



**GRAND JUNCTION CITY COUNCIL
&
MESA COUNTY BOARD OF COUNTY COMMISSIONERS
JOINT PERSIGO MEETING MINUTES**

August 17, 2017

Video is available upon request

Audio

1.0 CALL TO ORDER – PLEDGE OF ALLEGIANCE

At 3:03 p.m., Chair Scott McInnis called to order the Joint Persigo meeting conducted by the Grand Junction City Council and the Mesa County Board of County Commissioners at the Grand Junction City Hall Auditorium, 250 North 5th Street, Grand Junction, Colorado. Those in attendance from Mesa County were Chair Scott McInnis, Commissioner Rose Pugliese, Commissioner John Justman, Frank Whidden, County Administrator; J. Patrick Coleman, County Attorney; Kaye Simonson, Senior Planner; Linda Dannenberger, Planning Division Director; Dan Caris, Development Services Manager; and Janika Harris, Clerk to the Board. Minutes prepared by Janika Harris and Lori Westermire, Clerk to the Board.

In attendance from the City of Grand Junction were Mayor Rick Taggart; Councilmembers Duncan McArthur, Duke Wortmann, Phyllis Norris, and Chris Kennedy. Councilmember Bennett Boeschstein entered the meeting at 4:12 p.m. Also present were Greg Caton, City Manager; John Shaver, City Attorney; Trent Prall, Interim Public Works Director; Dan Tonello, Interim Utilities Director; David Thornton, Principal Planner; and Debbie Kemp, Interim City Clerk.

1.5 ADDITIONS AND/OR DELETIONS FROM THE AGENDA

Joint Board Discussion and Motions

Chair McInnis inquired if the Joint Board members had any additions or deletions from the agenda. COMMISSIONER PUGLIESE MOVED THAT WE MAKE A DELETION TO THE AGENDA TODAY, ACTUALLY A MODIFICATION, SO THE AREAS BEING CONSIDERED FOR INCLUSION INTO THE PERSIGO 201 SEWER SERVICE AREA ITEMS C THROUGH J, I WOULD LIKE TO DELETE THIS FROM THE AGENDA AS AN ACTION ITEM AND INSTEAD ASK THAT OUR BOARD, COLLECTIVE BOARDS, APPROVE IT AS AN INFORMATIONAL

ITEM ONLY, NO VOTES WOULD BE TAKEN TODAY, AND THAT WE CAN HEAR THE COMMUNITY INPUT THAT WAS RECEIVED FROM OUR STAFFS AS THEY WENT OUT AND TALKED TO THE COMMUNITY AND PUBLIC COMMENTS, COUNCILMEMBER DUKE WORTMANN SECONDED. The Joint Board Members discussed Commissioner Pugliese's request to delete the item from the agenda. Chair McInnis requested Commissioner Pugliese repeat her motion.

COMMISSIONER PUGLIESE MOVED TO DELETE FROM AN ACTION ITEM FOR TODAY'S MEETING THE AREAS BEING CONSIDERED FOR INCLUSION INTO THE PERSIGO 201 SEWER SERVICE AREA ITEMS C, D, E, F, G, H, I AND J, SO ALL OF THOSE ITEMS WILL BE CHANGED FROM ACTION ITEMS TODAY TO INFORMATIONAL WORKSHOP ITEMS SO WE CAN TAKE INFORMATION, BUT THERE WILL BE NO VOTES ON THOSE ITEMS TODAY; COMMISSIONER JOHN JUSTMAN SECONDED.

Chair McInnis requested a roll call vote and those in favor of the motion included: Commissioners John Justman and Rose Pugliese and Chair Scott Mcinnis. Mayor Taggart requested Debbie Kemp call roll of the Councilmembers: Those in favor of the motion included Councilmember Duncan McArthur and Mayor Taggart. Those opposed included: Councilmembers Chris Kennedy, Phyllis Norris, and Duke Wortmann. Chair McInnis explained it was a tie vote.

Councilmember Kennedy offered an amended motion: THAT WE TAKE AREAS C THROUGH J INDIVIDUALLY AND DECIDE WHETHER WE WANT TO VOTE ON THOSE TO INCLUDE OR INFORMATION PER PARCEL AS IDENTIFIED IN THE ATTACHMENTS; Chair McInnis sought clarification on whether the motion is to take individual votes on each one. Councilmember Kennedy confirmed and added additional details to explain his motion. Further discussion occurred by the Joint Board Members and Mr. Shaver added procedural direction concerning the vote. Councilmember Kennedy repeated his motion as follows: THE MOTION IS TO TREAT EACH AREA LABELED C THROUGH J INDIVIDUALLY ON EITHER AN INFORMATIONAL OR A VOTE TO INCLUDE; COUNCILMEMBER NORRIS SECONDED. Mayor Taggart requested Mr. Shaver explain the procedural process the Board should take to consider each area. Mr. Shaver suggested several options and the Board members discussed possible procedures and necessary votes. After further discussion, Councilmember Kennedy withdrew his motion, and Councilmember Norris withdrew her second.

Board members continued to discuss procedures and COUNCILMEMBER CHRIS KENNEDY MOVED TO REINTRODUCE THE MOTION THAT WAS DEFEATED BY COMMISSIONER PUGLIESE TO TAKE ITEMS C THROUGH J AS INFORMATIONAL DISCUSSION WITH A NO VOTE; COUNCILMEMBER NORRIS SECONDED. Chair McInnis sought clarification on the motion.

Ms. Kemp called roll of the Councilmembers. Those in favor of the motion included: Councilmembers Duncan McArthur, Phyllis Norris, Duke Wortmann, Chris Kennedy, and Mayor Taggart. None opposed.

Chair McInnis called roll of the Commissioners. Those in favor of the motion included: Commissioners John Justman and Rose Pugliese and Chair Scott McInnis. None opposed and Chair McInnis confirmed the motion passed.

2.0 MINUTES OF THE LAST PERSIGO BOARD MEETING

OCTOBER 20, 2016

Commissioner Pugliese noted Chair McInnis was not in attendance at the Joint Board meeting on October 20, 2016.

Board Action and Motions

The Joint Board made the following motion:

COMMISSIONER ROSE PUGLIESE MOVED APPROVAL OF THE MINUTES; COMMISSIONER JOHN JUSTMAN SECONDED; PASSED BY ACCLAMATION WITH A UNANIMOUS VOTE.

3.0 201 BOUNDARY ADJUSTMENTS (PERSIGO BOUNDARY VS URBAN DEVELOPMENT BOUNDARY- (UDB))

Areas being considered for Exclusion from the Persigo 201 sewer service area:

- a. **Area 2:** Complete Exclusions. A few properties were excluded in 2012. Additional exclusions were approved in 2015 and 2016. Nine properties remain. The Future Land Use is RUR – Rural. Extension of sewer north of the canal is not anticipated.
- b. **Area 4:** Exclude the area outside the Urban Development Boundary (UDB). The Future Land Use for the area outside the UDB is RUR – Rural. The UDB does split two properties, located at 2373 I Road and 863 24 Road. The portions of those properties located within the UDB have a FLU of RL – Residential Low.

Kaye Simonson presented the item and entered into the record the project report, a PowerPoint presentation, the Grand Junction Comprehensive Plan, the Mesa County Master Plan, the Mesa County Land Development Code, the Grand Junction Municipal Code, the Persigo Agreement, and Exhibit 1, which are additional emails received since the project report was prepared. Exhibit 1 is on-file at the Mesa County Clerk and Recorder's Office and City of Grand Junction City Clerk's Office. Ms. Simonson discussed the background of the Persigo Agreement and history of the areas to be considered for exclusion/inclusion in the agreement. Ms. Simonson described the boundaries of Areas considered, summarized the current zoning and future land use of the areas based on the UDB plan. She discussed the community open houses and public comments that have been received.

Public Comment

Mike Carnes, Mesa County resident, requested information on being excluded.

Board Discussion

Councilmember Phyllis Norris requested clarification of the map to determine which parcels are being excluded.

Area 2

Board Action and Motions

The Joint Board made the following motions:

COUNCILMEMBER CHRIS KENNEDY MOVED TO APPROVE THE EXCLUSION OF 9 PROPERTIES LOCATED OUTSIDE THE AREA OF THE UDB FROM THE PERSIGO 201 SEWER SERVICE BOUNDARY AS SHOWN IN AREA 2; COUNCILMEMBER PHYLLIS NORRIS SECONDED. Mayor Taggart requested that roll to be taken. Those in favor of the motion included: Councilmembers Phyllis Norris, Duke Wortmann, Chris Kennedy, Duncan McArthur, and Mayor Taggart. None opposed.

COMMISSIONER ROSE PUGLIESE MOVED TO EXCLUDE THE 9 PROPERTIES IN THE FUTURE LAND USE RUR AREA; COMMISSIONER JOHN JUSTMAN SECONDED. Chair McInnis conducted a roll call and the vote was unanimous to adopt the motion.

Area 4

Ms. Simonson provided additional information pertaining to the boundaries of Area 4 and explained the proposed action would provide uniformity of sewer policy and future land use. Councilmember Norris commented on the need for sewer versus septic systems in the area as it developed.

Board Action and Motions

The Joint Board made the following motions:

COUNCILMEMBER CHRIS KENNEDY MOVED TO APPROVE THE EXCLUSION IN THE AREA LOCATED OUTSIDE THE UDB FROM PERSIGO 201 SEWER SERVICE AREA AS SHOWN IN AREA 4; COUNCILMEMBER DUNCAN MCARTHUR SECONDED. Mayor Taggart requested that roll be taken. Those in favor of the motion included: Councilmembers Duke Wortmann, Chris Kennedy, Duncan McArthur, and Mayor Taggart. Those opposed included: Councilmember Phyllis Norris.

COMMISSIONER ROSE PUGLIESE MOVED TO EXCLUDE THE AREA OUTSIDE THE UDB KNOWN AS AREA 4; COMMISSIONER JOHN JUSTMAN SECONDED. Chair McInnis conducted a roll call and the vote was unanimous. Chair McInnis confirmed the County and City voted in favor and it was adopted.

JOINT COUNTY AND CITY WORKSHOP

Areas being considered for Inclusion into the Persigo 201 sewer service area:

- a. **Area 7:** Include the omitted parcel in the 201 Boundary. This is a single property located at 2627 H ¾ Road. Although in the UDB, it is not in the 201 Service Area. The Future Land Use is RML – Residential Medium Low. The adjoining property is already annexed to the City.
- b. **Area 10:** Include the omitted parcel in the 201 Boundary. This is a single property located at 774 23 Road. Although in the UDB, it is not in the 201 Service Area. The Future Land Use is RM – Residential Medium. The adjoining properties to the south and east are already annexed to the City.
- c. **Area 11:** Expand the Persigo boundary to match the UDB. The Future Land Use is RML – Residential Medium Low. The majority of the area is Monument View Lake.
- d. **Area 1:** Expand the Persigo boundary to match the UDB. Future Land Use for the area is RL – Residential Low south of I ¼ Road and URR – Urban/Residential Reserve north of I ¼ Road
- e. **Area 3:** Expand the Persigo boundary to match the UDB. The Future Land Use includes NCMU – Neighborhood Center Mixed Use; RM – Residential Medium; RML – Residential Medium Low; and RL – Residential Low.
- f. **Area 6:** Expand the Persigo boundary to match the UDB. The Future Land Use is RM-Residential Medium and RML – Residential Medium Low.
- g. **Area 8:** Expand the Persigo boundary to include the airport and the land north to the UDB. A significant portion of this area has already been annexed to the City. The Future Land Use is Airport. While the northern property is BLM land, there have been discussions regarding sale or trade of the land for additional airport and industrial uses; the Comprehensive Plan allows for that possibility.
- h. **Area 9:** Expand the Persigo boundary to 30 ½ Road based on the 2009 Black and Veatch Sewer Basin Study. The Future Land Use in this area is IND – Industrial.

Kaye Simonson and David Thornton briefed the Joint Board and discussed boundaries, zoning, existing and future land use, and other aspects associated with the subject areas. Comments made by the Joint Board members pertained to zoning and future land use planning, private and public land boundaries, public comments, future review of Area 10 and development within the buffer zone of Area 11.

Public Comment

Mesa County residents identifying themselves and speaking during the workshop included: Loren Mullen, Mark Bonella, Jack Fry, Philip Morrow, Don Larson, Christine Richmond Gallegos, Lois Dunn, Dan Komlo, Doug Colaric, John Kelleher, Diana Gallegos, Esther Castor, Nick Flanagan, Shyla White, and Dave Zollner.

Note: Councilmember Duke Wortmann excused himself from the meeting at approximately 5:00 p.m.

4.0 OTHER BUSINESS

Councilmember Boeschstein suggested staff consider where septic systems are failing within the 201 Boundary, and Chair McInnis requested staff forward the information to himself and Councilmember Boeschstein as it is obtained. Commissioner Pugliese requested a future agenda include discussions

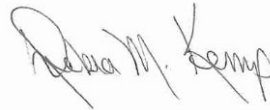
pertaining to Area 7, areas of Pear Park, Redlands and along the Patterson Road corridor. Commissioner Justman requested the Joint Board have a future discussion regarding the name change of North Avenue, and City/County jurisdiction of sections along Orchard Avenue.

5.0 ADJOURN

With no further business to come before the Persigo Board, Chair McInnis adjourned the meeting at approximately 5:30 p.m.



Sheila Reiner,
Mesa County Clerk and Recorder



Debra M. Kemp, MMC
Interim City Clerk

