

Grand Junction, Colorado

August 6, 1931

The City Council of the City of Grand Junction, Colorado, met in regular adjourned session at 7:30 o'clock P. M. Those present and answering at roll call were: Councilmen Glassford, Hall, Hirons, Holcombe, Roberts, Sievert. Councilman Bear was absent. City Manager Soderstrum, City Attorney Adams, and City Tomlinson were present.

The bond of the Treece Furniture Co. for Auctioneer, was presented, having been approved as to form by City Attorney Adams. It was moved by Councilman Hirons and seconded by Councilman Sievert that the bond be accepted and filed. Motion carried.

The following resolution was presented and read by the Clerk:

RESOLUTION

RESOLUTION DECLARING THE INTENTION OF THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION, COLORADO, TO CREATE A LOCAL IMPROVEMENT DISTRICT, SAID DISTRICT TO BE KNOWN AS PAVING DISTRICT NO. 24.

WHEREAS, A petition of the owners of one-third or more of the frontage of the real estate to be assessed as hereinafter described has been filed with the City Council for the paving of a certain street within the boundaries hereinafter described, and that a paving district be created within the hereinafter described boundaries, which said boundaries and the street therein described are as follows, to-wit:

Beginning at the northeast corner of Lot 17, Block 57; thence east to the northeast corner of Lot 16, Block 61; thence south to the southeast corner of Lot 15, Block 72; thence west to the southeast corner of Lot 16, Block 76; thence north to the northeast corner of Lot 17, Block 57, the place of beginning.

That the description of the street to be paved as in said petition stated is as follows:

Ouray Avenue from the west line of Third Street to the west line of Seventh Street.

That the petition further states that the pavement consist of one thirty-six foot paved roadway together with Portland Cement Concrete curb and gutter; that the pavement shall be of a permanent type adequate for the needs of said district, provided that the cost of the pavement shall not exceed twenty-two cents per square foot, and the cost of curb and gutter shall not exceed one dollar and five cents per linear foot, and the cost of grading shall not exceed eighty cents per cubic yard; and

WHEREAS, It appears to the City Council of the City of Grand Junction and the Council so finds that said petition 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 subscribe and acknowledge the same; and

WHEREAS, It appears to the City Council of the City of Grand Junction and the Council so finds that there exists an immediate necessity for the creation of a paving district therein to be known as Paving District No. 24, within the boundaries in said petition as hereafter subscribed; and

WHEREAS, It appears to the City Council of the City of Grand Junction and the Council so finds that either a Six-inch Portland Cement Concrete Pavement or a 1 1/2-inch Utah Rock Asphalt on a 6-inch Gravel base is a suitable pavement to be laid in said City on Ouray Avenue from the West line of Third Street to the West line of Seventh Street.

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

That the City Engineer of the City of Grand Junction be and he is hereby ordered and directed to prepare full details and specifications for the laying of a 6-inch Portland Cement Concrete pavement and a 1 1/2-inch Utah Rock Asphalt on a 6-inch Gravel base pavement, with suitable curbing and guttering, on Ouray Avenue from the west line of Third Street to the West line of Seventh Street; said pavement to consist of one thirty-six foot paved roadway with suitable curbing and guttering; said boundaries of said street herein mentioned to be paved shall include territory to be known as Paving District No. 24, and said Engineer shall furnish an estimate of the total cost of said improvements, exclusive of the percentum of cost of collection and other incidentals, and of interest to the time the first installment of the cost becomes due, and furnish a map of the district, from which map the approximate share of the total cost that will be assessed upon each piece of real estate in the district may be readily ascertained.

The boundaries of the said proposed Paving District No. 24 shall be described as follows, to-wit:

Beginning at the northeast corner of Lot 17, Block 57; thence east to the northeast corner of Lot 16, Block 61; thence south to the southeast corner of Lot 15, Block 72; thence west to the southeast corner of Lot 16, Block 76; thence north to the northeast corner of Lot 17, Block 57, the place of beginning.

The description of the street to be paved is as follows:

Ouray Avenue from the west line of Third Street to the west line of Seventh Street.

/s/ J. C. Glassford
President of the Council

ATTEST:

/s/ Helen C. Tomlinson
City Clerk

It was moved by Councilman Hiron and seconded by Councilman Roberts that the resolution as read be passed and adopted.

Roll was called with the following result: Councilmen voting AYE- Glassford, Hall, Hiron, Holcombe, Roberts, Sievert.

Councilmen voting NAY - None.

All of the Councilmen present voting AYE, the President declared the motion carried.

The City Engineer presented maps, estimates, specifications, etc. for Proposed Paving District No. 24.

The following resolution was presented and read by the Clerk:

RESOLUTION

A RESOLUTION ADOPTING DETAILS AND SPECIFICATIONS FOR PAVING A CERTAIN STREET IN THE CITY OF GRAND JUNCTION, COLORADO, TO BE DESIGNATED AS PAVING DISTRICT NO. 24: 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 OF 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 6th day of August, A. D. 1931, the City Engineer was ordered and directed to prepare and furnish full details and specifications for the laying of either a 6-inch Portland Cement Concrete pavement or a 1 1/2-inch Utah Rock Asphalt pavement on a 6-inch gravel base, on Ouray Avenue from the west line of Third Street to the west line of Seventh Street, within the hereinafter described boundaries, which boundaries shall include territory known as Paving District No. 24; 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. 24, 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. 24 is comprised of the lots and parcels of land embraced within the boundaries hereinafter described and in said maps and surveyor's certificates as follows, to-wit:

Beginning at the northeast corner of Lot 17, Block 57; thence east to the northeast corner of Lot 16, Block 61; thence south to the southeast corner of Lot 15, Block 72; thence west to the southeast corner of Lot 16, Block 76; thence north to the northeast corner of Lot 17, Block 57; the place of beginning.

The description of the street to be paved being as follows:

Ouray Avenue from the west line of Third Street to the west line of Seventh 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 before the paving foundation is laid.

Curbing and guttering to be extended and reconstructed on the street to be paved to conform with ordinances covering the 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.

WHEREAS, It further appears from the said Engineer's report that the estimated and probable total cost of each of the several types of paving and other improvements therein specified, exclusive of the percentum of 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 street, is as follows:

OURAY AVENUE

6-inch Portland Cement Concrete Pavement, and other improvements therein specified, \$17,941.55

1 1/2-inch Utah Rock Asphalt pavement, on 6-inch gravel base, and other improvements therein specified, \$16,881.50

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 street, to be paid for by the City of Grand Junction, with each of the following types of paving is as follows:

OURAY AVENUE

6-inch Portland Cement Concrete Pavement, and other improvements therein specified,	\$5,886.43
1 1/2-inch Utah Rock Asphalt pavement, on 6-inch gravel base, and other improvements therein specified,	\$5,208.02

WHEREAS, It further appears from said Engineer's report that the estimated and probable total cost of each 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 becomes due, is as follows:

OURAY AVENUE

6-inch Portland Cement Concrete Pavement, and other improvements therein specified,	\$23,827.98
1 1/2-inch Utah Rock Asphalt pavement, on 6-inch gravel base, and other improvements therein specified,	\$22,089.52

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 street which is to be improved. That the probable cost of each type of paving and improvements as shown by the total estimate of the Engineer is \$17,941.55 for a 6-inch Portland Cement Concrete pavement, and other improvements therein specified, and \$16,881.50 for a 1 1/2-inch Utah Rock Asphalt pavement on a 6-inch gravel base, and other improvements therein specified, on Ouray Avenue from the west line of Third Street to the west line of Seventh Street; which amounts do not include 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 street.

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

OURAY AVENUE

6-inch Portland Cement Concrete pavement, and other improvements therein specified,	\$5.313
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1 1/2-inch Utah Rock Asphalt pavement on 6-inch gravel base,
and other improvements therein specified, \$4.9791

The above specified total cost per front foot does not include the cost of lead service, and to the above amount and rates, 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 street to be paved), there will be added the cost of lead service connections, also two percentum for cost of collection and other incidentals, and also interest at the rate of not to exceed six percentum 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 percentum 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 street which is to be improved as aforesaid, said district to be divided into four equal zones paralleling the street 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% of the cost upon the next adjoining or Third Zone.
10% upon the next adjoining or Fourth Zone.

In cases 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 street to be improved is thirty-six feet from curb to curb.

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

SECTION 1. That the reports so made by J. P. Soderstrum as Engineer of said City with respect to said proposed Paving District No. 24 be and the same are hereby accepted; provided, however, that the Council reserves the right and power to hereafter adopt and determine which type of paving shall be laid in said street, after receiving bids thereon, or that the proposed improvements be made by the City, if the City Council shall so determine, and subject to said reservation, the report of said Engineer, together with details, specifications, estimates, plans, maps and schedules prepared and filed with the Clerk and the recommendations 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, 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 percent 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, without demand; providing, however, that any owner who shall pay his full assessment within the period of thirty days after the final publication of assessing ordinance without demand shall be entitled to an allowance of the percentum 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 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 No. 178, adopted and approved on the 11th 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. 24, within 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 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, which said resolution shall also designate the type of paving to be laid in

the street 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 passage and adoption by the City Council on Wednesday, the 9th day of September, A. D. 1931, at the hour of 7:30 o'clock P. M.

SECTION 6. That a notice be issued by the City Clerk and published for one issue 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. 24 and to all persons interested generally of the improvements proposed, the number of installments and the time at which the cost of the 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, Wednesday, the 9th day of September, 1931, at the hour of 7:30 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 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 7:30 o'clock P. M. on Wednesday the 9th day of September, A. D. 1931, 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. 24.

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 (reserving the right and power to hereafter determine the type of paving to be laid, after receiving bids thereon, or that the proposed improvements be made by the City, if the City Council shall so determine for paving a certain street hereinafter described, for constructing curbs and gutters on said streets, and for connecting the lots fronting on said street to the City water

main with lead pipe, in the proposed Paving District No. 24, the boundaries of said district being described as follows:

Beginning at the northeast corner of Lot 17, Block 57; thence east to the northeast corner of Lot 16, Block 61; thence south to the southeast corner of Lot 15, Block 72; thence west to the southeast corner of Lot 16, Block 76; thence north to the northeast corner of Lot 17, Block 57, the place of beginning.

The street to be paved in the proposed Paving District No. 24 in the City of Grand Junction, Colorado, is as follows:

Ouray Avenue from the west line of Third Street to the west line of Seventh Street.

Curb and gutter to be constructed, extended and reconstructed on the street to be paved.

Lead service pipe connections from the city water mains shall be made to all lots not already so connected before the paving foundation is laid.

That the probable cost of said paving for each of the following described types of paving, and other improvements therein specified, in said proposed Paving District No. 24, 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 street to be paved, which is to be paid by the City) is as follows:

OURAY AVENUE

6-inch Portland Cement concrete pavement, and other improvements therein specified,	\$17,941.55
1 1/2-inch Utah Rock Asphalt pavement on 6-inch gravel base, and other improvements therein specified,	16,881.50

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 street which is to be improved.

The probable cost of said improvements as shown by the total estimate of the City Engineer, using either of the following described types of paving, which amounts do not include the cost of collection and other incidentals nor the cost of interest hereinafter referred to, are as follows:

OURAY AVENUE

6-inch Portland Cement concrete pavement, and other improvements therein specified,	\$23,827.98
1 1/2-inch Utah Rock Asphalt pavement on 6-inch gravel base, and other improvements therein specified	22,089.52

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

OURAY AVENUE

6-inch Portland Cement Concrete pavement, and other improvements therein specified,	\$5,886.43
1 1/2-inch Utah Rock Asphalt pavement on 6-inch gravel base, and other improvements therein specified,	5,208.02

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

6-inch Portland Cement concrete pavement, and other improvements, therein specified,	\$5.313
1 1/2-inch Utah Rock Asphalt pavement on 6-inch gravel base, and other improvements therein specified,	4.9791

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 street 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 street which is to be improved as aforesaid, to be divided into four equal zones paralleling the street 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 street 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; 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 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 street to be improved and the boundaries and extend 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 Wednesday, the 9th day of September, 1931, 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, August 1931.

/s/ J. C. Glassford
President of the Council

ATTEST:

/s/ Helen C. Tomlinson
City Clerk

It was moved by Councilman Hall and seconded by Councilman Holcombe that the resolution as read be passed and adopted. Roll was called on the motion with the following result:

Councilmen voting AYE - Bear, Glassford, Hall, Hirons, Holcombe, Roberts, Sievert.

Councilmen voting NAY - None.

All of the Councilmen voting AYE, the President declared the motion carried.

Secure data on Ouray for paving

Councilman Hall moved and Councilman Sievert seconded the motion that the City Attorney and the City Manager be directed to secure in writing the ideas of the property owners on Ouray Avenue as to whether or not the City do the work or whether bids shall be requested. Motion carried.

1st & Gun. Carnival grounds

Councilman Hall moved and Councilman Hiron seconded the motion that the City Attorney and the City Manager be requested to attempt to negotiate a lease, at a reasonable sum, possibly \$25.00, per year, with the owner of the lots on the West side of First Street at Gunnison Avenue, where the carnivals and tent shows usually set up their shows and exhibitions. Motion carried.

It was moved by Councilman Hall and seconded by Councilman Roberts that the meeting adjourn. Motion carried.

/s/ Helen C. Tomlinson
City Clerk