



City of Grand Junction, Colorado 81501
250 North Fifth St.,

August 24, 1984

Mariann Novack, General Manager
Mesa Mall
2424 U. S. 6 & 50
Grand Junction, CO 81501

Dear Ms. Novack:

In 1979, I reviewed the plans and specifications for the sewer lines and lift station located in the Mesa Mall Development. This review did include the station located at the Wendy's Fast Food Store, and I did not agree with the original design of this specific station.

I had several conversations with Mr. Frank Webber of Western Engineers where the specific concerns below were discussed:

The sump pump type lift station designed with regular sump pumps are unacceptable due to potential plugging by rags and grease. Also, the three horsepower grinder pumps designed originally would not have held up under continued use.

I did agree with redesign size on the pumps and pointed out several other maintenance items, e.g. galvanized pipe guides and exposed metal coatings. This agreement was based on durability of the larger pump with the assumption that the station would remain as a General Growth operated station as we had specified Smith Loveless design or equal pump stations.

All other stations built in your development were of the approved design. I did not specifically state that I would accept the station for City operation and have not, to date, made this type of decision.

The City was never called to inspect or approve the lift station or consequent sewer line system into or out of this installation. I inspected the station for the first time on 8/17/84 and found several problems dealing directly with future maintenance. However, in light of the meeting with Mr. Tim Halflet and Mr. Bill Cammron of General Growth and yourself, I feel the problems of City operation and maintenance can be resolved as follows:

1. You have proposed that the used Smith Loveless station removed from the northeast portion of the mall is available for installation in the Wendy's area to replace the existing sump pump station.

Mariann Novack
August 24, 1984
Page 2

2. This station's design was approved by the City and operated successfully at the first location.
3. I agree with your proposal subject to the following comments and data to be provided by you:
 - a. Resubmit the drawings and specifications for the used station which is now available, include wet well design, show modifications to incoming and effluent lines to connect with existing lines at the Wendy's site.
 - b. Wet well size should be calculated based on your projected future flows. Also look at the existing Wendy's station wet well as it may fill the needs with mounting and pipe modifications to fit the Smith Loveless above ground or wet well mounted station. However, you will need to look into capacity of wet well and diameter of barrel to site the station platform onto, also relate to how you will maintain sewerage flow while these modifications are made.
 - c. Electrical power will also need to be looked at to insure the larger station's requirements.
 - d. When you have completed your proposal, please send it to Mr. Jim Patterson, Public Works and Utilities Director or to Ralph Sterry, Utilities Superintendent. Upon receipt of your proposal, we will review and make comments and send you the results so you can proceed with development of this station.
 - e. Upon completion of the project, call the City Engineer for final inspection and City approval of the lines and station. If approval is granted, the City will, at that time, take over the operations and maintenance.

If there are questions or need for additional information please contact me at phone number 244-1568.

Thank you for your enthusiasm and continued cooperation.

Sincerely,

Ralph Sterry, Utilities Superintendent

cc - James E. Patterson
Darrel W. Lowder
Ken Reedy
Tim Halslet, General Growth