



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

**October 22, 2015**

Video is available upon request

**1.0 CALL TO ORDER**

At 2:04 p.m., Mayor Phyllis Norris called to order the Joint Persigo meeting between the Grand Junction City Council and the Mesa County Board of County Commissioners at the Grand Junction City Hall Auditorium, 250 North 5th Street, Grand Junction, Colorado. Those in attendance from Mesa County were Chair Pugliese, Commissioner John Justman, Commissioner Scott McInnis, Frank Whidden, County Administrator; J. Patrick Coleman, County Attorney; Pete Baier, Director-Public Works; Kaye Simonson, Senior Planner; Linda Dannenberger, Planning Division Director; Julie Constan, Senior Engineer; and Lori Westernmire, Clerk to the Board. Minutes prepared by Lori Westernmire.

In attendance from the City of Grand Junction were Mayor Pro Tem Marty Chazen, and Councilmembers Duncan McArthur, Chris Kennedy, and Bennett Boeschstein. Barbara Traylor Smith and Rick Taggart were absent. Staff from the City of Grand Junction included Tim Moore, Interim City Manager; John Shaver, City Attorney; Greg Lanning, Public Works Director; Bret Guillory, Utility Engineer; Dan Tonello, Wastewater Services Manager; David Thornton, Principal Planner; and Juanita Peterson, Deputy City Clerk.

**2.0 MINUTES OF THE LAST PERSIGO BOARD MEETING**

**Mesa County - June 25, 2015**

COMMISSIONER JUSTMAN MOVED TO APPROVE THE JUNE 25, 2015 MINUTES AS SENT OUT; COMMISSIONER PUGLIESE SECONDED, MOTION PASSES 2-0. *Note: Commissioner McInnis was not present at the time of the vote.* The City of Grand Junction minutes for the Joint Persigo meeting were approved by the City Council on August 5, 2015.

Mayor Norris suggested the preparation of a single set of minutes, which would be approved at the next Joint meeting. All Councilmembers and Commissioners agreed that future Joint meetings would have one set of minutes prepared and coordinated by City and County Clerk staff.

### 3.0 201 BOUNDARY ADJUSTMENTS

#### A. Requested Inclusion into the Persigo 201 Service Area – Harrison Property

The request is to include 3125 A 1/2 Road in the Persigo 201 Sewer Service Boundary. Kaye Simonson briefed the Board on the request and entered into the record the Project Report and File, the Mesa County Land Development Code, the City Development Code, the Grand Junction Comprehensive Plan, and a PowerPoint Presentation, which is on-file at the offices of the Grand Junction City Clerk and the Mesa County Clerk and Recorder. She discussed the site location, zoning, future land uses, history of sewer service, and existing sewer lines in the area. Staff recommends approval of the request.

Chair Pugliese suggested the attorneys for the City and County consider an administrative process that may require an amendment to the Persigo Agreement. Mayor Norris requested City and County staff and attorneys work together to provide recommendations for amending the Agreement at the next meeting, and Chair Pugliese agreed. John Shaver discussed potential procedural changes to the process, and Councilmembers Chazen and Boeschstein and Mayor Norris agreed decision-making authority would remain with the Joint Board.

Chair Pugliese entertained a motion on the Harrison property to allow them to put the property 3125 A 1/2 Road to be included in the Persigo 201 Service Boundary; COMMISSIONER JUSTMAN MOVED TO DO THAT; COMMISSIONER PUGLIESE SECONDED, MOTION PASSES. *Note: Commissioner McInnis abstained, as he arrived at approximately 2:25 p.m. and was not present during the discussion.*

COUNCILMEMBER MARTY CHAZEN MOVED TO APPROVE THE REQUEST FOR THE HARRISON PROPERTY TO BE INCLUDED IN THE PERSIGO 201 SEWER SERVICE BOUNDARY, THIS IS THE PROPERTY LOCATED AT 3125 A 1/2 ROAD; COUNCILMEMBER CHRIS KENNEDY SECONDED; MOTION PASSED.

#### B. Requested Exclusion from the Persigo 201 Service Area – A&G Partnership

This request to exclude 311 31 Road, 3094 C Road, and 3098 C Road from the Persigo 201 Boundary is to accommodate the expansion of an existing gravel operation on 122 additional acres to the west, and to not require the gravel mining operation to operate within two jurisdictions with separate Conditional Use Permits (CUP). Kaye Simonson presented the request to the Board and entered into the record the Project Report and File, the Mesa County Land Development Code, the Grand Junction Development Code, the Grand Junction Comprehensive Plan, and a PowerPoint Presentation, which is on-file at the City and County Clerk's offices. She discussed the site location, historic uses, zoning, and future land uses. Staff recommendation is to remove the parcels from the 201 Boundary.

#### Public Comment

Ivan Geer, Applicant's representative, provided additional site and project information.

COUNCILMEMBER CHAZEN MOVED TO ACCEPT THE RECOMMENDATION TO REMOVE THESE PROPERTIES FROM THE PERSIGO 201 SEWER SERVICE BOUNDARY; COUNCILMEMBER KENNEDY SECONDED; MOTION PASSED.

COMMISSIONER MCINNIS MOVED EXCLUSION OF THESE PROPERTIES FROM THE PERSIGO BOUNDARY TRACKING THE MOTION THAT THE CITY JUST PASSED; COMMISSIONER JUSTMAN SECONDED, MOTION PASSED.

**4.0 PRESENTATION – RAFTELIS FINANCIAL CONSULTANTS, INC. - DRAFT 2016 FINANCIAL PLANNING STUDY, BUDGET, AND RATES**

Greg Lanning, Public Works Director, briefed the Joint Board on the study and introduced John Gallagher, Principal Consultant with Raftelis. Mr. Gallagher summarized the findings of the study. Dan Tonello, Bret Guillory, and Greg Lanning provided additional information on the existing sewer system, operating costs, fund balances and projections, and equipment replacement schedules. The Financial Planning Study is on-file at the offices of the Grand Junction City Clerk and the Mesa County Clerk and Recorder.

Mayor Norris requested staff evaluate a plan scenario with a lower rate increase in the first year and to present the findings to each Board. Chair Pugliese requested additional time to review the Study and to meet with City and County staff before making a decision, and the other Commissioners agreed.

Chair Pugliese designated Commissioner Justman as Acting Chair and departed from the meeting at approximately 4:19 p.m.

**5.0 JOINT SEWER SYSTEM AUDIT**

Greg Lanning introduced the Item and briefly spoke on the Audit.

**6.0 OTHER BUSINESS**

Mayor Norris requested that the City and County staff review the Persigo Agreement and come back to the Joint Board after the first of the year. All Commissioners and Councilmembers agreed.

**7.0 ADJOURN**

With no further business to come before the Persigo Board, Mayor Phyllis Norris adjourned the meeting at 4:25 p.m.



---

Sheila Reiner,  
Mesa County Clerk and Recorder



---

Stephanie Tuin, MMC  
Grand Junction City Clerk

