

**CITY OF GRAND JUNCTION CITY COUNCIL
and
BOARD OF COUNTY COMMISSIONERS FOR MESA COUNTY**

**JOINT PERSIGO MEETING MINUTES
JULY 5, 2011**

Call to Order

The Grand Junction City Council and the Mesa County Commissioners Joint Persigo meeting was called to order by Mayor Pro Tem Bill Pitts at 3:33 p.m. on July 5, 2011 in the City Auditorium, City Hall, 250 N. 5th Street.

City Councilmembers present were Bennett Boeschstein, Teresa Coons, Jim Doody, Laura Luke, Sam Susuras, and Council President Pro Tem Bill Pitts. Council President Tom Kenyon was absent.

From Mesa County, County Commissioner Chair Janet Rowland and Commissioners Steve Acquafresca and Craig Meis were present.

Also present were City Staffers City Manager Laurie Kadrich, City Attorney John Shaver, Public Works and Planning Director Tim Moore, Utilities, Streets, and Facilities Director Greg Trainor, Deputy Director of Utilities, Streets, and Facilities Terry Franklin, Wastewater Services Manager Dan Tonello, Principal Planner David Thornton, and City Clerk Stephanie Tuin.

County Staffers present were Long Range Planner Keith Fife, Public Works Director Pete Baier, and Clerk to the Board Bert Raley.

Public Hearing – Consideration of Inclusion of 3026 Highway 50 and 115 30 ¾ Road

Council President Pro Tem Pitts opened the public hearing at 3:33 p.m.

Tim Moore, Public Works and Planning Director, presented this item. He noted the location of the requests which are currently outside of the Persigo 201 Boundary. If the first property were to be annexed into the boundary, then the second property would then be adjacent to the 201 boundary. There is a structure on the Burns property and some industrial activity on the southeast portion of the Heley property. He described the County zoning on the properties which would allow up to one unit per two and half acres but there is some clustering allowed. The Comprehensive Plan identified part of the area to be a village center.

Commissioner Craig Meis asked if any major infrastructure installation would be required to serve these two properties and if it makes sense that this property be annexed to the Persigo Treatment Plant rather than Clifton Sanitation District. Public Works and Planning

Director Moore said it does make sense. A basin study was completed. The nearby Hawks Nest subdivision has sewer and only one line would be needed to serve these properties.

Commissioner Meis asked about the location of the similar request that came forward last year. Mr. Moore identified the location of those properties that requested inclusion last year, noting some of the concern was whether they were contiguous with the boundary. Commissioner Meis said there were also concerns as to whether they truly wanted to be annexed or were being forced to annex.

Councilmember Susuras asked if the interceptor is at C $\frac{3}{4}$ Road. Mr. Moore responded that there is infrastructure at Hawks Nest subdivision which currently has the capacity to serve these two properties. Long term, coming out of the basin study, service to more properties in this area would require another interceptor up north and connecting at 29 Road.

Councilmember Coons asked what the impact will be on the properties to the west and north if this property is connected. Mr. Moore said that when and if the development would occur, the property would likely be developed at densities that would support the sewer extension. There would be no immediate impact that would occur on the adjacent properties. If they did want to develop, they would have to request inclusion.

Councilmember Boeschstein asked if the sewer extension would support service to the other properties. Mr. Moore said the basin study takes that into account and sizes the line accordingly to allow for those properties. The lines would be sized appropriately but would be connected to smaller lines in Hawks Nest until such time as more capacity is needed and then there would need to be another interceptor installed.

Councilmember Boeschstein asked if developers that come on later pay a prorated amount of the extension in order to connect. Mr. Moore said that is typically how that is done.

Councilmember Boeschstein asked if there is sufficient water flow for fire protection available in that area. Mr. Moore said that they are served by Ute Water and so the lines would have to be increased for sufficient fire flow for the additional development. Councilmember Boeschstein asked if Ute Water commented on this current request. Mr. Moore said not directly, but they were involved in the development of the Comprehensive Plan and so they know of the growth potential in that area.

Council President Pro Tem Pitts noted that Ute Water will likely look at this further when development comes forward. Mr. Moore said when a development proposal is submitted, that is when all the utilities are brought into the review and those discussions take place.

Commissioner Meis asked about any comments from Clifton Sanitation District. Public Works and Planning Director Moore said they did not receive any, that line is further east

so it would probably not be served by Clifton but these properties were included in the basin study.

Councilmember Boeschstein asked if the Whitewater line could be tapped into for service to this area. County Public Works Director Pete Baier said there is a gravity line available for connection if it were to be connected to the Clifton Sanitation District but this area is in the Persigo area.

City Manager Kadrich clarified the Staff response to the earlier question about impact to adjacent properties. If the properties had a failed septic system that was within 400 feet of the new line, they would have to connect to the Persigo Plant but would not have to annex into the City.

Council President Pro Tem Pitts asked for any public comments.

Wayne Fry, east of the Burns property (3049 A ½ Road), has lived there 25 years and the property is agricultural. His property might be within 400 feet and he could be forced to connect. He said with development comes houses, dogs, and cars.

There were no other public comments.

The public hearing closed at 3:52 p.m.

Council President Pro Tem Pitts asked both the Commissioners and Councilmembers if they had any questions or comments.

Commissioner Meis asked for Mr. Fry's property to be identified which it was (3049 A ½ Road).

Commissioner Meis asked if there are payment recapture agreements in place if a developer pays for the extension. Mr. Moore said there is and they are typically ten year agreements.

Councilmember Boeschstein noted the history of poor soil conditions in that area and any future development will need to account for that. Public Works and Planning Director Moore said he is aware of that and they are looking at requiring engineered foundations in any development.

Motions were called.

Commissioner Craig Meis moved, that based on the facts that the properties are within the basin and contiguous to the 201 boundary, that they include 3026 Highway 50 and 115 30 ¾ Road into the 201 boundary. Commissioner Steve Acquafresca seconded the motion. Commissioner Chair Janet Rowland called the vote and the motion passed three to zero.

Councilmember Susuras moved and Councilmember Doody seconded to adopt the request to add the two properties, 3026 Highway 50 and 115 30 ¼ Road, into the 201 Persigo Boundary. Motion carried.

Council President Pro Tem Pitts declared the boundary adjusted.

Proposed 100kW Solar System for Persigo

City Manager Kadrich presented a proposal from Sunsense, Inc. to install a 98.67 kilowatt photovoltaic solar system at the Persigo Wastewater Treatment Facility. She reviewed the history of this proposal. Both entities went through energy audits and the studies included ways to increase the energy efficiency of the Persigo Plant. Sunsense made a proposal to Xcel Energy on the City's behalf for a solar installation. The City tried to apply on its own and it was not approved so the only way it can go forward is if Sunsense constructs the improvements. The City has worked with Sunsense in the past and has been successful in reducing energy costs. This proposal does not provide a rebate but rather a higher value for each kilowatt (15 cents) and is a better value. This technology is very reliable and has low maintenance cost. The system can also be added on to possibly getting more value in the future. It will take care of about 10% of the energy needs of the Plant. Conservatively, the payback will be in eleven years, assuming no more than a 2.5% increase in energy costs and a flat usage over that time.

Councilmember Coons asked about the life of the technology and the payback time and how this proposal stacks up.

City Manager Kadrich noted this is very reliable equipment and American-made so it can be serviced and the system can be added onto in the future.

Councilmember Luke asked about a track record for use of such a system. City Manager Kadrich said the City has one year experience with a Sunsense solar installation and the Staff has done research about installations in other communities. Councilmember Luke inquired about how recent the City has conducted business with Sunsense. City Manager Kadrich replied about a year ago; noting the last project was completed in October last year.

Councilmember Susuras asked about the value of the electricity. City Manager Kadrich deferred the question to Deputy Director of Utilities, Streets and Facilities Terry Franklin for that answer. Mr. Franklin said the energy can be used free of charge and the value is a combination of savings (\$7,500), demand savings (\$4,300) and renewable energy credit (\$25,000).

Councilmember Boeschstein asked about the location of the solar panels and if they will be installed in a location that will not hinder any plant expansion. City Manager Kadrich said that is correct. She deferred to Mr. Franklin about the amount land available. Mr. Franklin said there is nine acres that could be used on the Plant property. The current proposal will use about one half acre.

Councilmember Luke asked about the lifespan of the equipment. Mr. Franklin said they are rated to produce at 80% capacity for 25 years, and has a twenty year warranty on the inverter.

Council President Pro Tem Pitts inquired if there are any comments from the audience. There were none.

Council President Pro Tem Pitts inquired if there are any comments from the County Commissioners. Commissioner Steve Acquafresca replied that the Commissioners had a thorough briefing. The City Council indicated that they did too.

Commissioner Acquafresca moved to authorize Persigo and subsequently authorize the City Purchasing Division to enter into a contract with Sunsense, Inc. in the amount of \$439,080 for the completion of the Wastewater Treatment Facility Solar Project. Commissioner Meis seconded. Commission Chair Rowland called the vote which passed three to zero.

Councilmember Susuras moved to authorize the City Purchasing Division to enter into a contract with Sunsense, Inc. in the amount of \$439,080 for the completion of the Wastewater Treatment Facility Solar Project. Councilmember Coons seconded the motion. Motion carried.

Other Business

Commission Chair Janet Rowland asked if there is a need to jointly approve the minutes from the previous meeting. City Clerk Stephanie Tuin advised that each governing board approves their own set of minutes. City Attorney Shaver added that has been the practice.

Councilmember Doody asked if a roll call vote is needed on the actions taken today. City Attorney Shaver stated that rule does not automatically apply to these actions; if a resolution were before the Council, then a roll call vote would be requested.

There was no other business to come before the Persigo Board.

Adjournment

Council President Pro Tem Pitts adjourned the meeting at 4:16 p.m.

Stephanie Tuin, MMC
City Clerk