

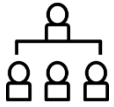
Water and Sewer Board

Regular Meeting

City Council Chambers – City Center South

1001 11th Avenue – Greeley, Colorado

October 18, 2023 at 2:00 p.m.



Regular meetings of the Water and Sewer Board are held **in person** on the 3rd Wednesday of each month in the City Council Chambers, 1001 11th Avenue, Greeley, Colorado.



Members of the public may attend and provide comment during public hearings.



Written comments may be submitted by US mail or dropped off at the Water and Sewer office located at 1001 11th Avenue, 2nd Floor, Greeley, CO 80631 or emailed to wsadmin@greeleygov.com. All written



comments must be received by 10:00 a.m. on the date of the meeting.

Meeting agendas and minutes are available on the City's meeting portal at [Greeley-co.municodemeetings.com/](https://greeley-co.municodemeetings.com/)

IMPORTANT – PLEASE NOTE

This meeting is scheduled as an **in-person session only**. If COVID, weather, or other conditions beyond the control of the City dictate, the meeting will be conducted virtually and notice will be posted on the City's MuniCode meeting portal by 10:00 a.m. on the date of the meeting (<https://greeley-co.municodemeetings.com/>).

In the event it becomes necessary for a meeting to be held virtually, use the link below to join the meeting. Virtual meetings are also livestreamed on YouTube at <https://www.youtube.com/CityofGreeley>.

For more information about this meeting or to request reasonable accommodations, contact the administrative team at 970-350-9801 or by email at wsadmin@greeleygov.com



October 18, 2023 at 2:00 PM
1001 11th Avenue, City Center South, Greeley, CO 80631

Agenda

1. Roll Call

_____ Chairman Harold Evans	_____ Vice Chairman Mick Todd
_____ Ms. Cheri Witt-Brown	_____ Mr. Fred Otis
_____ Mr. Joe Murphy	_____ Mr. Tony Miller
_____ Mr. Manuel Sisneros	_____ Mayor John Gates
_____ Mr. Raymond Lee	_____ Ms. Debbie Reid
2. Approval of Minutes
3. Approval of the Agenda
4. Welcome New Employees and Promotions
5. Trails Master Plan Update (CPRD)
6. CIP Update
7. Water Development Code Policy
8. Executive Session
9. Legal Report
10. Director's Report
11. Such Other Business That May Be Brought Before the Board Added to This Agenda by Motion of the Board.
12. Adjournment



If, to effectively and fully participate in this meeting, you require an auxiliary aid or other assistance related to a disability, please contact the Water and Sewer Department administrative staff at 970-350-9801 or wsadmin@greeleygov.com

**City of Greeley
Water and Sewer Board
Minutes of September 20, 2023
Regular Board Meeting**

Chairman Harold Evans called the Water and Sewer Board meeting to order at 2:00 p.m. on Wednesday, September 20, 2023.

1. Roll Call

The Clerk called roll and those present included:

Board Members:

Chairman Harold Evans, Vice Chairman Mick Todd, Cheri Witt-Brown, Fred Otis, Tony Miller, Manuel Sisneros, Joseph Murphy, Deputy City Manager Donald Tripp on behalf of City Manager Raymond Lee, Robert Miller Division Treasurer on behalf of Interim Director of Finance

Water and Sewer Department staff:

Director Sean Chambers, Deputy Director of Water Resources Ty Bereskie, Deputy Director of Utility Finance and Customer Service Erik Dial, Chief Engineer Adam Prior, Office Manager Gigi Allen, Administrative Assistant III Crystal Sanchez, Water Resource Administrator II Alex Tennant, Water Resource Administrator I Megan Kramer, Water Resource Operations Manager Leah Hubbard, Water Conservation Manager Dena Egenhoff, Water Resource Planning Manager Kelen Dowdy, Plans Examiner Derek Hannon, Water Resource Administrator II Sam Harshbarger, Civil Engineer IV Jim Paulson, Rates and Budget Analyst Virgil Pierce

Legal Counsel:

Senior Environmental and Water Resources Attorney Dan Biwer (joined virtually), Environmental and Water Resources Attorney I Arthur Sayre

Guests:

Councilmember Deb DeBoutez, James Sutherland from Wingfoot

2. Approval of Minutes

Mr. Miller made a motion, seconded by Mr. Sisneros to approve the August 16, 2023 Water and Sewer Board meeting minutes. The motion carried 6-0.

3. Approval of Agenda

There were no changes to the Agenda.

4. Welcome New Employees and Promotions

Director Sean Chambers provided an introduction of new Water and Sewer Department employees starting this month.

5. Approval of the Lowell Property Hunting License

Alex Tennant discussed The City of Greeley owns the Lowell Property consisting of approximately 135 acres spread across 5 parcels. The hunting license utilizes the eastern portion of parcel B which consists of approximately 55 acres. After Water & Sewer purchased the Lowell property in 2021, the licensee reached out to staff about hunting waterfowl on the property. W&S has determined that until the City of Greeley identifies a location and begins construction on city facilities within parcel B, hunting on this property can be permitted at this time. The lessee has been hunting at the location outlined in the lease for over 15 years and has maintained a good relationship and operation since they began hunting on the property.

Board members expressed safety concerns about hunting in the area. Staff indicated that the terms of the license are intended to address those concerns, and that Licensees have coordinated with Colorado Parks and Wildlife in the past to ensure hunting on this parcel can be done safely.

Mr. Miller moved that the Board approve the Hunting License Agreement in the form enclosed and delegate authority to the Director of Water and Sewer or his designee to renew the agreement in the future, provided the material substance remains unchanged. Mr. Murphy seconded the motion. The motion passed 6-1.

6. Introduction to Water Development Code Policy Adjustments

Erik Dial and Derek Hannon discussed with the Water and Sewer Board conceptual changes to Title 20 of the Municipal Code. Most of the changes proposed are aligning code with current practices and procedures. In addition, staff are proposing a limited number of changes to the raw water requirements and plant investment fee calculations with the intent of refining those calculations for variable lot sizes and development types. With recent revisions to the development code, staff believe adjustments are needed ensure adequate raw water and plant investment fees are paid equitably by all types of new development. These policy concepts are presented for the Board's review, deliberation, and feedback prior to modification to the existing code. Staff discussed the proposed changes to the water development code, shared analysis and collected Board feedback. The Board had several questions regarding the fees and if the city is collecting the appropriate fees for various development types and lot sizes. Staff will reevaluate the processes and will present additional data to the Board at a future meeting. drafting

Board member Tony Miller departed early, leaving the meeting at 3:13 p.m.

7. 60" Bellvue Transmission Pipeline and FEMA BRIC Grant Update

Adam Prior and Virgil Pierce presented an update to the Board on the progress and status of the 60" Bellvue Potable Water Transmission Pipeline and recent notice of award of the \$13.8M FEMA Building Resilient Infrastructure and Communities (BRIC) grant.

8. Water Court Update

Sam Harshbarger discussed the city's water resources protection activities in Water Court. Ms. Harshbarger presented that in the second trimester, Greeley filed two (2) statements of opposition in cases where Greeley will seek to protect its water rights, and stipulated out of 4 cases where the decree terms were satisfactory for the protection of Greeley's decrees. Thus far in 2023, city Water Court legal costs have equaled \$296,718 and the related water resources engineering costs equaled \$113,702 for a total annual cost of \$410,420.

9. Legal Report

Dan Biwer presented (virtually) the legal report on behalf of James Noble, outside counsel for the Greeley Water & Sewer Board and based on review of the July 2023 Water Division 1 Resume, staff and water counsel recommended that the Water and Sewer Board authorize filing statements of opposition to the following water court applications that would be due at the end of September, 2023:

1. **Case No. 23CW3082:** Applicant, "Sky Corral," is seeking a finding of reasonable diligence and to make a portion of a conditional water right absolute for a small capacity well that is covered by an augmentation plan. The application claims to make 5 gpm absolute out of a total of 30 gpm. Staff recommends participating in this case because the applicant has a lease with Greeley to provide the replacement supply for the augmentation plan. Greeley will participate in this case to ensure that the claim ed operations are consistent with the terms of the lease.
2. **Case No. 23CW3084:** Applicant, the City of Evans, is seeking to change the use of six shares in the Greeley & Loveland Irrigation Company ("GLIC") for use in Evans' potable and non-potable municipal water systems. Applicant intends to follow the systemwide analyses for GLIC shares as set out in previous GLIC decrees, including 96CW958, 03CW314, and 08CW175, as well as the settlement agreement in Case No. 18CW3042, to which Greeley was a party. Staff recommends participating in this case to protect Greeley's extensive interests in the GLIC system and to ensure that the settlement agreement is applied appropriately.

Mr. Murphy moved that the Board authorize filing statements of opposition in Case Nos. 23CW3082 and 23CW3084, and for staff and legal counsel to seek resolution of issues raised by these cases consistent with Water and Sewer Board Resolution No. 3-15. Vice-Chairman Todd seconded the motion. The motion carried 6-0.

10. Director's Report

Sean Chambers provided the Water and Sewer Board a brief update on the following items of water utilities policy interest:

1. Water Literate Leaders program <https://watercenter.colostate.edu/wll/>
2. Greeley Wastewater Treatment Nitrification Phase 2 Ribbon Cutting
 - a. October 6, 2023 | 10 a.m. at 300 E. 8th Street, Greeley, CO 80631
 - b. Ribbon Cutting with City leadership and Greeley Chamber of Commerce
3. City of Greeley and Colorado Water Industry Education and Advocacy Events Calendar
 - a. South Platte Basin Roundtable – Sept. 12th at SW Weld Co. Building
 - i. <https://www.southplattebasin.com/>
 - b. Colorado Water Conservation Board (CWCB) fall meeting – 9/20 – 9/21/23
 - i. In person at The Steam Plant Event Center with virtual meeting broadcast
 - ii. <https://cwcb.colorado.gov/board-meetings>
 - c. Interbasin Compact Committee (under CWCB) – Oct. 19th
 - d. Upper Colorado River Water Forum - Oct. 30-31st
 - i. Colorado Mesa University in Grand Junction, CO.
 - ii. <https://www.coloradomesa.edu/water-center/events.html>
 - e. South Platte Basin Water Forum – November 30th
 - i. Aims Community College Welcome Center – Greeley, Colorado
 - ii. <https://www.southplatteforum.org/>
 - f. CWCB's C-9 Statewide Water Basins Roundtable Summit – November 14 - 15th
 - g. Colorado River Water User Association (CRWUA) Annual Meeting – Dec. 13 – 15th
 - i. <https://www.crwua.org/welcome.html>
 - h. Colorado Water Congress Annual Meeting & Legislative Breakfast – Jan. 31- Feb 2nd
 - i. Aurora-Denver Hyatt Conference Center
 - ii. <https://www.cowatercongress.org/advocacy/>
 - i. Virtual re-broadcast of CWCB Drought Summit (5/31-6/1) is available for viewing at:
 - i. <https://engagecwcb.org/drought-summit>

11. Such Other Business That May Be Brought Before the Board Added to This Agenda by Motion of the Board

No other business was brought before the Board.

12. Adjournment

Chairman Evans adjourned the meeting at 3:36 pm.

Harold Evans, Chairman

Raymond Lee, Board Secretary



Water & Sewer Agenda Summary

October 18, 2023

Key Staff Contact: Sean Chambers, Water & Sewer Director

Title:

Welcome New Employees and Promotions

Summary:

New Hires: Clarissa Roman – Customer Care Representative
 Sarai Ramirez – Customer Care Representative
 Adam Schofield – Water Conservation Intern

Promotions: There are no promotions this month

Recommended Action:

Informational Only

Recommended Motion:

None

Attachments:

None



Water & Sewer Agenda Summary

October 18, 2023

Key Staff Contact: Karen Scopel - Environmental Planner

Title:

Trails Master Plan Update (CPRD)

Summary:

Natural Areas & Trails staff will present on the update to Greeley's Trails Master Plan. The planning process began in early 2023 and included multiple phases of community and stakeholder engagement. This presentation will cover the planning process, the resulting preliminary trail corridors and next steps.

Recommended Action:

Informational only

Recommended Motion:

None

Attachments:

1. Greeley Trails Master Plan Update
2. Greeley Trails Master Plan one pager

Greeley Trails Master Plan Update



Project Update
October 2023



NATURAL AREAS & TRAILS



Agenda

- Project Overview
- Goals
- What We Are Hearing
- Preliminary Trails Master Plan Map
- Trail Prioritization
- Next Steps

Background and History

- Last Trails Master Plan (TMP) published 2002
- Builds off the Get Outdoors Greeley NAT Strategic Plan and other city-wide planning efforts
- Focus on off-street natural area trails and regional connections



Background and History



Definitions – Trail Attributes

Non-Motorized Trail Type	Alternate Names	Usage	Off/On-Street	Included in Current Master Plan
<i>Natural Area Trail</i>	Offstreet Shared Use Path	Shared Use (Bicycle and Pedestrian)	Off-street	Yes
<i>Sidepath</i>		Shared Use (Bicycle and Pedestrian)	On-street	No
<i>Subdivision Trail</i>	Private Trail	Shared Use (Bicycle and Pedestrian)	Varies	No
<i>Bikeway</i>	Bike Lane, Bike Trail, Signed Route, Separated Bikeway	Single Use (Bicycle)	On-street	No

Background and History

Definitions – Trail Administration

Non-Motorized Trail Type	Ownership	Construction Responsibility	O&M Responsibility
<i>Natural Area Trail</i>	Public	Greeley NAT	Greeley NAT
<i>Sidepath</i>	Public	Greeley Public Works	Greeley Public Works
<i>Subdivision Trail</i>	Private	Developer	Varies
<i>Bikeway</i>	Public	Greeley Public Works	Greeley Public Works

Goals



Connections to Nature

Equitably create physical connections to nature for all Greeley residents through a robust trails system that minimizes ecological impacts.



Goals



Multi-Modal Transportation

Recommend trail alignments to comply, when possible, with the other relevant City plans.

Goals



Regional Connections

Identify and prioritize trails that provide connections region-wide and to areas of Greeley that have historically not been included in recreational planning and management.



Goals



Proactive Community Growth Strategies

Engage development projects early through the City's development review process.

Goals



Operational Excellence

Provide effective, efficient, and consistent levels of service to all Greeley residents.



What We Are Hearing

- Phase 1 Outreach

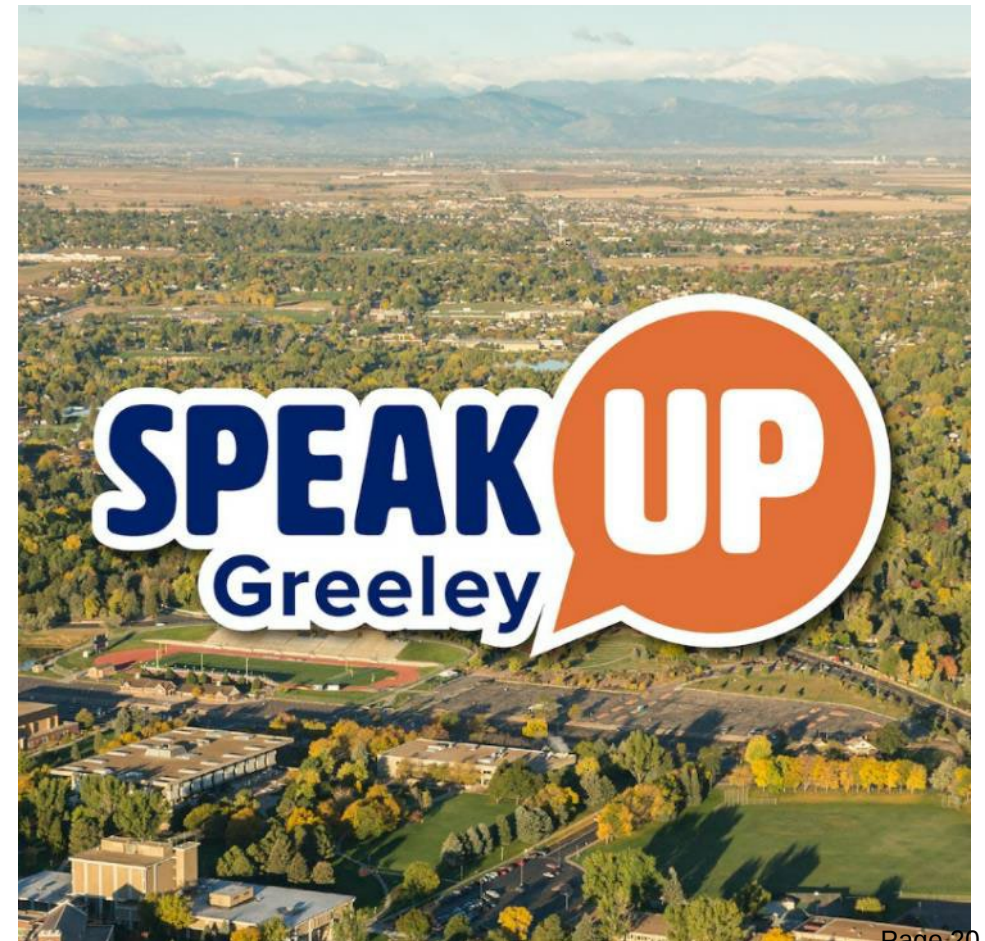
- Goal: Assess trail usage and desired experiences
- May 1- June 1
- Online questionnaire and interactive map

- Phase 2 Outreach

- Goal: Gather feedback on the preliminary trail master plan
- June 27 – August 2
- Online questionnaire and interactive map
- Included six stations at Bike to Work Day on June 28

- Phase 3 Outreach

- Goal: Gather feedback on prioritization and implementation
- Anticipated November

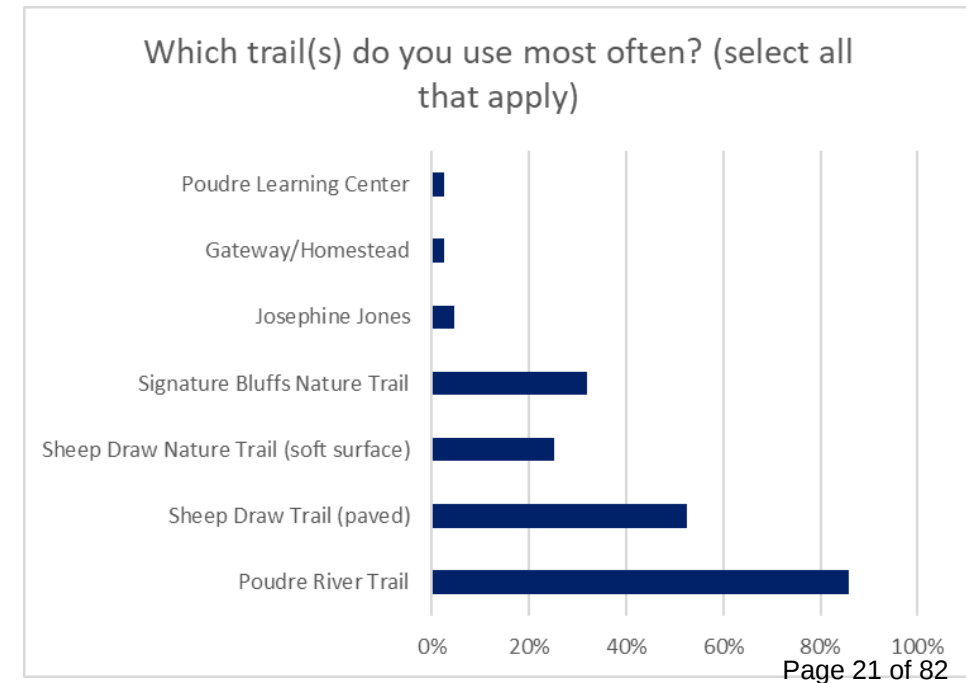


What We Are Hearing



Trail Usage

- Frequency of use
- Preferred trails



What We Are Hearing

Trail Usage

- Types of use



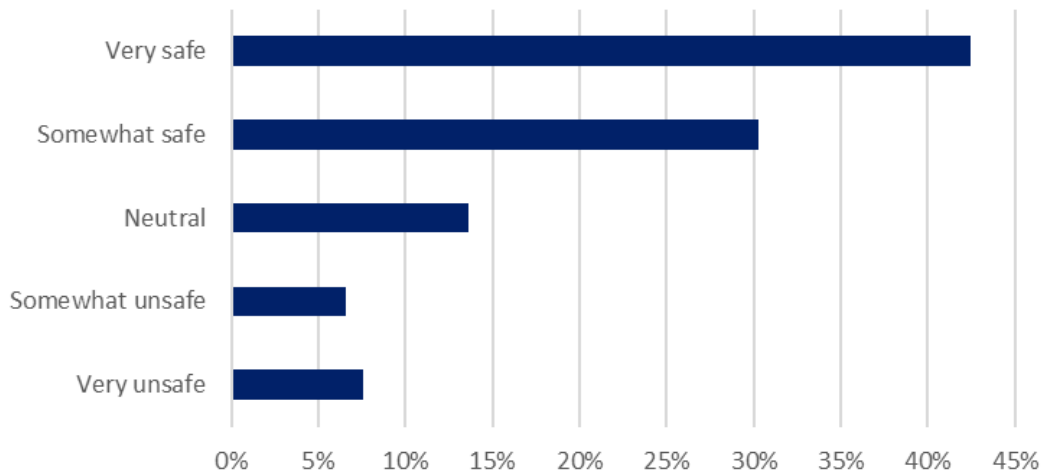
What We Are Hearing



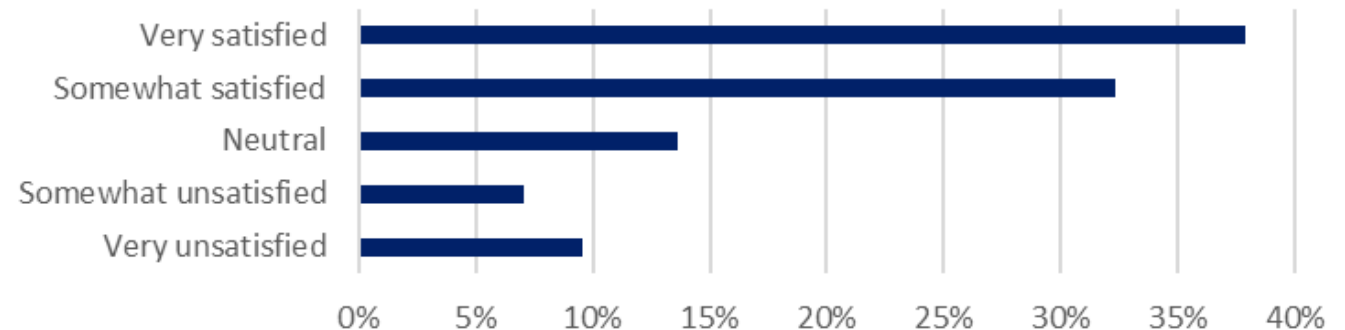
Trail Experience

- Perceived safety
- Satisfaction with maintenance

How safe do you feel on Greeley natural area trails?



How satisfied are you with the maintenance of Greeley natural area trails? Maintenance activities include maintenance and repair of amenities (i.e., benches, signs, etc.), trash pickup, snow removal, trailside mowing, etc.



What We Are Hearing



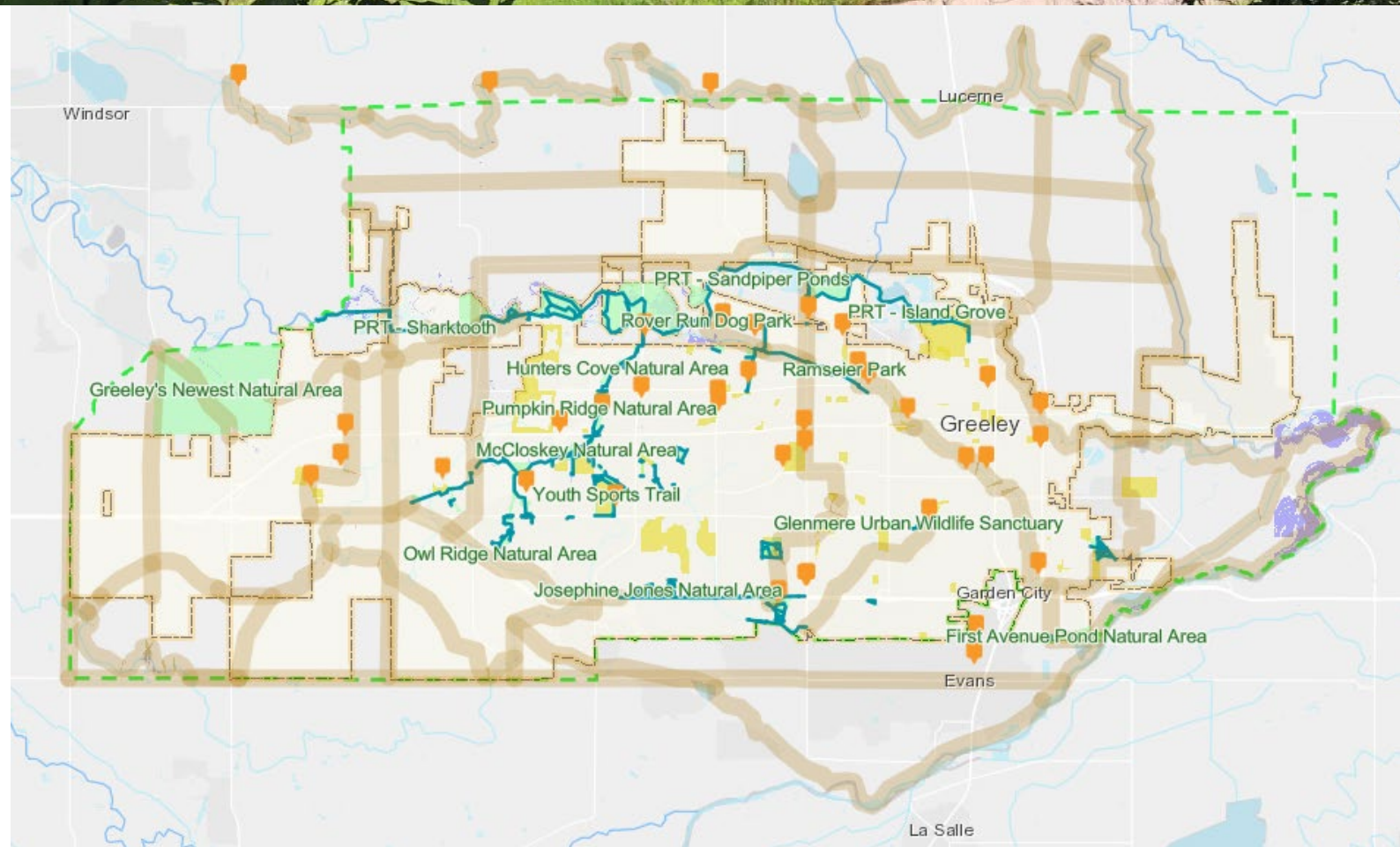
What changes, if any, would increase your usage of Greeley trails?

Themes	Connectivity	Improve Amenities	More Soft Trails	More Trails in General	Maintenance	Improve Communication and Signage	Wider Trail	More Parking	Feeling Safer
Frequency	29	24	20	15	14	13	6	4	4
Example	Have more of them through the city - don't like having to drive to get to one of the few trails that exist.	More dog waste trash cans and bag stations. More trees, more shade Improved restroom options and water fill stations. More benches	I love the off beat trails that were added a few years ago on each side of 71st Ave. I call them my hidden vegetables b/c I squeeze in extra miles by going off the path and doing the loops. Would love more of them.	Expansion!! We need more trails commensurate with our growth over the past 1)+ years	Orange netting barriers serve a purpose and should be as temporary as possible, after time they just look ratty and give an impression of "unfinished." Signage, both way-finding and informational needs desperate attention. During busy times, the trail edge weeds sometimes get ahead of control efforts.	I'd love to know what I'm allowed to use the spaces for. I'd love to be able to paddle board somewhere, as well as snowshoe after it snows instead of having to drive to Estes.	A 3 ft section of gravel along the poudre river trail for biking and runners.	Parking spots closer to trails especially for the poudre trail	Like I said above I don't feel safe enough in greeley to go much of anywhere so it would take more police and lower crime rates in all of greeley

What We Are Hearing

Orange bubbles indicate 39 location-specific public comments

When asked if the proposed trail corridors will get them where they want to go, 77% said yes.



What We Are Hearing

Frequent Feedback Topics



Safety



More regional connections, especially to Evans



More connections to UNC



Feedback on the preliminary Canal #3 corridor

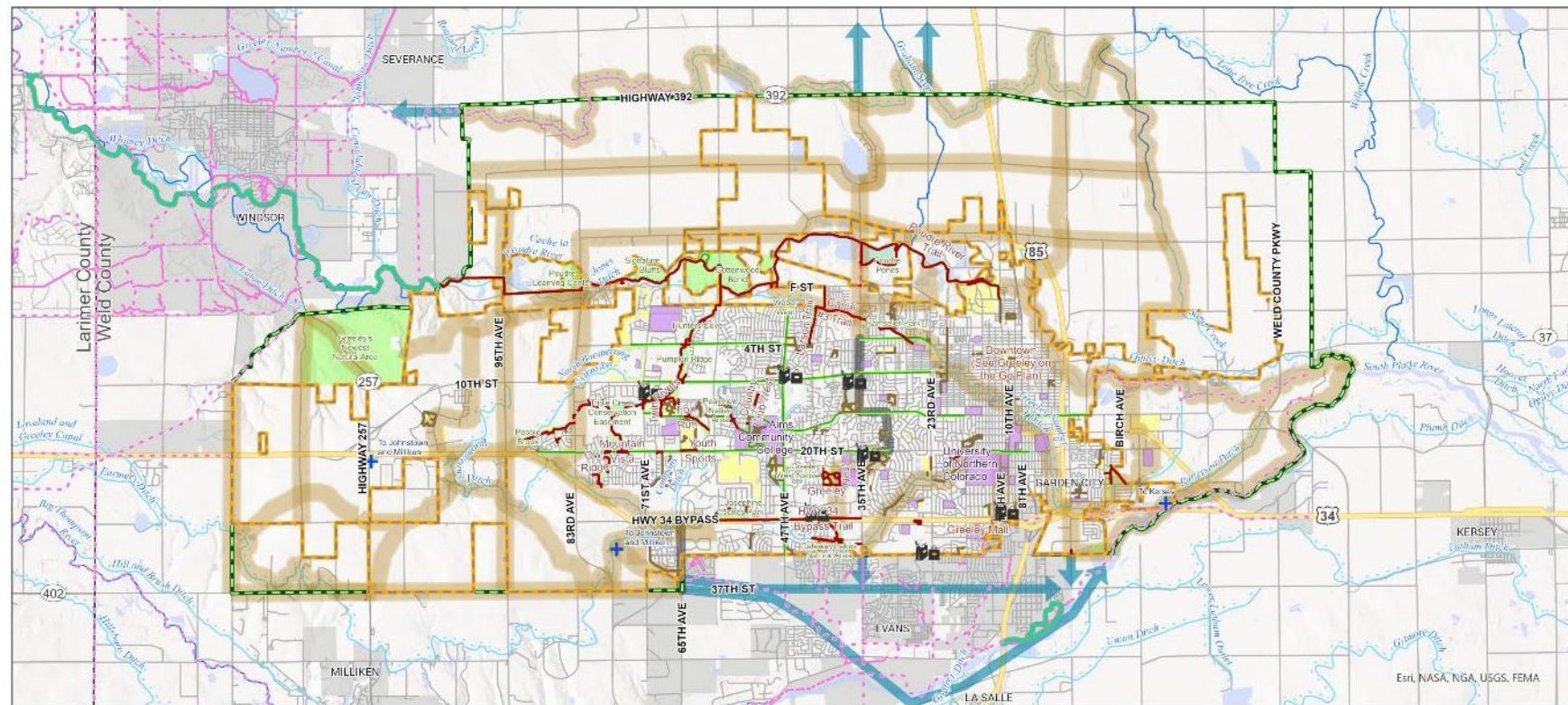


Increased connectivity to grocery stores and other shopping destinations



More connections with Promontory and Bittersweet Parks

Preliminary Trails Master Plan



Trails Master Plan

- Natural Area Trail Corridors
- Proposed On-Street Connection
- Regional Connection Opportunity
- Existing Trail
- Proposed Trail
- Existing Bike Trail
- Additional Existing Regional Connection

City of Greeley

- Existing Natural Area Trail
- Proposed Natural Area Trail
- Existing Bike Facility or Multi-Modal Connection
- Existing Park Path
- Natural Area
- City Park
- School



- Grocery Store
- Greeley City Limits
- Long-Range Expected Growth Area
- Adjacent City
- County Boundary

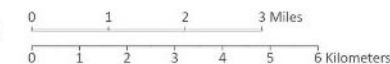
Perennial Stream or River

Intermittent Stream

Canal Ditch

Lake or Pond

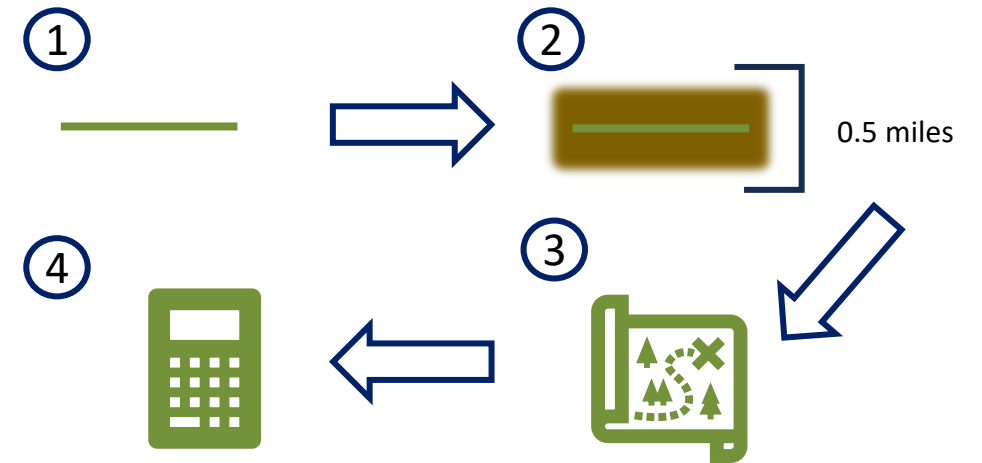
Trails Master Plan indicates general locations rather than specific trail alignments. Future studies are needed to determine specific alignments and will include neighborhood outreach.



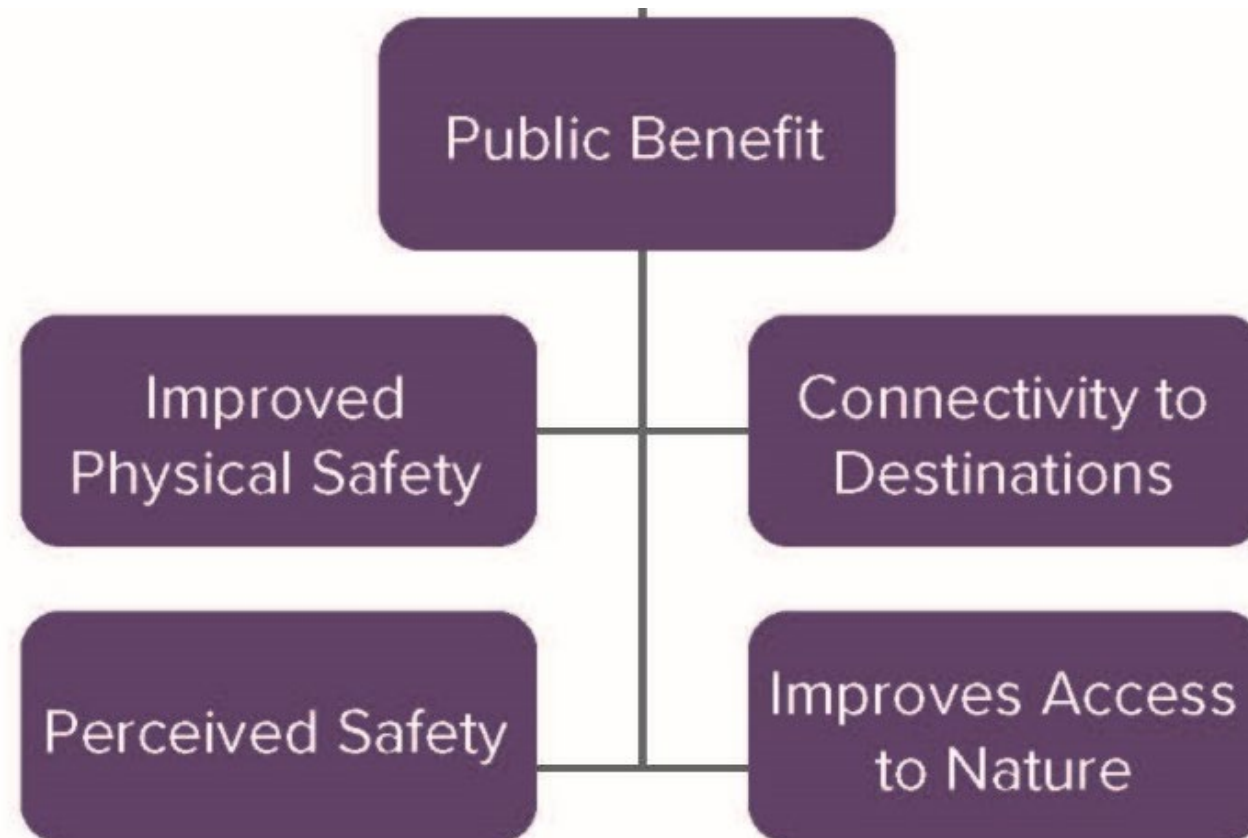
Trail Prioritization Criteria

Prioritization Criteria – GIS Exercise

- Corridors are general locations rather than specific trail alignments
 - Overview of potential impacts and challenges to overcome or avoid within entire corridor
- Trail Corridors buffered 0.25 miles on each side
- Corridors assigned relative score for each resource/challenge
 - 3 (highest presence)
 - 1 (lowest presence)
 - 0 (not present)



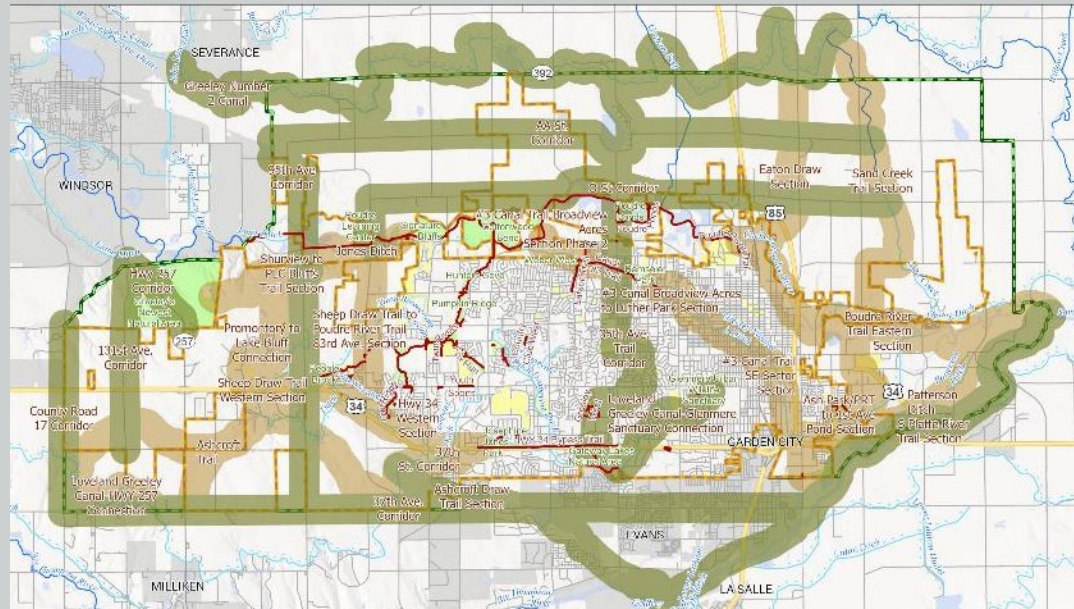
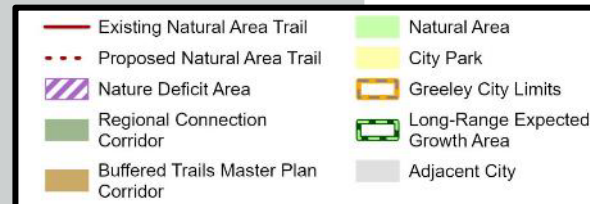
Trail Prioritization



Public Benefit

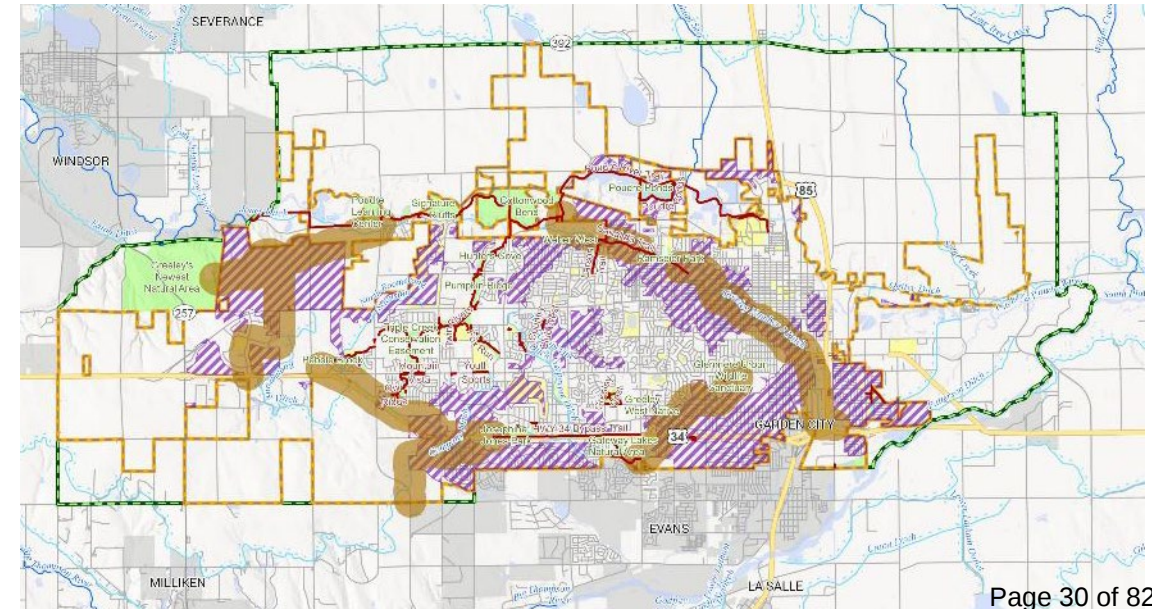
- Regional Connectivity

- Regional connections intended for corridor



- Nature Deficit Areas

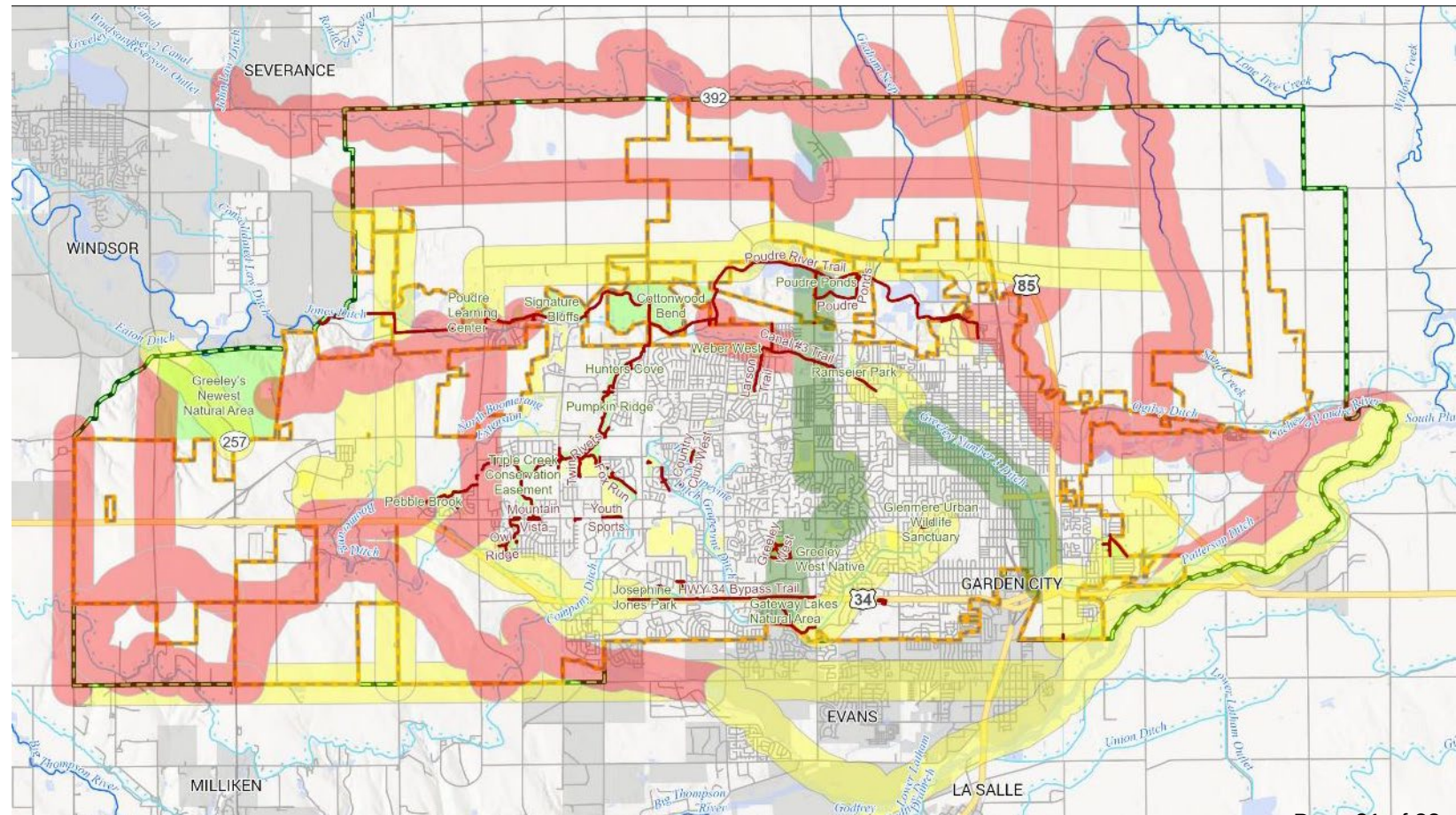
- Percentage buffered trail corridor within acres of nature deficit areas
- Data: Get Outdoors Greeley (2021) Nature Deficit Areas



Public Benefit

Public Benefit Ratings

- Summed scores including:
 - Bike-car and pedestrian-car crash locations
 - Impassable highways (34 bypass, 85, and 257)
 - Regional connectivity
 - % of corridor with nature deficit areas





Next Steps

- NAT Division Develop Preliminary Draft Plan
 - October 2023
- Public Draft Plan Review
 - November 2023
- Adoption Process
 - Anticipated January 2024

Greeley Trails Master Plan

Project Overview

Greeley is growing, and with it, the need for more attention to our natural areas and trails – an important part of Greeley’s quality of life. We are updating the Trails Master Plan, which was adopted in 2002. A lot has changed in the last 20 years and a lot is likely to change in the next 20 years. Thoughtful planning allows Greeley to maintain its unique identity as it grows. The updated Trails Master Plan will identify the top priorities for future trail construction and connections.



What does this plan provide?

The Trails Master Plan provides a 20-year vision for future trail corridors across Greeley. Further design work and public outreach will be necessary to finalize the exact trail alignments.

This plan analyzes future trail construction based on a series of criteria, including cost, location, maximizing public benefit and ecosystem resilience while minimizing natural hazards.



What is the benefit to the Greeley community?

Trails are an essential amenity for Greeley. They provide a space for outdoor recreation and options for people to get around without a car. Recreation and connecting with nature improve quality of life for everyone. Spending time outdoors promotes wellbeing, and trails improve our community’s overall health and aesthetic.



How does this set Greeley up for success?

Trails support Greeley’s economic development. High quality recreation opportunities attract businesses and employers who know their employees value quality of life amenities in the place where they live and work. Visitors come to Greeley to enjoy outdoor recreation, spending their dollars on local restaurants, lodging and shopping.

What are the next steps?

After a significant public engagement process, the final Trails Master Plan will go to the Parks and Recreation Advisory Board and City Council for review and approval. Once adopted, this document will guide the next 10 years of trail building in Greeley.



Water & Sewer Agenda Summary

October 18, 2023

Key Staff Contact: Adam Prior, Chief Engineer

Title:

CIP Update

Summary:

Staff will provide an update on CIP projects.

Recommended Action:

Informational only

Recommended Motion:

None

Attachments:

1. Bi-Annual CIP Report

Bi-Annual CIP Report

Water & Sewer Board
October 18, 2023



Peterson Dam Repairs



TOTAL BUDGET: \$240,032

Water Capital Replacement Funds

Treated Water Reservoir Rehab



Distribution System Rehab – PRV



Water Distribution Rehab - 71th Ave Waterline Replacement



Lead Service Line Inventory & Replacement



Non-Potable Water Expansion



Water Capital Fund

TOTAL BUDGET: \$6,481,009

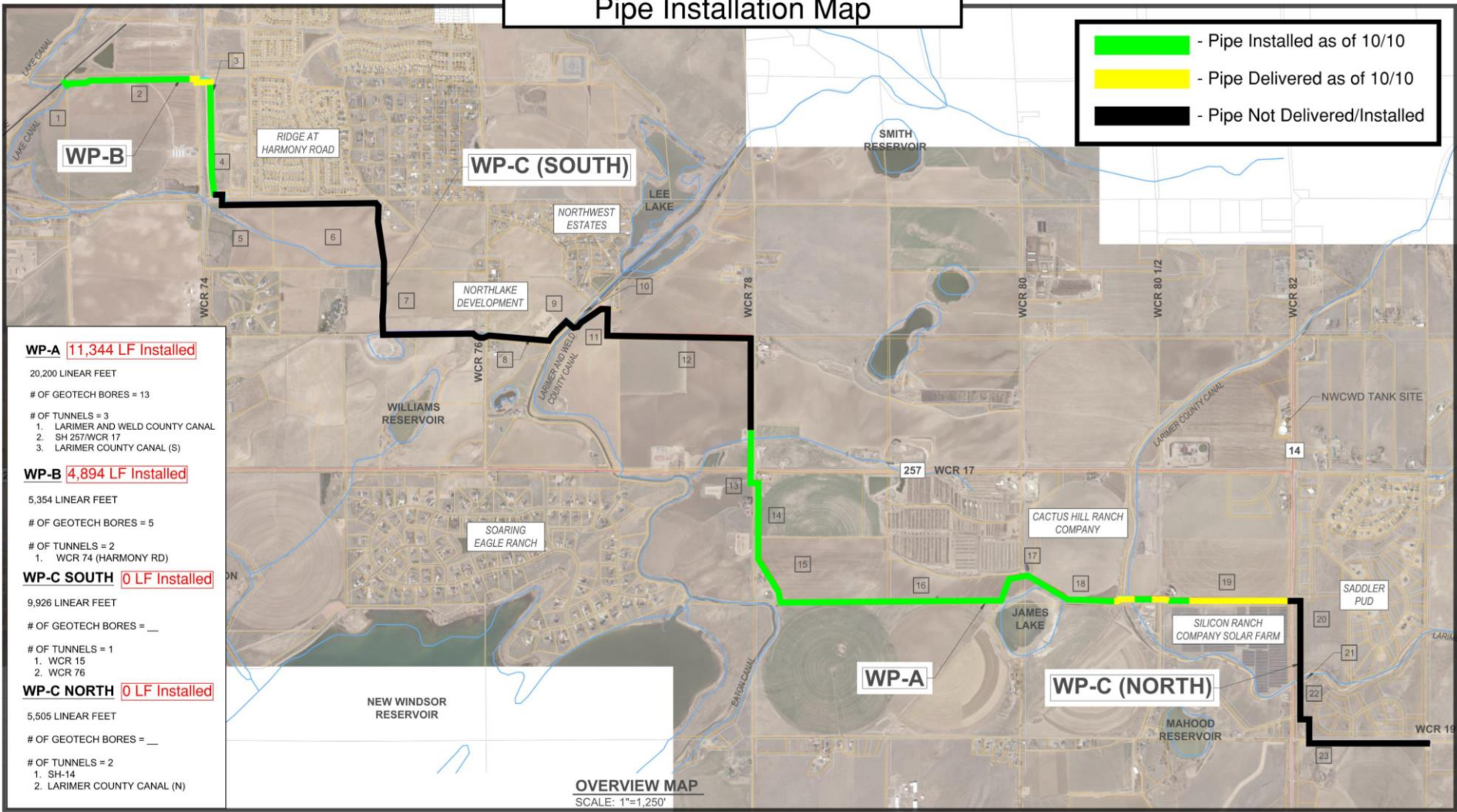


Terry Ranch Water Pipeline



Construction Progress – WPA, WPB, WPC

Terry Ranch Pipeline - Segment 1
Pipe Installation Map



WPA:

- 36" Pipe Delivered - 60% Complete
- 36" Pipe Installed - 53% Complete

WPB:

- 36" Pipe Delivered - 100% Complete
- 36" Pipe Installed - 87% Complete

WPC:

- Contracting in Oct 2023
- 1st Pipe Expected Jan 2024

NWCWD Interconnect:

- 24" Pipe Delivered - 100% Complete
- 24" Pipe Installed - 9.8% completed



Pipe Installation

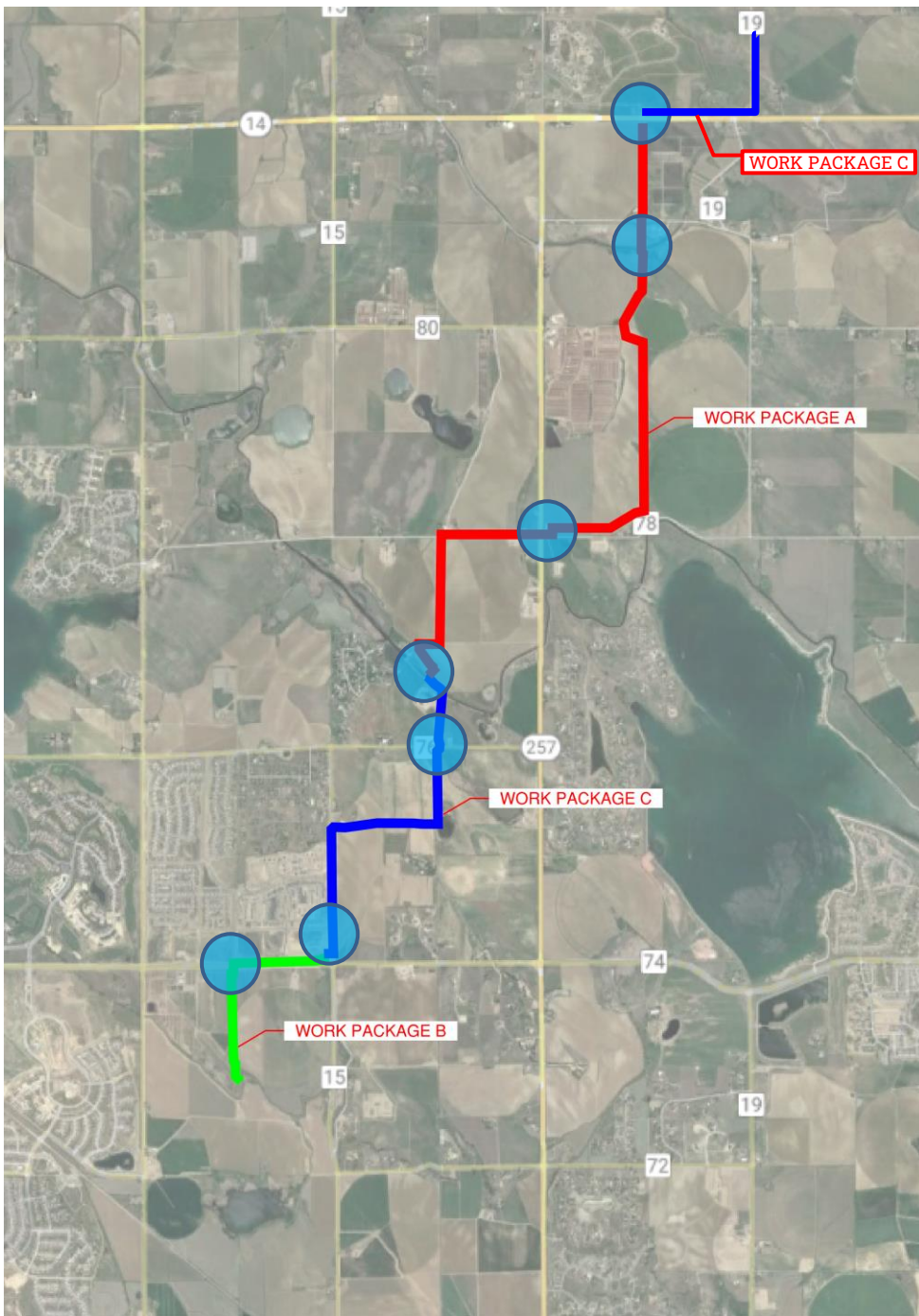


HWY 257 Tunnel Installation

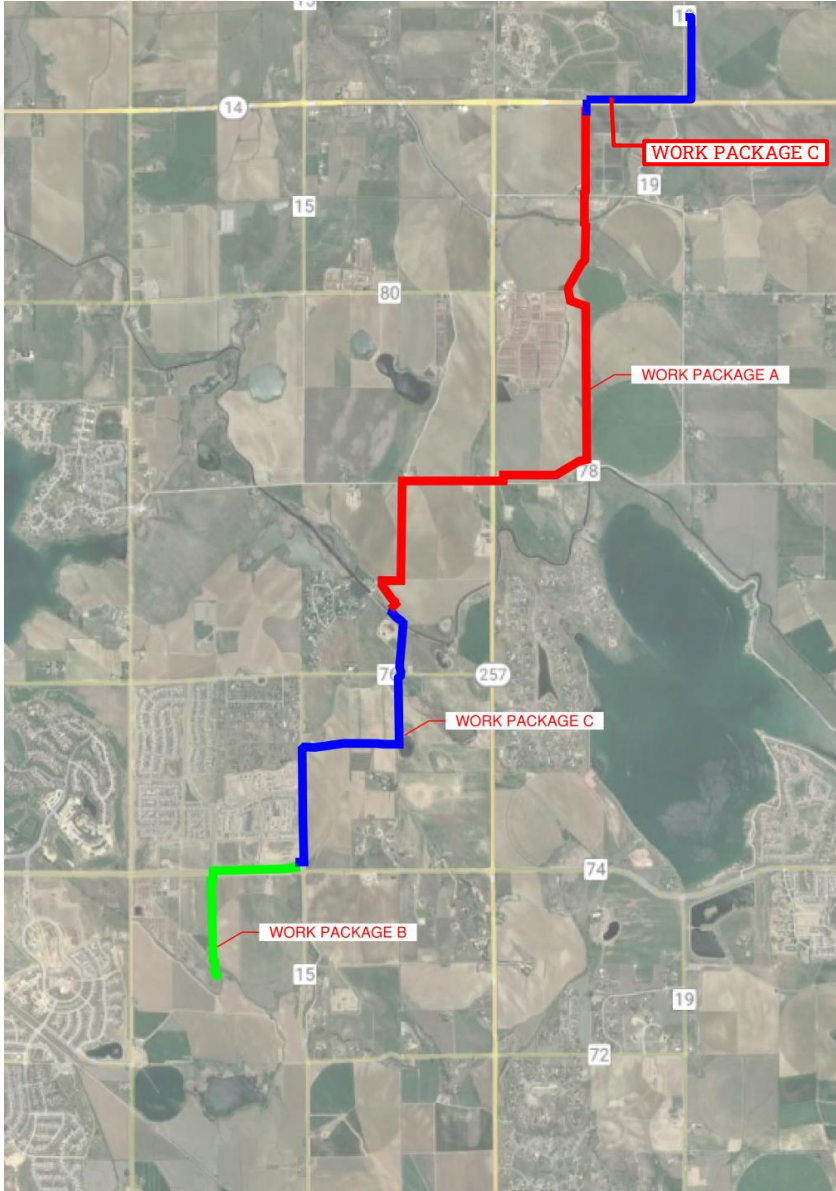


Segment 1- Tunnels

- Currently Up To 9 Tunnels Planned
- WP-A
 - HWY 257 - Completed
 - CR 78 – Changed to Open Cut, Completed
 - Larimer County Canal (WSSC) – Mobilizing Now
- WP-B
 - Harmony Road – Changing to Open Cut
 - Construction restarting tent. ~Oct. 26th
- WP-C South
 - Larimer and Weld County Canal – Mid-Nov
 - CR 76 – 1st Qtr 2024
 - CR 15 – 1st Qtr 2024
- WP-C North (Projected)
 - HWY 14 – 2nd-3rd Qtr 2024
 - Larimer County Canal – 2nd-3rd Qtr 2024



Segment 1 - Schedule



- Overall Construction
 - April 2023 – October 2024
- Work Packages A & B (~6.6 mi)
 - Contract Awarded March 2023
 - Steel pipe fabricated for WPA & B
 - Partially installed (58% Overall)
 - Completion by Spring 2024
- Work Package C (~1.1 mi)
 - At 100% Design
 - Construction Pricing Provided
 - Contracting in October 2023
 - Begin Construction Early 2024

Segment 1 - Budget to Date

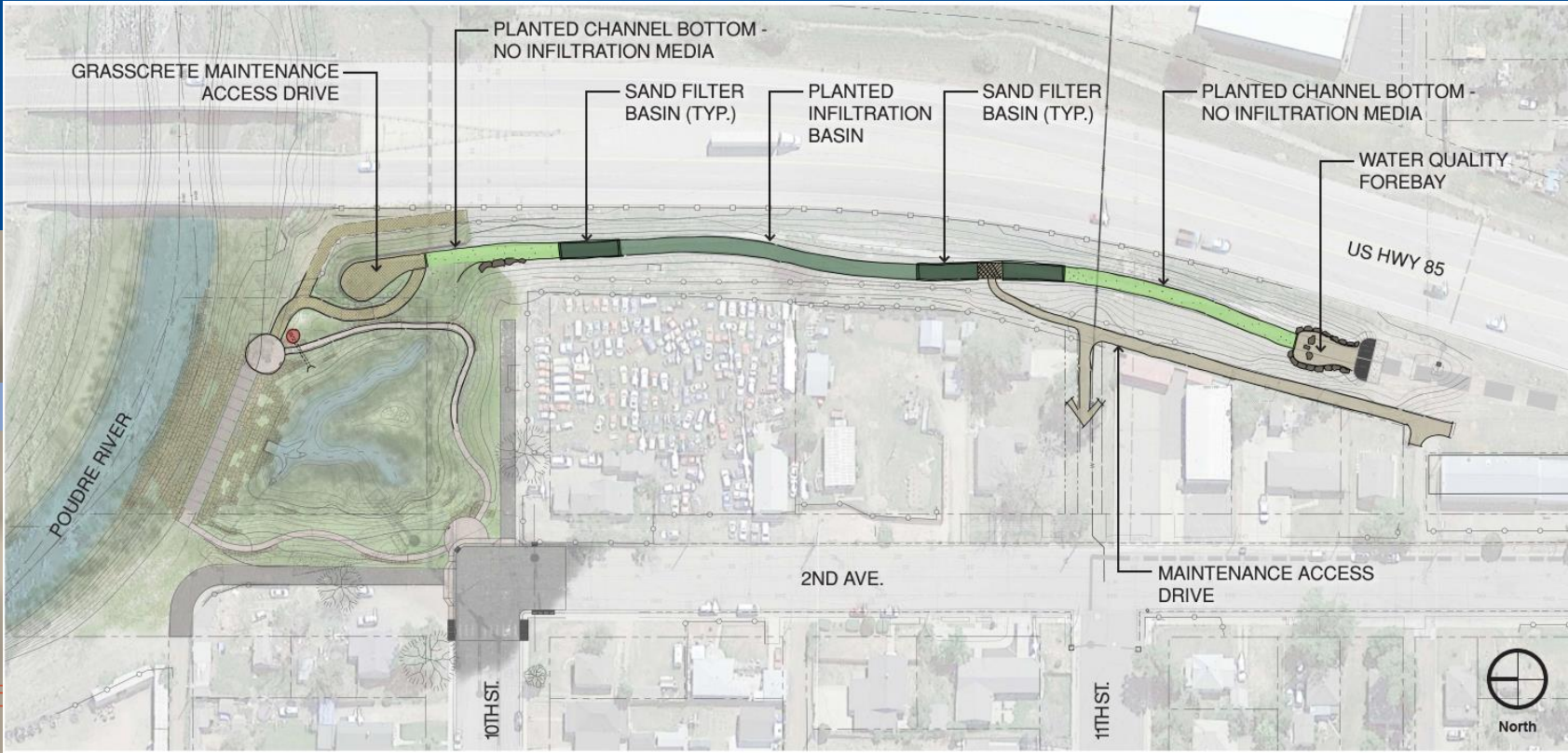
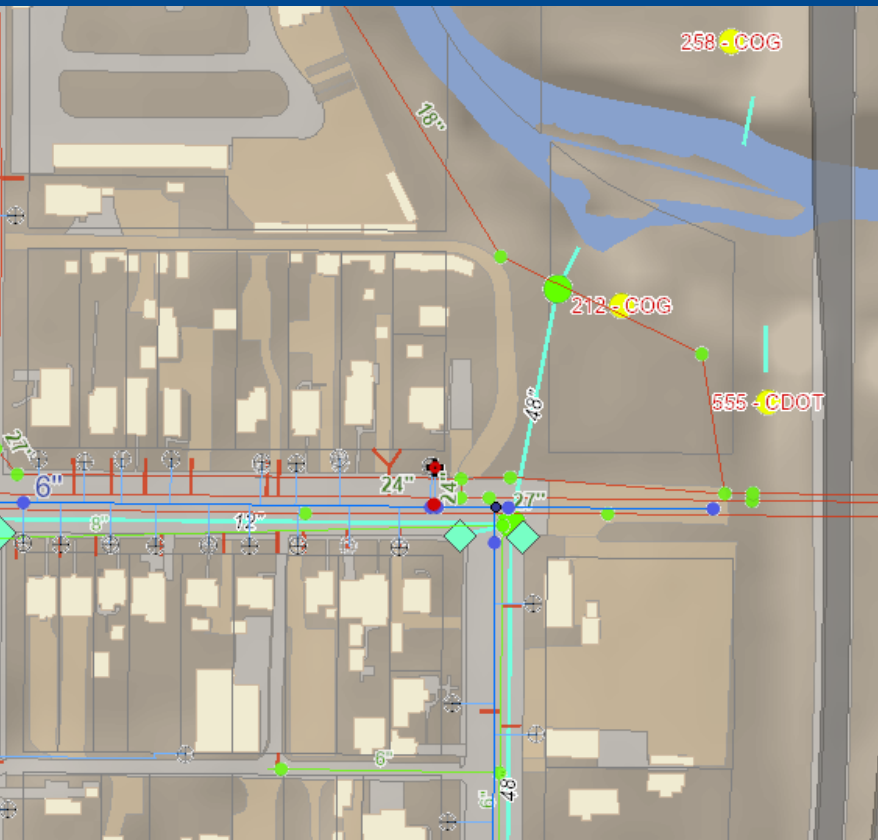
- \$39M Appropriated in 2022 and 2023
 - Additional \$4.378M Requested in October 2023
 - For 1.1 mi of Additional Steel and Pipe North of Hwy 14 (WPC-North)
 - Construction of WPC-North
 - Gets Out of Known Development areas
- \$13.3M Spent To Date Includes:
 - Design and CM Costs
 - ROW Acquisition
 - Construction Costs
- \$9.178M Reimbursed from Escrow
 - \$1.836M Greeley Portion (20%)
 - \$7.342M Wingfoot Portion (80%)
 - Next Request-Nov 2023



Sewer Rehab - CIPP



12th Street Outfall



12th Street Outfall



Sewer System Expansion



Poudre Trunk Sewer Line



TOTAL BUDGET: \$1,844,260

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Nitrification Project Phase II



Sewer Capital Replacement Fund

TOTAL BUDGET: \$35,482,679





Thank You!
Questions?





Water & Sewer Agenda Summary

October 18, 2023

Key Staff Contact: Erik Dial, Deputy Director of Utility Finance, Derek Hannon, Plans Examiner

Title:

Water Development Code Policy

Summary:

Staff will discuss with the Water and Sewer Board proposed changes to Title 20 of the Municipal Code. Most of the changes proposed are aligning code with current practices and procedures but staff is proposing a limited number of changes to fees charged that deserve Board deliberation. Staff will discuss the changes to what was presented to Board in September and see additional feedback.

Recommended Action:

Informational only

Recommended Motion:

None

Attachments:

1. 2023 Municipal Code Update



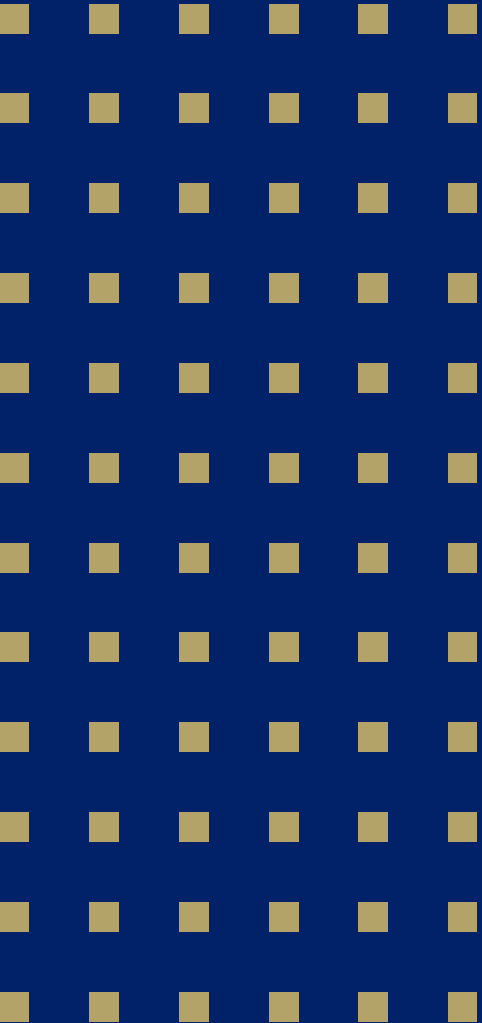
Municipal Code Title 20 Update Policy Discussion

**Water & Sewer Board
October 18, 2023**

Agenda



- Single Family Raw Water Dedication
- Single Family Plant Investment Fees
- Compound Tap Allowances

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Single Family Water Dedication

Minimum Water Dedication

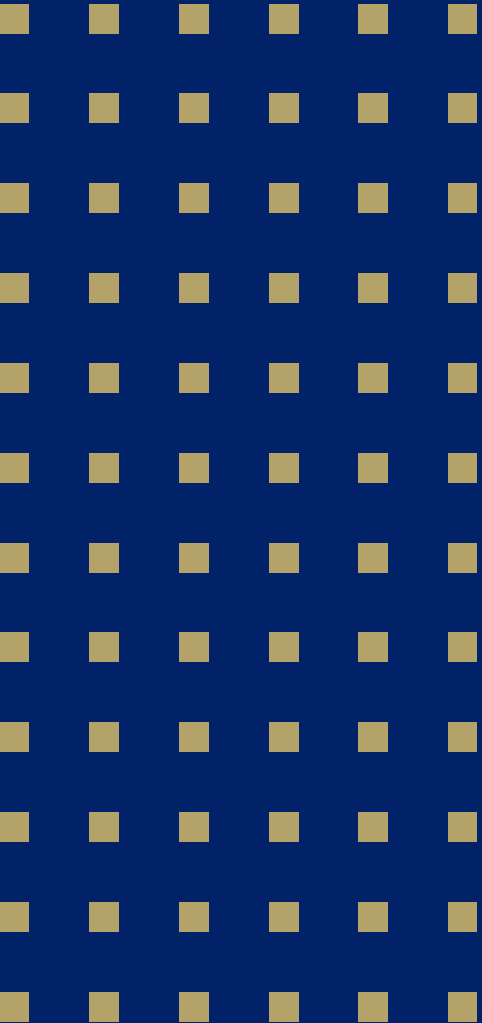


- 3 acre feet/acre criteria does not collect enough raw water for small lots
 - Lots under 2,674 square feet would dedicate less than 60,000 gallons
- Propose minimum water dedication for a single-family tap set to 60,000 gallons
 - 2.7 people per lot using 60 gallons per capita per day works out to 59,130 gallons per year
- Any lot with a private non-potable system must dedicate at least this minimum amount
- This will not lead to decreased water dedication for any size of lot, only increases.

Large Lot Dedication



- Lots of 1 acre or larger
- Current standard requires a service commitment agreement
 - Allows for dedication based on “developed” area
 - Can lead to dedication requirement significantly less than much smaller lots
- Proposed Policy
 - Return to 3 acre-foot requirement for large lots
 - Reduce only if system has a private non-potable system and then require a minimum of 60,000 gallons of potable dedication
 - The addition of an accessory dwelling unit would require dedication of another 60,000 gallons
 - More than one accessory dwelling unit would no longer qualify for large lot exemption and would require dedication of 3 acre-feet per acre



Graduated Plant Investment Fees

Single Family Residential



Water Plant Investment Fee

- Allow alignment of single family residential water fees with impact to system
- Changes in fee would account for lot size and the use of non-potable water (either lot to lot or in the common areas)
- Smaller lots would see a reduction in the PIF
- Changes only apply to single family residential with individual taps
- Plant investment fee schedule to be included in annual rate resolution

Plant
Investment
Fees

Residential Lot Type	Lot Size (s.f.)	Potable Irrigation	Common Space Non-Potable	House to House Non-Potable
Row House	>1000 s.f.	50%	50%	50%
Small Format	1,500-3000 s.f.	50%	50%	50%
Small Lot	3,000-4,500 s.f.	60%	60%	50%
Medium Lot	4,500-6,000 s.f.	70%	70%	50%
Standard Lot	6,000-13,000	100%	75%	50%
Estate Lot	>13,000	100%	100%	50%

Row House Plant Investment Fees



	Single Lot 6-Plex	Single Lot 7-Plex	Split Lot 6-Plex Current Code
Water PIFs	\$40,300	\$40,300	\$72,600
Sewer PIFs	\$23,000	\$23,000	\$41,400
Total PIFs	\$63,300	\$63,300	\$114,000

- Current State
 - Most row houses use currently use master meters rather than individual services
 - Financial incentive to keep units as one lot so that a single meter can be used.

Row House Plant Investment Fees



Preferred

	Single Lot 6-Plex	Single Lot 7-Plex	Split Lot 6-Plex	Split Lot 7-Plex	Split Lot 6-Plex Current Code
Water PIFs	\$40,300	\$40,300	\$36,300	\$42,350	\$72,600
Sewer PIFs	\$23,000	\$23,000	\$41,400	\$48,300	\$41,400
Total PIFs	\$63,300	\$63,300	\$77,700	\$90,650	\$114,000

- Proposed Policy

- Reduce water PIF based on lot size
- Impact to builders will depend on number of units per building
- Sewer fees will increase
- Remove disincentive for builders to plat lots individually which could increase home ownership and provide customers a stronger price signal for their water use.

Small Lot Water PIF Comparison



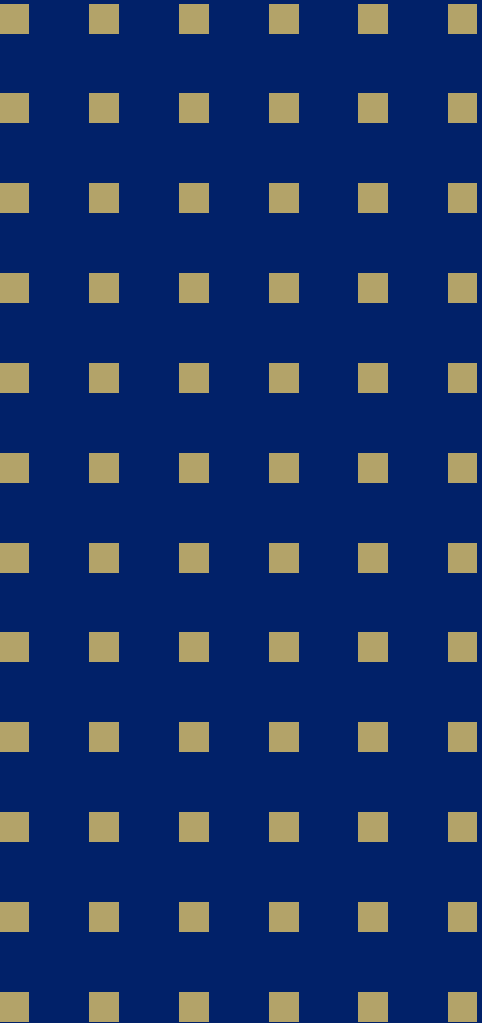
	Proposed Mixed Development	6,000 SF Standard Lots	8,000 SF Standard Lots
Total Lot Area	16.1 Acres	16.1 Acres	16.1 Acres
Dwelling Units	174	116	87
Water PIFs	\$1,289,860	\$1,403,600	\$1,052,700
Sewer PIFs	\$1,200,600	\$800,400	\$600,300
Total PIFs	\$2,490,460	\$2,204,000	\$1,653,000

- Ongoing single-family development of 174 units split between duplexes and detached single family units
 - Duplex units 3,929 SF average - \$7,260 per tap
 - Single family units 4,691 SF average - \$8,470 per tap
 - Water PIF collected per acre essentially the same as more traditional SF development
 - Total PIFs collected per acre increases compared to standard lot development

Housing Fee Examples

Current Fees	Row House (900 SF Lot, individually platted)	Row House (900 SF Lot, single lot 6 plex)	Small Format (2,000 SF Lot)	Small Lot (4,000 SF Lot)	Medium Lot (5,500 SF Lot)
Plant Investment Fee	\$12,100	\$6,717	\$12,100	\$12,100	\$12,100
Raw Water Fee	\$2,727	\$2,727	\$6,061	\$12,121	\$16,667
Total	\$14,827	\$9,444	\$18,161	\$24,221	\$28,767

Proposed Fees	Row House (900 SF Lot)	Small Format (2,000 SF Lot)	Small Lot (4,000 SF Lot)	Medium Lot (5,500 SF Lot)
Plant Investment Fee	\$6,050	\$6,050	\$7,260	\$8,470
Raw Water Fee	\$8,102	\$8,102	\$12,121	\$16,667
Total	\$14,152	\$14,152	\$19,381	\$25,137

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Construction Requirements

Protection & Equity

Tap & Service Configurations



- Updated development code encourages mixture of housing types
- Allow for compound services on single lots
 - This would allow accessory dwelling units, detached garages, etc. to be served from the primary structure
- Right size service requirements
 - Design criteria to set a minimum number of detached units on the lot to allow master meters
 - Criteria to also set a maximum number of detached units per meter

Future Steps



- Additional W&S Board feedback
- Code revisions to Board for approval in Nov/Dec
- Code adopted by City Council in Dec/Jan
- Plant Investment Fee revisions (if Board supports) included in 2024 Rate Resolution, or subsequently as a revision if additional policy discussion is needed

Thank you





Water & Sewer Agenda Summary

October 18, 2023

Key Staff Contact: Cole Gustafson, Source Water Supply Manager

Title:

Executive Session

Summary:

4th Quarter Water Market Update

Recommended Action:

Informational Only

Recommended Motion:

None

Attachments:

None



Water & Sewer Agenda Summary

October 18, 2023

Key Staff Contact: Leah Hubbard, Water Resource Operations Manager

Title:

Legal Report

Summary:

This report has been provided by James Noble, outside counsel for the Greeley Water & Sewer Board.

Based on our review of the July, 2023 Water Division 1 Resume, staff and water counsel recommend that the Water and Sewer Board file statements of opposition to the following water court applications that would be due at the end of October, 2023:

Case No. 23CW3100: Applicant, Hartford Investments, LLC, is seeking to change 12.83 shares of stock in the Lake Canal Ditch Company, for use at a new 570 acre residential community north of Windsor named "Prairie Song." The Lake Canal is a senior ditch that diverts from the north side of the Cache la Poudre River in Fort Collins. Staff recommends participating in this case to ensure that the changed water rights are properly quantified and to protect Greeley's water rights from injury.

Case No. 23CW3104: Applicants, Fort Collins-Loveland Water District and East Larimer County Water District, are seeking to change the point of diversion, place, and purpose of use for 9.5794 shares in the New Mercer Ditch Company. The applicants seek to use the water rights for municipal purposes in their service areas. Staff recommends participating in this case to ensure that the changed water rights are properly quantified and to protect Greeley's water rights from injury.

Recommended Action:

Staff and water counsel recommend authorizing filing statements of opposition in Division 1 Case Numbers 23CW3100 and 23CW3104.

Recommended Motion:

"I move that the Board authorize filing statements of opposition in Case Nos. 23CW3100 and 23CW3104, and for staff and legal counsel to seek resolution of issues raised by these cases consistent with Water and Sewer Board Resolution No. 3-15."

Attachments:

None



Water & Sewer Agenda Summary

October 18, 2023

Key Staff Contact: Sean Chambers, Water & Sewer Director

Title:

Director's Report

Summary:

The Director will provide the Water & Sewer Board and staff with a brief update on the following items of water utilities policy interest;

1. Distribution of bound final IWRP – Integrated Water Resources Plan.
2. Announcement: Becky Mitchel's appointment to lead the state's Interbasin Compact Committee
 - a. Opportunity to align IBCC work and expertise with Colorado River Commissioner priorities on the upcoming renegotiations of the Interim Guidelines for Lower Basin Shortages and Coordinated Operations of Lake Powell and Lake Mead.
 - i. I am the South Platte Basin alternate to the IBCC backing up Jim Yahn of North Sterling and Sean Cronin of Left Hand – St. Vrain Conservancy District.
3. Notice of recommendation to enter pending multi-district litigation to recover possible damages for environmental contamination caused by per- and polyfluoroalkyl substances (PFAS) as a public water provider and property owner.
4. City of Greeley and Colorado Water Industry Education and Advocacy Events Calendar
 - a. Upper Colorado River Water Forum - Oct. 30-31st
 - i. Colorado Mesa University in Grand Junction, CO.
 - ii. <https://www.coloradomesa.edu/water-center/events.html>
 - b. CWCB's C-9 Statewide Water Basins Roundtable Summit – November 14th
 - i. <https://engagewcb.org/c9-summit>
 - c. Northern Colorado Water Conservancy District's Fall Symposium – Nov. 15th
 - i. Embassy Suites – Loveland, CO
 - ii. <https://www.northernwater.org/NorthernWaterEvents>
 - iii. Windy Gap Firing Project Chimney Hollow Reservoir Construction Update
 - iv. <https://www.northernwater.org/Home/NewsArticle/38abddc6-d941-4c35-a73c-77cd14c1984c>
 - d. Colorado Ag Water Alliance Agricultural Water Summit – Nov. 17-18th
 - i. Larimer Co. Fairgrounds, Loveland, CO
 - ii. <https://www.coagwater.org/summit>
 - e. West Greeley Conservation District Ag Symposium – Nov. 29 – 30th
 - i. Island Grove Park, Greeley
 - ii. <https://www.wgcd.org/>
 - f. South Platte Basin Water Forum – November 30th
 - i. Aims Community College Welcome Center

- ii. <https://www.southplatteforum.org/>
- g. Colorado River Water User Association (CRWUA) Annual Meeting – Dec. 13 – 15th
 - i. <https://www.crwua.org/welcome.html>
- h. Colorado Water Congress Annual Meeting & Legislative Breakfast – Jan. 31- Feb 2nd
 - i. Aurora-Denver Hyatt Conference Center
 - ii. <https://www.cowatercongress.org/advocacy/>

Recommended Action:

Informational Only

Recommended Motion:

None

Attachments:

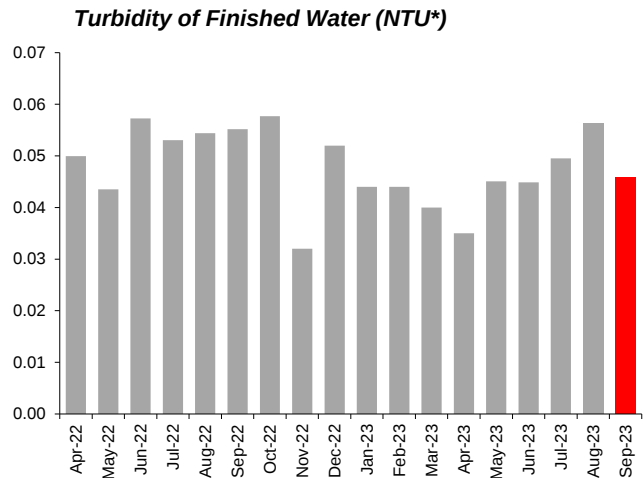
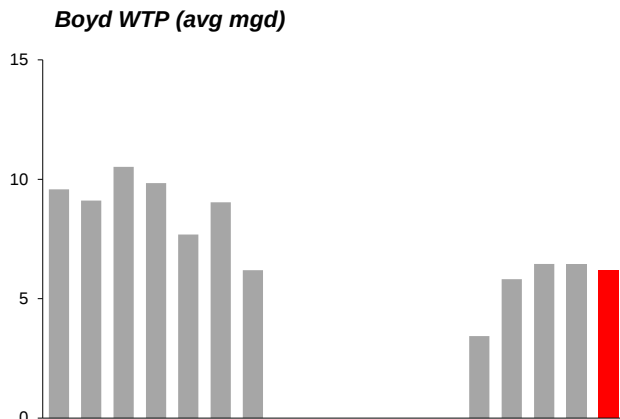
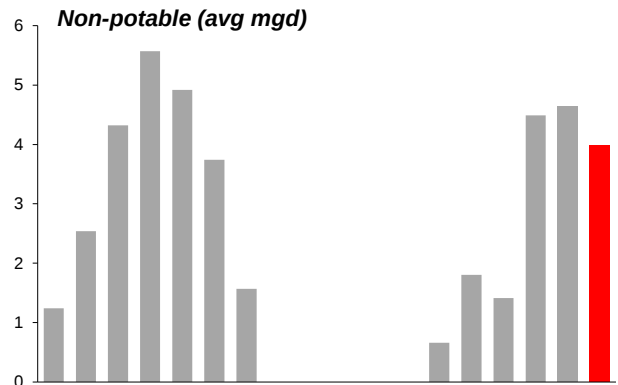
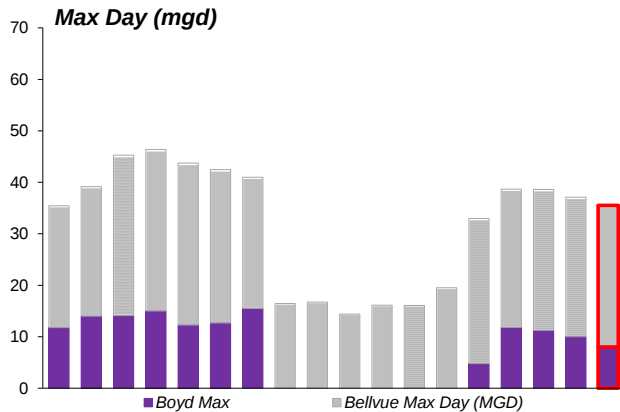
1. Board Meeting Charts_2023

Water Treatment

Bellvue Water Treatment Plant operates year-round with a transmission capacity of 29.1 million gallons per day (mgd) (plant capacity is 32 to 35 mgd). Water sources include Poudre River direct flows, Colorado-Big Thompson (C-BT), Windy Gap, High Mountain Reservoirs, Laramie-Poudre Tunnel, and Water Supply and Storage. Average volume is 19,000 acre-feet a year (2000-2011). The plant was built in 1907, with its last treatment upgrade in 2009. Solar panels were added in 2014.

Boyd Water Treatment Plant operates normally from April to October with a plant capacity of 38 mgd (transmission capacity is 40 mgd). Water sources include Greeley-Loveland Irrigation Company, C-BT, and Windy Gap. Average Volume is 8,200 acre-feet (2000-2011). The current plant was built in 1974, with its last treatment upgrade in 1999. Solar panels were added at Boyd in 2014. In 2016, tube settlers and plate settlers were replaced in the sedimentation basins. In 2018, all old existing chemical lines were replaced with new lines and the piping was up-sized to carry more chemical. A PLC upgrade was done on the SCADA system. Sludge pumps were replaced and hooked into the Trac Vac system that pulls sludge out of the sedimentation basins.

Combined, Bellvue and Boyd can treat a maximum of 70-73 million gallons per day.



Starting May 2016 Bellvue turbidity measurements will use a new method resulting in more accurate readings.

*Turbidity limit: 95% of samples must be below 0.3 NTU.

Turbidity is the measure of relative clarity of a liquid. Clarity is important when producing drinking water for human consumption and in many manufacturing uses. Turbidity is measured in Nephelometric Turbidity Units (NTU).

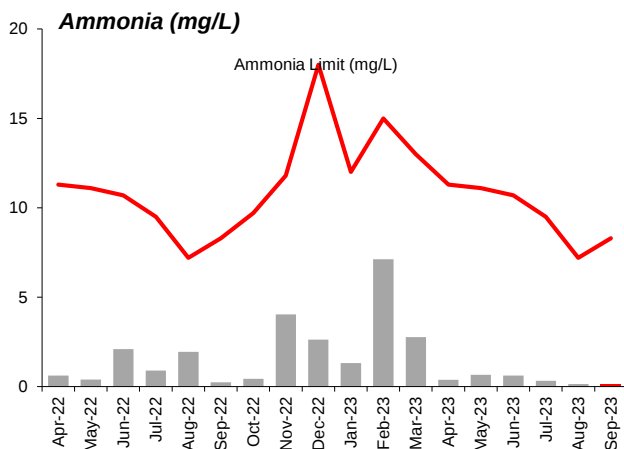
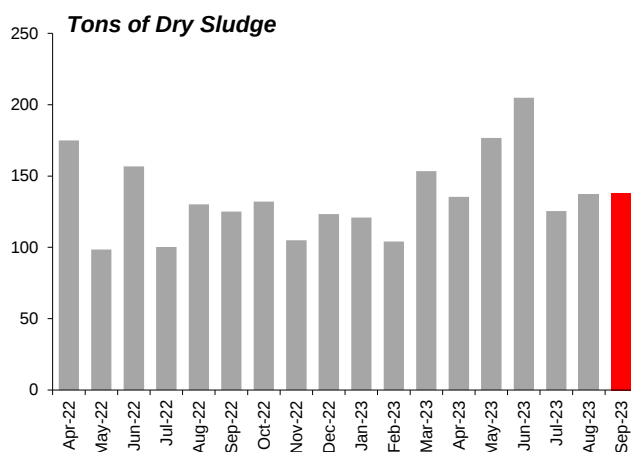
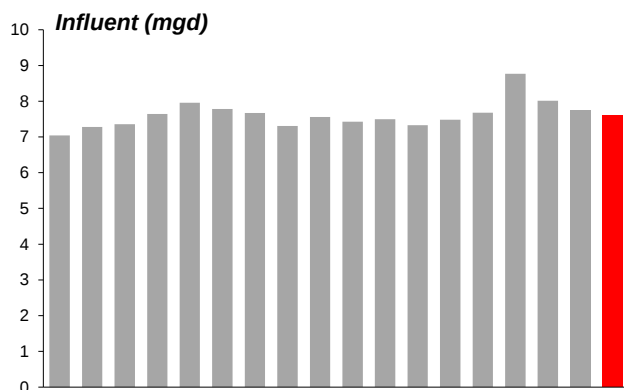
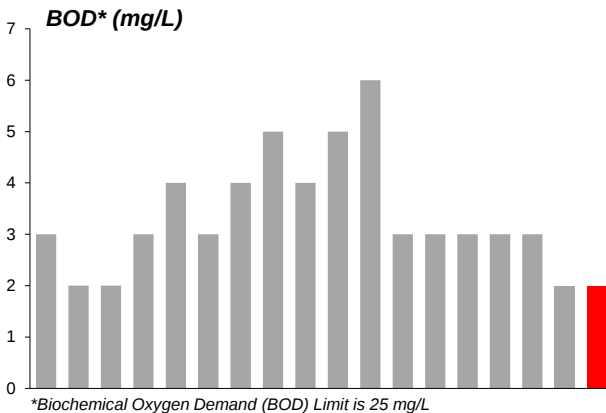
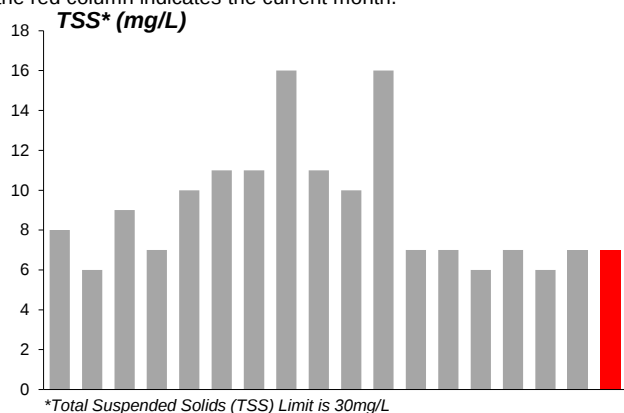


Wastewater Treatment

The Water Pollution Control Facility (WPCF) staff are dedicated environmental professionals who provide quality, safe and cost-effective wastewater treatment services for the citizens of Greeley. The WPCF treats wastewater to meet or exceed Environmental Protection Agency (EPA) and Colorado Department of Public Health & Environment requirements.

In 2011, the WPCF received an Xcel Energy Custom Efficiency Achievement Award for saving 2.78 million kWh and reducing CO2 emissions by 1,584 tons. In 2012, the WPCF received the Rocky Mountain Water Environment Association's (RMWEA) Sustainability Award for Colorado demonstrating excellence in programs that enhanced the principles of sustainability. A Certificate of Achievement from the Colorado Industrial Energy Challenge program managed through the Colorado Energy Office was received in the same year. In 2013, the plant received the City of Greeley's Environmental Stewardship Award for outstanding efforts to reduce energy (watts), conserve energy and water, reduce air and water pollution, and educate and encourage others to be environmental stewards. Also, in 2013, the plant was the recipient of a Bronze Award from the Colorado Environmental Leadership Program. In 2015, after having 5 years without a plant violation, the plant received the 2015 National Association of Clean Water Agencies (NACWA) Platinum Peak Performance award for the City of Greeley Water and Sewer Department.

Note: the red column indicates the current month.



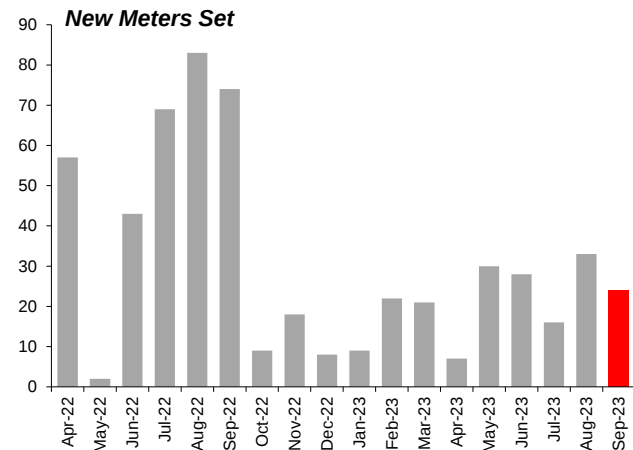
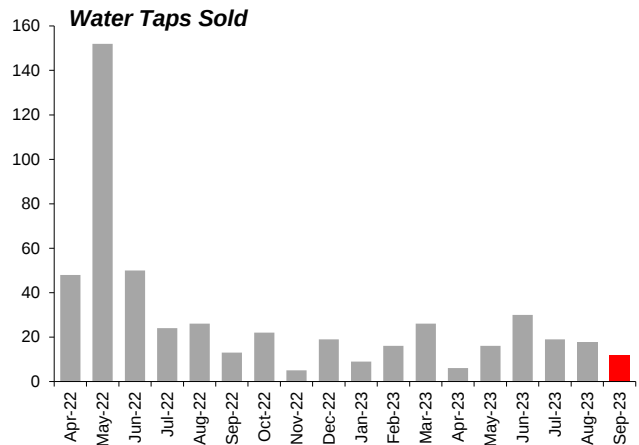
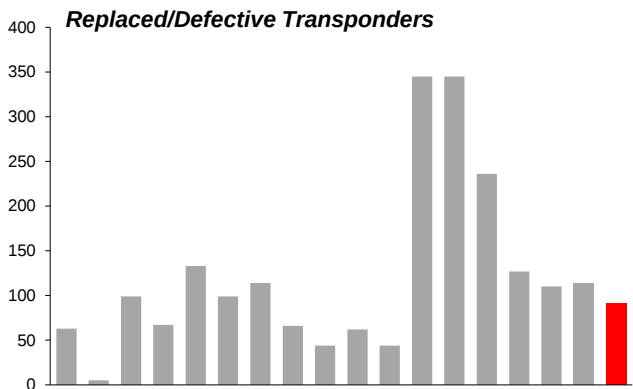
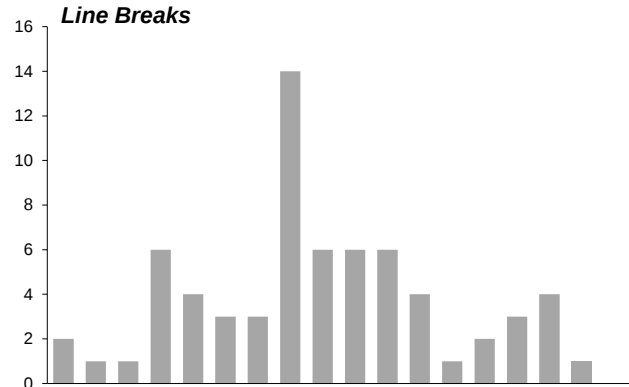
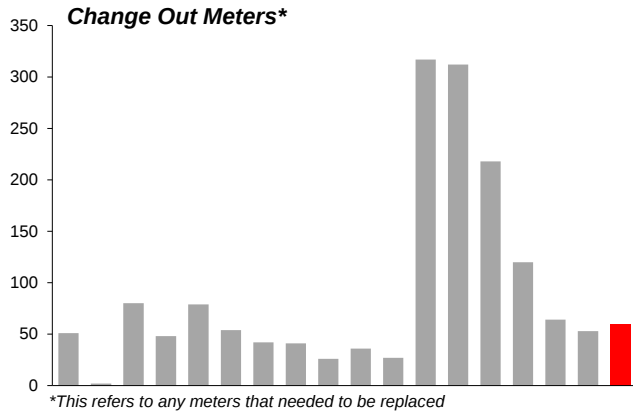
Water Distribution

The Greeley water distribution system consists of various sizes of pipes that generally follow the streets within the City. The distribution system serves residences and businesses in Greeley, Evans and Garden City, and the system is divided into four pressure zones.

There are 69.75 million gallons of potable water storage in Greeley. The water is stored within three covered reservoirs and one elevated tank; 23rd Avenue - 37.5 million gallons, Mosier Hill - 15 million gallons, and Gold Hill - 15 million gallons. The system also has 476 miles of pipeline, 24,233 water meters and 3,378 fire hydrants.

The water pipes in the distribution system vary in size from 4" to 36". Pipe material is steel, ductile iron, cast iron, or polyvinyl chloride. The age of the pipes varies from the 1890's to new installations.

Note: the red column indicates the current month.



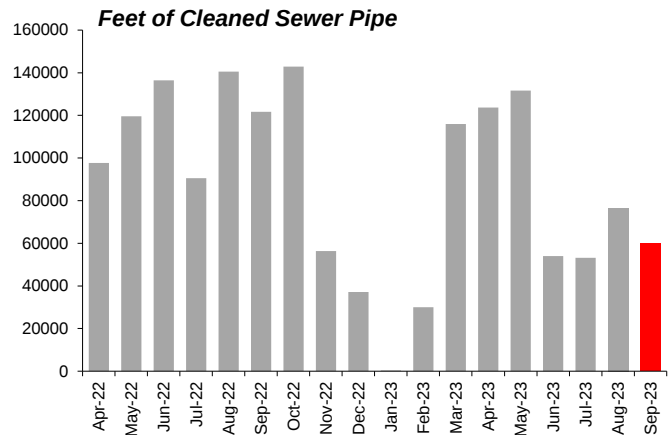
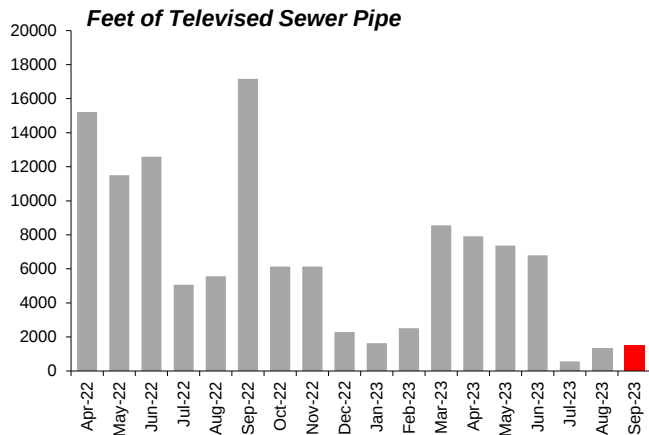
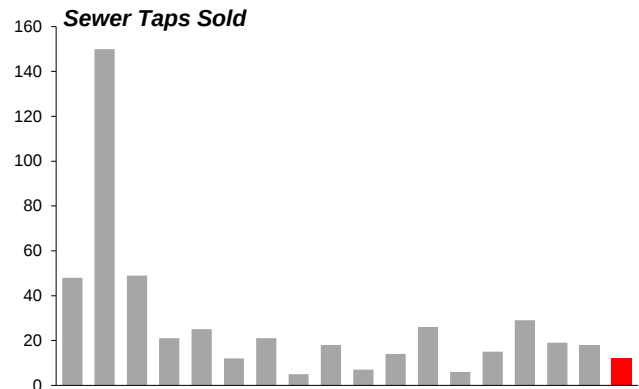
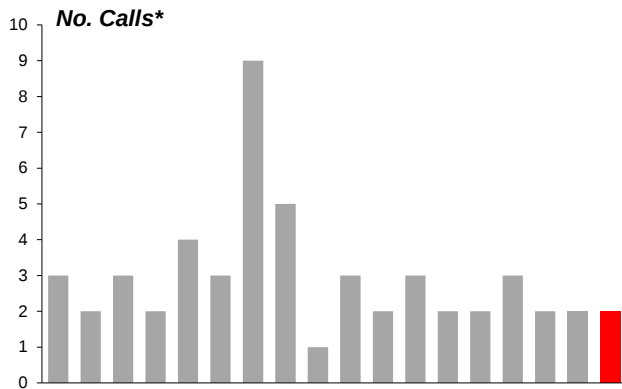
Wastewater Collection

The mission of the Wastewater Collection Division of the Water and Sewer Department is to protect community health by transporting wastewater away from homes and businesses. This includes respecting property values and public safety by reducing the frequency of blockages in the sanitary sewer lines.

A wide variety of work is performed including routine cleaning of sewer lines, inspection of sewer lines, maintenance of the sewage pumping stations, rehabilitation of the system and responding to emergencies.

The wastewater collection system dates back to 1889. At the end of 2017, the system had a total of 364.8 miles of line and 10 sewage pumping stations. The sewer service area is approximately 51 square miles. Over the last 10 years, the system has grown by 17 miles.

Note: the red column indicates the current month.

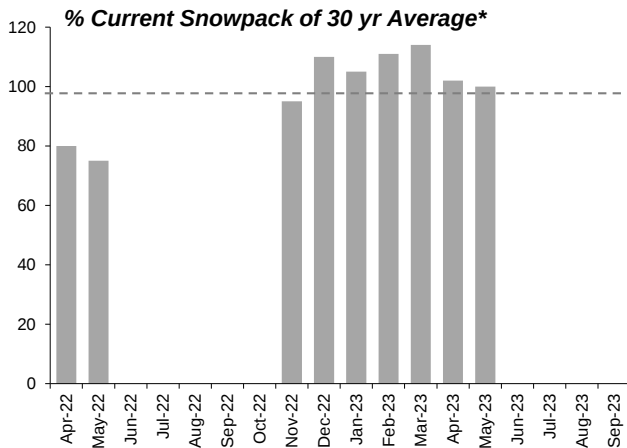
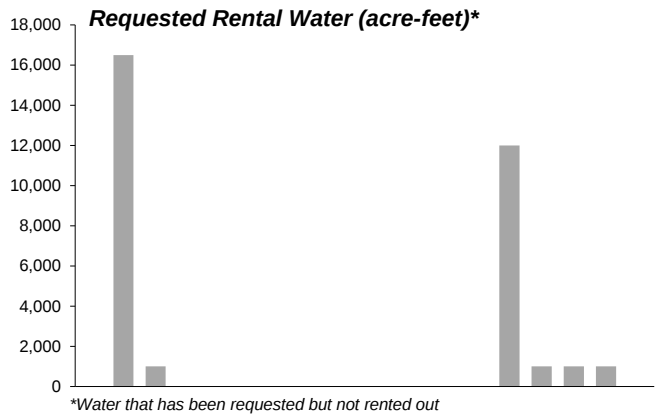
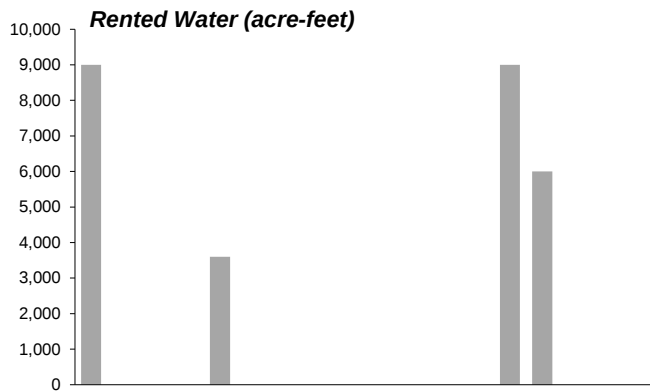
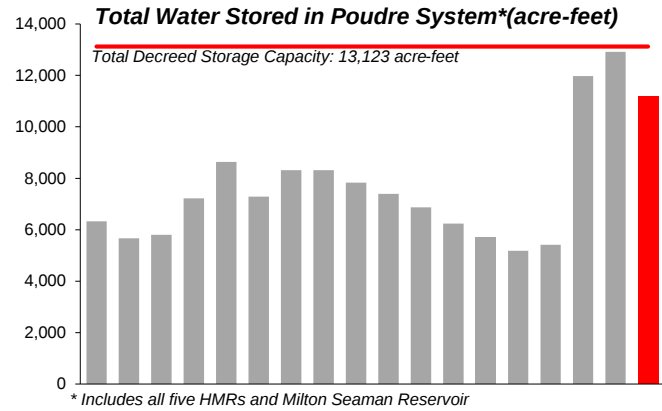
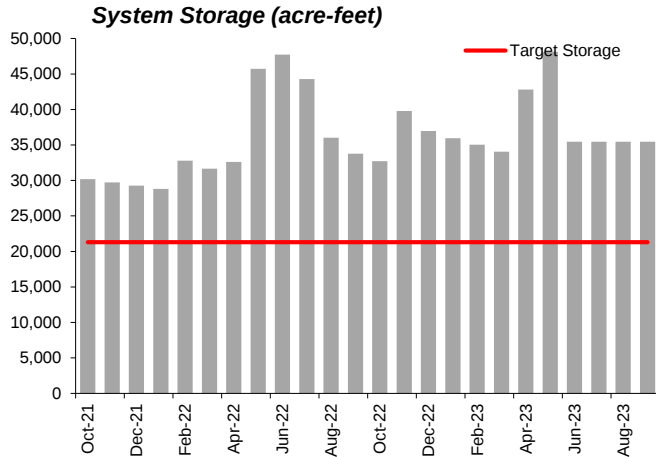


Water Resources

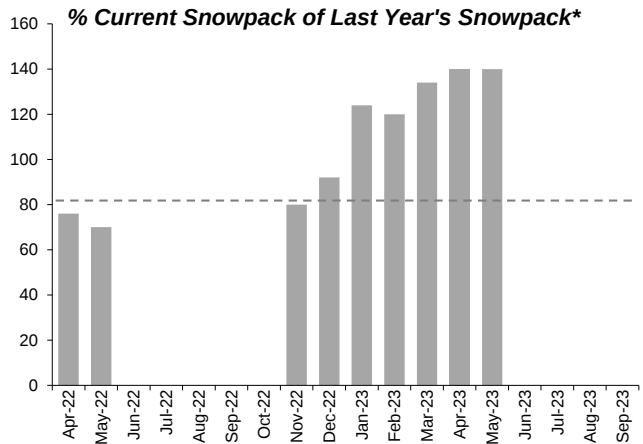
Greeley has numerous water rights in four river basins; the Upper Colorado River, Cache La Poudre, Big Thompson and Laramie River. The Water Resource staff must account for all of this water and comply with the rules of the Colorado Water Court and the State Engineer's Office which is in charge of allocating all of Colorado's water resources. Approximately one-third of the City's water supply comes from agricultural water rights. These water rights must be formally changed to municipal use by a special legal process through the Water Court. In this court, Water Resource staff and attorneys also defend the City's water rights against adverse claims from other parties.

Greeley's goal is to have enough water in carry-over storage to sustain Greeley through a 50-year critical drought. Water in excess of this carry-over drought supply can be leased to agriculture, both for revenue and to support our local agricultural community. Modeling has shown that, given existing population and demand factors, Greeley will have sufficient water for citizens, if at the beginning of the 6-year long, 50-year critical drought, there is 20,000 acre-feet in storage on April 1st of the following year.

Note: the red column indicates the current month.



*Data is from the 1st of the month
 **Average of Deadman Hill and Joe Wright



*Data is from the 1st of the month
 **Average of Deadman Hill and Joe Wright

Treated Water and Weather Data

January was a cold month with an average temperature of 24°F. The average temperature for February was 27°, about 4° lower than the historical. It's been another cold month in March with an average temperature of 34.8°F, which is still 4° lower than the historical average. The average temperature in April was 47.33°F which is very close to the historical average. May's average temperature was slightly above average at 59.23°. June's average temperature was 65.15°F, about 2° lower than the historical average. The average temperature in July was 72.95°F, which was very close to the historical average. The average temperature in August was 71.9°F, slightly above average. The average temperature in September was 65.7° slightly above the historical average.

Greeley received 1.1 inches of precipitation in January, this is more than double the historical average for this month. February brought 0.51 inches of precipitation. Total precipitation for March was 0.81 inches, bringing the total so far this year to 2.42. Greeley received 1.14 inches of precip in April, bringing the cumulative precip very close to the historical. Greeley received an astonishing 5.63 inches of precipitation in May, this is close to 3 inches above average. Another 3.16 inches of precipitation fell in June, which is more than double what has historically been received in June 3.37 inches of rain fell in July, bringing the annual total to 15.72 inches. In August, another 1.17 inches of rain fell. September was a relatively dry month only receiving 0.33 inches of rain.

