

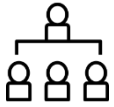
# Water and Sewer Board

## Regular Meeting

City Council Chambers – City Center South

1001 11<sup>th</sup> Avenue – Greeley, Colorado

April 14, 2025 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 11<sup>th</sup> 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 11<sup>th</sup> Avenue, 2nd Floor, Greeley, CO 80631 or emailed to [wsadmin@greeleygov.com](mailto: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 <https://greeleyco.portal.civicclerk.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 CivicClerk meeting portal by 10:00 a.m. on the date of the meeting (<https://greeleyco.portal.civicclerk.com/>).

In the event it becomes necessary for a meeting to be held virtually, use the link below to join the meeting via Zoom. <https://greeleygov.zoom.us/j/81782466253>

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](mailto:wsadmin@greeleygov.com)





# Water & Sewer Board

**April 14, 2025 at 2:00 PM**

**1001 11th Avenue, City Center South, Greeley, CO 80631**

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## 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. Matt Anderson     | _____ Mayor John Gates        |
| _____ Mr. Raymond Lee       | _____ Ms. Tyra Litzau         |
2. Approval of Minutes
3. Approval of the Agenda
4. Welcome New Employees and Promotions
5. Approval of Intergovernmental Agreement for Wastewater Treatment Services – Greeley and Evans (35<sup>th</sup> Avenue)
6. 2026 Preliminary Budget Discussion
7. Bi-Annual Water and Sewer CIP Report
8. Water Supply Update and Declaration of an Adequate Water Year
9. Integrated Water Resource Plan (IWRP) Annual Board Report
10. Legal Report
11. Executive Session
  - a. Water and Sewer Infrastructure and Bond Reimbursement
12. Approval of 2025 Water Bond Resolution
13. Approval of 2025 Sewer Bond Resolution
14. Director's Report
15. Such Other Business That May Be Brought Before the Board Added to This Agenda by Motion of the Board
16. 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](mailto:wsadmin@greeleygov.com)*

**City of Greeley  
Water and Sewer Board  
Minutes of March 19, 2025  
Regular Board Meeting**

Chairman Harold Evans called the Water and Sewer Board meeting to order at 2:01 p.m. on Wednesday March 19, 2025.

**1. Roll Call**

The Clerk called the roll and those present included:

**Board Members:**

Chairman Harold Evans, Vice Chairman Mick Todd, Fred Otis, Tony Miller, Joseph Murphy, Cheri Witt-Brown, Director of Finance Tyra Litzau, Deputy City Manager Rachel Flynn on behalf of City Manager Raymond Lee

**Water and Sewer Department Staff:**

Director Sean Chambers, Deputy Director of Utility Finance and Customer Service Erik Dial, Deputy Director of Water and Wastewater Operations and Maintenance Rebecca Andrus, Deputy Director of Water Resources Leah Hubbard, Water Transmission and Distribution Superintendent Jason Clark, Office Manager Gigi Allen, Utility Finance Manager Virgil Pierce, Water Resource Operations Manager Brian Von Seggern, Source Water Supply Manager Cole Gustafson, Water Resource Administrator III Alex Tennant, Water Resource Administrator II Morgan Effrein, Water Resource Administrator I Eric Clark, Project Manager III Kelen Dowdy, Water Resource Planning Manager Matt Sparacino, Plans Examiner Derek Hannon, Civil Engineer IV Cort Nickel, Civil Engineer Iv Jim Paulson, Civil Engineer I Clayton Orback, Administrative Assistant III Lisa Van Vorous, Asset Manager Patrick Turn, Asset Analyst Sophie Glaubius, Asset Technician Griffin Myers, Communication Specialist II Cory Channell

**Legal Counsel:**

Deputy City Attorney Jerrea Swanson, Senior Environmental and Water Resources Attorney Dan Biwer, Counsel to Water & Sewer Board Attorney Jim Noble

**Guests:**

Dr. Michael Welsh, University of Northern Colorado

**2. Approval of Minutes**

Mr. Miller made a motion, seconded by Vice Chairman Todd to approve the February 2025 Water and Sewer Board meeting minutes. The motion carried 6-0.

**3. Approval of Agenda**

The title of item six was changed to Approve Emergency Water Interconnect IGA with the City of Loveland. It was determined that this item does not need to go to Council for approval.

**4. Welcome New Hires and Promotions**

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

**5. Approval of Resolution Regarding Eminent Domain for the Terry Ranch Pipeline**

Board member Tony Miller recused himself from the Eminent Domain for Terry Ranch Pipeline presentation and vote due to relationships with parties involved. Mr. Miller left the meeting at 2:07 pm.

Jim Paulson discussed that during engineering design of the Terry Ranch pipeline, two areas were realigned to avoid environmental issues, avoid major structures, and limit the number of property owners affected and that would need to be negotiated with for acquisition of easements. The realignments identified 4 parcels that were not included in the original ordinance authorizing the use of eminent domain authority to acquire property interests. The presentation explained the additional authorization requested for acquiring property interests to enable the construction of the pipeline and infrastructure and request authorization to acquire interests in the real property.

Vice Chairman Todd moved that the Board adopt the enclosed Resolution Authorizing the Acquisition of Interests in Real Property, by purchase or through the power of eminent domain, for the Development of the Terry Ranch Potable Water Treatment Plant and Additional Water Transmission Lines and Associated Facilities and recommend that City Council authorize the same. Mr. Otis seconded the motion. The motion carried 5 to 0.

Mr. Miller returned to the meeting at 2:17 pm.

**6. Approve Emergency Water Interconnect IGA with the City of Loveland**

Leah Hubbard discussed that the City of Greeley and the City of Loveland have been negotiating an interconnect agreement that previously expired. This agreement allows for an emergency water service for both Greeley and Loveland.

Vice Chairman Todd moved that the Board approve the IGA for Potable Water Interconnect Operations with the City of Loveland in the form enclosed, and delegate authority to the Director or his designee to make minor revisions to the agreement before execution, provided

the material substance remains unchanged. Mr. Miller seconded the motion. The motion carried 6 to 0.

**7. Water Resource Portfolio Update**

Leah Hubbard reviewed how the City of Greeley has smartly invested in the water rights portfolio for the past three decades. Through modeling and assumptions, the division of Water Resources provided a brief overview of the owned water rights and their approximate yields for the Water and Sewer Board.

**8. Water Transmission and Distribution Update**

Jason Clark and Patrick Turn updated the Water and Sewer Board on accomplishments of the Distribution and Transmission team in 2024 including crew updates, leaks, and asset management.

**9. Legal Report**

James Noble reported that upon review of the January 2024 Water Division 1 Resume, Mr. Noble recommended the Water and Sewer Board authorize filing a statement of opposition by the end of March 2025 to the following water court application:

**Case No. 25CW3005:** This case concerns an application by Martin Marietta Materials, Inc. for reasonable diligence for an existing conditional water right for the 35<sup>th</sup> Avenue Reservoir, in the amount of 8,010 acre feet. This reservoir would be filled by diversions from the Boyd and Freeman Ditch and the Greeley Canal No. 3, in which Greeley holds substantial ownership interests. The proposed reservoir is also in close proximity to Greeley's Poudre Ponds complex.

In addition, Dan Biwer provided a brief summary of the following matter:

**Case No. 23CV00533 (United States of America v. WSSC)** – The U.S. District Court for the District of Colorado entered a consent decree on January 30, 2025, finalizing settlement of the lawsuit brought by the United States against The Water Supply and Storage Company ("WSSC") for damages to Rocky Mountain National Park allegedly caused by a 2017 rupture of the Grand River Ditch. The settlement requires WSSC to compensate the United States in the amount of \$2.68 million and retain an independent third-party consultant to develop a comprehensive operations and maintenance plan for the Grand River Ditch.

Vice Chairman Todd moved that the Board authorize filing a statement of opposition in Case No. 25CW3005 and for staff and legal counsel to seek resolution of issues raised by the case consistent with Water and Sewer Board Resolution No. 3, 2015. Ms. Witt-Brown seconded

the motion. The motion carried 6 to 0.

## 10. Director's Report

The Director, Sean Chambers provided the Water & Sewer Board with a summary of water resource policy events, and an update on notable water utility activities. Update Items include the following:

1. Water Industry Education and Advocacy Events
  - Colorado Water Conservation Board Meeting
    - March 19<sup>th</sup> and 20<sup>th</sup> at Doubletree Hotel in downtown Greeley
    - <https://cwcb.colorado.gov/board-meetings>
  - CSU Water Tables and Conference at Colorado State University SPUR Campus
    - March 25<sup>th</sup>
    - <https://watercenter.colostate.edu/event/rotary-colorado-river-spur-conference/>
  - BizWest Confluence Water Summit
    - Thursday, April 3, 2025 - at Aims Welcome Center
    - <https://events.bizwest.com/confluence-colorado-water-summit-and-net-zero-cities/>
  - Northern Water 2025 Spring Water Symposium
    - Tuesday, April 8<sup>th</sup>
    - 2025 Hydrology and Quota setting discussion
  - South Platte Basin Roundtable
    - Tuesday, April 8<sup>th</sup> at 4:00 PM at Greeley Fun Plex Meeting Rm.
    - Presentation of South Platte Recovery Project
    - <https://southplattebasin.com/>
2. Reminder of rescheduling April Board meeting to April 14th
3. Report out on federal advocacy on water infrastructure funding, utility affordability programs, and watershed health and flood resiliency programs
4. NISP litigation settlement with *Save the Poudre* in CASE NO.24-CV-00235

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

Board member Miller brought before the Board that the Greeley Art Commission is looking to place some artwork near the Wastewater Treatment Plant and Reclamation Facility. And he requested any ideas for artwork be referred to him as he and the rest of the group are working to come up with ideas for the artwork.

No other information was brought before the Board.

The Regular Session of the meeting ended at 3:49 pm.

## **12. Executive Session**

Chairman Evans moved that the Board adjourn the public portion of this March 19, 2025, Water & Sewer Board Meeting and hold an executive session to address the following matters as provided by C.R.S. § 24-6-402(4)(a), (b), and (e) and Greeley Municipal Code § 2-151(a)(1), (2), and (5):”

1. For the purposes of obtaining legal advice, determining positions relative to matters that may be subject to negotiations, developing strategy for negotiations, and instructing negotiators on matters related to the possible revision of the Terry Ranch Project Master PSA terms.
2. For the purpose of obtaining legal advice, determining positions relative to matters that may be subject to negotiations, developing strategy for negotiations, and instructing negotiators on matters related to the possible development of Northern Integrated Supply Project (NISP) infrastructure over the City’s property.
3. For the purposes of determining positions relative to matters that may be subject to negotiations, developing strategy for negotiations, and instructing negotiators concerning water rights acquisition strategy within the context of current water market conditions.

Vice Chairman Todd seconded the motion. The motion passed.

Roll call was taken and those present were, Chairman Evans, Vice Chairman Todd, Mr. Miller, Mr. Murphy, Mr. Otis and Ms. Witt-Brown.

Others present during the Terry Ranch Purchase, Sale and Raw Water Credit Administration were:

Sean Chambers, Erik Dial, Leah Hubbard, Virgil Pierce, Daniel Biwer, Jerrae Swanson, Jim Noble

Others Present during the Northern Integrated Supply Project (NISP) Impact Mitigation and the Bi-Annual Water Market Report were:

Sean Chambers, Erik Dial, Leah Hubbard, Matt Sparacino, Kelen Dowdy, Cole Gustafson, Brian Von Seggern, Daniel Biwer, Jerrae Swanson, Jim Noble

## **13. Adjournment**

The Executive Session ended at 5:28 pm

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Harold Evans, Chairman

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Raymond Lee, Board Secretary



## Water & Sewer Agenda Summary

April 14, 2025

Key Staff Contact: Sean Chambers, Water & Sewer Director

### Title:

Welcome New Employees and Promotions

### Summary:

Promotions/transfers: **Gretchen Malberg** – From Water Quality Analyst to Chemist III  
**Mona Rodriquez** – From Utility Locator PT to Utility Locator FT  
**Marco Castillo** – From Maintenance Technician to Maintenance Mechanic I  
**Charlie Lopez** – Water Maintenance Technician to Water Crew Supervisor  
**Eric Froening** – From PT Plant Operator D to FT Operator D

New Hires: **Will Ettema** – Water Resource Administrator III (Project Manager)  
**Tery Johnson** – Electrical I&C Engineer IV  
**Tracy Simon** – Administrative Assistant IV  
**Travis Johnson** – Plant Operator D – Wastewater  
**Andrew Flores** – Water Instrument Technician  
**Jose Armendariz** – Systems Administrator  
**Jacob Kunzie** – Maintenance Mechanic I  
**Clark Zielinski** – Maintenance Mechanic I  
**Paul Gonzales** – Construction Equipment Operator II  
**Dillion Inskeep** – Water Maintenance Technician I  
**Jeremiah Alarcon** – Construction Maintenance Technician I  
**Ismael Gallarzo** - Maintenance Technician I  
**Gabriel Ortiz** – Water Maintenance Technician I  
**Martin Medina** – Water Collection Maintenance Technician  
**Paxon Heiny** – Data Analyst and Entry Clerk  
**Cipriano Martinez** – Utility Locator <sup>3</sup>/<sub>4</sub> time

### Recommended Action:

Informational only

### Recommended Motion:

None

### Attachments:

None





## Water & Sewer Agenda Summary

April 14, 2025

Key Staff Contact: Tyler Eldridge, Wastewater Treatment Superintendent

### Title:

Approval of Intergovernmental Agreement for Wastewater Treatment Services - Greeley and Evans (35th Avenue)

### Summary:

Several addresses along 35th Avenue, just north of the border between Greeley and Evans, are connected to Evans' sanitary sewer collections system. Evans has been serving four addresses on the West side of 35th Avenue (3101, 3105, 3109, and 3115 35th Avenue) for an undetermined amount of time. Correspondence with Evans indicates the collection system was likely installed in the early 2000's. Four properties on the east side of 35th Avenue currently run on septic, some of which remain in unincorporated Weld County (3190, 3200, 3218 (Greeley), and 3234).

The region's 208 Areawide Water Quality Management Plan indicates that "no overlaps in service area boundaries are allowed unless there is, in existence, an intergovernmental agreement (IGA) between the involved service providers as to how service will be provided to the overlapping areas." The alternative option was to amend the Wastewater Utility Service Area (WUSA or 208) boundaries. Both sides agreed that an IGA would suffice, and Evans supplied Greeley with a draft IGA to meet this requirement. Greeley provided a review and updated draft IGA (meeting packet) that both Greeley and Evans have reviewed and discussed. Also of interest were the four properties to the East of 35th Avenue. Should their septic systems fail, this agreement ensures they have a route to connect to Evans via the same line that is servicing the properties West of 35th Avenue, unless those properties have been tied into Greeley's system already.

### Recommended Action:

Approval of the Intergovernmental Agreement for Wastewater Treatment Services (35th Avenue) to meet regional 208 Areawide Water Quality Management Plan requirements.

### Recommended Motion:

"I move that the Board approve the Intergovernmental Agreement for Wastewater Treatment Services (35th Avenue) to meet regional 208 Areawide Water Quality Management Plan Requirements."

### Attachments:

1. IGA Wastewater Treatment Greeley Evans 35th Avenue
2. Clean Greeley Evans IGA (35th Avenue Wastewater)
3. Greeley 208 Boundary Map



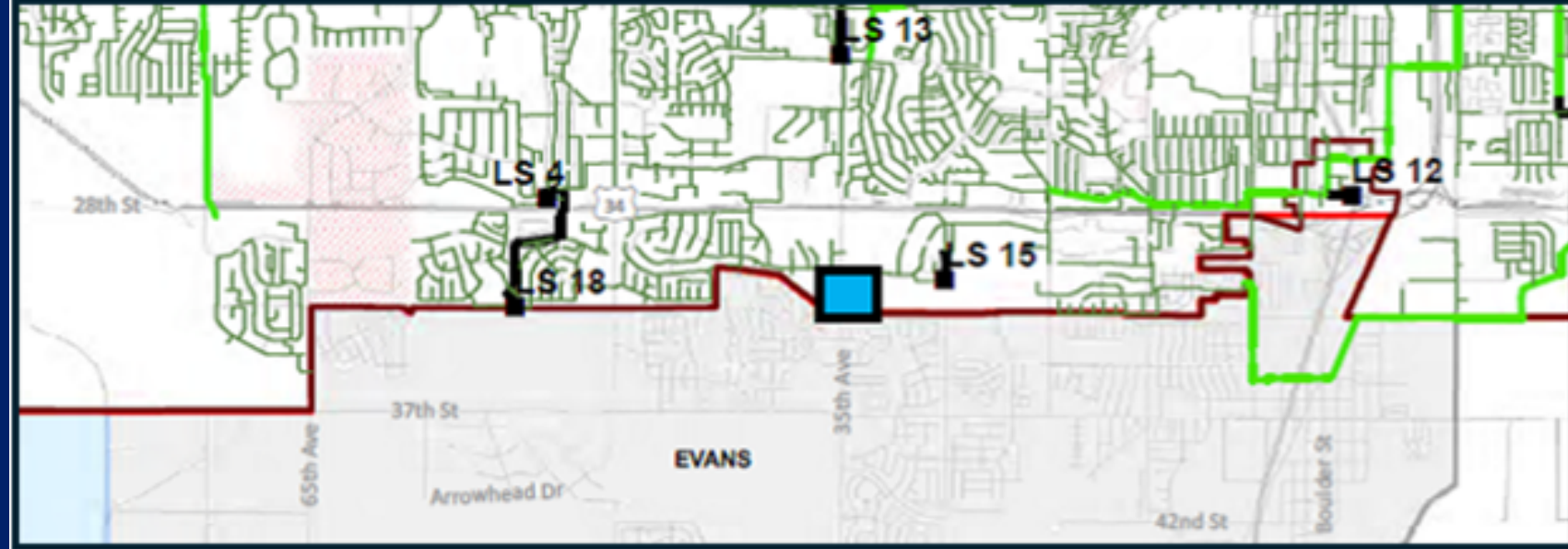
# ***Intergovernmental Agreement for Wastewater Treatment Services – Greeley and Evans (35<sup>th</sup> Avenue)***

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**Tyler Eldridge**

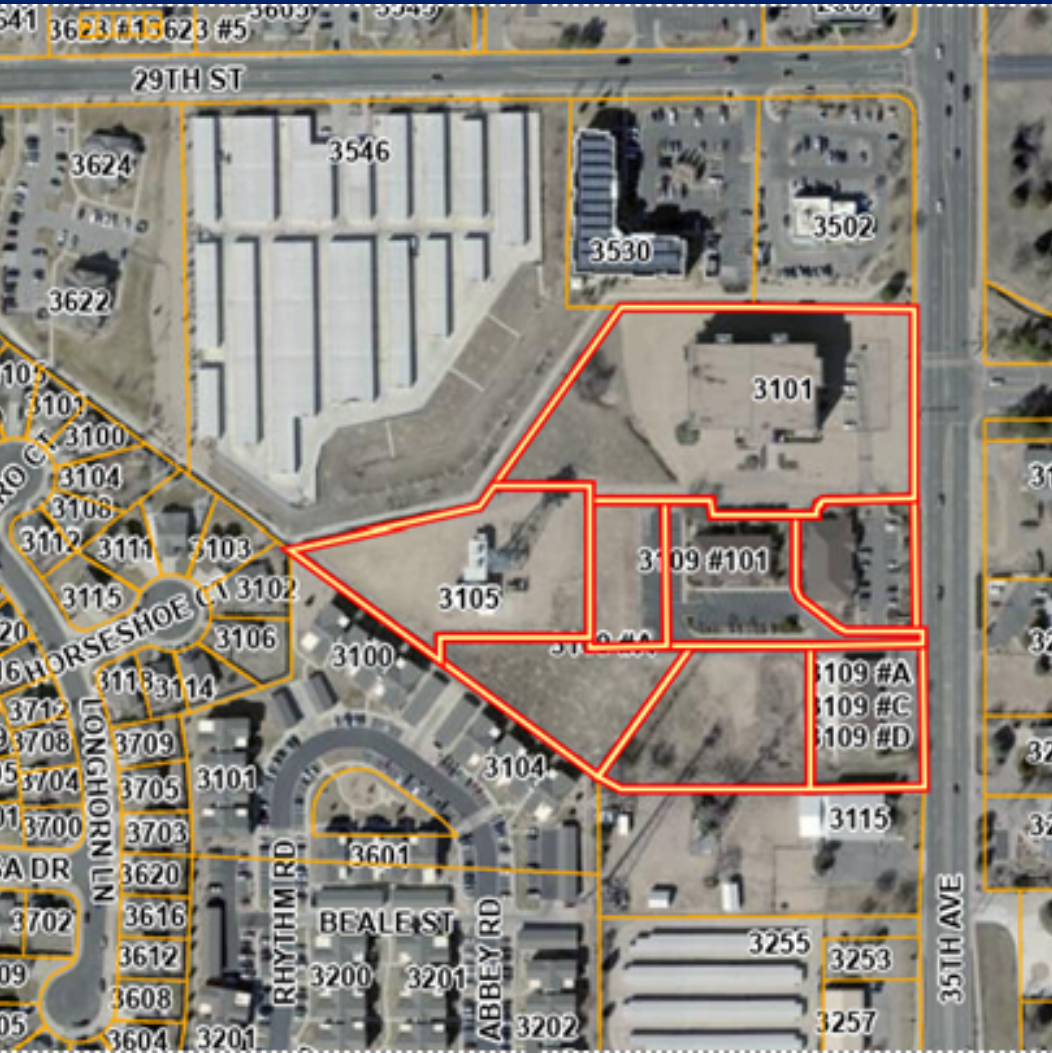
**Wastewater Treatment Plant Superintendent**

# Agenda



- Background
- Why is this IGA required?
- Description of service area included
- Recommended approval of IGA

# Background



- Evans serving several parcels on West side of 35<sup>th</sup> Avenue
  - Within Greeley's Wastewater Utility Service Area (WUSA or 208 Boundary)
- Infrastructure estimated to have been installed early 2000's
- Evans reached out late 2024 to discuss amendment to 208 Boundary or draft an IGA

# IGA Requirement

- Regional 208 Areawide Water Quality Management Plan requirement:
  - *“No overlaps in service area boundaries are allowed unless there is, in existence, an intergovernmental agreement between the involved service providers as to how service will be provided to the overlapping areas”*
- Alternative would be to modify 208 boundaries of Greeley/Evans



# 35<sup>th</sup> Avenue Description



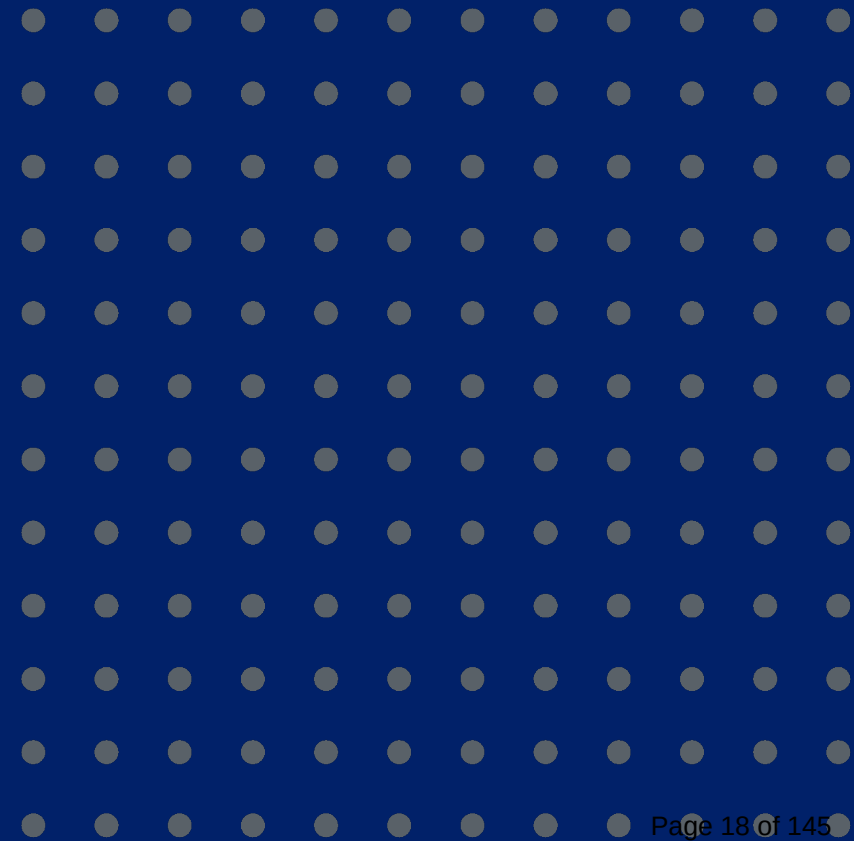
- (4) Addresses West of 35<sup>th</sup> Ave served by Evans listed in IGA (3101 35<sup>th</sup> Ave – 3115 35<sup>th</sup> Ave):
  - Mix of commercial, business park (Horizon Pointe), and an industrial warehouse
- (4) Addresses East of 35<sup>th</sup> Ave currently on septic:
  - May be provided wastewater services by either Greeley or Evans
  - Included in case septic fails
    - Nearest route would be to Evans, IGA would cover those addresses in this scenario

# Recommendation of Approval

**Staff recommends approval of the *Intergovernmental Agreement for Wastewater Treatment Services (35<sup>th</sup> Avenue)* to meet regional 208 Areawide Water Quality Management Plan requirements.**

# Thank you

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**INTERGOVERNMENTAL AGREEMENT**  
**FOR WASTEWATER TREATMENT SERVICES**  
**(35<sup>TH</sup> AVENUE)**

This INTERGOVERNMENTAL AGREEMENT FOR WASTEWATER TREATMENT SERVICES (35<sup>TH</sup> AVENUE) (“Agreement”) is entered into this \_\_\_\_ day of \_\_\_\_\_ 2025, by and between the CITY OF EVANS, a Colorado home rule municipal corporation (“Evans”), and the CITY OF GREELEY, COLORADO, a Colorado home rule municipal corporation (“Greeley”).

**RECITALS**

A. Evans and Greeley are home rule municipalities authorized by their respective charters and by applicable state law (including, without limitation, C.R.S. §§ 31-15-709 and 31-25-504) to provide wastewater treatment services within their respective municipal jurisdictions and extraterritorially.

B. Evans and Greeley are home rule municipalities authorized by their respective charters and by applicable state law (including, without limitation, C.R.S. § 29-1-203) to contract with one another to provide any function, service, or facility lawfully authorized to each of the contracting units.

C. Evans is currently designated by North Front Range Water Quality Planning Association (“NFRWQPA”) as the entity responsible for treating wastewater in the general area along 35<sup>th</sup> Avenue south of the common boundary between Evans and Greeley on 35<sup>th</sup> Avenue, as shown more particularly on the map attached hereto as Exhibit A.

D. Greeley is currently designated by NFRWQPA as the entity responsible for treating wastewater in the general area north of the common boundary between Evans and Greeley along 35<sup>th</sup> Avenue, including, without limitation, wastewater generated from the properties located at the following addresses, as shown more particularly on Exhibit A.

- 3115 35<sup>th</sup> Avenue
- 3109 35<sup>th</sup> Avenue
- 3105 35<sup>th</sup> Avenue
- 3101 35<sup>th</sup> Avenue
- 3190 35<sup>th</sup> Avenue (Septic)
- 3200 35<sup>th</sup> Avenue (Septic)
- 3218 35<sup>th</sup> Avenue (Septic)
- 3234 35<sup>th</sup> Avenue (Septic)

E. Evans and Greeley acknowledge that their current service areas, as recognized by NFRWQPA, may be expanded to include those areas that are conducive to gravity flow into the respective wastewater treatment systems of either municipality, that these service areas may also include areas where the construction and operation of lift stations may be economically more feasible than construction of a gravity flow system, and that the planning areas of each municipality overlap the service area already approved by the NFRWQPA for each community.

F. Evans and Greeley desire to establish the terms and conditions by which they will coordinate the service of wastewater customers located at the properties listed above.

G. Evans and Greeley have reached an understanding regarding their coordination on wastewater service to customers located at the properties listed above, and desire to reduce their understanding to writing.

NOW THEREFORE, for good and valuable consideration, the receipt and adequacy of which is hereby acknowledged, Greeley and Evans agree as follows.

### **AGREEMENT**

1. Term of Agreement. The term of this Agreement commences on the date first set forth above and shall continue for a period of ten (10) years. This Agreement shall automatically renew thereafter for subsequent terms of ten (10) years each unless terminated by either party in accordance with the provisions regarding default and termination below.

2. Evans Service Area. The “Evans Service Area” consists of properties located within the City of Greeley and its 208 Wastewater Utility Service Area that are currently provided wastewater services by Evans, which properties are located at the addresses listed below and shown more particularly on Exhibit A.

- 3115 35<sup>th</sup> Avenue
- 3109 35<sup>th</sup> Avenue
- 3105 35<sup>th</sup> Avenue
- 3101 35<sup>th</sup> Avenue

3. Future Service Area. The “Future Service Area” consists of properties located in unincorporated Weld County within the City of Greeley 208 Wastewater Utility Service Area that are currently on private septic systems but may be provided wastewater services by either Greeley or Evans in the future, which properties are located at the addresses listed below and shown more particularly on Exhibit B.

- 3190 35<sup>th</sup> Avenue
- 3200 35<sup>th</sup> Avenue
- 3218 35<sup>th</sup> Avenue
- 3234 35<sup>th</sup> Avenue

4. Wastewater Service to the Future Service Area. The Future Service Area properties located in unincorporated Weld County between Greeley and Evans shall be generally allowed to use the wastewater treatment facilities of either municipality, provided that adequate treatment plant capacity is available, the requirements for service from the treating municipality are met, and the wastewater service is consistent with the terms and conditions of this Agreement. Notwithstanding the foregoing, properties located in the Future Service Area that have not annexed to either municipality shall first request wastewater treatment services from Greeley. Greeley may grant or deny such requests in its discretion.

4.1 Requests for Wastewater Service. Requests for wastewater service to any property located within the Future Service Area shall be initiated by an application from the property owner to the treating municipality on a form provided by and acceptable to the treating municipality. Evans and Greeley agree that such applications will be processed subject to the requirements of their respective municipal codes and applicable policies, including, without limitation, the required receipt of a monetary deposit sufficient to pay for the treatment capacity being requested, and receipt of system or plant investment fees. Nothing in this Agreement is intended or should be construed to require either municipality to provide wastewater service unless the requested capacity is available.

4.2 Right of First Refusal for Wastewater Service. Evans and Greeley acknowledge that the owners of property located within the Future Service Area that has been annexed to either municipality must first request wastewater service from that municipality. Neither Evans nor Greeley shall agree to provide wastewater service to a property within the jurisdiction of the other municipality unless it has first received written notice from the other municipality that it has refused to provide wastewater service to the subject property.

5. Fees and Rates for Extraterritorial Wastewater Service. Evans and Greeley shall charge rates for any sanitary sewage delivered and treated extraterritorially pursuant to this Agreement that are equal to the then-current rates in place and applicable to extraterritorial customers of the same class, as adopted by resolution.

6. Standards of Wastewater Service. Evans and Greeley shall perform their respective obligations under this Agreement in a manner consistent with requirements of their respective municipal Codes and policies applicable to the treatment facilities subject to each municipality's control, and in a manner that is fully compliant with all applicable federal and state statutes, regulations, ordinances, permits, and orders including, without limitation, the Federal Clean Water Act. Evans and Greeley shall be responsible for the quantity and quality of all sewage originating within their respective boundaries. Nothing in this Agreement is intended or shall be construed to modify the responsibility of both municipalities for the sewage being discharged into their respective wastewater collection systems.

7. Modification of Service Areas. Evans and Greeley acknowledge that their respective service areas may be modified for the purposes of this Agreement to ensure the continued regional wastewater treatment capacity of their respective plants, provided that any such modification shall be approved by the NFRWQPA and the State of Colorado. Evans and Greeley shall undertake all reasonable efforts to coordinate with respect to the modification of either party's service area.

8. Wastewater Treatment Plant Capacity. Nothing in this Agreement is intended or shall be construed to require either Evans or Greeley to issue wastewater taps within the Future Service Area when either wastewater plant is using ninety (90) percent of its capacity, or when the Colorado Department of Public Health and Environment or other responsible agency directs either municipality that it may not issue any additional wastewater taps. Evans and Greeley agree to cooperate in good faith to anticipate wastewater treatment demand in the Future Service Area, and to plan for any resulting necessary expansion of their respective wastewater plants to accommodate such increased demand in accordance with applicable law.

9. Industrial Pretreatment. Evans and Greeley shall continue to operate and enforce their respective industrial pretreatment programs as approved by the Environmental Protection Agency to prevent any discharge of wastewater in a manner inconsistent with applicable legal or regulatory authority. Evans and Greeley shall be authorized and required to enforce the standards of their respective industrial pretreatment programs against properties within their own municipal boundaries that are provided wastewater treatment services by the other municipality.

10. Dominion and Control of Water; Wastewater Return Flows. Evans and Greeley respectively shall maintain ownership, dominion, and control over their respective water rights with return flows that are used within the boundaries of the Evans Service Area or Future Service Area when such wastewater is treated by the plant of the other party, in accordance with the terms and conditions of any applicable Water Court decree or administrative approval concerning the same. Evans and Greeley shall cooperate in good faith on the accounting, record-keeping, and other efforts necessary and appropriate to determine rates and volumes of wastewater return flows and facilitate any re-use or successive uses of such return flows.

11. Maintenance of Infrastructure. Greeley and Evans shall retain responsibility for maintaining, repairing, rehabilitating, and replacing the wastewater infrastructure that each municipality respectively owns and operates.

12. Acquisition of Right of Way; Permitting. Evans and Greeley shall retain sole responsibility for the acquisition of any property interests necessary for the construction, operation, and maintenance of their respective wastewater systems. Evans and Greeley shall retain sole responsibility for obtaining any local, state, or federal approvals necessary prior to or during the construction of improvements to their respective wastewater systems.

13. No Public Utilities Commission Regulation. Evans and Greeley, including their employees and elected or appointed officials, shall not assert nor support any statement, policy, petition, rule-making, or legislative attempt to place the Evans or Greeley wastewater treatment systems under the authority or jurisdiction of the Colorado Public Utilities Commission by virtue of this Agreement or otherwise.

14. Governmental Immunity and Liability. Evans and Greeley are public entities, as that term is defined pursuant to the Colorado Governmental Immunity Act, C.R.S. § 24-10-101, et seq (“CGIA”). Nothing in this Agreement is intended or shall be construed to limit or alter the rights, benefits, privileges, responsibilities, or defenses to which either Evans or Greeley may be entitled pursuant to the CGIA or other applicable law. Evans and Greeley respectively shall defend any and all claims for injuries or damages, in accordance with the requirements and limitations of the CGIA, that occur as a result of the negligent or intentional acts or omissions of their own officers, agents, employees, or assigns. Evans and Greeley respectively shall be responsible for any and all liability for injuries or damages caused by any negligent acts or omissions of their own officers, employees, agents, and assignees performing functions or activities upon the property of the other party. Evans and Greeley respectively shall provide adequate insurance for their own employees, agents and assigns engaged in any activities and functions upon the property of the other party.

15. Default and Termination; Waiver. In the event either Evans or Greeley fails to comply with the terms and conditions of this Agreement, such failure constitutes a default of this Agreement and the non-defaulting party may give notice of the perceived default in accordance with the provisions

regarding notice below. The defaulting party is then entitled to a period of ninety (90) days from receipt of the notice within which to cure the default, and may invoke the provisions regarding dispute resolution set forth below. Upon the cure of any such default during this period, this Agreement shall remain in full force and effect.

15.1 If any declared default remains uncured after the ninety-day cure period described above, or after any extension of the cure period mutually agreed to by the parties, the non-defaulting party may terminate this Agreement with an advance notice of ninety (90) days to the defaulting party. Nothing in this Agreement should be construed to limit either party from seeking damages or pursuing available remedies upon the termination of this Agreement for default, including specific performance and the recovery of reasonable costs and attorneys' fees.

15.2 Notwithstanding the foregoing, Evans or Greeley may terminate this Agreement, in the absence of default, for any or no reason whatsoever, by providing an advance notice of termination to the other party of one (1) year.

15.3 The failure of either Evans or Greeley to declare a default does not establish a precedent nor constitute an implied waiver of any subsequent breach of the terms and conditions in this Agreement. Any such waiver of breach must be duly authorized and made explicitly in writing.

16. Force Majeure. In the event either Evans or Greeley is unable to perform an obligation required of it under this Agreement, other than the payment of money, and such failure to perform is directly attributable to a cause beyond its reasonable control (including, without limitation, war, insurrection, riot, civil commotion, strikes, lockout, fire, earthquake, calamity, windstorm, flood, material shortages, failure of suppliers, freight handlers, transportation vendors, or other force majeure event), then that party's performance of such obligation shall be suspended for such period as the party is reasonably unable to perform such obligation.

17. Restriction on Assignment. The rights and obligations of this Agreement are strictly reserved to Evans and Greeley. Neither party shall assign its rights or obligations under this Agreement without advance written approval of the other party, which approval may be given or withheld in the sole discretion of that party.

18. Notice. Greeley and Evans shall give any notice required under this Agreement using the contact information listed below. Such notice shall be deemed effective (a) immediately if hand-delivered or (b) upon the passage of three (3) business days if provided by certified mail, return receipt requested. Greeley and Evans shall promptly notify the other party if the appropriate contact information for notice changes.

For the City of Greeley: City of Greeley Water and Sewer Department  
Attn: Director of Water and Sewer  
1001 11<sup>th</sup> Avenue, Second Floor  
Greeley, Colorado 80631

With copy to: City of Greeley City Attorney's Office

Attn: Environmental and Water Resources  
1100 10<sup>th</sup> Street, Suite 401  
Greeley, Colorado 80631

For the City of Evans: City of Evans Public Works Department  
Attn: \_\_\_\_\_  
1100 37<sup>th</sup> Street  
Evans, Colorado 80620

With copies to: City of Evans Wastewater Department  
Attn: \_\_\_\_\_  
1100 37<sup>th</sup> Street  
Evans, Colorado 80620

Evans City Attorney  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

19. Jurisdiction and Venue. This Agreement shall be governed by and enforced in accordance with the laws of the State of Colorado. Subject to the dispute resolution provisions set forth below, proper venue for any dispute arising out of this Agreement is the Weld County District Court.

20. Third Party Beneficiaries. The terms and conditions of this Agreement, and all rights of action related thereto, are strictly reserved to Evand and Greeley. Nothing in this Agreement is intended or shall be construed to allow any claim, right, or cause of action by any person or entity not a party to this Agreement. Any person or entity other than Evans or Greeley that receives a service or benefit under this Agreement is an incidental beneficiary only.

21. Authority. Evans and Greeley represent and warrant to the other that they have requisite authority to execute, deliver, and perform their respective obligations under this Agreement, that the execution, delivery, and performance of this Agreement and the documents to be executed and delivered accordingly have been duly authorized. Evans and Greeley further represent and warrant that upon their execution and delivery, this Agreement and all documents to be executed and delivered hereunder constitute legal, valid, and binding obligations, enforceable in accordance with their terms.

22. Severability. If any provision in this Agreement is determined by a court of competent jurisdiction to be invalid or unenforceable, such determination shall not affect, impair, or invalidate any other provision of this Agreement. The remaining provisions shall be construed in accordance with the intent of the parties and continue in full force and effect unless the absence of the invalid or unenforceable provision would frustrate the purpose of this Agreement.

23. Dispute Resolution. Prior to the commencement of litigation, Greeley and Evans shall make reasonable efforts in good faith to negotiate and resolve any dispute that arises out of this Agreement (a) first at the staff level, and then (b) through the Water and Sewer Boards and City Councils for both municipalities. Procedures for such negotiation and resolution shall be established by mutual agreement

in writing at that point in time and may include the use of outside mediators if deemed appropriate. Any agreement for negotiation and resolution of disputes pursuant to this paragraph must be within the legal authority held by Greeley and Evans pursuant to the Colorado Revised Statutes, their respective city charters, and respective municipal codes. Notwithstanding any term in this Agreement to the contrary, Greeley and Evans agree that the provisions for dispute resolution in this paragraph do not apply to the authority granted to the City of Greeley Water and Sewer Board by Section 17-4 of the Greeley City Charter, which authority includes, but is not limited to, the authority to establish minimum water and sewer rates.

24. Integration and Amendment. This Agreement constitutes a complete integration of the understandings and agreement between Evans and Greeley with respect to the subject matter herein. This Agreement is not intended and shall not be construed to amend any other existing and separate intergovernmental agreements between the parties, including, without limitation, the IGA for Sewage Treatment Services (T-Bone Sewage Lift Station) dated June 7, 2011 and the First Amendment to IGA for Sewage Treatment Services dated May 10, 2021. No representations, negotiations, or warranties, express or implied, exist between Evans and Greeley except as explicitly set forth in this Agreement. This Agreement may only be amended in a writing duly authorized and executed by Evans and Greeley.

25. Counterparts and Electronic Signatures. The parties may execute this Agreement in counterparts, each of which and the combination of which when signed by both Greeley and Evans may be deemed original and together constitute a single contract. The parties agree to be bound by electronic signatures.

IN WITNESS WHEREOF, the City of Greeley and the City of Evans have authorized and executed this Intergovernmental Agreement for Wastewater Treatment Services (35<sup>th</sup> Avenue) on the date set forth above.

**CITY OF GREELEY, COLORADO**  
a Colorado home rule municipal corporation

By: \_\_\_\_\_  
City Manager

Approved as to Legal Form:

As to Availability of Funds:

By: \_\_\_\_\_  
City Attorney's Office

By: \_\_\_\_\_  
Director of Finance

**CITY OF EVANS**  
a Colorado home rule municipal corporation

Attest:

By: \_\_\_\_\_  
Mayor

By: \_\_\_\_\_  
City Clerk

Approved as to Substance:

Approved as to Legal Form:

By: \_\_\_\_\_  
City Manager

By: \_\_\_\_\_  
City Attorney







## Water & Sewer Agenda Summary

April 14, 2025

Key Staff Contact: Virgil Pierce, Utility Finance Manager

### *Title:*

2026 Preliminary Budget Discussion

### *Summary:*

Staff will provide the Water and Sewer Board an overview of the 2026 Budget preparation process and the department's priorities. Board feedback and guidance is solicited for inclusion in the Water and Sewer Department's 2026 Budget and 2026-2035 Capital Improvement Plan.

### *Recommended Action:*

Informational only

### *Recommended Motion:*

None

### *Attachments:*

1. 2026 Preliminary Budget Discussion



# Water and Sewer 2026 Preliminary Budget Discussion

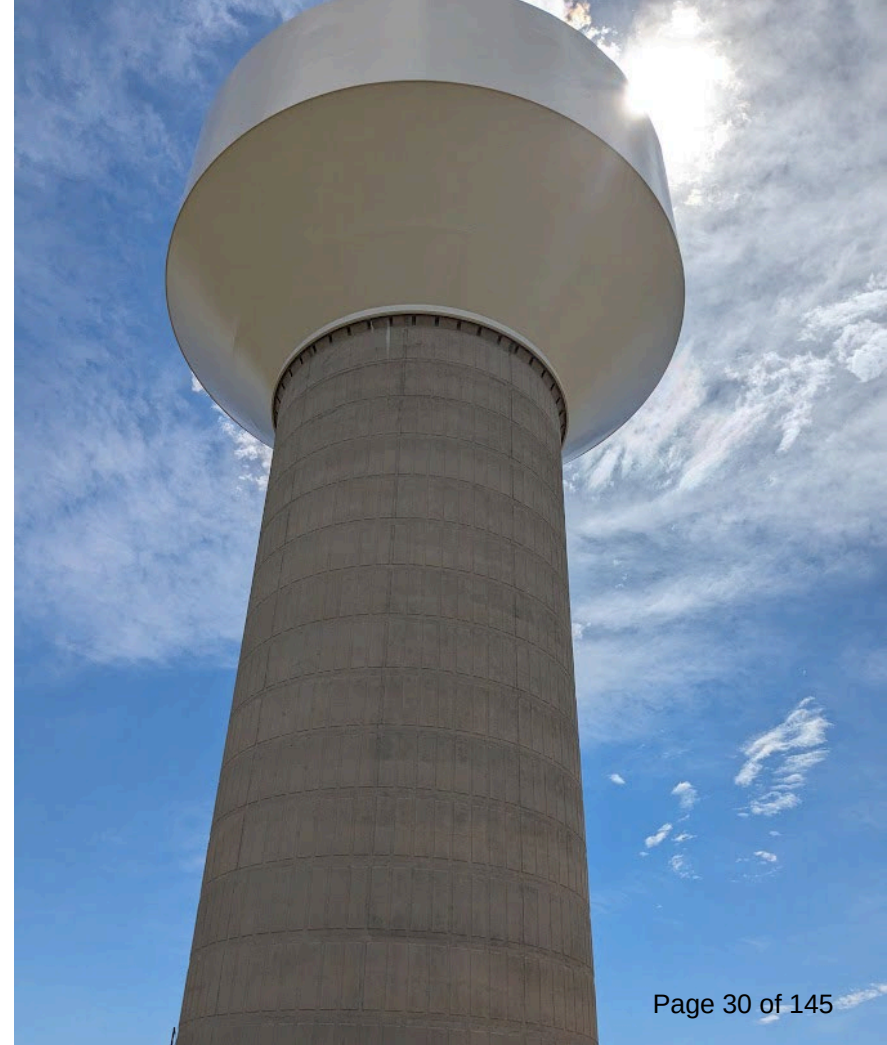
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**Virgil Pierce, Utility Finance Manager**  
**April 14, 2025**



# Agenda

- Review of 2026 Budget Priorities
- Discussion of Revenue Challenges in 2025-2035
- Operating and Capital Budget History and Forecasts
- 2026 Operating Budget Increases
- 2026 Capital Program Highlights
- Customer Impacts





# Budget Summary

## Water Fund

- \$1,744,952 in ongoing budget increases identified for water
- \$ 70 – 98.5M bond proposed
- Preliminary Water Rate Increase Needed of 12% - 16%.

## Sewer Fund

- \$ 143,921 in ongoing budget increases identified for sewer
- \$ 70 – 90.5M bond proposed
- Preliminary Sewer Rate Increase Needed of 8% - 11%.







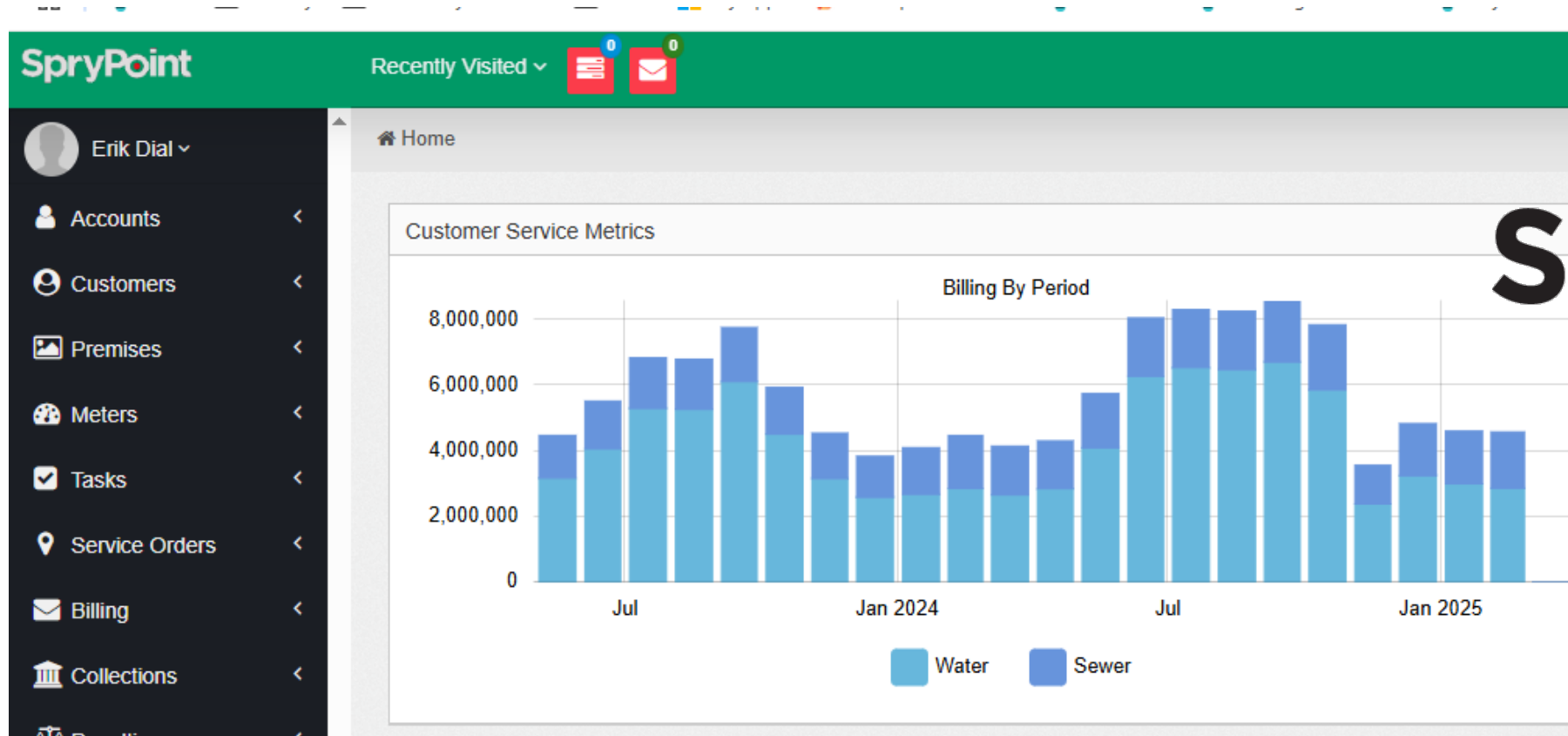
# Operational Excellence

Large system footprint and complexity for a city the size of Greeley

- Water Safety and Strict Permit Compliance
- Providing Reliable and Great-Tasting Water

# Technology Enablement, Customer Service, and Innovation

- Developing and Implementing Clear Technology Goals
- Customer Information System
- Cybersecurity and Risk Management



**SpryPoint**





# Robust Planning, Analysis, and Adaptive Management

- Master Planning
- Reprioritizing Goals



# Infrastructure Rehabilitation & Expansion

- Replacement/Rehabilitation needs
  - Asset management and risk assessment
- Strategic expansion
- Future Water Rights

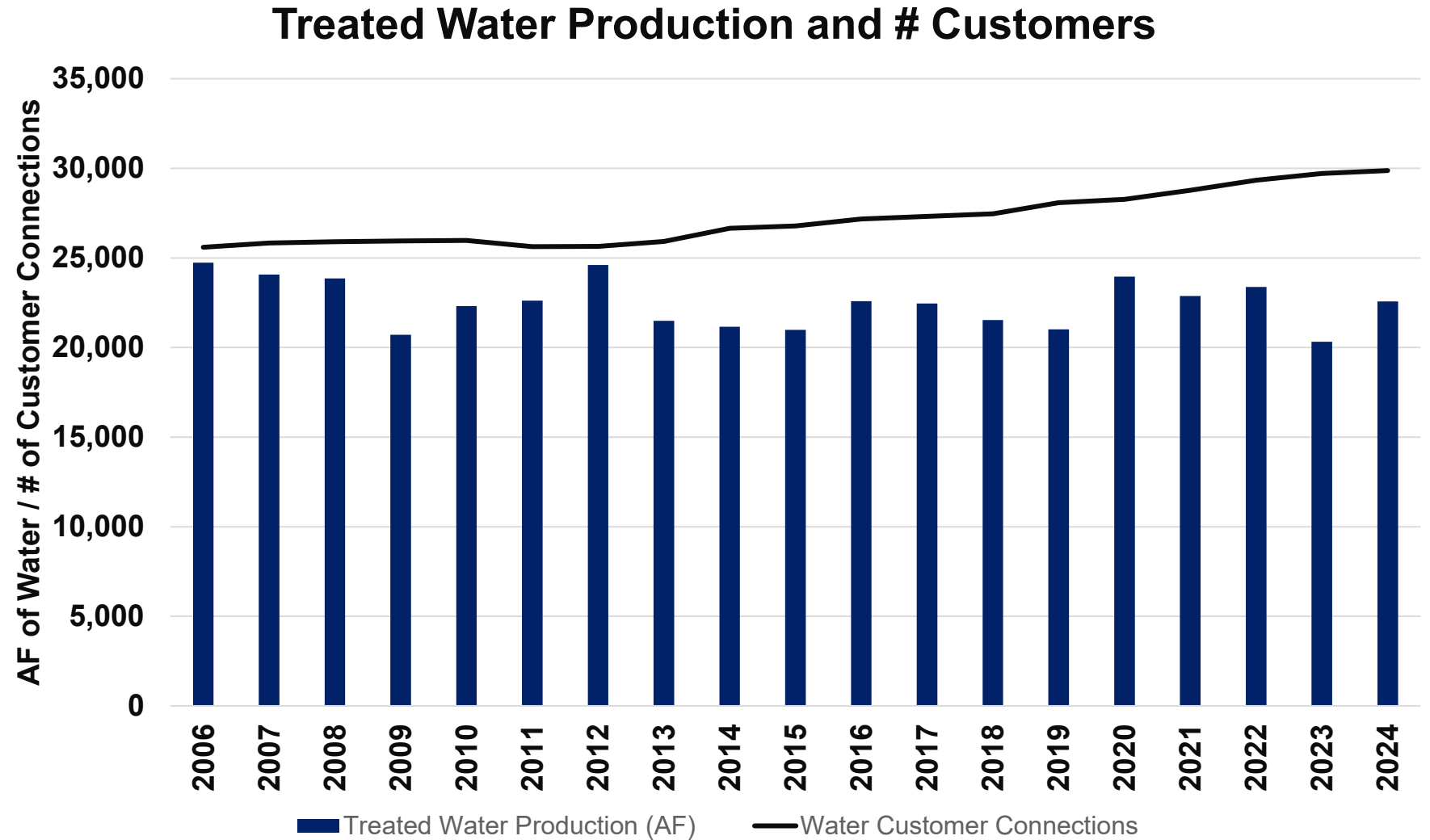




# Budget Development Background

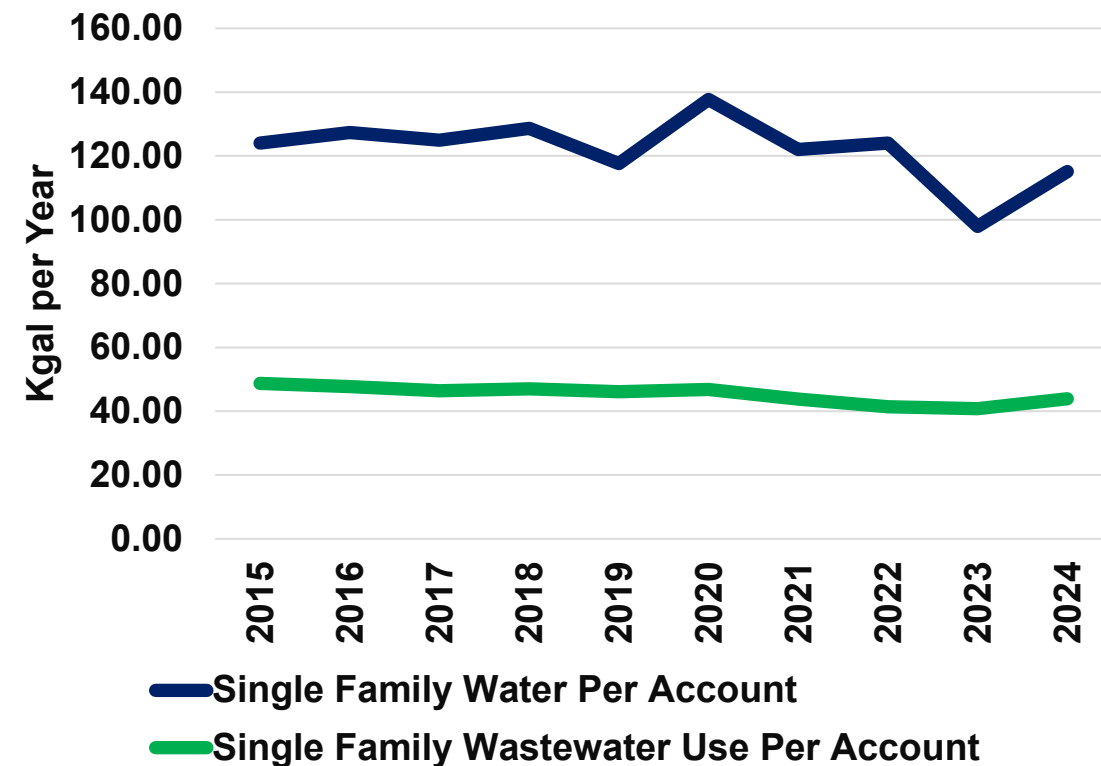


# Annual Treated Water Production

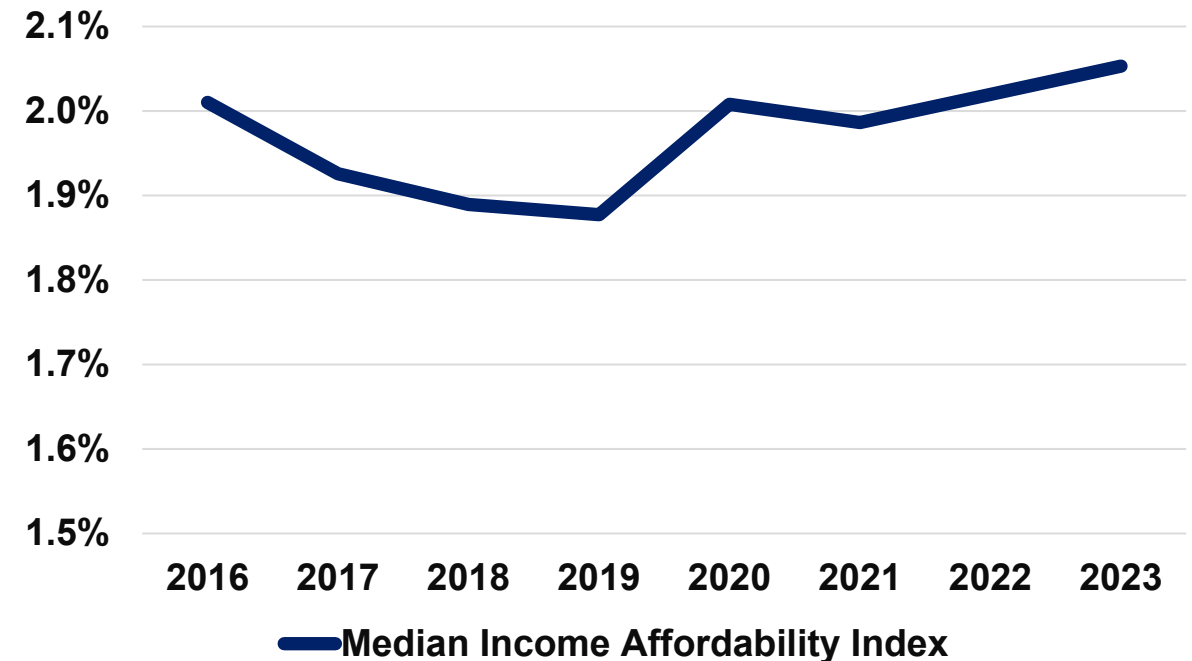


# Single Family Consumption

## Single Family Water and Sewer User per Account

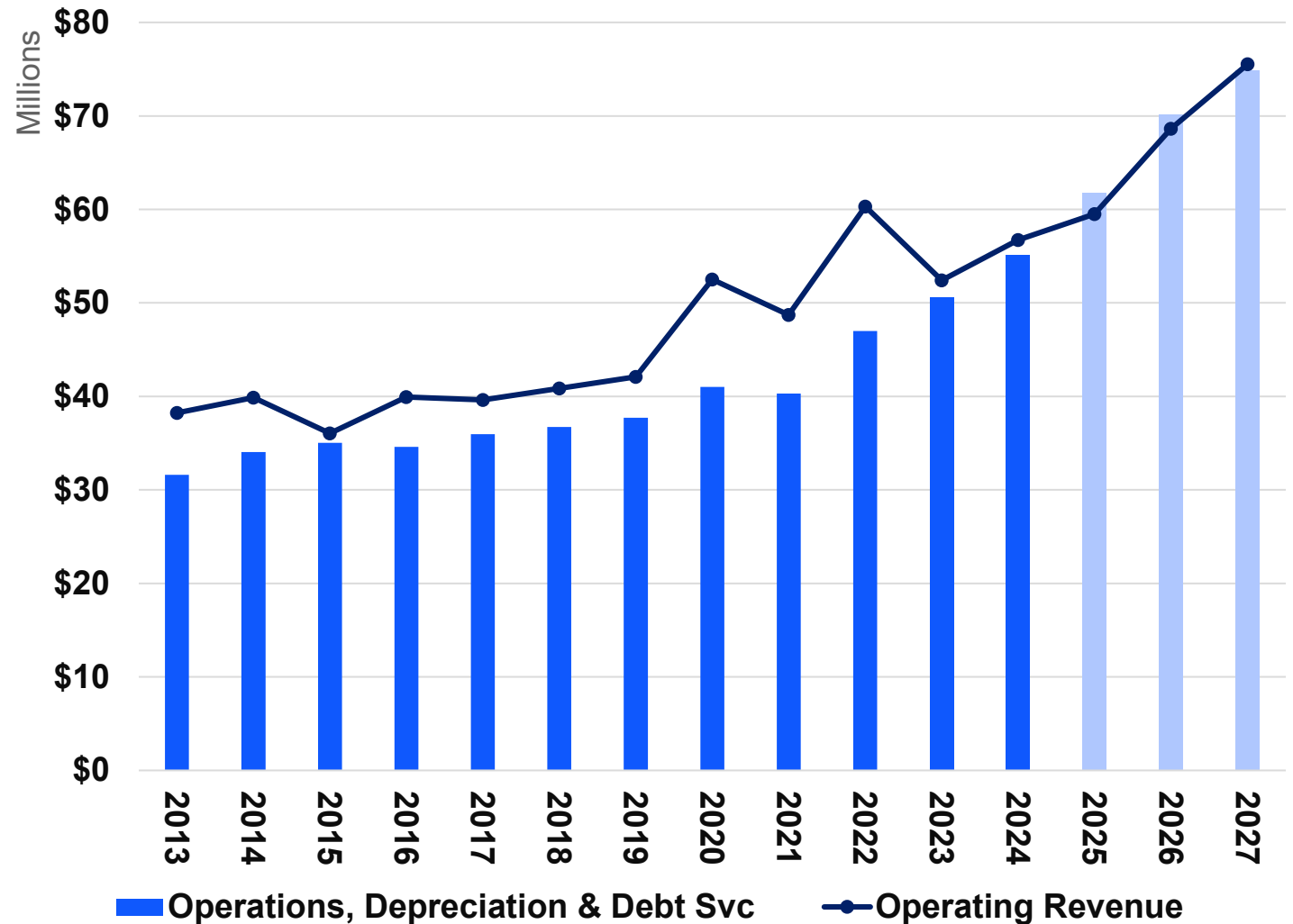


## Total Utility Bill for a Typical Customer as a Proportion of Median Household Income



# Water Operations Financial Overview

| Year | Operating Revenue | Operating, Depreciation & Debt Service |
|------|-------------------|----------------------------------------|
| 2013 | 38,238,419        | 31,613,280                             |
| 2014 | 39,889,553        | 34,041,080                             |
| 2015 | 36,052,172        | 35,033,241                             |
| 2016 | 39,948,336        | 34,590,830                             |
| 2017 | 39,634,117        | 35,966,615                             |
| 2018 | 40,863,941        | 36,723,277                             |
| 2019 | 42,086,422        | 37,719,770                             |
| 2020 | 52,502,894        | 41,016,366                             |
| 2021 | 48,720,440        | 40,304,429                             |
| 2022 | 60,318,677        | 46,979,438                             |
| 2023 | 52,433,253        | 50,588,809                             |
| 2024 | 56,748,408        | 55,092,164                             |
| 2025 | 59,512,526*       | 61,819,245                             |
| 2026 | 68,630,709        | 70,151,855                             |
| 2027 | 75,521,706        | 74,908,051                             |



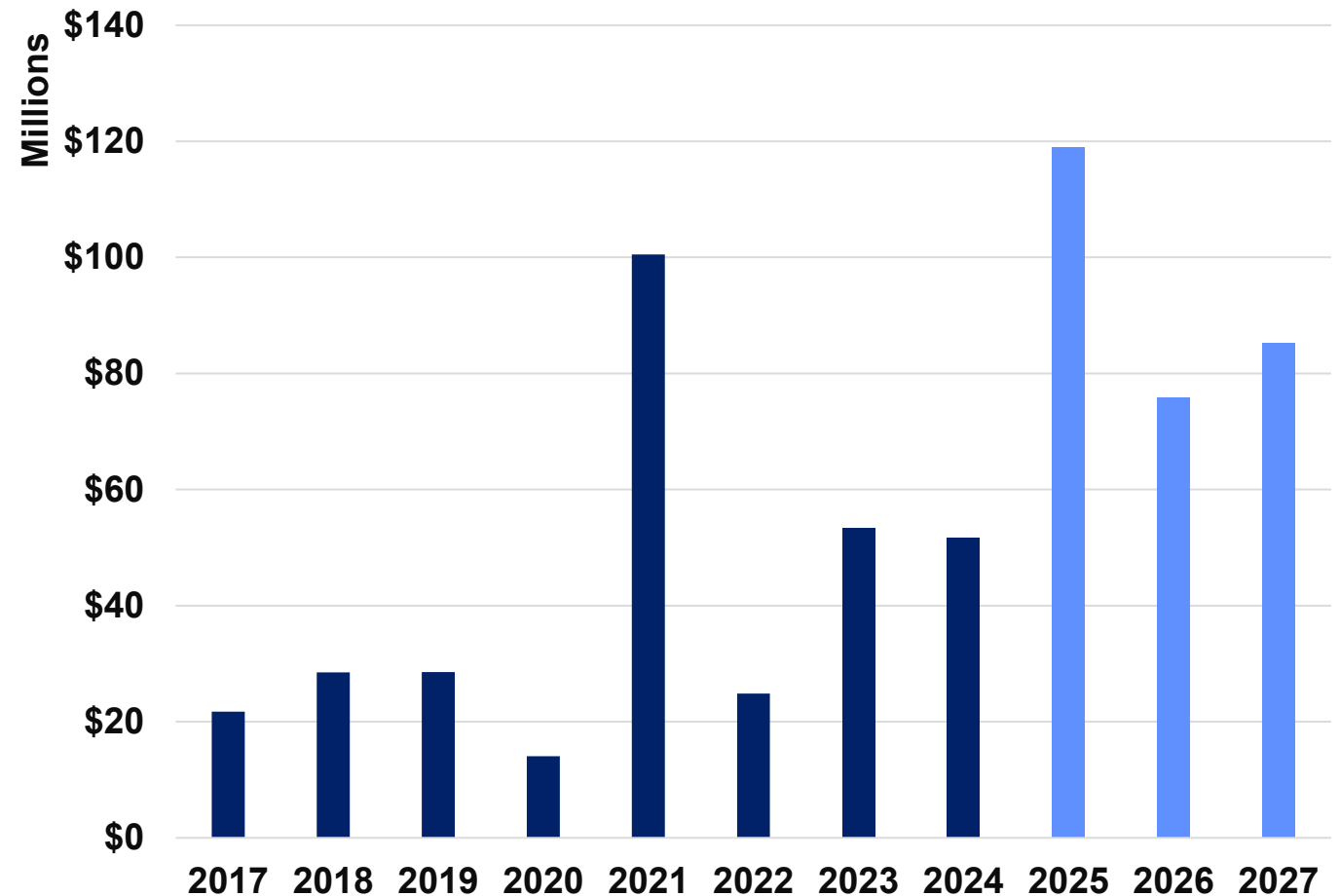


# Water Capital Financial Overview

| Year | Capital Expenditure |
|------|---------------------|
| 2017 | 21,762,543          |
| 2018 | 28,517,444          |
| 2019 | 28,569,394          |
| 2020 | 14,058,871          |
| 2021 | 100,516,476         |
| 2022 | 24,877,835          |
| 2023 | 50,232,327          |
| 2024 | 51,617,832          |
| 2025 | 118,896,909*        |
| 2026 | 75,888,268          |
| 2027 | 85,226,059          |

2021: \$60.5M reflects Greeley's contribution to Chimney Hollow Reservoir

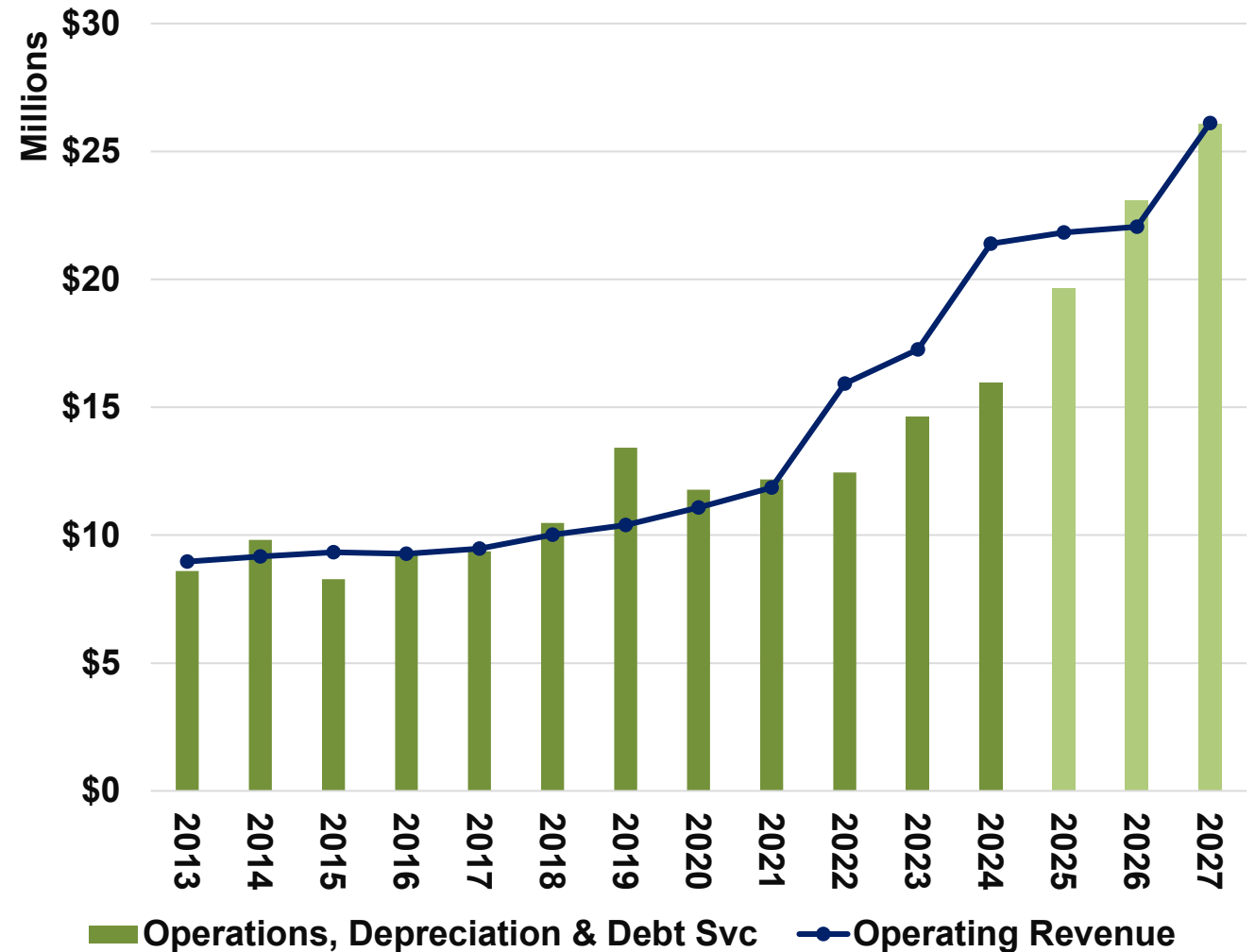
2025: Includes carryover of unspent funds from the 2024 budget.





# Sewer Operations Financial Background

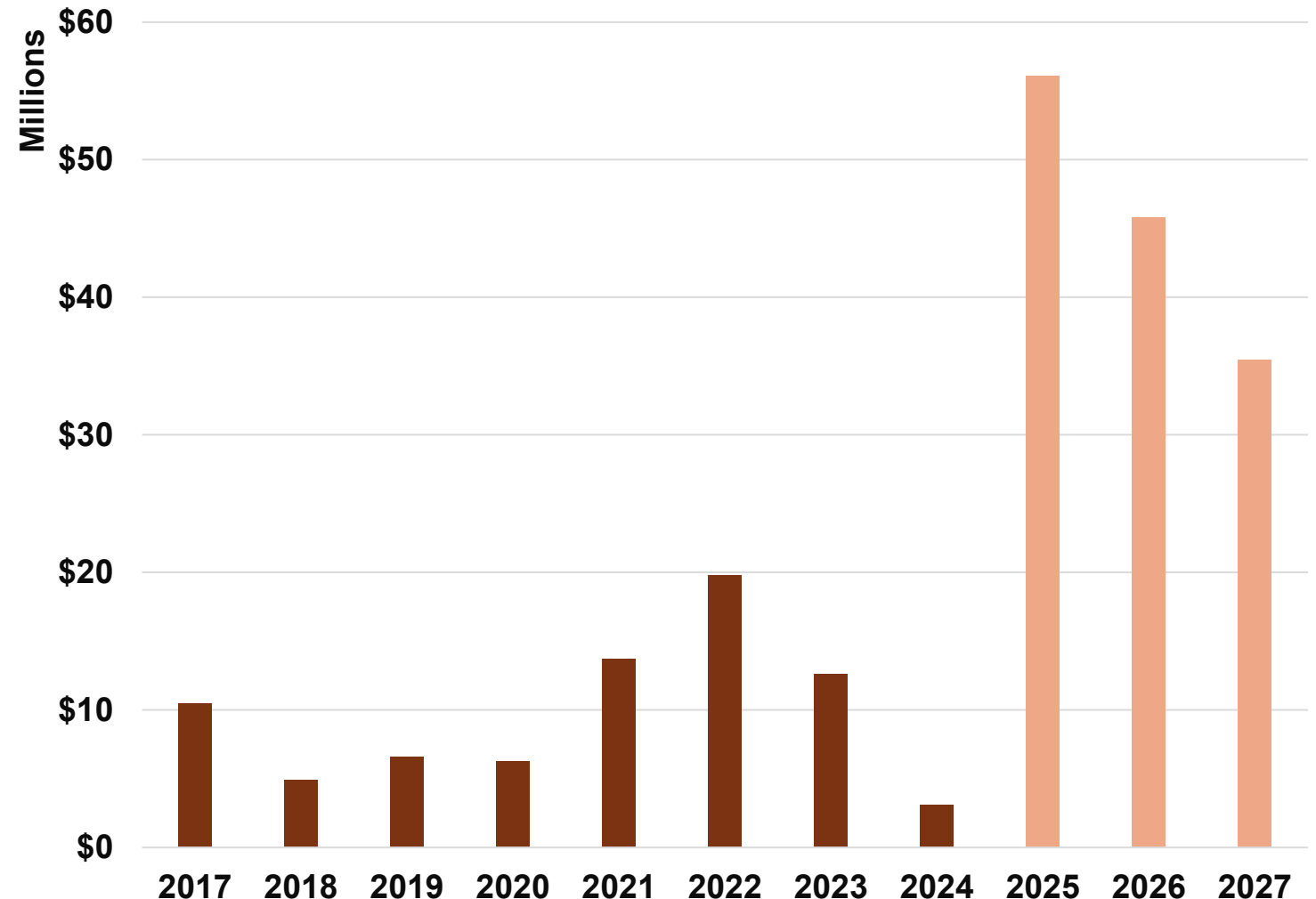
| Year | Operating Revenue | Operating, Depreciation & Debt Service |
|------|-------------------|----------------------------------------|
| 2013 | 8,965,518         | 8,594,554                              |
| 2014 | 9,169,231         | 9,812,879                              |
| 2015 | 9,324,992         | 8,278,979                              |
| 2016 | 9,272,219         | 9,206,602                              |
| 2017 | 9,468,679         | 9,368,715                              |
| 2018 | 10,011,565        | 10,473,874                             |
| 2019 | 10,394,878        | 13,415,558                             |
| 2020 | 11,084,681        | 11,781,154                             |
| 2021 | 11,863,448        | 12,179,794                             |
| 2022 | 15,920,304        | 12,454,581                             |
| 2023 | 17,254,058        | 14,663,722                             |
| 2024 | 21,398,835        | 15,959,162                             |
| 2025 | 21,830,728        | 19,664,806                             |
| 2026 | 22,058,195        | 23,096,195                             |
| 2027 | 26,112,435        | 26,064,228                             |



# Sewer Capital Financial Background

| Year | Capital Expenditure |
|------|---------------------|
| 2017 | 10,444,348          |
| 2018 | 4,890,330           |
| 2019 | 6,600,249           |
| 2020 | 6,277,483           |
| 2021 | 13,710,561          |
| 2022 | 19,775,684          |
| 2023 | 12,619,186          |
| 2024 | 3,099,523           |
| 2025 | 56,056,772*         |
| 2026 | 45,765,280          |
| 2027 | 35,444,668          |

2025: includes carryover of unspent funds from 2024.



# 2026 Water Operating Requests

- Reflects all staff requests
  - Department recommended budget will be less

| Requests - Positions                         | Type  | Ongoing Cost | Annual/One-Time    |
|----------------------------------------------|-------|--------------|--------------------|
| I&C Maintenance Planner and Scheduler        | FTE   | \$ 90,125    | Annual (w/vehicle) |
| Automation Engineer                          | FTE   | \$ 125,000   | Annual (w/vehicle) |
| Construction Crew Maintenance Tech Positions | FTE-2 | \$ 121,810   | Annual             |
| Raw Water Operations Tech                    | FTE   | \$ 76,078    | Annual             |
| I&E Lead to I&C Supervisor                   | FTE   | \$ 17,010    | Annual             |
| I&C Supervisor to I&C Superintendent         | FTE   | \$ 25,249    | Annual (split)     |
| Boyd WTP Maintenance Mech                    | FTE   | \$ 98,410    | Annual             |
| Bellvue WTP Maintenance Mech                 | FTE   | \$ 98,410    | Annual             |
| Distribution Maintenance Mech                | FTE   | \$ 113,100   | Annual (w/vehicle) |
| Senior Water Affairs Project Manager         | FTE   | \$ 93,750    | Annual             |
| Long Range Utility Planner                   | FTE   | \$ 22,938    | Annual (reclass)   |
| Civil Engineer I/II                          | FTE   | \$ 132,312   | Annual             |
| Billing and Meter Data Analyst               | FTE   | \$17,750     | Annual (reclass)   |

# 2025 Water Operating Requests

- Reflects all staff requests
  - Department recommended budget will be less

| Requests – Positions (One-Time or Capital to Ongoing)    | Type       | Amount    | Annual/One-Time             |
|----------------------------------------------------------|------------|-----------|-----------------------------|
| Convert ¾ time Utility Locator to Permanent FTE Position | FTE        | \$73,710  | Annual                      |
| Cross Connection Tech                                    | FTE        | \$62,400  | Annual (capital)            |
| Meter Services Technician                                | FTE        | \$64,500  | Annual (capital, w/vehicle) |
| Request - Operations                                     | Type       | Amount    | Annual/One-Time             |
| Cert Pay for CO Cert Water Professional Lic.             | Operations | \$68,000  | Annual                      |
| Sodium Chloride                                          | Operations | \$34,250  | One-Time                    |
| Finance & Data Internships                               | Operations | \$52,000  | Annual                      |
| Assessments Increase                                     | Operations | \$257,000 | Annual                      |
| LILAC landscapes and conv.                               | Operations | \$50,000  | Annual                      |
| Fire Mitigation Lobbying                                 | Operations | \$48,000  | Annual*                     |
| HMR Operations Increases                                 | Operations | \$4,800   | Annual / One-Time           |
| New Tech/Tools for PRVs                                  | Operations | \$40,000  | One-Time                    |
| CPRW Post Fire Manager Capacity Support                  | Operations | \$35,000  | Annual                      |
| Zetasizer for Boyd                                       | Operations | \$51,027  | One-Time                    |

# 2025 Sewer Operating Requests

- Reflects all staff requests
  - Department recommended budget will be less

| Request                                 | Type | Amount    | Annual/One-Time    |
|-----------------------------------------|------|-----------|--------------------|
| I&C Supervisor to I&C Superintendent    | FTE  | \$ 10,821 | Annual (split)     |
| Additional TV Inspection Van and EO     | FTE  | \$ 62,400 | Annual (w/vehicle) |
| Maintenance Tech for TV Inspection crew | FTE  | \$ 53,000 | Annual             |
| I&E Lead to I&C Supervisor              | FTE  | \$ 17,700 | Annual             |





# 2025 Capital Focus



- Distribution and Transmission System Replacement
- Lead Service Line Replacement
- Terry Ranch/Gold Hill Pipelines
- West Greeley (and other strategic expansion)
- WTRF Phase 2 and Generator



# Budget and Rate Impacts

|                                                    | Water                                       | Sewer                                     |
|----------------------------------------------------|---------------------------------------------|-------------------------------------------|
| <b>2025 Rate Revenue</b>                           | <b>\$55,000,000</b>                         | <b>\$20,200,000</b>                       |
| 1% Rate Increase - Operating                       | \$550,000 in Operating Increases            | \$202,000 in Operating Increases          |
| 1% Rate Increase – Capital (via Debt Service)      | \$7,200,000 in Capital Expenditure          | \$2,600,000 in Capital Expenditure        |
| 2026 Operating Increases Identified                | \$ 1,744,952 ongoing<br>\$ 487,836 one-time | \$ 143,921 ongoing<br>\$ 379,100 one-time |
| 2025 Bonds Proposed*                               | \$98,500,000                                | \$90,500,000                              |
| Preliminary 2026-2027 Rate Revenue Increase Needed | 12% - 16%                                   | 8% - 11%                                  |



**Questions?**



## Water & Sewer Agenda Summary

April 14, 2025

Key Staff Contact: Adam Prior, Chief Engineer

### **Title:**

Bi-Annual Water and Sewer CIP Report

### **Summary:**

Staff will provide an update on some CIP projects that are in progress or completed since the last Bi-Annual CIP Report. The CIP projects discussed will include:

- Distribution & Transmission Replacement Projects
- Terry Ranch Water pipeline construction project
- Non-potable expansion project
- Poudre Ponds Projects
- Advanced Meter Infrastructure
- Lead service line inventory and replacement project
- North Greeley Sewer IIA
- 47th Ave Highlands Hill sewer capacity improvements project
- WTRF General Rehabilitation Projects
- WTRF Treatment Phase II
- Others

### **Recommended Action:**

Informational only

### **Recommended Motion:**

None

### **Attachments:**

1. Biannual CIP Report

# 2025 Biannual CIP Report

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**Adam Prior, Deputy Director & Chief Engineer**  
**Water & Sewer Board - April 14, 2025**

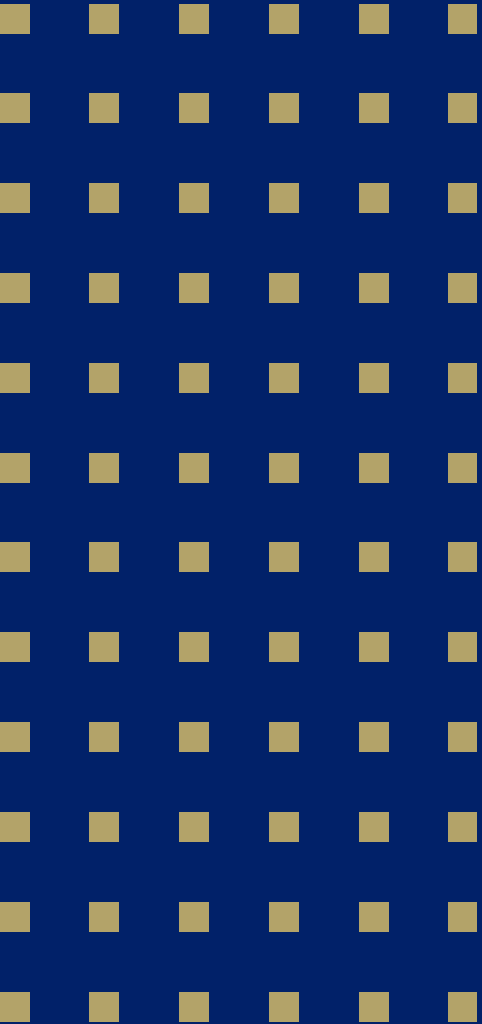


# Agenda



- Discuss CIP's Completed and in Progress across Water & Sewer System
- Purpose: Update Board On CIP Projects





# Water CIP Projects

# CIP Projects

## Water Capital Replacement



### 20<sup>th</sup> St Water Main Break Repair

Repair of 36" steel water line that supplies potable water to 23<sup>rd</sup> Ave Reservoirs and serves 1/3 of City.

**Cost      \$398,463**



### 27<sup>th</sup> St Waterline Replacement

Replacement and upsizing of new 12" waterline from 11<sup>th</sup> Ave to 15<sup>th</sup> Ave Ct to replace the historical 6" cast iron line from 1958.

**Cost      \$1,325,697**



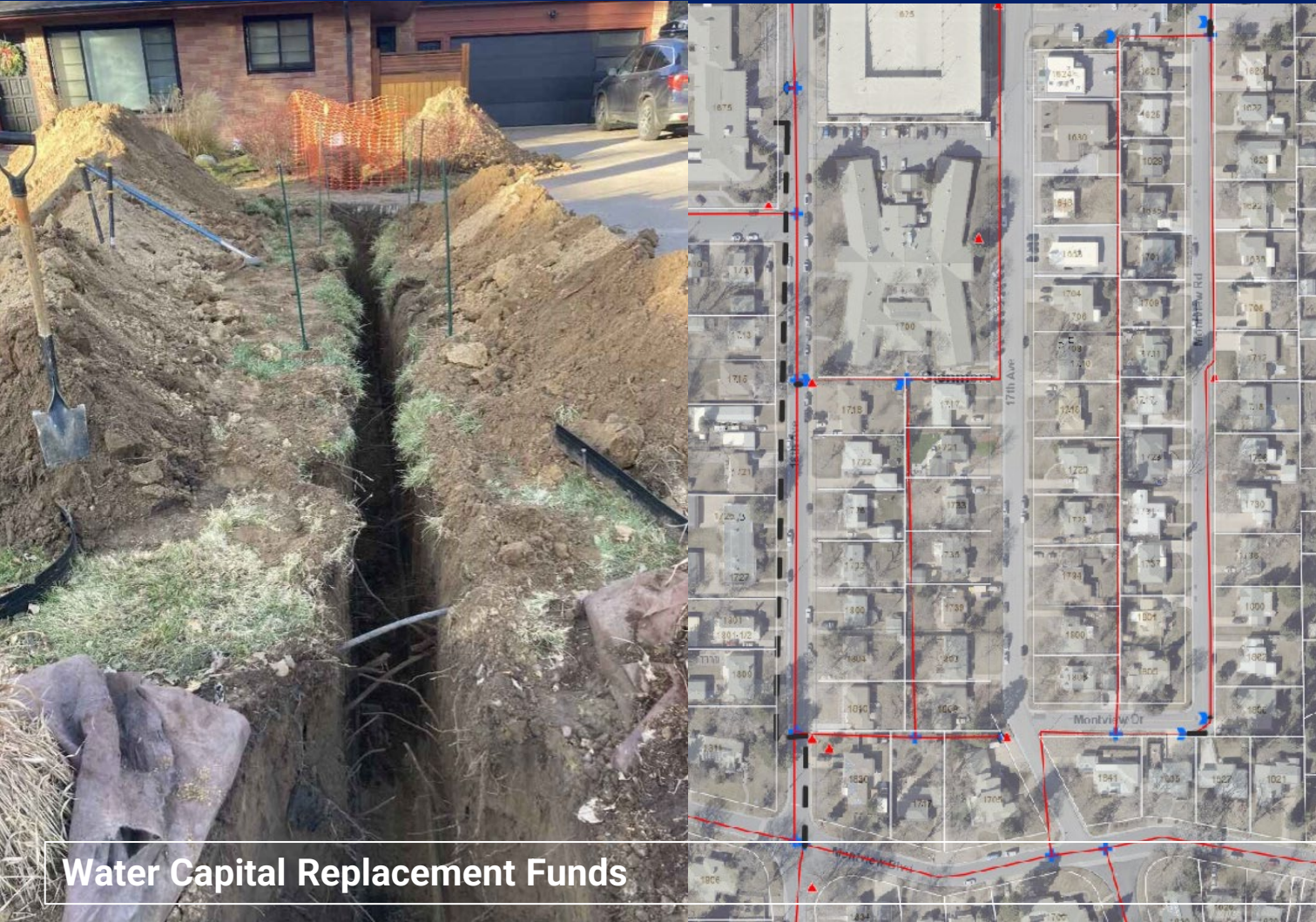
### 20<sup>th</sup> St PRV Replacement & Mosier Line

Replacement failing pressure reducing valve infrastructure, piping realignments, and optimization of system. Need supply for Pine Ridge, replacement connection for Dayspring School addition, and abandoning historical Mosier line.

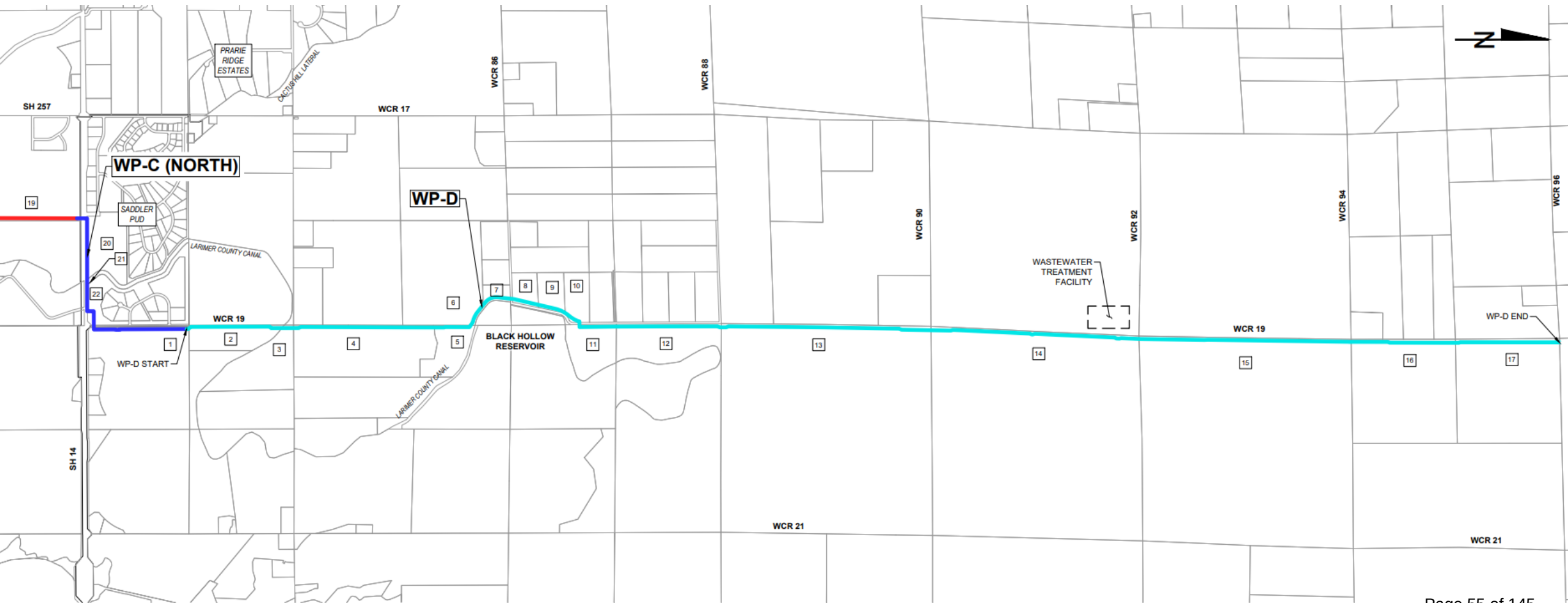
**Cost      \$2,394,278**



# Conflict Manholes

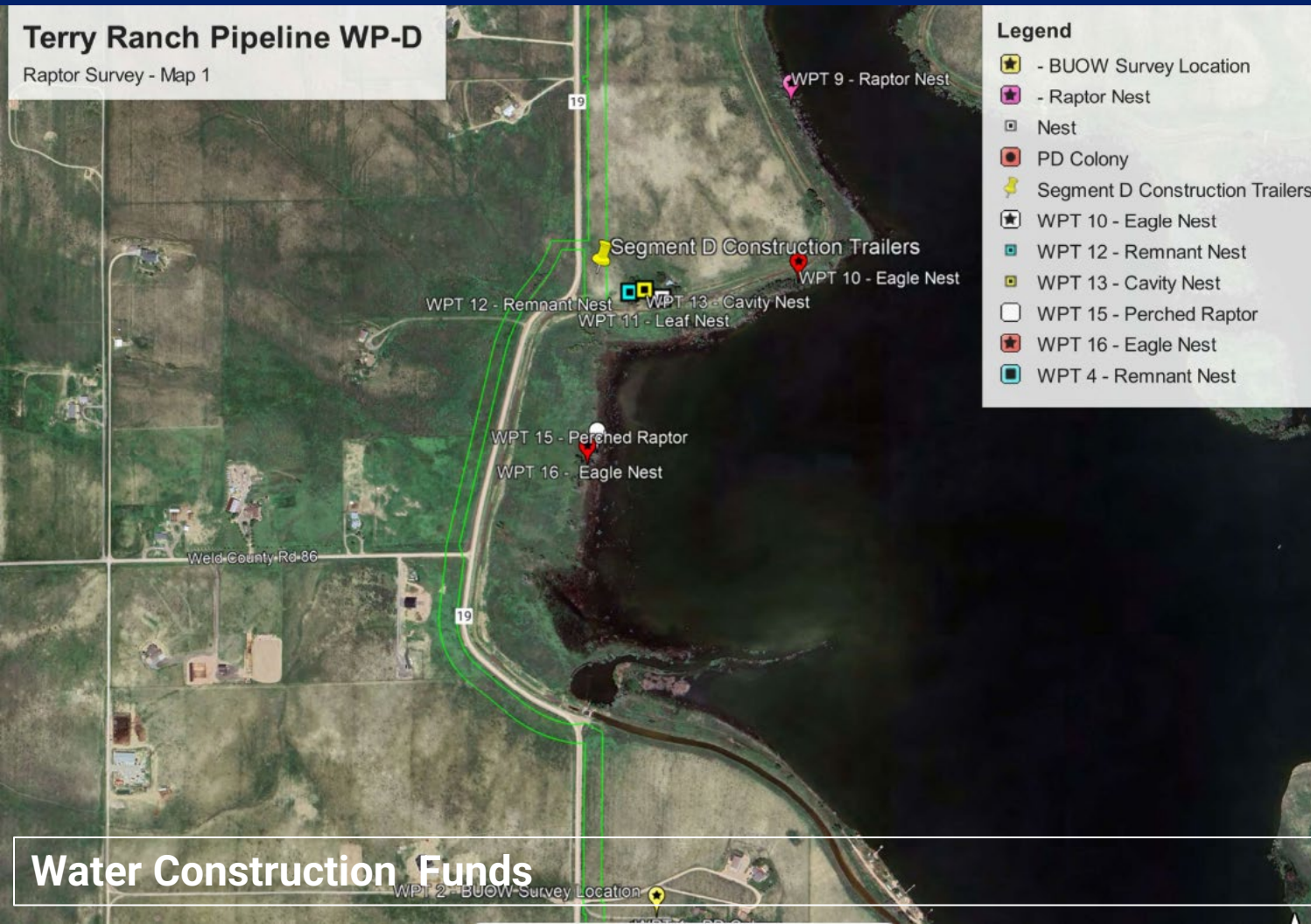


# Terry Ranch Water Pipeline Construction





# Terry Ranch Water Pipeline Construction



## Phase 1 Construction

- Finished first 7.7 miles to HWY - \$1 million below budget

## Phase 2 Construction

- Starting construction in late May
- First pipe segments arrive on June 2
- Construction of 6.6 miles heading north
- All easements have been agreed or acquired
- Expected completion in 2026

**TOTAL BUDGET: \$19,045,000**



# CIP Projects

## Water Capital Replacement



### Island Grove Well A

Replaced an existing failing well with a new 800 gpm well for irrigating Island Grove.

**Cost      \$753,105**



### Upgrades for Highland Hills Pump Station

Replaced all electrical and controls, replaced corroded pump skid, piping and valves, and replaced the roof.

**Cost      \$483,704**



### Greeley West Pump Station Replacement

Construction of new pump station started construction this winter at Greeley West park to replace existing station, upsize the capacity, lining the existing pond, and mainline to connect new development to system.

**Cost      \$3,785,755**



# Suburban Ditch Replacement



Water Capital Replacement Funds

TOTAL 2024 BUDGET: \$983,661



# CIP Projects

## Water Capital



### Sanborn Park Meter Vault

Added new meter vault for Sanborn Park and added NP service to new develop on North side of 20<sup>th</sup> St.

**Cost        \$221,990**



### Poudre Ponds Pond B Mining

Continued mining excess materials while also grading slopes to meet design.

**Cost        \$0**



### Lake Bluffs Regional NP Pump Station

Lake Bluff development built this regional pump station and City paid for oversizing for adjacent developments to utilize non-potable water.

**Cost        \$1,710,712**



# Poudre Ponds – Pond A Mining





# Poudre Ponds Bank Stabilization Project





# Advanced Metering Infrastructure

## Meter Replacements

- 26,108 meters replaced (94%)
- 1,591 meters left to replace
- Challenging meters left
  - Larger meters
  - Non-potable meters
  - Inside/backyard meters



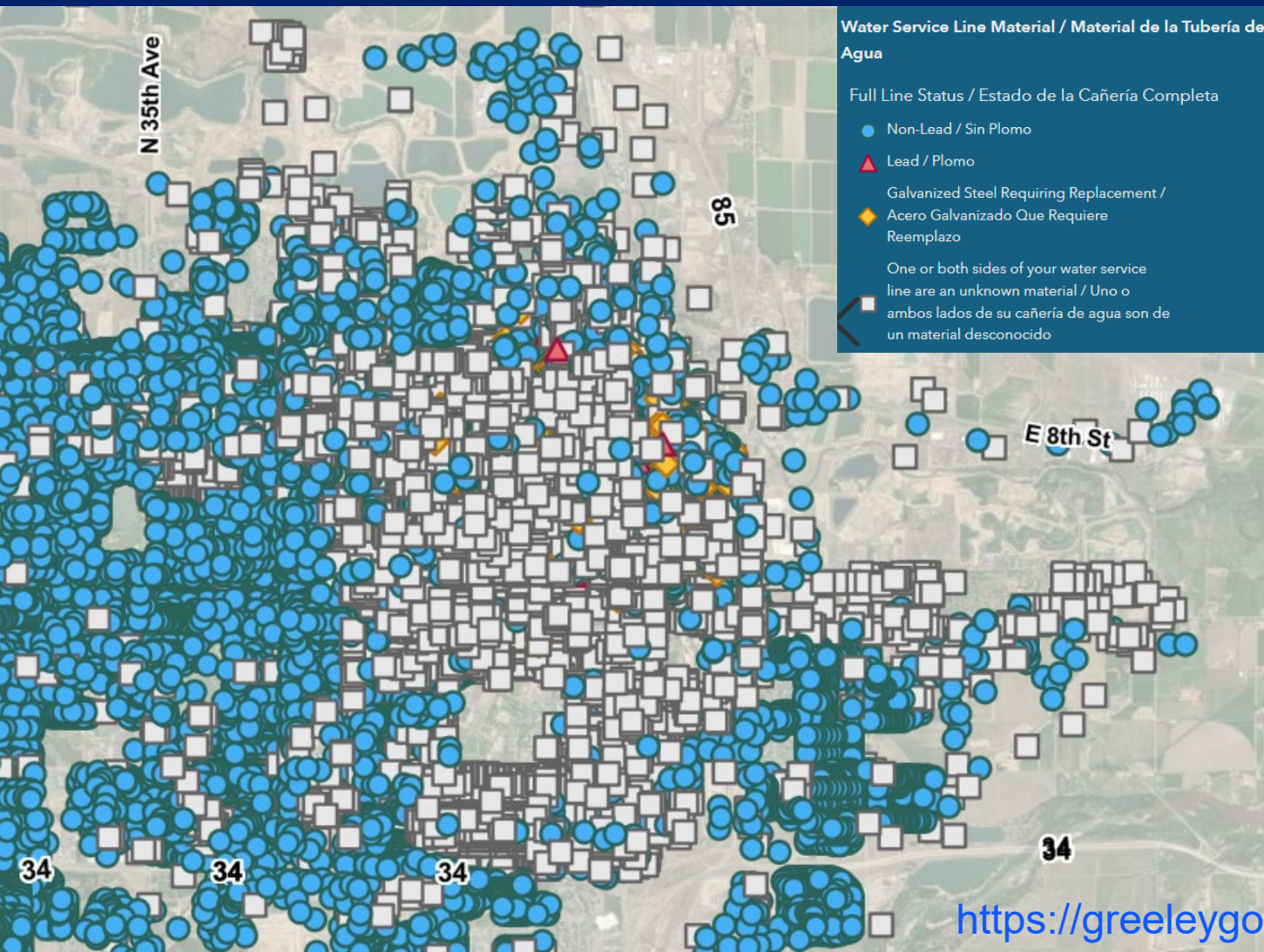


# Lead Service Line Inventory & Replacement





# Lead Service Line Inventory & Replacement



## Service Replacements – 2024 to today

- 150 water services replaced
  - 4 public side
  - 146 private side
- 783 potholes completed
- Starting next potholing phase in April with 1,324 potholes

## Water Service Line Inspections

- Grant from CDPHE for \$250,000
- Inspected 1,610 crawl spaces, basements, and wherever water services could be found

## Continued Customer Assistance Needed

- 4,000 undetermined water service line materials
- Most undetermined materials are private water service lines



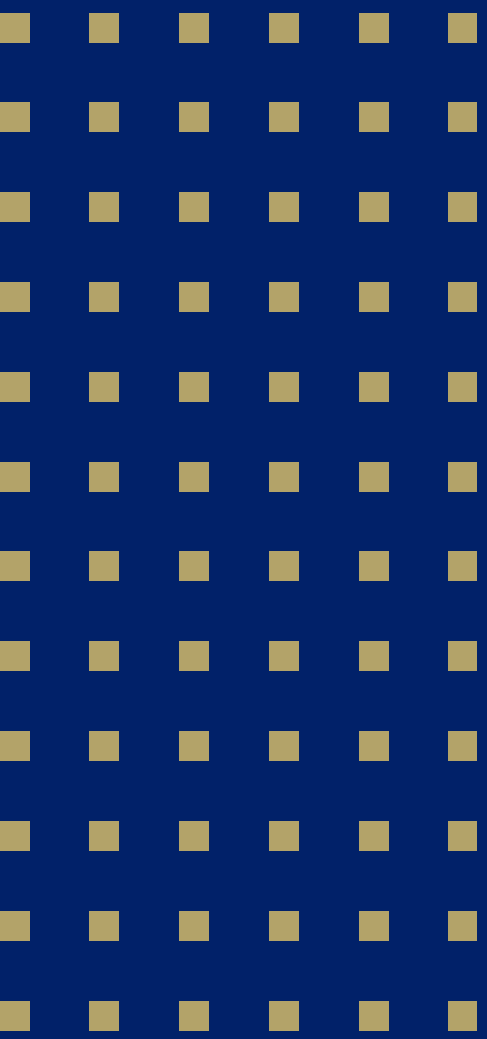
# 16<sup>th</sup> St Utility Work



Water & Sewer Capital Replacement Funds

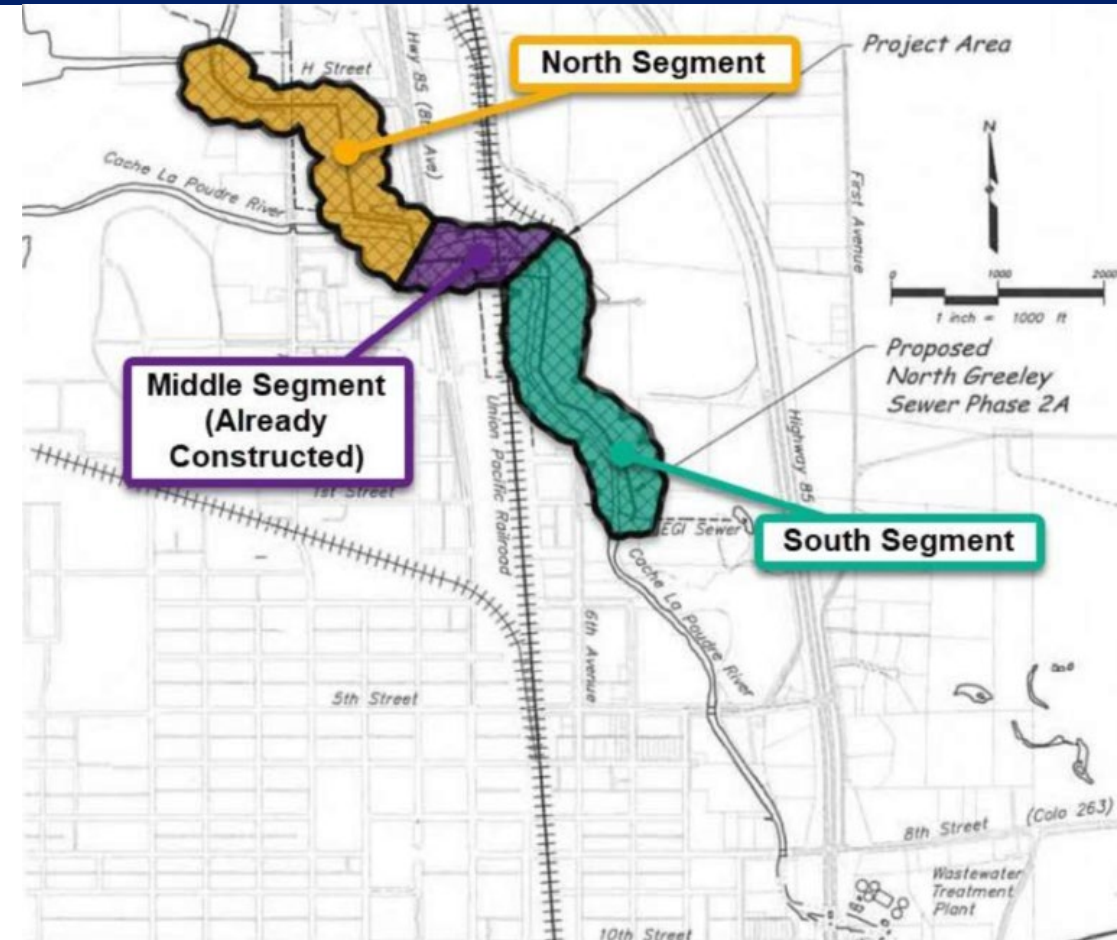
TOTAL 2024 BUDGET: \$1,333,798





# Sewer CIP Projects

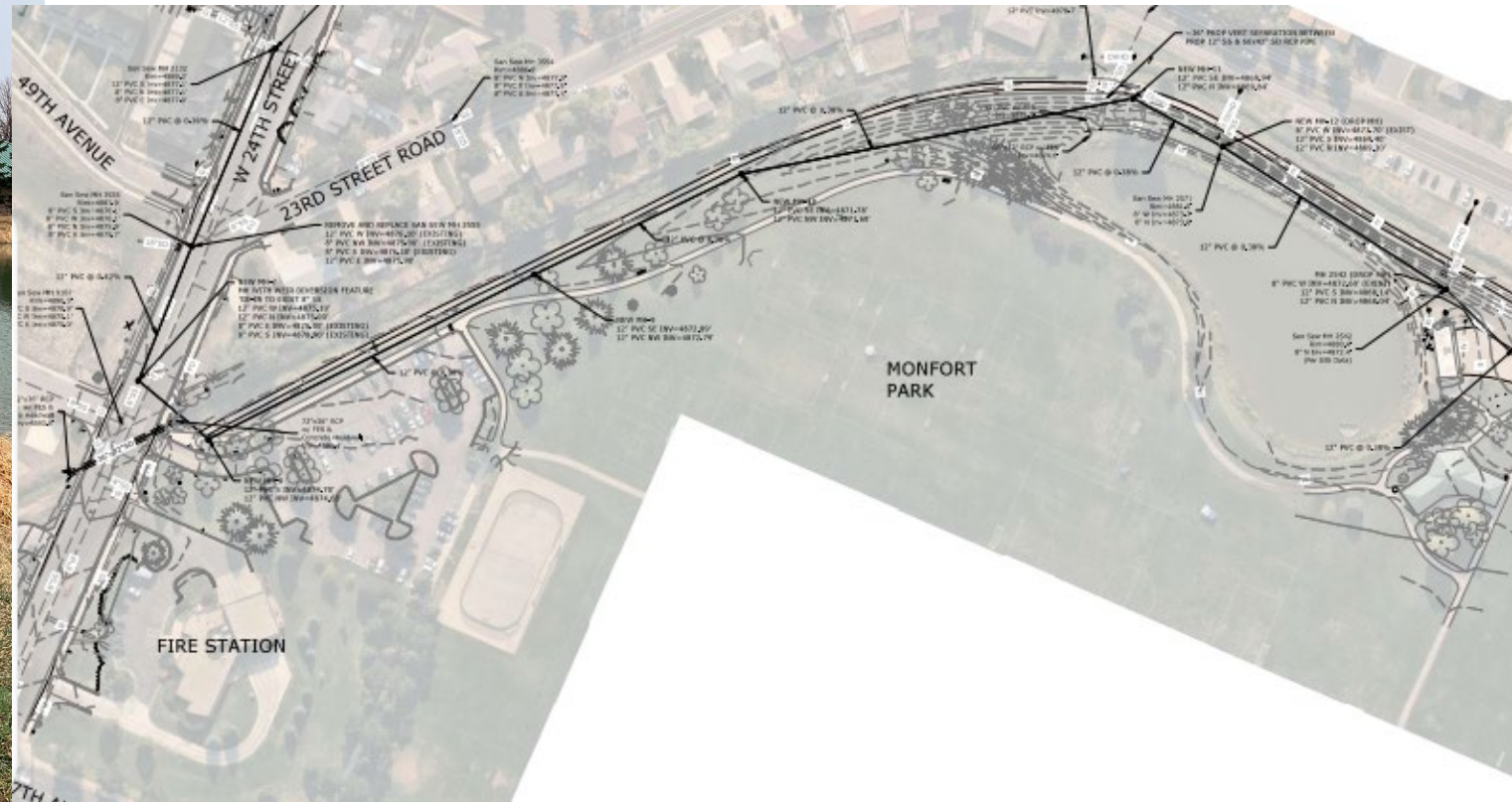
# North Greeley Sewer IIA



**TOTAL BUDGET: \$7,972,632**



# 47<sup>th</sup> Ave Highlands Hills Capacity Sewer Improvements





# CIP Projects

## Sewer Capital Replacement



### Johnson Subdivision Sewer

W&S Department constructed new sewer mains in Johnson Subdivision from 2020 to 2025.

**Cost      \$827,014**



### WTRF Rehabilitation

Includes a variety of projects that includes such work as the replacement, rehabilitation, or overhaul of all equipment and facilities located at the WTRF.

**Cost      \$506,000**



### WTRF Rehabilitation

Preventative maintenance on switchgear for the WTRF.

**Cost      \$506,000**

# WTRF Treatment Phase II



-  Headworks
-  Primary Treatment
-  Aeration System

## Project Drivers

- Asset Renewal
- Future Regulatory Requirements
- Reg 31 Voluntary Incentive Program Credits



# WTRF Treatment Phase II

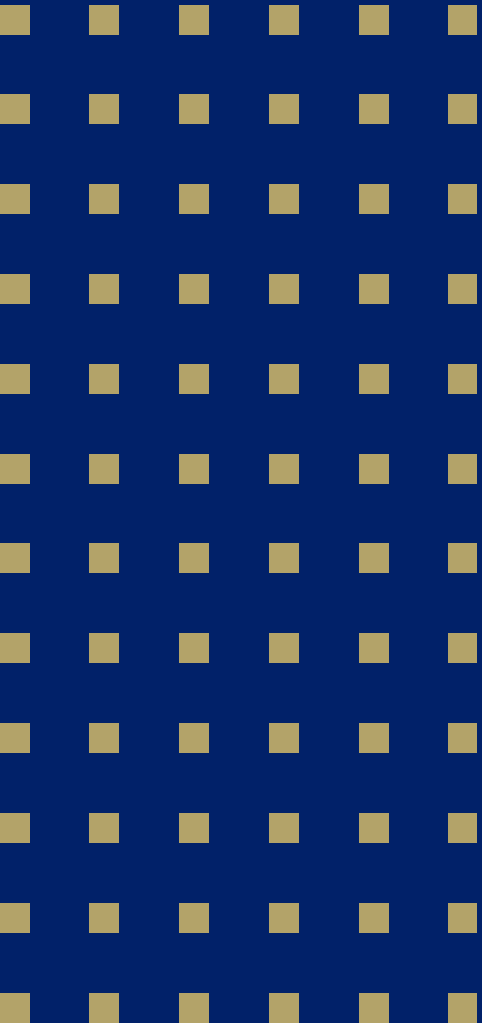


-  Alkalinity Addition
-  Cake Hopper
-  Centrate Handling and Processing (CHAP)
-  Generator

## Construction Update

- Starting construction today (planned for start in August)
- Schedule changed since generator is arriving early
  - Lead time for generator of 91 weeks
  - \$2.4 million in electrical equipment purchased in 2024 due to lead times



A decorative graphic on the left side of the slide, consisting of a grid of small, solid gold squares arranged in 10 rows and 6 columns.

# Thank You



## Water & Sewer Agenda Summary

April 14, 2025

Key Staff Contact: Leah Hubbard, Deputy Director of Water Resources, Brian Von Seggern, Water Resource Operations Manager

### Title:

April 2025 Water Supply Update and Declaration of an Adequate Water Year

### Summary:

Staff reports to the Water and Sewer Board (“Board”) in April, July, and November of each year on Greeley’s water supply status. In April, the Board makes a declaration concerning the adequacy of the Water Year. Based on projected storage, staff recommends that the Board declare an “Adequate Water Year,” with normal watering restrictions and authorize staff to rent out available excess water supply, so long as the target storage volume of 21,300 acre-feet is maintained.

### Recommended Action:

Approve staff recommendation of adequate water year and that supplies be made available for rental to other users while assuring target storage does not fall below 21,300 acre-feet.

### Recommended Motion:

“I move to approve the staff recommendation of an adequate water year and that supplies are made available for rentals while assuring target storage does not fall below 21,300 acre-feet.”

### Attachments:

1. April 2025 Water Supply Update
2. Memo Water Supply and Adequacy Determination

# Water Supply Update and Determination of Water Sufficiency

April 14, 2025

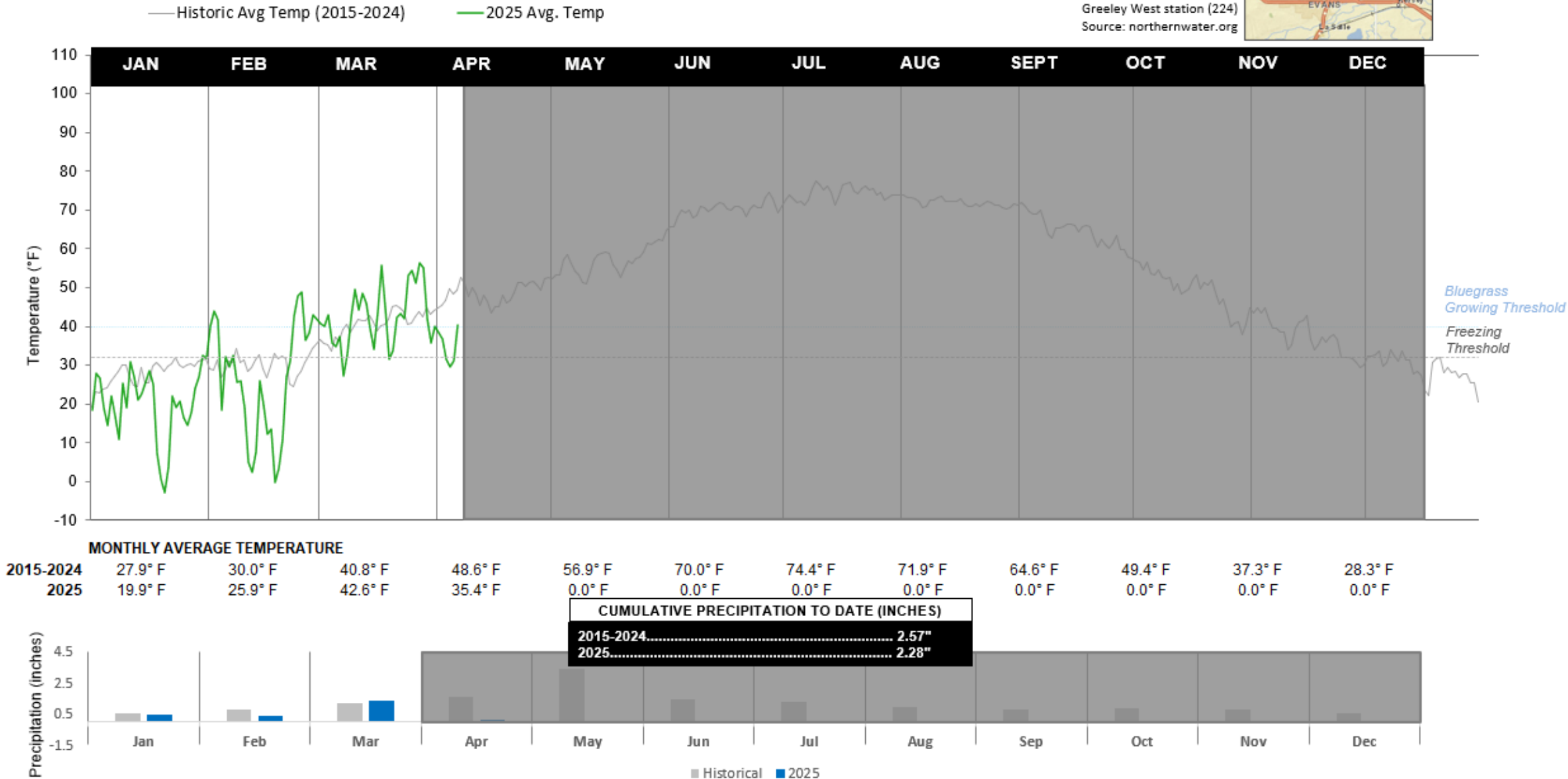
Brian Von Seggern  
Water Resources

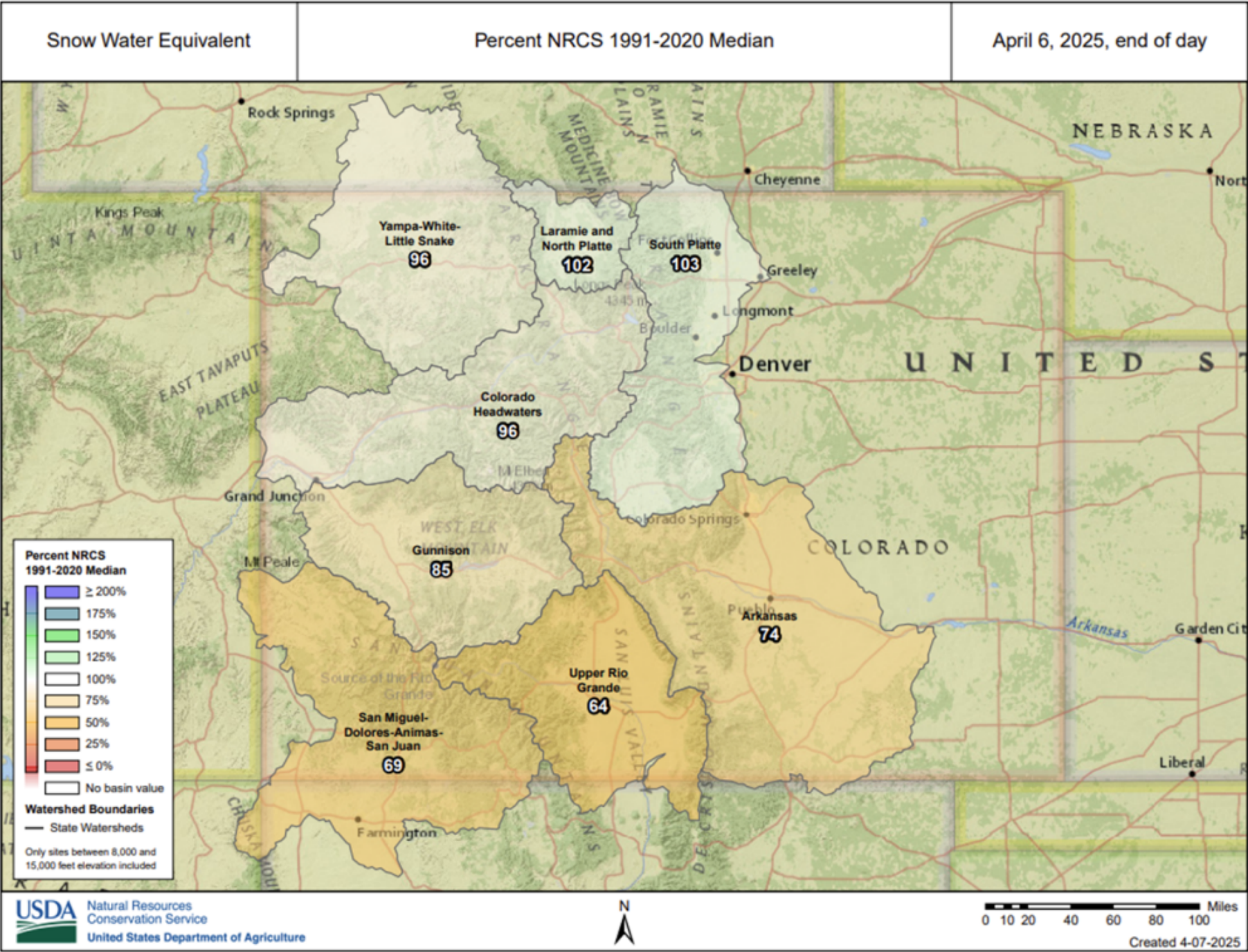


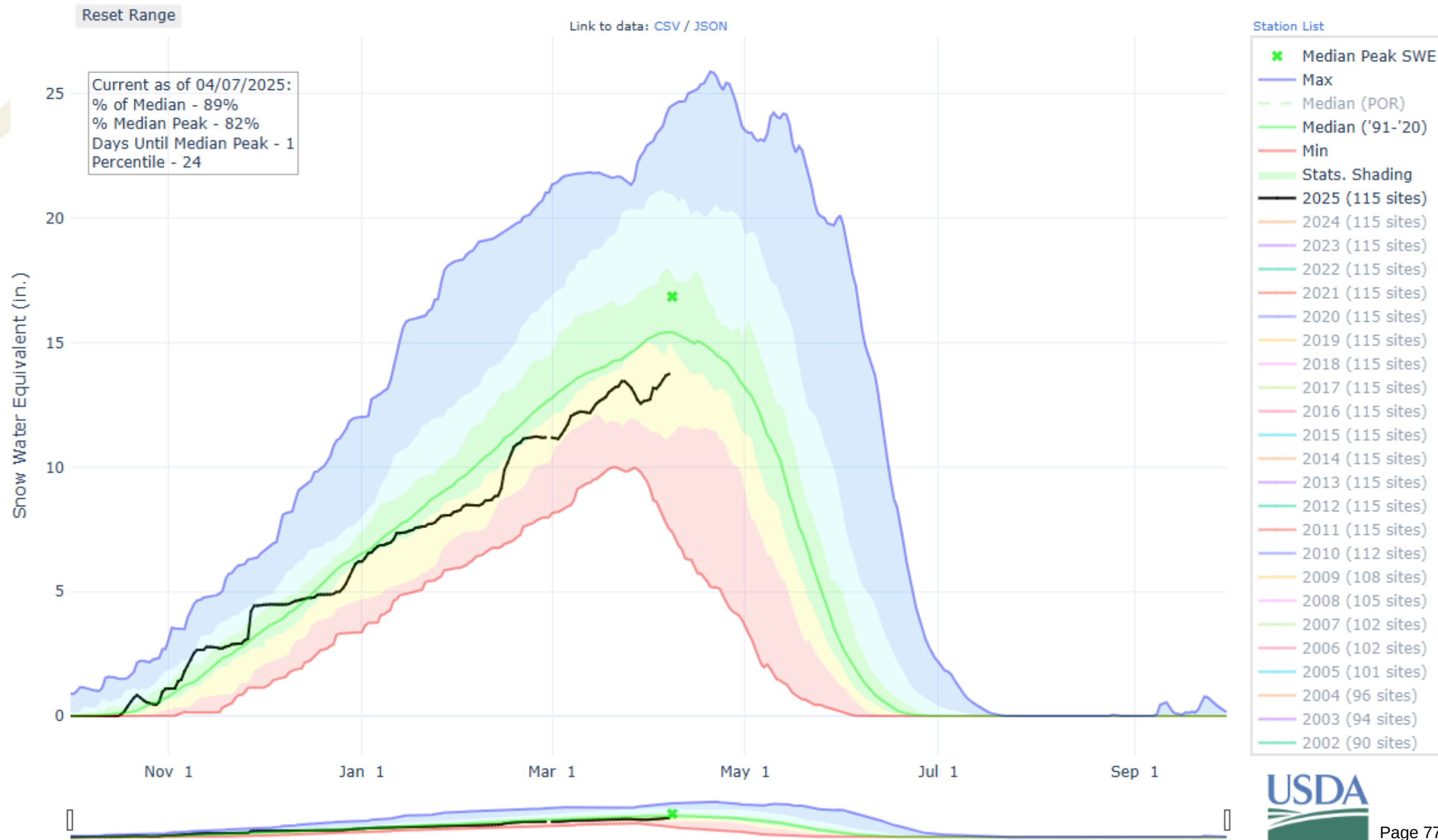
City of Greeley: Temperature (°F) and Precipitation 2025



Greeley West station (224)  
Source: northernwater.org





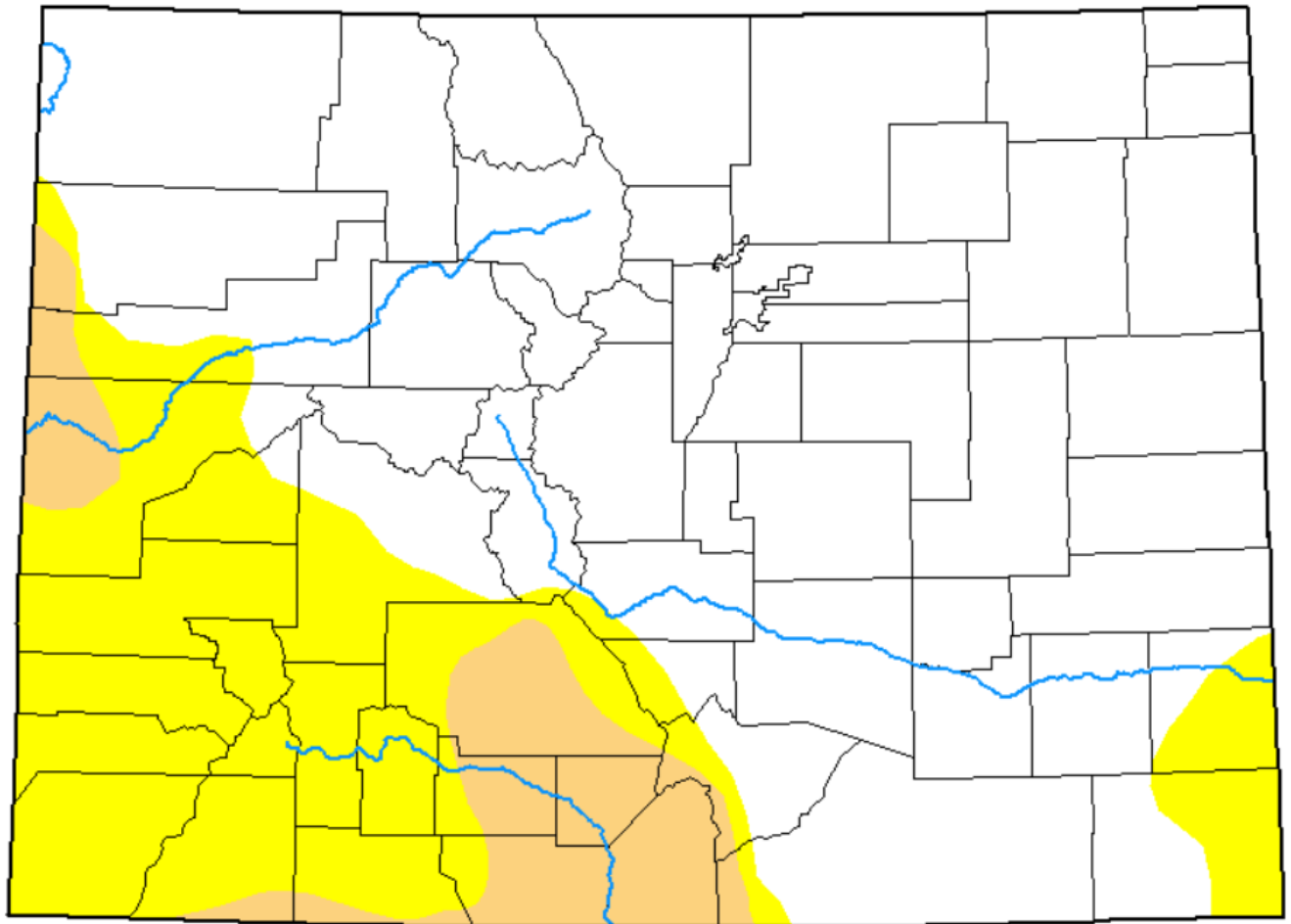




## Apr-Jul Maximum, Minimum and Most Probable Streamflow Forecasts (1000 af)

| Watershed                | Forecast<br>Minimum | Most<br>Probable | Forecast<br>Maximum | Apr-Jul<br>Avg <sup>(3)</sup> | Most Prob<br>% Avg |
|--------------------------|---------------------|------------------|---------------------|-------------------------------|--------------------|
| Blue River               | 215                 | 291              | 367                 | 283                           | 103%               |
| Upper Colorado River     | 163                 | 213              | 278                 | 226                           | 94%                |
| Willow Creek             | 29                  | 47               | 65                  | 50                            | 94%                |
| Fraser River             | 95                  | 130              | 165                 | 118                           | 110%               |
| Poudre River             | 144                 | 230              | 316                 | 230                           | 100%               |
| Big Thompson River       | 52                  | 90               | 128                 | 91                            | 99%                |
| St. Vrain River          | 53                  | 88               | 123                 | 90                            | 98%                |
| Boulder Creek            | 39                  | 56               | 74                  | 54                            | 104%               |
| South Platte Tributaries | --                  | 464              | --                  | 465                           | 100%               |



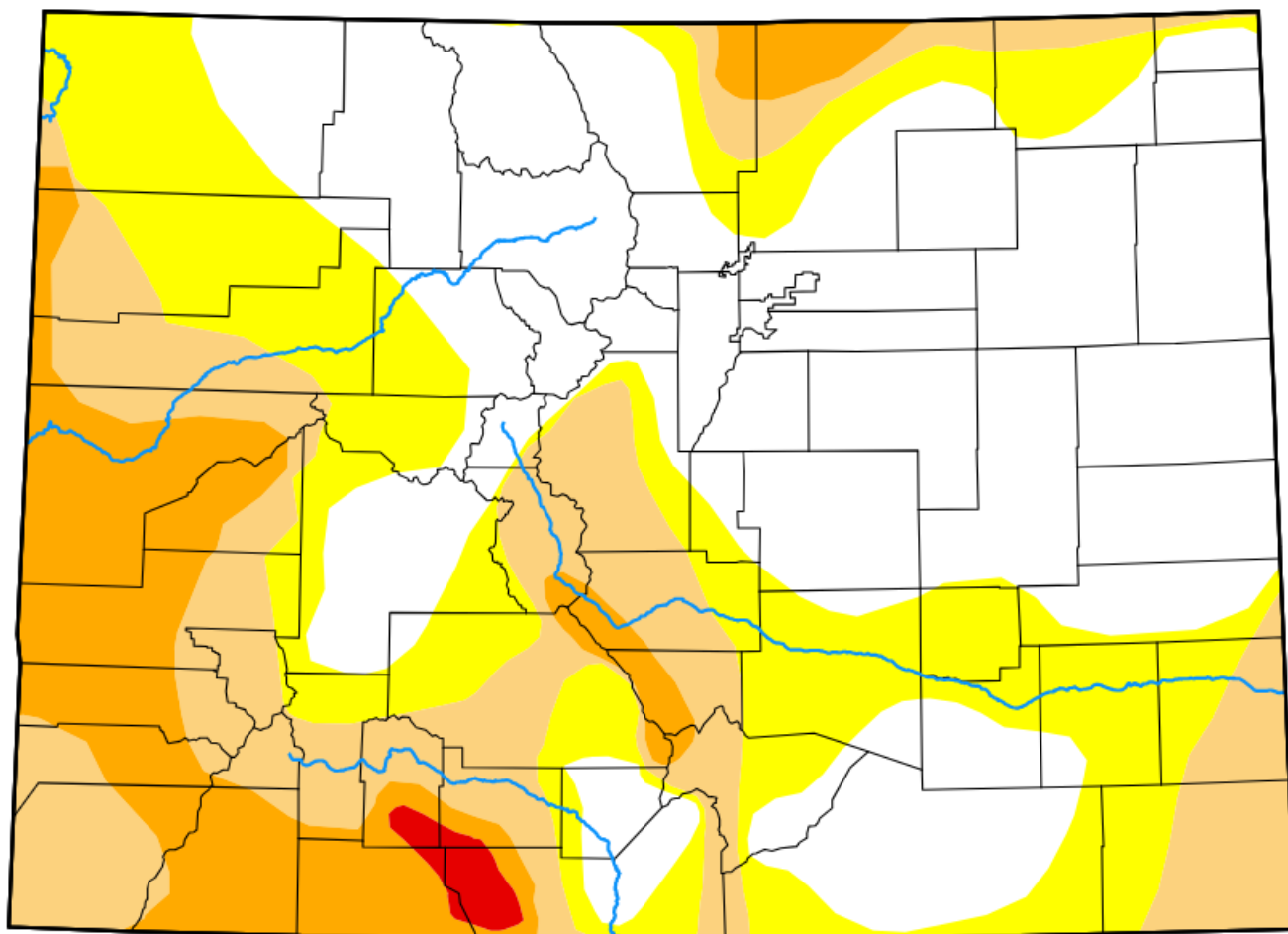


# April 2, 2024

## Intensity

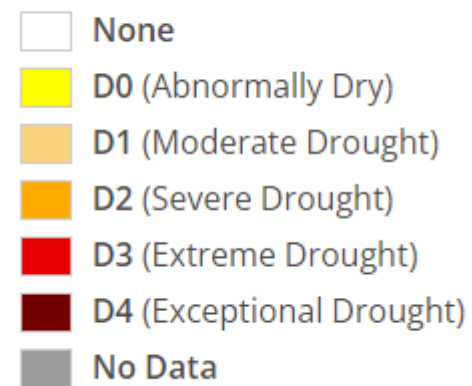
-  None
-  D0 (Abnormally Dry)
-  D1 (Moderate Drought)
-  D2 (Severe Drought)
-  D3 (Extreme Drought)
-  D4 (Exceptional Drought)
-  No Data





# April 3, 2025

## Intensity



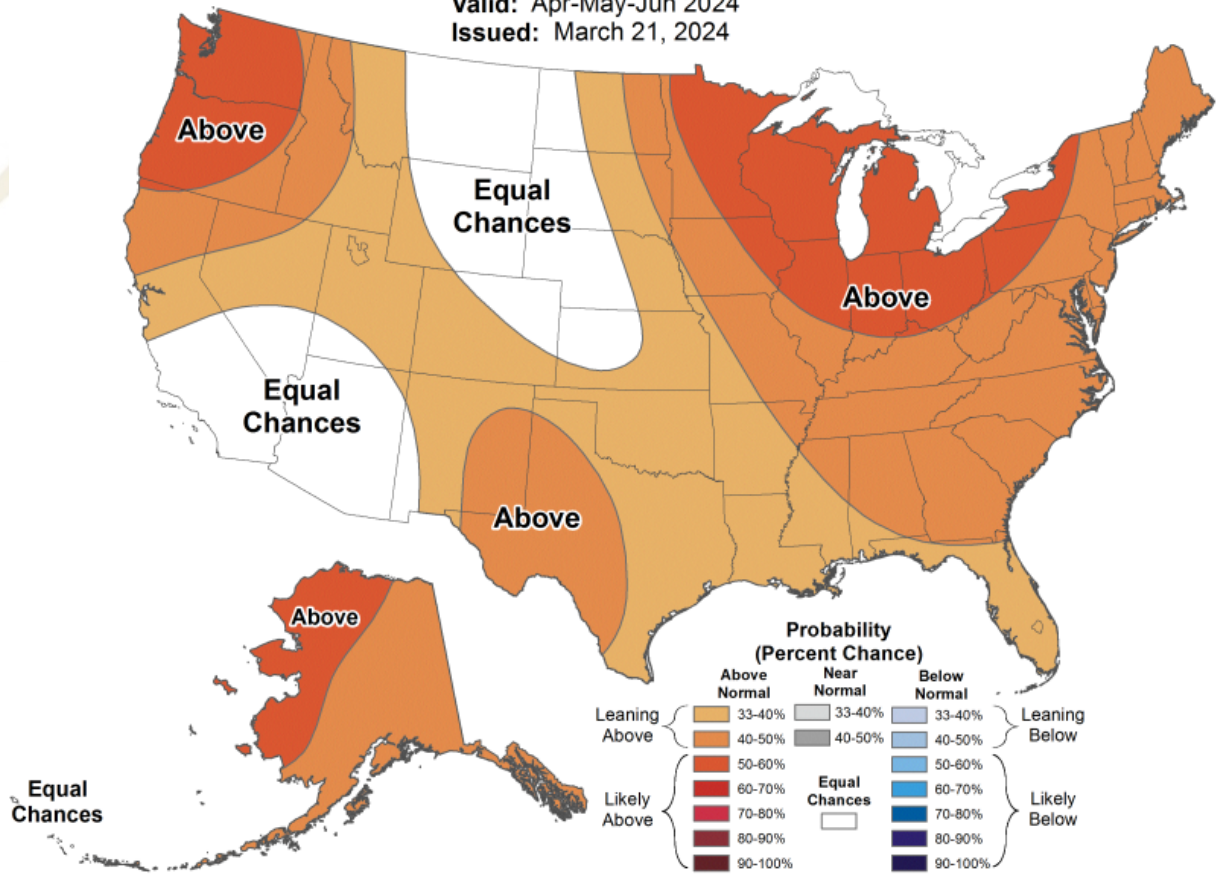




# Seasonal Temperature Outlook



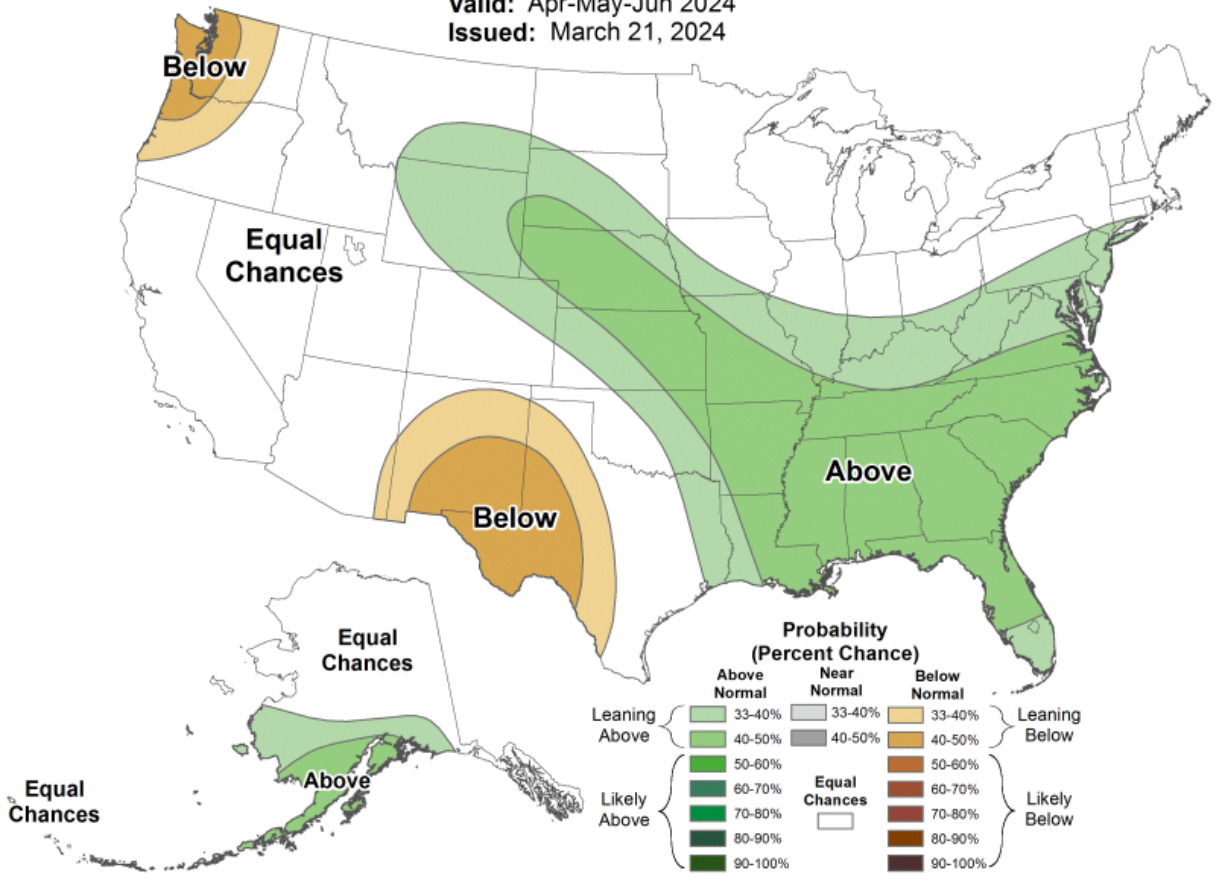
Valid: Apr-May-Jun 2024  
Issued: March 21, 2024



# Seasonal Precipitation Outlook



Valid: Apr-May-Jun 2024  
Issued: March 21, 2024



2024



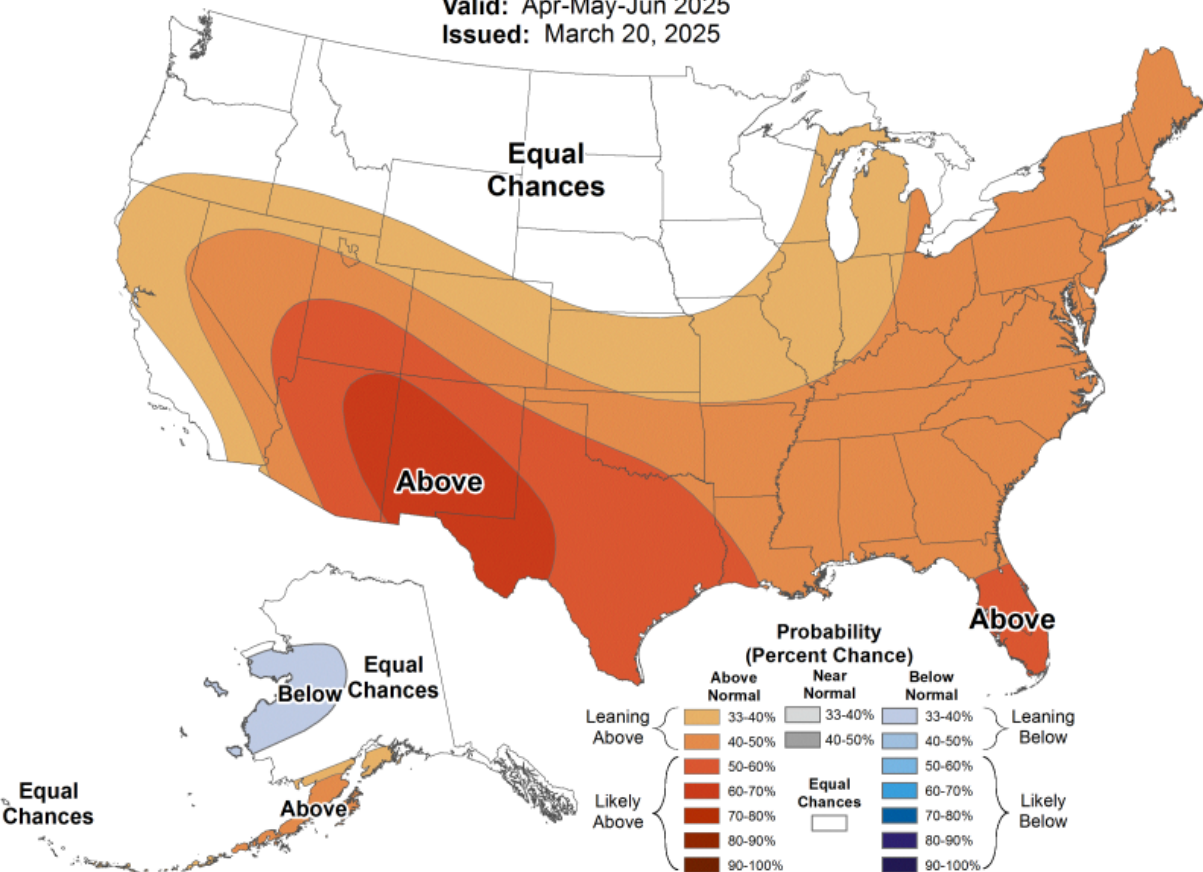
q



# Seasonal Temperature Outlook



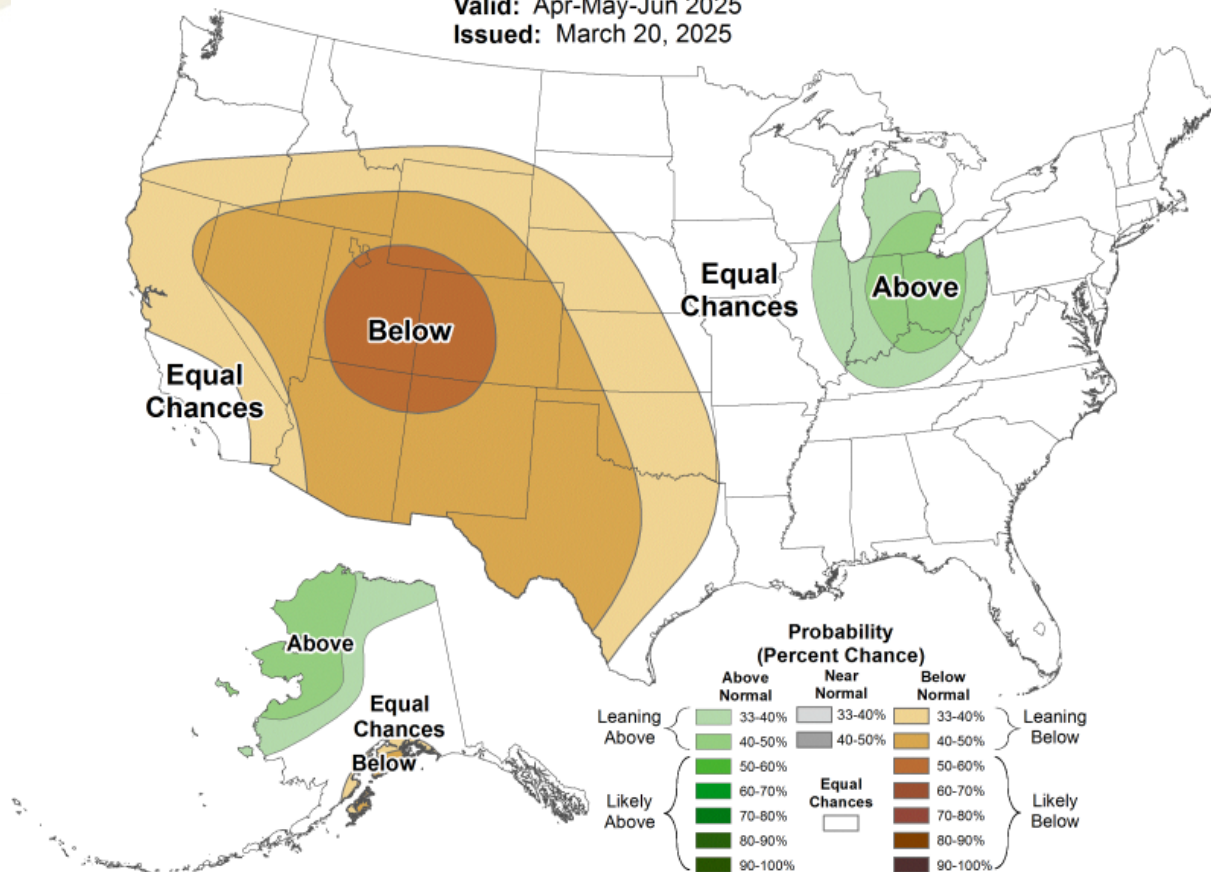
Valid: Apr-May-Jun 2025  
Issued: March 20, 2025



# Seasonal Precipitation Outlook



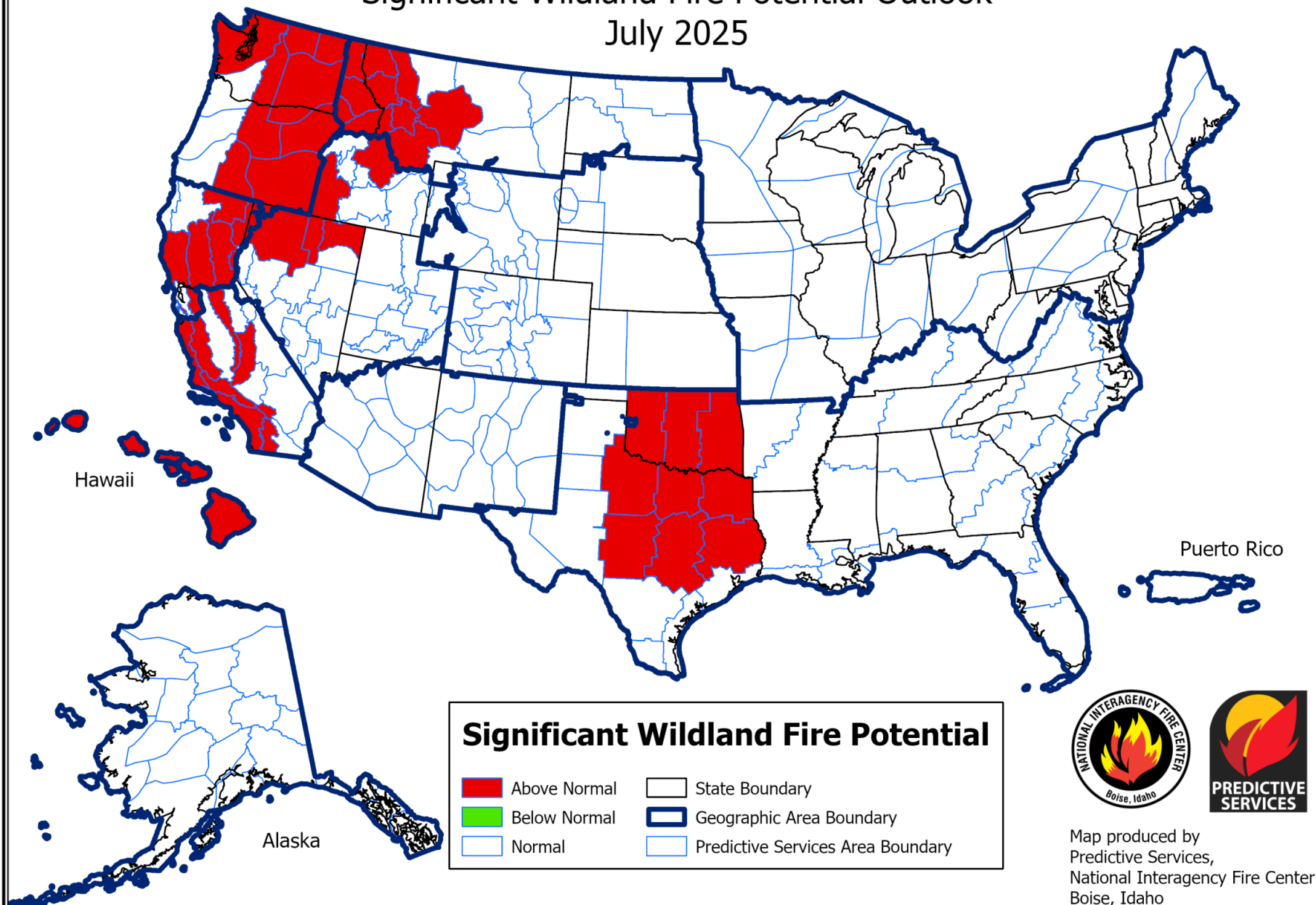
Valid: Apr-May-Jun 2025  
Issued: March 20, 2025



2025



# Significant Wildland Fire Potential Outlook July 2025



Above normal significant wildland fire potential indicates a greater than usual likelihood that significant wildland fires will occur. Significant wildland fires should be expected at typical times and intervals during normal significant wildland fire potential conditions. Significant wildland fires are still possible but less likely than usual during forecasted below normal periods.



Map produced by  
Predictive Services,  
National Interagency Fire Center  
Boise, Idaho  
Issued April 1, 2025  
Next issuance May 1, 2025



# Target Storage Assumptions

- 70% quota from Northern
- GLIC dividends for dry-year
- 2012 water demands
- No additional pumping of Windy Gap water



# 21,300 AF Target Storage

|              | April 2025<br>Storage<br>(acre-feet) | Demands/ Losses<br>(April 2025 - March<br>2026) (acre-feet) | Yields<br>(April 2025 - March<br>2026) (acre-feet) | April 2026<br>Projected Storage<br>(acre-feet) |
|--------------|--------------------------------------|-------------------------------------------------------------|----------------------------------------------------|------------------------------------------------|
| Source       | (1)                                  | (2)                                                         | (3)                                                | (4)                                            |
| NCWCD (C-BT) | 18,085                               | 12,272                                                      | 11,402                                             | 17,215                                         |
| WINDY GAP    | 3,455                                | 3,455                                                       | 0                                                  | 0                                              |
| GLIC SYSTEM  | 12,953                               | 9,861                                                       | 9,525                                              | 12,617                                         |
| TUNNEL       | 884                                  | 1,000                                                       | 1,000                                              | 884                                            |
| TOTAL        | 35,377                               | 26,588                                                      | 21,927                                             | 30,716                                         |

# Recommendations

- Declare “Adequate Water Year”
- Maintain target storage volume at 21,300 AF
- Continue rentals of excess supplies







# MEMORANDUM

---

TO: Sean Chambers, Water and Sewer Director  
FROM: Brian Von Seggern, Water Resource Operations Manager  
DATE: April 14, 2025  
RE: April 2025 Water Supply Update and Adequacy Determination

---

## **OBJECTIVE**

In accordance with the Drought Emergency Plan, staff will report the water supply status to the Greeley Water and Sewer Board (“Board”) in April, July and November of each year. Previous modeling analysis has shown that the amount of water needed in storage to supply the citizens of Greeley for 12 months is approximately 21,300 acre-feet. When this target storage level is met, the Board can declare an Adequate Water Year with normal watering restrictions. The following graphic illustrates the process for determining the projected target storage volume for April 2025.

## **BACKGROUND**

In 2023, it was a much wetter spring and summer compared to normal conditions. Many of the reservoirs were full at the beginning of the 2024 water year. Between May and July of 2024, Greeley received average of precipitation, but due to the reservoirs being full, the river call was off the majority of the time. Through the summer of 2024 conditions dried out significantly. By middle of June, high temperatures were in the high 80’s or low 90’s and the 90-degree days were a mainstay through September. Greeley also experienced below average precipitation. This required the irrigation reservoirs to finish out the irrigation season and resulted in normal or slightly below normal reservoir levels into the 2025 water year.

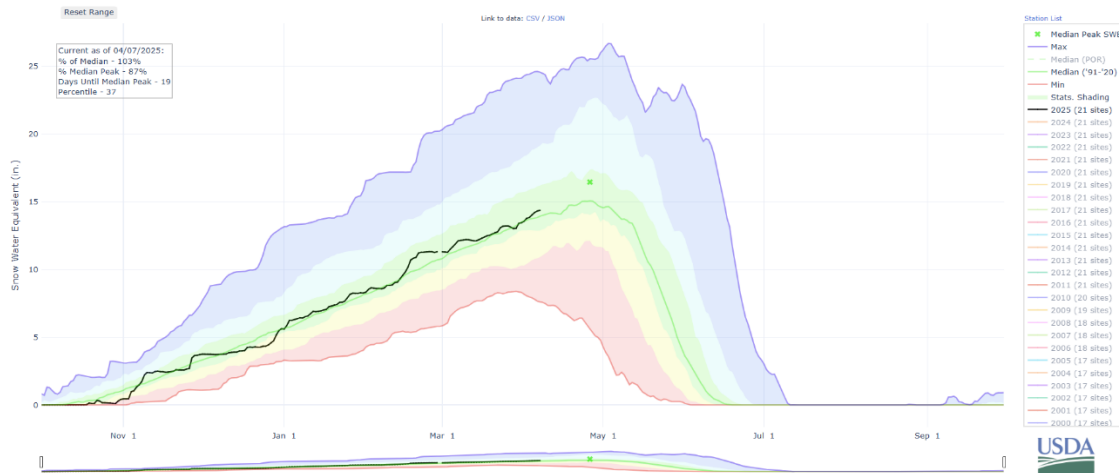
As of March 1, 2025, snowpack in the South Platte Basin reached 102% of the median, with the Colorado Headwaters Basin reporting 97% of the median—both indicating strong seasonal accumulation.

Northern Water’s 2025 Streamflow Forecast projects runoff volumes in Greeley’s supply basins to be at or above 100% of average, suggesting a stable water supply outlook through the spring and early summer.

As of early April 2025, most of the state remains drought-free, with only parts of the southwestern region experiencing abnormally dry to moderate drought conditions. The South Platte Basin is not expected to see drought development, supported by NOAA’s three-month outlook calling for near-average temperatures and above-average precipitation heading into the growing season.

SERVING OUR COMMUNITY • IT’S A TRADITION

We promise to preserve and improve the quality of life for Greeley through timely, courteous and cost effective service.



The Greeley System Storage Analysis table for Water Year 2025 projects the storage levels in April 2026 will be approximately 30,716 acre-feet (table on following page). This projection includes a 70% CBT quota, full Greeley Loveland Irrigation Company dividends, no Windy Gap pumping, and average Laramie Poudre Tunnel yield.

|              | April 2025<br>Storage<br>(acre-feet) | Demands/Losses<br>(April 2025 - March<br>2026) (acre-feet) | Yields<br>(April 2025 - March<br>2026) (acre-feet) | April 2026<br>Projected Storage<br>(acre-feet) |
|--------------|--------------------------------------|------------------------------------------------------------|----------------------------------------------------|------------------------------------------------|
| Source       | (1)                                  | (2)                                                        | (3)                                                | (4)                                            |
| NCWCD (C-BT) | 18,085                               | 12,272                                                     | 11,402                                             | 17,215                                         |
| WINDY GAP    | 3,455                                | 3,455                                                      | 0                                                  | 0                                              |
| GLIC SYSTEM  | 12,953                               | 9,861                                                      | 9,525                                              | 12,617                                         |
| TUNNEL       | 884                                  | 1,000                                                      | 1,000                                              | 884                                            |
| TOTAL        | 35,377                               | 26,588                                                     | 21,927                                             | 30,716                                         |

## RECOMMENDATION

The projection for April 1, 2026, storage volume exceeds the target storage volume, and we anticipate an average runoff in the next few months. Staff recommends the Board declare an adequate water year and that supplies be made available for immediate rental to agriculture while assuring target storage does not fall below 21,300 acre-feet.

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## Water & Sewer Agenda Summary

April 14, 2025

Key Staff Contact: Matt Sparacino, Water Resource Planning Manager

### **Title:**

Integrated Water Resource Plan (IWRP) Annual Board Report

### **Summary:**

To continue the benefits of the Integrated Water Resources Plan (IWRP) beyond the completed plan, an adaptive planning process has been adopted by the department. This process includes annually assessing core adaptive planning questions which will help to identify any signposts or triggers for necessary planning action. This presentation will walk through the key adaptive plan actions taken every year and the data used to support any recommendations.

### **Recommended Action:**

Informational only

### **Recommended Motion:**

None

### **Attachments:**

1. IWRP Annual Board Report
2. IWRP Adaptive Plan 2025 Dashboard



# IWRP Annual Board Report

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**April 14, 2025**

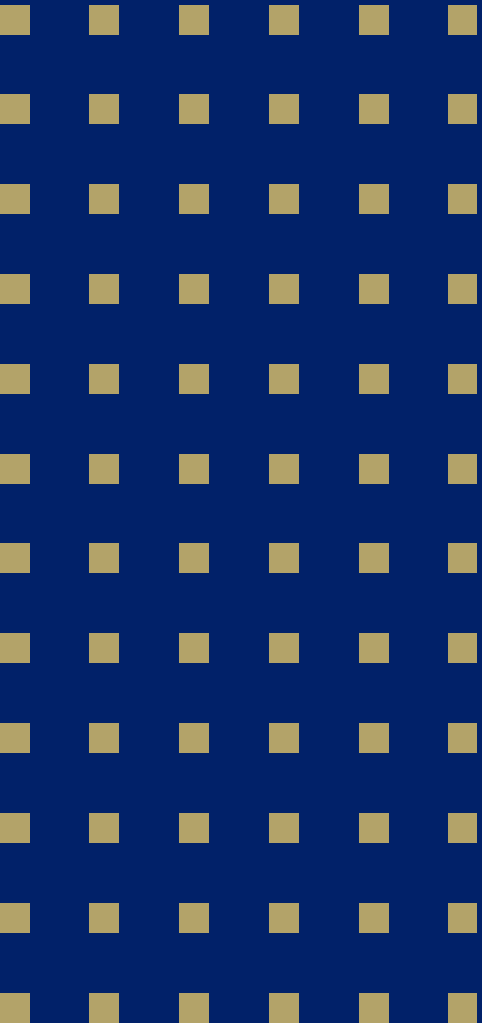
**Matt Sparacino,  
Water Resource Planning and  
Watershed Program Manager**



# Agenda



- IWRP refresher
- Adaptive Plan Overview
- Adaptive Plan Update

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# IWRP Refresher



# IWRP Vision Statement

*“An actionable and adaptive master plan for Greeley’s water resources that uses modern, defensible methods to develop a roadmap ensuring a reliable water supply for our community through an uncertain future.”*





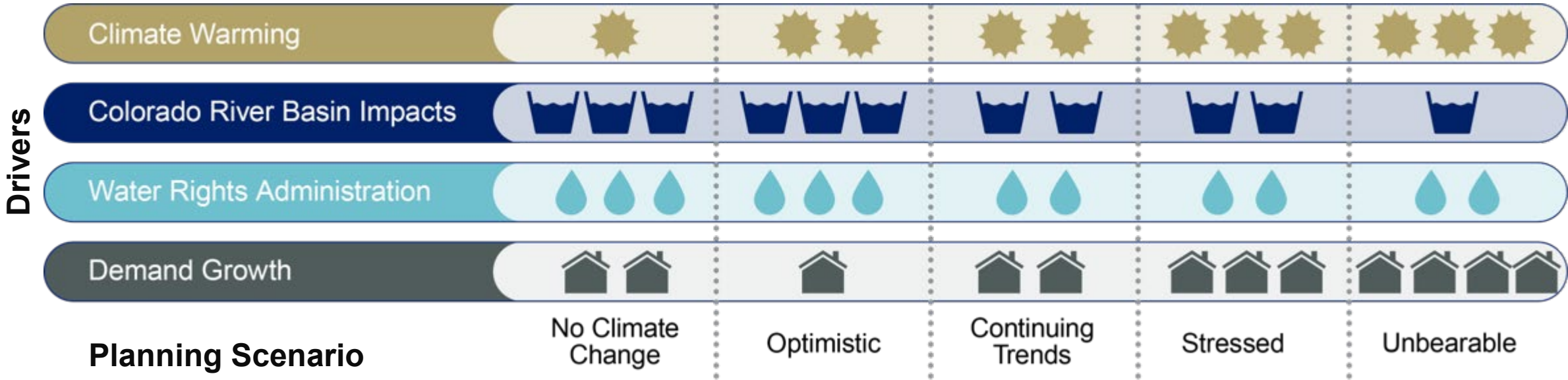
# IWRP Refresher: What is acceptable?

| Performance Criteria                                  | Acceptable Performance                                                                                    |
|-------------------------------------------------------|-----------------------------------------------------------------------------------------------------------|
| Are Greeley customers being significantly impacted?   | Drought Restrictions used at any level no more than 20% of years and no more than 10% of years in Level 3 |
| Greeley maintains sufficient emergency reserve.       | April 1 storage volume has at least 6 months of indoor demands in 100% of years                           |
| Greeley meets critical water needs for public health. | Indoor demands are met 100% of the time                                                                   |



# IWRP Refresher: What futures are planned for?

- “Planning Scenarios” were defined to vary important future water supply conditions using four “drivers”

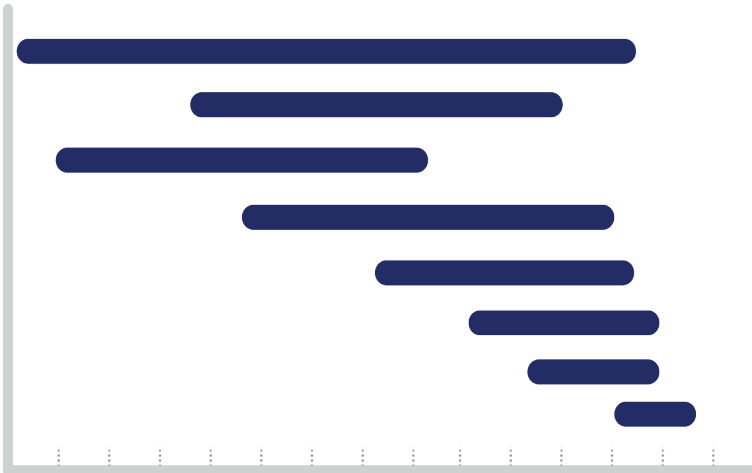




# IWRP Refresher: How will it be used?

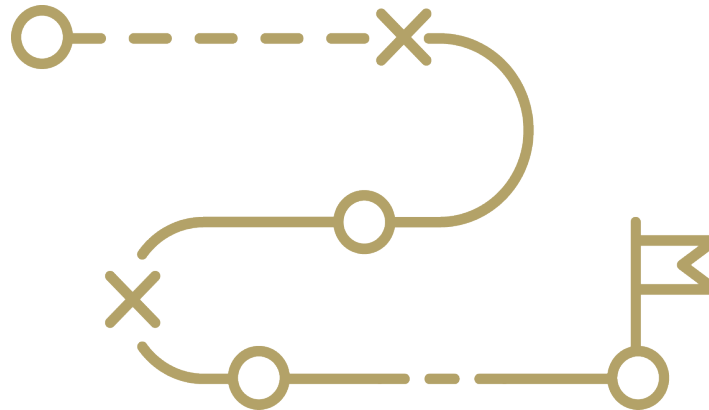
1

Detailed 10-year plan for the water supply system



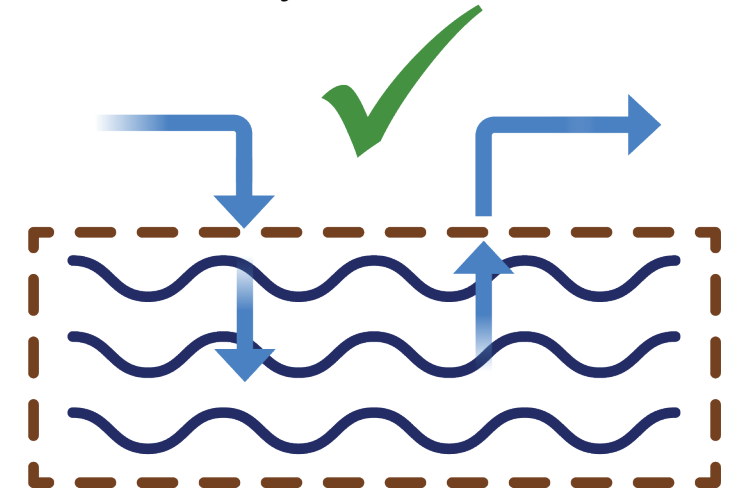
2

Process to trigger implementation of the Terry Ranch Project



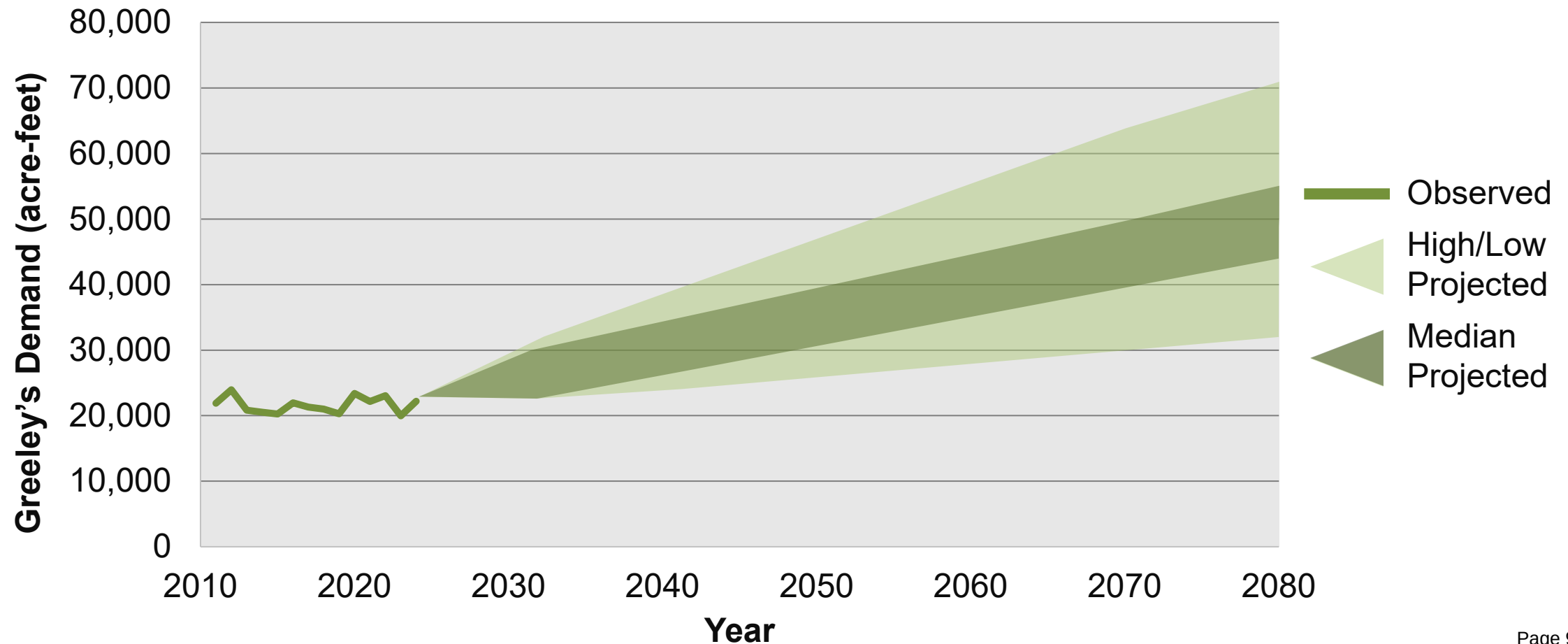
3

Establish sustainable, long-term, Terry Ranch use



# IWRP Refresher: Future Water Demands?

- Unclear when demand growth will resume
- Future demands are highly variable

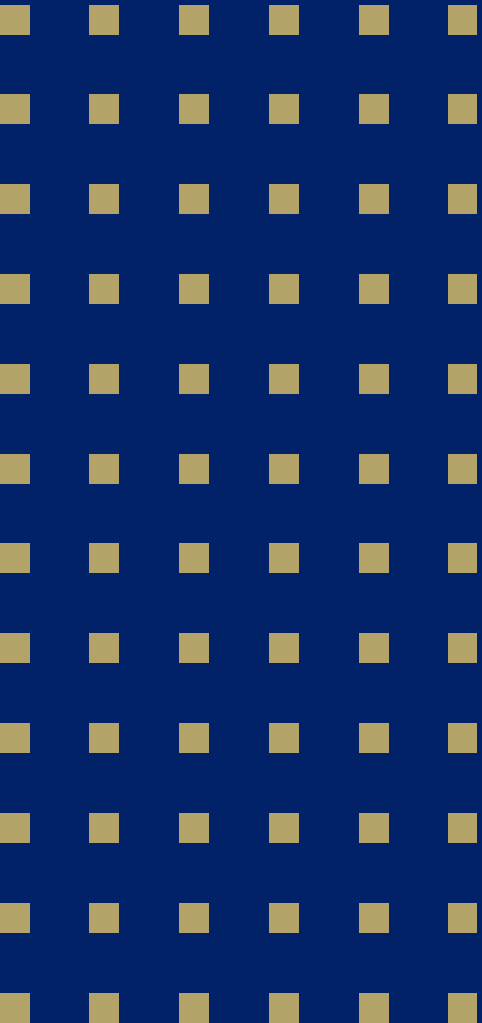


# IWRP Refresher

- What the IWRP does:
  - Sets performance criteria for operating a reliable water supply in an uncertain future (Sec 2.4)
  - Assesses how drivers affect water supply in various future conditions (Sec 2.2)
  - Affirms that Terry Ranch is an essential investment in all futures (Sec. 9.3)
  - Recommends a future “Terry Ranch Integration Study” (Sec 11.1)
- What the IWRP does not do:
  - Specify the year in which to implement Terry Ranch (Sec 9.3)
  - Predict when future demand growth will resume or at what rate (Sec 12.2)





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# Adaptive Plan Overview

# IWRP Adaptive Planning:

- Recognizes uncertainty around IWRP outcomes and recommendations
- Establishes process to monitor and respond to changes
- Allows for adjustments to CIP priorities if needed
- Extends the life of IWRP to improve water supply system sustainability

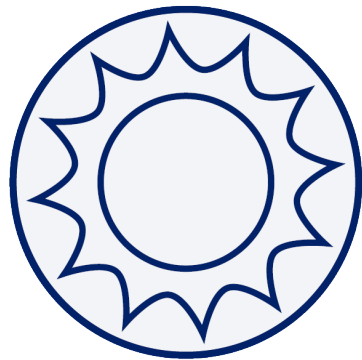


*Poudre River Diversion*

# How will Greeley monitor IWRP outcomes?



Monitor Demand  
Growth and Water  
Supply Conditions



Evaluate  
Terry Ranch  
Need



Update Terry Ranch  
Implementation  
Plan



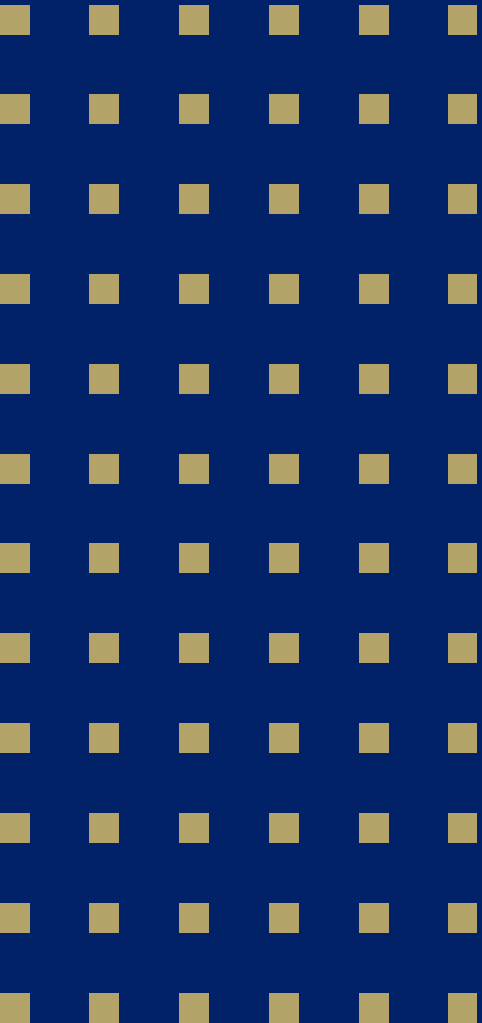
Assess Water  
Rights Changes  
and Acquisitions



Review Other  
Water Supply  
Opportunities

**Complete Adaptive Plan Actions Each Year**

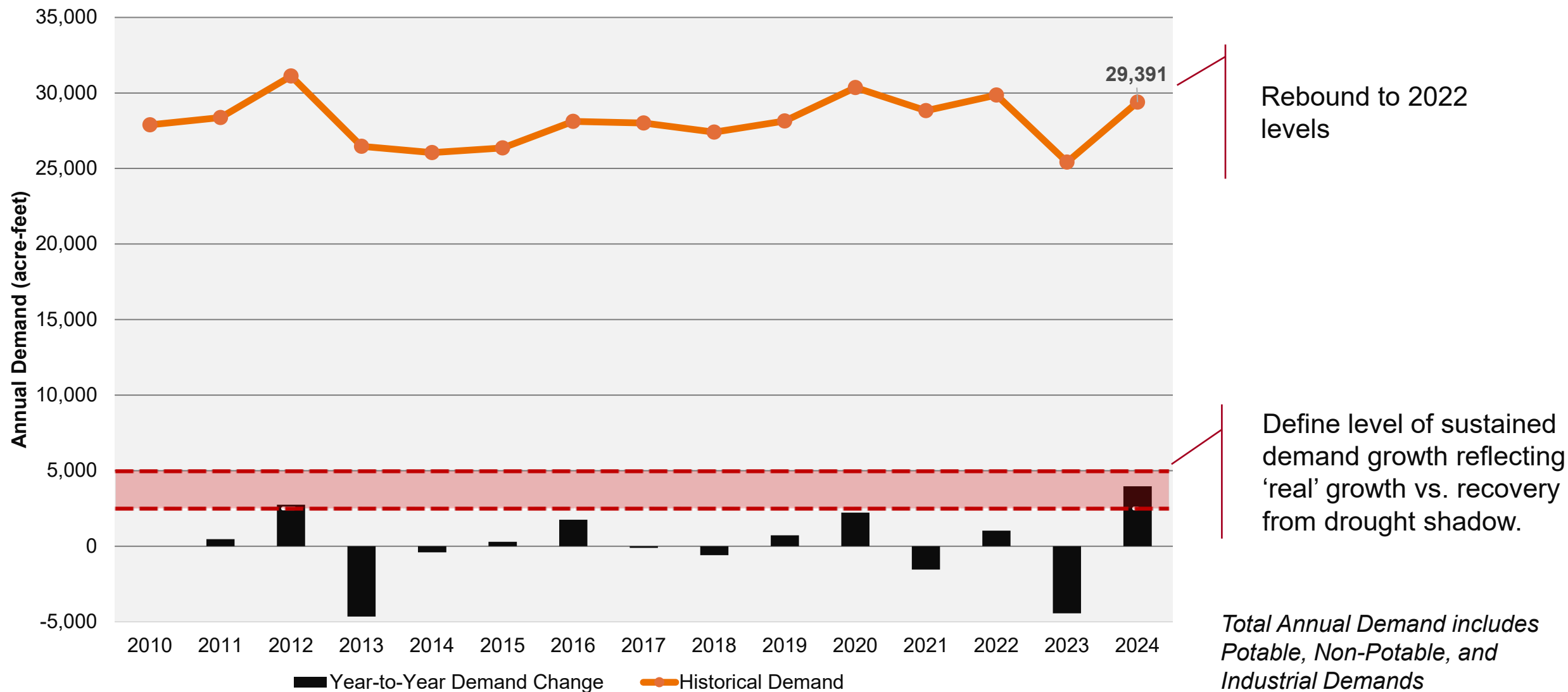


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# Adaptive Plan Update

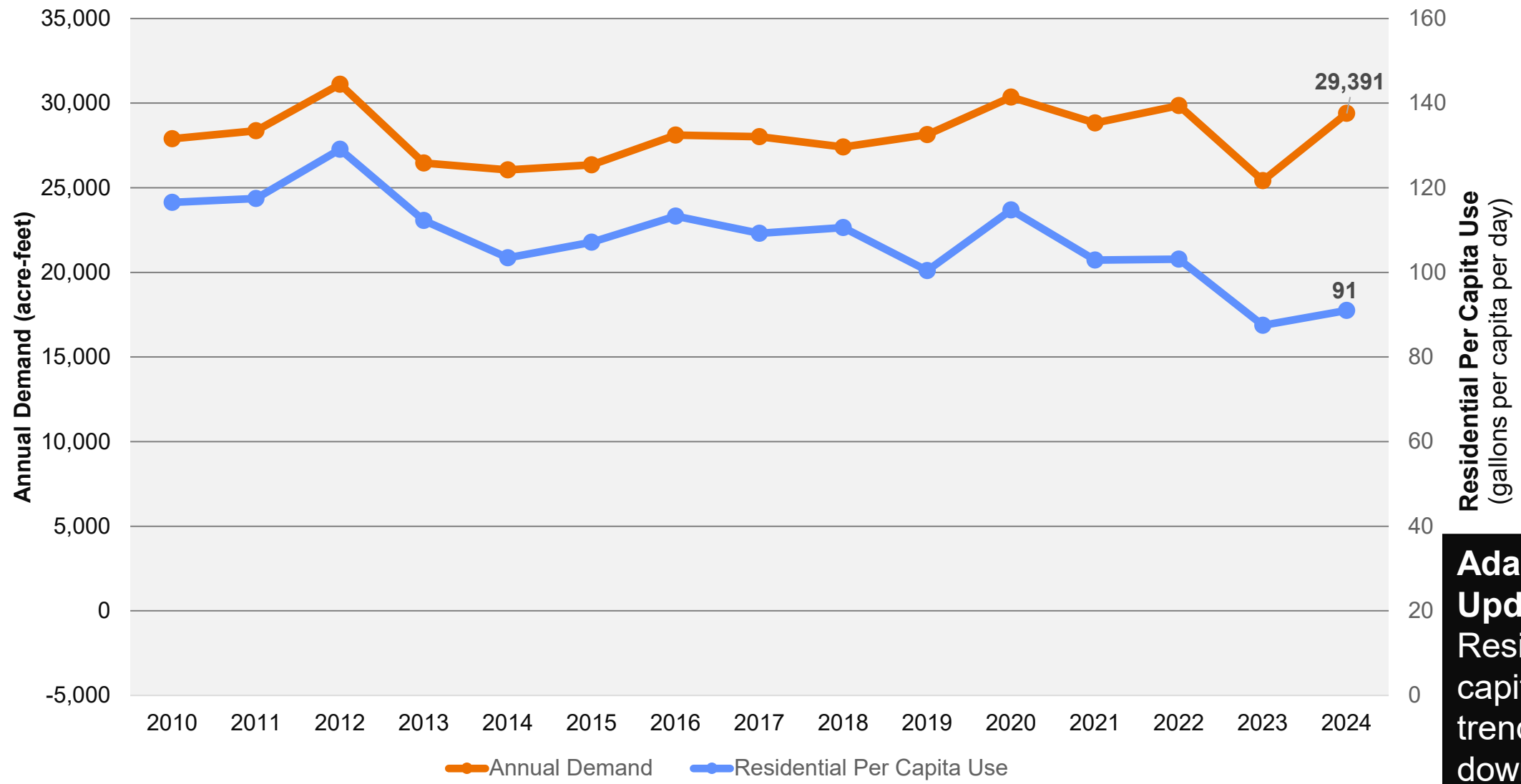


# Demand Indicators – Total Annual Demand





# Demand Indicators – Total Annual Demand



**Adaptive Plan Update:**  
Residential per capita use is trending downward





# Demand Indicators – Climate

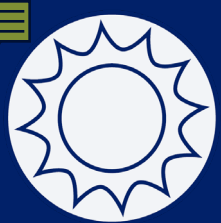
| Climate variable/event | Recent trend | Projected future change | Confidence in change |
|------------------------|--------------|-------------------------|----------------------|
| Spring Snowpack        | Lower        | Lower                   | Medium 🟡             |
| Runoff timing          | Earlier      | Earlier                 | High 🟢               |
| Annual Streamflow      | Lower        | Lower                   | Medium 🟡             |
| Summer soil moisture   | Lower        | Lower                   | High 🟢               |
| Evaporative demand     | Higher       | Higher                  | Very High 🟢          |

## Northern Mountains Temperature:

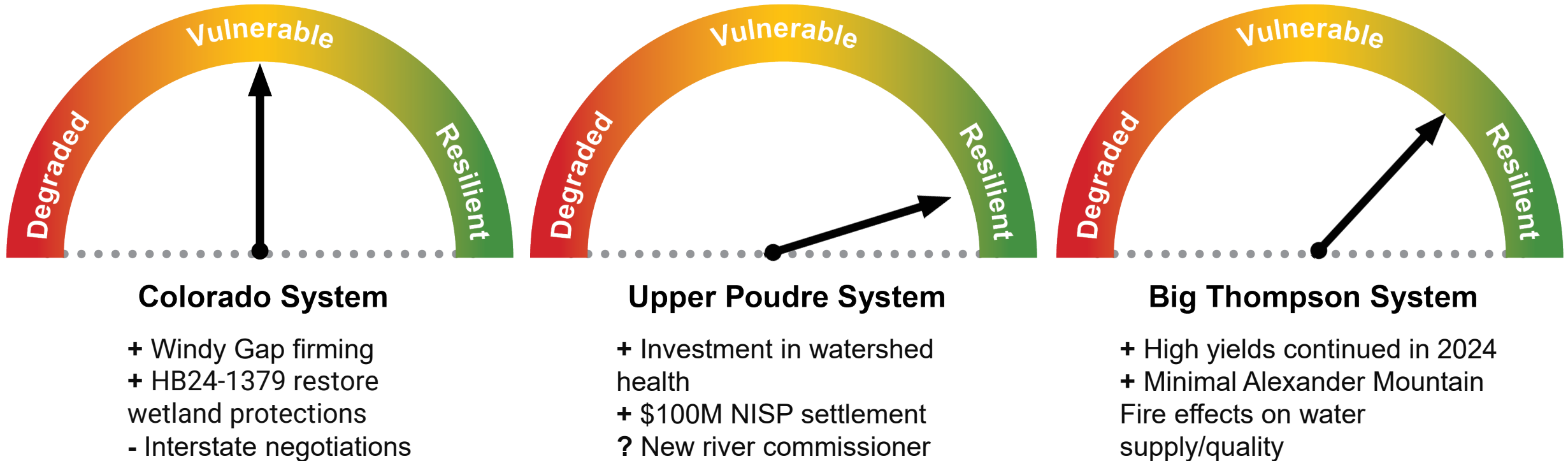
- Warming in all seasons (+1.1F to 3.2F) between 1980 and 2022
- Expect +2F in next decades

## Northern Mountains Precipitation:

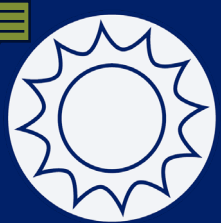
- Decrease in Winter, Spring, Summer (-1%, 0%,-11%), slight increase in fall (+4%)
- Future is highly uncertain, northern mountains are more likely to get wetter



# Evaluate Terry Ranch Need – Basin Resilience



Other notable events: 4/3/2025 Denver Water Gross Reservoir injunction



# Evaluate Terry Ranch Need - Conservation

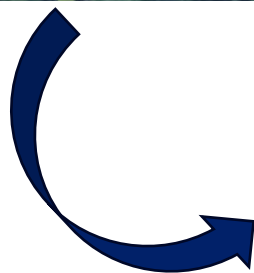
UNC project underway:

3.4 acres bluegrass to native landscape

86% water reduction to save ~8 AF/yr



2024 GoogleEarth

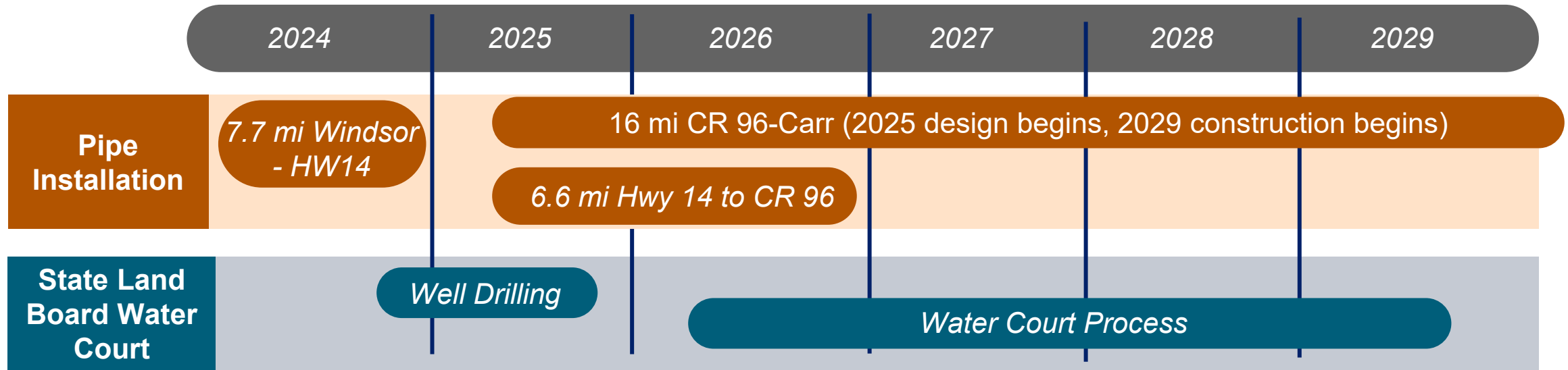


Artist rendering of the University Center hill landscape project courtesy of Norris Design





# Terry Ranch Implementation Plan

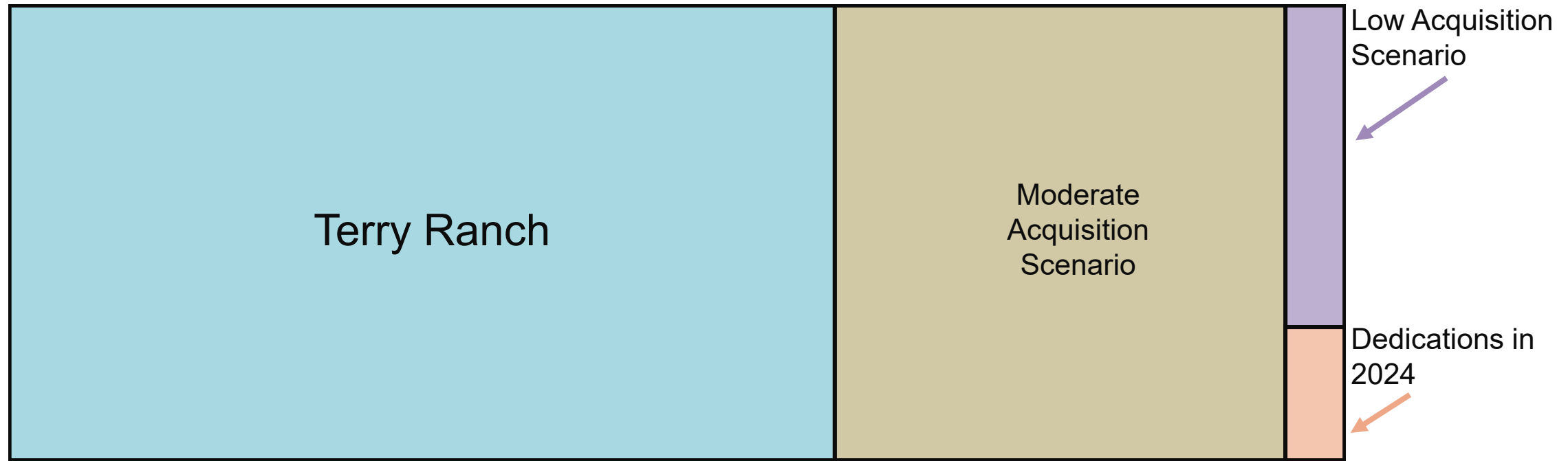


**Adaptive Plan Update:**  
No change to Terry Ranch implementation strategy



# Water Acquisition Strategy Update

Relative annual yield by acquisition type





# Other Water Resource Opportunities

## State Land Board Drilling

- 11 wells completed to date
- On target to finish ahead of September deadline

### Goals include:

- Secure Upper Laramie Aquifer water rights under additional 8,300 acres
- Collect data to support non-tributary water court application







# Other Water Resource Opportunities

## Retiming Storage Investigation Project

- Study began in earnest this year
- Board update in Q4 2025

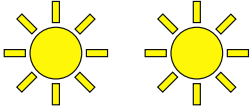
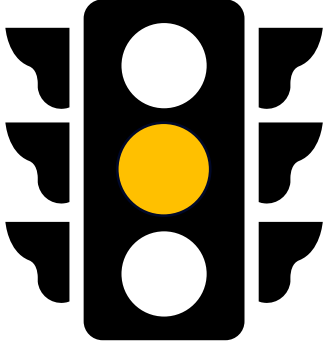
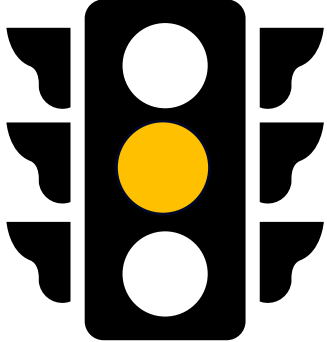
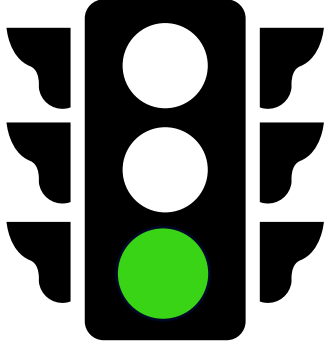
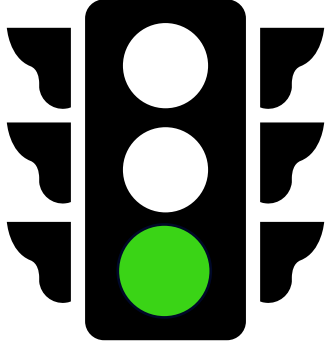
### Goals include:

- Maximize utilization of current City assets
- Identify alternative storage retiming opportunities
- Deliver an updated water supply plan





# Recent Trends

| Planning Scenario Name                                                                                                                 | Climate Warming                                                                                                  | CO River Basin Risk Impacts                                                                                                       | Water Supply System Yields                                                                           | Demands                                                                              |
|----------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|
| <b>Continued Trends (Warmer + Growth)</b>                                                                                              |                                 |                                                |                   |   |
| <b>Adaptive Plan Update:</b><br>Recent trends are most similar to Continued Trends IWRP Planning Scenarios, no re-evaluation required. | Within warm range +2 to 5F<br> | No impact to yields, but uncertain future<br> | No reduction<br> |  |





# 2025 IWRP Adaptive Plan Summary

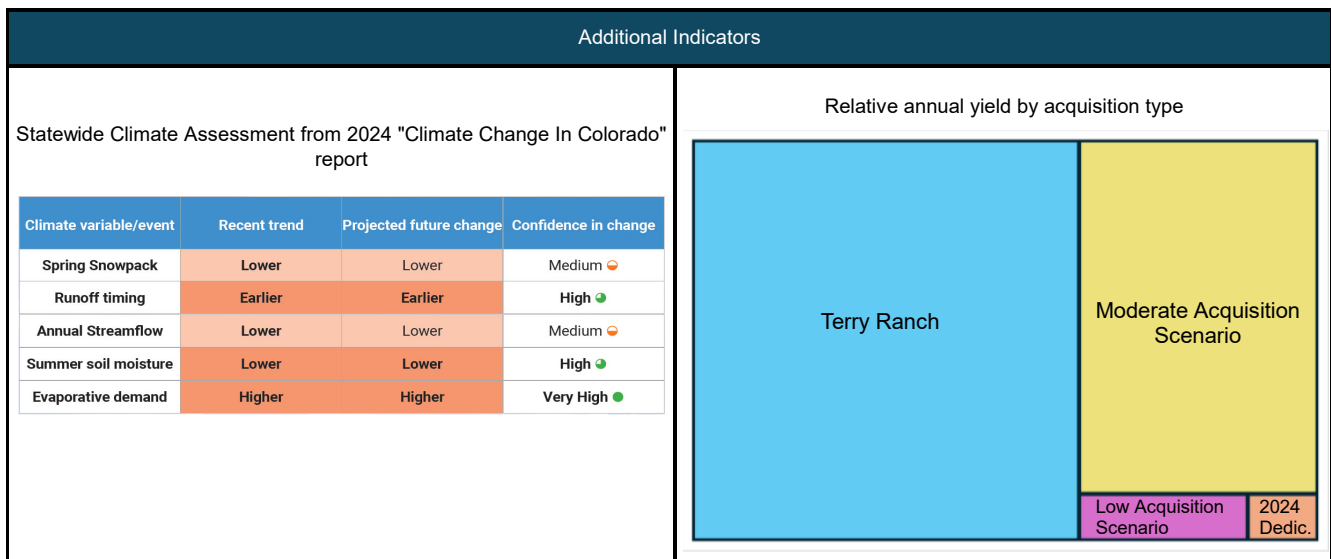
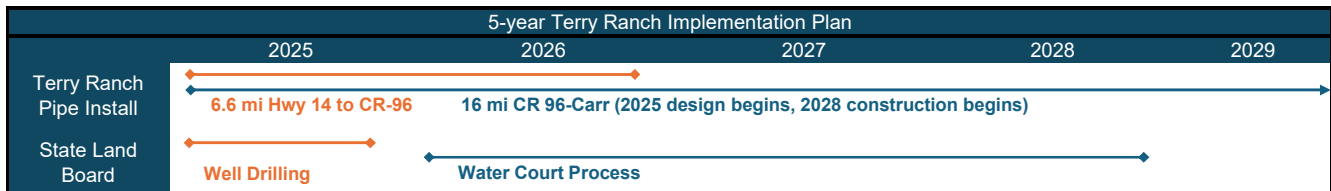
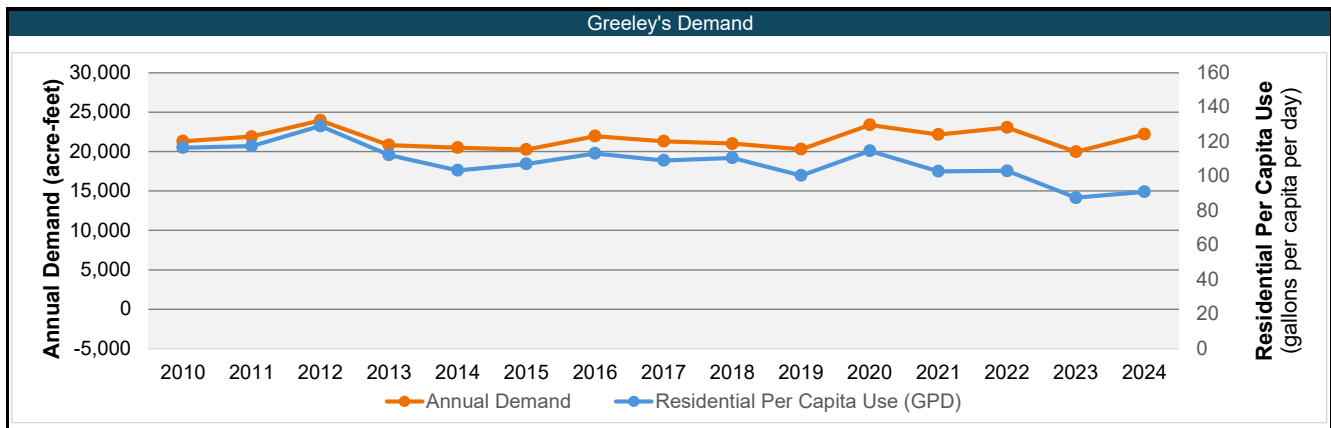
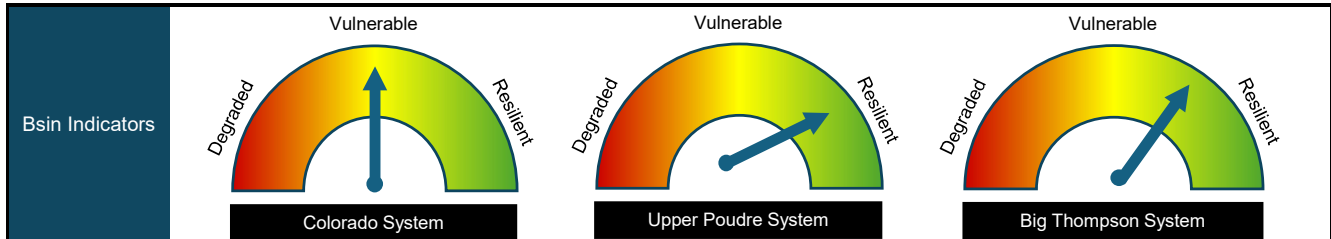
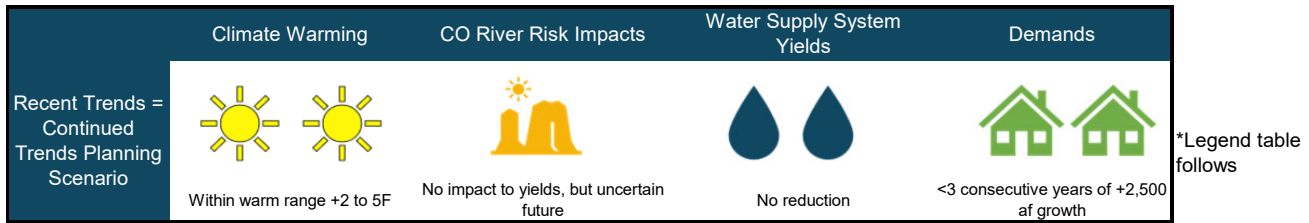


**Adaptive Plan Update:**  
No suggested change in planning  
approach

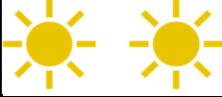
1. Until sustainable demand growth occurs, Greeley's current water supply system as planned is sufficient to meet demands, **including additional West Greeley demands.**
2. High-priority pipe is being installed and designed, and State Land Board water is being secured.
3. Strategic acquisitions continue and change case progression is consistent with schedule.
4. Greeley is underway with retiming storage investigation for Terry Ranch.
5. Recent trends align with IWRP Planning Scenarios.



## 2025 IWRP Adaptive Plan Summary



## IWRP Planning Scenario Legend

|                                                                         |                                                                                                                                                                                                                         |                                                                                       |
|-------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
| Future Climate Change                                                   | <ul style="list-style-type: none"> <li>Hot (+8°F or +5°F)</li> </ul>                                                                                                                                                    |    |
|                                                                         | <ul style="list-style-type: none"> <li>Warm (+5°F or +2°F)</li> </ul>                                                                                                                                                   |    |
|                                                                         | <ul style="list-style-type: none"> <li>No Change</li> </ul>                                                                                                                                                             |    |
| Colorado River Basin Risk Impacts                                       | <u>High Impacts to Yields</u> <ul style="list-style-type: none"> <li>5-year 25% Reduction in CBT/Windy Gap</li> <li>1-year 100% Curtailment of CBT/Windy Gap</li> <li>Chronic 10% Reduction in CBT/Windy Gap</li> </ul> |    |
|                                                                         | <u>Moderate Impacts to Yields</u> <ul style="list-style-type: none"> <li>5-year 25% Reduction in CBT/Windy Gap</li> <li>1-year 100% Curtailment of CBT/Windy Gap</li> </ul>                                             |    |
|                                                                         | <u>Low Impacts to Yields</u> <ul style="list-style-type: none"> <li>2-year 25% Reduction in CBT/Windy Gap</li> </ul>                                                                                                    |    |
| Water Rights Administration<br>Uncertainty and Increased<br>Competition | <ul style="list-style-type: none"> <li>10% Entitlement Reduction</li> </ul>                                                                                                                                             |    |
|                                                                         | <ul style="list-style-type: none"> <li>No Entitlement Reduction</li> </ul>                                                                                                                                              |  |
| Water Demands                                                           | <ul style="list-style-type: none"> <li>High Bookend</li> </ul>                                                                                                                                                          |  |
|                                                                         | <ul style="list-style-type: none"> <li>Median</li> </ul>                                                                                                                                                                |  |
|                                                                         | <ul style="list-style-type: none"> <li>Median with Maximum Conservation</li> </ul>                                                                                                                                      |  |
|                                                                         | <ul style="list-style-type: none"> <li>Low Bookend</li> </ul>                                                                                                                                                           |  |



## Water & Sewer Agenda Summary

April 14, 2025

Key Staff Contact: Leah Hubbard, Deputy Director of Water Resources

### Title:

Legal Report

### Summary:

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

Based on our review of the February 2025 Water Division 1 Resume, staff and water counsel recommend that the Water and Sewer Board authorize filing statements of opposition by the end of April 2025 to the following water court application:

Case No. 25CW3020: This case concerns an application by Martin Marietta Materials, Inc. for reasonable diligence for existing conditional storage rights for Taft Hill Reservoir (1,080 acre feet) and North Shore Reservoir (1,160 acre feet). Applicant is seeking to make 204 acre feet of the North Shore Reservoir right absolute. These reservoirs can be filled by diversions through the Taylor and Gill Ditch, in which Greeley holds substantial ownership interests. The reservoirs are also in close proximity to Greeley's Overland Trail Ponds complex. We recommend that Greeley file a statement of opposition in this case to be fully informed of the current status of this applicants reservoirs and to protect Greeley's water rights and interests in the related ditch system from injury.

In addition, counsel will provide a brief summary of the following matter:

Case No. 20CW3208 Application of Montava Partners, LLC– The applicant, Montava, is a developer proposing to develop 1,000 acres of land just west of the Anheuser Busch brewery north of Ft. Collins. They filed an application that included appropriation of tributary ground water rights, and junior surface diversions and storage rights, including the Seaworth Augmentation Pond No. 2, filled via the Taylor and Gill Ditch. They also are seeking to change 3 WSSC (Water Supply and Storage Company) shares for use in their system, including for augmentation purposes.

### Recommended Action:

Staff and water counsel recommend authorizing filing a statement of opposition in Division 1 Case No. 25CW3020.

### Recommended Motion:

"I move that the Board authorize filing statements of opposition in Case No. 25CW3020 and for staff and legal counsel to seek resolution of issues raised by these cases consistent with Water and Sewer Board Resolution No. 3, 2015."

### Attachments:



None



## Water & Sewer Agenda Summary

April 14, 2025

Key Staff Contact: Sean Chambers, Water & Sewer Director

### Title:

Executive Session

### Summary:

The Water & Sewer Enterprises contemplate funding infrastructure across the City through 2025 revenue bond debt issuances, and among the use of funds will be infrastructure west of Hwy 257 that extends water, non-potable irrigation, and sewer collection infrastructure. The extension of funding for certain utility infrastructure as part of the West Greeley catalyst project may constitute a form of funding assistance to the City's proposed project that should be repaid by the project 501(c)3 and West Greeley General Improvement District in order to keep City ratepayers and the utility enterprises whole.

Staff and the City Attorney's Office have discussed methods for memorializing the repayment obligations. The purpose of the executive session to provide the Water & Sewer Board with legal advice and collect advice to negotiators from the Board concerning the use of enterprise funds for the West Greeley project.

### Recommended Action:

Informational only

### Recommended Motion:

None

### Attachments:

None



## Water & Sewer Agenda Summary

April 14, 2025

Key Staff Contact: Virgil Pierce, Utility Finance Manager

### Title:

Approval of 2025 Water Bond Resolutions

### Summary:

Enclosed is a resolution for the Water and Sewer Board to authorize and approve the issuance of water revenue bonds, Series 2025, in an aggregate principal amount not to exceed \$98,500,000, bearing interest at the rates and maturing on the dates in the amounts to be set forth in the final terms certificate, and on the terms and conditions provided in the bond ordinance. Terms of payment not to exceed 30 years and an interest rate not to exceed 5.0% in aggregate.

Contained within the water capital program are a number of projects extending or rehabilitating the city's potable water transmission and distribution system, replacing non-potable water infrastructure, and purchasing additional water supplies through the acquisition program.

These projects will be partially funded through bond revenues. The resolution states that the Water and Sewer Board authorizes and approves the issuance of the Series 2025 Water Revenue Bonds, recognizing that the issuance of these bonds will impact the Water Fund's debt service payments and the rates required to support those payments.

### Recommended Action:

Approve the 2025 Water Bond Resolution.

### Recommended Motion:

"I move that the Board approve a Resolution authorizing the issuance of Water Revenue Bonds and recommend the same to City Council."

### Attachments:

1. 2025 Water Bond Resolution
2. Greeley 2025 Water Revenue Bonds - Water and Sewer Board Resolution





# 2025 Water Bond Resolutions

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**Virgil Pierce, Utility Finance Manager**  
**April 14, 2025**



# 2025 Water Bond

- Not to exceed \$98.5 million.
- Projects to be funded:
  - West Greeley Water Utility Infrastructure Needs: \$23 million  
with some portion (~\$20 million) to be reimbursed by the W Greeley GID
  - Future Water Acquisition: \$26 million
  - Terry Ranch Water Development: \$9 million
  - Distribution Pipeline Replacements: \$5 million
  - Transmission Line Replacement – Cache Segment: \$4 million
  - North Boomerang Non-Potable Pump Station: \$4 million
  - Bellvue Gold Hill Pipeline: \$4 million\*
  - 23<sup>rd</sup> Ave Reservoir Replacement: \$3 million
  - Transmission System Rehab: \$2 million
  - Transmission Line Replacement – Schur Segment: \$2 million

**Recommended Action: Approve the 2025 Water Bond Resolution**



**Questions?**



**CITY OF GREELEY, COLORADO  
WATER AND SEWER BOARD**

**RESOLUTION \_\_, 2025**

A RESOLUTION OF THE GREELEY WATER AND SEWER BOARD AUTHORIZING AND APPROVING THE ISSUANCE OF WATER REVENUE BONDS, SERIES 2025 IN AN AGGREGATE PRINCIPAL AMOUNT NOT TO EXCEED \$98,500,000, BEARING INTEREST AT THE RATES AND MATURING ON THE DATES AND IN THE AMOUNTS TO BE SET FORTH IN THE FINAL TERMS CERTIFICATE, AND ON THE TERMS AND CONDITIONS PROVIDED IN THE BOND ORDINANCE

BE IT RESOLVED BY THE WATER AND SEWER BOARD OF THE CITY OF GREELEY, COLORADO:

**Section 1. Findings.** The Water and Sewer Board (the “Board”) of the City of Greeley, Weld County, Colorado (the “City”), hereby finds and determines that:

(a) Pursuant to Section 5-18(d) of the Charter of the City (the “Charter”), a proposed Ordinance (the “Ordinance”) is scheduled for introduction at the City Council (the “Council”) of the City’s regular meeting on April 15, 2025, approving the City of Greeley, Colorado, Water Revenue Bonds, Series 2025 (the “Series 2025 Bonds”), to be issued in an aggregate principal amount not to exceed \$98,500,000, bearing interest at the rates and maturing on the dates and in the amounts to be set forth in a Final Terms Certificate (as defined in the Ordinance), and upon the terms and conditions set forth in the Ordinance.

(b) Pursuant to Article XVII of the Charter, the City owns, operates and maintains a municipal water system (the “System”) as an “enterprise” within the meaning of Article X, Section 20 of the Colorado Constitution. The System has been designated as an enterprise by the Charter, by Section 20-23 of the Greeley City Code (the “Code”), and by related actions of the Council and the Board, and such designation is hereby ratified and confirmed. The Board has determined, and hereby determines, based in part upon advice of bond counsel, that the System currently meets all requirements applicable to an enterprise under said Article X, Section 20. Without limiting the generality of the foregoing, the Board has determined, and hereby determines, that in each fiscal year since the adoption of said Article X, Section 20, through and including the 2025 fiscal year, the System has received, and that for the balance of the current 2025 fiscal year, the Board intends and reasonably expects that the System will receive under 10% of annual revenue in grants from all Colorado state and local governments combined. Accordingly, no election is necessary under Article X, Section 20 of the Colorado Constitution to issue the Series 2025 Bonds.

(c) In addition to the other powers and duties vested in the Board, Section 17-4(a) of the Charter provides, in relevant part, that the Board shall have the power and shall

be required to annually establish minimum water rates which must be sufficient to include all expenditures for:

(i) all operation and maintenance of the System;

(ii) all debt service requirements; and

(iii) additions to a reserve account in sufficient amounts to offset depreciation to the System, based on accepted principles of accounting for a water system.

(d) The City has determined it is necessary and desirable for the best interests of the health, safety and welfare of the people of the City to finance the acquisition and construction of capital improvements, betterments, extensions and expansions of the System (the “Project”).

(e) The Board is familiar with (i) the Project; (ii) the financing of the Project to be effected through the issuance of the Series 2025 Bonds; (iii) the terms and conditions upon which the Series 2025 Bonds are to be issued; and (iv) the provisions of the Ordinance.

(f) Except for the Series 2016 Bonds, the Series 2018 Bonds, the Series 2022 Bonds, and the 2024 Agency Bond (all as defined in the Ordinance), there are no other outstanding bonds, notes or other obligations secured by a pledge of or a lien on all or any part of the Net Revenues (as defined in the Ordinance) of the System secured on parity with the Series 2025 Bonds, and there are no ordinances, resolutions, contracts, agreements, or other enactments or commitments inconsistent with the issuance of the Series 2025 Bonds or due performance under the Series 2025 Bonds or the Ordinance.

(g) Pursuant to Section 17-1 of the Charter, Section 20-31 of the Code, and the Ordinance, and to provide for compliance with Section 17-4(a) of the Charter, the Series 2025 Bonds, the Ordinance and the transactions contemplated thereby have been submitted to the Board for its authorization and approval. This resolution shall constitute such authorization and approval, and by adopting this resolution the Board has duly exercised its authority with respect to revenue bonds pursuant to Section 20-31 of the Code.

(h) The estimated period of usefulness of the Project is not less than fifty years from the date of delivery of the Series 2025 Bonds.

(i) Pursuant to Section 18-8-308, Colorado Revised Statutes (“C.R.S.”), all known potential conflicting interests, if any, with respect to the Series 2025 Bonds and the expenditure of proceeds thereof have been disclosed to the Board and to the Colorado Secretary of State. No member of the Board has a personal or private interest, as such terms are used in Section 24-18-109, C.R.S., in the Series 2025 Bonds, the Project, or any other subject matter of this resolution or the Ordinance, and no member of the Board has any interest, as such term is used in Section 24-18-201, C.R.S., in the Series 2025 Bonds, the Project or any other contract made or to be made pursuant to this resolution or the Ordinance.

**Section 2. Approval, Authorization and Ratification.** The Board hereby approves and authorizes the Project and the issuance of the Series 2025 Bonds, in an aggregate principal amount not to exceed \$98,500,000, bearing interest at the rates and maturing on the dates and in the amounts to be set forth in a Final Terms Certificate, and on the terms and conditions provided in the Ordinance; and the Board further hereby authorizes, approves and concurs in all terms and provisions of the Ordinance and the transactions contemplated thereby. Without limiting the generality of the foregoing, as security for the Series 2025 Bonds, the Board hereby specifically authorizes, approves and concurs in the pledge of Net Revenues of the System, the granting of an irrevocable and first lien (but not necessarily an exclusively first lien) on such Net Revenues, on a parity with the lien of the Series 2016 Bonds, the Series 2018 Bonds, the Series 2022 Bonds, and the 2024 Agency Bond, the covenants, restrictions and limitations relating to additional Parity Obligations and Subordinate Obligations (both as defined in the Ordinance), and the covenants relating to the establishment and collection of System rates and charges, all as provided in the Ordinance. All actions heretofore taken (not inconsistent with the provisions of the Ordinance) by the City, the Board, and officers, agents, and employees of the City and the Board, directed toward the undertaking of the Project and toward the issuance of the Series 2025 Bonds for that purpose, the notice and conduct of the public sale of the Series 2025 Bonds, and the provisions of the Ordinance as finally adopted) are hereby ratified, approved and confirmed.

**Section 3. Delegation.** In connection with this resolution and the Series 2025 Bonds, the Board hereby elects, pursuant to Section 11-57-204, C.R.S., as amended, to apply such portions of the Supplemental Act (as defined and provided in the Ordinance) as are relevant to and not inconsistent with the provisions of the Ordinance and this resolution, including without limitation Section 11-57-211, C.R.S. The officers of the City, including appropriate officers of the Board, are hereby authorized and directed to take all action necessary or appropriate to effectuate the provisions of the Ordinance and this resolution, to comply with the Ordinance and the Series 2025 Bonds, and to comply with all requirements of applicable law in connection therewith, including, without limitation, the execution and delivery of such documents, agreements, certificates, affidavits and other instruments as may be necessary or desirable in connection therewith.

**Section 4. Repeal of Inconsistent Actions.** All resolutions, bylaws and other orders or actions of the Board in conflict with this resolution are hereby repealed only to the extent of such inconsistency. This repealer shall not be construed to revive any resolution, bylaw or other order action heretofore repealed.

**Section 5. Severability.** If any section, paragraph, clause or provision of this resolution shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause or provision shall not affect any of the remaining provisions of this resolution.

**Section 6. Effective Date.** The public sale of the Series 2025 Bonds being held on or about June 10, 2025, or such later date as is determined pursuant to the terms of the Ordinance, and the Series 2025 Bonds being scheduled for delivery on or about June 19, 2025 or such later date as is determined pursuant to the terms of the Ordinance, it is hereby determined that the immediate effectiveness of this resolution will promote the public health and safety of, and will benefit, the citizens and inhabitants of the City. This resolution shall become effective and be in full force and effect immediately upon its adoption.

APPROVED, ADOPTED AND SIGNED this April 14, 2025.

By \_\_\_\_\_  
Chairman, Water and Sewer Board of the  
City of Greeley, Colorado

ATTEST:

By \_\_\_\_\_  
Secretary, Water and Sewer Board of the  
City of Greeley, Colorado





## Water & Sewer Agenda Summary

April 14, 2025

Key Staff Contact: Virgil Pierce, Utility Finance Manager

### Title:

Approval of 2025 Sewer Bond Resolution

### Summary:

Enclosed is a resolution for the Water and Sewer Board to authorize and approve the issuance of sewer revenue bonds, Series 2025, in an aggregate principal amount not to exceed \$90,500,000, bearing interest at the rates and maturing on the dates and amounts to be set forth in the final terms certificate, and on the terms and conditions provided in the bond ordinance. Terms of payment not to exceed 30 years and an interest rate not to exceed 5.0% in aggregate.

Contained within the sewer capital program are a number of projects extending or rehabilitating the city's sanitary sewer and upgrading or replacing assets at the Wastewater Treatment and Reclamation Facility that have reached the end of their useful life.

These projects will be partially funded through bond revenues. The resolution states that the Water and Sewer Board authorizes and approves the issuance of the Series 2025 Sewer Revenue Bonds, recognizing that the issuance of these bonds will impact the Sewer Fund's debt service payments and the rates required to support those payments.

### Recommended Action:

Approve the 2025 Sewer Bond Resolution

### Recommended Motion:

"I move that the Board approve a Resolution authorizing the issuance of Sewer Revenue Bonds and recommend the same to City Council."

### Attachments:

1. 2025 Sewer Bond Resolution
2. Greeley 2025 Water Revenue Bonds-Water and Sewer Resolution



# 2025 Sewer Bond Resolutions

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**Virgil Pierce, Utility Finance Manager**  
**April 14, 2025**



# 2025 Sewer Bond

- Not to exceed \$90.5 million.
- Projects to be funded:
  - West Greeley Sewer Utility Infrastructure Needs: \$32 million  
with some portion (~\$29 million) to be reimbursed by the W Greeley GID  
Note that this sum encompasses some existing projects in the CIP
    - County Road 17 West Greeley Interceptor: \$13 million
  - WTRF Primary Treatment Phase II: \$44 million
  - North Greeley Sewer Phase IIA: \$7 million
  - WTRF Generator Replacement: \$6 million

**Recommended Action: Approve the 2025 Sewer Bond Resolution**



**Questions?**



**CITY OF GREELEY, COLORADO  
WATER AND SEWER BOARD**

**RESOLUTION \_\_, 2025**

A RESOLUTION OF THE GREELEY WATER AND SEWER BOARD AUTHORIZING AND APPROVING THE ISSUANCE OF FIRST-LIEN SEWER IMPROVEMENT REVENUE BONDS, SERIES 2025, IN AN AGGREGATE PRINCIPAL AMOUNT NOT TO EXCEED \$90,500,000, BEARING INTEREST AT THE RATES AND MATURING ON THE DATES AND IN THE AMOUNTS TO BE SET FORTH IN A FINAL TERMS CERTIFICATE, AND ON THE TERMS AND CONDITIONS PROVIDED IN THE GENERAL AND SERIES ORDINANCES OF THE CITY

BE IT RESOLVED BY THE WATER AND SEWER BOARD OF THE CITY OF GREELEY, COLORADO:

**Section 1. Findings.** The Water and Sewer Board (the “Board”) of the City of Greeley, Weld County, Colorado (the “City”), hereby finds and determines that:

(a) The Board is in receipt of a copy of the proposed Series 2025 First-Lien Sewer Improvement Revenue Bond Ordinance (the “Series Ordinance” and together with the Sewer System General Revenue Bond Ordinance (the “Sewer General Ordinance”), collectively the “Ordinances”), which is scheduled for introduction at the City Council’s regular meeting on April 15, 2025, pursuant to which it is proposed that the Council authorize and approve, pursuant to Section 5-18(d) of the Charter of the City (the “Charter”), the City of Greeley, Colorado, First-Lien Sewer Improvement Revenue Bonds, Series 2025 (the “Series 2025 Bonds”). The Series 2025 Bonds are to be issued in an aggregate principal amount not to exceed \$90,500,000, bearing interest at the rates and maturing on the dates and in the amounts to be set forth in a Final Terms Certificate (as defined in the Ordinances), and upon the terms and conditions set forth in the Ordinances.

(b) Pursuant to Article XVII of the Charter, the City owns, operates and maintains a municipal sanitary sewer system (the “System”) as an “enterprise” within the meaning of Article X, Section 20 of the Colorado Constitution. The System has been designated as an enterprise by the Charter, by Section 20-24 of the Greeley City Code (the “Code”), and by related actions of the Council and the Board, and such designation is hereby ratified and confirmed. The Board has determined, and hereby determines, based in part upon advice of bond counsel, that the System currently meets all requirements applicable to an enterprise under said Article X, Section 20. Without limiting the generality of the foregoing, the Board has determined, and hereby determines, that in each fiscal year since the adoption of said Article X, Section 20, through and including the 2025 fiscal year, the System has received, and that for the balance of the current 2025 fiscal year, the Board intends and reasonably expects that the System will receive, under 10% of annual revenue in grants from all Colorado state and local governments combined. Accordingly, no election is necessary under Article X, Section 20 of the Colorado Constitution to issue the Series 2025 Bonds.

(c) In addition to the other powers and duties vested in the Board, Section 17-4(a) of the Charter provides, in relevant part, that the Board shall have the power and shall be required to annually establish minimum sewer rates which must be sufficient to include all expenditures for:

(i) all operation and maintenance of the System;

(ii) all debt service requirements; and

(iii) additions to a reserve account in sufficient amounts to offset depreciation to the System, based on accepted principles of accounting for a water system.

(d) The Board is thoroughly familiar with (i) the Project (as defined in the Series Ordinance); (ii) the financing of the Project to be effected through the issuance of the Series 2025 Bonds; (iii) the terms and conditions upon which the Series 2025 Bonds are to be issued; and (iv) the provisions of the Ordinances.

(e) There are currently outstanding the Series 2015 Bonds, the Series 2018 Bonds, and the Series 2022 Bonds (each as defined in the Series Ordinance). The Series 2025 Bonds shall have a lien on the Net Pledged Revenues which is on a parity with the lien of the Series 2015 Bonds, the Series 2018 Bonds, and the Series 2022 Bonds. Except for the Series 2015 Bonds, the Series 2018 Bonds, and the Series 2022 Bonds, there are no other outstanding bonds, notes or other obligations secured by a pledge of or a lien on all or any part of the Net Pledged Revenues (as defined in the Ordinances) of the System secured on parity with the lien securing the Series 2025 Bonds, and there are no ordinances, resolutions, contracts, agreements, or other enactments or commitments inconsistent with the issuance of the Series 2025 Bonds or due performance under the Series 2025 Bonds or the Ordinances.

(f) Pursuant to Section 17-1 of the Charter, Section 20-31 of the Code, and the Ordinances, and to provide for compliance with Section 17-4(b) of the Charter, the Series 2025 Bonds, the Ordinances, and the transactions contemplated thereby have been submitted to the Board for its authorization and approval. This resolution shall constitute such authorization and approval, and by adopting this resolution the Board has duly exercised its authority with respect to revenue bonds pursuant to Section 20-31 of the Code.

(g) The estimated period of usefulness of the Project is not less than fifty years from the date of delivery of the Series 2025 Bonds.

(h) Pursuant to Section 18-8-308, Colorado Revised Statutes ("C.R.S."), all known potential conflicting interests, if any, with respect to the Series 2025 Bonds and the expenditure of proceeds thereof have been disclosed to the Board and to the Colorado Secretary of State. No member of the Board has a personal or private interest, as such terms are used in Section 24-18-109, C.R.S., in the Series 2025 Bonds, the Project, or any other subject matter of this resolution or the Ordinances, and no member of the Board has any interest, as such term is used in Section 24-18-201, C.R.S., in the Series 2025 Bonds, the Project or any contract made or to be made pursuant to this resolution or the Ordinances.

**Section 2. Approval, Authorization and Ratification.** The Board hereby approves and authorizes the Project and the issuance of the Series 2025 Bonds, in an aggregate principal amount not to exceed \$90,500,000, bearing interest at the rates and maturing on the dates and in the amounts to be set forth in a Final Terms Certificate, and on the terms and conditions provided in the Series Ordinance; and the Board further hereby authorizes, approves and concurs in all terms and provisions of the Ordinance and the transactions contemplated thereby. Without limiting the generality of the foregoing, as security for the Series 2025 Bonds, the Board hereby specifically authorizes, approves and concurs in the pledge of Net Pledged Revenues of the System, the granting of an irrevocable and first lien (but not necessarily an exclusively first lien) on such Net Pledged Revenues, the covenants, restrictions and limitations relating to additional Parity Obligations and Subordinate Obligations (both as defined in the Ordinances), and the covenants relating to the establishment and collection of System rates and charges, all as provided in the Ordinances. All actions heretofore taken (not inconsistent with the provisions of the Ordinances) by the City, the Board, and officers, agents and employees of the City and the Board, directed toward the undertaking of the Project and toward the issuance of the Series 2025 Bonds for that purpose, the notice and conduct of the public sale of the Series 2025 Bonds, and the provisions of the Ordinances as finally adopted) are hereby ratified, approved and confirmed.

**Section 3. Delegation.** In connection with this resolution and the Series 2025 Bonds, the Board hereby elects, pursuant to Section 11-57-204, C.R.S., as amended, to apply such portions of the Supplemental Act (as defined and provided in the Ordinances) as are relevant to and not inconsistent with the provisions of the Ordinance and this resolution, including without limitation Section 11-57-211, C.R.S. The officers of the City, including appropriate officers of the Board, are hereby authorized and directed to take all action necessary or appropriate to effectuate the provisions of the Ordinance and this resolution, to comply with the Ordinances and the Series 2025 Bonds, and to comply with all requirements of applicable law in connection therewith, including, without limitation, the execution and delivery of such documents, agreements, certificates, affidavits and other instruments as may be necessary or desirable in connection therewith.

**Section 4. Repeal of Inconsistent Actions.** All resolutions, bylaws and other orders or actions of the Board in conflict with this resolution are hereby repealed only to the extent of such inconsistency. This repealer shall not be construed to revive any resolution, bylaw or other order action heretofore repealed.

**Section 5. Severability.** If any section, paragraph, clause or provision of this resolution shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause or provision shall not affect any of the remaining provisions of this resolution.

**Section 6. Effective Date.** The public sale of the Series 2025 Bonds is scheduled to be held on or about June 10, 2025, or such later date as is determined pursuant to the terms of the Ordinances, and the Series 2025 Bonds are scheduled for delivery on or about June 19, 2025 or such later date as is determined pursuant to the terms of the Ordinances. It is hereby determined that the immediate effectiveness of this resolution will promote the public health and safety of, and will benefit, the citizens and inhabitants of the City. This resolution shall become effective and be in full force and effect immediately upon its adoption.

APPROVED, ADOPTED AND SIGNED this April 14, 2025.

By \_\_\_\_\_  
Chairman, Water and Sewer Board of the  
City of Greeley, Colorado

ATTEST:

By \_\_\_\_\_  
Secretary, Water and Sewer Board of the  
City of Greeley, Colorado





# Water & Sewer Agenda Summary

April 14, 2025

Key Staff Contact: Sean Chambers, Water & Sewer Director

## Title:

Director's Report

## Summary:

The Director will provide the Water & Sewer Board with a summary of water resource policy events, and an update on notable water utility activities. Update Items include the following:

1. Water Industry Education and Advocacy Events
  - National Water Resource Association on Capital Hill  
Mon. April 28 – 30, 2025  
[www.nwra.org](http://www.nwra.org)
  - CSU Water Conservation & Sustainability Lecture  
Thursday, May 1<sup>st</sup> 12:30pm – 1:45pm – CSU Natural Resources building or virtual  
[www.watercenter.coloradostate.edu](http://www.watercenter.coloradostate.edu)
  - Water Resources Association and Colorado Groundwater Association Symposium  
Friday, May 2<sup>nd</sup> at Mt. Vernon Country Club, Golden  
[www.cgwa.co/2025-symposium](http://www.cgwa.co/2025-symposium)
  - South Platte Basin Roundtable  
Tuesday, May 13<sup>th</sup> at 4:00 PM at Southwest Weld County Bldg.  
Presentations and recommendation of awards for ~ \$210K of WSRF grants  
<https://southplattebasin.com/>
  - Interbasin Compact Committee Meeting (CWCB)  
June 25<sup>th</sup> in Grand Junction
  - Colorado Water Congress Summer Conference  
Aug. 19-21<sup>st</sup> – Steamboat Springs
  - Colorado Water Trust River Bank 2025  
September 30, 2025 @ 5:30pm at Denver Botanic Gardens  
[www.coloradowatertrust.org](http://www.coloradowatertrust.org)
2. Neff Lake Non-Potable Pipeline Diligence and Closing Update.
3. Update on Greeley's opposition to Northern Water's NISP proposed use of Greeley's Bellvue CO utility property for NISP infrastructure.
4. Report on Dept. of Homeland Security/FEMA Building Resiliency Infrastructure and Communities (BRIC) grant funding for Gold Hill water pipeline.

## Recommended Action:

Informational only

## Recommended Motion:

None

*Attachments:*

1. NISP Ent\_CoG Breckenridge Property Impact Letter
2. Board Meeting Charts\_2025



## **WATER & SEWER**

Northern Integrated Water Supply Enterprise  
c/o Mr. Brad Wind, General Manager  
Northern Colorado Water Conservancy District  
220 Water Avenue  
Berthoud, CO 80513

RE: Objection to Northern Water Conservation District's proposed use of the City of Greeley's property for the location of the proposed release structure for NISP's Glade Reservoir.

Dear Mr. Wind:

This letter serves as the City of Greeley's ("Greeley" or the "City") notice of objection to the Northern Water Conservation District's, acting by and through the Northern Integrated Supply Project Enterprise, ("Northern Water") proposed use of City property for the Glade Reservoir release structure. The City owned property, known as the "Breckenridge Property," straddles the Cache la Poudre River ("Poudre River") and encompass the City utility infrastructure and the diversion dam and filters pipeline. (See attached map.) This critical piece of property is the location the City has diverted, conveyed, and pre-treated raw water for intake at Greeley's Bellvue Filter Plant since 1907. Based on the proposed location, the release structure would cut the property in half and potentially damage aged but critical water conveyance infrastructure. By limiting the area available for future City use and challenging the City's ability to maintain, repair, replace and expand its water conveyance system, Northern Water's proposal will have significant and irreparable impacts on the City's raw water conveyance, operations, planning, and ability to maintain resiliency for its growing community.

Northern Water's commitments to utilize the City's property within its fish and wildlife resources 122.2 Plan and water court application were made without consultation or agreement with the City. After the City raised its concerns with the proposal, and despite holding numerous meetings and discussions over the past two years, Northern Water has not adequately addressed the significant impacts its proposed use of the Breckenridge Property will have on Greeley.

The Breckenridge Property is unique, and the City cannot replicate its use of the property at an alternate location. As a municipal water provider with perpetual service commitments to residential and commercial customers, the City must vigorously defend its water system and take every necessary step to protect its current and future residents from the adverse impacts of Northern Water's proposed action. While the City recognizes Northern Water's ongoing efforts to engage in discussions, no significant progress has been made toward mitigating the impact and damage the proposed action will have on Greeley.

Therefore, the City is providing Northern Water notice that its proposed use of the Breckenridge Property is unacceptable and must be reconsidered. We request that Northern Water engage in meaningful discussions with the City to explore viable alternatives that will not compromise the City's essential functions and to identify appropriate mitigation and compensation to the City for any unavoidable impacts.

Sincerely,

---

Harold Evans, Chairman  
Greeley Water & Sewer Board

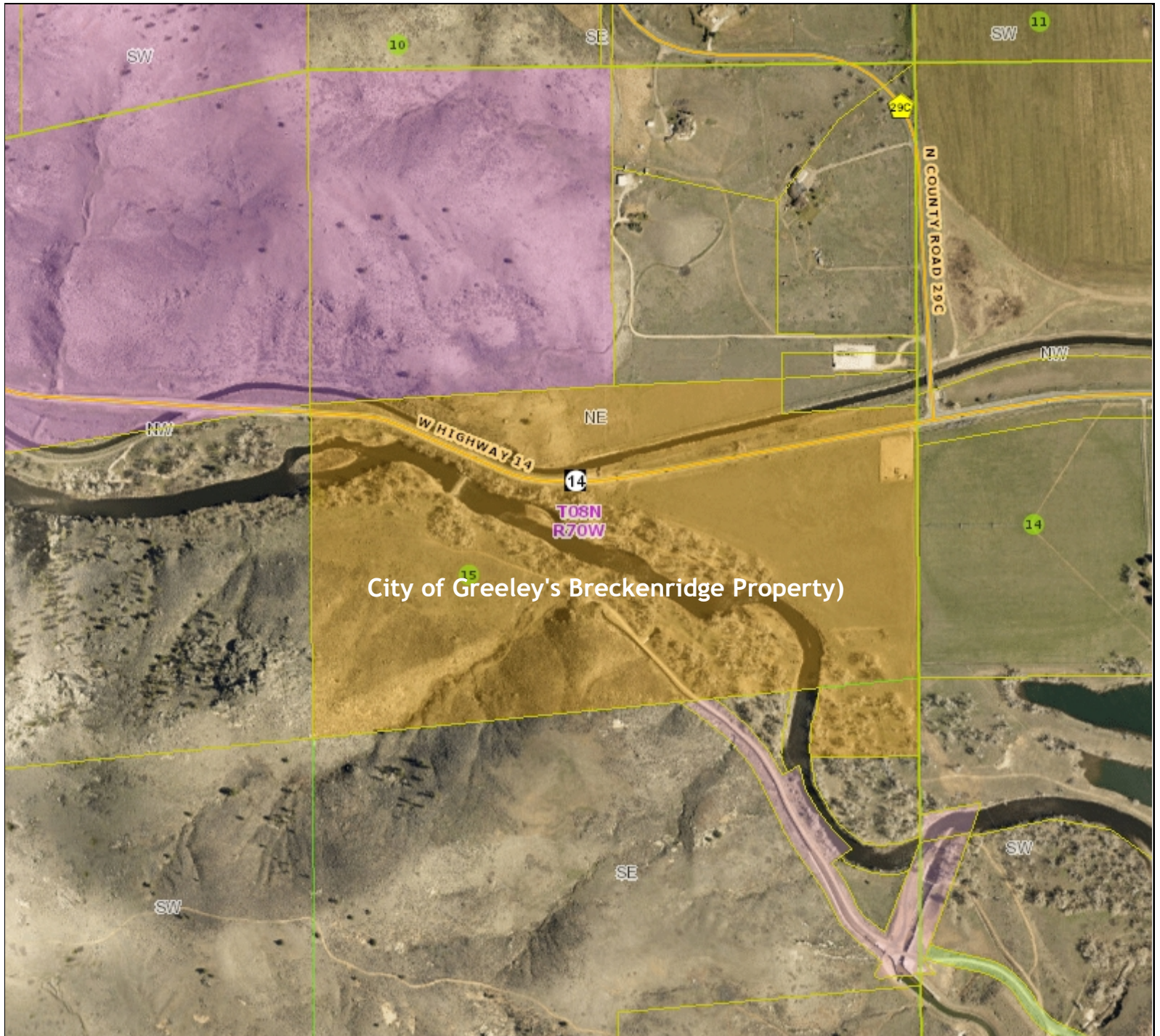
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Raymond Lee, III  
City Manager

Cc: Sean Chambers, Director of Water & Sewer  
Jerrae Swanson, Deputy City Attorney  
Deputy City Manager, Rachel Flynn



# City of Greeley Owned Property (The Breckenridge Property)



## Legend

|                                                                                                     |                                                                                                           |                                                                                                   |
|-----------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------|
|  Tax Parcels       |  PLSS Quarter Sections |  Blue: Band_3  |
|  Railroads         |  City or Town          | 30969E144091N.sid                                                                                 |
|  Major Road System |  County                |  Red: Band_1   |
|  Road System       |  State                 |  Green: Band_2 |
|  County Boundary   |  Federal               |  Blue: Band_3  |

## Notes

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Date Prepared: 4/8/2025 3:26:11 PM

Scale  
1: 7,200



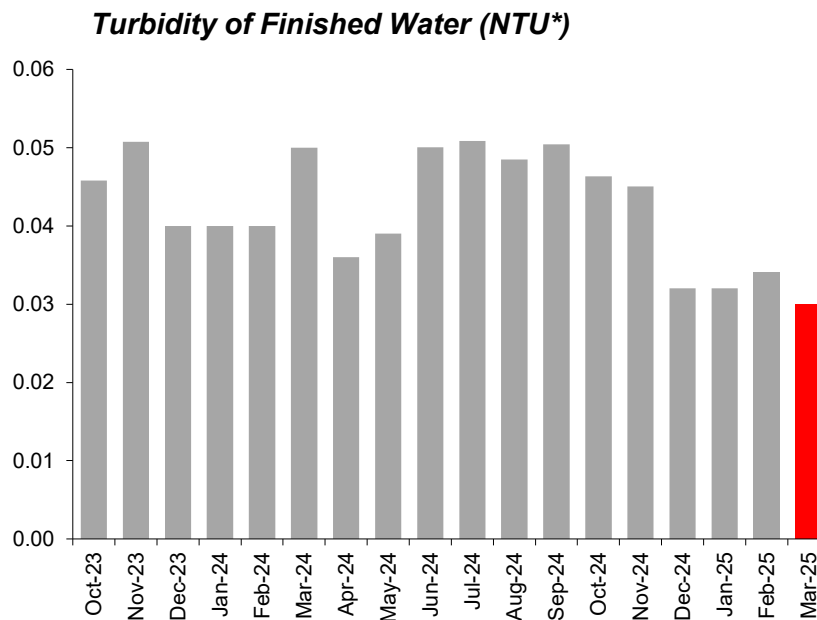
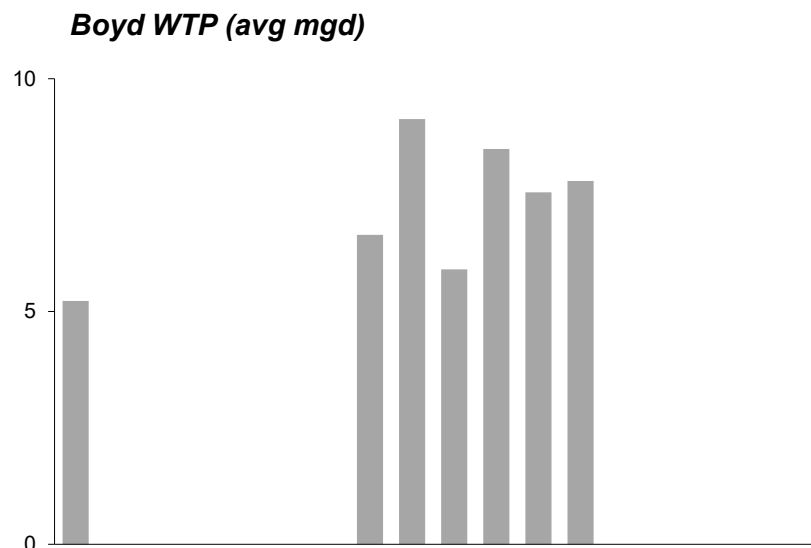
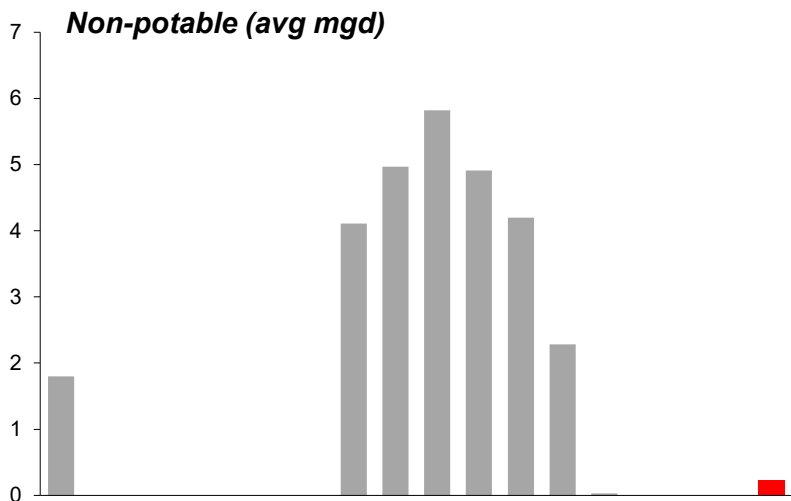
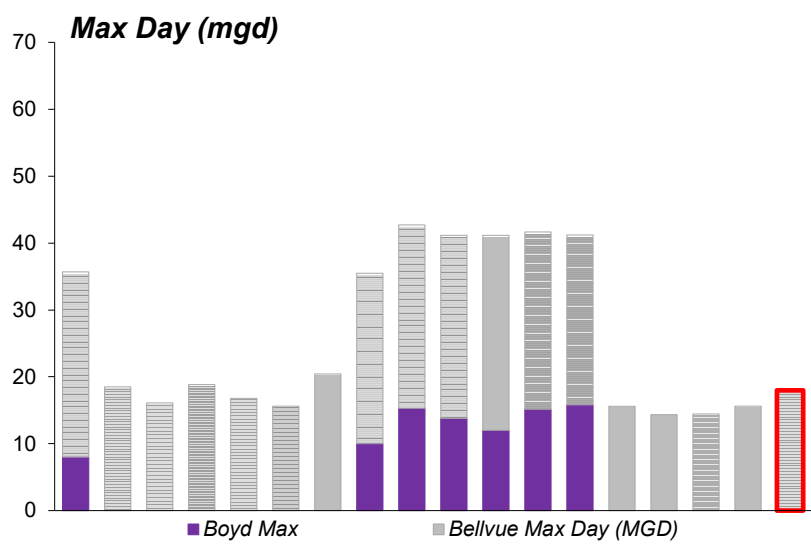
This map was created by Larimer County GIS using data from multiple sources for informal purposes only. This map may not reflect recent updates prior to the date of printing. Larimer County makes no warranty or guarantee concerning the completeness, accuracy, or reliability of the content represented.

# 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 platte 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).

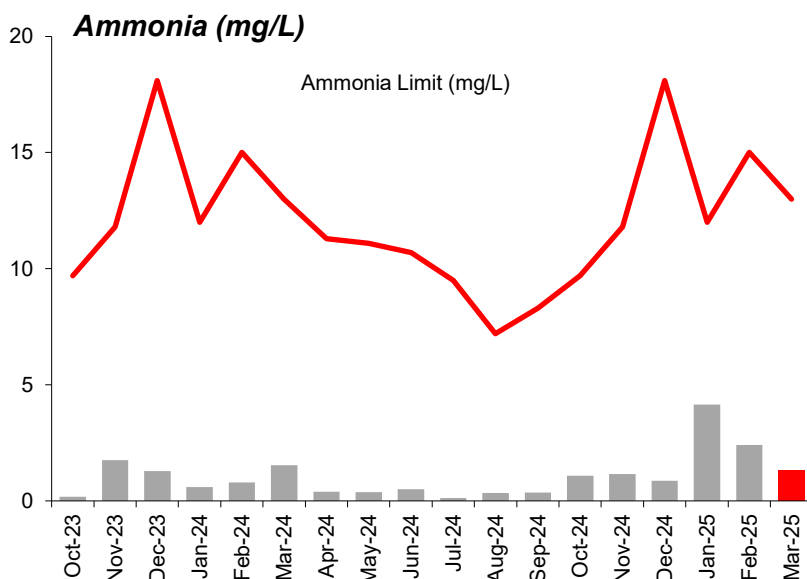
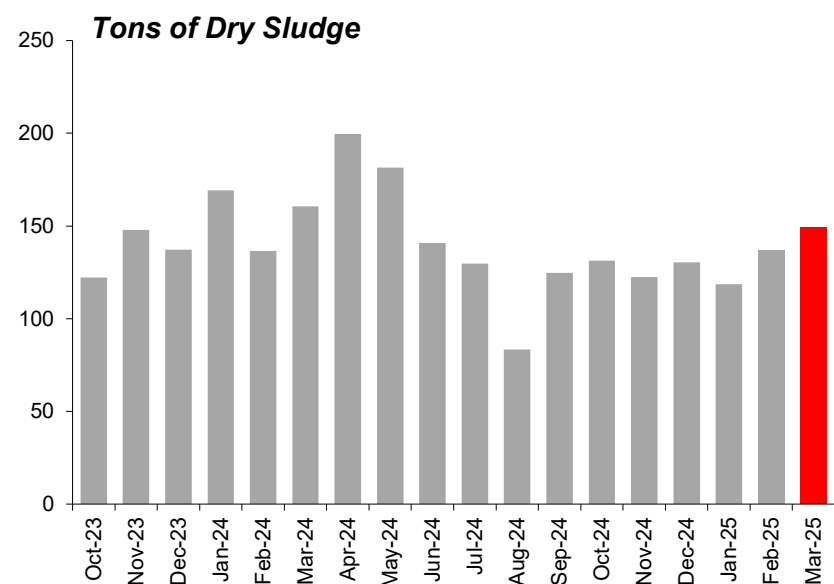
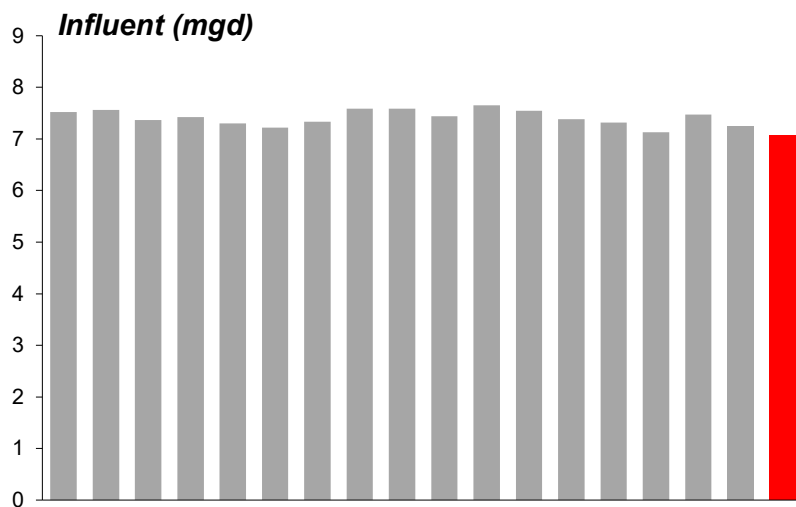
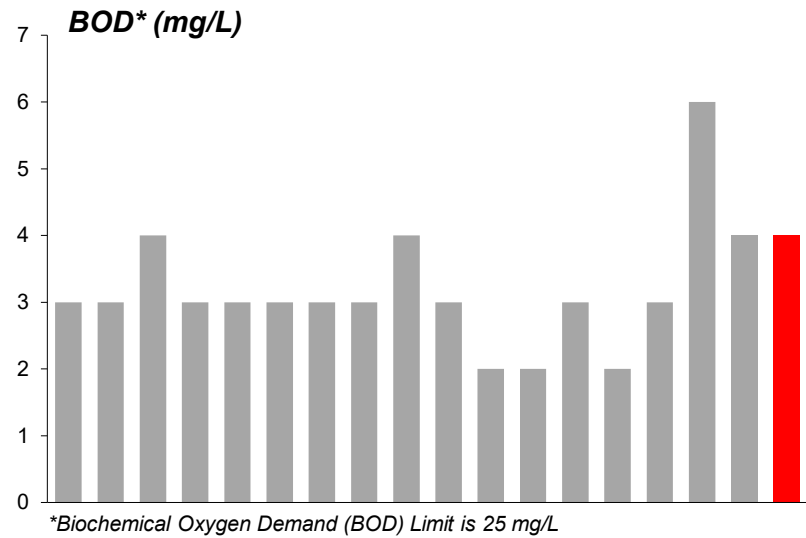
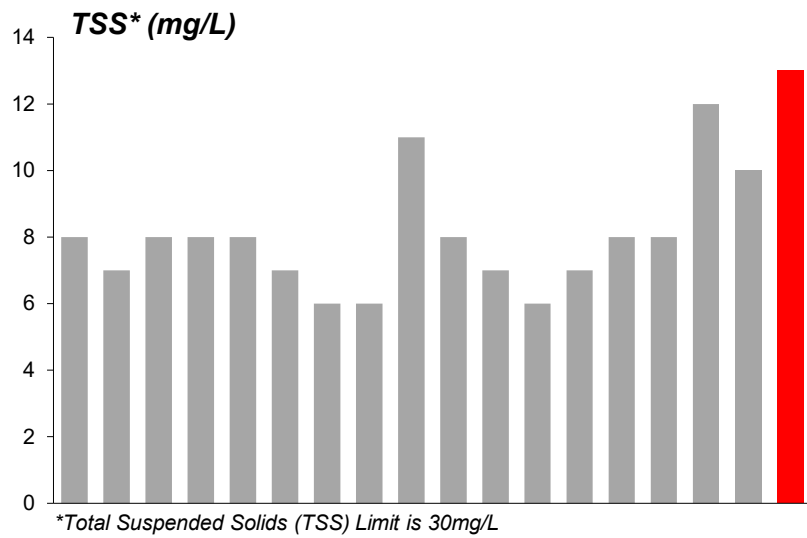


## Wastewater Treatment

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.





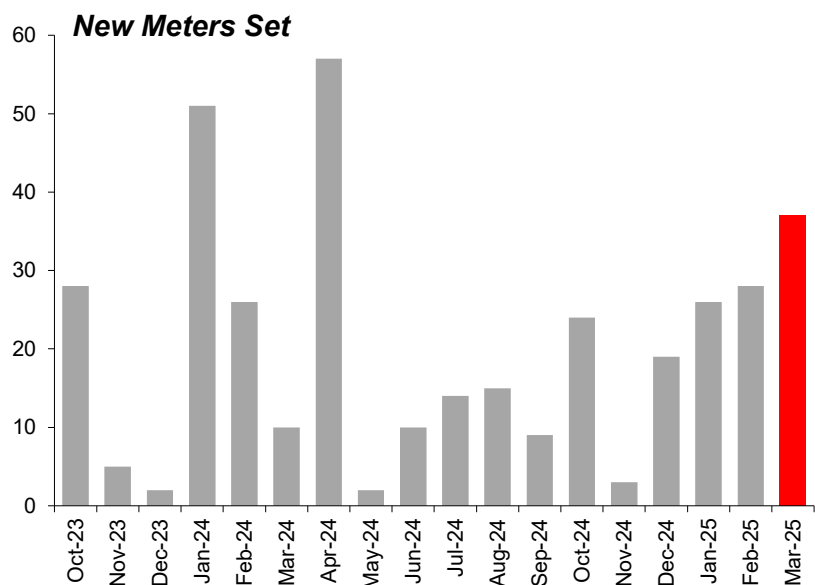
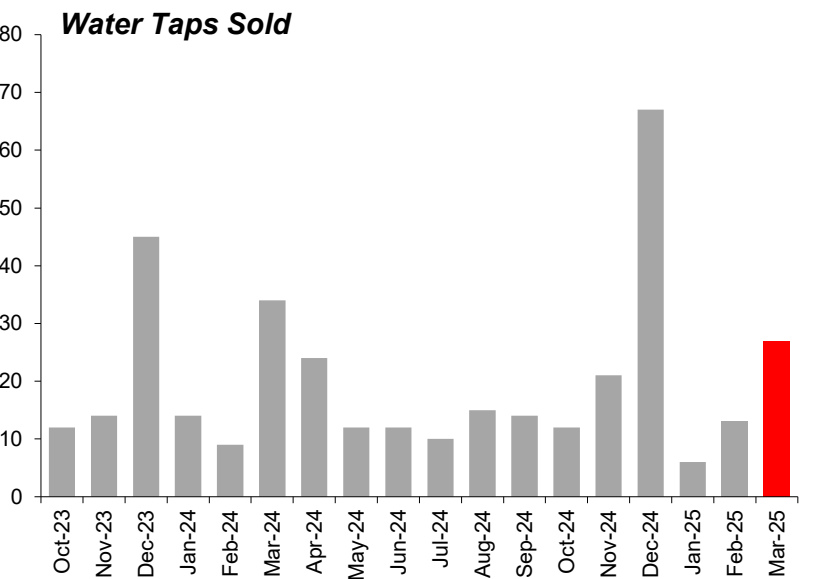
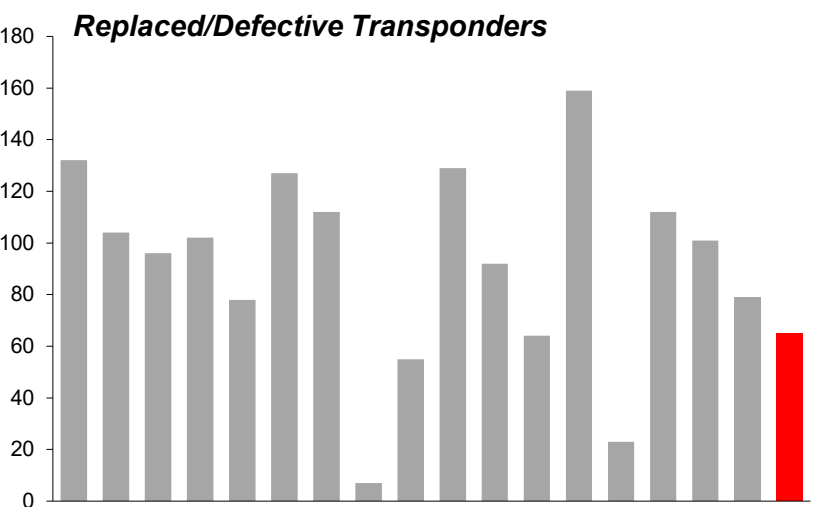
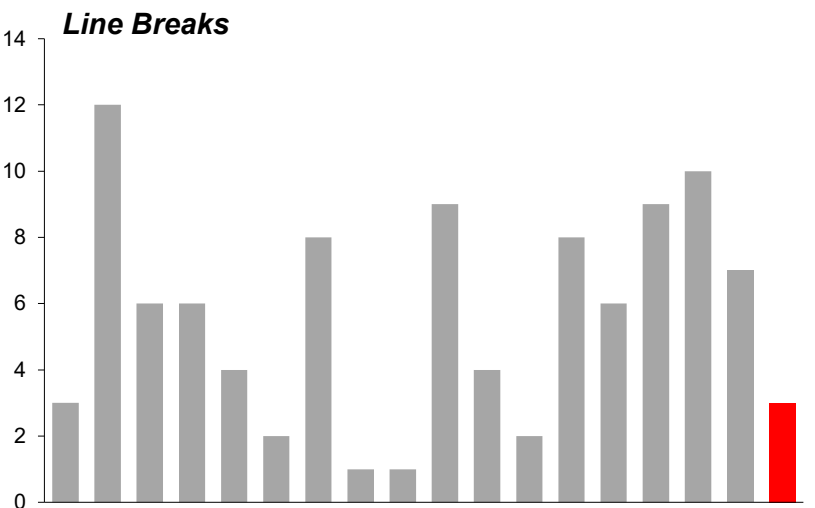
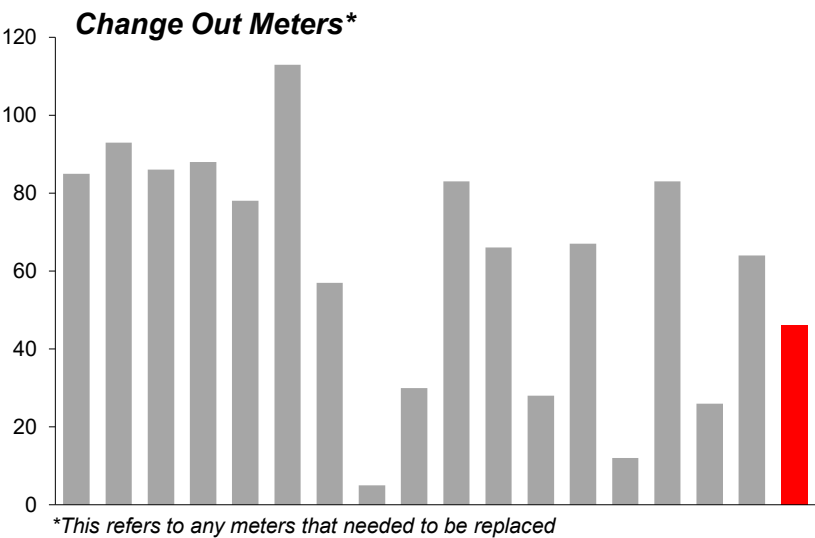
# Water Distribution

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.





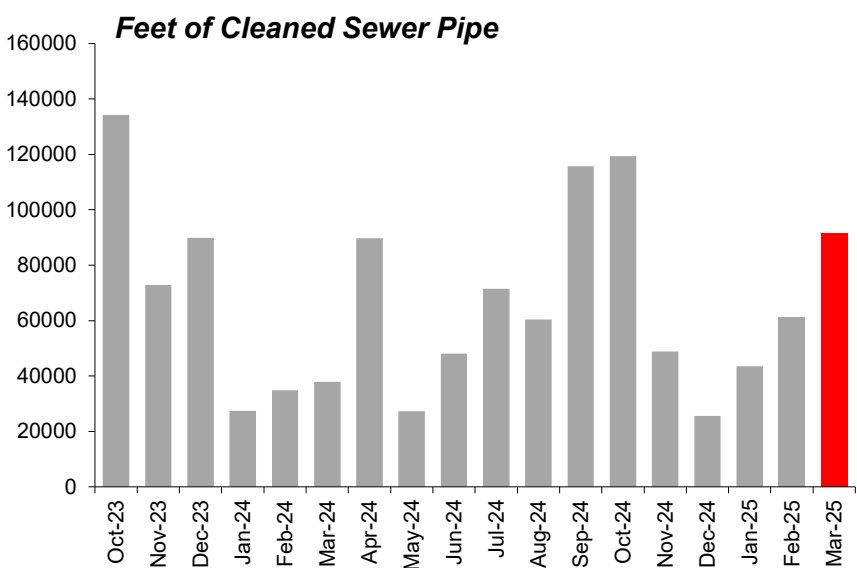
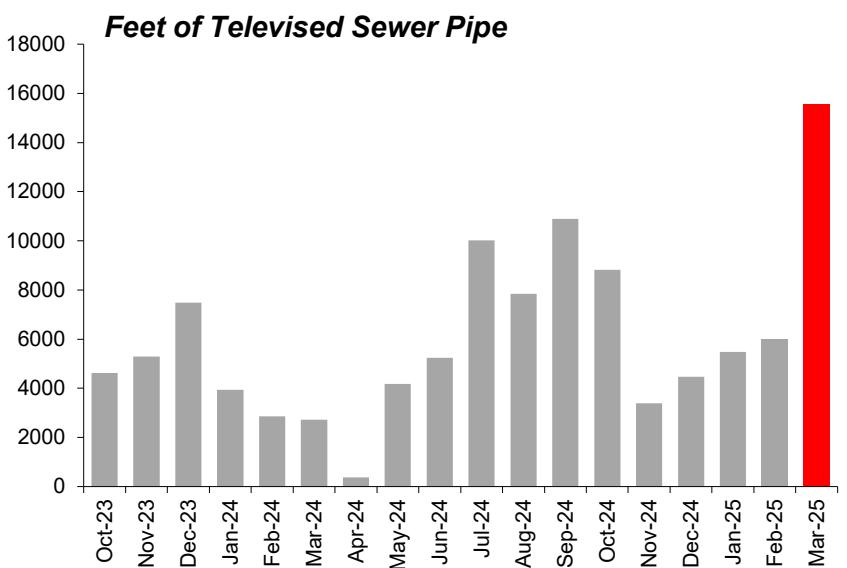
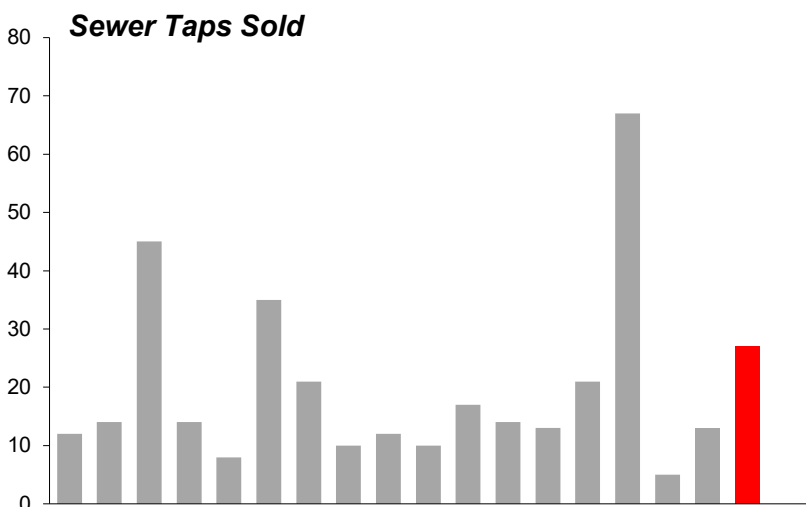
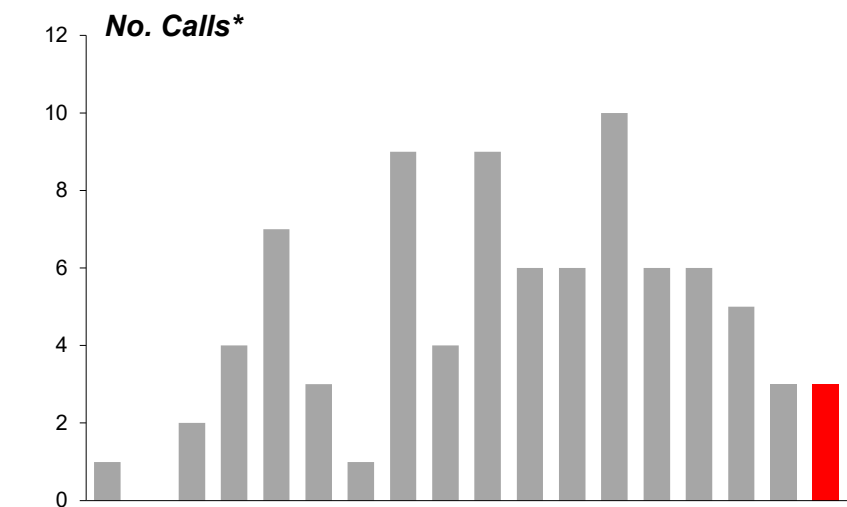
# Wastewater Collection

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.

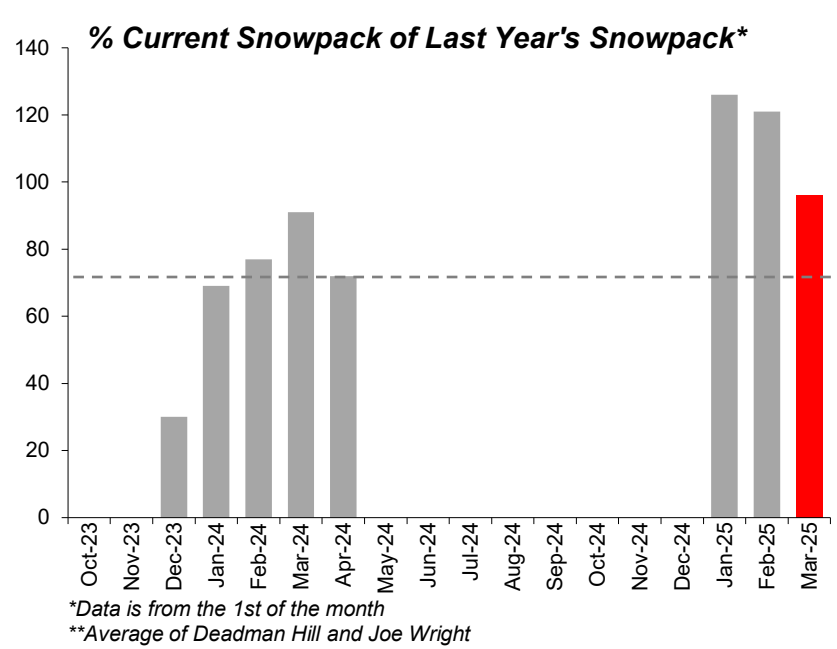
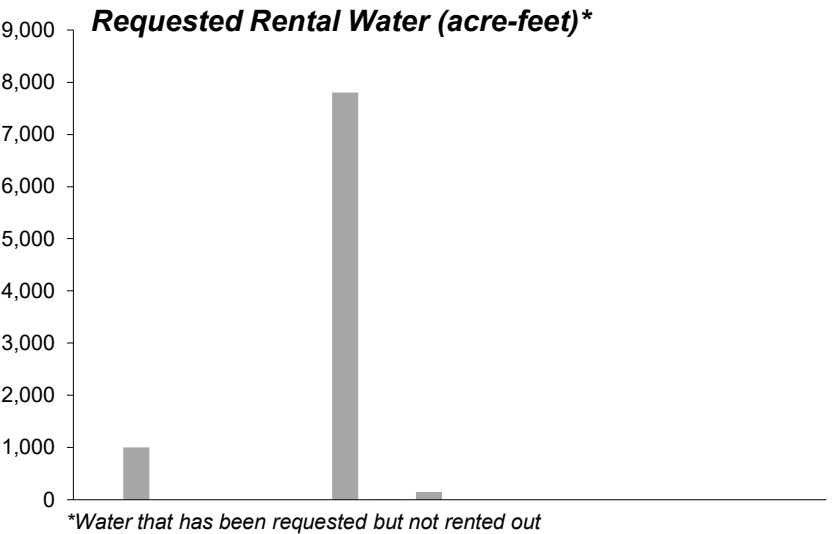
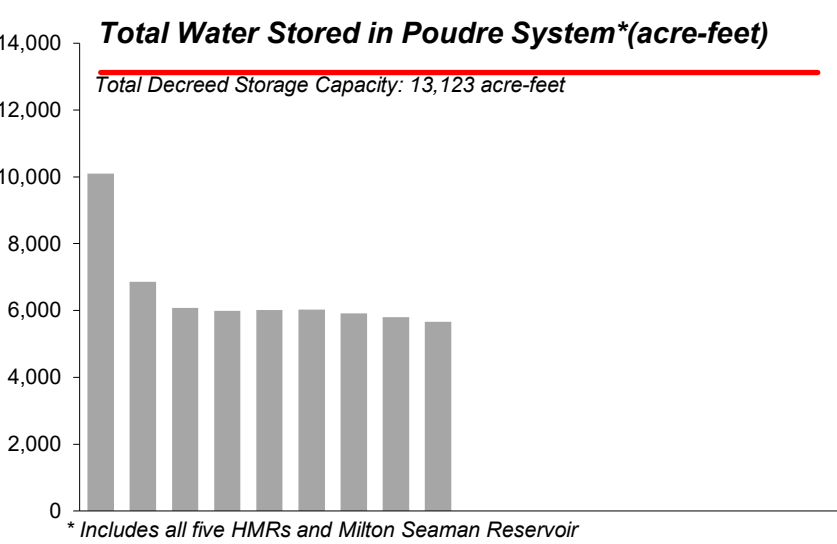
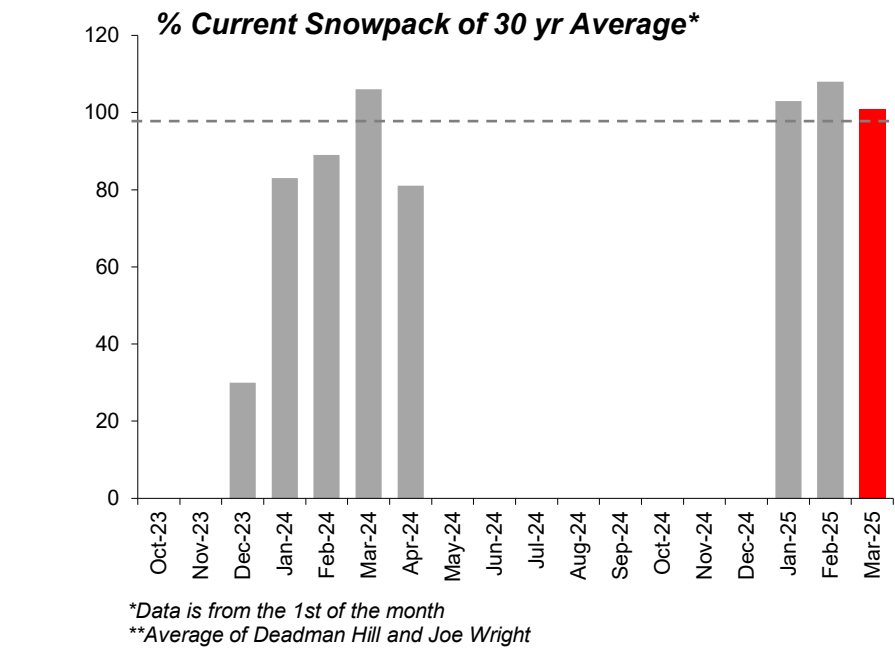
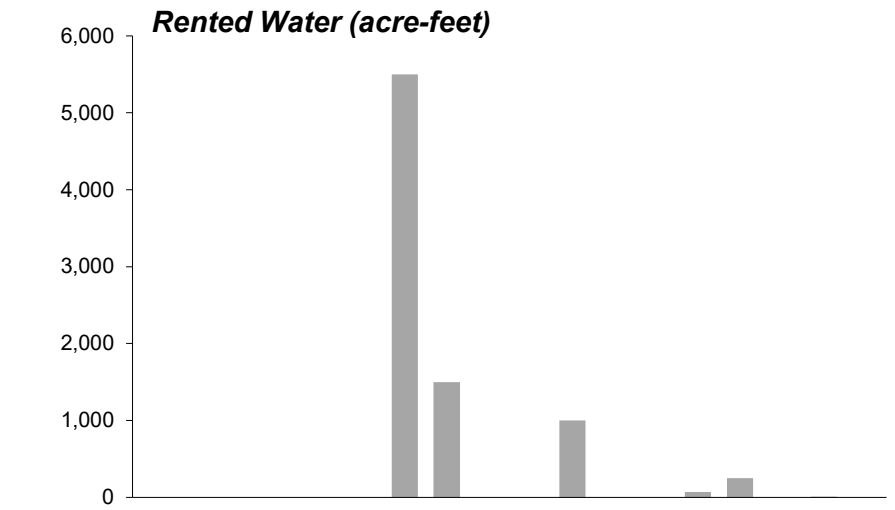
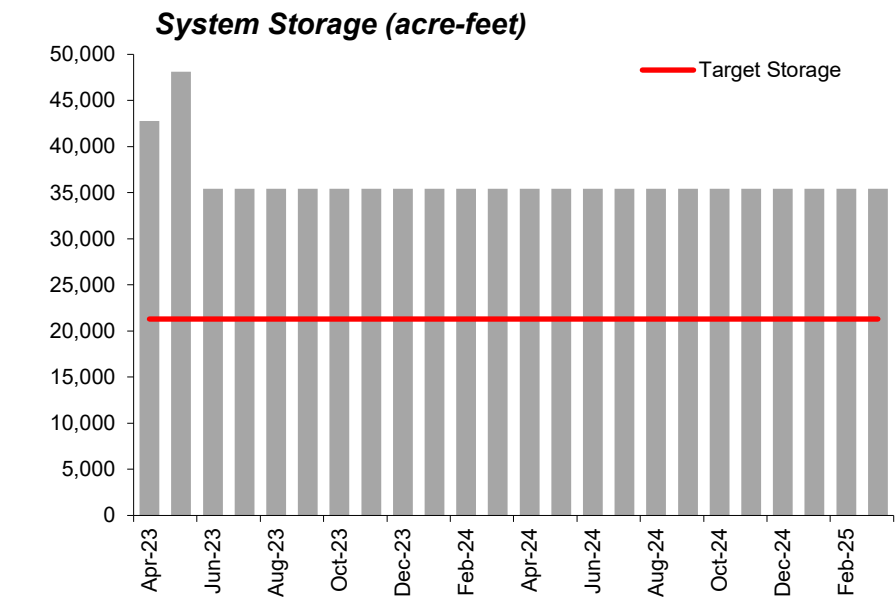


# Water Resources

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.



# Treated Water and Weather Data

January was an exceptionally cold month with an average daily temperature of just 19.91°F. February's average daily temperature was 25.9°F which is about 5 degrees below the historic average. Temperatures in March were a couple degrees above the historic average at 42°F

Greeley received 0.45 inches of precipitation in January and 0.37 inches in February. Precipitation in March was well above average at 1.32 inches compared to the historic average of 0.66 inches.

