



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

July 28, 2020  
Video is available at [www.gjcity.org](http://www.gjcity.org)

**1.0 CALL TO ORDER – PLEDGE OF ALLEGIANCE**

At 2:00 p.m., Mayor Duke Wortmann called to order the Joint Persigo meeting conducted by the Grand Junction City Council and the Mesa County Board of County Commissioners at the Grand Junction City Hall Auditorium, 250 North 5<sup>th</sup> Street, Grand Junction, Colorado. Those in attendance from the City of Grand Junction were Mayor Duke Wortmann, City Councilmembers Phillip Pe’a, Anna Stout, Phyllis Norris, Kraig Andrews, Rick Taggart and Chuck McDaniel; Staff members: City Manager Greg Caton, City Attorney John Shaver, Utilities Director Randi Kim, and City Clerk Wanda Winkelmann.

In attendance from Mesa County were Commissioners Scott McInnis, Rose Pugliese and John Justman. Staff members: County Administrator, Pete Baier, County Attorney, J. Patrick Coleman, and, Clerk to the Board, Kelly Bryant. Minutes prepared by Kelly Bryant.

Mayor Duke Wortman led the Pledge of Allegiance.

**2.0 MINUTES OF THE AUGUST 23, 2019 PERSIGO BOARD MEETING**

Board Action and Motions

COUNCILMEMBER RICK TAGGART MOVED TO APPROVE THE MINUTES; SECONDED BY COUNCILMEMBER PHILLIP PE’A. Councilmember Anna Stout and Chuck McDaniel both abstained from the vote.

Motion passed by voice vote of the Grand Junction City Council.

County Commissioners did not vote on the minutes in question.

### **3.0 PUBLIC HEARING TO CONSIDER A REQUEST BY RAYMOND H. RILEY AND VICKIE C. RILEY TO EXCLUDE 69.33 ACRES OF PROPERTY LOCATED AT 373 GRANITE FALLS WAY FROM THE PERSIGO 201 SEWER SERVICE AREA**

Randi Kim, City of Grand Junction Utilities Director presented the item and reviewed the proposed request to exclude the property located at 373 Granite Falls Way from the Persigo 201 Sewer Service area boundary. Ms. Kim summarized the future land use, current rezoning status, procedures for the Boundary modification, evaluation of the request, and fiscal impacts. She discussed staff's recommendation for approval.

#### **Board Discussion**

Commissioner Rose Pugliese asked for clarification on rezoning process and Councilmember Phillis Norris inquired about road access to the property in question and zoning options. County Attorney, J. Patrick Coleman advised on specifics of the Persigo agreement and the applicant representative, Mike Russell, provided clarification based on subdivision filings. City Attorney John Shaver and Dave Thornton, City Planner, provided further clarification. Councilmember Chuck McDaniel requested further Persigo agreement and the Urban Growth Boundary. Randi Kim, Dave Thornton and City Attorney John Shave provided that clarification.

#### **Public Comment**

Mayor Duke Wortmann opened the Public Hearing at 2:38 p.m.

There was no public comment presented at today's meeting.

The Public Hearing was closed at 2:39 p.m.

#### **Applicant Comment**

Mike Russell, applicant representative, implored the Committee to remove this property from the 201 Persigo agreement based on topography limitations and the Colorado National Monument location restrictions.

#### **Board Action and Motions**

MAYOR PRO TEM KRAIG ANDREWS MOVED TO EXCLUDE 69.33 ACRES OF PROPERTY LOCATED AT 373 GRANITE FALLS WAY FROM THE PERSIGO 201 SERVICE AREA, CONTINGENT UPON REZONING TO COUNTY RSF-R (RESIDENTIAL-SINGLE-FAMILY RURAL 1 UNIT PER 5 ACRES) AND ADD A SECOND CONDITION OF THE URBAN DEVELOPMENT BOUNDARY (UDB) ALSO BEING MODIFIED BY THE CITY TO EXCLUDE THAT PROPERTY (THE EXCLUSION WILL BE CONDITIONED UPON THE REZONING OF THE PARCEL TO RSF-R AND FUTURE MODIFICATION

OF THE UDB; COUNCILMEMBER CHUCK MCDANIEL SECONDED. Motion passes by roll call vote of the Grand Junction City Council 6 - 1.

Motion passes unanimously by roll call vote of the Mesa County Commissioners 3 - 0.

#### **4.0 NEXT MEETING TOPICS**

Councilmember Norris requested that a conversation be held at a future meeting to discuss review of the Persigo agreement and the Urban Development Boundary (UBD). Councilmember Phyllis Norris recommended assigning two Councilmembers and at least one Commissioner, with the respective attorneys to work through the issues and then present to the Board to approve. Mayor Wortmann recommended Councilmember Andrews and Councilmember McDaniel to be representatives. Commissioner Scott McInnis stated he would recommend one Commissioner to partake in these discussions.

Commissioner Rose Pugliese requested that the Persigo Budget be added to the next meeting. There was support from the County Commissioners and the City Council to add a budget discussion to a future Persigo Board Agenda.

#### **5.0 OTHER BUSINESS**

There was none.

Mayor Duke Workmann adjourned the meeting at 3:04 p.m.



**Tina Peters,**  
**Mesa County Clerk and Recorder**

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**Wanda Winkelmann, MMC**  
**City Clerk**

