

Grand Junction, Colorado  
October 20, 1954

The City Council of the City of Grand Junction met in regular session at 7:30 P. M. Councilmen present and answering roll call were McCormick, Severson, Harper, Colescott, Lowe and President Walt. Councilman Wright was absent. Also present were City Manager Toyne, City Attorney Groves and Blanche Stringer. City Clerk Tomlinson was absent.

It was moved by Councilman Severson and seconded by Councilman McCormick that the minutes of the regular meeting held October 6th be approved as written. Motion carried.

GRANT R/W TO G. J. BLDG. MATERIALS FOR SPUR TRACK. Mr. Maurice Gardner, President of Grand Junction Building Materials, was present and presented a petition to the Council requesting that the City of Grand Junction grant his Company a right of way 15 feet in width along Fourth Avenue and across South Tenth Street for the purpose of installing and maintaining thereon a railway spur line.

It was moved by Councilman Colescott and seconded by Councilman Lowe that the following resolution be adopted granting Grand Junction Building Materials Company a revocable permit for a railway spur track along Fourth Avenue and across South Tenth Street, and that the City Manager and City Engineer be instructed to see that this spur track is put in at the right height and place:

#### RESOLUTION

WHEREAS, Grand Junction Building Materials Company has made application to the City of Grand Junction for a revocable permit to construct and operate a standard gauge railroad spur across the intersection of Fourth Avenue and Tenth Street in the City of Grand Junction;

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

1. A revocable permit is hereby granted to Grand Junction Building Materials Company to construct, operate and maintain a standard gauge railroad spur track beginning at a point on the existing spur line along Fourth Avenue, said point being approximately 150 feet West of the West line of the intersection of Fourth Avenue and Tenth Street, thence running Southeasterly along Fourth Avenue and across the intersection at Tenth Street and Fourth Avenue to the property of Grand Junction Building Materials Company situate on the South side of said Fourth Avenue.

2. During the term of this revocable permit the grantee shall be subject to the following conditions:

- a. That said track shall be laid to conform to the grade of the existing spur track now situated along Fourth Avenue.
- b. That if said grade is afterwards changed by ordinance of the City Council, the grantee shall, at its own expense, change the elevation of the tracks so as to conform with the same.
- c. Said tracks shall be laid and the road operated so as to cause no unnecessary impediment to the common and ordinary use of said street upon which it is laid.
- d. The City reserves the right to regulate and control the speed of all trains, engines and cars operated by the grantee, its successors and assigns, upon said track.
- e. Grantee shall put in and maintain such crossings of said track as shall from time to time be required by the City Council.
- f. Good and sufficient conduits to convey water shall be laid and maintained in good condition at the expense of said grantee in all water ditches crossed by said track so as to admit a free passage of water.

3. Nothing in this permit shall be so construed as to prevent the City of Grand Junction or its authorized agents, or contractors, or persons or corporations to whom a franchise or revocable permit may have been or may hereafter be granted, from paving, constructing sewers, laying gas or water mains, pipes or conduits, altering, repairing or in any manner improving said street.

4. Said grantee herein, its successors and assigns, shall and by the acceptance of the privileges and revocable permit herein granted, and in consideration of the same, does hereby bind itself, its successors and assigns, upon its acceptance of the permit, to save said City harmless from all suits, claims, demands and judgments whatsoever whether in law or in equity which shall be asserted, found or rendered in any manner whatsoever against said City for injury or damage to abutting property, or personal injury or otherwise, by reason of the granting of this permit, or by reason of the construction or operation of and upon said tract, and that the grantee herein, its successors and assigns, will pay the amount of any judgment, determination or adjudication which in any suit or proceeding may or shall be found against the City of Grand Junction, and said grantee, its successors and assigns, shall appear in and defend all actions brought against the City of Grand Junction for any injury or damage by reason of the construction, operation or maintenance of and upon said tract.

5. Unless this grant and permit and the terms and conditions thereof shall be accepted in writing by the grantee herein within 60 days after the adoption of this Resolution and unless such tract be constructed within one year from the date of the adoption of said Resolution, then this Resolution shall be null and void.

The terms, conditions and obligations set forth above for revocable permit are accepted by the grantee, Grand Junction Building Materials Company, this \_\_\_\_\_ day of \_\_\_\_\_, 1954.

GRAND JUNCTION BUILDING MATERIALS COMPANY

By \_\_\_\_\_

ATTEST:

\_\_\_\_\_  
Secretary

Roll was called on the motion with all members of the Council present voting "AYE."  
The President declared the motion carried.

IMPROVEMENT DISTRICT #52 - FINAL ESTIMATE, ETC. The Final Estimate of Work Done by the City of Grand Junction on Improvement District #52 and the Statement of the Engineer were presented and the following Resolution was presented and read:

FINAL ESTIMATE

Final Estimate of Work Done by  
The City of Grand Junction on  
PAVING DISTRICT NO. 52

Contract (Corn Construction Co.)	\$95,840.73
Extra Work (Corn Construction Co.)	1,200.58
Labor	252.20
Materials	1,316.29
Equipment Rental	514.00
Printing, Advertising, & Miscl.	635.65
Bonds (including commission)	2,865.24
Attorney	200.00

Engineering & Inspection	<u>6,406.00</u>
Total Construction Cost	\$109,230.69

STATEMENT OF THE ENGINEER

Statement showing the whole cost of the improvements of Grand Junction Paving District No. 52 including six per centum additional for costs of collection and incidentals, and including interest at the rate of 2.58% per annum to February 28, 1955, and apportioning the same on each lot or tract of land to be assessed for the same. The sum of \$106,385.82 is to be apportioned against the real estate in the said District and against the owners thereof respectively, as by law in the following proportions and amounts, to-wit:

Total Cost of Construction	\$109,230.69
Less Intersection costs	<u>10,588.20</u>
Cost to District	\$98,642.49
Interest for 8 months @ 2.58%	<u>1,721.49</u>
	\$100,363.98
6% for Cost of Collection and incid.	<u>6,021.84</u>
	\$106,385.82

\_\_\_\_\_  
John A. Burton  
City Engineer

RESOLUTION

WHEREAS, the City Council of the City of Grand Junction, Colorado, has reported the completion of Improvement District No. 52; and

WHEREAS, the City Council has caused to be prepared a statement showing the whole cost of the improvements of Improvement District No. 52, including therein six per cent additional for cost of collection and other incidentals and including interest to and including the 28th day of February, 1955, and apportioning the same upon each lot or tract of land or other real estate to be assessed for the same.

THEREFORE, BE IT RESOLVED, That the improvements connected therewith in said district be and the same are hereby accepted; that said statement be and the same is hereby approved and accepted as the statement of the whole cost of the entire improvements of said Improvement District No. 52, including six per cent additional for cost of collection and other incidentals and including interest to and including the 28th day of February, 1955; and

BE IT FURTHER RESOLVED, That the same be apportioned on each lot or tract of land or other real estate to be assessed for the same, and that the same be certified by the President of the Council and filed in the office of the City Clerk; and

BE IT FURTHER RESOLVED, That the City Clerk shall immediately advertise for three days in the Daily Sentinel, a newspaper of general circulation published in said City, notice to the owners of the real estate to be assessed, and to all persons interested generally without naming such owner or owners; that said improvements have been completed and accepted, specifying the whole cost of the improvements and the share so apportioned to each lot or tract of land; that any complaints or objections that may be made in writing by such owners or persons shall be made to the Council and filed with the Clerk within thirty days from the first publication of said notice; that the same may be heard and determined by the Council at their first regular meeting after said thirty days and before the passage of the ordinance assessing the cost of the improvements, all being in pursuance of the terms and provisions of Chapter 81 of the 1953 Compiled Ordinances of the City of Grand Junction, Colorado, being Ordinance No. 178, as amended.

## NOTICE

NOTICE IS HEREBY GIVEN, to the owners of the real estate hereinafter described, said real estate comprising the district of lands known as Improvement District No. 52, and to all persons interested therein as follows:

That the improvements in and for said district, which are authorized by and are in accordance with the terms and provisions of a resolution passed and adopted on the 17th day of March, 1954, declaring the intention of the City Council of the City of Grand Junction, Colorado, to create a local improvement district to be known as Improvement District No. 52; with the terms and provisions of a Resolution passed and adopted on the 17th day of March, 1954, adopting details and specifications for said District; and with the terms and provisions of a Resolution passed and adopted on the 21st day of April, 1954, creating and establishing said district, all being in accordance with the terms and provisions of Chapter 81 of the 1953 Compiled Ordinances of the City of Grand Junction, Colorado, being Ordinance No. 178, as amended, have been completed and have been accepted by the City Council of the City of Grand Junction.

That the whole cost of the improvements has been definitely ascertained and is in the sum of \$106,385.82, said amount including six per centum additional for cost of collection and incidentals and also including interest to and including February 28,

1955, at the rate of 2.855 per centum per annum on the bonds issued from time to time in payment of the cost of said improvements; that the part apportioned to and upon each lot and tract of land within said District and assessable for said improvement is hereinafter set forth; that payment may be made to the Treasurer of the City of Grand Junction at any time within thirty days after the final publication of the assessing ordinance, assessing the real estate in said District for the cost of said improvements, and that the owner so paying should be entitled to an allowance of six per centum for all payments made during said period, and of interest from date of payment to the date the first installment becomes due.

That any complaints or objections that may be made in writing by the said owner or owners of land within said District and assessable for said improvements, or any person interested, made to the City Council and filed in the office of the City Clerk of said City within thirty days from the first publication of this Notice, to-wit: On or before and up to 5:00 o'clock P. M. on the 26th day of November, 1954, will be heard and determined by the said City Council at its first regular meeting after said last mentioned date and before the passage of any ordinance assessing the cost of said improvements against the real estate in said District, and against said owners respectively as by law provided.

That the said sum of \$106,385.82 for improvements is to be apportioned against real estate in said District and against the owners respectively as by law provided in the following proportions and amounts severally as follows, to-wit:

CITY OF GRAND JUNCTION, COLORADO

IMPROVEMENT DISTRICT #52

ASSESSMENT ROLL

October 1954

MILLDALE SUBDIVISION	
Block 2	
Lots 1 to 8 incl. & Lots 13 to 16 incl.	\$113.75 each
Lots 9 to 12 incl.	116.75 each
Block 4	1,871.74
BENTON CANON'S 1ST SUBDIVISION AS AMENDED	

Block 2	
Lot 1	203.84
Lot 2	165.62
Lot 3	127.40
Lot 4	89.18
Lot 5	50.96
Lots 20 to 28 incl.	113.75 each
Block 3	
Lots 24 to 32 incl.	113.75 each
Block 6	
Lot 1	162.34
Lots 2 to 9 incl.	113.75 each
Block 7	
Lots 1 and 16	116.48 each
Lots 2 to 15 incl.	113.75 each
EAST MAIN STREET ADDITION	
Block B	
Lots 5 and 16 E 12.77' thereof	20.56 each
Lots 6 and 15	55.68 each
Lots 7 and 14	85.88 each
Lots 8 and 13	116.07 each
Lots 9 and 12	146.27 each

Lots 10 and 11	78.78 each
Block 5	
Lot 1	327.67
Lot 2	149.63
Lot 3 W 16.11' thereof	25.94
Lot 22 W 16.58' thereof	26.70
Lot 23	150.76
Lot 24	325.78
Block 3	
Lots 1, 5, and 11	202.00 each
Lot 2	254.52
Lot 3	250.48
Lot 4	303.00
Lots 6, 7 and 8	197.96 each
Lot 9	181.80
Lot 10	121.20
Lot 12	173.72
<u>SLOCOMBS ADDITION</u>	
Block 3	
Lots 11 and 20 S 18' thereof	27.92 each
Lots 12 and 19	59.73 each
Lots 13 and 18	88.82 each



Lots 14 and 17	117.90 each
Lots 15 and 16	190.43 each
Block 4	
Lot 11 S 18' thereof	17.14
Lot 12	36.66
Lot 13	54.52
Lot 14	72.38
Lot 15	116.90
Lot 16	190.43
Lot 17	117.90
Lot 18	88.82
Lot 19	59.73
Lot 20 S 18' thereof	27.92
HIGH SCHOOL ADDITION	
Block 2	
Lot 1	200.95
Lot 2 W 59.27' thereof	83.75
Lot 17 W 59.80' thereof	84.95
Lot 18	199.75
SHERWOOD ADDITION	
Block 1	
Lot 1	307.13

Lot 2	174.82
Lot 3	113.40
Lot 4	132.30
Lot 8	251.30
Lot 9	131.40
Lot 10	192.82
Lot 11	328.13
Lots 12 and 13	113.40 each
Lot 14	113.59
Block 2	
Lots 1 and 2	132.30 each
Lots 3 to 6 incl. and Lots 10 to 13 incl.	113.40 each
Lots 7 and 8	103.95 each
Lot 9	105.84
Lot 14	119.07
Lot 15	1,986.65
Lots 16 to 24 incl.	194.25 each
Block 4	
Lot 16 except the N 57' thereof	21.24
Lot 17	174.83
Lot 18	309.50
Lot 19	194.25

Block 5	
Lot 1	543.15
Lot 2	202.23
Lot 3	141.75
Lot 4	319.12
Lot 5 N 55' thereof	112.13
Lot 6 S 55' thereof	132.76
Lot 7	377.84
Lot 8	179.55
Lot 9	132.30
Lot 10	151.20
Block 9	
Lot 11	387.86
Lots 12 and 13	360.80 each
SHERWOOD PARK	2,229.47
SHAFROTH ROGERS SUBDIVISION	
Block 5	
Lot 3 E 25' thereof	163.01
Lot 4	1,874.59
Block 6	
Lot 1	1,874.59
Lot 2 W 25' thereof	163.01

FOX SUBDIVISION	
Lots 5 and 6	265.42 each
Lot 7 E 24.80' thereof	42.85
Lot 8	183.95
Lot 9	313.20
PARKPLACE HEIGHTS	
Block 1	
Lot 1	415.76
Lot 2 W 67.3' thereof	232.24
Lot 3 E 57.3' thereof	168.38
Lot 4	436.42
Lot 5	299.94
Lot 6	299.89
Lots 7 to 11 incl.	280.80 each
Lot 12	837.68
Lot 13	290.70
Lots 14, 15 and 16	211.94 each
Lots 17 to 20 incl.	281.06 each
Lot 21	297.04
Lot 22	299.94
Lot 23	343.18
Block 2	

Lot 1	216.30
Lots 2 and 3	203.34 each
Lot 4	307.02
Lots 5 and 6	355.84 each
Lot 7	324.30
Lot 8	235.05
Lot 9	278.99
Lot 10	389.10
Block 3	
Lot 3 E 29.5' thereof	63.20
Lot 4	344.03
Lot 5	193.55
Lot 6	287.93
Lot 7	195.26
Lot 8 E 29.50' thereof	56.81
Block 4	
Lot 1	486.61
Lot 2	376.40
Lot 3	313.41
Lot 4	259.20
Lot 5	345.60
Lot 8 W 29.10' thereof	56.93

Lot 9	187.10
Lot 10	308.93
GLENWOOD SUBDIVISION	
Lots 1 and 3	235.96 each
Lot 2	235.92
Lot 4	627.76
Lot 5	436.04
WEST ELMWOOD PLAZA SUBDIVISION	
Block 1	
Lots 6 to 9 incl.	266.98 each
Lot 10	270.43
Block 2	
Lot 3 E 2.72' thereof	4.68
Lot 4	173.28
Lot 5	359.88
Lot 6	359.97
Lot 7	173.26
Lot 8 E 2.68' thereof	4.61
SUNNYVALE ACRES SUBDIVISION	
Block 1	
Lots 6 to 10 incl.	258.08 each
ELMWOOD PLAZA	

Block 3	
Lots 1 to 9 incl.	271.30 each
Lot 10	268.89
Lots 11 to 14 incl.	259.20 each
Lot 15	253.71
Block 4	
Lot 1	328.23
Lot 2 W 61.16' thereof	146.97
Lot 3 E 60.00' thereof	52.80
Lot 4	123.20
Lot 5	99.78
Lots 6 to 12 incl.	104.00 each
Lot 13	208.59
Lot 14	552.46
Lot 15	848.13
Lot 16	408.26
Lots 17 to 25 incl.	259.20 each
Lot 26	271.86
Block 5	
Lot 1	113.06
Lot 2	58.88
Lot 3 E 5' & W 7.2' thereof	11.66

Lot 4	153.96
Lot 5	313.63
Lot 6	265.81
Lots 7 to 13 incl.	272.16 each
Lot 14	462.05
Lot 15	683.18
Lot 16	511.23
Lot 17	290.42
Lots 18 to 24 incl.	100.80 each
Lot 25	99.60
Block 6	
Lot 1	529.20
Lot 2	429.84
Lot 3	272.16
Lot 4 W 45.00' thereof	223.95
Lot 5	942.43
Block 7	
Lots 1 to 6 incl.	247.84 each
Lot 7	442.80
Lot 8	670.90
Lot 9	224.50
Lots 10 and 11	246.95 each



Lot 12	493.90
ARCADIA VILLAGE	
Block 1	
Lot 1	648.94
Lot 2	448.69
Lot 3	243.72
Lots 4 and 5	241.92 each
Lot 6 N 38.00' thereof	164.16
Lot 26 N 1.00' thereof	1.80
Lot 27	203.40
Lot 28	358.55
Block 2	
Lot 1	350.78
Lot 2	181.79
Lot 3 W 4.30' thereof	7.43
Lots 11 and 12	279.62 each
Lot 13	281.35
Lot 14	452.85
Lot 15	644.66
Lot 16	632.88
Lot 17	441.07
Lot 18	269.57

Lots 19 to 27 incl.	267.84 each
Lot 28	275.84
Lot 29	450.48
Lot 30	601.52
Block 3	
Lot 1	618.77
Lot 2	435.72
Lot 3	267.91
Lots 4 and 5	259.20 each
Lot 6	407.12
Lot 7	692.45
Lot 8	694.79
Lot 9	405.95
Lots 10 and 11	259.20 each
Lot 12	267.91
Lot 13	435.56
Lot 14	618.45
Block 4	
Lot 1	617.03
Lot 2	434.86
Lot 3	267.87
Lots 4 to 6 incl.	259.20 each

Lot 7	297.22
Lot 12 N 5.00' thereof	8.67
Lot 13	175.66
Lot 14	357.83
Block 5	
Lots 1 and 10	346.79 each
Lots 2 and 9	170.24 each
Lots 3 and 8 N 5.00' thereof	8.41 each
Block 6	
Lots 1 to 6 incl.	237.60 each
Lot 7 W 22.00' thereof	95.04
WILCOX & BIXBY SUBDIVISION	
Block 3	
Lots 1 to 5 incl.	273.76 each
South 145' of the W1/2 SE1/4 NW1/4 SE1/4 of Section 12, T 1 S, R 1 W, Ute Meridian except the South 20' thereof	1,428.63
TELLER ACRES	
Block 1	
Lot 1	341.56
Lot 2	173.54
Lot 3 W 9.00' thereof	15.27
Block 2	
Lot 4 E 21' thereof	35.63

Lot 5	178.60
Lot 6	316.05
SUN DIAL GARDENS	
Block 1	
Lots 25 to 47 incl.	108.00 each
Lot 48	185.54
Block 2	
Lot 1	185.98
Lots 2 to 24 incl.	108.00 each

STATE OF COLORADO	)
COUNTY OF MESA	)
CITY OF GRAND JUNCTION	)

I, C. A. Walt, President of the Council and Ex-Officio Mayor of the City of Grand Junction, Colorado, do hereby certify that the above and foregoing is the statement showing the whole cost of the improvements in Grand Junction Improvement District No. 52, and includes interest to and including the 28th day of February, 1955, and apportioning the same upon each lot or tract of land or other real estate to be assessed for the same, all in accordance with the terms and provisions of Chapter 81 of the 1953 Compiled Ordinances of the City of Grand Junction, Colorado, being Ordinance No. 178, as amended.

\_\_\_\_\_  
C. A. Walt  
President of the Council

ATTEST:

\_\_\_\_\_  
Helen C. Tomlinson  
City Clerk

It was moved by Councilman Harper and seconded by Councilman Lowe that the Resolution as presented be approved. Roll was called on the motion with all Councilmen present voting "AYE." The President declared the motion carried.

WATER BILL ADJUSTMENT. The Box Factory Unit of the Independent Lumber Company requested a water bill adjustment due to a service line leak which, due to the sandy soil, never surfaced causing the loss of a very large amount of water. They replaced the entire line with copper which was checked by the Meter Department and verified.

Their Oct. 1, 1954 bill showed a water usage of 586,000 gallons of water amounting to \$133.75. Last year, during this same period of time, the water used was 36,500 gallons amounting to \$13.28.

It was moved by Councilman Harper and seconded by Councilman Severson that the Independent Lumber Company's water bill for the Box Factory Unit be adjusted at \$13.28. Roll was called on the motion with all Councilmen present voting "AYE." The President declared the motion carried.

PROPOSED BUDGET FOR 1955 PRESENTED. City Manager Toyne presented the proposed 1955 budget to the Council and read the letter of transmittal. Several Councilmen expressed the opinion that they would like to have time to study the proposed budget and that a meeting should be set for discussion of the Budget. After some discussion, President Walt set the time of the meeting at 7:30 P. M., Thursday, October 28th, at the City Hall for an open meeting to discuss the Budget and stated that he would like to have not only the Council but all interested taxpaying citizens come to this meeting and help the Council with this Budget. He asked the Press and Radio to give this meeting good publicity so that a large attendance can be had.

APPROVE BOND FOR KARL M. JOHNSON. A bond in the amount of \$2,000 for Karl M. Johnson, Chief of Police, having been approved as to form by the City Attorney was presented. It was moved by Councilman McCormick and seconded by Councilman Harper that this bond be accepted and filed. Motion carried.

DISCUSS OLD CITY HALL USE. Councilman Colescott stated he thought something should be done about remodeling the old city hall so that some use or rental could be made of it. City Manager Toyne reported that he did not have figures on the cost of re-flooring, re-roofing, heating, etc., as yet.

TO ADVERTISE FOR SEALED BIDS FOR SALE OF PROPERTY NINTH & CRAWFORD. Councilman Severson stated that sometime ago the Council had a letter inquiring as to whether the City would sell lots 17 to 32 inclusive Block 19, Milldale Subdivision, located at 9th and Crawford Avenue which they own and use as storage facilities. He asked if anything had been done toward looking into the feasibility of keeping this property to use as city shops or of disposing of it.

City Engineer Burton stated that, in his opinion, the logical place for the city shops would be on the approximate seven acres which the City owns down by the river on West Grand Avenue near the sewage disposal plant. He stated that the present City shops are inadequate and poorly located and will be more so when the East-West Expressway is put in; that if the location on West Grand Avenue is used, all of the City shop operations could be located there and the City dog pound could be moved to this location which would be much better than where it now is; that Grand Avenue would serve as an access road across the City east and west and equipment could go north and south from Grand Avenue.

Councilman McCormick asked if a location in the east part of town would not be more feasible as the City is growing in that direction.

Councilman Harper stated that when the East-West Expressway is established, the present City shop on Ute Avenue should be valuable property and the sale of this property and these lots on Crawford Avenue should go quite a ways toward financing the new City shop. Also, that in view of past policy that these lots should be advertised for bids. It was moved by Councilman Harper, that in view of the situation as it now exists, that the City Manager be instructed to advertise for sealed bids for the purchase of Lots 17 to 32 inclusive, Block 19, Milldale Subdivision to be opened at the regular Council meeting Wednesday, November 3rd. These bids to be based on the vacant lots, the warehouse, either separately or jointly and a provision in the request for bids to be the right of the Council to reject any and all bids. Motion carried with President Walt abstaining from voting.

It was moved by Councilman Lowe and seconded by Councilman Severson that the meeting adjourn until Thursday evening, Oct. 28th, at 7:30 P. M. Motion carried.

/s/ HELEN C. TOMLINSON  
City Clerk

By /s/ Blanche Stringer