

CITY OF GRAND JUNCTION, COLORADO

MEMORANDUM

Reply Requested  
Yes  No

Date  
Oct. 6, 1983

To: ~~(XXXX)~~ Jim Patterson  
Gerald Ashby  
File

From: ~~(XX)~~ Steve Johnson *ST*

RE: Country Squire Recovery Back Agreement

Yesterday I met with the County Commissioners regarding the Country Squire developer's proposed sewer line through Forrest Hills Subdivision. It proved to be an excellent opportunity to discuss the sewer extension policies in the context of facilitating sewer connections on the Redlands. Also, the primary purpose of the meeting was accomplished, namely, approval of the location of the proposed line under the basic terms of the proposed Recovery-Back Agreement. The following conditions were imposed, however:

- 1) Stub-outs shall be constructed for those who desire them as part of the project. Any design work for them shall be allocated to stub-out costs. No objection was made to using the Sewer Fund to advance these costs under the 60 day proposal made by Patterson.
- 2) The road shall be patched and then overlaid with up to 1" asphalt for the length of the road cut section. Specific materials, depth and length shall be determined by the County Road Dept./Engineering Supervisor.
- 3) Minor modification of the contract will be acceptable, e.g., extension of the recovery-back period.

In speaking with Jerry Ashby about the meeting, it was recommended that enforcement of the paving condition be an issue to be discussed solely between the developer and the County. I will amend the Agreement to require compliance with whatever road cut/paving conditions the County chooses to impose.

It should be noted that the Commissioners were not unanimous in approval of the contract concepts. George White said he was against the line if the Forrest Hill residents had to pay to use it. The others agreed that lower costs to all were possible under the proposed location. Some negative discussion about the recovery-back concept occurred. I stated that we would proceed to utilize the basic concept until clear policy change is made.

I did speak with Mr. Page, the developer. He is concerned with the road paving condition, and requested that we accommodate him in return by pulling in West Terrace and North Terrace Drive as contingent recovery-back areas, to contribute some costs for the several hundred feet of his proposed line that those areas would be served by. Since Jim Patterson earlier refused to include those areas, I stated that I couldn't authorize the change. In light of the Commissioner's actions, however, this may be a reasonable compromise. Mr. Page also stated that he is not required to do more than put in dry lines for his subdivision. We have all assumed instead that he was under a two-year time limit to hook-up to Tiara Rado Interceptor. (This should be checked). In other words, considering the slow real estate market, he may back out of the sewer project or delay it if the County is going to require the asphalt overlay.