

MINUTES OF THE JUNE 11, 2025 WORKSHOP

CLIFTON WATER DISTRICT

BOARD MEMBERS PRESENT: Mel Diffendaffer, Dan Mcelley, Jeff Cook, and Nick Genova. *Michael Slauson attended virtually.*

STAFF MEMBERS PRESENT: Jennifer Pettingill, Jacob Lenihan, Ty Jones, and Rene Fick.

GUESTS PRESENT: None.

WORKSHOP – CALL TO ORDER

Chairman Diffendaffer called the June 11th, 2025 Workshop to order at 12:02pm.

- Whitewater Inclusion – Manager Jones outlined the actions staff have taken since the May 8th board meeting including sending letters of notification to all the property owners within the proposed new boundary, *except* those that are already designated as In-District customers. He added that mailing addresses were obtained from Mesa County Assessor's office. The District received some calls regarding the inclusion, but to date, staff have not received any requests from a letter recipient(s) to be placed on the Agenda. Vice Chairman McElley noted that he knows of a Whitewater resident that did not receive the letter. Manager Jones explained that any returned mail was either sent to the forwarding address, or staff obtained a correct mailing address and resent the letter. Treasurer Slauson asked about mail pick up at the Whitewater Post Office, with Manager Jones adding that quite a few of these parcels are currently vacant, and letters were sent to landowners at their out-of-state mailing addresses. The next steps of the inclusion process were discussed in preparation for the public hearing scheduled for June 12th, specifically the need for a vote, following the public hearing, on whether to proceed with placing the inclusion on the November ballot. Vice Chairman McElley asked if not voting is essentially considered a 'yes' vote. Manager Jones responded that the District will choose the ballot wording and it will be a clear 'yes' for inclusion, and 'no' for the proposed area to *not* be included in the District's boundary. Chairman Diffendaffer asked if the vote would pass with a simple majority and it was noted that it would. Not casting a vote at all would not necessarily be a 'yes' vote, but it does lower the voting pool.
- Policy 415: Grand Valley Irrigation Company Shares and Water Rights Development Fee Requirements for New Developments – Manager Jones explained that the revised policy is ready for Board approval and staff will be requesting Board action at the June 12th meeting.

- Blue Mesa Irrigation – Manager Jones explained that Blue Mesa Estates plan to install four, landscaped common areas in this subdivision in order to meet the City of Grand Junction’s landscape requirements. As these common areas are considered irrigation only, under District policy, irrigation rates will apply. This means double the tap fees and double the monthly base rates. The common areas will be mostly gravel, along with the required number of trees and shrubs, and one area will include the retention pond. At this time, one irrigation tap has been purchased for a common area that will water six trees. He explained that running a line from the retention pond to the other three landscape areas would not be allowed as it would cross into different parcels, resulting in one tap supplying water to a parcel(s) other than the parcel it was purchased for. The aim of the City’s landscaping requirements is to help keep temperatures down. Assistant Manager Lenihan added that the City’s requirements have been minimized significantly, along with planting low water use, native Colorado vegetation. Manager Jones stated that the current irrigation rates were set to serve as a deterrent for using treated water for irrigation and was aimed more at larger developments with significantly larger landscaping. In this case, a smaller development, that is following the City’s requirements, will need to pay \$18k for each of the four irrigation taps. He noted that he has no solution to this issue and merely wanted to point out to the Board this specific situation. Director Genova suggested charging the residential tap fee but continue charging the monthly irrigation rate. Discussion ensued regarding GVIC shares, and it was noted no shares accompany this property. Treasurer Slauson cautioned against setting a precedent for future irrigation tap sales.
- Caterpillar 360 Excavator – Manager Jones explained that the 2013 backhoe will be put up for auction and a new, more powerful excavator will be purchased to replace it. He stated that it will be needed for the remaining portion of the Coffman Road project, installed by Distribution staff, as approved by the Board at the May 8th meeting. He added that Mountain Valley Contracting is mostly done with the initial 4k feet of water line and still needs to complete a pressure, and bacteria test. The Board voiced no objections to the purchase of a replacement excavator, with Secretary Cook questioning the size of the new excavator and whether it will be sufficient for future projects. Manager Jones explained that this specific model was decided upon after discussion with Distribution staff regarding an excavator that is big enough for the Coffman Road project, but also still adequate in size for in-town repairs.
- Reeder Mesa Fill Station – Mesa County has approved the application for this proposed fill station. Manager Jones stated that Grand Valley Power owns this property and appeared willing to cooperate with the District as they have signed off on a preliminary access permit. Planning is ongoing, and the easement will depend on what a drive in, drive off type access will entail.
- General Discussion – Manager Jones provided some details on those customers who had been on auto pay with the District’s previous online payments processor, Xpress Bill Pay, and that have not yet set up auto pay on the new InvoiceCloud payments system. Approximately 81 customers are now at discontinuation of service status but had historically made payments on time. Staff will start placing door tags as a final resort to get customers to contact the office.


Brief discussion on District clothing for Board members. Chairman Diffendaffer and Vice Chairman McElley declined. Treasurer Slauson, Secretary Cook, and Director Genova opted for light jackets.

Vice Chairman McElley questioned Engineer Schoeny's departure. Manager Jones explained that he has taken a position with the City of Grand Junction where he will be supervising a team of engineers. He added that the new position is more in line with what he had done prior and seemed to be a better fit. Discussion ensued regarding the future of this position with Manager Jones adding that modifying the duties and overall scope of this position is being evaluated. Filling this vacancy may involve focusing more on project management/coordinating aspects rather than strictly engineering, although there certainly will be an overlap. The recruitment will be based on what the District's needs are for this position and the job description is in progress. HR Manager Pettingill commented that Distribution Manager Dalley has notified the District of his planned retirement in February 2026. She stated that recruitment for his position will start early as the staffing overlap during his final few months had been budgeted for. Vice Chairman McElley asked if in-house hiring is possible for his position. Manager Jones responded that the District currently has great staff in place and will certainly be considered.

ADJOURN WORKSHOP:

Workshop Adjourned at 1:00pm by Chairman Diffendaffer.

ATTEST:


Mel Diffendaffer, Chairman


Dan McElley, Vice Chairman


Michael Slauson, Treasurer


Nick Genova, Director


Jeff Cook, Secretary