

AGENDA
JOINT PERSIGO MEETING BETWEEN
CITY OF GRAND JUNCTION, CITY COUNCIL
MESA COUNTY, BOARD OF COUNTY COMMISSIONERS
TWO RIVERS CONVENTION CENTER, 159 MAIN STREET
AUGUST 12, 2004, 11:30 A.M.

1. 11:30 a.m. to 12:20 p.m.
Hearing on Expansions and Deletions to 201 Sewer Service Area Boundary
[Attach 1](#)
2. 12:20 p.m. to 12:30 p.m.
Lunch served
3. 12:30 p.m. to 1:00 p.m.
Reports
 - a. Introduction of Wastewater Services Superintendent Dan Tonello by Greg Trainor, City Utility Manager
 - b. Grease Handling and Biosolids Composting: PowerPoint Presentation by Dan Tonello, Wastewater Services Superintendent
[Attach 2](#)
 - c. Updates and Questions:
Combined Storm Sewer Elimination
[Attach 3](#)
Septic System Elimination Program
[Attach 4](#)
Temporary Modification and Discharge Renewal
[Attach 5](#)
Duck Pond Lift Station Replacement
[Attach 6](#)
4. Other Business
5. 1:00 p.m.
Adjournment

NOTICE OF PUBLIC HEARING

11:30 a.m., Thursday, August 12, 2004

**Two Rivers Convention Center
159 Main Street, Grand Junction, Co.
Consideration of 201 Sewer Service Area Boundary Adjustments
and other Persigo Sewer System Business**

PUBLIC NOTICE IS HEREBY GIVEN that a hearing before the Grand Junction City Council and the Mesa County Board of County Commissioners on the above subject will be held Thursday, August 12, 2004, 11:30 a.m. at Two Rivers Convention Center, 159 Main Street. Petitions or remonstrances concerning said business may be filed in the City Clerk's Office, City Hall, 250 N. 5th Street, Grand Junction, Colorado, at any time prior to the hearing, and all interested persons may appear at said hearing.

The City Council and the Board of County Commissioners will conduct public discussion and make decisions on the issue of amending the 201 Sewer Service Area Boundaries in the following general locations:

F ½ Road and 31 Road (delete from sewer service area)
F Road and 31 Road (delete from sewer service area)
I Road and 26 ½ Road (add to sewer service area)
West of 25 Road, North of I-70 (add to sewer service area)
H Road and 23.7 Road (add to sewer service area)
2322 I-70 Frontage Road (add to sewer service area)

For Further Information contact:

Greg Trainor, Utility Manager
City of Grand Junction
244-1564

Pete Baier, Public Works Director
Mesa County
244-1689

Or access the City's web site at www.gjcity.org

BY ORDER OF THE CITY CLERK
GRAND JUNCTION, COLORADO
Stephanie Tuin, MMC, City Clerk

To Be Published: **July 30, 2004, August 2, 2004**

**Attach 1
Hearing on Expansions and Deletions to 201 Sewer Service Area Boundary**

CITY COUNCIL-County Commissioner AGENDA						
Subject	Requests for Expansions and Deletions 201 Boundary Joint City-County Persigo Meeting					
Meeting Date	August 12, 2004					
Date Prepared	July 26, 2004				File #	
Author	Greg Trainor		Utility Manager			
Presenter Name	Greg Trainor Mark Relph		Utility Manager Public Works and Utilities Director			
Report results back to Council	X	No		Yes	When	
Citizen Presentation		Yes	X	No	Name	
	Workshop	X	Formal Agenda			Consent X Individual Consideration

Summary:

Public Hearing

Requests for property to be added or deleted to the 201 Sewer Service Area Boundary

- F ½ Road and 31 Road (delete from sewer service area)
- F Road and 31 Road (delete from sewer service area)
- I Road and 26 ½ Road (add to sewer service area)
- West of 25 Road, North of I-70 (add to sewer service area)
- H Road and 23.7 Road (add to sewer service area)
- 2322 I-70 Frontage Road (add to sewer service area)

Budget:

N/A

Action Requested/Recommendation:

Individual consideration and decisions on each request and separate motions by the City Council and the Board of County Commissioners.

Attachments:

- Notice of Public Hearing
- Summaries of Requests to be Added or Deleted
- Minutes of the October 26, 1999 Appleton area boundary hearing.
- Minutes of the November 13, 2000 23 Road Park Plaza boundary hearing.
- 201 Boundary Adjustment Map With Affected Areas Indicated.

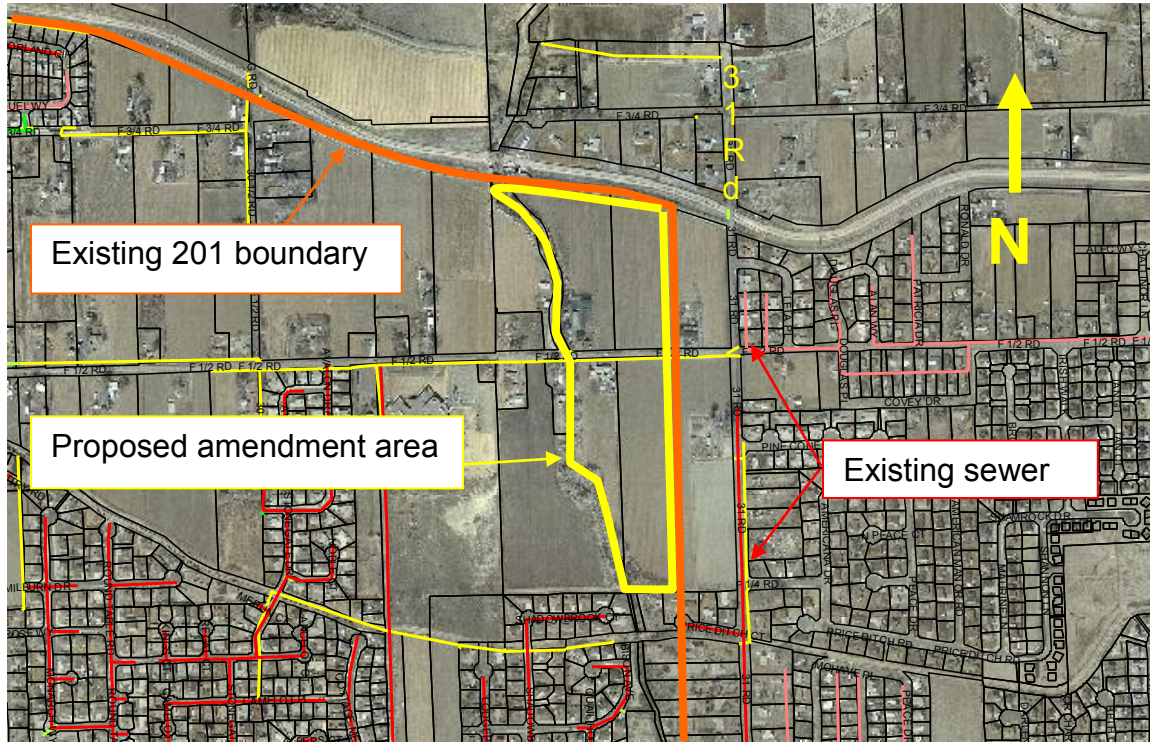
Background Information:

During the last year there have been requests by individual property owners for inclusion and deletions to the 201 Sewer Service Area boundary. These requests have been held until this joint annual Persigo meeting of the City Council and Board of County Commissioners.

On June 24, 2004, letters were mailed to affected property owners notifying them of the proposed actions. Responses were received from these property owners. The following staff reports outline the responses. In addition, because of the public hearing and decision-making nature of the joint Persigo meeting, notice was also published in the Daily Sentinel on July 30 and August 2, 2004, the latter date being 10-days prior to the public hearing on August 12, 2004. Notices were also sent out to property owners of the affected areas requesting inclusion or deletion and to surrounding property owners within 500 feet of the affected areas. Some of these individuals are expected to be present at the public hearing.

**F ½ and 31 Road (Foraker, Kerr, Arnhold)
(Deletion from the 201 Sewer Service Area boundary)**

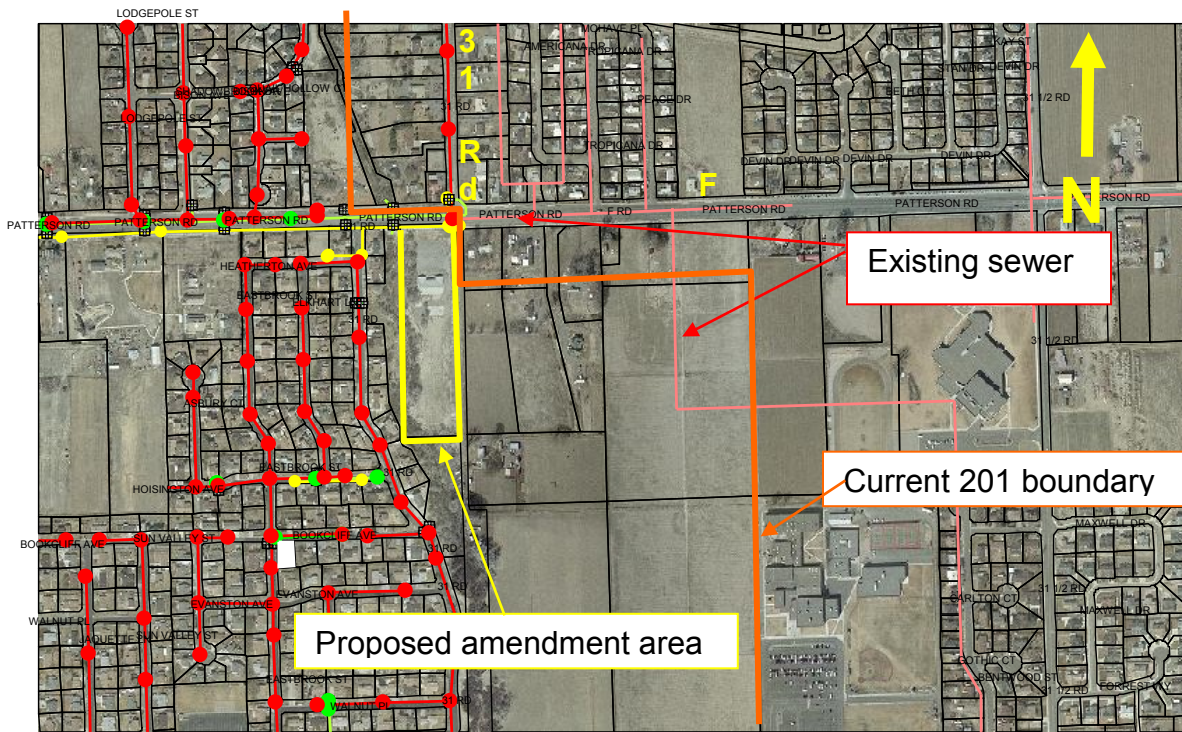
Exhibit 4



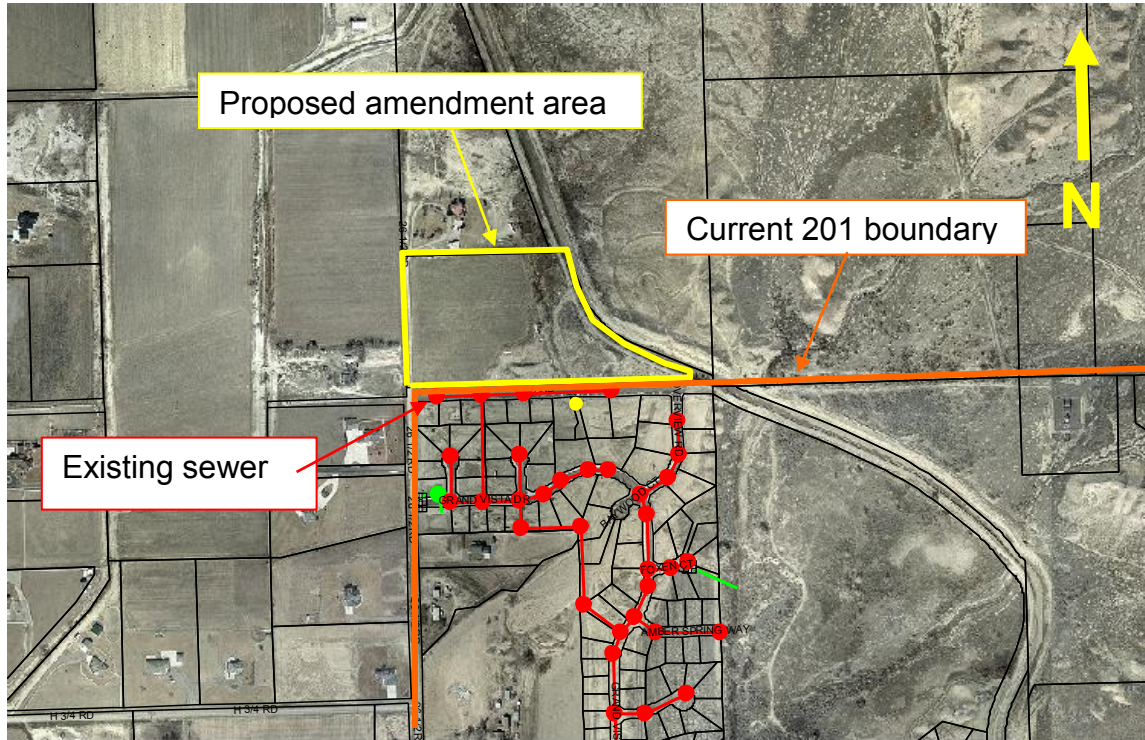
This area is within the 201 Sewer Service Area boundary. However, because of topography and Lewis Wash to the west, it cannot be served by the Central Grand Valley Sanitation District. The Clifton Sanitation District #2 has agreed to incorporate the area into their district once it is deleted from the 201 Sewer Service Area boundary. There are no land use issues associated with this request. Recognizing that Lewis Wash continues to the south, the Council and Commissioners may anticipate a similar request in the future for properties to the south that are split by the 201 boundary. All property owners affected by this deletion are in favor of the proposed action and City and County staff supports the deletion.

**F Road and 31 Road (Cornerstone Christian School)
(Deletion from the 201 Sewer Service Area Boundary)**

Exhibit 5



This area is within the 201 Sewer Service Area boundary. However, because of topography and Lewis Wash to the west, it cannot be served by the Central Grand Valley Sanitation District. The Clifton Sanitation District #2 presently serves the property even though it is within the 201 boundary. There are no land use issues associated with this request. However, it seems that the same issue could come up with properties to the east that are split by the 201 boundary. The deletion of this area from the 201 Sewer Service Area boundary recognizes the current service situation from Clifton # 2. The property owners, Cornerstone Christian School, are in favor of this deletion as are City and County staff.



This property is located directly north of the Grand Vista Subdivision, the existing City limits and the 201 boundary. The Growth Plan Future Land Use Map designates this property Rural, 5 to 35 acres per dwelling unit. The North Central Valley Plan map shows this property located within an area termed “Joint Urban Plan Uses” implying future urban development. If development were to be considered at any higher density, both a Growth Plan Amendment and rezoning would be required (the property is currently zoned AFT) along with subdivision approval. A small portion of the property, located in the northeast corner, is in the Airport Critical Zone. No development will be allowed in this area.

Urban development at approximately four dwelling units per acre exists directly south of I Road along with all urban facilities and infrastructure. Sewer is available immediately south of the proposed amendment area within the Grand Vista Subdivision. There is an existing sewer line in I Road directly south of the property.

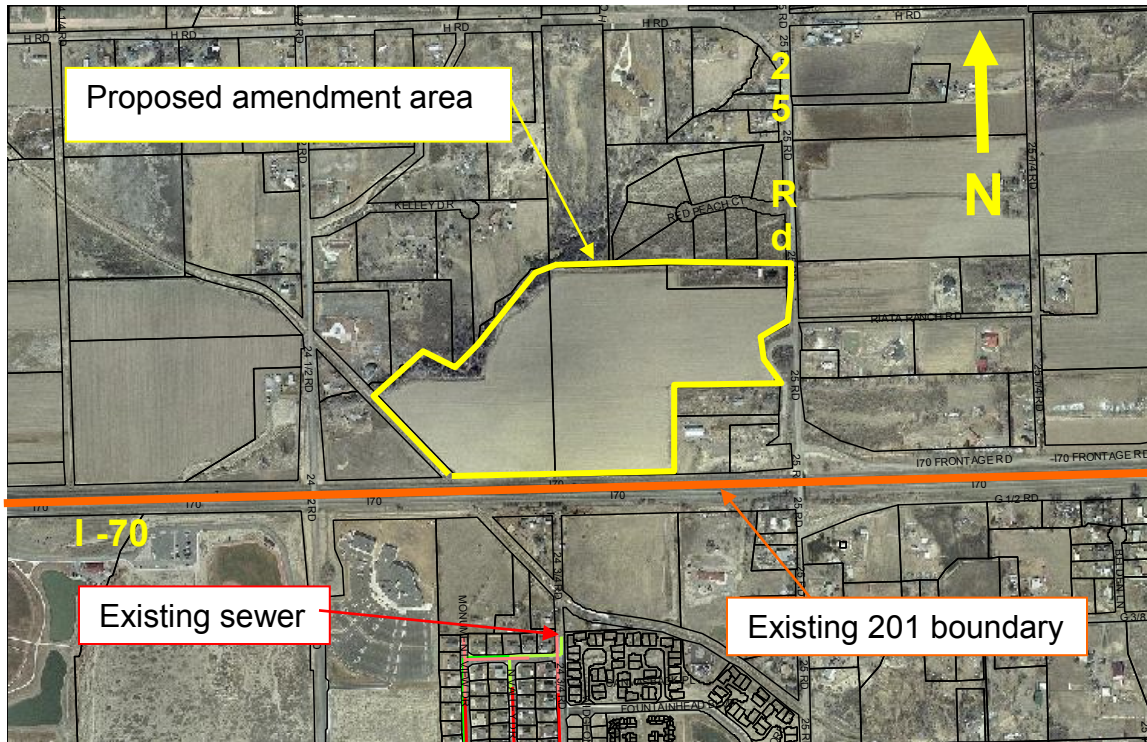
The backbone City infrastructure that would serve this area is primarily the Paradise Hills Interceptor. The Paradise Hills Interceptor sewer ranges in size from 12-18-inches. There is one section of 15-inch pipe that currently governs the overall capacity of this interceptor sewer that was identified in the HDR Comprehensive Wastewater Basin Study (revised 1997). The capacity of this reach of interceptor is 3.397 MGD. Peak flows through this reach are estimated at 3.150 MGD at buildout leaving a capacity of 0.247 MGD available for other areas or denser

development within the basin. 0.247 MGD equates to another 440 homes worth of capacity remaining.

Based on the above analysis, the intercepting sewer appears to have adequate capacity to serve additional residential development. City and County staff support this amendment request.

**West of 25 Road, North of I-70 (First Assembly of God, petitioner; property owner Carley Peach)
(Addition to 201 Sewer Service Area Boundary)**

Exhibit 2



See attached minutes from the October 26, 1999 Appleton hearing.

This property is located directly north of Interstate 70, east of the Grand Valley Canal and west of 25 Road. The subject property is designated Estate, 2 to 5 acres per dwelling unit on both the Growth Plan Future Land Use Map and the North Central Valley Plan Future Land Use Map. Any provision of sewer service would require extensive engineering to connect to lines existing in the Pomona Park Subdivision south of the freeway and bring service under the freeway.

Property owners have requested this area be considered for inclusion into the 201 Sewer Service Area boundary prior to further discussion between themselves and the First Assembly of God Church. The Church felt that a decision needed to be made as to inclusion first, prior to the Church expending engineering funds to scope out the technical and financial feasibility of extending sewer to the property.

Other property owners surrounding Carley Peach did not wish their property to be included into the 201 sewer boundary at this time. These were Gay Johnson (two parcels) and Starley Hatch (one parcel). Sandra Vangilder, indicated through their real estate representative, that they did not care one way or the other as to inclusion. Finally, Edmund and Monique Brown did not respond to the June 24 notice letter.

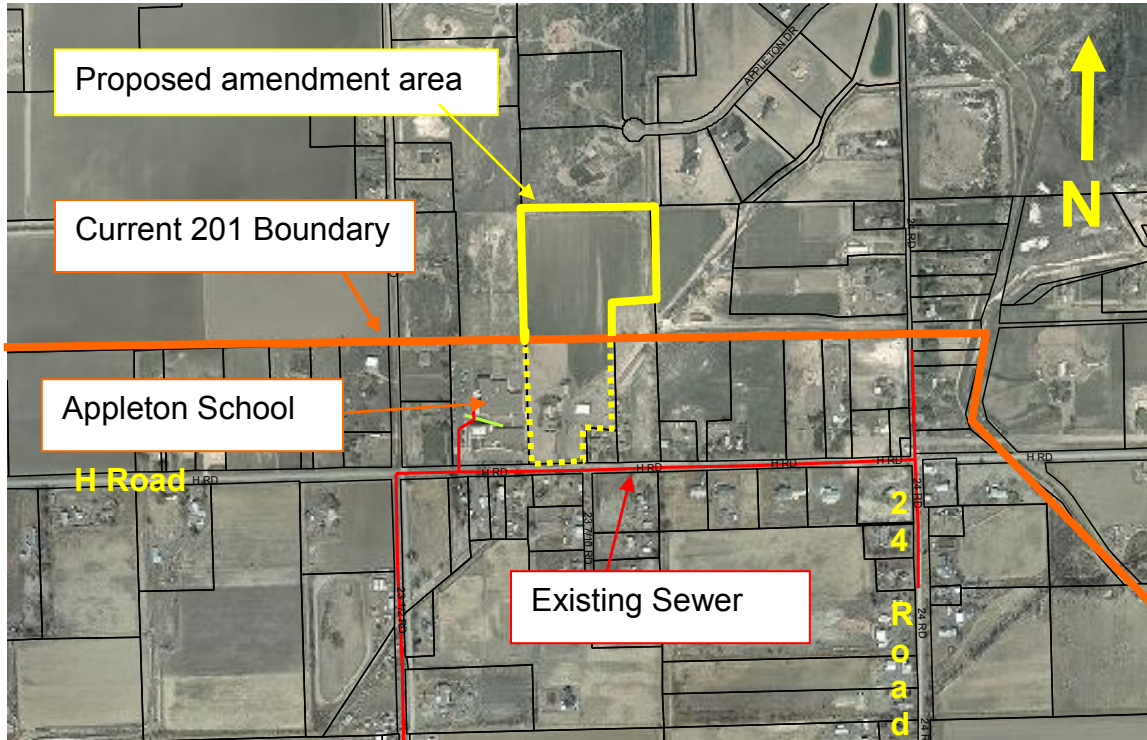
This inclusion request is between 24 ½ Road and 25 Road, one quarter mile to the east of the Appleton addition that was discussed for inclusion in 1999 as part of the Appleton School Sewer Improvement District formation.

Adoption of the North Central Valley Plan specifically limited the Urban Growth Boundary (201 Boundary) to an area anticipated, at that time, to be able to be served by the Persigo Waste Water Treatment Plant. Discussion during the adoption process focused on the request from School District 51 to include the Appleton Elementary School in the 201 boundary and a similar request from the Fellowship Church at the northwest corner of 24 Road and Interstate 70. Property owners in a larger area north of I-70 expressed concern that sewer extension north of I-70 would result in increased development pressures. In addition, a joint study by a consulting firm and City staff (HDR study) indicated that the Persigo Plant had limited capacity for an increased area near Appleton School.

Sewer is available approximately 900 feet south of the subject properties at the intersection of 24 ¾ Road and Roaring Fork Drive. Construction of a gravity sewer line to serve this area would be costly and would include a bore of the I-70 corridor.

The backbone City infrastructure that would serve this area is primarily the 24 Road Interceptor that ranges in size from 8-10-inches. There is one section of 10-inch pipe that currently governs the overall capacity of this interceptor sewer. Evaluation of this line would need to be included with an engineering study conducted by the petitioner, should the 201 boundary be amended as proposed to assure that there is adequate capacity in the existing line. Projected peak flows generated from this basin, based on the 1993 HDR study, include the proposed Carley Peach properties and are estimated at 0.38 MGD at buildout. This projected flow volume includes a 1,258 acre area, currently outside the 201 boundary, that is assumed to develop at 0.5 units per acre. HDR also identified sections of the 24 Road Interceptor that would need to be upsized in order to carry the additional flows, should the boundary be amended to include these areas. The HDR study did show that there is adequate capacity at the Persigo Waste Water Treatment Plant to treat these additional flows, should the 201 boundary be amended to include this area. Staff does not feel that this development, if developed as currently zoned, would cause capacity issues in the existing infrastructure that serves this basin. Should this area be included in the 201, we would require that a comprehensive basin study be accomplished by the petitioner to confirm that adequate capacity does exist.

Conditions surrounding the ability of the plant to provide capacity have not changed since the adoption of the plan and City and County staff recommend denial of this request. Based on the above review, the petitioner would be required to provide more detailed study information regarding capacity of the existing 24 Road Interceptor system and impacts that proposed boundary expansion would have on existing infrastructure before any future consideration of boundary amendments should be considered.



See attached minutes from the October 26, 1999 Appleton area boundary hearing.

This property is located north of H Road between 25 ½ and 26 Road. It is under a contract to purchase by Northwest Plateau Development, Inc. for residential development. It is bisected by the 201 Sewer Service Area boundary. The southern half of the property is within the 201 Sewer Service Area boundary, the north half is not. The Appleton Elementary School is located immediately to the west of the Cunningham property and was included into the 201 area boundary in 1999. The School District property was also bisected by the 201 boundary along the same east-west line as the Cunningham property and the Barto property immediately to the east of the Cunningham property. The Future Land Use map indicates this area would be Estate (2-5 DU/acre). The northern boundary line (running east and west) was drawn as far to the south as possible to include only the area of the school district property needed for sewer service. The purpose of this was the opposition by some Appleton residents to development following the installation of sewer lines and the applicability of the existing North Central Plan that indicated this area remain as Estate 2-5 acres per dwelling unit. In 1999, notice was sent to property owners in the area. Cunningham and Barto did not respond at the time.

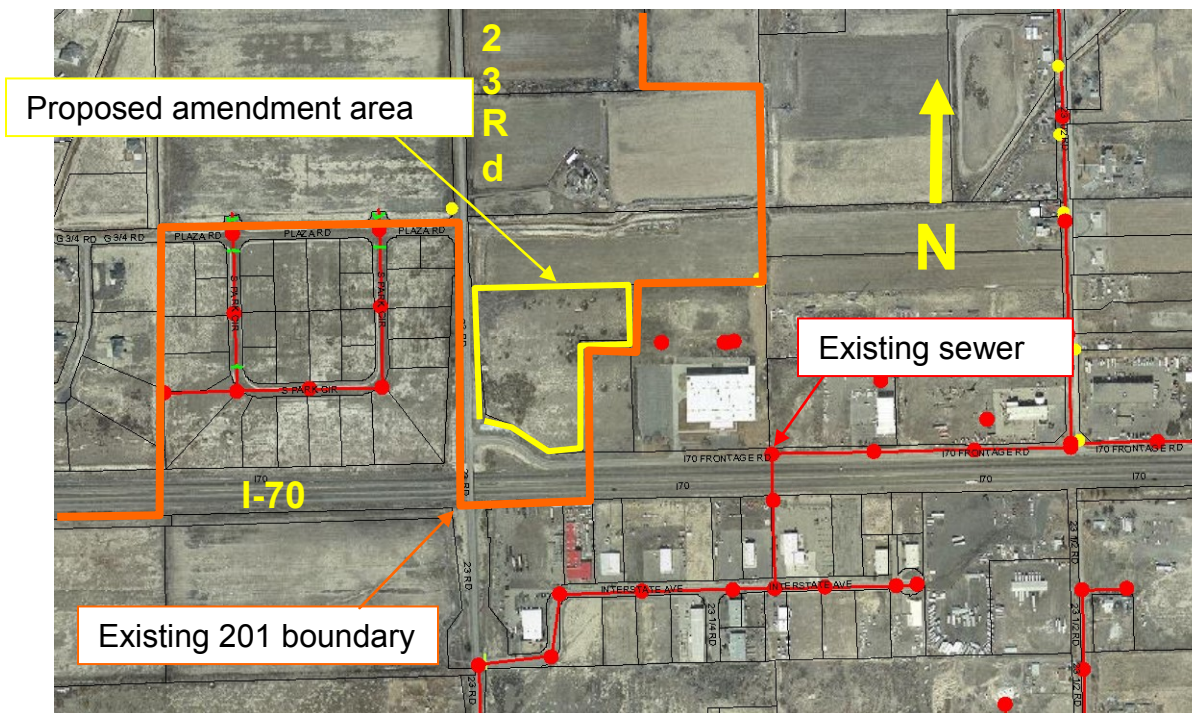
Sewer is available adjacent to the subject property along H Road. Gravity service to the area would include a main line extension of approximately 700 feet.

The backbone City infrastructure that would serve this area is an existing system located along H Road, 23 ½ Road, and 23 Road that ranges in size from 8-10-inches. There is one section of 8-inch pipe that currently governs the overall capacity of this outfall sewer. Evaluation of this line would need to be included with an engineering study conducted by the petitioner, should the 201 boundary be amended as proposed to assure that there is adequate capacity in the existing line. Projected peak flows generated from this basin, based on the 1993 HDR study, include the proposed Cunningham property and are estimated at 0.176 MGD at buildout. This projected flow volume includes a 568 acre area, a portion of which is currently outside the 201 boundary, that is assumed to develop at 0.5 units per acre. HDR also identified sections of the sewer outfall that would need to be upsized in order to carry the additional flows, should the boundary be amended to include these areas. The HDR study did show that there is adequate capacity at the Persigo Waste Water Treatment Plant to treat these additional flows, should the 201 boundary be amended to include this area. Staff does not feel that this development, if developed as currently zoned, would cause capacity issues in the existing infrastructure that serves this basin. Should this area be included in the 201, we would require that a comprehensive basin study be accomplished by the petitioner to confirm that adequate capacity does exist.

City and County staff do not support this request. Based on the above review, the petitioner would be required to provide more detailed study information regarding capacity of the existing outfall sewer system before any future consideration of boundary amendments for this property.

**2322 I-70 Frontage Road (GPD Global, property owner)
Addition to 201 Sewer Service Area Boundary**

Exhibit 6



See attached minutes of the November 13, 2000 23 Road Park Plaza boundary hearing

This property is in the northeast quadrant of the 23 Road and I-70 Intersection. It is bounded on the west by 23 Park Plaza which is within the 201 boundary and on the east by property which is within the 201 boundary. Future Land Uses are identified as Commercial. The Growth Plan Future Land Use Map designates the property Commercial. The North Central Valley Plan includes the property in a Nonresidential designation. The property is zoned for commercial uses in Mesa County.

Sewer is available east of the subject property along the I-70 Frontage Road that would include a main line extension of approximately 830 feet. Gravity service to the parcel from the existing sewer line along the frontage road may not be possible unless fill material is imported to the site. Gravity sewer is also available 1,000 feet south of the property along 23 Road. This alternative would require a bore of the I-70 corridor that may be cost prohibitive.

The backbone City infrastructure that would serve this area is an existing system located along H Road, 23 ½ Road, and 23 Road that range in size from 8-10 inches. There is one section of 8-inch pipe that currently governs the overall capacity of this outfall sewer. Evaluation of this line would need to be included with an engineering study conducted by the petitioner, should the 201 boundary be amended as proposed to assure that there is adequate capacity in the existing line. Projected peak flows generated from this basin, based on the 1993 HDR study, include the GPD Global property and are estimated at 0.176 MGD at buildout. This projected flow volume

includes a 568-acre area, a portion of which is currently outside the 201 boundary, that is assumed to develop at 0.5 units per acre. HDR also identified sections of the sewer outfall that would need to be upsized in order to carry the additional flows, should the boundary be amended to include these areas. The HDR study did show that there is adequate capacity at the Persigo Waste Water Treatment Plant to treat these additional flows, should the 201 boundary be amended to include this area. Staff does not feel that this development, if developed as currently zoned, would cause capacity issues in the existing infrastructure that serves this basin. Should this area be included in the 201, we would require that a comprehensive basin study be accomplished by the petitioner to confirm that adequate capacity does exist.

Based on the above review, the petitioner would be required to provide more detailed study information regarding feasibility for gravity service to the parcel, and capacity of the existing outfall sewer system.

There are no land use issues associated with this request, however City and County staff recommend that the detailed study referenced above be completed prior to consideration of inclusion in the 201 boundary.

**GRAND JUNCTION CITY COUNCIL
AND
BOARD OF COUNTY COMMISSIONERS OF MESA COUNTY**

SPECIAL MEETING

OCTOBER 26, 1999

The Grand Junction City Council and the Mesa County Commissioners convened into special session at the Country Inn, 718 Horizon Drive, to solicit public comment on changes to the 201 Sewer Service Boundary. President of the Council Gene Kinsey and Commission Chair Kathryn Hall convened the meeting at 7:05 p.m. Those present were Councilmembers Cindy Enos-Martinez, Earl Payne, Reford Theobald, Gene Kinsey and Jim Spehar, and County Commissioners Kathryn Hall, Doralyn Genova and Jim Baughman. Clerk for the Commissioners Bert Raley and City Clerk Stephanie Nye were also present.

Commission Chair Hall invited those present to look at the big map on the wall. She then introduced the rest of the officials and staff present.

Mayor Kinsey welcomed those present.

Councilmember Janet Terry entered the meeting at 7:09 p.m.

City Utilities Manager Greg Trainor introduced the discussion. He referred to the maps and identified areas to be deleted and those areas to be added. He gave the history of the original Persigo Sewer Service area. Changes have occurred, growth has occurred and areas have been identified for future growth. It is necessary to amend the boundary to implement the Persigo Agreement. Tonight's discussion was mandated in the agreement to occur within one year.

Mr. Trainor then referred to specific areas to be deleted and noted the reasons why, i.e. in Clifton Sanitation Districts No. 1 and No. 2. The area is presently served by an existing wastewater treatment plant with no plans to eventually hook up to the Persigo system and be served by the Persigo Wastewater Treatment Plant. There is an area adjacent (northeast and southeast) to the airport which will not be developed because of its proximity to runways and airport development. An area along Little Park Road (southwest portion of the 201 sewer service area) is mostly BLM public lands and won't be developed. Monument Valley, an area with existing development with septic systems, and an area west of Canyon View Subdivision will stay rural, also the area west of 19 ½ Road.

Areas proposed to be added are Valle Vista Subdivision which has sewer and an area along the extension that goes to Valle Vista, an area with existing highway commercial in Orchard Mesa because they are presently on sewer, an area along Monument Road proposed for development, the Appleton area north of Interstate 70, an area that is outside the current 201 sewer service area boundary, but is partially served by sewer

(Appleton School). Another area is west of the Airport inside city limits but outside the 201 sewer service area, and adjacent to Paradise Hills which is currently on sewer. The area north of Independence Valley which currently has sewer extended to it and is an area that is presently part of Fruita's 201 sewer service area. The area on Orchard Mesa is proposed to be rural in nature and not be developed in densities less than two acre lots.

Chair Kathryn Hall introduced Councilmember Janet Terry. She then opened up the meeting for public comment.

Gary Plsek had sent a letter referring to property at 872 26 ½ Road. It is in the 201 service area and Mr. Plsek wanted it deleted. The property is vacant farmland and located north of Paradise Hills and west of some of the proposed extension of Paradise Hills. All of the houses in that area are on five acres or more. The city does not have the AFT zoning so taxes would be affected.

Officials advised that taxes depend on the use of the property, not the zoning. Councilmember Terry clarified that the property would not have to be annexed unless it is developed. Mr. Plsek said he might want to split off a lot, then it would trigger annexation.

Sean Norris, 778 23 Road, said the boundary splits his parcel up the middle. It doesn't make sense if developed, with sewer on one half and septic on the other half. He understood the topography, so he asked that it all be included or it all be excluded, three other parcels also. Commissioner Jim Baughman asked Mr. Norris if he had a preference. Mr. Norris said no, it won't affect development.

City Utilities Engineer Trent Prall confirmed that topography did affect the drawn lines.

Councilmember Terry asked if it is in line with the Appleton Road. Mr. Prall said yes.

Councilmember Theobald asked if the sewer will flow all the way to 23 Road if it is extended the other way, that is would it be better to include it all or bring the line back to the east. Mr. Prall recommended bringing it back to the east because lift stations would be required if the boundary were extended further to the west. He would prefer to exclude it because of the drainage.

Ron Drake, 1974 S. Broadway, said his area is large acreage that may or may not be developed. His lot is 1.08 acres. It is difficult to change lines once drawn and conditions are made. They lived previously in Country Club Park and it was costly there to go on sewer (\$12,000 to \$20,000). He doesn't want to be excluded. There are a number of others in his situation, approximately 40 to 60 homes. He felt the boundary should be redrawn to include the lower one-third of his area in the 201 service area.

Councilmember Payne asked Mr. Drake if he attended the buffer zone meetings. Mr. Drake said no. Councilmember Payne said there was a lot of support for a buffer there, 95% in favor versus 5% against.

Councilmember Theobald characterized the expectation of the buffer zone as a rural area, but that may not be the case.

City Manager Mark Achen said Fruita's buffer zone prohibits Fruita or Grand Junction from extending sanitary sewer unilaterally without the approval of all three entities. The purpose was to not allow development in the buffer area.

Marie Tipping, 1967 Broadway, has 8.7 acres in the area. She was concerned with the high water table. In the winter time, water is on the surface. They have above ground septic systems engineered in the area. Her system is functioning okay, but neighbors might have problems. She and the neighbors don't want to be deleted. They have an agricultural nature in the neighborhood where several ranchers bring cattle into the area. They need to stay agricultural and not be in the city, but for health reasons, she would like to be able to get onto the sewer. Councilmember Terry asked Ms. Tipping what the Health Department has said regarding the high water table. Ms. Tipping didn't know.

Councilmember Spehar asked if leaving this area within the boundary would require an agreement with Fruita. City Manager Mark Achen said it would require discussion with them on what the intent is.

Councilmember Payne felt this would be changing the decision from the buffer zone meeting.

Councilmember Terry said they don't need to change the buffer zone, but provide a way to address failed septic systems in existing developments. Taking them out of the 201 would preclude the City and County from helping them in the future. Councilmember Theobald noted sewer service can't be extended outside the 201 boundaries.

County Administrator Bob Jasper said the Persigo Agreement says they can now bring sewer to existing areas in the 201 area, but it is quite expensive. That must be considered. The City and County always have the ability to change the 201 boundary. If later there was a neighborhood that is desperate, the lines could be changed then. Whether doing the sewer now or later, it would still be a considerable amount of money.

James McCall, 2083 S. Broadway, has a failing septic system. He was denied a permit to fix the septic system if sewer was available in the area. His property line is adjacent to Tiara Rado. He would like to retain the option of going on sewer in the future if his septic should fail. His property is approximately 3.5 acres in size. His neighbor has sewer.

Steve Nieslanik, Board member of the Orchard Mesa Sanitation District, said the board is opposed to the deletion of the area east of 30 Road. He feels it goes against the City/County agreement with goals to pursue health and quality on behalf of all citizens, and to encourage connection of all properties within the 201 in the short term rather than waiting for septic tanks to fail. There are a lot of failing septics in that area and there is high ground water. It has the same problem as in Valle Vista. There is a health and water quality problem in the area with sewer on the ground. He felt the only effort by the City and County has been to write his board a check and try to buy them off. He did not feel that was appropriate.

Councilmember Terry said she and Chair Hall visited with the Orchard Mesa Sanitation District board last year and researched the problem to see what type of failed systems existed, the extent to which they were failing, and the high water table. They did not determine the problem to be as bad as Mr. Nieslanik described it. The data from the Mesa County Health Department does not show the failed systems described by Mr. Nieslanik. She said that was one of the main reasons the decision was made. They are not ignoring the board's problem. Chair Hall said they received the Health Department data, and it wasn't to buy the District out. The City and County were trying to make the District whole for taking care of Valle Vista sewer.

Mr. Nieslanik said he thought they have a problem there with failing systems and extremely high water tables. He said being on that board is tough telling some residents they can have sewer while having to tell others they cannot. He felt this proposal is doomed to fail in this area. He quoted past Grand Junction Mayor Connor Shepherd in a letter stating "Installing the Valle Vista sewer line would result in a population of 24,000 people being added to the area." That was seven years ago, and there has been very little population increase in the area. The District feels those people should be hooked up to sewer.

Councilmember Terry suggested Staff share the data regarding failing systems. She said the 201 system is designed to handle so much volume which is why some of these areas are being deleted.

Mr. Nieslanik said all lines south of Highway 50 would gravity feed into Valle Vista or the District's existing lines.

Councilmember Terry said they had talked about it for months and they made the right decision.

Councilmember Spehar said there was a lot of discussion on how to run that line to minimize the possibility of more development. The Appleton area is an example of sewer extension begetting growth. Once a rural area is sewered, the growth begins.

Larry Beckner, attorney on behalf of Dr. Merkel, owner of property north of the interstate between 24 ½ and 24 ¼ Road and south of the wash, said they want it to be included. It will require a new drill under the interstate at Dr. Merkel's cost. He also owns the two properties to the west between 24 Road and 24 ¼ Road. Commissioner Baughman said that request has been discussed before because of the North Central planning process. Mr. Beckner understood but requested they follow the wash and bring the area into the 201.

Councilmember Terry asked for the proposed zoning for that property. Mr. Beckner said there is no current proposal. It is currently zoned agricultural.

Chair Hall asked if it is one parcel. Mr. Beckner said there are three parcels.

Kathy Cron, 214 E. Fallen Rock, Monument Valley, owner of a two acre lot, said her property is proposed for deletion. She said there have been flash floods two summers in a row. She has one chance to move her septic system, her neighbor has none because of ravines. Her septic system is 26 years old. She was worried about resale

of her home. Councilmember Theobold said, under the Persigo Agreement, sewer and annexation are no longer linked. If her septic failed and she needed sewer service, that would not be a factor in annexation. Ms. Cron asked if sewer were installed in the area, would there be the possibility of being annexed. Councilmember Theobold said it's possible, but not because of the sewer. Chair Hall said the agreement says existing residences can be sewerred without being annexed.

Ms. Cron was concerned that the City will annex around them and they will be left as an enclave. She was assured her property would not be annexed by enclave since her backyard abuts the Colorado National Monument. She said the sewer line is in across the street. She is no longer rural. The urban growth around them leaves them no longer rural. It's being filled in even though they are rural.

Councilmember Terry asked about the rest of the area. Ms. Cron said all the homes on the outside area of Monument Valley have ravine problems. It's the center section that burned two summers ago. Councilmember Terry asked if the neighbors have the same concern as Ms. Cron. Ms. Cron said she had no idea. Councilmember Terry said in order to get sewer, a concerted effort by the neighbors would be required to form the district. Ms. Cron felt that when someone's sewer begins to fail, it will become an issue.

Councilmember Theobold said it is the perception that this area is built out and that it is all two acres or more; thus room for rebuilding septic. It is still very expensive to extend the sewer line to an existing subdivision. Ms. Cron was concerned with property value on residences with old septic systems.

Mary Huber, 580 ½ Melrose Court, said Clifton Sanitation Districts #1 and #2 are proposed to be deleted. She asked what was presented to the Joint Urban Planning Commissions. Their minutes say "as amended", and she wondered where she could find out what the amendment is, who did it and when. Chair Hall said discussions have taken place over the past two years, and Clifton Sanitation requested to be deleted from the 201 boundary. Ms. Huber asked if there was someone from Clifton Sanitation who could verify that. Councilmember Terry said it was very clear at that meeting. She said Larry Beckner was representing all the districts at that meeting and could verify that, although Mr. Beckner had left this meeting.

Ms. Huber asked if the ten year limit means Clifton Sanitation Districts #1 and #2 will be included. Commissioner Genova said one does not affect the other. Boundaries can be changed with action of both bodies.

Councilmember Terry referred to the term "as amended" because it can change from time to time, and probably will change.

Ms. Huber asked how long the urbanized growth boundary can contribute to Persigo 201.

Trent Prall said they are looking at expanding the plant in 2011 but the population in the valley could double before the plant reaches capacity.

Ms. Huber said she would like to get something in writing from Clifton Sanitation District #1 and #2 saying they want to be deleted. Chair Hall suggested Ms. Huber talk to the District.

Richard Mason, 2373 H Road, lives in the Appleton area which is proposed to be included. He supported the plan to expand the 201 into that area. Expanding sewer is an expensive process and he encouraged the City and County to investigate ways to provide incentives or creative financing to form improvement districts. Mr. Mason's property is 2.5 acres, but most of the properties are less than two acres.

Jim Rooks, 155 31 Road, expanded on Mr. Nieslanik's comments. The proposed sewer boundary goes around 220 acres his family owns. His current residence is outside the red area on the map but he has credit for 4.5 sewer taps granted by the Orchard Mesa Sanitation District. He intends to use one of the credits for his residence when his septic begins to fail. He wants to use another sewer tap on his land and give to his sons. He asked if new residences will be able to hook on in the red area. Chair Hall said yes.

Mr. Rooks didn't disagree with removing the area for the most part but part of the area needs to be left in. He worked on the Orchard Mesa Master Plan. The area west of 31 Road was designated as four units per acre. The area north of A ½ Road, east of 30 Road, was designated to be five acre tracts. Deleting the area would go against that plan. Under the current land use code, the green area was in the urban growth plan. Mr. Rooks felt the earlier statement about not wanting any growth in this area is taking his property rights. Chipeta Pines Subdivision is currently being annexed. The city limits is expanding. He urged reconsidering the area and deleting part of it and leaving part of it in. Another parcel outside of the red area is already on sewer.

Commissioner Baughman understood at the time of the Valle Vista extension, 400 feet was the distance that sewer service was available. Trent Prall confirmed the red area is 400 feet on either side.

Toby Tiftiller, 2391 H Road, an Appleton citizen, said he liked it there until the sewer line was run to Appleton School. He voted against extending the sewer, mostly because of the expense, \$10,000 to run the line to the house and \$15,000 to hook into the sewer. He has a brand new house and septic system, and feels it is unnecessary. He didn't move there to be urbanized. It is a rural community. He was concerned with more dense development going into his area. His property is just under two acres. Commissioner Baughman said Mr. Tiftiller would not need sewer until his septic system failed. Mr. Tiftiller said there is still the expense (\$10,000) of running the sewer line down the street. Commissioner Baughman said that won't happen if he does not hook onto the sewer. Pete Baier, County Public Works Director, said if a majority of the people in an area want to form the district, those in the minority would still be assessed.

County Administrator Bob Jasper said the neighborhood voted for it once. They voted again and defeated it by one vote. Staff and the Boards will be meeting next week looking at incentives or ways to bring the price of the sewer down. Mr. Tiftiller said there are as many with failing septics in the area as those with new septics.

Jody Seagull, 3126 B ½ Road, didn't want to be excluded. Their home was built in the 1920's on a little over one acre. She sees the area filling in with many septic systems on two to five acre lots. She felt a County sewer system would be much better than separate septic systems.

Mel Reddig, 265 32 Road, thought the plan looks pretty good, although he would like to be excluded. He didn't feel his property should have been included in the first place.

There were no more public comments. The hearing was closed at 8:40 p.m.

Staff comments were taken at this time.

Councilmember Terry asked, in reference to Monument Valley, if Staff had any reaction to some of the issues brought up by Ms. Cron. Trent Prall said the area could be easily served except for the very northeastern corner of the area which will need a sewer lift station, but it will be expensive (\$12,000 to \$15,000 per lot).

Councilmember Terry asked Mr. Prall if he recalled why this area was proposed for exclusion. Mr. Prall said it was built out on two acre densities and there were several residents that asked to be excluded.

Councilmember Theobald asked if they are on a time frame for making a decision?

Chair Kathy Hall asked what the majority wants to do.

Commissioner Genova said she would like to investigate some of these areas.

Informal discussion by the City and County Officials then took place.

Councilmember Enos-Martinez suggested checking on the Orchard Mesa Plan.

Commissioner Baughman suggested checking with the Heath Department.

Chair Hall said some questions need to be answered and suggested a joint meeting at the beginning of the next City Council meeting to be held on November 3, 1999.

Mayor Gene Kinsey suggested action could be taken at this meeting on those areas that are clearly non-controversial like the airport.

Councilmember Theobald said most of tonight's comments have been on future concerns. There will be enough people at some point with the same problem and need to have a neighborhood solution. At that point, the entire neighborhood is going to need sewer service which also means the entire neighborhood is going to need to be in the 201. He wasn't sure how many of those concerns need to be addressed tonight. He suggested they not overreact, but wait and see what happens. They don't need to solve all the future problems tonight. It makes sense to approve the ones they can tonight.

Councilmember Spehar suggested having Mr. Trainor review each area one by one and a motion can be made on each.

The following individual motions were made:

1. Airport Property

City

Upon motion by Councilmember Theobold, seconded by Councilmember Terry and carried, the airport property was deleted from the 201 Sewer System.

County

Upon motion by Commissioner Genova, seconded by Commissioner Baughman and carried, the deletion was approved.

Councilmember Theobold suggested they not deal with the Plsek property right now, nor the requests for additional additions (150 acres in the west half of the area).

2. Saccomanno Property

City

Upon motion by Councilmember Theobold, seconded by Councilmember Payne and carried, the Saccomanno property was added to the 201 Sewer System.

County

Upon motion by Commissioner Genova, seconded by Commissioner Baughman and carried, the addition was approved.

3. Appleton Addition

City

Upon motion by Councilmember Theobold, seconded by Councilmember Terry and carried, the Appleton Addition was added to the 201 Sewer System and move the western boundary to the eastern property line of those properties that it currently bisects.

County

Upon motion by Commissioner Baughman, seconded by Commissioner Genova and carried, the addition was approved.

4. Independence Valley North

City

Upon motion by Councilmember Theobold, seconded by Councilmember Enos-Martinez and carried, Independence Valley North was added to the 201 Sewer System. It was noted that Fruita must delete a portion of this area from its 201.

County

Upon motion by Commissioner Genova, seconded by Commissioner Baughman and carried, the addition was approved.

City Manager Mark Achen noted that Fruita formally advised the City it is okay to include Independence Valley North in the Persigo 201 Sewer System.

5. 19 1/2 Road buffer area deletion - **NO ACTION ON THIS ITEM.** It was determined this item will be considered at a later time when more information can be obtained. Councilmember Theobold said this needs to be viewed in a larger context. Whatever changes made may also affect the previous perception of the 19 1/2 Road buffer area. He felt the deletion needs to be discussed with Fruita. Councilmember Terry said whatever decision is made (how the 201 amendments are dealt with) would be contained in the body of the buffer zone agreement. Councilmember Theobold said the buffer zone was created outside the context of the discussion of the 201 amendments. In linking the two, they may decide the buffer boundary may also need to change in some way.

6. Wildwood Deletion - It was moved by Councilmember Theobold and seconded by Councilmember Payne to delete the Wildwood Area from the 201 Sewer system. Councilmember Terry asked if the area is developed? Councilmember Theobold said the extent of the development would be a few homes that front on S. Broadway, and then Wildwood. This is in Terry Dixon's neighborhood. Commissioner Baughman said Mr. McCall's house, 2083 S. Broadway, would be in this area. Councilmember Theobold said yes and his house fronts on S. Broadway. Because it's located right across from the existing 201, they could deal with it on an individual basis if a problem comes up. Councilmember Theobold withdrew his motion.

7. Monument Valley

City

Upon motion by Councilmember Terry, seconded by Councilmember Spehar and carried, Monument Valley was not deleted from the 201 Sewer System.

County

Upon motion by Commissioner Baughman, seconded by Commissioner Genova and carried, the motion was approved.

8. Monument Road

City

Upon motion by Councilmember Terry, seconded by Councilmember Terry and carried, the Monument Road area was added to the 201 Sewer System.

County

Upon motion by Commissioner Genova, seconded by Commissioner Baughman and carried, the motion was approved.

9. Little Park Road

County

Upon motion by Commissioner Genova, seconded by Commissioner Baughman and carried, Little Park Road was deleted from the 201 Sewer System.

City

Upon motion by Councilmember Theobold, seconded by Councilmember Terry and carried, the motion was approved.

10. Existing Highway Commercial Area (Trailer Park on the south side of Highway 6 & 50, east of 30 Road)

County

Upon motion by Commissioner Baughman, seconded by Commissioner Genova and carried, the existing Highway Commercial area was added to the 201 Sewer System.

City

Upon motion by Councilmember Terry, seconded by Councilmember Theobold and carried, the motion was approved.

11. Valle Vista (red portion)

County

Upon motion by Commissioner Genova, seconded by Commissioner Baughman and carried, the Valle Vista Extension Addition was added to the 201 Sewer System.

City

Upon motion by Councilmember Terry, seconded by Councilmember Theobold and carried, the motion was approved.

12. Valle Vista (green portion) - **DEFERRED.**

13. Clifton Sanitation District #1 and #1

City

Upon motion by Councilmember Theobold, seconded by Councilmember Terry and carried, Clifton Sanitation District #1 and #2 were deleted from the 201 Sewer System.

County

Upon motion by Commissioner Genova, seconded by Commissioner Baughman and carried, the motion was approved.

Three areas plus the Plsek property were left to discuss.

Chair Hall thanked everyone for attending the meeting and their input, and adjourned the meeting at 9:15 p.m.

Stephanie Nye, CMC/AE
City Clerk

JOINT CITY/COUNTY MEETING REGARDING THE PERSIGO 201 BOUNDARY ADJUSTMENTS

November 13, 2000

Those present were Mayor Gene Kinsey, Councilmembers Cindy Enos-Martinez, Earl Payne and Jim Spehar. Mesa County Commission Chairwoman Doralyn Genova, Commissioner Kathy Hall and Commissioner Jim Baughman were present. Roberta Raley, Clerk of the Board and City Clerk Stephanie Nye were also present.

Mayor Kinsey announced discussion will take place on possible areas for inclusion and exclusions to the adjustments of the 201 Sewer Service Boundary.

Utilities Manager Greg Trainor provided a brief overview of several areas under consideration. This meeting has been established by the Board of County Commissioners for Mesa County and the Grand Junction City Council as a once a year event to consider additions and deletions to the 201 sewer service area.

One area to be considered is a carryover from discussions one year ago. It was discussed further in March, 2000, and the boards hope to resolve that area (a portion of Orchard Mesa in and around the Valle Vista area).

Mr. Trainor described the several areas for consideration and referred to a plat for locations.

1. Central Orchard Mesa in and around Valle Vista
2. 23 Road Park Plaza (a small parcel) and some adjacent properties near 23 Road and Interstate 70
3. Corner of Little Park Road and Rosevale Road
4. Central Orchard Mesa, South of B Road, and north of Highway 6 & 50, east of 30 Road and west of 32 Road

He pointed out the existing 201 boundary to orient the audience.

Last year there was much discussion on whether to include the Appleton area which is east of 23 Road, between H Road and the Interstate. When the Appleton School was remodeled, and because of failing septic systems in the area, sewer was extended to the school district. The question arose about how to keep people from connecting to that sewer line if they should have problems with their systems. Council and the Mesa County Commissioners tried to define the area around the Appleton School as tightly as possible in order to try to limit the development in terms of what could go on sewer and what wouldn't be on sewer. The 23 Road Park Plaza is an area that was subdivided in Mesa County in 1981. There are dry sewer lines in that area. Sewer is not available to that piece of property, although the decision is whether it should be in or out of the 201 area. It is presently zoned commercial as well as properties to the east. The current

sewer is located in the Interstate Commercial Park south of the interstate, but the City's engineers are concerned with the depth of the sewer and physical characteristics of the ground, etc. which would allow it to be extended from 23 Road Park Plaza, under the interstate, and over to the Interstate Park. The sewer would have to be extended to the west on the north side of the interstate, then over to where River Road crosses under the interstate, going beneath the railroad tracks and to the River Road Interceptor. This routing, based on depth of sewer and topography, is approximately 4400 feet, a little less than one mile, and \$75/foot which would be approximately \$300,000 to \$330,000 for property owners in this area to extend sewer. This route is not likely per the City's Utilities Engineer Trent Prall.

Mr. Trainor explained the areas marked on the plat with an "x" are properties that are currently on sewer and on sewer as a result of the sewer line crossing underneath the interstate, going along the freeway, then up to the Appleton School. The drainage basins are somewhat divided. Sewer to the east of 23 Road would require a pump station.

Mr. Trainor said 400 notices were mailed to property owners in this area as well as the Valle Vista area. Staff received a number of phone calls on different issues. Property owners Ramsetter said the 23 Road Park Plaza is just to the west and they were bordered on the south by commercial. If this area was included, it would make sense for the Ramsetters to also be included in the 201 boundary.

Councilmember Payne asked Mr. Trainor if Staff is considering a special district for the 4400-foot extension. Mr. Trainor said the sewer system's policy is with new development, the property owner pays the cost to extend sewer to their property. There is a trunkline extension policy where, under certain conditions, the sewer system has participated in the cost of extending sewer. Those conditions are fairly strict because in those cases a landowner of undeveloped land is asking the sewer system to become a partner in their development. In the past, the boards have examined the payback potential. The sewer fund pays to extend sewer, but it must be determined when the sewer fund will be reimbursed. Under the policy, the developer must provide 15% of the project in cash. It must then be reviewed by Council and the Commissioners, and there must be a strong possibility that the sewer fund will be reimbursed in a reasonable period of time. There have been several inquiries of the sewer fund extending sewer under this policy. Staff has determined that that area is not like South Camp Road. South Camp Road has a tremendous amount of development taking place, and the sewer fund received all of its money back within a five-year period. He felt it would be difficult for the sewer fund to get the funds back in this area if they were to participate. There are 30 lots in the 23 Road Park Plaza and would result in \$8,000 to \$10,000 per lot for the extension. The cost of some of the sewer improvement districts that are being formed are comparable.

Councilmember Spehar said the only practical way is to extend sewer to the west, meaning in order to get a line to this parcel it will be necessary to go through other parcels with the line that are not currently in the 201 boundary. Mr. Trainor said that is correct.

Commissioner Baughman did not understand why the sewer could not be taken underneath the interstate and to the south, if the developer is willing to pay for the

extension, since a lift station would likely be required in that situation. Mr. Trainor said if there was a lift station, it certainly could. Flowing gravity to the south would be a problem because of the grade that would have to be maintained for the sewage to flow by gravity and the depth of the sewer in Interstate Park south of the freeway. A lift station requires operation, maintenance and eventual replacement, and it requires the sewer system to operate and maintain a lift station. If the area to the west of 23 Road, along the interstate, was ever developed in commercial and the sewer boundary was ever extended to the area west of 23 Road, there would certainly have to be sewer in that area also. It would make sense to try to meet one objective, that is, not to have a pump station, and to sewer areas north of the interstate. The idea would be for the sewage to flow from 23 Road west underneath the old highway to Fruita, then across the railroad tracks to Persigo Wash. Commissioner Baughman noted there are many lift stations in the Persigo system. Mr. Trainor agreed there are approximately 25 lift stations in the system. In every instance the first objective is to try to find a way where service flows by gravity because lift stations are expensive to operate and maintain. The second objective is the elimination of certain lift stations. They prefer not to have a lift station serving this part.

Commissioner Genova asked what the cost would be for a lift station. Mr. Trainor said a lift station is currently being replaced at the DOE compound at a cost of \$80,000. With replacement and power, etc., the additional cost is approximately \$1,200/year.

Councilmember Payne asked for the approximate cost of drilling underneath the interstate. Mr. Trainor was unable to give an estimate. Councilmember Payne wanted to compare the \$330,000 taking the extension west to River Road, versus \$80,000 for a lift station plus \$150,000 to drill under the highway.

Commissioner Baughman said how this area would be sewered is irrelevant. The decision is whether to include it in the 201 sewer boundary.

Mr. Trainor said inside the 201 sewer service area boundary there are undeveloped properties and Staff spends a lot of time working with the property owners looking at various options. He said the City and County's decision tonight is whether it's appropriate that this area be inside or outside the 201 boundary, and what it means to the surrounding properties and the land use, etc. The method of sewer is up to the property owner.

Councilmember Spehar asked for the current land use status of this parcel. Mr. Trainor said it's zoned commercial. The property directly to the east of this parcel is zoned estate.

Public comment was taken on the following:

23 Road Park Plaza

Jim Dyer, representing Karen Marquette, was trying to get a decision on the utilization of the sewer for her property. A submittal had gone through the City and County Planning Departments. He was requesting a way to connect to the sewer and utilize Ms. Marquett's property. He has put together a team consisting of himself, Karen Marquette, property owner, Gary Vanderwood, architect, and Mike Joyce, consultant.

Ms. Marquette acquired the property (approximately 80 acres) in 1989 and has invested approximately \$500,000 worth of improvements on the property. The first filing has the utilities in and the 40 remaining acres to the north is also planned industrial. Mr. Dyer introduced Karen Marquette.

Councilmember Enos-Martinez asked if the second filing is being included in the request. Mike Joyce said Ms. Marquette is not requesting inclusion of the upper portion of the remaining 40 acres in the 201 boundary. It was a planned development to be accomplished in two different filings. Filing 2 was never consummated. Filing 1 was recorded and does have curb and gutter. They are only requesting inclusion of Filing 1 at this time.

Councilmember Enos-Martinez asked Mr. Joyce if he had been retained as a consultant for this project. Mr. Joyce said if this project does go forward, he would be a consultant. Currently, he is not being paid to do anything on this project.

Councilmember Enos-Martinez recused herself from discussion on this portion, left the dais and sat in the audience.

Mr. Joyce said the Growth Plan shows a land use of commercial/industrial for this property and it currently has a planned commercial zoning.

Councilmember Spehar asked if the improvements meet current requirements. Mr. Joyce said the roadway is not installed and the road base would have to be redone. There are fire hydrants, road widths, etc. which meet Mesa County standards and City standards back in 1981 when they were both identical for urban-type subdivisions. The property has dry sewer lines. In fact, the water lines were actually when County Jam was on that site the first few years. They actually charged the system out. Mr. Dyer said the right-of-way platted is 60 feet so either road standard could be built into that right-of-way.

Karen Marquette, 2125 Broadway, has contacted the Planning Department over the years and has been told she can do anything with her property even though it's going to take a significant amount of money. Over the years she has had various offers from citizens to purchase her property. She has been involved in development in other states and has seen how things are built up. She had a vision for this property when she purchased it. She has never sold the property because she loves the City of Grand Junction. Her project is 90% complete. Her property is a rare piece of property and needs to be developed properly. It is easy access with great visibility. The development has great infrastructure. She requested her property be added to the 201 sewer boundary.

Commissioner Baughman asked Ms. Marquette if her vision was for commercial use of her property. Ms. Marquette responded yes, it would be the best and highest use for the property.

One written comment from Dave Zollner, 2545 Canaan Way, Grand Junction, 81505, was read into the record: "Please do not allow further extension of the 201 sewer boundary north of I-70 near 23 and 26 Roads. The will of the people has spoken in the County-wide Land Use Plan, and the recent North Central Valley Plan to maintain low

densities and rural attributes in that area. The City and County wrestled with the controversial issue of allowing the sewer to extend to the Appleton School, knowing it was a must for the school but also contradicting the Land Use Plans in the process. Please be vigilance to stem the time requested by developers for sewer hookups in the area by declining the extension of the 201 sewer boundary.”

Marie Ramsetter, 929 Main Street, was assured by Pete Baier that her property on the east half would be in the 201 sewer boundary, and the west half could not be included. She was unable to attend the meeting when her property was discussed. She talked with City Utilities Engineer Trent Prall and was told she would have to wait until tonight’s meeting. She requested the east half of her property be added back into the boundary. Commissioner Genova asked Ms. Ramsetter if she would object to having the west half of her property included in the boundary. Ms. Ramsetter said no.

Sean Norris, owner of property to the north of Ramsetters, said discussion at the last meeting was the dividing line between the 201 which was originally down the middle of those properties. His comment at that time was either take it all out or leave it all in because of the difficulty of getting sewer on one half and septic on another half, and trying to get both the City and County Planning Commissions together to make everything work. He was informed there was an “invert” problem because of the location of the sewer line causing everything to the east to drain to the new sewer line. That was the reason for putting the line in there. Everything to the west was outside the drainage basin. He still has no preference but requested the location of the boundary line be determined.

There were no other public comments. Mayor Kinsey then asked for comments from the Board and City Council.

Commissioner Kathy Hall said the 23 Road Plaza property should be added in as commercial, along with the Ramsetter property.

Greg Trainor said natural drainage would go to the west and down to the River Road area. Sewage can be directed anywhere with a lift station. He did not feel the Board and Council wanted to discuss that tonight.

Commissioner Baughman felt since there is no representation tonight for the parcels to the west, they should not be included at the present time, although he felt the 23 Road Plaza and Ramsetter properties should be included within the 201 boundary. He asked Mr. Trainor if he knew whether those property owners wanted to be included. Greg Trainor had no specific information. He said the property is zoned either industrial or commercial, and is located right next to Lift Industries.

Councilmember Payne wanted to include Ramsetter property and the 23 Road Plaza.

Mayor Kinsey reminded the audience that three properties are being considered and one of the requests is a piece of property that was zoned for industrial and mandated by the County and put in infrastructure, including sewer. He felt because of the sense of history and fairness, it made sense to put that back into the 201 boundary. Installing sewer at the Ramsetter and Norris properties would force a higher density than 2-5 units/acre, thus conflicting with the recommended density by the Growth Plan. He felt

only the 23 Road Plaza property should be included since that was the only property noticed.

Councilmember Spehar was reluctant to add parcels piecemeal. He felt the opportunity to install sewer should be created for the parcel already zoned industrial under those 30 lots. He was not sure that would solve the problem of allowing the development because of the financial considerations. He also wanted to limit this to the 23 Road Plaza property.

Commissioner Hall did not think it was specifically stated at the last meeting that the Ramsetter property would be taken out of the boundary. Some adjustments were made at that meeting when requested by Redlands property owners.

Mayor Kinsey felt the Board and Council have a commitment not to expand sewer and development in this area because of the 2-5 units/acre recommended density.

Commissioner Baughman preferred including the Ramsetter property, the western portion of the Lift property and the 23 Road Park Plaza in the 201 boundary, although consensus is to include only the 23 Road Park Plaza. He felt a strong case can be made to include the second portion of the Lift and Ramsetter properties.

Councilmember Spehar suggested asking legal counsel if there is indeed an issue with the notice. Commissioner Genova said she was comfortable with the notice and moving forward to include the Ramsetter property, the rest of the Lift property and the 23 Road Plaza property. Councilmember Payne agreed.

City Motion

Upon motion by Mayor Kinsey, seconded by Councilmember Spehar and carried with Councilmember **PAYNE** voting **NO**, the 23 Road Plaza property only was to be included in the 201 boundary.

(Per City Attorney Dan Wilson the rule of necessity allows the Council to go forward with only three voting members.)

County Motion

Upon motion by Commissioner Hall, seconded by Commissioner Baughman and carried, the 201 sewer boundary be amended to encompass the 23 Road Park Plaza.

Mayor Kinsey said by joint agreement, 23 Road Park Plaza was included in the 201 sewer boundary.

County Motion

Upon motion by Commissioner Hall, seconded by Commissioner Baughman and carried, to include the entire Ramsetter property back in the 201 sewer boundary.

City Motion

It was moved by Councilmember Payne and seconded by Councilmember Spehar that the entire Ramsetter property be placed back in the 201 sewer boundary. Motion failed 2 to 1.

Since Councilmember Enos-Martinez had secluded herself from discussion on the 23 Road Park Plaza, Commissioner Hall requested Councilmember Enos-Martinez return to the meeting to vote on motions that do not include the 23 Road Park Plaza property.

It was moved by Councilmember Payne and seconded by Councilmember Spehar that the Ramsetter property be included in the 201 sewer boundary. The motion resulted in a tie vote 2 to 2. Motion failed.

It was suggested by Commissioner Hall that discussion move on to the next location since only one parcel has been agreed upon jointly.

Little Park Road

Greg Trainor said requests are from property owners on the southwest corner of the intersection of Little Park Road and Rosevale Road (6.2 acres) to be deleted from the 201 boundary.

Commissioner Baughman asked for an explanation of how it relates to Little Park Road. Mr. Trainor referred to the map for clarification. He said the property is a hillside. The small drainage cuts through the middle of it. Sewer presently comes up Rosevale Road to C½ Road, approximately 1200 to 1300 feet away. It could be served by sewer. The sewer that's in Rosevale Road was put in at a depth that would serve much of the drainage basin off of South Rosevale Road. Currently, it stops at the Redlands Canal.

Teresa Manthi, Cole & Company Realty, listed and sold this particular piece of property. The recent purchaser wants to split the property into two parcels. The property goes straight up the side of the hill. There will never be sewer to it. Everything surrounding the property is two-acre sites. No one on Little Park Road is included. All the rest of Little Park Road has been taken out of the boundary. She said the owner wants his 6-acre property deleted.

Councilmember Spehar asked if City regulations require split properties be sewerred. Ms. Manthi said there are only two places where a leach field can be located. She said the property begs to not ever have more than two parcels on it. Physically, the topography cannot allow more building on the property.

Assistant City Manager David Varley said this happened recently to a property just north of this area and installation of a dry line was required by the City.

Commissioner Baughman said the dry line requirement would assure it should have sewer at some point, otherwise there wouldn't be a dry line.

Ms. Manthi said even if the property is deleted from the 201 boundary, septic systems still have to be installed. Physically, no more than two houses can be built on the property.

Commissioner Hall asked to be shown where the sewer is laid. Mr. Trainor indicated the sewer comes down Rosevale Road to C½ Road to the bottom of the canal, approximately one-quarter mile away.

Commissioner Baughman asked if anything currently exists on the property. Ms. Manthi said no. Everything on Little Park Road is two-acre minimum parcels. Even if sewer got to this property, it would never be brought up Little Park Road because no one is interested in participating in the cost to bring it in. Mr. Trainor said the County shows this parcel zoned R-2. Pete Baier said whether it's R-2 or R-4, the zoning doesn't fit. The reason it was left was because of the zoning density. It is a matter of zoning to a density that perhaps is not buildable based on what the lot owner is saying, that being, there will never be more than two homes on the property. He said there is zoning that would support sewer, yet the physical features of the lot are such that it cannot be built out. Therefore, the request is to remove it. Commissioner Baughman felt the zoning needs to be changed as well as the 201 boundary. Ms. Manthi agreed the property cannot support the zoning.

There were no other public comments.

Councilmember Spehar asked if this property were removed from the boundary as unbuildable for more than two sites, is a motion necessary saying so long as there are no more than two dwelling units built on this parcel. City Attorney Dan Wilson recommended the approval be made with the foregoing condition.

Upon motion by Commissioner Hall, seconded by Commissioner Baughman and carried, the requested property on Little Park Road is to be deleted when the zoning on the property is changed so no more than two units can be built on it.

Upon motion by Councilmember Spehar, seconded by Councilmember Enos-Martinez and carried, the subject property is to be removed from the 201 sewer boundary upon approval of a zoning change to the appropriate density.

Central Orchard Mesa (Valle Vista)

Pete Baier referred to the area on the map, stating B Road south remained in the boundary. Currently, a secured 400 feet on each side of the line running through Valle Vista and the Valle Vista Subdivision itself is inside the boundary. The area in question is the area south of B Road. A Planned Use plan was being prepared in the area, so it was decided to put this off until this point in time when information is available on the Land Use Plan. Planners Michael Warren and Kurt Larson, County Planning engineers, were present to give information on the current adopted Land Use Plan.

Michael Warren, County Long Range Planning Division, said the planning process was a Land Use process and was not intended to discuss sewer. The intent was to clarify future land use for the Valle Vista area. What came up through citizen participation forums and recommended future land use was that the area largely remains rural and that it reverts back to the AFT zone (recommended density 5 to 35 acres) and the overlay district extends south to Highway 50. Those densities would not require sewer.

Mr. Baier referred to the proposed Land Use Map that has been accepted by both the City and County Planning Commissions.

Commissioner Baughman said the map indicates Valle Vista and the adjacent properties is in conflict with the map that shows only Valle Vista and the 400 feet on either side of the sewer service line extension. Mr. Baier said the reason for the 400 feet is a State law that requires a property owner who has a failed sewer line to tie in to an existing sewer line within that distance. There is some conflict in the zoning of Valle Vista area immediately adjacent to it, that is, existing versus future land use.

Mr. Baier reviewed the Persigo Agreement and read a portion: "For properties south of the Colorado River and east of the Gunnison within the 201 ("Orchard Mesa"), there shall be no development nor uses approved in the area east of 30 Road, west of Highway 141, which are connected to the system, except for the already fully developed subdivision Valle Vista. Structures lawfully existing as of the date hereof which are within 400 feet of the existing sewer service line which connects to the Valle Vista, may be connected to the Valle Vista sewer line. Development of any property, any portion of which is west of 30 Road on Orchard Mesa, which meets the criteria of annexable development shall only occur within the City and contemporaneous with the annexation and City review and approval. The parties shall commit to a successful resolution with Orchard Mesa Sanitation District"

Commissioner Baughman said the Council and Commissioners have already made an exception. In addition to the 400 feet along the line, as well as Valle Vista, there is a trailer park on the south side of Highway 50 that was added to the boundary. It is east of 30 Road and over 400 feet from the existing sewer line. Pete Baier confirmed that area was added into the boundary.

Councilmember Spehar said the spirit of the Persigo Agreement says not to allow for development at a higher density.

Gretchen Sigafos, 131 31 Road, has lived in the neighborhood for over 21 years. She appreciates the rural nature of the area. When Valle Vista property came up, the County thought she was in the City, and the City thought she was out, which caused confusion. They would like to be out of the 201 sewer boundary.

Ken Wymer, 325½ B½ Road, was concerned with a statement that if his area was accepted into the Persigo Sewer System, there is a potential for annexing into the City of Grand Junction. Mayor Kinsey said any area that has sewer, it is understood that in order for it to be financially practical, that it must be developed at a fairly high density. Areas that are developed at high density belong in cities. If sewer is installed in there and neighborhoods are built, then it should be in the City. If it is to be left rural and not put a sewer in there, then it should remain outside of the City.

Mr. Wymer said the Central Orchard Mesa Fire Protection District goes to A½ Road, then one-quarter mile east of 30 Road, then to A½ Road, east to 31 Road and angles off and takes in Valle Vista. If the area were annexed into the City, the district would lose a large portion of property and part of their revenue. Chairwoman Genova said the only thing that would make this area a candidate for annexation would be development.

Councilmember Spehar explained that if the provision of sewer led to requests for development at a high density, then it would be a candidate for annexation. If sewer went in and there were no such requests, the property would not be a candidate. If the boundary is not expanded to include this area, it would not be a candidate.

Commissioner Baughman explained the Persigo Agreement actually exempted existing development from annexation. The provision of sewer was no longer the trigger for annexation; development became the trigger.

Councilmember Payne explained that if Mr. Wymer's neighbors want to develop their own parcels and hook up to sewer, their parcels will come into the City. Mr. Wymer's property will be left in the County. Mr. Wymer thought the entire area would be included in annexation. Councilmember Payne said no.

Paul Cavanaugh, owner of property at the corner of 30 Road and B½ Road, said the sewer line comes up B½ road and crosses the intersection of 30 and B½ Road. He referred to the 400-foot rule. Because he will probably dispose of this 7-acre parcel, there's an added incentive in selling the property if it could be connected to the sewer. He was taken out of the 201 boundary. He asked if a single sewer hookup would be possible. Councilmember Spehar said the portion of Mr. Wymer's property that is located within 400 feet of the line is included in the 201 and would be eligible for sewer. Pete Baier said it's a rule of a failed septic within 400 feet that requires the tie in, but the raw land is not eligible.

Mr. Cavanaugh said if he sold the property and decided to plug the septic system he could get on the sewer. Councilmember Spehar said no, there must be an existing structure with a failed septic system.

Mr. Cavanaugh asked if a structure was located more than 400 feet from the sewer line, although the property is bounded within the 400 feet, could they tie in to sewer. Mr. Trainor explained, under the Persigo Agreement, the existing structure on a property must be within 400 feet of the sewer line.

Jim Rooks, 155 31 Road, owner of approximately 200 acres, said he would like to be left in the 201 boundary area. His residence is located 403 feet from the sewer line; consequently, he cannot hook onto the sewer line.

Carrie Cook, 3097 A½ Road, would like to retain the rural atmosphere and stay out of the 201 boundary.

Darrel Martin, 128 30¾ Road, lives in a rural atmosphere and would like to stay out of the 201 boundary.

There were no other public comments.

Commissioner Baughman said there is high groundwater and septic problems in this area. An option could be that the sewer could be allowed to hook to existing residences and not available for future development. Councilmember Spehar felt that would be a modification of the Persigo Agreement and not a boundary issue.

City Attorney Dan Wilson said the Agreement says existing units as of October of 1998. If those fail later, those within the 201 boundary meet the Persigo Agreement.

Chairwoman Genova felt the City Council and the County Commissioners should be looking at things they will be facing in the next few years with the Clean Water Act and other things. She felt it needs to be done now or it will have to be done later.

Chairwoman Genova felt that if Mr. Rooks' residence is 401 feet from the existing sewer, he should be able to hook on to it. Any new development over the 400-foot limit would not be allowed hook up. The idea is to use the line that is presently in the ground to serve that drainage basin.

Councilmember Spehar asked Greg Trainor how that would work. As a practical matter, is it going to help someone 600 to 1200 feet away, are they going to be able to pay for that extension. Mr. Trainor said the minimum size service line is 4 inches. Practically speaking, an 8" line would probably be used because the biggest expense is digging the hole to cover the line. He would use an 8" line thinking that in the future the requirements could change. It would be quite expensive, but the line would be there. Someone right next to that builds a house and puts a septic system in, and it fails 5 or 10 years down the line, there's a sewer line. He felt this was one of the reasons for the discussion on the 201 Persigo Agreement, being that all the existing structures within 400 feet of the Valle Vista line would be allowed to hook on. Once the sewer line is extended, it's almost impossible to prevent someone from hooking on to it because of the necessity.

City Attorney Wilson said this entire situation was driven by the existence of Valle Vista. There are problems, and the State Health Department is saying the lagoons are bad. There were over 100 residents in Valle Vista so it was a huge investment. So the solution was the City and County must agree to serve Valle Vista to protect those investments. Although, once you put a line in, development will naturally follow. The solution agreed upon was the existing structures as of October 1998. Extending 1200 feet ten years from now, over the long term, adds more. That's the policy dilemma. Regarding the 400-foot rule, State law mandated that there be a rule, but that rule came out of the City/County agreement in 1979, a resolution when the entities were getting ready to bond, for the first go around of the construction of the Persigo system. That rule is not magic. The two bodies (City and County) could, with approval of past bond counsel, make changes to the rules. When the bonds are written off, the bodies can change that distance requirement.

Mr. Wilson advised that when making a land use decision, it extends the consideration beyond the 400 feet. If a land use decision is being made, he recommended relooking at the entire development east of 30 Road. The time will come when there will be development pressure in that corridor.

Mayor Kinsey said another significant factor in the discussion is the Orchard Mesa Neighborhood Plan that included a considerable amount of work and effort. If the boards are going to develop land use plans and neighborhood plans, they should follow them.

Chairwoman Genova said she could see no change in the overlay plan by allowing people the opportunity to utilize the sewer line. There is no law against having a sewer line in agriculture ground.

Mayor Kinsey said people are allowed to utilize that line. However, the line has to be drawn somewhere. He said no one is in distress right now. If someone were to come to the next meeting with a situation, then that situation could be addressed.

Chairwoman Genova said the number can't be changed without changing the bond. She felt it would be easier to take that as a whole drainage basin which is why it was put in and that's why the line is drawn where it is. It's a natural basin.

Councilmember Spehar felt such a change would open up the area for higher density which is contrary to the recently updated Plan, and he could not agree to expanding the boundaries of the 201. Councilmember Payne concurred.

Councilmember Enos-Martinez said they were waiting on the Orchard Mesa Plan and felt this decision should be put on hold for the update of the Plan.

Commissioner Baughman asked Councilmember Enos-Martinez if she would object to existing development prior to October 13, 1998, that if there were a septic system failure, allowing an owner to tie onto that line at their own expense, even if they were further than 400 feet. Councilmember Enos-Martinez didn't feel that could be considered at tonight's meeting but rather would have to be considered at that time.

Commissioner Hall disagreed, citing that is the issue tonight. Changing the distance boundaries is not the issue tonight. The issue tonight is leaving the area in the 201, with the understanding that only existing can connect to the sewer. That basically is the issue tonight.

Councilmember Enos-Martinez said if leaving it in the 201 even existing, but not within the 400 feet, makes no difference.

Commissioners Hall and Genova felt leaving the properties in would do the property owners some good.

City Attorney Wilson displayed a copy of the Statute regarding the 400-foot rule.

Councilmember Spehar asked for clarification on whether this area is to be added to or deleted from the 201 boundary. The County said it was in and the City said it wasn't.

Commissioner Baughman referred to paragraph a, section 23 of the Persigo Agreement, regarding development. He read: "For properties south of the Colorado River and east of the Gunnison within the 201 "Orchard Mesa" there shall be no

development nor uses approved in the area east of 30 Road, west of Highway 141 “32 Road” which are connected to the system, except the already fully developed subdivision Valle Vista. Structures lawfully existing as of the date hereof, which are within 400 feet of the existing sewer service line which connects to the Valle Vista, may be connected to that Valle Vista sewer line.

Councilmember Enos-Martinez said the last line of that paragraph “structures that are lawfully existing as of this date, which are within 400 feet” answers the question.

Commissioner Baughman said the first sentence says “nor uses” which would require amending the Persigo Agreement to include this area in the 201.

Chairwoman Genova said the Persigo Agreement should have been amended to include what was done with the trailer park that was included in March of this year. That action was not legal according to the definition in this paragraph. Commissioner Baughman agreed.

Councilmember Enos-Martinez did not recall a lot of input from the residents in the area saying they wanted this area to be in the 201 boundary.

Chairwoman Genova said, because this is a natural drainage down there, she thought it was a wise decision to include the Valle Vista trailer park because of the existing problems.

City Attorney Dan Wilson said that was an existing distressed area already developed. It was not something that was coming on line afterwards. That is the distinction and the concern was this one wouldn't be extended any further because it was right next to 30 Road.

Chairwoman Genova said it's the same point; it depends on how you spin it. She was talking about properties that are on the ground right now. Valle Vista is a development that is already on the ground right now. That's why that sewer line was put in to begin with. The trailer park is another example of it.

It was moved Mayor Kinsey and seconded by Councilmember Spehar and carried that the area in question, Orchard Mesa, south of Valle Vista (both purple areas on the map), be deleted from the 201.

It was moved by Commissioner Baughman and seconded by Commissioner Hall that this area remain in the Persigo 201 boundary, but with the understanding that only residents that existed prior to October 13, 1998 be allowed to hook onto that sewer line.

Mayor Kinsey said he understood the County Commissioners want to fix the potential problem of failing septic systems, but one of his concerns with leaving it in the 201

boundary, at some level, every property in that area is being promised that they are eligible for sewer service. Then to take it back saying under some conditions, he felt the City and County are setting both entities up for a lawsuit or challenge on it. He would rather take the area out, then go back and fix the few problems, rather than leave it all in and set it up for future development. Councilmember Payne agreed. Mayor Kinsey felt Council is agreeable with doing whatever modification necessary, whether it be the Persigo Agreement, the length of distance or the area. The whole goal of the Persigo Agreement was to target failing septic systems so it will not be ignored.

Commissioner Baughman didn't know how to take care of those if they're outside the 201 area. He recalled a similar situation on the Redlands which is in the 201, yet the City and County agreed the existing development on the Redlands would not be annexed, yet they were going to try to figure how to get sewer to those homes because they had failing septic systems.

Mayor Kinsey, said, given the Orchard Mesa Neighborhood Plan and the general comments this evening, he felt the boundary should be modified tonight, leaving Valle Vista area in the boundary, with the commitment that they will continue to deal with septic problems and make adjustments in boundaries as necessary.

Commissioner Baughman agreed they need to honor the Orchard Mesa Neighborhood Plan that was adopted and recently modified. Chairwoman Genova said she didn't see where the Orchard Mesa Plan and sewer go together. They are two separate things.

Mayor Kinsey hoped the City and County Public Works Departments could take a look at some of the houses in the area and make a recommendation for future solutions.

It was moved by Commissioner Baughman, seconded by Commissioner Hall that this area be deleted from the 201 boundary but because of the high groundwater situation be revisited in 2001. Motion failed.

Commissioner Hall noted the two entities are in the same place as four years ago because the County majority said "leave it in" and the City's majority said "take it out."

Commissioner Genova said the property stays "as is."

City Attorney Dan Wilson said nothing has changed. The issue is try to comply with the Orchard Mesa Neighborhood Plan, try to be consistent with the Persigo concerns, yet make sure no one is left high and dry with a septic failure. He suggested the City and County agree to remove it from the 201. If Staff is directed to draft an amendment to the Persigo Agreement, there are a couple of ways to do this.

Chairwoman Genova wanted to direct Staff and the attorneys, noting the discussion that has taken place tonight, noting the concerns that were brought forth by both the City Council and County Commissioners, to look at a way to resolve the problems, with the understanding that there are some problem areas out there, and figure out how this can be addressed, either with an amendment in the distance requirement in the Persigo Agreement (paragraph 23a), or a waiver through the management agency.

Mayor Kinsey asked if Ms. Genova wanted to take the area out of the 201 boundary tonight with the idea that they will be able to deal with existing homes. Commissioner Hall said that is what she would recommend. She would like to go ahead and make a motion to direct staff to recommend to them on how they will deal with failing septic systems in that area, whether it's an amendment to the Persigo Agreement or a waiver through the management agency. She was saying taking it out for now until there is Staff recommendation on solving the problem areas of failing septic systems of existing residences prior to October 18, 1998, either a waiver system of the management agency, or have an amendment to the Persigo Agreement.

Mayor Kinsey said hypothetically speaking, if a piece of property is inside the 201, then they are eligible for service. They can demand it if they can pay for it. If they're outside the 201, but they can't demand service. He asked if that is a correct statement. City Attorney said he thought Mayor Kinsey needed to be more particular. Mayor Kinsey said he was speaking in general because Ms. Genova said if taking them out, no service is available. However, service would still be available.

City Attorney Wilson suggested taking them out tonight, and Staff will be directed to come back and address this issue at which point both entities will try to do an amendment to the 201 agreement that allows for certain inclusions under certain conditions for existing structures pre-1998, and with high groundwater, and then come back.

Commissioner Genova said the 201 boundaries are continually amended to address those problems. City Attorney Wilson noted with a 400-foot rule, south of this road could still be modified.

Commissioner Genova thought it would be just as good to leave them in until the Staff recommendations come back. City Attorney Wilson though there will be people with expectations. Commissioner Genova's opinion was that there would be no more expectations than they've had for the past two years.

Commissioner Hall wanted it to be clear that if there are problem areas, they can work on them, whether they're outside the Persigo, or not, that they could be serviced if they have an amendment to the Persigo Agreement.

Commissioner Genova felt by leaving it as it is right now (a deadlock) will force both entities to move forward, getting their Staff to work on addressing the problems.

Commissioner Baughman recalled in the original Persigo Agreement, it was illegal to accept sewage outside the 201 boundary. That's why he was concerned about taking this out before it is resolved.

City Attorney Wilson said if taken out tonight, existing residences as of October, 1998 can be served that are within 400 feet of the sewer line. That's already in the Persigo Agreement. The real debate is the expansion of the 400-foot limit south. Commissioner Genova said staying as is and coming back with some points to address this problem later on, doesn't lose or gain anything. City Attorney Wilson countered there may still be confusion.

Councilmember Payne said it gets down to a very simple issue. Leave it the way it is because there is disagreement between the two bodies. He didn't think anything should be changed until Staff can provide information in a solution. Commissioner Genova agreed.

Mayor Kinsey said this dilemma has left the property owners in limbo for a long time. He felt it was an unfair situation. The Persigo Agreement is clear that it should come out. There is an unreasonable expectation given to people that there are development possibilities if it's inside the 201. When the Orchard Mesa Plan says this is a rural area of 5 to 35 acres, but it's inside a sewer district that's going to require development of 4 units/acre, is a definite conflict. He did not see how the two go together. The only disagreement is how some future failure will be served. It's future failure that is the concern. Right now it's clear the neighborhood wants it out, the people in the audience want it out, and the Persigo Agreement says it should be out.

Commissioner Hall said the County Commissioners had a struggle with that also. She said this has gone on for quite some time and didn't feel another six months would hurt. It's the same situation as what took place on the Redlands area. There was a serious issue with high groundwater. They don't want development there which is what the Orchard Mesa Plan says. There is definitely a groundwater problem in the area.

Councilmember Enos-Martinez warned against waiting six months when a new Council will be elected (April, 2001) that will not be familiar with the situation and will want to prolong a decision.

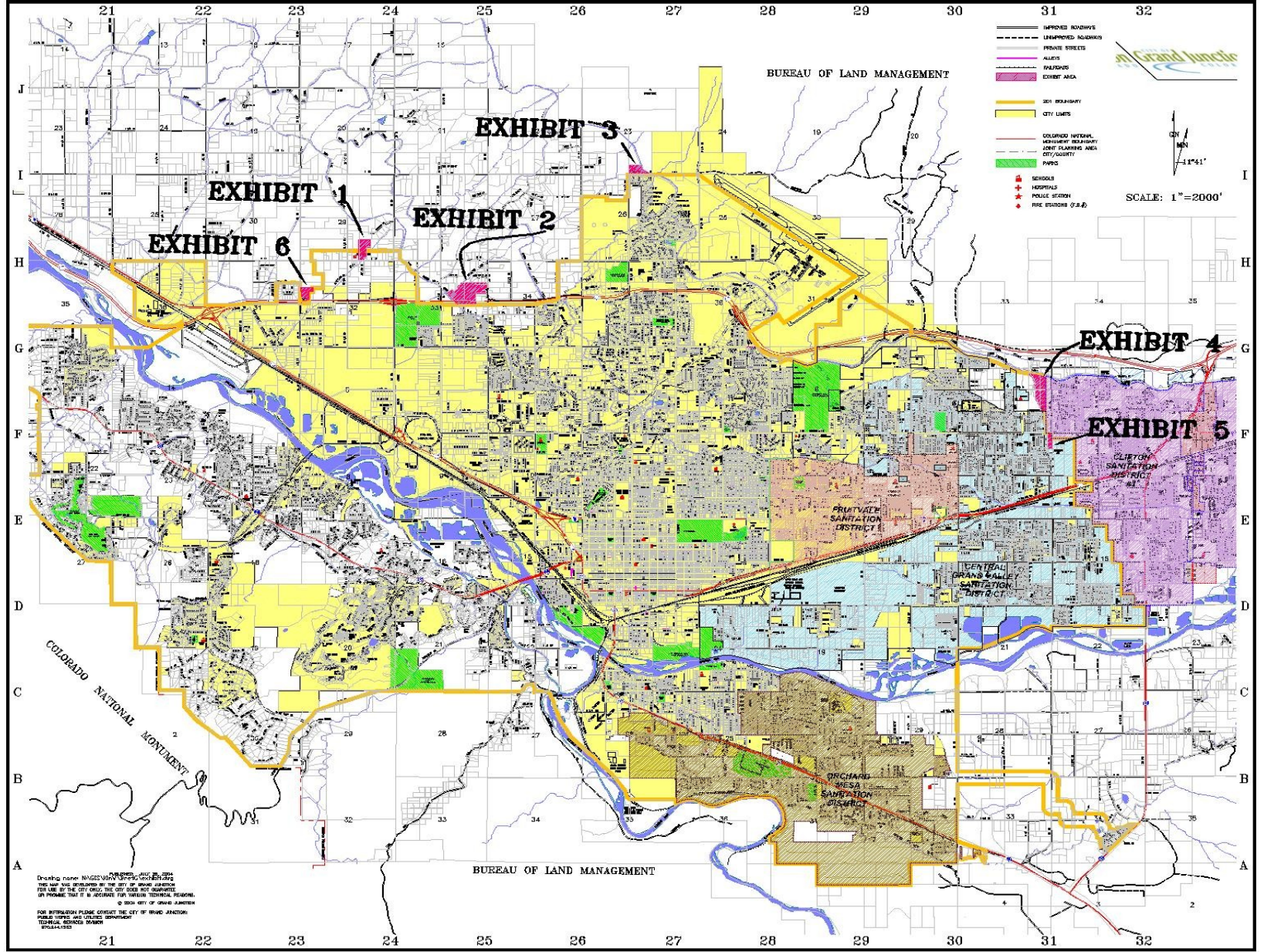
Commissioner Baughman suggested making a decision in February, 2001.

City Attorney Wilson said Staff will need a week to gather the information to give Council and the Board a couple of options.

ADJOURNMENT

The meeting adjourned at 9:30 p.m.

Stephanie Nye, CMC
City Clerk



**Attach 2
Grease Handling and Biosolids Composting
Staff Report**

Project: Persigo Grease Disposal

Summary:

As a result of multiple grease violations at the Persigo Treatment Facility during the late 1990's, City Staff reached an agreement with EPA limiting the amount of grease accepted at the plant to 2000 gallons per day. Based on growth trends in the valley, it is anticipated that the amount of grease generated in the area will exceed Persigo's treatment capability during 2007.

Background:

Grease has long been a maintenance issue within the sewage collection system, as it has a tendency to collect and stick to the insides of sewer pipes. The grease accumulates to the point where it severely restricts the sewage flow, allowing sewage to back up in the main and flow out of manholes, basements or other low lying areas. When this happens, a public health issue can be created.

Utilizing grease interceptors for grease generating facilities, such as restaurants, became a "standard" method to remove grease from the collection system over the last 20 years. Grease is then hauled to either a private repository (landfill) or a public wastewater treatment plant for disposal.

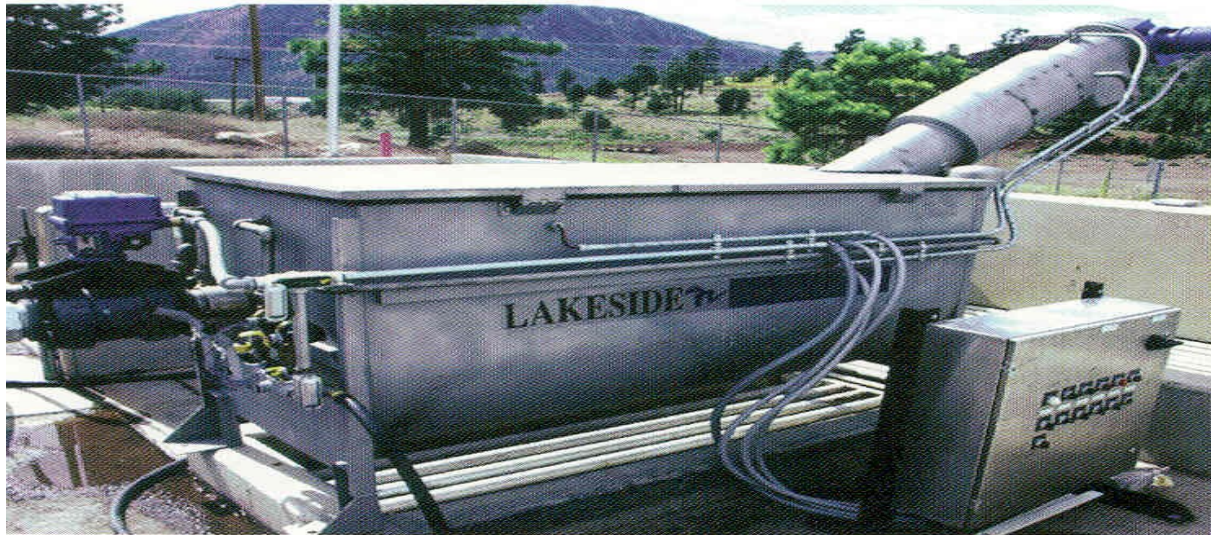
In 1995, the Persigo collection system started a Grease Reduction Program. Under this program new food preparation facilities were required to install grease interceptors. Existing facilities were required to pay accelerated cleaning charges. As a result, grease blockages in the collection system dropped 99%.

Current Problem:

Domestic wastewater treatment plants are not designed to treat large quantities of grease. The Persigo Facility is capable of handling 2000 gallons of grease per day or 730,000 gallons of grease per year. During 2003, Persigo received 523,000 gallons of grease. It is estimated that the grease generated in this area will exceed Persigo's treatment capabilities during 2007. In anticipation of that future date, when more grease is generated than the Persigo facility is capable of treating, the City is exploring new grease treatment technologies that would increase current treatment capabilities.

From July 21 through August 18, 2004 plant staff will be testing a grease removal unit at Persigo as supplied by Lakeside Corporation. The unit is capable of screening 100 gallons of restaurant waste per minute. The Lakeside unit allows tank haulers to discharge grease loads directly into the device, which screens out large grease particles that float and cause problems in the wastewater treatment process. If the test is successful the grease removal unit will cost approximately \$20,000. Initial unit evaluation results look promising; however a final determination will not be made until the end of the study period.

Lakeside Unit:



Lakeside unit accomplishes liquid/solids separation through the use of a fine screening system

Removal Efficiency:



Liquid Samples: Influent to grease removal unit (right). Effluent from unit (left)

Staff Report

Project: Biosolids Composting Study

Summary:

The Persigo Wastewater Treatment Facility disposes approximately 10,000 tons of biosolids per year at the Mesa County Landfill. Mesa County representatives have indicated that they would like the City to identify an alternative disposal method due to amounts of methane that is suspected to be generated from the biosolids.

Background:

All biosolids generated at the Persigo facility have been disposed at the Mesa County Landfill since January 1984. This disposal practice is believed to be the cause of undesirable methane gas production at the landfill.

Mesa County started their Organic Materials Composting Facility at the landfill in September 2000. Organic materials such as leaves, grass, clippings, tree limbs, unpainted wood waste and food wastes are composted to produce various soil conditioning products. Biosolids from the Persigo treatment facility were composted at the Mesa County facility in 2002 until odor complaints from neighboring residents forced the landfill operators to discontinue the biosolids composting.

Pilot Study:

The City has undertaken a biosolids composting pilot study at Persigo plant to identify alternative disposal methods. The purpose of the pilot study is to identify size and area requirements necessary to implement a full-scale biosolids composting facility; establish the efficient mixture ratios of biosolids to green waste; identify operational costs; and determine if biosolids composting can be done without producing offensive odors.

The period of the pilot study is from June through August, 2004 and uses a composting treatment method called an "aerated static pile". This process uses an air blower to ensure that the active compost pile maintains aerobic conditions at all times. Air is pulled down through the compost pile and discharged through a biofilter made of finished compost. The biosolids will remain in the active aerated pile for approximately 21 days, after which the biosolids will be placed in a final curing pile for 30 days.

The active aerated portion of the study has been completed with no offensive odors produced as of the end of July 2004. The compost will be monitored in the final curing pile until the end of August, when the study will be complete.



Aeration Blower/Drip Trap

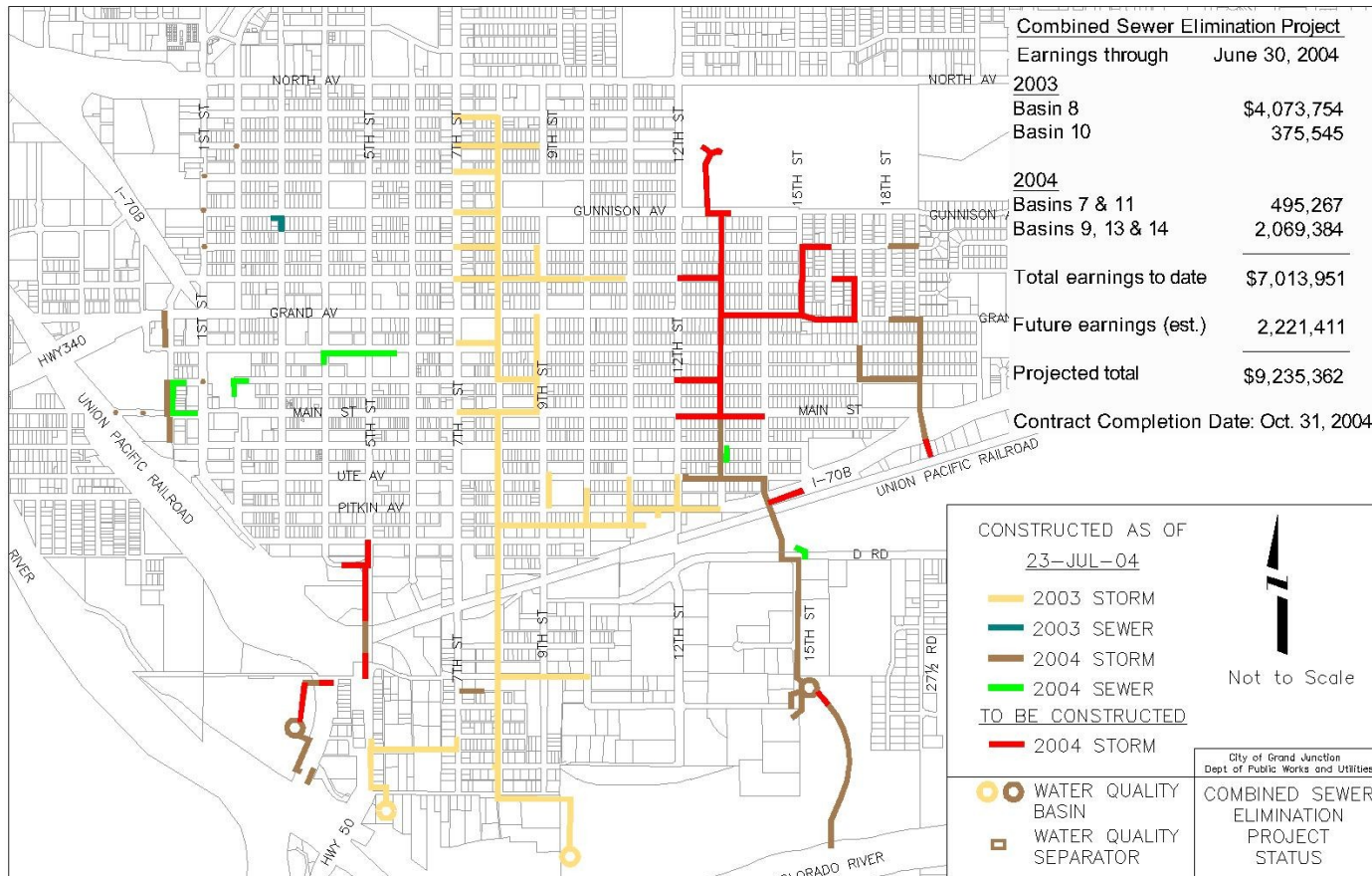


Covering pile with woodchips



Active compost pile and biofilter

Attach 3 Combined Storm Sewer Elimination



**Attach 4
Septic System Elimination Program**

CITY OF GRAND JUNCTION / MESA COUNTY PERSIGO SEWER SYSTEM

Septic System Elimination Program Update

Summary:

To date the Septic System Elimination Program has completed design and received bids on 15 separate districts. Of these, 14 have been completed. Only one has failed to move forward to construction. We currently have 2 districts in the design phase awaiting bids, and 3 scheduled for initial meetings. Total allocated to the program to date is \$9,973,859 to construct 24.3 miles of sewer lines benefiting 1,155 properties.



Skwwav Sewer ID

Background:

On May 3, 2000, the Grand Junction City Council and the Mesa County Board of County Commissioners determined it was in the best interests of the community and the sewer system to establish a program to provide incentives to property owners to join together and create improvements districts to eliminate these septic systems and to write down the cost per lot for sewer infrastructure. The program is called the **Septic System Elimination Program.**

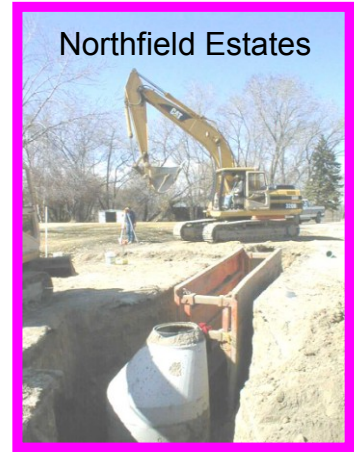
The program utilizes the creation of improvement districts to assist homeowners in financing improvements.

Past Success. Since its inception, the program has funded \$2,196,116 worth of improvements in 8 separate districts benefiting 253 properties. Funding has been through the Persigo Sewer System’s existing fund balance.

Description	# of lots benefitted	main constucted	Year	Cost
27 Rd / Marsh Lane	7	1,300	2000	\$ 83,188
Northfield Estates #2	50	7,315	2001	\$ 468,330
Columbine	67	6,378	2001	\$ 516,960
Appleton	34	3,542	2001	\$ 349,867
Manzana	8.88	498	2001	\$ 49,037
Monument Meadows	13	973	2001	\$ 60,818
Country Club Park #2	64	7,143	2001	\$ 560,550
26. 5 Rd	9	1,014	2003	\$ 107,366
Totals	253	27,149		\$ 2,196,116

Through the Colorado Water Resources and Power Development Authority, the City closed on a loan that funded the following projects which benefit 589 properties at a cost of \$4,518,946:

WPCRF Septic System Elimination Proj #1		Length of	Construction phase cost		Total
Description	# of lots benefitted	main required	2002	2003	Project
Redlands Village South	118	9,822	\$ 742,186	\$ -	\$ 742,186
Redlands Village NW	171	14,395	\$ 1,158,007	\$ -	\$ 1,158,007
Redlands Village NE	34	3,878	\$ 294,515	\$ -	\$ 294,515
Skyway	220	27,918	\$ 555,289	\$ 1,665,866	\$ 2,221,155
23 Rd and Broadway	32	3,373	Petition failed not moving forward		
South Scenic	14	1,303	\$ 103,083		\$ 103,083
Totals	589	60,689	\$ 2,558,565	\$ 1,960,381	\$ 4,518,946



Future Success?

Pending initial neighborhood meetings to be held in 2004, the City may be starting design on another six (6) districts to benefit an additional 313 homes, provided a majority of those residents are interested. Throughout the year the City will receive bids from contractors on those projects, a formal petition will be created with actual costs to install the sewer, and the ten districts will decide individually whether the installation of sewers is appropriate for their area at this time. If approved, construction could start in fall of 2004 provided financing is secured.

City staff has again at least “got on the list” with the Colorado Water Resources and Power Development Authority for potential loan funding of the projects below. This action by no means requires the City/County to move forward, only leaves the option open.

The proposed project would put the sewer collection system infrastructure in place to sewer 302 properties that currently utilize septic systems. **Based on feasibility studies, the construction cost of the projects is estimated at \$3,258,797 as shown below:**

Description	# of lots benefitted	Length of main required	Cost		Total Project
			2004	2005	
N01 Galley Lane	34	5,372		\$ 406,890	\$ 406,890
R04 Hodesha Way	39	6,315	\$ 100,000	\$ 376,319	\$ 476,319
R05 Rainbow Ranch	12	2,603		\$ 264,969	\$ 264,969
R06 MeadowMark	32	3,464		\$ 212,956	\$ 212,956
R10/11 S/O Broadway	116	12,771	\$ 100,000	\$ 1,125,417	\$ 1,225,417
R22/23 Red Mesa / Canary	69	8,712		\$ 672,246	\$ 672,246
Totals	302	39,237	\$ 200,000	\$ 3,058,797	\$ 3,258,797

Attached Map. The attached map color codes and identifies the various districts and what stage in the SSEP process they are at.

Project Benefits:

The project **improves water quality** by eliminating septic systems from disposing household sewage into the soils surrounding beneficiaries homes and eventually into the groundwater and ultimately into the Colorado River. By removing those contaminating flows from the local ground water and treating them at the wastewater treatment plant, the pollution carrying capacity of the river, as calculated using total maximum daily loads (TMDLs), should increase.

The project also helps **improve public health** by eliminating the opportunity for continuation of septic system leach field failures. Leach field failures generally either surface on the ground surrounding the house or else backing up into the house and spilling sewage within the home, thus causing risks to the health of not only the occupants of the home but also neighbors.

End

PROJECT: CITY OF GRAND JCT / MESA COUNTY SEPTIC SYSTEM ELIMINATION PROGRAM
SUBJECT: July 26, 2004 UPDATE – One page summary

- a. Sewer Improvement Districts – wanting initial meetings
- N01 / N02 / N03 Galley Lane Late August
 - R10 / R11 South of Broadway Early August
 - R22 / R23 Red Mesa Height / Canary Lane Late 2004

- b. Sewer Improvement Districts – current IDs in program

Under design

- R04 / R05 / R06 / Hodesha Way Rainbow / Greenwood
- R20 Mesa Grande / Sayre Drive / Blue Bell

Designed / awaiting bids

- None

Awaiting petitions

- None

Successful petition / awaiting formation

- None

Under construction

- None

Awaiting Closeout / assessments

- N02 Music Lane
- R03 N. Terrace Drive

- c. Sewer Improvement Districts – completed

- N10 Appleton
- R13 Redlands Village South
- R14 Columbine
- N05 Northfield
- R19a Manzana
- R08 Monument Meadows
- R12a Redlands Village Northwest
- R19 West Scenic
- R27-28 Country Club Park / Mesa Vista
- R12b Redlands Village Northeast
- R18 Skyway Subdivision
- N06 26.5 and Larkspur Area

- d. Sewer Improvement Districts – designed but petition failed

- R18a 23 Rd S/O C340

- e. Sewer Improvement Districts – Initial petition failed

- N01 Meander Drive

If people would like more information please have them contact either:

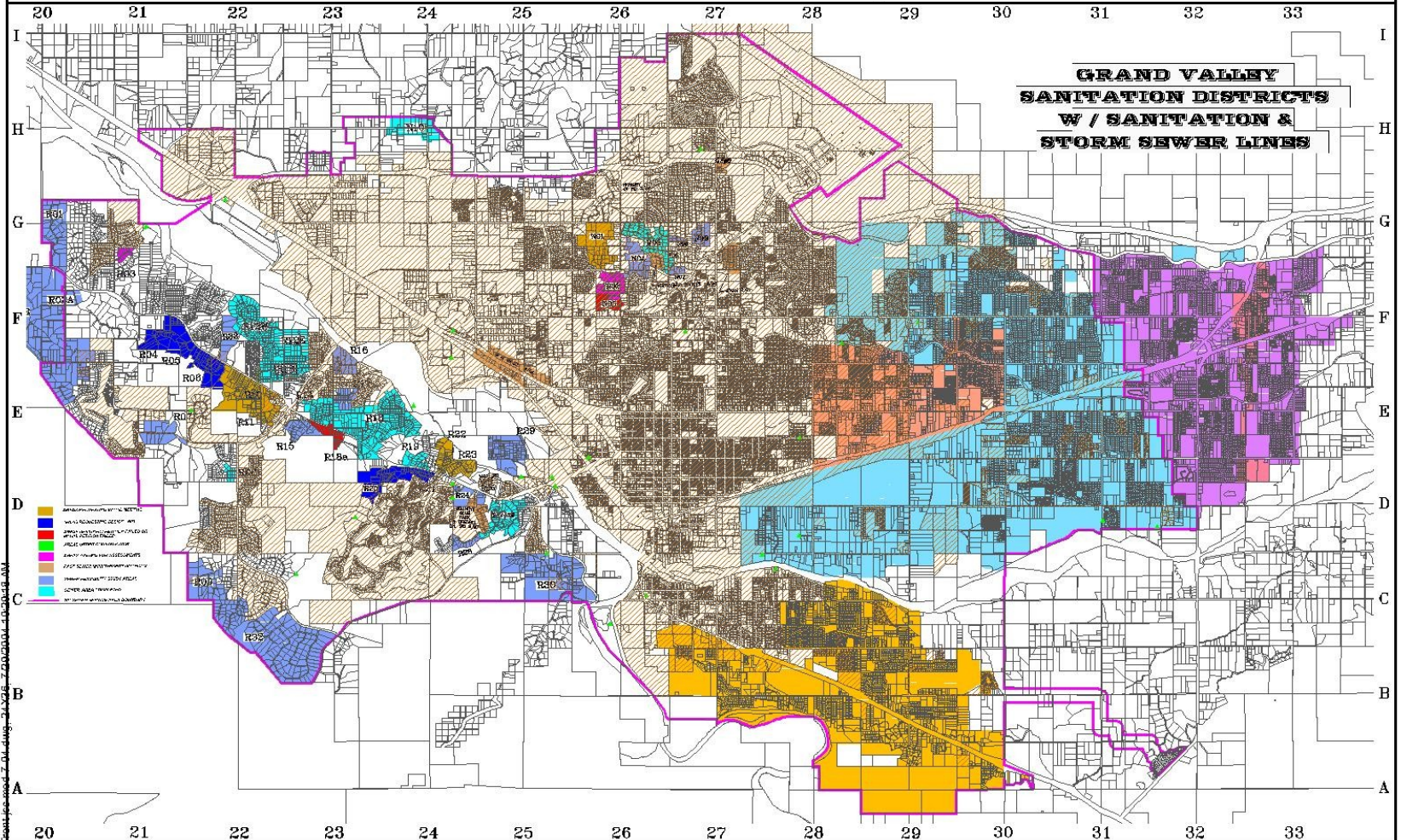
Bret Guillory, City Utility Engineer, 244-1590

Pete Baier, Mesa County Public Works Director, 244-1689

CITY OF GRAND JUNCTION, COLORADO

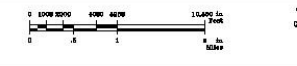


GRAND VALLEY SANITATION DISTRICTS W / SANITATION & STORM SEWER LINES



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- | | | | | | |
|--------------------|---------------------|-----------------------|--|---------------------------------|------------------------|
| AIRPORT ROADWAY | HOSPITAL | CITY LIMITS | CENTRAL GRAND VALLEY SANITATION DISTRICT | 3RD FLASHED SERVICE AREA | SEWERAGE TUNNEL |
| UNIMPROVED ROADWAY | POLICE STATION | SEWERAGE LIFT STATION | GRAND VALLEY SANITATION DISTRICT | PARKED SANITATION DISTRICT | FORCE MAIN |
| RAILROAD | FIRE STATION (P.A.) | | CAPITAL SANITATION DISTRICT (A) | CAPITAL SANITATION DISTRICT (B) | OPEN BOX SEWER MANHOLE |



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Attach 5
Temporary Modification and Discharge Renewal
TEMPORARY MODIFICATION AND DISCHARGE RENEWAL



Colorado Discharge Permit System permit renewal

Background: The Colorado Discharge Permit System (CDPS) permit for the Persigo Wastewater Treatment Facility was Administratively Extended by the State of Colorado in 1995 due to a State backlog of renewing discharge permits. The City continues to adhere to these permit limits that protect aquatic uses in the Colorado River. The permit renewal process is complex due to the presence of Endangered Species Act (ESA) fish species in Colorado River and difficult ESA / Clean Water Act (CWA) issues to be addressed. The Western Slope of Colorado may be the first area in the nation to address regulatory and legal ESA-CWA mixing zone implementation issues of point source discharges into critical aquatic habitat.

Project update: The Colorado Department of Public Health and Environment (CDPHE) provided a draft of discharge limits to the City in October 2003 of proposed limits that are based on current conditions of wastewater treatment plant discharge as reached in an agreement with the City in July 2003. CDPHE wants to work with the City to renew the existing permit per that agreement. However, the US Environmental Protection Agency (USEPA) indicates they will not recognize the State's temporary modification (variance) of stream standards on Persigo Wash as issued by the Colorado Water Quality Control Commission in July 2001. USEPA has told CDPHE and City staff that stringent stream standards on Persigo Wash, not the Colorado River, are mandated to develop local industrial pretreatment limits for industrial contributions to the treatment plant. As a result the permit renewal process is on hold as the City objects to this premise.

The State of Colorado continues to have meetings with US Fish & Wildlife and USEPA to address concerns regarding renewal of Persigo Wastewater Treatment Facility discharge permit and other Colorado point source discharges into critical habitat. Sand and gravel mining operations will also be impacted by these mixing zone regulatory and legal discussions.

Persigo Wash Temporary Modification

Background: A temporary modification (variance) of stream standards was issued for Persigo Wash, which is the designated receiving stream for the wastewater plant. The temporary modification was provided in July 2001 by the Colorado Water Quality Control Commission and lasts until December 2008. The temporary modification provides time to perform work studies to determine the appropriate water quality stream standards on Persigo Wash, determine final outfall location and operational modifications (if any) to the wastewater treatment plant, and determine any effects of the wastewater treatment plant to endangered fish species.

Water quality monitoring is needed to determine background concentrations of pollutants in Persigo Wash. Biological monitoring of fish and invertebrates is needed to determine aquatic uses in wash and potential effects of the wash and wastewater plant on aquatic life. The total City cost of these studies and final reports, from 2003 through 2008, is anticipated to be \$150,000. The temporary modification technical studies will ultimately support the proper discharge permit limits for the wastewater treatment plant.

Project Update: The City continues its discussions with US Fish & Wildlife Service, USEPA and the State of Colorado regarding the allowance of a mixing zone (the zone where effluent from the treatment plant mixes with the river) from point source discharges into ESA critical aquatic habitat of the Colorado River. Local biologists with US Fish & Wildlife Service state they will not allow a mixing zone in critical habitat and recommend the discharge point from the treatment plant be relocated from Persigo Wash to the Colorado River with a diffuser system installed to minimize contact to ESA-listed fish species. The initial cost estimate of a diffuser system is \$2,600,000.

Alternate options being studied to meet strict water standards are upgrades to the treatment plant to remove ammonia and other nutrients, and tighter control of industrial contributions. Pilot studies are underway to examine cost-effective methods of ammonia removal.

Water quality and biological samples continue to be collected on Persigo Wash upstream and downstream of the wastewater treatment plant. Habitat studies will start this fall. A stream gauge was implemented on Persigo Wash upstream of the treatment plant to determine stream flows and available dilution for discharges from the treatment plant.

Water quality samples and a \$100,000 mixing zone study will be performed on the Colorado River in late 2004 or early 2005 after the legal and regulatory issues mentioned above are resolved.

USEPA Consolidated Funding Program selenium grant request

Background: The City requested funding assistance from USEPA and United States Geological Survey to perform \$65,000 in selenium source characterization studies on Persigo Wash. These studies will aid in the Persigo Wash Temporary Modification work study efforts.

Project update: USEPA has approved \$30,000 in federal financial assistance for the project which will commence the fall of 2004. US Geological Survey will perform the field work and provide \$26,000 cash match for the project. The City will contribute an in-kind match of \$5000 for project planning and contract administration along with a \$2000 cash match. Mesa County is also contributing a \$2000 cash match for the City project and has received federal grant funding to study selenium on Lewis Wash, Adobe Creek and Salt Wash as well.

Grand Valley Selenium Task Force

Background: The Grand Valley Selenium Task Force (GVSTF) was organized in 2002 to address selenium issues in the Grand Valley. These issues are a result of stringent selenium standards being placed on the Grand Valley washes to protect aquatic life, including Persigo Wash, which have high concentrations of selenium up to twenty times the selenium standard of 5 parts per billion.

Project update: A joint steering committee has been organized to oversee activities of the Gunnison Basin Selenium Task Force Staff (GBSTF) and GVSTF. Staff continues City involvement as a GVSTF steering committee member and joint GBSTF/GVSTF steering committee member. Promotion of public education effort to conserve water and efficiency techniques for municipal and agricultural use has been identified as a key control method to reducing selenium concentrations in Western Colorado.

Staff has been working with various state-wide selenium groups to pursue federal funding for further study of Colorado's selenium issues. Federal funding is needed to determine proper selenium site-specific water quality standards for the Grand Valley tributaries and other streams throughout Colorado. The U.S. Senate Committee on Environment and Public Works approved authorization of a \$5,000,000 study of selenium in Colorado. If approved the Army Corps of Engineers will analyze selenium issues and propose mitigation projects throughout Colorado. The federal funding of selenium issues will aid the Persigo Wash Temporary Modification work studies.

Colorado Water Quality Forum Workgroups

Background: The City approved the Environmental Regulatory Coordinator position in 2002 to assist the Utilities Division in managing complex regulatory issues. One of the tasks of that position is to monitor state water quality issues and participate in workgroups responsible for crafting state water quality regulations.

Project update: Staff continues to actively participate in Basic Standards and Implementation workgroup and the Temporary Modifications subgroup to revise water quality standards. The activities of the Colorado Water and Wastewater Utility Councils, Colorado Water Quality Forum, Gunnison Basin Selenium Task Force, and Aquatic Life, Water Quality Trading, and Colorado Water Quality Monitoring Council workgroups are also monitored.

Attach 6

Duck Pond Lift Station Replacement

CITY OF GRAND JUNCTION / MESA COUNTY PERSIGO SEWER SYSTEM

Duck Pond Park Lift Station Gravity Alternative

Summary:

The Duck Pond Park lift station was placed in service in 1981. The current lift station configuration utilizes four 24 hp submersible sewage pumps that have a capacity of 1,100 gallons per minute (gpm) each, 2,000 gpm in parallel, and 3,000 gpm when three pumps are running (3,000 gpm equates to roughly 4.3 million gallons per day MGD). The lift station is currently operating at capacity in that during peak flow conditions three pumps are running to keep up with incoming flows.

The lift station serves the Orchard Mesa area that at build-out is projected to generate 5.69 MGD. If the lift station is left in service it will need to be upgraded with new pumps and a reconfigured control system.

We are currently looking at the possibility of a gravity alternative that would eliminate the lift station entirely. This would require that a new 24" diameter line be installed from the existing lift station to the existing siphon located just east of the railroad bridge on the south side of the Colorado River. The line would need to be roughly 30 feet deep in order to attain gravity flow. Construction of a gravity line is a more feasible alternative at this point in time given progress over the last 25 years in construction techniques, and equipment available to excavate the deep trench needed. The 24" line would have capacity available to serve the Orchard Mesa area at projected buildout.

Maintenance Issues:

We are currently rebuilding pumps at a rate of one every month. The pumps are each removed and replaced typically once every week to two weeks for maintenance. This is accomplished on site and is needed due to the harsh environment that these submersible pumps operate in. Obviously this is a labor intensive endeavor that needs to be addressed very soon.

Colorado Department of Public Health and Environment (CDPHE):

We have experienced four spills, or SSO's (Sanitary Sewer Overflows) in the last two years due to pump or electrical malfunctions. This is a concern to public health and safety mainly because of the proximity of the pump station to the Duck Pond Park. To date, CDPHE has not levied fines against the City of Grand Junction, as operator of the Persigo system. However the Department of Health has verbally indicated that upgrades need to be accomplished soon.

Projected Costs:

We have completed a present value analysis of the two construction alternatives that include;

1. Replacement of the pump station with reconfigured pumps and control equipment; and,
2. Elimination of the pumps with a gravity flow alternative.

Both scenarios were evaluated assuming a 50 year life span of the infrastructure, with a 6 percent interest return rate, and 3 percent annual increase in labor costs. Both scenarios 1 and 2 above have a present value of approximately \$1.13 million. Staff is recommending the least labor intensive option that is the gravity alternative shown below.

