



City of Grand Junction, Colorado 81501  
250 North Fifth St., 303 243-2633

April 28, 1978

Mr. Paul S. Barru, President  
Barru Homes, Inc.  
P. O. Box 368  
Grand Junction, Colorado 81501

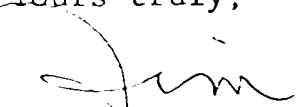
Dear Paul:

The City Council and County Commissioners met in a workshop session several days ago to discuss the concept of adding package treatment units at the existing sewage treatment plant at such time that the present plant reaches capacity prior to the completion of the new plant. This additional capacity could reduce or perhaps eliminate a total moratorium against sewer taps during the period in question. The cost of the package units would be paid by establishing at this time a surcharge on the existing tap fee. Any deficits between the amount collected by the surcharge and the cost of the package units would be paid by the Homebuilders Association. Any salvage value or unused funds would be refunded on a pro rata basis to those who contributed to the fund.

The Council and Commissioners have agreed to this concept. They have instructed the staff to work out the details and to make a recommendation in the form of a rough draft agreement for their consideration.

The staff will be working on this agreement in the near future and we will keep you informed of our progress.

Yours truly,

  
James E. Wysocki  
City Manager

JEW:jc

cc: Bob Gerlofs  
Jim Patterson  
Ted Ford

MAY 17 1978

Due to recent delays in processing the site approval and the step II grant application for the new 22 road sewage treatment facility members of the local Home Builders Association have become increasingly concerned about a possible moratorium on sewer taps in the Grand Junction Service area around mid 1980.

The Ridges Metropolitan District has become concerned to the point that it has submitted a site application to the Colorado Water Quality Control Commission for an interim treatment facility with a capacity of 50,000 gallons per day. This plant is to be installed only in case a sewer tap moratorium is instituted.

It is the opinion of a number of local developers and Home Builders and the Ridges Metropolitan District that the entire community would be better served by an interim facility constructed at a location which could be utilized by the entire Grand Junction service area.

The logical location is at the existing plant site.

The Home Builders Association is aware that the City and County are directing all of their efforts towards the successful completion of a new facility at 22 Road and have no funds available for the construction of an interim facility.

With the above knowledge several of the local home builders have formulated the following suggested program for providing interim sewage treatment.

1. The major developers in the service area will, based on estimated tap requirements over the next three years, guarantee funds for the construction of an interim facility.
2. The City of Grand Junction will enter into an agreement with the developer to implement an interim sewage treatment program if a moratorium is imminent.
3. Immediately upon entering into said agreement the City of Grand Junction will impose a surcharge on all new sewer taps purchased in Grand Junction service area.

The surcharge is to be placed in a special escrow account to be used only in the event an interim plant is required.

4. If a plant is required the surcharge funds would be utilized first. If additional funds are required the guaranteed funds would be called.
5. Unused funds would be returned to the original contributor. Salvage funds would be returned to the contributors on a pro rata basis.

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based on 1977 building permits it is estimated that 1200 new dwelling units were connected to the Grand Junction treatment facility in 1977.

Using the following criteria we would like to make some projections regarding the Grand Junction Facility:

Existing Capacity	
Hydraulic	6.0 million gal/day
BOD	18,000 pounds/day
Existing Loading	
Hydraulic	4.7 million gal/day
BOD	9,800 pounds/day
Anticipated Growth-Ave.	1500 taps/year
Density/tap	3.5 persons
Contribution	100 gal/person/day
Date of Completion of new facility	36 months from approval of Step II. Estimate June 1, 1981

THEREFORE:

Available capacity in plant

Hydraulic	1.3 mgd
BOD	8200 pounds/day

Anticipated three year growth

Hydraulic	1.58 MGD
BOD @	3476 pounds/day

Based on the above assumptions there will be a shortage of approximately 280,000 gallons per day in the existing treatment facility.

OR:

The existing plant will be at 100% capacity in about December 1980, about 800 taps short of the projected needs for three years.

If a \$50.00 per tap surcharge were implemented in June the escrow account would have \$185,000 accrued by December 1980 based on 1500 taps per year.

It is estimated that the construction of a plant with a capacity of 300,000 gallons per day discharging into the existing Grand Junction facility could be constructed for under \$200,000. The assumption is based on achieving some economies utilizing the existing treatment facility.

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We feel certain that sufficient funds can be pledged, along with the surcharge, to guarantee the construction of the interim facility.

We strongly urge you to work with us towards the adoption of this program to insure the continued economic good health of our community and a reasonable way to meet growth pressures.

Paul Barru

Warren Gardner



Robert P. Gerlofs

