

Grand Junction, Colorado

January 6, 1937

The City Council of the City of Grand Junction, Colorado, met in regular session at 7:30 o'clock P. M. Councilmen present and answering at roll call were Holcombe, Groves, Boston, Carson, and President Oates. Councilmen Ross and Enstrom were absent. City Manager Soderstrum, City Attorney Bowie, and City Clerk Tomlinson were present.

The minutes of the regular meeting held December 16th and the regular adjourned meeting held Dec. 18 were read and approved.

Petitions for oiling the following graveled streets were presented, each having been signed by more than 50% of the property owners along the street in question:

Belford Ave. from 1st to 7th
Teller Ave. from 7th to 9th
Hill Ave. from 1st to 5th
Rood Ave. from 1st to 2nd.

It was moved by Councilman Carson and seconded by Councilman Boston that the petitions be accepted and filed. Motion carried.

The following resolution was then presented and read:

RESOLUTION

DECLARING THE INTENTION OF THE CITY COUNCIL OF GRAND JUNCTION, COLORADO, TO CREATE WITHIN SAID CITY, A LOCAL IMPROVEMENT DISTRICT TO BE KNOWN AS PAVING DISTRICT NO. 39, AND AUTHORIZING THE CITY ENGINEER TO PREPARE DETAILS AND SPECIFICATIONS FOR THE SAME.

WHEREAS, on the 6th day of January, A. D. 1937, there was presented to the City Council of Grand Junction, Colorado, petitions for the paving of the following streets and avenues in said City, to-wit:

BELFORD AVENUE from the east line of First Street to the west line of Seventh St.

TELLER AVENUE from the east line of Seventh Street to the east line of Ninth Street.

HILL AVENUE from First Street to Fifth Street.

ROOD AVENUE from the east line of First Street to the west line of Second Street.

WHEREAS, the City Council has found and determined, and hereby finds and determines, that said petition is signed and

acknowledged by the owners of more than a majority of the property abutting on said streets and avenues, to be assessed with the cost of the proposed paving; and

WHEREAS, the City Council deems it advisable to take the necessary preliminary proceedings for the creation of a special improvement paving district; and

WHEREAS, the paving requested in said petitions is substantially the same, and the Council has determined that it will be an advantage and benefit to include all of said improvements in one paving district;

THEREFORE, BE IT RESOLVED, by the City Council of the City of Grand Junction, and State of Colorado:

1. That the district of lands to be assessed with the cost of the proposed paving improvements shall be included within the following boundaries, to-wit:

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

Beginning at the northwest corner of Lot 5, Block 18; thence east to the northeast corner of Lot 17, Block 19; thence south to the southeast corner of Lot 16, Block 26; thence west to the southwest corner of Lot 6, Block 26; thence north to the point of beginning.

Beginning at the northwest corner of Lot 24, Block 33; thence east to the northeast corner of Lot 17, Block 30; thence south to the southeast corner of Lot 16, Block 37; thence west to the southwest corner of Lot 1, Block 34; thence north to the place of beginning.

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 point of beginning.

Said District shall be divided into five equal zones paralleling the streets to be improved and the estimated cost of such improvements shall be apportioned as follows: 32% of the cost on the first zone; 26% on the second zone; 20% on the third zone; 14% on the fourth zone; and 8% on the fifth zone.

2. That the City Engineer be and he is hereby authorized and directed to prepare and file full details, plans and specifications for such paving, an estimate of the total cost thereof, exclusive of the percentum for cost of collection and other incidentals, and of interest to the time the first

installment becomes due, also a map of the District to be assessed, from which the approximate share of said total cost that will be assessed upon each piece of real estate in the District may be readily ascertained, all as required by the Petition therefor and the requirements of Ordinance No. 178, as amended, of said City.

ADOPTED AND APPROVED, this 6th day of January, A. D. 1937.

President of the Council

ATTEST:

City Clerk

It was moved by Councilman Holcombe and seconded by Councilman Groves that the Resolution be passed and adopted as read. Roll was called on the motion with the following result: Councilmen voting AYE - Holcombe, Groves Boston, Carson, and Oates. Councilmen voting NO - None. All the Councilmen present voting AYE, the President declared the motion carried.

City Engineer J. P. Soderstrum present maps, plans, specifications and estimates for Proposed Paving District No. 39.

The following resolution was then presented and read:

RESOLUTION

ADOPTING DETAILS, PLANS AND SPECIFICATIONS FOR PAVING STREETS AND AVENUES IN THE CITY OF GRAND JUNCTION, COLORADO, IN PAVING DISTRICT NO. 39, DETERMINING THE NUMBER OF INSTALLMENTS AND THE TIME IN WHICH THE COST OF SAID IMPROVEMENTS SHALL BE PAYABLE, THE RATE OF INTEREST ON UNPAID INSTALLMENTS AND THE DISTRICT OF LANDS TO BE ASSESSED WITH THE COST OF THE PROPOSED IMPROVEMENTS, AND AUTHORIZING NOTICE OF INTENTION TO CREATE SAID DISTRICT AND OF A HEARING THEREON.

WHEREAS, on the 6th day of January, A. D. 1937, the City Council of said City of Grand Junction, Colorado, by Resolution authorized the City Engineer to prepare and file full details, plans and specifications for paving certain streets and avenues in said City, within proposed Paving District No. 39, together with an estimate of the total cost of such improvement, and a map of the District to be assessed; and

WHEREAS, said City Engineer has fully and strictly complied with the directions so given, and has filed such details, plans and specifications, estimate and map, all in accordance with said Resolution, and the requirements of Ordinance No. 178, as amended, of said City;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of

Grand Junction, Colorado:

1. That said details, plans, specifications, estimates and map be, and the same are hereby approved and adopted.

2. That the streets and avenues to be paved are as follows:

BELFORD AVENUE from the east line of First Street to the west line of Seventh Street; TELLER AVENUE from the east line of Seventh Street to the east line of Ninth Street; HILL AVENUE from First Street to Fifth Street; ROOD AVENUE from the east line of First Street to the west line of Second Street.

3. That the District of lands to be assessed with the cost of said improvement, is described as follows:

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

Beginning at the northwest corner of Lot 5, Block 18; thence east to the northeast corner of Lot 17, Block 19; thence south to the southeast corner of Lot 16, Block 26; thence west to the southwest corner of Lot 6, Block 26; thence north to the point of beginning.

Beginning at the northwest corner of Lot 24, Block 33; thence east to the northeast corner of Lot 17, Block 30; thence south to the southeast corner of Lot 16, Block 37; thence west to the southwest corner of Lot 1, Block 34; thence north to the place of beginning.

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 point of beginning.

4. That said District shall be divided into five equal zones paralleling the streets to be improved, and the cost of the improvement shall be apportioned to such zones as follows: 32% of the cost on the first zone; 26% on the second zone; 20% on the third zone; 14% on the fourth zone; and 8% on the fifth zone.

5. The assessments to be levied against the property in said District to pay the cost of such improvements, shall be due and payable, without demand, within thirty (30) days after the final publication of the ordinance assessing such cost, and if paid during such period the amount added for collection, incidentals and interest shall be deducted; provided, that all such assessments may, at the election of the owners of property in said District, be paid in ten equal installments, the first of which shall be payable at the time the next installment of general taxes is due and payable, after the expiration of said thirty (30) day

period, and the following annual installments shall be paid on or before the same date each year thereafter, with interest, in all cases on unpaid principal, payable annually at a rate not to exceed six (6) percentum per annum.

6. Notice of intention to create said Paving District, and a hearing thereon, shall be given by an advertisement in one issue of The Daily Sentinel, a newspaper of general circulation published in said City, which notice shall be in substantially the following form, to-wit:

NOTICE

OF INTENTION TO CREATE PAVING DISTRICT NO. 39 IN THE CITY OF GRAND JUNCTION, COLORADO, AND OF A HEARING THEREON.

PUBLIC NOTICE IS HEREBY GIVEN to the owners of real estate in the District hereinafter described, and to all persons generally interested, that the City Council of the City of Grand Junction, Colorado, intends to create Paving District No. 39, in said City for the purpose of improving the following streets and avenues therein, by removing, treating with MC-3 asphaltic cut-back oil and relaying a two-inch layer of gravel surface, and that said work be done under a W.P.A. project with labor furnished by, and under the terms of the Works Progress Administration, to-wit:

BELFORD AVENUE from the east line of First Street to the west line of Seventh Street.

TELLER AVENUE from the east line of Seventh Street to the east line of Ninth Street.

HILL AVENUE from First Street to Fifth Street.

ROOD AVENUE from the east line of First Street to the west line of Second Street.

Said Paving District shall include all of the real property within the following boundaries, to-wit:

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

Beginning at the northwest corner of Lot 5, Block 18; thence east to the northeast corner of Lot 17, Block 19; thence south to the southeast corner of Lot 16, Block 26; thence west to the southwest corner of Lot 6, Block 26; thence north to the point of beginning.

Beginning at the northwest corner of Lot 24, Block 33; thence east to the northeast corner of Lot 17, Block 30; thence south to the southeast corner of Lot 16, Block 37; thence west to the southwest

corner of Lot 1, Block 34; thence north to the place of beginning.

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 point of beginning.

Said District shall be divided into five equal zones paralleling the streets and avenues to be improved and the cost of said improvements, (excluding that part to be paid by said City) shall be assessed on the following basis: 32% of the cost on the first zone, 26% on the second zone, 20% on the third zone, 14% on the fourth zone, and 8% on the fifth zone.

The probable total cost of said improvements, as shown by the estimate of the City Engineer is \$4,402.86. Of said total cost the said City of Grand Junction shall pay the sum of \$489.48 for paving and improving the intersections of streets and avenues.

The maximum share of said total cost to be assessed per front foot is \$.36666. The estimated cost for an ordinary lot of 25 ft. x 125 ft. is \$9.17.

To all of the estimated costs there shall be added 10% for cost of collection and other incidentals, and also interest at the rate borne by the special assessment bonds of said District 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.

On the 17th day of February, A. D. 1937, at the hour of 7:30 o'clock P.M., in the Council Chamber in the City Hall of said City, the Council will consider the ordering of the proposed improvements, and will hear all complaints and objections that may be made in writing, concerning the proposed improvements, by the owner of any real estate to be assessed, or by any person interested.

A map of the District, from which the approximate share of the total estimated cost to be assessed upon each piece of real estate in the District may be readily ascertained, and all proceedings of the Council in the premises are on file and can be seen and examined by any person interested therein, in the office of the City Clerk during business hours, at any time prior to said hearing.

Dated at Grand Junction, Colorado, this 6th day of January, A.D. 1937.

BY ORDER OF THE CITY COUNCIL

City Clerk

(SEAL)

It was moved by Councilman Carson and seconded by Councilman Boston that the Resolution be passed and adopted as read. Roll was called on the motion with the following result; Councilmen voting AYE - Holcombe, Groves, Boston, Carson, and Oates. Councilmen voting NO - None. All of the Councilmen present voting AYE, the President declared the motion carried.

The Proof of Publication to the proposed ordinance entitled, "AN ORDINANCE APPROVING THE WHOLE COST OF THE IMPROVEMENTS MADE IN AND FOR PAVING DISTRICT NO. 34 IN THE CITY OF GRAND JUNCTION, COLORADO, PURSUANT TO ORDINANCE NO. 178, ADOPTED AND APPROVED JUNE 11, 1910, AS AMENDED: APPROVING THE APPORTIONMENT OF SAID COST TO EACH LOT OR TRACT OF LAND OR OTHER REAL ESTATE IN SAID DISTRICT: ASSESSING THE SHARE OF SAID COST AGAINST EACH LOT OR TRACT OF LAND OR OTHER REAL ESTATE IN SAID DISTRICT: AND APPROVING THE APPORTIONMENT OF SAID COST: AND PRESCRIBING THE MANNER FOR THE COLLECTION AND PAYMENT OF SAID ASSESSMENTS", was introduced and read. It was moved by Councilman Groves and seconded by Councilman Holcombe that the Proof of Publication be accepted and filed. Motion carried.

It was then moved by Councilman Carson and seconded by Councilman Boston that the Ordinance be called up for final passage.

Councilman Holcombe thereupon moved and Councilman Boston seconded the motion that the Ordinance be passed and adopted, numbered 561 and published. Roll was called on the motion with the following result: Councilmen voting AYE - Holcombe, Groves, Boston, Carson, and Oates. Councilmen voting NO - None. All of the Councilmen present voting AYE, the President declared the motion carried, and the ordinance duly passed and adopted.

The following resolution was presented and read:

RESOLUTION

"Whereas under the terms and provisions of Ordinance No. 350 of the City of Grand Junction, passed and adopted on Feb. 20, 1924, the matter of fixing the prices for the installation of lead water pipe was to be determined by resolution of the City Council, with power to change such prices from time to time as conditions should require; and

"Whereas because of the increased price of lead and copper pipe, it is necessary that a change be made in the prices for such installation.

"Therefore Be It Resolved, that the following scale of prices shall be charged for lead water pipe connections made by the City of Grand Junction:

FOR STREETS 30 FEET BETWEEN CURBS								
5/8"	Double	Extra	Strong	Lead	or	Copper	Service	\$21.60
3/4"	Double	Extra	Strong	Lead	or	Copper	Service	24.00
1"	Double	Extra	Strong	Lead	or	Copper	Service	31.65
FOR STREETS 36 FEET BETWEEN CURBS								
5/8"	Double	Extra	Strong	Lead	or	Copper	Service	23.20
3/4"	Double	Extra	Strong	Lead	or	Copper	Service	25.80
1"	Double	Extra	Strong	Lead	or	Copper	Service	36.40
FOR STREETS 40 FEET BETWEEN CURBS								
5/8"	Double	Extra	Strong	Lead	or	Copper	Service	24.50
3/4"	Double	Extra	Strong	Lead	or	Copper	Service	27.30
1"	Double	Extra	Strong	Lead	or	Copper	Service	38.50
FOR STREETS 50 FEET BETWEEN CURBS								
5/8"	Double	Extra	Strong	Lead	or	Copper	Service	28.50
3/4"	Double	Extra	Strong	Lead	or	Copper	Service	31.70
1"	Double	Extra	Strong	Lead	or	Copper	Service	45.50
FOR STREETS 56 FEET BETWEEN CURBS								
5/8"	Double	Extra	Strong	Lead	or	Copper	Service	31.50
3/4"	Double	Extra	Strong	Lead	or	Copper	Service	34.95

1"	Doubl e	Extra	Stron g	Lead	or	Coppe r	Servi ce	49.65
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The above prices include Mueller or equivalent inverted key curb cock and stop box, also new tap where necessary.

The repairing, laying, or constriction of service pipes for the distribution of water, connected with the main in the street and extended to the stop box inside the curb line of the street in front of property to be served, shall be performed only by the Water Department of the City of Grand Junction, and it shall be unlawful for any person, firm or corporation to repair, lay, or construct such service pipe.

Service pipes of suitable size will be furnished upon application to the City Treasurer, at the City Hall, and the prepayment of the charges as above written.

"Be it further resolved that a notice including the foregoing resolution shall at once be posted by the City Clerk on the Bulletin Board in the City Hall, and that a notice shall be published in the Daily Sentinel by the City Clerk in two consecutive insertions therein, which notice shall contain a copy of this resolution.

Be it further resolved, that the foregoing scale of prices shall become effective five days after the first publication of said notice in said paper."

It was moved by Councilman Holcombe and seconded by Councilman Groves that the resolution be passed and adopted as read. Roll was called on the motion with the following result: Councilmen voting AYE - Holcombe, Groves, Boston, Carson, and Oates. Councilmen voting NO - None. All of the Councilmen voting AYE, the President declared the motion carried and the resolution duly passed and adopted.

Applications for a twenty-two foot driveway at 1355 Gunnison and a 14-foot driveway at 1105 North Ave. were presented. It was moved by Councilman Carson and seconded by Councilman Groves that the applications be granted. Motion carried.

Mr. Soderstrum read a letter from the Building Inspector regarding changes in the zoning laws, which seemed rather ambiguous in one section. The Council also discussed the proposition of altering the zoning map in order to provide for a more extensive apartment house district. It was decided to refer the matter to the Board of Adjustment for their recommendations.

The following entitled proposed ordinance was introduced and read: "AN ORDINANCE AMENDING SECTION V OF ORDINANCE NO. 432". It was moved by Councilman Carson and seconded by Councilman Holcombe

that the proposed ordinance be passed for publication. Motion carried.

The following entitled proposed ordinance was introduced and read: "AN ORDINANCE AMENDING SECTION 26 OF ARTICLE VI OF ORDINANCE NO. 529". It was moved by Councilman Holcombe and seconded by Councilman Groves that the proposed ordinance be passed for publication. Motion carried.

Bonds for the following licenses were presented:

D.L. Cook Wrecking Co. and Joe Leff - junk dealers
Geo. Wilson and Geo. Unfred - plumbers
Broadhead - electrician
Insurance for two cars for Strange & DeLavan.

All of the above bonds and insurance policies had been approved as to form by City Attorney Bowie.

It was moved by Councilman Holcombe and seconded by Councilman Carson that the bonds and insurance policies be accepted and filed. Motion carried.

It was moved by Councilman Carson and seconded by Councilman Groves that the meeting adjourn. Motion carried.

/s/ Helen C. Tomlinson
City Clerk