



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

October 20, 2016

Video is available upon request

1.0 CALL TO ORDER – PLEDGE OF ALLEGIANCE

At 2:03 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 Rose Pugliese, Commissioner John Justman, Frank Whidden, County Administrator; J. Patrick Coleman, County Attorney; Kaye Simonson, Senior Planner; Linda Dannenberger, Planning Division Director; and Lori Westermire, Clerk to the Board. Minutes prepared by Lori Westermire. Commissioner Scott McInnis was excused from the meeting.

In attendance from the City of Grand Junction were Mayor Phyllis Norris, Mayor Pro Tem Marty Chazen; Councilmembers Duncan McArthur, Barbara Traylor Smith and Rick Taggart; Greg Caton, City Manager; John Shaver, City Attorney; Greg Lanning, Public Works Director; Dan Tonello, Wastewater Services Manager; and Stephanie Tuin, City Clerk. Councilmembers Bennett Boeschstein and Chris Kennedy were absent.

2.0 MINUTES OF THE LAST PERSIGO BOARD MEETING

APRIL 14, 2016

Motions were made by the Joint Board as follows:

Grand Junction City Council

MAYOR PRO TEM MARTY CHAZEN MOVED TO APPROVE; COUNCILMEMBER BARBARA TRAYLOR SMITH SECONDED; THE MINUTES WERE ACCEPTED. Mayor Norris requested Stephanie Tuin call roll of the Councilmembers: Those also in favor of the motion included Councilmembers Duncan McArthur, Rick Taggart, Barbara Traylor Smith, Mayor Pro Tem Marty Chazen, and Mayor Phyllis Norris. The meeting minutes were approved.

Board of County Commissioners

COMMISSIONER JOHN JUSTMAN MOVED TO APPROVE THE MINUTES AS SENT OUT; CHAIR ROSE PUGLIESE SECONDED, MOTION PASSES.

3.0 201 BOUNDARY ADJUSTMENTS

A. Requested Exclusion from the Persigo 201 Service Area – Properties owned by 166 Edlun, LLC, Bureau of Land Management (BLM) and Mesa County

The request is to amend the 201 Sewer Service Area Boundary to exclude the following properties:

166 Edlun, LLC:

1. Parcel No. 2943-313-00-021, 92.77 acres
2. Parcel No. 2943-314-00-092, 80.02 acres
3. Parcel No. 2943-323-00-132, 78.10 acres
4. Parcel No. 2967-061-00-159, 98.01 acres

Bureau of Land Management:

5. Parcel No. 2943-313-00-914, 39.29 acres

Mesa County:

6. Parcel No. 2967-052-00-932, 58.45 acres

Kaye Simonson briefed the Joint Board on the request and entered into the record the Mesa County Land Development Code, the Grand Junction Development Code, the Grand Junction Comprehensive Plan, along with the Project Files and PowerPoint presentations for each exclusion request on today's agenda. She discussed the site location, current zoning, future land uses, surrounding land uses and ownership, right-of-ways and easements, and sewer lines in the project area.

Public Comment

Vicki Felmlee, Colorado Director of the Old Spanish Trail Association, commented on gravel operations, and the location of the Old Spanish Trail along easements in the area.

Board Action and Motions

Mayor Phyllis Norris requested clarification on the establishment of the 201 Boundary and the consequences of changing it. John Shaver explained the purpose and history of the 201 Boundary.

Mayor Pro Tem Marty Chazen requested staff explain why the request included public and privately owned parcels. Ms. Simonson explained the process to include public land following the request by 166 Edlun, LLC.

CHAIR ROSE PUGLIESE MOVED THAT WE GRANT THE REQUEST FOR AN EXCLUSION FROM THE PERSIGO 201 SERVICE BOUNDARY FOR THAT EDLUN PROPERTY; COMMISSIONER JOHN JUSTMAN SECONDED, MOTION PASSES.

COUNCILMEMBER BARBARA TRAYLOR SMITH MOVED THAT WE APPROVE THE REQUEST FOR THE EXCLUSION FROM THE PERSIGO 201 SERVICE AREA FOR THE EDLUN PROPERTY SEVERAL PARCELS OWNED BY THE 166 EDLUN, LLC IN THE SOUTHERN PORTION OF THE 201 BOUNDARY AREA AND ADJACENT PARCELS OWNED BY MESA COUNTY AND THE BLM; MAYOR PRO TEM MARTY CHAZEN SECONDED. Mayor Norris requested Stephanie Tuin take a roll call of the Councilmembers: Those in favor of the motion included Councilmembers Duncan McArthur, Rick Taggart, Barbara Traylor Smith, and Mayor Pro Tem Marty Chazen; Mayor Phyllis Norris was not in favor. The motion passed.

B. Requested Exclusion from the Persigo 201 Service Area – Two parcels owned by the BLM

The request is to amend the 201 Sewer Service Area Boundary to exclude the following properties:

1. Parcel No. 2945-352-00-914 (Gunnison River at 26 3/8 Road) – 22.42 acres
2. Parcel No. 2947-274-00-914 (Wildwood Drive) – 82.68 acres

Ms. Simonson briefed the Board on the request and entered into the record the Project Report, the PowerPoint Presentation, the Persigo Agreement, the Grand Junction Comprehensive Plan, and public comments. She discussed the site location, current zoning, and surrounding uses.

Public Comment

There were no comments.

Board Action and Motions

The Joint Board made the following motion:

COUNCILMEMBER RICK TAGGART MOVED TO APPROVE THE REQUEST FOR EXCLUSION FROM THE PERSIGO 201 SERVICE AREA FOR THE BLM PROPERTY, TWO PARCELS, ONE NEAR THE GUNNISON RIVER, AND ONE ADJACENT TO THE COLORADO NATIONAL MONUMENT; MAYOR PRO TEM MARTY CHAZEN SECONDED. Mayor Norris requested Clerk Tuin take a roll call of the Councilmembers. In favor of the motion were Councilmembers Rick Taggart and Barbara Traylor Smith, and Mayor Pro Tem Chazen. Those not in favor of the motion included: Councilmember Duncan McArthur and Mayor Phyllis Norris. The vote was not passed by the Councilmembers and therefore, the Mesa County Commissioners did not make a motion. The item was not approved by the Joint Board.

C. Requested Exclusion from the Persigo 201 Service Area – Ferris Property

The request is to have the Ferris property, located at 2269 J Road, removed from the 201 Service Boundary. Kaye Simonson briefed the Board on the request and discussed the site location, zoning, future land uses, history of sewer service, and summarized public comments.

John Shaver added information on procedures for application and notification, and the need to reconcile the Urban Development Boundary with the 201 Service Boundary. Linda Dannenberger explained the location of the 201 Service Boundary was due to terrain, zoning, and population projections that determined the capacity of the sewer treatment plant. Patrick Coleman commented on the need and process to bring together the Urban Development and 201 Boundaries.

Public Comment

Dave Roper, adjacent property owner, spoke regarding changes to the 201 Boundary in the project area.

Board Action and Motions

The Joint Board made the following motions:

COUNCILMEMBER BARBARA TRAYLOR SMITH MOVED TO APPROVE THE REQUEST FOR EXCLUSION FROM THE PERSIGO 201 SERVICE AREA FOR THE FERRIS PROPERTY LOCATED AT 2269 J ROAD, MAYOR PRO TEM MARTY CHAZEN SECONDED. The Joint Board continued to discuss the item with staff. Mayor Norris requested Stephanie Tuin take a roll call of the Councilmembers. Those also in favor of the motion included: Councilmembers Barbara Traylor Smith, Duncan McArthur, Rick Taggart, Mayor Pro Tem Marty Chazen, and Mayor Phillis Norris. All agreed.

COMMISSIONER JOHN JUSTMAN MOVED TO REQUEST EXCLUSION FROM THE PERSIGO 201 BOUNDARY SERVICE AREA OF THE FERRIS PROPERTY; CHAIR ROSE PUGLIESE SECONDED, MOTION PASSES.

4.0 2017 BUDGET PRESENTATION

Greg Lanning presented details of the 2017 proposed budget. Greg Caton and Dan Tonello added additional information pertaining to revenue and expenditures in the proposed budget.

5.0 GENERAL REPORTS

A) Orchard Mesa Sanitation District Dissolution

Dan Tonello reported on the status of the Dissolution.

B) Other

Mr. Tonello briefed the Board on the status of the CNG facility and discussed REN credits, revenue from fuel usage, and storage requirements.

6.0 OTHER BUSINESS

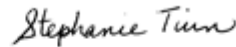
Mayor Norris and Chair Pugliese discussed the need with staff to review the Persigo Agreement and to have a Joint Board meeting in January 2017.

7.0 ADJOURN

With no further business to come before the Persigo Board, Mayor Norris adjourned the meeting at 4:15 p.m.



Sheila Reiner,
Mesa County Clerk and Recorder



Stephanie Tuin, MMC
City Clerk

