

February 17, 1993

To: City Council
City Services Committee

From: Greg Trainor, Utility Manager

Re: MINUTES

City Services Committee, February 11, 1993

REVISED (PLEASE DISCARD MINUTES DATED: FEB 16, 1993)

Present:

Paul Nelson, Chairman
John Bennett
Jim Baughman
Conner Shepherd
Mark Achen
Jim Shanks
Dan Wilson
Greg Trainor
Sandi Glaze
Darren Starr
Ron Lappi

ADDITIONAL ITEM:

The Committee discussed a request by Lloyd Ranches for an easement across the Somerville Ranch on the top of the Mesa. The Lloyd Ranch, now owned by Walt Raber, has used the Somerville road as access for their property for as long as the road has been there. In addition radio/communication tower owners on the Lloyd Ranch have asked for access as well. The Committee recommended that the Lloyd Ranch be offered a perpetual easement and individual tower owners be offered a 5-year renewable easement. All at no fee. This item will be before Council at a later date.

1. The Committee discussed the proposal to amend the Municipal Code to remove the water availability fee from the current rate structure. As presently occurs, when a property owner turns their water off, an "availability fee" is assessed each month. This fee is the minimum water bill. This fee was instituted in 1987 when there were a large number of vacant properties within the City water service area. The Clifton Water District established an availability fee at this time as well.

In the City water service area, when water is shut off, monthly charges for trash and sewer are discontinued. The Committee recommended that, if information could be forthcoming from Ute and Clifton Water Districts on water turn-offs/turn-ons, the City trash and Joint sewer system fees also be stopped when water

service in these districts are discontinued. Currently monthly trash and sewer fees continue to be assessed. A discussion was held concerning the refunding of trash and sewer fees to City customers in the Ute and Clifton water service areas who have been charged these fees since 1987. The recommendation was that the practice be discontinued, but that refunds not be provided due to the inability to-obtain accurate historical utility billing information on specific households over the past 6 years.

In summary the following recommendation was made:

A. Discontinue the water availability fee for water service within the City water service area.

- B. Discontinue assessing trash and sewer monthly fees for properties, within the Ute and Clifton Districts, which have had their water discontinued on a voluntary basis.
- C. The regular \$8.00 service fee will be assessed when the water service is turned back on. (Section 31-4, City of Grand Junction Municipal Code).
2. Trash service to newly annexed areas was discussed. In certain situations newly annexed residential customers have private dumpster service and/or existing contracts for service with a private company. The Committee recommended that, in addition to the normal notices for annexation and media coverage, private companies be given a specific 60 day notice prior to the time that the City would effect service within an area. Such notice combined with other public discussion ought to provide sufficient advanced notice of service. Darren Starr will develop an notice procedure with the City Attorney that will meet the appropriate requirements.
3. Councilman Conner Shepherd provided to the Committee a report on the February 6, 1993 Grand Mesa Slopes draft management plan discussion held at the Powderhorn resort. It was the consensus of the Committee that the City proceed through the process of reviewing the draft management plan internally and with public input. The issue of property disposition was discussed-both public acquisition through the BLM/Land and Water Conservation Funds and through private acquisition. The feeling of the Committee was that the City ought to work with the public land management agencies, but that correspondence should be submitted to the BLM that the City would be hard pressed to not consider any bona fide offer from a private concern.
4. HB 1094 (trash hauling) was discussed which, at the time of this writing, has been postponed indefinitely by the House Local Government Committee.
5. Director Jim Shanks discussed his negotiations with the Central Grand Valley Sanitation District. He has exchanged draft proposals with Central Grand Valley to amend the CGVSD contract but legal counsel for Central Grand Valley has, to date, hampered efforts to get an agreeable amendment. Mr. Shanks will try to communicate with Royal Collard to get the discussions back on track.
6. Valle Vista service was discussed at length. The overall issue was the unilateral efforts by the Orchard Mesa Sanitation District and Mesa County to breach the City-OMSD contract for service which contract requires City approval of any system expansions by the OM District. The discussion centered on City's objective to preserve its legal options to enforce the OM/City contract and to insure that the 201 Planning Area is not amended without City participation. Specific legal alternatives will be discussed with Council at a meeting of the whole council.

cc: Department Heads; Woodmansee; Cheney; Starr