

One Riverfront Trail Completion Committee Running Meeting Notes - 2025

July 21, 2025

Ty Jones and Dan McElley (Clifton Water), Laura Page, Erik Borschel, Trent Howell (Mesa County), Randall, Joel, Sarah (ORF).

Dan is the Clifton Water Board president. He supports bike paths through Clifton Water property

Based on the need for some automatic gate infrastructure on the trail that would be required to maintain Clifton Water access to pumping facilities And discourage public access to pumping infrastructure, we decided to stick with western trail alignment. Laura Page concurred.

Clifton Water expects to have some kind of fencing along the entire alignment through their property to limit access. Need to discuss the level of fencing.

E1/4 road and 34 Road intersection: have separate pedestrian bridge cross slough on east side. Need more right of way on the east side of 34 rd to go north to Canal Road.

Walking on the maintenance road between slough and sedimentation pond. Ideally the trail is not on the maintenance road to avoid conflict. The trail could be to the north of the maintenance road here.

Osprey nest and riparian habitat. Conflict with habitat? Osprey and GBH nests in cottonwoods. Fish and Wildlife Service may require limits to construction window as well as setbacks from nests for trail alignment.

GVDD maintenance Road along drainage ditch that runs along the West side of property. Maintenance RD is on the east side of the ditch. We might need to put the trail beyond the maint road easement (to the east of it) given maintenance of ditch. They excavate and pile out dirt along east side of ditch and then smooth it out so they might not want a trail next to the ditch.

We discussed the timing of the county conducting their survey of the proposed alignment along with potential environmental permitting. Joel spoke with Eric Blake of CPW about the Las Colonias 229 road trail project. They had to conduct 404 permitting with Army Corps of Engineers. No NEPA Because no federal funding. FWS has provided consultation and they will limit construction window based on potential presence of yellow billed cuckoo (They will conduct audio survey to determine if YBC is present) and known presence of bald eagle nest which also influenced the alignment. Other permitting included hydraulic no rise analysis for the City Floodplain program as well as walking cultural survey which is part of 404 permit. Eric recommended conducting environmental permitting along with the design process. They waited until 30% design to pursue wetland delineation et cetera.

Joel will meet with Trent Howell of Mesa County Surveying to conduct ground survey of proposed alignment just to have something mapped initially.

June 5, 2025

Sarah Brooks, Randall Reitz, Libby Collins, Joel Sholtes

Discussed approaches to approaching Pike Family as well as Clifton Water (who is on board with trail).

Pike Property

- David V spoke with a Pike Family member in 2024. They gave an initial no to a trail easement.
- In 2020 CWLT worked up a CE proposal and had an appraisal one for them. They declined to move ahead with it \$155,000?)
- They may be interested in gravel mining this area.
- Kathleen Arnett may have a relationship and has successfully gone through the easement process elsewhere. Libby will follow up w Arnett to make a connection with Pikes.
- We'd like to set up a walk through or sit down with them to discuss in person.
- Info from Skinner Example? \$/ac?

Action: David V and Libby C (CWLT) will attempt to get a convo / meeting schedule w Pike Fam this summer.

Notes from David V's convo with Pike's

20240327: I met several Pike family representatives at an ORF event on the Arnett property, which is where the RFT ends at 33 1/2 Road.

Chad and Bobbie Joe who are associated with Pike Property

Chad suggested major issue is that the RFT brings vandalism and worse; they agreed a robust fence would be a good solution

Bobbie Joe says to contact Kathy Erickson 9704343033 re: Pike property

202407 Phone convo with Kathy Erikson re: Pike Property

Have not changed our minds- still the same as when talked to others years ago (= not interested).

Path and fences would block their access to the river for grazing, duck hunting, etc.

We do not want it (the path/trail)- can't compensate us enough to convince us.

May sell gravel on property.

Already getting trespassers, litter, squatters.

You'd have to really WOW us to get us to sell the property/easement.

Recall a story that Arnett's were promised a bridge/overpass so their cows could access the river, but that was not fulfilled = low trust.

Discussion of imminent domain/condemnation- the Pikes are worried that's a potential strategy and they would fight it. I reassured her that is not One Riverfront's strategy.

The only other tidbit of info I have is that in fall of 2024 Jane said her company hired Mr. Pike to haul gravel, and she might have some leverage with him.

I hope this helps! Let me know if you have any interest in meeting/discussing the issue with Kathleen Arnett or her farmer lessee, Dan Brinkworth- both nice folks that support the RFT (I think).

Clifton Water

- Joel will reach out to Ty Jones to set up a walkthrough of their property

E ¼ and 34 Road

- May need an improved intersection there as trail leaves Clifton Water
- Joel will reach out to Laura Page and Erik Borchel

March 26, 2025 - Project Team (Erik Borschel and Laura Page from County Engineering, Ross Mittleman from County Trails, Rachel Peterson from RTPO, ORF)

Discussed funding availability (state CDOT funding dwindling, missed opportunity for MMOF). Safe routes to school grant is probably not super viable (not a lot of funding). GOCO best bet?

Discussed if having a senior design team work on this would be an option (CMU or CSM). Laura indicated it might not be very helpful if the engineering burning this design to 100% would have to re do a lot of work.

County offered to conduct an alignment survey this summer. Trent Howell is contact. Joel has had an initial convo with him about this. Need to send him Clifton Water Alignment (after we meet w Clifton and walk this).

February 12, 2025 - RTPO TAC Presentation

David Varner and Joel Sholtes presented to the RTPO TAC about the route alternatives and proposed phases that came out of the 2024 planning study.

The group suggested that we focus on Phase 1 as a route from 33 ½ road to the GV Canal Road at 34 Rd. The Canal Road brings people to 35 Rd.

CDOT indicated that a route along Hwy 6 between 35 Rd and 36 ¼ Rd would “not be impossible but very close” given safety concerns (speed of vehicles) and need for additional ROW / moving utilities, etc. Regarding mid range plans for improving Hwy 6, CDOT did not offer any incorporation of paths in that thinking, but perhaps worth a continued conversation.

January 14, 2025 - Planning Project Meeting

Met with trail planning project consultant KLJ, MPO, and Mesa County to review a draft final report for the planning study and discuss next steps. We will give them comments on the report by next week and it will be finalized by the end of February. The planning study contains recommended routes and phasing plans for implementing the Clifton to Palisade Connection. Follow up work will include land owner discussions and easement talks, working with local and state agencies to identify funding and obtain assistance in planning and implementation, as well as legal analysis of existing transportation easements, conservation easements, and right-of-ways within the recommended route corridors.

Initial Priorities for ORF for 2025 for this project:

1. Establish / continue contact with landowners along alignments. David and Sarah met with Benita Phillips and Danny Miller, two landowners along the GVIC near 35 ½ road. Benita is a champion of trails, biking, and safe routes to schools. Need to continue coalition building here and engaging with landowners to the west of the Clifton Water property.
2. Pursue necessary landowner agreements for each segment
3. CDOT/MPO liaison
4. Present to appropriate groups including MPO TAC (on agenda for February 12, 3p)
5. Legal review of easements along canal (who has precedent, can land owners grant trail easement on top of GVIC easement)

Process for implementation:

1. Discussions to secure easements. Bring in CWLT where appropriate.
2. Chat with funders (Safe Routes to Schools, GOCO, etc) about process.
3. Secure necessary easements (start process)
4. Secure design funding (phase 1)
5. Finalize Easements
6. Secure Implementation Funding

Planning Study

- Will be publicly available by the end of February and the project completed.
- Team reviewed the planning study and provided comments to consultant to incorporate.
- Joel S and David V presenting to the RTPPO (County) technical advisory committee meeting on February 12th, 2025 to engage County, CDOT, etc on implementation.