; thence North 300.0 feet; thence West 402.0 feet; thence South to the place of beginning.

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 Block 47, thence North to the Northeast corner of Block 47, thence West

to the Northwest corner of Block 47, thence South to the Southwest corner of Block 47.

Block	43	Lots 1 to 10 inclusive
Block	43	Lots 17 and 18
Block	43	Lots 31 and 32
Block	44	Lots 1 to 17 inclusive
Block	44	Lots 33 and 34
Block	45	Lots 5 to 8 inclusive
Block	45	Lots 11 to 17 inclusive
Block	46	Lots 1 to 16 inclusive
Block	46	Lots 31 and 32

Section 2. That Section 7 of said Resolution creating and establishing said Sidewalk District No. 8 be and the same is hereby amended so as to read as follows:

Section 7. That said bonds shall be dated August 1, 1924, shall bearer the name of the district improved, shall be payable to bearer on or before twelve years from and after the date thereof, subject to call and prior payment as by law provided; shall be subscribed by the President of the Council, attested by the City Clerk, and the seal of the City thereunto affixed, and registered by the Treasurer, that said bonds shall be payable out of moneys collected on account of assessments made for said improvements; shall bear interest at the rate of five and one-half per cent per annum, payable semi-annually, on the first day of February and the first day of August in each year; shall have twenty-four coupons thereto attached, subscribed by the fac-simile signature of the City Treasurer and evidencing the semi-annual installment of said interest, shall be in the denomination of Two Hundred and Fifty Dollars each and shall be numbered consecutively from the upward; both principal and interest shall be payable at the office of the City Treasurer, Grand Junction, Colorado, or at the Banking House of Kountze Brothers in the City of New York, U. S. A. at the option of the holder.

Section 3. That Section 8 of said Resolution creating and establishing said Sidewalk District No. 8 be and the same is hereby amended so as to read as follows:

Section 8. That said bonds and coupons thereto attached shall be in substance the following form:

UNITED STATES OF AMERICA

STATE OF COLORADO

CITY OF GRAND JUNCTION

PUBLIC IMPROVEMENT BOND

SIDEWALK DISTRICT NUMBER 8

NO. _____

\$250.00

The City of Grand Junction, in the County of Mesa and State of Colorado, for value received, acknowledges itself indebted and hereby promises to pay to the bearer hereof the sum of Two Hundred Fifty Dollars lawful money of the United States of America on the 1st day of August, 1936, subject to call and payment, however, at any time prior thereto, with interest thereon from date until payment at the rate of five and one-half per cent per annum, payable semi-annually, on the first day of February and the first day of August in each year, both principal and interest being payable at the office of the City Treasurer of the City of Grand Junction, Colorado, or at the banking house of Kountze Brothers, in the City of New York, United States of America, at the option of the holder, upon presentation and surrender of the attached coupons, as they severally become due. This bond is issued for the purpose of paying the cost of local improvements in Sidewalk District No. 8, in the City of Grand Junction, Colorado, 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 the requisite Resolutions and Ordinances of said City duly adopted and 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 Sidewalk District No. 8, specially benefited by said improvement, and the amount of the assessments upon the real estate in said District, for the payment thereof with accrued interest, is a lien upon said real estate in respective amounts apportioned to said real estate and assessed under the Charter and Ordinances of said City; said lien having priority over all other liens except other bonds heretofore issued by said City and the lien of general taxes. And 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 improvement, nor the amount authorized bylaw, and it is further hereby certified and recited that every requirement of law relating to the creation of said Sidewalk District No. 8, the making of said improvements, and the issuing of this bond have been fully complied with by the proper officers of said City, and that all the conditions required to exist, and things required to be done precedent to and in the issue of this bond to render the same lawful and valid, have happened, been properly done and performed, and did exist in regular and the time, form and manner, as required by law.

IN TESTIMONY THEREOF, 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 fac-simile signature of the City Treasurer, this 1st day of August, 1924.

/s/

President of the Council

ATTEST:

City Clerk.

FORM OF COUPON

NO _____

\$ _____

On the _____ day of _____, A. D. 19_____, the City of Grand Junction will pay the bearer, _____ in lawful money of the United States of America, at the office of the City Treasurer, in Grand Junction, Colorado, or at the banking house of Kountze Brothers in the City of New York, United States of America, at the option of the holder, being six months' interest on its local public improvement bond issued for the construction of public improvements of "Sidewalk District No. 8", provided the bond to which this coupon is attached shall not have been paid.

Attached to bond dated August 1st, 1924.

/s/ (Fac-Simile Signature)

City Treasurer

NO _____

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 _____
A. D. 1924.

/s/

City Treasurer

Section 4. That said Resolution passed and adopted by the City Council of the City of Grand Junction on the 19th day of May, A. D. 1924, creating and establishing said Sidewalk District No. 8 in the City of Grand Junction, Colorado, as herein amended be and the same is hereby confirmed, and that all acts and proceedings in the creation of said Sidewalk District No. 8 taken subsequent to the 17th day of April, A. D. 1924, the date of the first publication of the first notice of intention to create said Sidewalk District No. 8, be and the same is hereby ratified, and confirmed.

Passed and adopted this 16th day of October, A. D. 1924.

It was moved by Councilman Meders, seconded by Councilman Murr that the resolution as read be passed and adopted, upon which motion the following vote was cast; Councilmen voting yea, Hirons, Bear, Murr, Meders, and Hampson. All the Councilmen present voting yea, the President declared the motion carried.

It was moved by Councilman Murr, seconded by Councilman Bear that the City Clerk file claim against the A.R. Sampliner estate for \$10.00 being an amount due on the subscription list for the Paving of West Main Street.

Councilman Murr moved, seconded by Councilman Bear that the City Clerk notify R.T. Hagen that his subscription of \$25,00 for the paving of West Main Street is now due. Motion carried.

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

/s/ Fred A. Peck

City Clerk