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**AGENDA**  
**JOINT PERSIGO WORKSHOP**  
**CITY OF GRAND JUNCTION, CITY COUNCIL**  
**MESA COUNTY, BOARD OF COUNTY COMMISSIONERS**  
**MESA COUNTY MULTIPURPOSE ROOM, 1<sup>ST</sup> FLOOR ANNEX**  
**544 ROOD AVENUE**  
**GRAND JUNCTION, COLORADO**  
**TUESDAY, OCTOBER 20, 2020**  
**3:00 PM**

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To become the most livable community west of the Rockies by 2025

**1. Discussion Topics**

- a. 2021 Recommended Budget
- b. Persigo 201 Service Area Boundary Amendments

**2. Next Meeting Topics**

**3. Other Business**



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

**Item #1.a.**

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**Meeting Date:** October 20, 2020  
**Presented By:** Randi Kim, Utilities Director  
**Department:** Utilities  
**Submitted By:** Randi Kim

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**Information**

**SUBJECT:**

2021 Recommended Budget

**RECOMMENDATION:**

This presentation and discussion is for informational purposes.

**EXECUTIVE SUMMARY:**

The Persigo Wastewater Treatment System is jointly owned by the City of Grand Junction and Mesa County. The City of Grand Junction manages and operates the system. The purpose of this meeting is to present the 2021 Recommended Budget for the Joint Persigo Wastewater System.

**BACKGROUND OR DETAILED INFORMATION:**

The Persigo Wastewater Treatment System is jointly owned by the City of Grand Junction and Mesa County. The City of Grand Junction manages and operates the system. The Persigo Board meets on an annual basis to review the status of the overall system and the recommended budget for the Joint Persigo Wastewater System for the forthcoming fiscal year. The purpose of this meeting is to present the 2020 Recommended Budget for the Joint Persigo Wastewater System.

**FISCAL IMPACT:**

Recommended 2021 Budget information is included in this presentation and discussion.

**SUGGESTED MOTION:**

N/A

### **Attachments**

1. 2021 Persigo Joint Sewer System Budget Transmittal Letter 101520
2. Persigo Joint Sewer Funds 2021 Recommended Budget
3. 2021 Persigo Recommended Capital Descriptions
4. 2021 10 Year Joint Sewer fund Capital

October 15, 2020

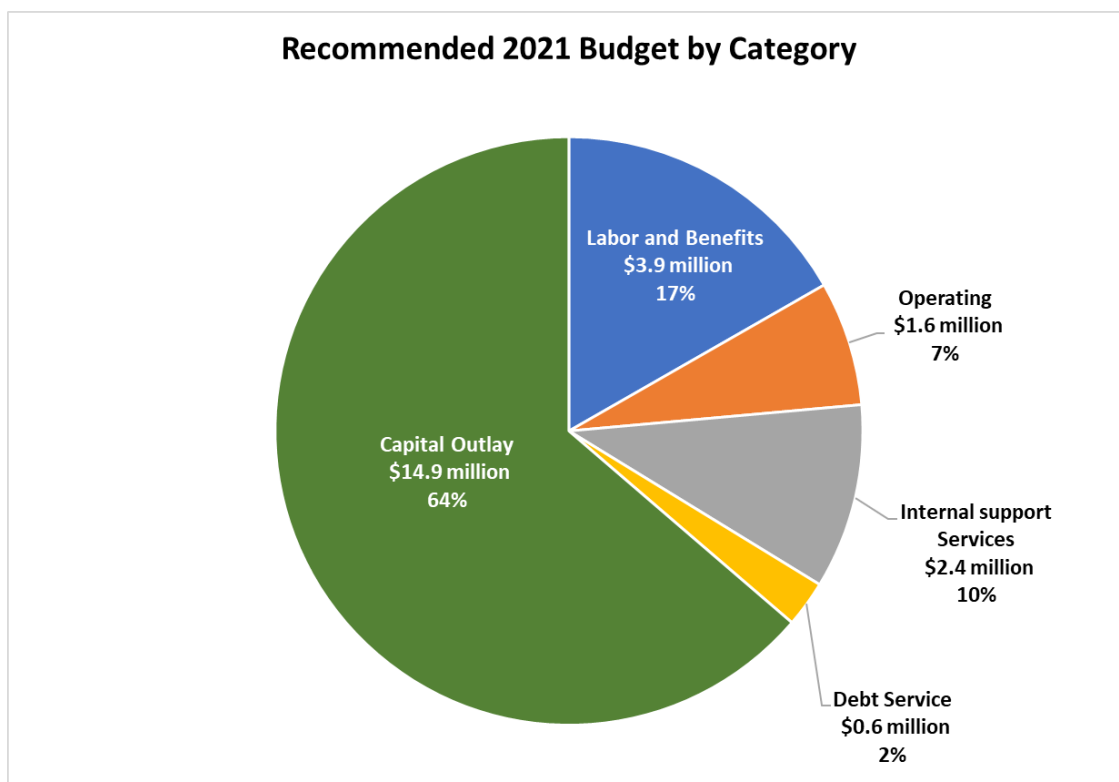
To the Honorable Members of Persigo Board:

It is our pleasure to present the Recommended Persigo Budget for 2021. The 2021 budget totals \$23.5 million, of which \$14.9 million is tied to Capital projects which have been planned for and are funded in the Wastewater Division's Long-Range Financial Plan. The proposed budget represents the allocation of resources needed to operate the system in a manner that is consistent with industry standards and to ensure that the system will meet our community's needs well into the future.

During 2015, the Persigo Board approved the Wastewater Division's Annual budget which included funds for the completion of a rate study to be performed by a third-party consultant. This study not only evaluated the current financial stability of the operation, but also looked at the long-term system needs which included:

- Regulatory Compliance
- System Maintenance
- Growth Related Capital Expenditure
- System Operations & Staffing

The proposed 2021 Budget is consistent with all recommendations included in the 2015 rate study. Following is a graph representing the 2021 Recommended Budget by category showing the emphasis on capital infrastructure investment.



The combined funds for the Joint Persigo Sewer System are managed in two separate accounting funds: the operating fund and the sewer capacity fund. The first account funds operation and maintenance of the sewer collection and treatment system and planned infrastructure replacement and improvements. The second account receives revenue from plant investment fees that are accumulated for future expansion of the treatment system. The projected ending fund balance for the combined funds is \$19.5 million. This is well above the reserve target of \$6.5 million, which represents a combination of one year of capital replacement costs for sewer mains and 30 percent of operations and maintenance cost, as recommended by the 2015 rate study. The remaining balance of \$13 million will continue to be reserved for future replacement and expansion projects.

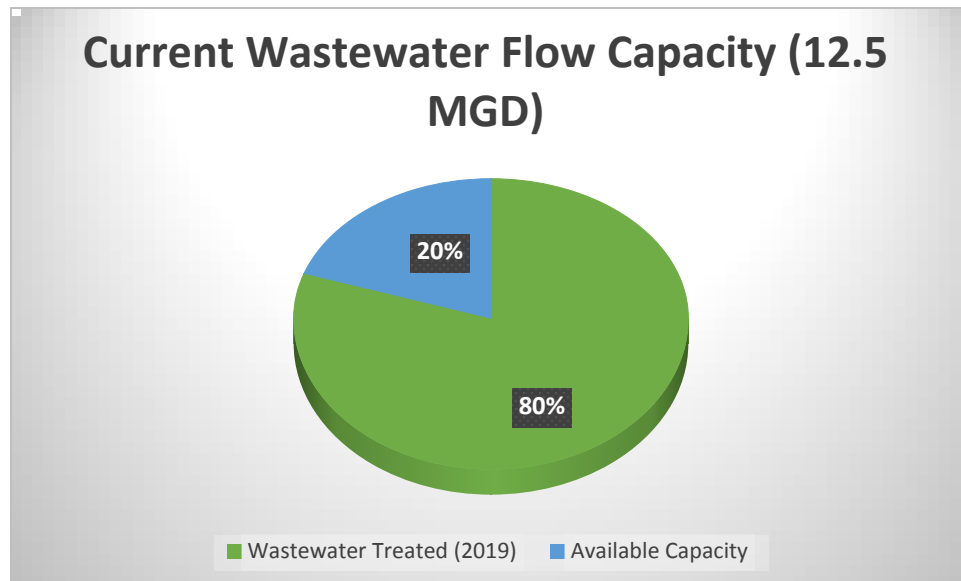
**Fiscal Responsibility** – The 2015 rate study valued the Persigo treatment facility at \$188 million, and the sewage collection system at \$83 million for a total system value of \$271 million. The majority of this infrastructure operates in an extremely corrosive environment and requires significant ongoing maintenance and rehabilitation efforts.

**Collection System** – Ongoing efforts for the preservation and maintenance of the collection system include a 30-year replacement schedule for all portions of the collection system which have currently exceeded their useful life. The collection system is comprised of approximately 577 miles of pipe of which approximately 200 miles is scheduled for replacement over the next 30 years. The proposed expenditure for the collection system for 2021 is \$9.3 million which includes \$2.0 million for ongoing sewer line replacements, \$3 million to install a parallel forcemain to replace the Tiara Rado forcemain, \$4.2 million to eliminate/replace lift stations, and \$50,000 for specialty collection system equipment. In addition to sewer line replacements, the budget includes \$50,000 to revitalize the incentive program for sewer improvement districts to eliminate septic tanks.

**Treatment Plant Operations** – The Persigo Treatment Facility was designed during the late 1970s and went on-line in 1984. Although this facility is over 30 years old, it is operating very well and is currently maintaining compliance with all regulatory requirements.

The proposed expenditure for the wastewater treatment plant for 2021 is \$9.3 million which includes: \$3.8 million for ongoing asset rehabilitation/replacements to replace aging infrastructure and/or improve operation of the plant, \$1.6 million to implement recommended improvements resulting from the 2019 odor control study, and \$200,000 for preliminary engineering of plant rehabilitation projects that will also serve future expansion.

**Future Wastewater Treatment System Expansion** – The existing wastewater treatment plant capacity is 12.5 million gallons a day. On an annual average daily basis, the plant received 8.8 million gallons per day in 2019 representing 70 percent of the permitted capacity. However, due to seasonal fluctuations, the maximum average monthly flow to the plant was almost 10 million gallons per day representing 80 percent of its hydraulic capacity. As required by permit, reaching this 80 percent milestone requires that we initiate engineering and financial planning for expansion of the wastewater treatment plant.



A wastewater master planning study continued in 2020 to update the 2008 Wastewater Basin Study in coordination with the City's Comprehensive Plan update and to develop a master plan for system expansion to satisfy permit requirements. Completion of the master plan is scheduled to be completed in March 2021. Construction of the wastewater treatment plant expansion will need to commence whenever throughput reaches 95 percent of the treatment capacity. Current projections indicate that the Persigo wastewater treatment plant will reach 95 percent capacity between 2029 and 2032. Completion of the master planning effort in early 2021 will provide enough time for planning, updating construction cost estimates, financing, engineering design, permitting, construction, and commissioning by this projected date.

In summary, the Persigo wastewater treatment system is operating very well and continues to be the benchmark for other municipalities for operational excellence and innovation. The Persigo biogas project fueled 69 City and County vehicles in 2020. The project received additional recognition through a presentation to the Innovative Wastewater Technology Committee of the Rocky Mountain Water Environment Association. These innovations and many others that have been implemented over the years, would not have been possible without the continued support of the Persigo Board.

Respectfully submitted,

Kurt Carson, P.E.  
Wastewater Services Manager

Randi Kim, P.E.  
Utilities Director



Greg Caton, ICMA-CM  
City Manager

**Persigo Joint Sewer System  
2021 Recommended Budget  
October 20, 2020**

| Line No. | Account                        | 2020<br>Adopted      | 2020<br>Amended      | 2021 Recommended     |
|----------|--------------------------------|----------------------|----------------------|----------------------|
| 1        | <b>Beginning Fund Balance:</b> | <b>27,116,244</b>    | <b>27,116,244</b>    | <b>24,942,847</b>    |
| 2        | <b>Revenue</b>                 |                      |                      |                      |
| 3        | Capital Proceeds               | \$ 3,074,685         | \$ 3,074,685         | \$ 3,293,550         |
| 4        | Charges for Service            | 13,864,412           | 14,339,412           | 14,311,493           |
| 5        | Fines and Forfeitures          | 1,000                | 1,000                | 1,000                |
| 6        | Interest                       | 406,953              | 437,601              | 190,839              |
| 7        | Interfund Revenue              | 131,862              | 131,862              | 162,106              |
| 8        | Intergovernmental              | 595,000              | 615,000              | -                    |
| 9        | Other                          | 9,252                | 9,252                | 33,750               |
| 10       | <b>Revenue Total</b>           | <b>\$ 18,083,164</b> | <b>\$ 18,608,812</b> | <b>\$ 17,992,738</b> |
| 11       | <b>Expenditures</b>            |                      |                      |                      |
| 12       | <b>Labor and Benefits</b>      | <b>\$ 3,743,649</b>  | <b>\$ 3,795,638</b>  | <b>\$ 3,925,699</b>  |
| 13       | Benefits                       | 924,115              | 976,104              | 1,019,231            |
| 14       | Full Time                      | 2,670,882            | 2,670,882            | 2,716,205            |
| 15       | Insurance                      | 22,467               | 58,142               | 64,895               |
| 16       | Other Compensation             | 3,153                | 3,153                | 6,732                |
| 17       | Insurance Experience           | 35,675               | -                    | -                    |
| 18       | Overtime                       | 46,175               | 46,175               | 63,704               |
| 19       | Seasonal                       | 41,182               | 41,182               | 54,932               |
| 20       | <b>Operating</b>               | <b>1,503,618</b>     | <b>1,973,118</b>     | <b>1,604,770</b>     |
| 21       | Charges and Fees               | 349,296              | 349,296              | 422,140              |
| 22       | Contract Services              | 51,144               | 627,144              | 79,621               |
| 23       | Equipment                      | 15,960               | 15,960               | 140,071              |
| 24       | Equipment Maintenance          | 9,910                | 9,910                | 9,985                |
| 25       | Grants and Contributions       | 3,150                | 3,150                | 3,883                |
| 26       | Operating Supplies             | 75,710               | 75,710               | 83,682               |
| 27       | Professional Development       | 54,680               | 54,680               | 45,129               |
| 28       | Repairs                        | 568,525              | 568,525              | 575,919              |
| 29       | System Maintenance             | 351,799              | 245,299              | 218,278              |
| 30       | Uniforms and Gear              | 4,014                | 4,014                | 7,352                |
| 31       | Utilities                      | 19,430               | 19,430               | 18,710               |
| 32       | <b>Interfund Charges</b>       | <b>2,491,515</b>     | <b>2,439,526</b>     | <b>2,385,757</b>     |
| 33       | Administrative Overhead        | 692,346              | 692,346              | 713,809              |
| 34       | Facility                       | 576,274              | 576,274              | 555,115              |
| 35       | Fleet                          | 312,295              | 312,295              | 245,974              |
| 36       | Fuel Charges                   | 42,724               | 42,724               | 38,244               |
| 37       | Information Technology         | 253,936              | 253,936              | 300,414              |
| 38       | Liability Insurance            | 111,814              | 111,814              | 80,047               |
| 39       | Medical Programs               | 51,989               | -                    | -                    |

Persigo Joint Sewer System  
2021 Recommended Budget  
October 20, 2020

| Line No. | Account                          | 2020<br>Adopted       | 2020<br>Amended       | 2021 Recommended      |
|----------|----------------------------------|-----------------------|-----------------------|-----------------------|
| 40       | Utility Services                 | 450,137               | 450,137               | 452,154               |
| 41       | <b>Debt Service</b>              | <b>596,884</b>        | <b>596,884</b>        | <b>597,802</b>        |
| 42       | Interest Expense                 | 131,884               | 131,884               | 117,802               |
| 43       | Principal                        | 465,000               | 465,000               | 480,000               |
| 44       | <b>Capital Outlay</b>            | <b>11,797,000</b>     | <b>11,949,796</b>     | <b>14,945,000</b>     |
| 45       | Capital Equipment                | -                     | 100,000               | 5,000                 |
| 46       | Utility Systems                  | 11,797,000            | 11,849,796            | 14,940,000            |
| 47       | <b>Transfers Out</b>             | -                     | <b>27,247</b>         | -                     |
| 48       | Transfer to Water Fund           | -                     | 27,247                | -                     |
| 49       | <b>Expenditure Total</b>         | <b>\$ 20,132,666</b>  | <b>\$ 20,782,209</b>  | <b>\$ 23,459,028</b>  |
| 50       | <b>Net Source (Use) of Funds</b> | <b>\$ (2,049,502)</b> | <b>\$ (2,173,397)</b> | <b>\$ (5,466,290)</b> |
| 51       | <b>Ending Fund Balance:</b>      | <b>\$ 25,066,742</b>  | <b>\$ 24,942,847</b>  | <b>\$ 19,476,557</b>  |

## 2021 Recommended Capital Project Descriptions October 20, 2020

### JOINT SEWER OPERATIONS FUND

1. **Sewer Line Replacement/Rehabilitation, \$2,000,000** – Funds are budgeted to replace/rehabilitate existing sewer mains within the Persigo 201 service area collection system. The collection system is comprised of approximately 577 miles of pipe of which approximately 200 miles is scheduled for replacement over the next 30 years. This replacement schedule was recommended in the 2015 independent rate study and approved by the Persigo Board.
2. **Sewer Improvement Districts, \$50,000** – In 2000, the City and the County passed a joint resolution establishing the septic system elimination program to provide incentives to property owners to eliminate septic systems. There are still approximately 1,500 properties that remain on septic systems within the Persigo 201 sewer boundary. The program has not yet achieved the goal of eliminating septic systems and making available connection to the sewer system to all properties within the service area. One small sewer improvement district was completed in 2020. Previously, the last sewer improvement district was completed in 2010. Recommended funding for 2021 is to revitalize the incentive program by targeting completion of existing and new sewer improvement districts over the next 10 years.
3. **Lift Station Elimination/Rehabilitation, \$4,240,000** – The 2021 requested funds will be used to replace the Ridges #1 Lift Station. This lift station has surpassed its design life and it is recommended to be replaced due to existing deficiencies regarding their condition, capacity, and long-term reliability. Funding planned for 2022 and beyond are focused on the continued implementation of predictive and preventative maintenance programs for the 26 lift stations in the collection system.
4. **Collection System Equipment, \$50,000** – These funds are recommended to purchase specialty equipment needed to efficiently operate and maintain the sewer collection system.
5. **Wastewater Treatment Plant Rehabilitation/Expansion Projects, \$205,000** – This expenditure will be used for preliminary engineering of wastewater treatment units that will require rehabilitation to address aging infrastructure or operational deficiencies over the next 5 years. Since the plant is currently at 80 percent capacity and will require expansion in the next 8 years, design plans will consider future expansion needs in selection of the rehabilitation or replacement option. Infrastructure assets that will be addressed in the next 5 years include aeration, solids dewatering, ultraviolet disinfection, solids/grit screening, and the electrical conduit system.
6. **Wastewater Treatment Plant Improvements and Asset Replacement, \$3,800,000** – These expenditures are associated with wastewater treatment plant improvements and replacement of aging infrastructure. The funds planned for 2021 will be used for rehabilitation of the Flow Equalization Basin and the Anaerobic Digester panels as well as rehabilitation/replacement projects.
7. **Odor Control Improvements, \$1,600,000** – Design of odor control improvements for the wastewater treatment plant and the sewer collection system will be completed in 2020. The recommended funds for 2021 are for construction of odor control improvements.
8. **Tiara Rado Force Main, \$3,000,000** – A design of a new force main for the Tiara Rado Lift Station will be completed in 2020. Recommended 2021 funds are to construct the parallel force main from the Tiara Rado lift station, under the Colorado River, to the River Road Interceptor east of the Persigo Wastewater Treatment Plant. The existing force main from the lift station is ductile iron and was installed during the 1980's. A section of this pipe has failed in the past and has been repaired.



2021 Ten Year Capital Plans  
Joint Sewer Fund  
October 20, 2020



| Ref<br>Line # | Fund             | Title                                               | Year 1<br>2021 | Year 2<br>2022 | Year 3<br>2023 | Year 4<br>2024 | Year 5<br>2025 | Year 6<br>2026 | Year 7<br>2027 | Year 8<br>2028 | Year 9<br>2029 | Year 10<br>2030 | Five Year TOTAL<br>2021-2025 | Ten Year TOTAL<br>2021-2030 |
|---------------|------------------|-----------------------------------------------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|-----------------|------------------------------|-----------------------------|
| Sewer Fund    |                  |                                                     |                |                |                |                |                |                |                |                |                |                 |                              |                             |
| 1             | Joint Sewer      | Sewer Line Replacements/Rehabilitation              | \$ 2,000,000   | \$ 4,570,000   | \$ 4,670,000   | \$ 4,770,000   | \$ 4,870,000   | \$ 4,970,000   | \$ 5,070,000   | \$ 5,170,000   | \$ 5,270,000   | 5,370,000       | \$ 20,880,000                | \$ 46,730,000               |
| 2             | Joint Sewer      | Sewer Improvement Districts                         | 50,000         | 250,000        | 1,000,000      | 1,000,000      | 1,000,000      | 1,000,000      | 1,000,000      | 1,000,000      | 1,000,000      | 1,000,000       | 3,300,000                    | 8,300,000                   |
| 3             | Joint Sewer      | Lift Station Elimination/Rehabilitation             | 4,240,000      | 50,000         | 51,000         | 52,000         | 53,000         | 54,000         | 55,000         | 56,000         | 57,000         | 59,000          | 4,446,000                    | 4,727,000                   |
| 4             | Joint Sewer      | Collection System Equipment                         | 50,000         | 51,000         | 52,000         | 53,000         | 54,000         | 55,000         | 56,000         | 57,000         | 58,000         | 59,000          | 260,000                      | 545,000                     |
| 5             | Joint Sewer      | Plant Expansion Projects                            | 205,000        | 10,000,000     | 7,000,000      | -              | -              | -              | -              | -              | -              | -               | 17,205,000                   | 17,205,000                  |
| 6             | Joint Sewer      | Wastewater Treatment Plant Imp and Asset Replace    | 3,800,000      | 2,400,000      | 2,300,000      | 701,000        | 736,000        | 773,000        | 812,000        | 852,000        | 895,000        | 940,000         | 9,937,000                    | 14,209,000                  |
| 7             | Joint Sewer      | Plant Studies                                       | -              | -              | -              | -              | -              | 250,000        | -              | -              | -              | -               | -                            | 250,000                     |
| 8             | Joint Sewer      | Odor Control Improvements                           | 1,600,000      | 50,000         | 600,000        | -              | -              | -              | -              | -              | -              | -               | 2,250,000                    | 2,250,000                   |
| 9             | Joint Sewer      | Parallel Tiara Rado Force Main Under Colorado River | 3,000,000      | -              | -              | -              | -              | -              | -              | -              | -              | -               | 3,000,000                    | 3,000,000                   |
| 10            | Sewer Fund Total |                                                     | \$ 14,945,000  | \$ 17,371,000  | \$ 15,673,000  | \$ 6,576,000   | \$ 6,713,000   | \$ 7,102,000   | \$ 6,993,000   | \$ 7,135,000   | \$ 7,280,000   | \$ 7,428,000    | \$ 61,278,000                | \$ 97,216,000               |



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

**Item #1.b.**

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**Meeting Date:** October 20, 2020

**Presented By:** Tamra Allen, Community Development Director, Todd Hollenbeck,  
David Thornton, Principal Planner

**Department:** Community Development

**Submitted By:** Tamra Allen, Community Development Director  
David Thornton, Principal Planner

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**Information**

**SUBJECT:**

Persigo 201 Service Area Boundary Amendments

**RECOMMENDATION:**

Staff recommends discussion of the proposed amendments and providing direction to staff based on this discussion.

**EXECUTIVE SUMMARY:**

A subcommittee of the Persigo Board has met several times to discuss amendments to the Persigo Agreement. The subcommittee proposed that one of the initial issues to address was the alignment of the 201 Service Area Boundary with the Urban Development Boundary. The subcommittee met to discuss the proposed boundaries and has found general agreement in the proposed boundary modifications. Modifications include both changes to the 201 Service Area Boundary as well as the Urban Development Boundary.

**BACKGROUND OR DETAILED INFORMATION:**

**Background**

The current Persigo 201 Service Area was established in 2008. At that time, the Grand Junction area was experiencing significant growth and there were concerns from developers and officials that there was not adequate available land. In 2009, the Black and Veatch Sewer Basin Study was completed, identifying where and how sewer service could be extended. The Grand Junction Comprehensive Plan was subsequently adopted in 2010, establishing the Urban Development Boundary (UDB) –

a land use plan and UDB that was jointly adopted by the City as well as Mesa County. Urban level land uses are those within the Urban Development Boundary or include areas that are expected to be served by urban levels of service, including sewer. The location of this boundary was heavily informed by the Black and Veatch study that identified where sewer service could occur and thus where urban level of development could feasibly be constructed. It was also the result of many community meetings and input from citizens.

In the 1998 Intergovernmental Agreement, also known as the Persigo Agreement, it is agreed the Urban Growth Area (UGA; now UDB) and 201 Service Area Boundary should be the same. However, today the UDB does not match the 201 Service Area Boundary in several areas.

Since 2010, the Persigo Board has considered a number of inclusions and exclusions in the area. For example, all of the properties north of the Grand Valley Mainline Canal and west of 23 Road have been excluded on a property-by-property basis from the Persigo 201 sewer service area boundary. The properties immediately north of 1-70 and west of 25 Road, known as Peach Hill, were proposed for inclusion in April of 2016. At that time, the Persigo Board declined to grant the inclusion, despite the properties being located within the UDB. Following that hearing, staff was directed to assess all areas where the UDB and 201 Service Area did not align. In August, 2017, County and City staff worked together to propose comprehensive changes to the Persigo Boundary that would align the Persigo Boundary with the UDB. These were put forth for consideration in August 2017 – of the proposed 11 changes to the boundary, the Board adopted 2 of them. In preparation for the 2017 boundary changes, two open houses were held and over 100 attended.

Since 2017, the Board has heard two case-by-case requests for inclusion/exclusion into the 201 Service Area Boundary, including the Maverick request (June, 2019) for inclusion located within the UDB; and the recent (July 2020) request for the exclusion of the Riley property.

In 2019, the City commenced an update to its Comprehensive Plan and is nearing completion. The 2020 One Grand Junction Comprehensive Plan (Proposed 2020 Comp Plan) proposes minor changes to the UDB that would, if approved, adjust the UDB boundary to come more in line with some areas of the existing 201 Service Area Boundary. The plan continues to call for the UDB and the 201 Service Area Boundary to align.

Alignment of the UDB and Persigo 201 Service Area Boundary work to:

§ Make the boundaries consistent with Paragraph 14(a) of the 1998 Intergovernmental Agreement, which states in part, "The parties agree that the UDB and the 201 should be the

same, although amendments are required to accomplish this consistency."

§ The Future Land Uses within the Urban Development Boundary are urban densities or areas reserved for future urban densities, which will require sewer service when developed.

§ Aligning the two boundaries provides clarity and predictability for landowners, neighbors, the development community, and the City and County.

§ Aligning the boundaries will help the City and County plan for more efficient infrastructure and provision of services.

### Proposed Changes

The areas where changes are being proposed are referenced by number to facilitate discussion. See attachment A for a map that indicates proposed changes. Proposed changes are summarized as follows and shown on the attached map:

Area 1: This area is inside the UDB, but outside the Persigo 201 boundary. A majority of the area is Monument Lake. The western portion of the subdivision is in the Cooperative Planning Area (Fruita Buffer). The proposed 2020 Comprehensive Plan is recommending removing this area from the UDB

**RECOMMENDATION:** No Change to the Persigo 201 boundary. Proposed amendment to UDB to match 201 Boundary.

Area 2: Area 2 is currently within the UDB but outside the Persigo boundary. Sewer has been extended north on 21 ½ Road to near I Road which will ultimately serve this area.

**RECOMMENDATION:** Inclusion into Persigo 201

Area 3: Area 3 is currently excluded from Persigo 201 boundary but within the UDB. The eastern side of the UDB splits a large parcel located at 910 23 ½ Road. The proposed 2020 Comprehensive Plan proposes to reduce the UDB by moving the boundary west to 23 ½ Road.

**RECOMMENDATION:** Inclusion into Persigo 201 to 23 ½ Road. Amend the UDB to align with Persigo 201 boundary in the 23 ½ Road area.

Area 4: Area 4 is currently within the UDB but outside of Persigo. It is proposed to include this parcel in the 201 Boundary. This is a single property with an existing RV Park located at 774 23 Road. It is surrounded by the Persigo 201 area. The adjoining

properties to the west, south and east are already annexed to the City and with the sewer trunk line extension from Loves Truck Stop, sewer service is near the property.

RECOMMENDATION: Inclusion into Persigo 201 boundary.

Area 5: Area 5 is within Persigo 201 boundary but partially outside of the UDB. This area was included in the 201 boundary in a 2014 Board action. No change is proposed to the Persigo Boundary. It is recommended that the UDB be amended to match the existing 201 Boundary.

RECOMMENDATION: No Change to 201 Boundary. Proposed amendment to UDB to match 201 Boundary.

Area 6: Area 6 is currently within the UDB but outside of the Persigo 201 Boundary. It is proposed to expand the Persigo boundary to match the UDB. Sewer is stubbed out to Canyon View Park, south of the interstate. The draft future Land Use Plan for this reduces the density in this area.

RECOMMENDATION: Inclusion into Persigo 201 Boundary.

Area 7: Area 7 is currently within the UDB but outside of the Persigo 201 boundary. It is proposed to include the omitted parcel in the 201 Boundary. This is a single property located at 2627 H Road. The adjoining property is already annexed to the City.

RECOMMENDATION: Inclusion into Persigo 201 Boundary.

Area 8 and Area 9: Areas 8 and 9 are currently within the UDB but outside of Persigo 201 Boundary. The draft 2020 Comp Plan reduces the UDB to only include property owned by the Airport Authority (Area 8) and not include the BLM properties (Area 9). It is proposed to expand the Persigo boundary to include the airport properties (Area 8) to the UDB. All of Area 8 has been annexed to the City.

RECOMMENDATION: Inclusion into Persigo 201 to include airport properties (Area 8) only. Amend the UDB to reduce the UDB (Area 9) and only include property currently owned by the GJ Regional Airport into the Persigo 201 boundary.

Area 10: Area 10 includes 6 properties. One property, 3099 Patterson Road is not located within any sewer district. 3103 and 3105, a portion of 3109 are outside of Persigo 201, but within the Clifton Sanitation District 201. In addition, the sixth parcel is the northern portion of 3118 E/1/2 Road that is not in the Persigo 201, but 90+ percent of the property is already in the Persigo 201. The draft 2020 Comp Plan recommends including the entire 6 properties within the UDB making Patterson Road the border of the UDB. It is proposed to expand the Persigo 201 to include the entire 6 properties.

Sewer service to the property will need to be determined since it is within both sewer service providers (Clifton and Persigo) 201 boundaries. A more technical evaluation should take place in these areas to ensure reasonable service of these properties by either service provider. The proposed 2020 Comp Plan recommends expanding the UDB to Patterson Road to include these 6 properties.

RECOMMENDATION: Technical evaluation of service provision by either Clifton or Persigo. Tentative Inclusion into Persigo 201 boundary based on technical findings.

Area 11: Area 11 is a property where currently only a portion of the property is within the Persigo 201 and UDB. The property is located at 3145 E ½ Road and is within the City limits. The proposed 2020 Comp Plan recommends including the entire property within the UDB up to the south side of E ½ Road. The property is also within the Clifton Sanitation District 201 boundary. It is proposed to expand the Persigo 201 to include the entire property. Sewer service to the property will need to be determined since it is within both sewer service providers 201's.

RECOMMENDATION: Technical evaluation of service provision by either Clifton or Persigo. Tentative Inclusion into Persigo 201 boundary based on technical findings.

Area 12: Area 12 is a property that has been split by the Persigo 201 boundary. This property located at 365 32 Road is served with sewer by Persigo. It is proposed to expand the Persigo 201 to include the entire property. In addition, the proposed 2020 Comp Plan proposes moving the UDB to include the entire property

RECOMMENDATION: Inclusion into Persigo 201 boundary. The proposed 2020 Comp recommends moving the UDB boundary to include the entire property.

Area 13: These 3 properties located at 311 31 Road, 3094 C Road and 3098 C Road were excluded from the Persigo 201 in October 2015 due to the request for the property to be mined for gravel mining.

It is proposed to keep the Persigo 201 and UDB as it currently is until a time when reclamation of the properties occur, or unless the Persigo Agreement be amended that would allow the Conditionally approved use to be expanded/modified without triggering annexation. A future request for inclusion into the Persigo 201 Boundary would be viewed favorably. The proposed 2020 Comp Plan recommends retaining this property within the UDB.

RECOMMENDATION: No Change at this time.

Area 14: The proposed 2020 Comp Plan recommends amending the UDB to move it to 31 Road, removing the area east of 31 Road. Future sewer service would be with

Clifton Sanitation District and could be potentially served by the existing Clifton sewer line running along 32 Road. The existing Persigo 201 boundary serving the Valle Vista Subdivision and any properties along the trunk sewer line to the subdivision will remain unchanged. This will be an area where the Persigo 201 Sewer service area is serving an area outside of the UDB.

RECOMMENDATION: No Change to Persigo 201 Boundary. Amendment to the UDB to remove (and eliminate requirement for annexation) properties beyond 31 Road from the City's growth area.

Area 15: This area located north of the Mesa County Landfill was removed by the Persigo Board in October 2016. The draft 2020 Comp Plan recommends amending the UDB to match the Persigo 201.

RECOMMENDATION: No Change to Persigo 201 boundary. Proposed amendment to UDB to match 201 Boundary.

Area 16: This area is located at 2591 Legacy Way and it is located within the Persigo 201. The proposed 2020 Comp Plan recommends amending the UDB to match the Persigo 201.

RECOMMENDATION: No Change to Persigo 201 boundary. Proposed amendment to UDB to match 201 Boundary.

Area 17: This property located at 373 Granite Falls Way was excluded from then Persigo 201 by the Persigo Board in July 2020. A condition of the 201 exclusion was for the property to also be excluded from the UDB. The proposed 2020 Comp Plan recommends excluding the property from the UDB satisfying that condition.

RECOMMENDATION: No Change to Persigo 201 Boundary. Proposed amendment to UDB to match 201 Boundary.

Area 18: This property owned by the BLM and accessed from Wildwood Drive was previously reviewed for exclusion by the Persigo Board but turned down. The BLM had issued a letter requesting the exclusion at the time. The property is not within the UDB.

It is recommended to reconsider and exclude the BLM property from the Persigo 201

RECOMMENDATION: Exclusion from the Persigo 201 boundary.

Procedure for Boundary Modification

In accordance with the Persigo Sewer System Intergovernmental Agreement (IGA) Section 45.080.010, The Master Plan (also known as the Comprehensive Plan) is the community's best effort to identify those areas of the Central Grand Valley that should be urbanized, and those that should not. "Urban or Urbanizing" is defined as "Within the Joint Urban Area Plan (JUP), any development or use other than residential single-family dwelling(s) on lots, parcels or tracts which are smaller than two acres in size, net."

In accordance with Section 45.08.080, the City and the County agree to amend the urban growth boundary, or the 201, or both, so that such boundaries and areas are identical.

Section 4.11 of the Sewer Rules and Regulations Governing the Management and Operation of the Joint City-County Sewer System (adopted June 1, 1994) specifies that "the decision on the question of modification shall be made by the City Council, and if required by applicable law, shall be forwarded to other agencies whose decision is required. Further, Article G, paragraph 38 of the Persigo Intergovernmental Agreement includes a provision for policy decisions (including changes to the boundaries of the 201) to be made at joint Persigo Board meetings.

In accordance with Rule 4.11, a public hearing shall be scheduled with prior notice of such hearing to be published at least twice, 10 days prior to such hearing. The decision on the question of modification shall be made by the City Council, and if required by applicable law, shall be forwarded to other agencies whose decision is required.

**FISCAL IMPACT:**

N/A

**SUGGESTED MOTION:**

Discussion Item Only

**Attachments**

1. Exhibit A - Proposed Boundary Changes Map

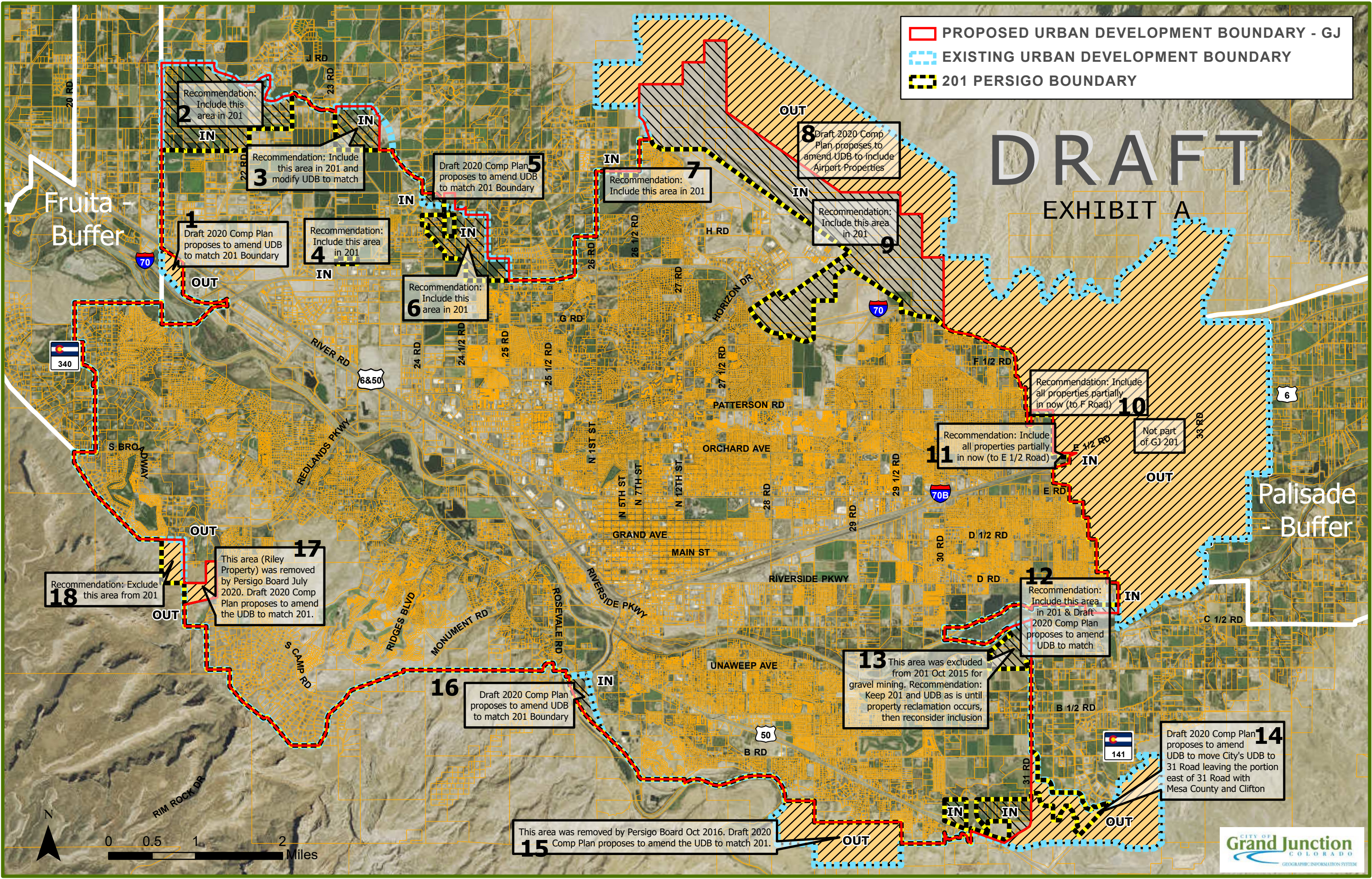
PROPOSED URBAN DEVELOPMENT BOUNDARY - GJ

EXISTING URBAN DEVELOPMENT BOUNDARY

201 PERSIGO BOUNDARY

# DRAFT

## EXHIBIT A



Recommendation: Include this area in 201

Recommendation: Include this area in 201 and modify UDB to match

Draft 2020 Comp Plan proposes to amend UDB to match 201 Boundary

Recommendation: Include this area in 201

Draft 2020 Comp Plan proposes to amend UDB to include Airport Properties

Recommendation: Include this area in 201

Draft 2020 Comp Plan proposes to amend UDB to match 201 Boundary

Recommendation: Include this area in 201

Recommendation: Include this area in 201

Recommendation: Include all properties partially in now (to F Road)

Recommendation: Include all properties partially in now (to E 1/2 Road)

Not part of GJ 201

This area (Riley Property) was removed by Persigo Board July 2020. Draft 2020 Comp Plan proposes to amend the UDB to match 201.

Recommendation: Exclude this area from 201

Recommendation: Include this area in 201 & Draft 2020 Comp Plan proposes to amend UDB to match

This area was excluded from 201 Oct 2015 for gravel mining. Recommendation: Keep 201 and UDB as is until property reclamation occurs, then reconsider inclusion

Draft 2020 Comp Plan proposes to amend UDB to match 201 Boundary

Draft 2020 Comp Plan proposes to amend UDB to move City's UDB to 31 Road leaving the portion east of 31 Road with Mesa County and Clifton

This area was removed by Persigo Board Oct 2016. Draft 2020 Comp Plan proposes to amend the UDB to match 201.