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C.S. Public  
Works

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June 15, 1987

MEMO

TO: GORDON TIFFANY  
MARK ECKERT

FROM: BENNETT BOESCHENSTEIN <sup>BB</sup>  
MARTHA TEAS <sup>MD</sup>

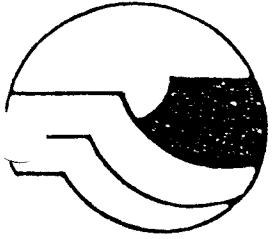
SUBJECT: REPROGRAMMING SEWER FUND MONEY FROM  
SCENIC INTERCEPTOR: CITY-COUNTY SEWER  
CAPITAL PROGRAM

#### BACKGROUND

This communication's intent is to present suggestions for your consideration with regard to the City/County Sewer Fund. A Sewer Fund capital improvements budget for 1987 has been adopted by the City Council in keeping with the Bond requirements, EPA Grant requirements and the City/County Joint Sewerage Agreement. The proposed Scenic Interceptor's (a major interceptor sewer line that would be built from the Scenic School area of the Redlands to Goat Wash Interceptor) design was included as a line item in 1987, with construction proposed for 1988. (These figures are enclosed.) It would appear unless otherwise directed, this project will be financed. It is recommended that these funds be put to a much better use by "front end" financing key, small scale sewer lines which have a high probability of users, the costs of which would then be recovered as individual properties connect or through a monthly rate surcharge or allocation. This reallocation of monies could be part of the County's adoption of the Sewer Fund budget, which should be accomplished for this year.

#### PROBLEM

By most accounts, the two major interceptors into the Redlands (the Goat Wash Interceptor and the Tiara Rado Interceptor) are running far below capacity. This major investment on the part of the City and County is not being fully utilized for several reasons. One is the lack of anticipated growth. Another is slower than anticipated sewer connections from failed septic systems. At the same time septic failure rates are relatively high



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in neighborhoods that are in close proximity to the interceptors. The current policy is to require that the homeowner with the failed septic system bear the entire cost of building a sewer line down the street to the interceptor and eventually recapture the cost as neighbor's septic systems fail and they join the line. This places an unfair burden on individual homeowners and the County Health Department when septic systems fail.

Oftentimes temporary solutions are devised to avoid the sewer connection. In the case of the Fletcher property on 22.5 Road and Foy Drive the septic system is currently being pumped out as needed until a permanent solution can be reached. In the case of Country Squire Subdivision dual systems are installed (septic and sewer lines) until the intervening subdivision builds a sewer line (which it has no intention of doing).

#### ALTERNATIVES

##### 1. DESIGN AND CONSTRUCT THE SCENIC INTERCEPTOR IN 1987 AND 1988.

Advantages: This would follow the course already set by the current budget. It would eliminate the Scenic School package sewer plant and provide an interceptor close to the San Miguel and Skyview Streets.

Disadvantages: At a cost of an estimated \$400,000 and a low number of initial and potential users other than the Scenic School this alternative could hardly be seen as a wise investment unless we are considering a very long time span. According to the County Health Department the package plant rarely experiences problems. There are no planned large subdivisions that would be potential users and the existing development is low density (1-2 acre) lots which would be difficult to sewer even once the line is installed because of the rough terrain.

The project should not be abandoned, but postponed 5-10 years.

##### 2. REPROGRAM THE SCENIC INTERCEPTOR FUNDS AND USE THE MONEY TO FUND STRATEGIC SEWER EXTENSIONS OFF THE GOAT WASH AND TIARA RADO INTERCEPTORS.

#### \* RECOMMENDED ALTERNATIVE \*

Advantages: The use of front end funding to place lines in the neighborhood streets immediately adjacent to the existing interceptors would ...

\* provide the earliest likelihood of capturing new sewer customers

- \* make sewer connections "automatic"--having a sewer line in front of a house with a failing septic system makes it easier to enforce the Health Department Regulations than if it is 400 feet down the street
- \* *fiscal impact* lowers the cost to the individual homeowner and spreads the cost over the entire system (especially if the recapture is recovered through the monthly fee rather than a one time connection cost)
- \* enable comprehensive, neighborhood-by-neighborhood sewer design, engineering and construction rather than a piece-meal, patch-work approach
- \* avoids building another costly interceptor that has only marginal useage

Disadvantages: The Scenic School package plant would have to remain in operation for 5-10 more years. Any septic failures in the scenic area would have to be solved by rebuilt septic systems rather than connection to central sewer. New development in the scenic area would be curtailed because of lack of sewer service.

RECOMMENDATION: The Scenic Interceptor money should be reprogrammed to a Strategic Sewer Lateral Fund which would be used to immediately design, engineer and build the sewer lines in accordance with the studies mentioned above. There is clearly a need for a comprehensive and thoughtful approach to the Persigo Sewer System. There are a variety of issues which should be resolved. This suggestion, if implemented, would not undermine the development of an indepth analysis and strategy for the future management of the System.

A great deal of work has been accomplished in identifying the key lines, using Environmental Health records, City information and preliminary studies for LID proposals from County Engineering and Banner and Associates. The target areas were identified in the County's adopted sewer implementation map as part of the Redlands Plan and Policies. The City has contracted with Banner and Associates to consolidate this information into cost/revenue projections for sewer line target areas.

An immediacy exists for taking action one way or another on this suggestion. There is a high rate of septic system failures in certain developed neighborhoods, because they fall within a range of 12-25 years in age. This factor combined with variable soil conditions and installation standards has created a chronic problem of individual failures. Because property owners' needs for sewer repair occur individually, we can not get a majority in support of LIDs. This is compounded by the problem of small sewer line installation costs being too low for special improvements bonding.

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If the County Commissioners agree with the suggestions made above, it is necessary for them to do two things: 1) adopt a Sewer Fund Budget with the Scenic Interceptor monies reallocated to finance the targeted lines and; 2) request in writing that the City Council revise their adopted Sewer Fund Budget to reflect these changes. Please let us know as soon as possible if you wish to proceed with this matter.

Thank you.

cc: Stan Schweissing  
Dr Cianko  
Greg Trainor