

Grand Junction, Colorado

August 19, 1931

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

The minutes of the regular meeting held August 5th and the regular adjourned meeting held August 6th were read and approved.

Request for water line Belford 9-10

Mr. \_\_\_\_\_ requested that the City put in a water line on Belford Avenue between 9th & 10th Street, so that he might be supplied with City Water on his property located in the 900 block on Belford. It was moved by Councilman Sievert and seconded by Councilman Hirons that this matter be referred to the City Manager for investigation and report back to the Council at a later meeting. Motion carried.

White Eagle request to cut curb on S. 7<sup>th</sup>

A request from the White Eagle Oil Co. to be allowed to cut the curb on South Seventh Street at the site of their warehouse, according to the plans on file in the office of the Building Inspector, was presented. Mr. Severson and Mr. Hughes were present to discuss the matter with the Council.

It was moved by Councilman Holcombe and seconded by Councilman Hirons that the matter be referred to the City Manager with power to grant the request, if at all possible. Motion carried.

It was moved by Councilman Holcombe and seconded by Councilman Roberts that the Mesa Air Transport Inc. be notified that unless they furnished the public liability insurance policy, as required by their lease with the City of Grand Junction, within then days, that the City would cancel the lease. Motion carried.

Patterson letter on Airport

The following resolution was presented and read:

RESOLUTION

WHEREAS, The City Auditor and City Manager mailed to Henry N. Patterson on August 3rd, 1931, a warrant of the City of Grand Junction in the sum of \$100.00 as the rental for the period from August 1st, 1931 to August 1st, 1932, pursuant to the rental extension agreement contained in the lease from the said Henry N. Patterson to the City of Grand Junction, dated August 1st, 1928, and

WHEREAS, it is and has been the desire of the City to extend said lease for the additional period of two years as provided therein, and

WHEREAS, the said Henry N. Patterson has refused to accept said payment, and

WHEREAS, It is the opinion of the City Attorney that under all the circumstances the City has the legal right to the extension agreement under said lease,

THEREFORE BE IT RESOLVED, That the said Henry N. Patterson be notified that the City of Grand Junction intends to assert and hold all of its rights under said lease and extension agreement.

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

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 resolution duly passed and adopted.

Advertise for bids for Pav. Dist. #24

Councilman Hall moved and Councilman Holcombe seconded the motion that the City Clerk be authorized and directed to advertise for bids on approximately \$17,000.00 bonds for Paving District No. 24. All bids to be sealed and filed prior to September 9th, 1931, at 7:30 o'clock P. M., and be subject to the creation of the said district. The city reserving the right to reject any and all bids. Motion carried.

The following resolution was presented and read:

#### RESOLUTION

A RESOLUTION DECLARING THE INTENTION OF THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION, COLORADO, TO CREATE A LOCAL PUBLIC IMPROVEMENT DISTRICT, SAID DISTRICT TO BE KNOWN AS SPECIAL SANITARY SEWER DISTRICT NO. 2

WHEREAS, it appears to the City Council of the City of Grand Junction, Colorado, and the Council so find that there exists an immediate necessity for the creation of a Special Sanitary Sewer District therein, to be known as Special Sanitary Sewer District No. 2, within the boundaries hereinafter described, and of the

construction therein of district sewers and appurtenances for sanitary drainage therein.

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

SECTION 1. That the City Engineer of the City of Grand Junction, Colorado, be and he is hereby ordered and directed to prepare full details and specifications for the construction of a system of district sewers and appurtenances for sanitary drainage within the following described boundaries, which boundaries shall include territory to be known as Special Sanitary Sewer District No. 2, and said Engineer shall make and furnish an estimate of the total cost of said improvement, exclusive of the per centum for the 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.

SECTION 2. The boundaries of the said proposed Special Sanitary Sewer District No. 2, shall be substantially as follows:

Beginning at the Northeast corner of Lot 1, Block 3, Milldale Subdivision, thence South to a point where the East line of Lot 7, Block 3, Milldale Subdivision intersects the North line of the Denver & Rio Grande Western Railroad right of way; thence in a Southwesterly direction to the Southwest corner of Lot 1, Block 5, Milldale Subdivision, thence North 100 feet; thence west to the East line of South Seventh Street; thence North to the northwest corner of Lot 1, Block 1, Milldale Subdivision; thence East to the Northeast corner of Lot 1, Block 3, Milldale Subdivision, the place of beginning.

All of the land lying and being within the above boundaries as described, is within the present corporate limits of the City of Grand Junction, Colorado.

/s/

\_\_\_\_\_  
President of the Council

ATTEST:

/s/

\_\_\_\_\_  
City Clerk

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

Roll was called with the following result:

Councilmen voting YEA - Bear, Glassford, Hall, Hiron, Holcombe, Roberts, Sievert.

Councilmen voting NAY - None.

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

Special Sanitary Sewer Dist #2

The following resolution was presented and read:

RESOLUTION

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

WHEREAS, by Resolution passed and adopted at a lawful meeting of the City Council of the City of Grand Junction, on the 19th day of August, A. D. 1931, it was found and declared that the establishment of a Special Sanitary Sewer District and the construction therein of district sewers and appurtenances for sanitary drainage, was and is a necessity, said District to be known as Special Sanitary Sewer District No. 2; and

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

WHEREAS, J. P. Soderstrum, 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 the matters and things in said resolution enjoined upon him, in the form and manner as therein directed, and has filed with the City Clerk all the maps and certificates of survey of said proposed Special Sanitary Sewer District No. 2; as well as all schedules, plans, specifications and approximations of cost, and all other matters and things required of him in and by said resolution in such form and substantially as therein required; and

WHEREAS, it appears to the Council and the City Council of the City of Grand Junction, doth hereby find from said maps, certificates of survey, schedules, plans, specifications and approximations of cost, so prepared and filed by said Engineer as aforesaid, that said proposed Special Sanitary Sewer District No. 2 is composed of all the lots and parcels of land embraced within

the boundaries hereinafter and in said map and surveyor's certificate described as follows, to-wit:

CITY OF GRAND JUNCTION                      SPECIAL SANITARY SEWER DISTRICT NO. 2

Beginning at the Northeast corner of Lot 1, Block 3, Milldale Subdivision, thence South to a point where the East line of Lot 7, Block 3, Milldale Subdivision intersects the North line of the Denver & Rio Grande Western Railroad right of way; thence in a Southwesterly direction to the Southwest corner of Lot 1, Block 5, Milldale Subdivision, thence North 100 feet; thence west to the East line of South Seventh Street; thence North to the northwest corner of Lot 1, Block 1, Milldale Subdivision; thence East to the Northeast corner of Lot 1, Block 3, Milldale Subdivision, the place of beginning.

All of the land lying and being within the above boundaries as described, is within the present corporate limits of the City of Grand Junction, Colorado.

WHEREAS, it further appears from said Engineer's report that the estimated and probable total cost of said special sanitary sewer system, exclusive of the percentum of cost of collection and other incidentals, and of interest to the time the first installment of said cost becomes due is \$1,244.10; that the method of assessment to be adopted in the district shall be an assessment according to area; that the maximum share of said total estimate per square foot of an ordinary lot of 25 feet by 125 feet that will be assessed upon respective lots and parcels of land in said proposed district is estimated to be as follows:

Per square foot of superficial area of each lot or parcel of land  
. . . . \$0.006115

Per lot of 25 feet by 125 feet . . . . \$19.11

All other lots and tracts of land of greater or less dimension and superficial area in proportion to the respective areas.

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

Total estimated cost . . . . \$1244.10

Total assessable area 201,837 square feet

Cost estimated per square foot of area \$0.006115

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

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

SECTION 2. That to the total amount of \$1,244.10, and 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 general expenses, there will 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 the 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 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 interest from the date of payment to the time when the first installment becomes due on all payments made during said period of thirty days, or in case any owner of real estate shall fail to pay the whole of said assessment against his property within said thirty days from and after the final publication of the assessing ordinance, assessing the same, then the whole cost of said improvements so assessed against his property shall be payable in ten equal annual installments of the principal with interest upon unpaid installments, payable annually at the rate of not exceeding six 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, on which date the first installment of the general taxes is by the laws of the State of Colorado now in force, made payable and the remainder of said installments shall be due and payable successively on the same day in each year thereafter until all are paid in full.

SECTION 4. That the City Attorney be and he is hereby directed to prepare a Resolution in conformity with the Charter of the City of Grand Junction and Ordinance No. 178, adopted and approved the

11th day of June, A. D. 1910, as amended, which resolution when duly adopted and enforced shall create within the corporate limits of the City of Grand Junction, a Special Sanitary Sewer District known as Special Sanitary Sewer District No. 2, with the same territory and boundaries as hereinbefore set forth, providing in and by said resolution and the Order of the City Council for the construction in said district of district sewers and appurtenances for sanitary drainage as contemplated by said Charter and City Ordinance No. 178 as amended, and in accordance with the plans, maps, specifications, details and estimates of the Engineer of said City heretofore referred to and now on file in the office of the City Clerk.

SECTION 5. That the said proposed resolution creating said Special Sanitary Sewer District No. 2 and ordering the proposed improvements therein be considered for passage and adoption by the City Council on the 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 the said proposed Special Sanitary Sewer District No. 2, and to all persons interested generally of the improvements proposed, the number of installments and the time at which said cost of improvements will be payable, the rate of interest on unpaid installments, the extent of the district to be assessed, by setting forth the boundaries thereof, the probable cost as shown by the estimate of the Engineer; the maximum share of said total, estimate per square foot, and per lot of 25 feet by 125 feet, said assessment being made according to the area, that will be assessed upon any lots or lands included in the district and the time as hereinbefore set forth, to-wit: the day of September, A. D. 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 improvements, by the owners of any 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 day of September A. D. 1931, by any person or persons interested.

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

NOTICE

OF A PROPOSITION TO CREATE A SPECIAL SANITARY SEWER DISTRICT IN THE CITY OF GRAND JUNCTION, COLORADO, TO BE KNOWN AND DESIGNATED AS SPECIAL SANITARY SEWER DISTRICT NO. 2 AND TO CONSTRUCT THEREIN

A SYSTEM OF SANITARY SEWERS FOR SANITARY DRAINAGE, AS PROVIDED BY ORDINANCE NO. 178, OF THE CITY OF GRAND JUNCTION AS AMENDED.

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

CITY OF GRAND JUNCTION                      SPECIAL SANITARY SEWER DISTRICT NO. 2

Beginning at the Northeast corner of Lot 1, Block 3, Milldale Subdivision, thence South to a point where the East line of Lot 7, Block 3, Milldale Subdivision intersects the North line of the Denver & Rio Grande Western Railroad right of way; thence in a Southwesterly direction to the Southwest corner of Lot 1, Block 5, Milldale Subdivision, thence North 100 feet; thence west to the East line of South Seventh Street; thence North to the northwest corner of Lot 1, Block 1, Milldale Subdivision; thence East to the Northeast corner of Lot 1, Block 3, Milldale Subdivision, the place of beginning.

All of the land lying and being within the above boundaries as described is within the present corporate limits of the City of Grand Junction, Colorado.

That the probable cost of said sewers, sewer system and appurtenances in said proposed Special Sanitary Sewer District No. 2, as shown by the estimate of the Engineer of the City of Grand Junction is \$1,244.10; the maximum share of said amount that will be assessed upon any lot of 25 feet by 125 feet, and upon the respective lots or parcels of land in said proposed district being estimated as follows:

Per square foot of superficial area of each lot or parcel of land  
. . . . \$0.006115

Per lot of 25 feet by 125 feet . . . . \$19.11

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

That to the said total estimate and respective shares thereof there will be added two per cent for cost of collection and other incidentals, and also interest at the rate of not exceeding six per cent per annum on the bonds that will be issued and sold from time to time to raise funds for the payment of the cost for said improvements, said interest to run from the time of the issue of said bonds to the time the first installment of the assessment



becomes due, that the total cost of said sewers and appurtenances together with interest at the rate of not exceeding six per cent per annum on the bonds issued to raise funds for the payment therefor, and the per centum added for the cost of collection and other incidentals, as aforesaid, will be assessed against the aforesaid real estate in said district in proportion as the area of each piece of real estate in said district is to the area of all of the real estate in the District, exclusive of public highways.

That the said assessment shall be due and payable without demand within thirty days from and after the final publication of the assessing ordinance, assessing the whole cost against said real estate provided, however, that any owner who shall pay his full assessment within said period of thirty days may receive a discount of the two per centum added for the cost of collection and other incidentals, and also a discount on such payment not exceeding six per cent per annum from the date of said payment to the time the first installment is payable, or in default thereof, in ten equal annual installments of principal and interest thereon at not exceeding 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 general taxes, is, by the laws of the State of Colorado, made payable and the remainder of said installments shall be due and payable successively on the same day in each year thereafter until paid in full.

That a map of said proposed Special Sanitary Sewer District No. 2 showing the proposed sewers and appurtenances and the boundary lines of said district, and also each and every lot and tract of land to be assessed for the cost of said improvements, the estimate of the Engineer and the 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 the business hours at any time on or before 7:30 o'clock P. M. on The day of September, A. D. 1931, on which day 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 that may be made in writing by the owner of any real estate to be assessed or by any person interested.

Dated at Grand Junction, Colorado, August 19th, 1931.

/s/

\_\_\_\_\_  
President of the Council

ATTEST:

/s/  
\_\_\_\_\_

City Clerk

It was moved by Councilman Hirons and seconded by Councilman Roberts that the resolution as read be passed and adopted. Upon which motion the following vote was cast:

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

Councilmen voting NAY - None.

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

Forbush Co. application for flood lite

The Forbush Co. Inc. made application for a flood light to be installed at 3rd & Rood Ave. at its place of business. Installation to be the same as for lights installed at other filling stations in the City.

It was moved by Councilman Hall and seconded by Councilman Sievert that the request be granted. Motion carried.

Application to connect with city water

The application of Pedro Romero for permission to connect with the City main on West Grand Avenue outside of the City limits, was presented. It was moved by Councilman Sievert and seconded by Councilman Roberts that the application of Mr. Romero be rejected. Motion carried.

Application of Fulton Petroleum Co. for extension of time

A formal application for a six-months extension of the Fulton Petroleum Corporation franchise was read by the Clerk. Councilman Hirons moved and Councilman Holcombe seconded the motion that the application for the extension of the Fulton Petroleum Corporation franchise be referred to the City Attorney, with instructions to him to draw up a suitable resolution for the Council to adopt. Motion carried.

The following letter from Mr. W. S. Meek, County Treasurer was presented and read.

W. S. MEEK,  
COUNTY TREASURER-  
PUBLIC TRUSTEE

VIRGINIA O. WALLACE,  
DEPUTY TREASURER-  
PUBLIC TRUSTEE

OFFICE OF  
COUNTY TREASURER  
MESA COUNTY  
--  
GRAND JUNCTION, COLORADO

August 13, 1931

To the Honorable Council of the  
City of Grand Junction, Colorado.

Gentlemen:

Through an oversight in this office, the following-described tract of land located on south 5th street, Grand Junction, was sold for the Combined Sewer No. 2 assessment for the year 1930, and tax sale No. 35207 was issued therefore.

Beg. at pt. 744.62 feet W and 445 ft N of center Sec. 23, 1 S., 1 W., th. N 69 ft, thence E 111.5 ft, thence S. 69 ft, thence W. 111.5 ft. to place of beg.

The above described property was owned by Joshua Rhoades and the taxes paid by him in full on the 29th day of November, 1930, our receipt No. 11381 issued therefore.

Your petitioner prays for your order for the cancellation of the above tax sale certificate, for the reason that it was an erroneous sale.

Respectfully submitted,

/s/ W. S. Meek  
W. S. Meek, County Treasurer

It was moved by Councilman Hall and seconded by Councilman Roberts that tax certificate No. 35207 be canceled. Upon which motion the following vote was cast: Councilmen voting YEA, Bear, Glassford, Hall, Hirons, Holcombe, Roberts, Sievert.

Councilmen voting NAY - None.

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

It was moved by Councilman Hall and seconded by Councilman Hirons that the meeting adjourn.

/s/ Helen C. Tomlinson  
City Clerk