

MINUTES OF THE CONSTRUCTION COMMITTEE MEETING

CLIFTON WATER DISTRICT

MARCH 12, 2025

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

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

GUESTS PRESENT: None.

CONSTRUCTION COMMITTEE MEETING – CALL TO ORDER

Chairman Diffendaffer called the March 12th, 2025, Construction Committee meeting to order at 12:04pm.

- Grand Valley Irrigation Company (GVIC) 2025 share price – Manager Jones commented that the GVIC shares were sold at \$1,500 this year and will affect the District's Water Right Development fee. He added that today's discussions will not require Board action.
- District Policy #415 GVIC Shares & Water Right Development Fee Requirements for New Developments – Engineer Schoeny presented updates to policy #415, adding that these fees are not intended to generate revenue. Since the last update to this policy, it became apparent that the calculation method for commercial developments was not balanced. Consumption by commercial properties can vary greatly, and the policy was revised to require two GVIC shares per acre for the total net area of the lots within the development. Dan questioned past policy and Manager Jones explained that the District did not charge these fees in the past. GVIC shares were purchased by the District and the calculations for purchasing GVIC shares could not be accurately determined. He stressed that this policy will be grandfathered in and will not apply to those subdivisions that have already been approved. Chairman Diffendaffer suggested reviewing variances between commercial users but added that the updated policy appears to be pretty straightforward.
- Inclusion Fee – Manager Jones explained that the District still has some Out of District customers, most of which are located in Whitewater. The difference in base rates for Whitewater In District and Out of District is \$8.10. All new tap sales for locations that

would be classified as Out of District are required to submit a petition for inclusion and go through the inclusion process. This process involves publication of the public hearing where the inclusion will be decided upon, legal fees and recording fees. On average, the cost of this process is \$500 and customers are notified up front of this fee, if applicable, when inquiring about tap fees. As the District was looking into extending service to Bean Ranch Road, interested customers had a negative response to the inclusion fee. It was pointed out that it would take over 50 months to recoup the inclusion fee using the difference between the Out of District and Whitewater In District base rates. Manager Jones asked the Board for input regarding this fee, adding that there are over 100 Out of District customers. Chairman Diffendaffer questioned if the costs could be reduced by combining petitions. Assistant Manager Lenihan responded that there could be some reduction in cost but noted that the publishing costs might offset that reduction as ad pricing increases along with the length of the ad. Discussion ensued on the District bearing these costs with Director Genova commenting that these costs affect only Out of District customers. Expansion of the District's boundary was discussed next. Manager Jones stated that staff will look into the possibility of adding this expansion to the ballot for the November elections, along with the costs involved. He added that this option would mean the District will bear the costs of this ballot process and will need to budget for it.

- Service Connection Fees – Manager Jones explained that current District Policy #410 states that customers have the option of either having District personnel perform service connection work, or they can use their own qualified contractor. He added that there has been increasing discomfort with allowing contractors to tap into our main service line when not so long ago, the District was not allowing anyone other than District staff to access meter pits. Assistant Manager Lenihan commented that District staff are supposed to be present when a contractor excavates District main line and will perform the physical tap. Director Cook asked if the District has an approved vendor list and Manager Jones responded that there is no list, the District is allowing any contractor to perform this work. Assistant Manager Lenihan noted that for the most part, professionals are being hired for these jobs but that is not the case 100% of the time. Manager Jones added that the intent behind this policy update is to ensure that the District performs the service connection work. As the cost of the service connection is the responsibility of the customer, the District would need to have a fee schedule to provide to customers. The different connection scenarios were discussed along with the proposed fee for each. Manager Jones noted that it would be ideal to have a total tap fee available for customers, one that would include the cost of getting the water to the meter pit, but that changing tap fees mid-year is not a good option. Manager Jones further explained that the service connection work would be done in-house, and the fees are based on time and materials only, with no intent to make a profit off these fees.
- Water Treatment Plant 30% design – Assistant Manager Lenihan explained phase 1A of the water treatment plant upgrade which entails the completion of 30% of the design by engineering firm CDM Smith. The major goals identified were:

- *Effluent and Reverse Osmosis (RO) Pumping improvements* – Meeting a firm capacity of 12 million gallons per day (mgd) and ensuring all pumps operate on a Variable Frequency Drive (VFD). Currently, only one pump has a VFD with the remaining pumps operating on hard start drives. Pump configuration will be changed to ensure continuous pumping during outages. The RO forwarding pumps are to meet a firm capacity goal of 4 mgd, and also replace hard start drives with VFDs. Ceiling hatches are to be installed above RO pumps to ensure top access for safer removal of drives and pumps.
- *Automation/Supervisory Control and Data Acquisition (SCADA)* – These improvements involve programmable logic controllers (PLCs). This is basically hardware that enables automation. Currently the system operates a mixture of old and new PLCs and full integration is the goal.
- *Electrical* – The new pump configuration will have different power requirements. The motor control center (MCC) arc flash boundary is causing concerns for staff safety.
- *Chemical dosing application* – Currently, mixing of chemical additions occur in the distribution system. This is sufficient for now, but it is not ideal. The goal is to have the mixing occur in either the North or South pump wells, depending on which one is active, so that mixing occurs prior to water leaving the plant.

The key milestones reached were briefly discussed including a vibration analysis of the pumps. Engineer Schoeny stated that the cost estimate for these improvements will be around \$13.8 million. He added that there will be tweaking of improvements and alternate ideas down the line with the goal of reducing the overall cost. He explained that the MMC improvements are a high priority due to the safety hazard it presents but, as it is hard to separate from the SCADA improvements needed, both are essential improvements. The District budgeted \$1 million in 2025 to get to the next phase. Prior to initializing the next phase, staff are looking into the State revolving loan fund program that is specifically designed for water improvements. Preparation for the pre-application process is underway.

Secretary/Treasurer Slauson questioned the salvage value of the old pumps. Assistant Manager Lenihan was uncertain of specific values but mentioned an online auction site that lists government property that staff had come across.

- Coffman Road Water Line – The bid for this project was awarded to Mountain Valley Contracting by Mesa County. Staff met with representatives of Mountain Valley Contracting to discuss installation of a water line while the road is already dug up as part

of Mesa County's project. Legally the District may hire a contractor for a cost of up to \$120k (without needing to undergo a bid process), and since the budget contains \$500k for this project, the cost savings would be vast to have Mountain Valley install the line while the District provides the materials. The installation would need to stop once the costs reach around \$119k and Distribution staff could possibly finish it from there. Materials for this project are estimated at \$250k and should the District bid this project out, the resulting bids could be upwards of \$1 million. Manager Jones explained that timing is crucial as work has already begun, adding that he will be requesting authorization to get Board approval via telephone vs. waiting for the April meeting. It was noted that this water line would not only serve new developments but also greatly aid in providing fire flow in Whitewater. Director Genova noted that he is fully on board with Mountain Valley Contractors completing this work as opposed to the District going back at a later time and dig up the road again at a higher cost.

ADJOURN MEETING:

Meeting Adjourned at 1:36pm by Chairman Diffendaffer.

ATTEST:


Mel Diffendaffer, Chairman


Dan McElley, Vice Chairman


Michael Slauson, Secretary/Treasurer


Jeff Cook, Director


Nick Genova, Director