

Grand Junction, Colo.,

June 29th, 1927.

The City Council of the City of Grand Junction, Colorado, having been duly notified, met in regular adjourned session at 7:30 o'clock P.M. Those present and answering at roll call were Councilmen Hall, Rogers, Bear, Ellison, Meders, Moslander, City Attorney Hinman, City Manager Thompson, and City Clerk Niles. Councilman Penberthy was absent.

The bond of the Mount Garfield Plumbing Company, having been approved by the City Attorned was presented by the Clerk. On motion of Councilman Meders, seconded by Councilman Bear, and duly carried, the bond was ordered accepted and filed.

City Engineer Thompson presented the preliminary estimates, plans, and specifications for Proposed Paving District No. 18.

The following resolution was presented and read:

RESOLUTION

A RESOLUTION ADOPTING DETAILS AND SPECIFICATIONS FOR PAVING CERTAIN STREETS IN THE CITY OF GRAND JUNCTION, COLORADO, TO BE DESIGNATED AS PAVING DISTRICT NO. 18; DESIGNATING 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 DISTRICT OR LANDS TO BE ASSESSED FOR THE SAME.

WHEREAS, By resolution heretofore passed and adopted by the City Council of the City of Grand Junction, Colorado, on the 15th day of June, A. D. 1927, the City Engineer was ordered and directed to prepare and furnish full details and specifications for the laying of a two course gravel surfacing six inches thick after compression, with a portland cement concrete curb and gutter, on Rood Avenue; and for the laying of a two course gravel surfacing with a portland cement concrete curb and gutter on Hill Avenue, Belford Avenue and Colorado Avenue hereinafter described within the hereinafter described boundaries, which boundaries shall include territory known as Paving District No. 18, and that said Engineer make and furnish an estimate of the total cost of said improvements, exclusive of the percentum of the cost of collection and other incidentals, and of interest to the time the first installment of the cost becomes due, as well as a map of the district, from which map the approximate share of the total cost of said paving and improvements that will be assessed upon each piece of real estate in the district may be readily ascertained, and

WHEREAS, Said Engineer has filed with the City Clerk all the maps, specifications and surveys of said proposed Paving District

No. 18, as well as all schedules, plans and specifications and approximations of cost and all other matters and things required of him in and by said Council in complete form and substance as therein required, and

WHEREAS, It appears to the Council and said Council does hereby find from the said maps, certificates of survey, schedules, plans, specifications and approximations of cost as provided and filed by said Engineer as aforesaid that the proposed Paving District No. 18 is comprised of the lots and parcels of land embraced within the boundaries hereinafter described and in said maps and surveyors certificates as follows, to-wit:

Hill Avenue---

Beginning at the northwest corner of Lot 5, Block 27, thence east to the northeast corner of Lot 18, Block 23, thence south to the southeast corner of Lot 17, Block 44, thence west to the southwest corner of Lot 7, Block 40, thence north to the place of beginning.

Hill Avenue---

Beginning at the northeast corner of Lot 16, Block 28, thence west to the northwest corner of Lot 24, Block 33, thence south to the southwest corner of Lot 1, Block 34, thence east to the southeast corner of Lot 15, Block 39, thence north to the place of beginning.

Belford Avenue---

Beginning at the northeast corner of Lot 17, Block 6, thence west to the northwest corner of Lot 24, Block 11, thence south to the southwest corner of Lot 1, Block 12, thence east to the southeast corner of Lot 15, Block 17, thence north to the place of beginning.

Colorado Avenue---

Beginning at the northwest corner of Lot 5, Block 115; thence east to the northwest corner of Lot 32, Block J of Keith's Addition to the City of Grand Junction, thence south to the southwest corner of Lot 1, Block M of the said Keith's Addition, thence west to the southwest corner of Lot 6, Block 128, thence north to the place of beginning.

Also Rood Avenue---

Beginning at the northwest corner of Lot 24, Block 99, thence east to the northeast corner of Lot 13, Block 99, thence south to the southeast corner of Lot 12, Block 100, thence west to the southwest corner of Lot 1, Block 100, thence north to the place of beginning.

The description of street to be paved being as follows:

Hill Avenue from the east line of Seventh Street to the west line of Twelfth Street; Hill Avenue from the east line of First Street to the west line of Seventh Street; Belford Avenue from the west

line of Seventh Street to the east line of First Street; Colorado Avenue from the east line of Seventh Street to the east line of Twelfth Street; and Rood Avenue from the east line of First Street to the west line of Second Street.

WATER CONNECTIONS CONSTRUCTED OR RENEWED

Lead service pipe connections from the City water mains shall be made to all lots not already so connected except where no connections are required before the paving foundation is laid.

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Curbing and guttering to be extended and reconstructed on the streets to be paved to conform with ordinances covering location of curbing, except where curbs are now constructed in compliance with the ordinances and conforming to the aforesaid specifications and gutters are to be constructed to conform to the curbings. Necessary drainage to be provided.

DESCRIPTION OF THE GRAND RIVER VALLEY RAILWAY COMPANY'S PORTION FOR PAVING FOR TRACKS LYING WITHIN THE PROPOSED PAVING DISTRICT NUMBER 18 IN THE CITY OF GRAND JUNCTION.

Beginning at the south line of Colorado Avenue on Twelfth Street, thence north to the north line of Colorado Avenue. The total linear distance of paving is eighty feet; the width being two feet outside of each rail of the track. The total width being approximately nine feet equal to eighty square yards.

WHEREAS, It further appears from said Engineer's report that the estimated and probable total cost of the type of paving and other improvement therein specified, exclusive of the percentum of the cost of collection and other incidentals and of interest to the time the first installment becomes due, and excluding the cost of the paving of the street and alley intersections in said streets, is as follows:

Two course gravel surfacing, six inches thick after compression, with a portland cement concrete curb and gutter, and other improvements therein specified, \$61,277.49.

WHEREAS, It further appears from said Engineer's report that the estimated and probable total cost of paving for street and alley intersections of said streets to be paid for by the City of Grand Junction is as follows:

Two course gravel surfacing, six inches thick after compression, with a portland cement concrete curb and gutter, \$10,995.54.

WHEREAS, It further appears from said Engineer's report that the estimated and probable total cost, and other improvements as therein specified, 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, to be paid by the Grand River Valley Railway Company is \$124.08, and

WHEREAS, It further appears from said Engineer's report that the estimated and probable total cost of the type of paving and other improvements therein specified, 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 as follows:

Two course gravel surfacing, six inches thick after compression, with a portland cement concrete curb and gutter, \$72,273.03.

WHEREAS, The method of assessment to be adopted shall be as follows: That the extent of the district to be assessed for said improvements is all the real estate within said district abutting on each side of the aforesaid streets which are to be improved. That the probable cost of the type improvements as shown by the total estimate of the Engineer is \$61,153.41 for a two course gravel surfacing, six inches thick after compression, with a portland cement concrete curb and gutter and other improvements therein specified, which amount does not include the cost of the improvements to be made by the Grand River Valley Railway Company, nor the cost of collection and other incidentals, nor the cost of interest hereinafter referred to, nor the cost of paving of the street and alley intersections in said streets;

The maximum share of said total cost per front foot that will be assessed upon any lot or lands abutting upon the streets to be improved as aforesaid for the type of paving shall not exceed the following:

HILL AVENUE, 7th to 12th

Two course gravel surfacing, six inches thick after compression, with a portland cement concrete curb and gutter, and other improvements therein specified, \$2.82.

HILL AVENUE 1st to 7th

Two course gravel surfacing, six inches thick after compression, with a portland cement concrete curb and gutter, and other improvements therein specified, \$3.296.

BELFORD AVENUE

Two course gravel surfacing, six inches thick after compression, with a portland cement concrete curb and gutter, and other improvements therein specified, \$3.423.

COLORADO AVENUE

Two course gravel surfacing, six inches thick after compression, with a portland cement concrete curb and gutter, and other improvements therein specified, \$3.392.

ROOD AVENUE

Two course gravel surfacing, six inches thick after compression, with a portland cement concrete curb and gutter, and other improvements therein specified, \$2.184.

The above specified total cost per front foot does not include the cost of lead service, and to the above amounts and rates, including the cost of the improvements to be made by the Grand River Valley Railway Company, or to so much thereof as shall be necessary to pay the actual cost of said improvements and general assessments (except the amount for paving street and alley intersections of the streets to be paved) there will be added the cost of lead service connections, also two per centum for cost of collection and other incidentals, and also interest at the rate of not to exceed six per centum per annum on the bonds issued and sold from time to time to raise funds for the payment of said total cost (except the amount for paving street and alley intersections), said interest to run from the time of issue of said bonds to the time of the first installment when the assessment becomes due; 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 upon the real estate in said district abutting on the streets which are to be improved as aforesaid, said district to be divided into four equal zones paralleling the streets to be improved. The manner of apportioning the cost to each zone to be as follows:

40% of the cost per front foot upon the zone immediately adjoining the street to be improved, being Zone No. 1.

30% of the cost upon the next adjoining, or Second Zone.

20% upon the next adjoining or Third Zone.

10% upon the next adjoining or Fourth Zone.

In case of the construction, repair or extension of lead service pipe connections, the whole cost thereof shall be assessed to the lots to which connections are made.

That the width of the pavement to be laid in the streets to be paved is as follows: 36 feet wide from curb to curb on Hill Avenue, Belford Avenue and Colorado Avenue; 40 feet wide from curb to curb on Rood Avenue.

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

Section 1. That the reports so made by T. E. Thompson as Engineer of said City with respect to said proposed Paving District No. 18 be and the same are hereby accepted, and the report of said Engineer, together with details, specifications, estimates, plans, maps, schedules prepared and filed with the Clerk, and the recommendation of said Engineer as to the kinds of materials to be used in each type of paving and other improvements, be and the same are hereby approved and adopted.

Section 2. That the above total estimated and probable total cost of the aforesaid type of paving to be designated, and other improvements therein specified, and the respective portions thereof to be assessed upon the respective lots and lands in said District as aforesaid, as well as the amount to be paid by the Street Railway Company, or so much thereof as may be necessary to pay the actual cost of said improvements and the general expenses (except the cost of paving the street and alley intersections), 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 general taxes or the 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 (except cost of paving street and alley intersections), against said real estate and Street Railway Company without demand, providing 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 comes due on all payments made during the said period of thirty days. Or in case any owner of real estate or said Street Railway 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 improvement so assessed against his property shall be payable in ten equal annual installments of the principal with interest upon said unpaid installments, payable semi-annually at the rate of not exceeding six per cent per annum; the first of said installments 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 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 each year thereafter until all are paid.

Section 4. That the City Attorney is hereby directed to prepare a resolution in accordance with the Charter of the City of Grand Junction and Ordinance 178, adopted and approved on the eleventh

day of June, 1910, as amended, which resolution when duly adopted and enforced shall create within the corporate limits of the City of Grand Junction a paving district known as Paving District No. 18 with the same territory and boundaries as hereinbefore set forth and provided in and by said resolutions and the order of the City Council for the paving in said District as contemplated by said charter and City Ordinance 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, which said resolution shall also designate the type of paving to be laid in the several streets in said District hereinbefore described, and in accordance with the order or resolution of the City Council hereafter to be made.

Section 5. That the said proposed resolution creating said Paving District and ordering the proposed improvements therein be considered for paving and adoption by the City Council on Monday, the 1st day of August, A. D. 1927, at the hour of 7:30 P.M..

Section 6. That a notice be issued by the City Clerk and published once 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 Paving District No. 18 and to all persons interested generally of the improvements proposed. Number of installments and time at which the 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 estimates of the Engineer, the maximum share of said total estimate per front foot that will be assessed upon any lot or lands included in the District at the time hereinbefore set, Monday, the 1st day of August, 1927, at the hour of 7:30 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 improvement by owners of real estate to be assessed or any person interested, and that said maps and estimates 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 _____ on Monday, the 1st day of August, A. D. 1927, by any person or persons interested.

Said notice hereinbefore provided for shall be in words and figures as follows, to-wit:

NOTICE

Of a proposition to create a Paving District in the City of Grand Junction, Colorado, to be known and designated as Paving District No. 18.

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 has adopted full details and specifications for paving certain streets hereinafter described, for constructing curbs and gutters on said streets, to provide for drainage, and for connecting the lots fronting on said streets to the city water mains with lead pipe, in the proposed paving district within the corporate limits of the City of Grand Junction, Colorado, to be known and designated as Paving District No. 18, the boundaries of said district being described as follows:

Hill Avenue---

Beginning at the northwest corner of Lot 5, Block 27, thence east to the northeast corner of Lot 18, Block 23, thence south to the southeast corner of Lot 17, Block 44, thence west to the southwest corner of Lot 7, Block 40, thence north to the place of beginning.

Hill Avenue---

Beginning at the northeast corner of Lot 16, Block 28, thence west to the northwest corner of Lot 24, Block 33, thence south to the southwest corner of Lot 1, Block 34, thence east to the southeast corner of Lot 15, Block 39, thence north to the place of beginning.

Belford Avenue---

Beginning at the northeast corner of Lot 17, Block 6, thence west to the northwest corner of Lot 24, Block 11, thence south to the southwest corner of Lot 1, Block 12, thence east to the southeast corner of Lot 15, Block 17, thence north to the place of beginning.

Colorado Avenue---

Beginning at the northwest corner of Lot 5, Block 115, thence east to the northwest corner of Lot 32, Block J of Keith's Addition to the City of Grand Junction, thence south to the southwest corner of Lot 1, Block M of the said Keith's Addition, thence west to the southwest corner of Lot 6, Block 128, thence north to the place of beginning.

Also Rood Avenue---

Beginning at the northwest corner of Lot 24, Block 99, thence east to the northeast corner of Lot 13, Block 99, thence south to the southeast corner of Lot 12, Block 100, thence west to the southwest corner of Lot 1, Block 100, thence north to the place of beginning.

THE STREETS TO BE PAVED IN THE PROPOSED
PAVING DISTRICT NO. 18 IN THE CITY OF
GRAND JUNCTION, COLORADO, ARE AS FOLLOWS:

Hill Avenue from the east line of Seventh Street to the west line of Twelfth Street; Hill Avenue from the east line of First Street

to the west line of Seventh Street; Belford Avenue from the west line of Seventh Street to the east line of First Street; Colorado Avenue from the east line of Seventh Street to the east line of Twelfth Street; and Rood Avenue from the east line of First Street to the west line of Second Street.

Curb and gutter to be constructed, extended and reconstructed on the streets to be paved; gutters are to conform to the curbing.

Necessary drainage to be provided. Lead service pipe connections from the city water mains shall be made to all lots not already so connected except where no connections are required before the paving foundation is laid.

Description of the Grand River Valley Railway's portion for tracks lying within the Proposed Paving District No. 18:

Beginning at the south line of Colorado Avenue on Twelfth Street, thence north to the north line of Colorado Avenue. The total linear distance of paving is eighty feet; the width being two feet outside of each rail of the track. The total width being approximately nine feet equal to eighty square yards.

That the probable cost of said paving for the following described type of paving and other improvements therein specified in said proposed Paving District No. 18, as shown by the estimate of the City Engineer, 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, (and exclusive of the estimated cost of the paving of the street and alley intersections in the streets to be paved, which is to be paid by the City) is as follows:

Two course gravel surfacing, six inches thick after compression, with a portland cement concrete curb and gutter, \$61,277.49.

That the method of assessment to be adopted in the District shall be as follows: The extent of the district to be assessed for said improvements is all the real estate within said described district abutting upon each side of the aforesaid streets which are to be improved.

The probable cost of said improvements as shown by the total estimate of the City Engineer using the following described type of paving, which amount does not include the cost of collection and other incidentals, nor the cost of interest hereinafter referred to, is as follows:

Two course gravel surfacing, six inches thick after compression, with a portland cement concrete curb and gutter, \$72,273.03.

That the probable cost of said improvements to be borne by the Grand River Valley Railway Company is \$124.08, which amount does

not include the cost of collection, engineering and other incidentals, nor the cost of interest hereinafter referred to.

That the probable cost of the type of paving for the paving of the street and alley intersections in said streets to be borne by the City of Grand Junction is as follows:

Two course gravel surfacing, six inches thick after compression, with a portland cement concrete curb and gutter, \$10,995.54.

The maximum share per front foot that will be assessed upon any lot or lands abutting upon the streets to be so improved, as aforesaid:

Two course gravel surfacing, six inches thick after compression, with a portland cement concrete curb and gutter;

Hill Avenue 7th to 12th	\$2.82.
Hill Avenue 1st to 7th	\$3.296.
Belford Avenue	\$3.423.
Colorado Avenue	\$3.392.
Rood Avenue	\$2.184.

To the above amounts and rates, or so much thereof as may be necessary to pay the actual cost of said improvements and general expenses (excepting the amount to be paid by the City of Grand Junction for the paving of the street and alley intersections in the streets to be paved), there will be added two per centum for cost of collection and other incidentals, and also interest at the rate of not to exceed six per cent per annum on the bonds issued and sold from time to time to raise funds for the payment of said total cost (excepting the cost of street and alley intersections): Said interest to run from the date of issue of said bonds to the time the first installment becomes due; that the total cost of the said improvements, together with interest and the percentage to be added for collection, etc., as aforesaid, except as otherwise herein provided, will be assessed upon the real estate in said district abutting on the streets which are to be improved as aforesaid, to be divided into four equal zones paralleling the streets to be improved. The manner of apportioning the cost of each zone will be as follows:

- 40% of the cost per front foot upon the zone immediately adjoining the streets to be improved being Zone No. 1.
- 30% of the cost upon the next adjoining or Second Zone.
- 20% of the cost upon the next adjoining or Third Zone.
- 10% of the cost upon the next adjoining or Fourth Zone.

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 (except cost of

street and alley intersections) against said real estate and Street Railway, 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 cent added for the cost of collection and other incidentals, and also a discount on such payment not exceeding six 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 principal and interest thereon not to exceed six 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 maps of said proposed paving district showing the streets to be improved and the boundaries and extent 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 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 Monday, the 1st day of August, 1927, on which date 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 or any part thereof that may be made in writing, and in full conformity with the provisions of Ordinance No. 178 of the City of Grand Junction, as amended, by the owner of any real estate to be assessed, or by any person interested.

Dated at Grand Junction, Colorado, June 29th, 1927.

By order of City Council.

/s/ Helen C. Niles

City Clerk.

Councilman Meders moved, seconded by Councilman Hall that the resolution as read be passed and adopted. Upon which motion the following vote was cast: Councilmen voting "Yea", Meders, Bear, Rogers, Hall, Ellison, Moslander. All the Councilmen present voting "Yea", the President declared the motion carried.

City Manager Thompson presented a few specifications for a sewer line to be put in the northwest corner of the City, on Teller Ave. between first and second Streets.

Councilman Hall moved, seconded by Councilman Meders that the City Manager be authorized to enter into an agreement with the property owners of Lots 6 to 18, Block 12, to construct a sanitary sewer connection, to be paid for by the owners, under

such terms as may be secured between the property owners and the City Manager. Motion carried.

There being no further business to come before the meeting, on motion of Councilman Ellison, seconded by Councilman Meders, the meeting adjourned.

/s/ Helen C. Niles
City Clerk