



# FRUITA

## COLORADO

### Enoch's Lake Information

More information is available online at [fruita.org/mountainproperties](http://fruita.org/mountainproperties)

#### 1. Why is the City of Fruita considering the sale of Enoch's Lake?

- The City of Fruita received an offer to buy Enoch's Lake land and water rights from Ronald Tipping, Stan Muhr and Rodney Powers.
- The City of Fruita focuses on providing the highest quality of core services to Fruita residents in the City limits of Fruita. Details of the City's long-term planning efforts are found online at [fruita.org](http://fruita.org), and the Strategic Plan can be found online at [fruita.org/strategicplan](http://fruita.org/strategicplan).
- Selling Enoch's Lake will allow the City of Fruita to focus more on core services within Fruita City limits.

#### 2. What was the offer to purchase?

- The offer the City received from Mr. Ronald Tipping, Mr. Rod Powers, and Stan Muhr is for \$500,000, plus the satisfaction of \$140,000 of non-monetary performance obligation arising out of the dam repairs the City currently owes to Mr. Tipping for labor and materials in connection with repair work Mr. Tipping completed in 2007 on Mirror Lake Reservoir No. 1, also known as Enoch's Lake and repairs made in 2009 to Reservoir #1. The total cost of these repairs was \$484,764.04 (*\$124,232.13 for Reservoir No. 1 and \$360,531.91 for Enoch's Lake*). *These potential buyers already own the land surrounding Enoch's Lake.*
- The City contracted with Arnie Butler & Associates, who specialize in ranch, farmland, and commercial appraisals throughout the State of Colorado. This property and water rights were appraised at \$425,000. The offer received by the city is higher than the appraised value.

#### 3. What are the challenges with Enoch's Lake?

- Managing land that is not within the City limits and roughly 36 miles (over an hour drive) north of the Colorado National Monument, from the City.
- The lake is surrounded by private property.
- Challenges related to recreation – illegal camping, trespassing, theft, vandalism, and other damages to private property, fire outside fire pits and left unattended, illegal fireworks, discharging firearms, discarding trash on private property, using private property to discard human fecal waste, numerous calls to law enforcement over the years, which led to the closing of overnight camping following consultation with the Mesa County Sheriff's Office and surrounding private property owners in 2016.
  - There are limited resources (i.e., limited to no cell service) on the Pinon Mesa and long response times to get to the site.

- During the final years the site was open for overnight camping, the City could not keep up with the necessary trash clean-up while sending a crew to the property three times per week.
- Water from Enoch's Lake cannot be delivered to or used within the City's limits as there is no pipeline to Fruita, nor would it be feasible to construct through the Colorado National Monument.
- Even if water could reach the Fruita City limits, the water from Enoch's Lake was once part of a system which included three other reservoirs, which could not adequately serve the Fruita population of 3,668 residents in 1980. This is why the City in 1983 contracted with Ute Water Conservancy District to provide the Fruita community drinking water.
- Utilizing City resources over an hour a way's drive to manage this property, pulling those resources out of the demands of core services within City limits is not an efficient use of resources considering there is no value received in the City for the property/water rights.

**4. What type of water rights does Enochs Lake have?**

- Enoch's Lake (Mirror Lake Reservoir No. 1) is decreed for irrigation, stock watering and domestic purposes.

**5. What are the historic City expenses related to Fruita mountain properties?**

Since 2017, the City has limited resources to the bare minimum to maintain the properties on Pinon Mesa to prioritize funds within the City limits. A historical summary of expenses of all mountain properties (Enoch Lake and Reservoirs 1, 2 & 3) is below.

- Expense breakdown



Expenses include personnel, water line repair, reservoir maintenance, supplies & tools, and fuel. Past improvements included rebuilding the outhouse and reinstalling, installation of four fire rings and four concrete picnic tables, fenced-off dam access (Dam Inspector requirement), graded campground road and added gravel. The chart above covers only operational costs and does not include capital projects.

### **What is the city's process for selling property?**

- The City of Fruita is a home-rule municipality meaning that its process for the sale or conveyance of real property owned by the city is governed by the City Charter.
- The City Charter requires that the Council adopt an ordinance to authorize the sale or conveyance of real property. This is a legislative act and is published as a public process resulting in two hearings before the City Council. (Article 2.11 D of the Fruita City Charter).

### **How is the city engaging and educating the public on this decision process?**

- Learn more about the history and current status of the Fruita Mountain Properties at <https://www.fruita.org/publicworks/page/fruita-mountain-water-properties>
- City Link Article 2022 - <https://www.fruita.org/publicworks/page/fruita-mountain-properties-history-and-challenges>
- City Link Article 2017 - [https://www.fruita.org/sites/default/files/fileattachments/administration/page/15771/2summe r2017final\\_0.pdf](https://www.fruita.org/sites/default/files/fileattachments/administration/page/15771/2summe r2017final_0.pdf)
- Open House on Friday, June 7, 2017 – To educate the public about Mountain Properties and water rights and to gather input from Fruita residents on these assets owned by the city. [https://www.fruita.org/sites/default/files/fileattachments/public\\_works/page/32895/mountain\\_water\\_06-02-2017\\_public\\_meeting.pdf](https://www.fruita.org/sites/default/files/fileattachments/public_works/page/32895/mountain_water_06-02-2017_public_meeting.pdf)
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- Multiple updates to City Council in meetings and workshops.
- May 6, 2023 – Grand Junction Daily Sentinel Article
- June 20, 2023 – First Reading of Ordinance 2023-07 (calling for a 2<sup>nd</sup> Reading & Public Hearing July 18, 2023) for the conveyance of 51.41 acres known as Enoch Lake and the water rights known as Mirror Ditch NO. 1, Mirror Lake Reservoir No. 1 and Springs R and N.
- June 20, 2023 – First reading of Ordinance 2023-08 (calling for a 2<sup>nd</sup> Reading & Public Hearing July 18, 2023) for the conveyance of 2.0 acres on Pinon Mesa.
- June 20, 2023 – First reading of Ordinance 2023-09 (calling for a 2<sup>nd</sup> Reading & Public Hearing July 18, 2023) for the conveyance of 4.05 acres on Pinon Mesa.
- No public comments were made at the First Reading of the Ordinances listed above on June 20, 2023, and no written comments have been received to date.