

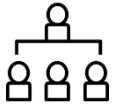
Water and Sewer Board

Regular Meeting

City Council Chambers – City Center South

1001 11th Avenue – Greeley, Colorado

June 18, 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 11th Avenue, Greeley, Colorado.



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



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



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

Meeting agendas and minutes are available on the City's meeting portal at <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



**City of Greeley
Water and Sewer Board
Minutes of May 21, 2025
Regular Board Meeting**

Chairman Harold Evans called the Water and Sewer Board meeting to order at 2:03 p.m. on Wednesday May 21, 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, Matt Anderson, Mayor John Gates, 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, Chief Engineer Adam Prior, Deputy Director of Water and Wastewater Operations and Maintenance Rebecca Andrus, Executive Assistant Gigi Allen, Utility Finance Manager Virgil Pierce, Water Resource Administrator I Eric Clark, Plans Examiner Derek Hannon, Administrative Assistant IV Tracy Simon, Water Enterprise Financial Analyst Crystal Sanchez, Water Resource Administrator II Morgan Effrein, Water Resource Operations Manager Brian Von Seggern, Asset Manager Patrick Turn, Engineer IV Cort Nickel, Engineer IV Jim Paulson, Asset Analyst Sophie Glaubius

Legal Counsel:

Deputy City Attorney Jerrae Swanson, Senior Environmental and Water Resources Attorney Dan Biwer, Environmental and Water Resources Attorney I Jessie Raybon

Guests:

James Sutherland from Wingfoot Water Resources, Alik Cummins, City of Greeley PC Specialist, Dr. Michael Welsh from the University of Northern Colorado, City of Greeley Division Treasurer Robert Miller

2. Approval of Minutes

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

3. Approval of Agenda

There were no changes to the agenda.

4. Welcome New Employees and Promotions

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

5. West Greeley Catalyst Project Update

Director Sean Chambers and key department staff provided the Board with an overview of recent activities related to the planning for the city owned Catalyst Entertainment District at Cascadia. The update included information on the elements of the Council's approval of the Pre-Development Services Agreement for the City owned project, and how it fits with the Council's citywide economic development goals. Staff noted the importance of growing water and wastewater customer base and water demands for the ongoing investments that are being made in utility infrastructure. Staff reviewed the framework of agreements for all elements of the project, including the Pre-Development Services Agreement between the City and the Master/fee Developer Trollco/Water Valley, which was approved by the Greeley City Council on Tuesday April 15, 2025. Staff also discussed the plan for the establishment of a General Improvement District (GID) to better facilitate municipal services in this new western growth area for the benefit of all landowners and a master planned strategic approach to growth and development. The GID is an important tool for financing the backbone infrastructure, including sewer infrastructure that all development in western Greeley will need to support sustainable economic growth.

6. Resolution of Approval and Support for 2025 Water Enterprise Revenue Bond Issuance

Virgil Pierce, Water Utility Finance Manager, presented 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 of \$39,500,000, 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 rehabilitating, replacing or extending the city's potable water transmission and distribution system, replacing non-potable water infrastructure, and purchasing additional water supplies and storage 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.

Vice Chairman Todd moved that the Board approve a Resolution authorizing the issuance of Water Revenue Bonds and recommend the same to City Council. Mr. Otis seconded the motion. The motion passed 6-0.

7. Resolution of Approval and Support for 2025 Sewer Enterprise Revenue Bond Issuance

Virgil Pierce presented 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 of \$44,000,000, 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.

Vice Chairman Todd moved that the Board approve a Resolution authorizing the issuance of Sewer Revenue Bonds and recommend the same to City Council. Mr. Otis seconded the motion. The motion passed 6-0.

8. Water Transmission and Distribution System Condition Assessment

Cort Nickel and Patrick Turn discussed how using asset data and advanced machine learning technology, the water and sewer department keeps a close eye on business risk caused by leaks and failing assets in the City of Greeley's infrastructure. Proactive, planned replacement projects are significantly more cost effective for long term planning than reactive repairs. As our infrastructure ages, priority funding should be earmarked for pipe rehabilitation to prevent reactive costs in our operations budget from eroding our planning budgets.

9. Tri-Annual Water Court Update

Morgan Effrein presented that during the first trimester, the City of Greeley Water and Sewer Department continued its active involvement in Water Court proceedings to secure new water supplies and safeguard existing water rights. The city filed three new statements of opposition and entered into eight stipulations – four involving the change of Greeley's owned Water Supply and Storage Company shares. In February, Greeley also submitted an application for the Delta Park Well Right and Augmentation Plan. Work is now underway to prepare a proposed decree and supporting engineering reports, expected this summer.

Legal expenses for Water Court proceedings totaled \$110,772, with engineering costs at \$89,431 – bringing total expenditures to \$200,203 for the first trimester.

10. Legal Report

Dan Biwer, Senior Environmental and Water Resources Attorney, provided this month's Legal Report.

Based on a review of the March 2025 Water Division 1 Resume, staff and legal counsel recommended the Water and Sewer Board authorize filing a statement of opposition by the end of May 2025 to the following water court application:

Case No. 25CW3036: This case concerns an application by the Ogilvy Irrigating and Land Company and Ogilvy Augmentation Company for a finding of reasonable diligence on a conditional surface water right for the Loloff Section 4 Ditch that was originally decreed in 1987. Staff and legal counsel recommend that Greeley file a statement of opposition in this case to more fully understand the applicants' plans to operate this right, and to ensure Greeley's water rights and interests in this stretch of the Cache la Poudre River basin remain protected from injury.

Vice Chairman Todd moved that the Board authorize filing a statement of opposition in Case No. 25CW3036 and for staff and legal counsel to seek resolution of issues raised by this case consistent with Water and Sewer Board Resolution No. 3, 2015. Mr. Otis seconded the motion. The motion passed 6-0.

11. Director's Report

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
2. Status update on DHS-FEMA Pre-disaster mitigation matching grant program Community Directed Spending application to Rep. Evans office
3. Neff Lake non-potable raw water system title corrections and closing update
4. Poudre Ponds: Raw water storage & augmentation facility pit B leak test and water storage fill update
5. State Legislative Session Update and Summary from Colorado Water Congress
6. State Land Board / Terry Ranch Water Well Drilling Tour – June date TBD

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

The public session of the meeting ended at 3:50 pm.

13. Executive Session

a. Wingfoot Water Resources Amendment

Chairman Evans moved that the Board adjourn the public portion of this May 21, 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)(b) and (e) and Greeley Municipal Code § 2-151(a)(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.

Vice Chairman Todd seconded the motion. The motion passed.

Roll call was taken and those present were:

Chairman Evans, Vice Chairman Todd, Mayor Gates, Fred Otis, Joseph Murphy, Tony Miller, Matt Anderson, Ms. Rachel Flynn on behalf of Mr. Lee, Ms. Litzau

Others present during Executive Session:

Director Sean Chambers, Deputy Director of Utility Finance and Customer Service Erik Dial, Water and Sewer Chief Engineer Adam Prior

Legal Counsel present during Executive Session:

Environmental and Water Resources Attorney Jerrae Swanson, Environmental and Water Resources Attorney Daniel Biwer, Environmental and Water Resources Attorney Jessie Raybon

Jerrae Swanson left Executive Session at 4:20 pm

14. Adjournment

The Executive Session portion of the meeting ended at 4:55 p.m.

Harold Evans, Chairman

Raymond Lee, Board Secretary



Water & Sewer Agenda Summary

June 18, 2025

Key Staff Contact: Sean Chambers, Water & Sewer Director

Title:

Welcome New Employees and Promotions

Summary:

Promotions:

Cadee Oakleaf – Civil Engineer III to Deputy Chief Engineer

Keri Fishlock – Civil Engineer II to Civil Engineer II Water Treatment

Noe Diaz - Equipment Operator II to Supervisor I, WW Collections

New Hires:

Russell Smith - Equipment Operator II

Nicolas Costanza – Boyd WTP Plant Operator

Javier Alvidres – Maintenance Technician I

Sebastian Groom – Utility Finance Intern

Bill Bodkins – Bellvue PT Plant Operator A

Travis Gilbertson - Water Resource Administrator III

Tabitha Defee - Asset Intern II

Chloe Miller – Water Quality Intern II

Recommended Action:

None

Recommended Motion:

None

Attachments:

1. New Hires

Promotions and New Employees

Welcome New Employees

June 18, 2025

Internal Promotions:

- Cadee Oakleaf – Civil Engineer III to Deputy Chief Engineer
- Keri Fishlock – Civil Engineer II to Civil Engineer II Water Treatment
- Noe Diaz - Equipment Operator II to Supervisor I, WW Collections

New Hires:

- Russell Smith - Equipment Operator II
- Nicolas Costanza – Boyd WTP Plant Operator
- Javier Alvidres – Maintenance Technician I
- Sebastian Groom – Utility Finance Intern
- Bill Bodkins – Bellvue PT Plant Operator A
- Travis Gilbertson - Water Resource Administrator III
- Tabitha Defee - Asset Intern II
- Chloe Miller – Water Quality Intern II





Water & Sewer Agenda Summary

June 18, 2025

Key Staff Contact: Adam Prior, Chief Engineer

Title:

Recommend Council Approve an Ordinance Making Final Assessments Against the Lots and Lands Included Within Local Improvement District No. 346590

Summary:

The City Council established a Local Improvement District (LID) No. 346590 for construction of a regional non-potable water irrigation pump station (pump station) to serve the Westgate Subdivision and the surrounding development areas north of the Highway 34 Bypass. This pump station was constructed under the guidance of the non-potable master plan for the benefit of properties within the specific service area of the pump station. Construction started in September 2023 and became operational in June 2024. The final completion date is October 29, 2024

The Water and Sewer Department is seeking an ordinance setting forth the final maximum fee per acre for each parcel yet to be developed within the LID based on actual project cost; and setting forth the property to be included and names of the apparent owners of property for LID no. 346590. The final determination of lots and lands to be included within local improvement district 346590 as set forth in section 18-379(d) of the Greeley Municipal Code.

The pump station was sized to service approximately 417 acres which includes both developed and undeveloped parcels. Repayment for the LID is based on dividing the cost of the pump station by 417.284 acres. The cost of the pump station is \$2,573,242.80. Therefore, the LID rate is \$6,166.65/bulk acre. W&S's policy is to not charge developed properties to remove any disincentives to conversion. Therefore, the maximum amount that can be recovered is \$1,428,367.93 and the remainder of the construction costs are covered by W&S.

This Ordinance will set the final LID rate as \$6,166.65/bulk acre to undeveloped parcels that are subject to the LID as depicted in Exhibit A of the Ordinance.

Recommended Action:

Recommendation to City Council the approval and final determination of Local Improvement District (LID) No. 346590.

Recommended Motion:

"I move that the board recommend to City Council approval of an ordinance making final assessments against the lots and lands included within Local Improvement District No. 346590, substantially in the form of the draft ordinance included in the Board packet."

Attachments:

1. Westgate LID
2. Ordinance Assessing Properties in LID 346590
3. Exhibit A_WestgateLS_LID_03072025
4. Westgate LID-Exhibit B
5. ORD 35, 2024



Westgate Area Non-Potable Local Improvement District

Adam Prior, Water & Sewer Chief Engineer
Adam.Prior@Greeleygov.com | 970-573-0218
Water & Sewer Board – June 18th, 2025



Infrastructure & Mobility

Agenda

- Local Improvement District Purpose
- Westgate Local Improvement District
- Westgate Local Improvement District & Costs
- Westgate Local Improvement District Schedule
- Recommending an Ordinance establishing assessments against Local Improvement District #346590

Local Improvement District Purpose

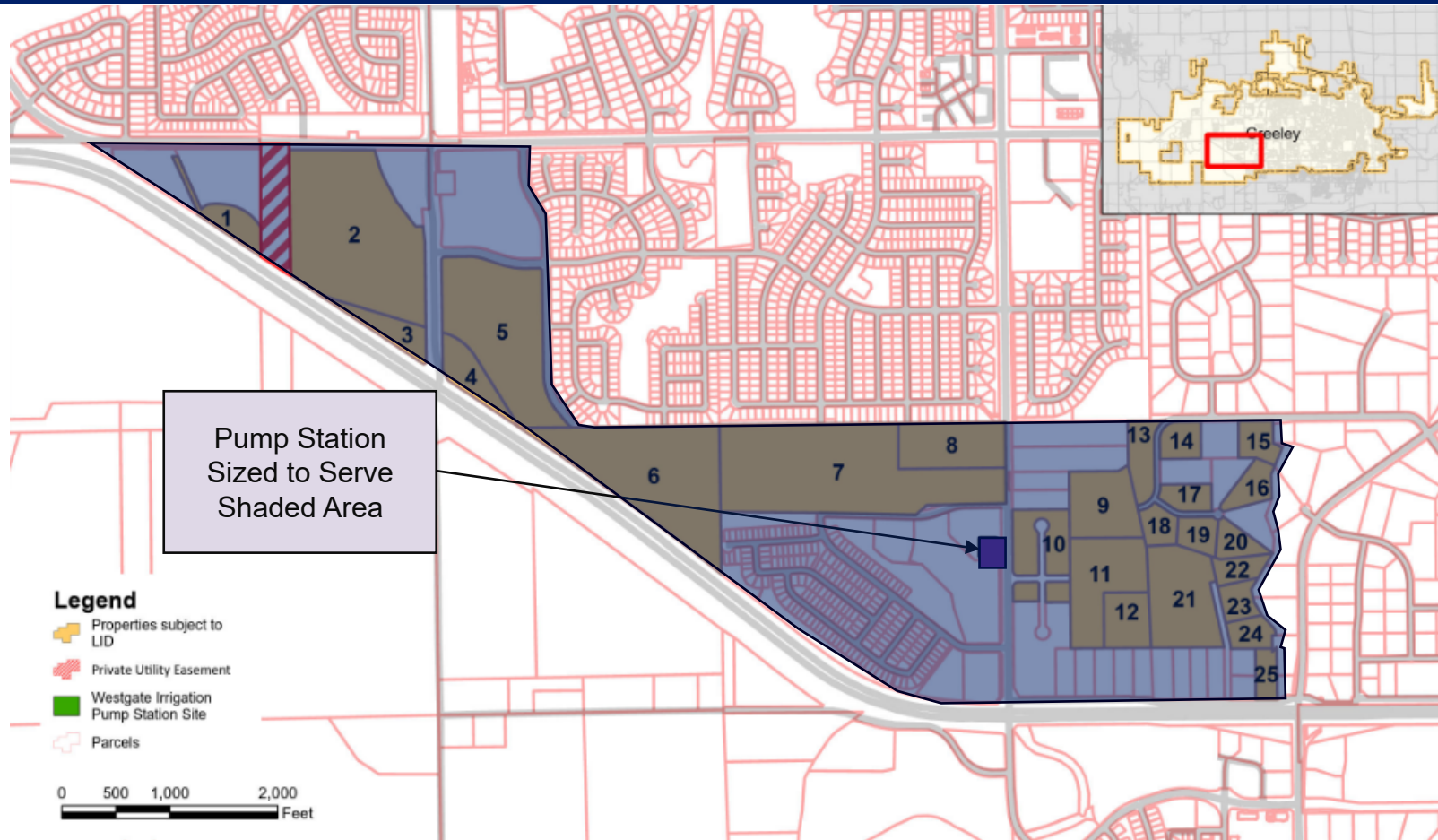
Local Improvement Districts (LIDs) are an infrastructure financing tool for making improvements of a special nature

- Applied to a specific limited area of the city that needs specific infrastructure
- Applied for the benefit of properties within the specific area
- Improvement districts can be used for the construction, extension maintenance or reconstruction of water, sewer, or stormwater infrastructure

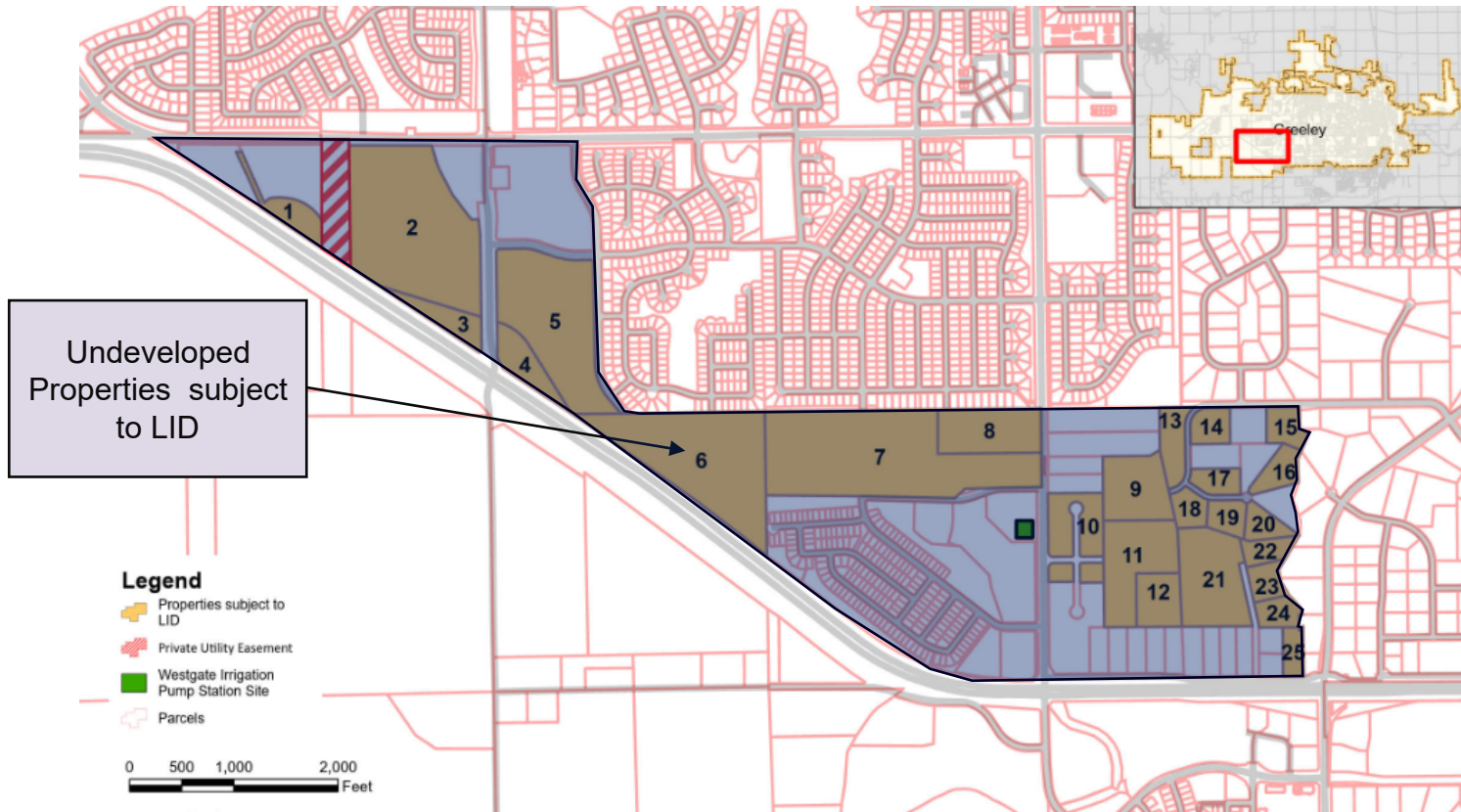
Source: Greeley Municipal Code, Chapter 6

LOCAL IMPROVEMENT DISTRICTS, Sec. 18-379

Westgate Local Improvement District



Westgate Undeveloped LID Parcels

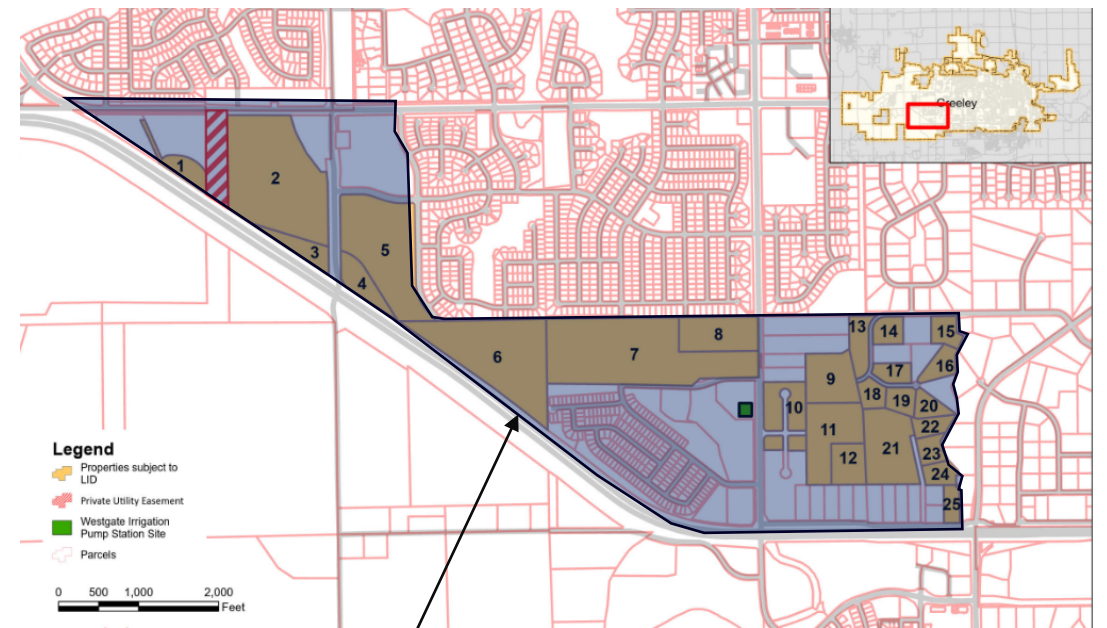


Westgate Service Areas:

- Undeveloped LID Parcels – 231.628 acers
- Developed Parcels (W&S) – 185.656 acers

LID Cost Methodology/Calculation

Total Construction Cost	\$2,573,242.80
Total Service Area Size	417.284 acres
Calculated Cost per Acre	\$6,166.65/acre
Developed Area Size	185.656 acres
Developed Area Portion	\$1,144,874.87 (City Cost)
Undeveloped Area Size	231.628 acres (LID)
Undeveloped Area Portion	\$1,428,367.93 (LID Cost)



Shaded/Service Area =
417.284 acres

LID Summary

- Only undeveloped properties included in LID
- Cost based on size of property being developed (bulk acreage)
- One-time fee to connect to system
- Payment due at final plat approval or at landowner's request for connection to system

Local Improvement District Schedule

- ✓ W&S Board Recommendation - 2/21/2024
- ✓ Landowner Meeting – 3/28/2024
- ✓ 1st Reading Ordinance Establishing LID – 10/1/2024
- ✓ 2nd Reading Ordinance Establishing LID – 10/29/2024
- 1st Reading Ordinance Establishing Assessments – 6/17/2025
- 2nd Reading Ordinance Establishing Assessment – 7/15/2025

Recommended Action

- Westgate Non-Potable Irrigation Pump Station was recommended for approval by Water & Sewer Board and Department staff
- City Council approved the ordinance establishing Local Improvement District #346590 for the Westgate Non-Potable Irrigation Pump Station
- Recommend City Council approve final assessments ordinance against undeveloped parcels within the LID.

Questions

CITY OF GREELEY, COLORADO
ORDINANCE NO. __, 2025

**AN ORDINANCE MAKING ASSESSMENTS AGAINST THE LOTS AND LANDS INCLUDED WITHIN
LOCAL IMPROVEMENT DISTRICT NO. 346590 TO RECOVER THE APPROVED MAXIMUM
COSTS OF CONSTRUCTION OF A NON-POTABLE IRRIGATION PUMP STATION IN GREELEY,
COLORADO (WESTGATE NON-POTABLE IRRIGATION PUMP STATION)**

WHEREAS, the City of Greeley, Colorado ("City") is a home rule municipality empowered pursuant to Sections 1 and 6 of Article XX, and Section 7 of Article X of the Colorado Constitution to, *inter alia*, levy assessments against real property within the City for municipal purposes, including, without limitation, for local improvements; and

WHEREAS, the Charter for the City of Greeley, Colorado further empowers the City to establish local improvement districts, for the purpose of, *inter alia*, constructing local improvements and assessing the costs thereof upon the property especially benefitted by such improvements; and

WHEREAS, Title 18, Chapter 6 (Local Improvement Districts) of the Greeley Municipal Code sets forth the particular authority and procedures by which the City may establish such local improvement districts; and

WHEREAS, the City adopted Ordinance No. 35, 2024 on October 1, 2024, to establish Local Improvement District No. 346590 for the construction of a non-potable irrigation pump station ("Westgate Non-Potable Irrigation Pump Station") to serve the geographic area located generally south of 20th Street, north of Highway 34 Bypass, and west of 65th Avenue in southwest Greeley ("Westgate Non-Potable Irrigation Pump Station Service Area"); and

WHEREAS, the Chief Engineer of the Water and Sewer Department has presented a final report to the City Council on such construction and the costs incurred thereby, as required by Section 18-392 of the Greeley Municipal Code, a copy of which report is attached hereto as Exhibit B and incorporated herein by reference; and

WHEREAS, the City Council has considered such final report and desires to assess the lots and lands included within Local Improvement District No. 346590 for the costs of the Westgate Non-Potable Irrigation Pump Station described above.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF GREELEY, COLORADO:

Section 1. Finding of Construction Completion and Total Costs. The City Council hereby finds that construction of the Westgate Non-Potable Irrigation Pump Station described above and more particularly described in Ordinance No. 35, 2024 has been completed, and that the total cost to be assessed against the lots and lands within Local Improvement District No. 346590 is \$2,573,242.80 (i.e., \$6,169.22 per bulk acre). This maximum cost includes expenses for which the City will be responsible, as described in Section 3 below.

Section 2. Westgate Non- Potable Irrigation Pump Station Service Area. The City anticipates that the Westgate Non-Potable Irrigation Pump Station will serve 417.110 bulk acres. Of that total service area acreage, 185.656 acres have been identified by the City as conversion areas. A conversion area is defined in Section 5 of the City's Design Criteria as "a previously developed parcel that is currently irrigated by potable water but may consider switching to non- potable irrigation in the future." The remaining 231.454 bulk acres of that total service area acreage may be required by the Greeley Municipal Code to connect to the City's non-potable irrigation infrastructure.

Section 3. City Portion of Infrastructure Costs. The City shall be responsible for the construction costs attributable to the 185.656 bulk acres associated with conversion areas described in Section 2 above and to those properties within the Westgate Non-Potable Irrigation Pump Station Service Area that are owned by the City, in the total amount of \$11,145,352.46.

Section 4. Manner of Property Assessments and Interest. The City Council hereby finds that the portion of the total maximum cost of construction for the Westgate Non-Potable Irrigation Pump Station not borne by the City shall be allocated to the 231.454 bulk acres within the Westgate Non-Potable Irrigation Pump Station Service Area that may be required by the Greeley Municipal Code to connect to the City's non-potable irrigation infrastructure, as is shown on the map attached hereto as Exhibit A. Within such allocation, the costs and interest shall then be assessed proportionally in accordance with the bulk acreage of each parcel that connects to the City's non-potable irrigation system. Assessments shall be due and payable from the property owner at the earlier of: (i) final plat approval, or (ii) a request from the property owner for connection to the City's non-potable irrigation system, and any unpaid portions of such assessments shall bear interest at a rate of 4.4 percent per annum, which rate was recommended by the Director of Finance and is reflective of the prevailing interest rates on local or special improvement district bonds to finance comparable improvements.

Section 5. Assessment of Costs. The following lots and lands, all of which were included within Local Improvement District No. 346590 pursuant to Ordinance No. 35, 2024, are hereby assessed as follows.

1. Owner(s): Samad D. and Susan K. Aghajani
Mailing Address of Owner(s): P.O. BOX 200375
EVANS, CO 80620
Address of LID Property: N/A
Weld County Parcel No.: 095918101002
Legal Description of LID Property: LOT 2 GREELEY STORAGE MINOR
Assessment: \$23,665.12

2. Owner(s): Noble Energy, Inc.
Mailing Address of Owner(s): c/o K.E. Andrews
1900 DALROCK ROAD
ROWLETT, TX 75088-5526
Address of LID Property: N/A
Weld County Parcel No.: 095918110001
Legal Description of LID Property: Lot 1 FRANCIS MINOR SUB
Assessment: \$219,562.49

3. Owner(s): City of Greeley
Mailing Address of Owner(s): c/o Real Estate Management
1000 10th STREET
GREELEY, CO 80631-3808
Address of LID Property: N/A
Weld County Parcel No.: 095918108004
Legal Description of LID Property: GR TAL OUTLOT I TALON
Assessment: \$24,960.66

4. Owner(s): City of Greeley

Mailing Address of Owner(s): c/o Real Estate Management
1000 10th STREET
GREELEY, CO 80631-3808
Address of LID Property: N/A
Weld County Parcel No.: 095917208007
Legal Description of LID Property: OUTLOT H TALON

Assessment: \$29,957.73

5. Owner(s): Creek View Commercial Holdings, LLC
Mailing Address of Owner(s): 7251 W 20TH STREET, UNIT L-200
GREELEY, CO 80634-4626
Address of LID Property: N/A
Weld County Parcel No.: 095917232002
Legal Description of LID Property: TRACT 1 OWL RIDGE 5TH FG

Assessment: \$155,402.62

6. Owner(s): City of Greeley
Mailing Address of Owner(s): 1000 10 TH STREET
GREELEY, CO 80631-3808
Address of LID Property: N/A
Weld County Parcel No.: 095917000022
Legal Description of LID Property: GR 17597 SW4 17 5 66 (WEST RIDGE AREA ANNEX) LYING
N OF NEW STATE HWY #34 R/W EXC UPRR RES (25R2D)

Assessment: \$166,568.90

7. Owner(s): Jim L. Ells
Mailing Address of Owner(s): 2435 71ST AVENUE
GREELEY, CO 80634- 9609
Address of LID Property: 2435 71ST AVENUE
GREELEY, CO 80634
Weld County Parcel No.: 095917000027
Legal Description of LID Property: GR PT SE4 17-5-66 (BRIGGS & ELLS ANNEX) BEG
S0D22'W 435.6' OF E4 COR SEC S0D22'W 330' N89D57'W
739.35' S46D39'W 145.25' N87D45'W 898.87' N88D30'W
912.82' N0D07'W 807.69' S89D57' E 1662. 31' S0D22'W 435.6'
S89D57'E 1000' TO BEG (.25R)

Assessment: \$243,252.29

8. Owner(s): Jim L. Ells
Mailing Address of Owner(s): 2435 71ST AVENUE
GREELEY, CO 80634- 9609
Address of LID Property: 2423 71ST AVENUE
GREELEY, CO 80634
Weld County Parcel No.: 095917000024
Legal Description of LID Property: GR PT SE4 17-5-66 (BRIGGS & ELLS ANNEX) BEG AT E4

COR OF SEC W1000' S435. 6' E1000' N435. 6' EXC UPRR RES
25R)

Assessment: \$60,149.88

9. Owner(s): Green Keen Acres, LLC
Mailing Address of Owner(s): 254 ALABASTER WAY
JOHNSTOWN, CO 80534- 9474
Address of LID Property: N/A
Weld County Parcel No.: 095916300025
Legal Description of LID Property: GR PT SW4 16 5 66 (WEST RIDGE AREA ANNEX) BEG SW
COR SEC N0D05W 2191.13 N89D53E 580.8' TO TPOB TH
CONT N89D53E 449.55' N59D30E 109.92' S0D14E 18'
S12D09E 680.21' S90DW 688.63' N0D05W 446.43' N89D54E
1.97' TH N0D05W 180' TO TPOB

Assessment: \$55,522.97

10. Owner(s): Jay E. Goza Trust No. 1
Mailing Address of Owner(s): c/o Calven Goza
40373 SKYLARK DRIVE
FORT COLLINS, CO 80524- 9029
Address of LID Property: N/A
Weld County Parcel No.: 095916306000
Legal Description of LID Property: GR PA L1 & 8 BLK1 & L1-3 & 5-7 BLK2 (WEST RIDGE
AREA ANNEX) PETERSON- ALEXANDER

Assessment: \$59,718.04

11. Owner(s): Green Keen Acres, LLC
Mailing Address of Owner(s): 254 ALABASTER WAY
JOHNSTOWN, CO 80534- 9474
Address of LID Property: N/A
Weld County Parcel No.: 095916300024
Legal Description of LID Property: GR PT SW4 16-5-66 (WEST RIDGE AREA ANNEX) BEG NE
COR L1 PETERSON 1ST FG N90DW 434.16' TO POB TH
CONT N90DW 310' N0D05W 1022' N90DE 688.63' S12D09E
110.79' S02D07E 400.82' N90DW 415.17' S0DW 513.15' TO
TPOB

Assessment: \$72,796.78

12. Owner(s): Amezcua Family Trust
Mailing Address of Owner(s): 6805 W 28TH STREET
GREELEY, CO 80634-9656
Address of LID Property: 6815 28TH STREET
GREELEY, CO 80634
Weld County Parcel No.: 095916300015
Legal Description of LID Property: GR 17590-D PT SW4 16-5-66 (WEST RIDGE AREA ANNEX)
BEG NE COR L1 PETRSON SUB 1ST FILING W434. 16'
N513. 15' E415. 17' S02D07' E 513.50' TO BEG

Assessment: \$30,846.09

13. Owner(s): Schroetlin Commercial Holdings, LLC
Mailing Address of Owner(s): 2224 GLEN HAVEN DRIVE
LOVELAND, CO 80538-4903
Address of LID Property: N/A
Weld County Parcel No.: 095916308012
Legal Description of LID Property: Lot 12A WESTRIDGE 5TH FG 2ND RPLT

Assessment: \$25,491.21

14. Owner(s): Schroetlin Commercial Holdings, LLC
Mailing Address of Owner(s): 2224 GLEN HAVEN DRIVE
LOVELAND, CO 80538-4903
Address of LID Property: N/A
Weld County Parcel No.: 095916308003
Legal Description of LID Property: Lot 3A WESTRIDGE 5TH FG 2ND RPLT

Assessment: \$17,637.80

15. Owner(s): Schroetlin Commercial Holdings, LLC
Mailing Address of Owner(s): 2224 GLEN HAVEN DRIVE
LOVELAND, CO 80538-4903
Address of LID Property: N/A
Weld County Parcel No.: 095916308001
Legal Description of LID Property: Lot 1A WESTRIDGE 5TH FG 2ND RPLT

Assessment: \$17,853.72

16. Owner(s): Golden Eye Investments, LLC
Mailing Address of Owner(s): 361 71ST AVENUE
GREELEY, CO 80634-9782
Address of LID Property: N/A
Weld County Parcel No.: 095916308007
Legal Description of LID Property: Lot 7A WESTRIDGE 5TH FG 2ND RPLT

Assessment: \$19,056.72

17. Owner(s): Golden Eye Investments, LLC
Mailing Address of Owner(s): 361 71ST AVENUE
GREELEY, CO 80634- 9782
Address of LID Property: N/A
Weld County Parcel No.: 095916308005
Legal Description of LID Property: Lot 5A WESTRIDGE 5TH FG 2ND RPLT

Assessment: \$15,891.91

18. Owner(s): Golden Eye Investments, LLC
Mailing Address of Owner(s): 361 71ST AVENUE
GREELEY, CO 80634-9782
Address of LID Property: N/A

Weld County Parcel No.: 095916308011
Legal Description of LID Property: Lot 11A WESTRIDGE 5TH FG 2ND RPLT

Assessment: \$15,719.17

19. Owner(s): Andrew Roche Family Trust
Mailing Address of Owner(s): 2123 64TH AVENUE
GREELEY, CO 80634-7906
Address of LID Property: N/A
Weld County Parcel No.: 095916308010
Legal Description of LID Property: Lot 10A WESTRIDGE 5TH FG 2ND RPLT

Assessment: \$16,484.15

20. Owner(s): Patrick T Roche
Mailing Address of Owner(s): 361 71ST AVENUE
GREELEY, CO 80634-9782
Address of LID Property: N/A
Weld County Parcel No.: 095916308009
Legal Description of LID Property: Lot 9A WESTRIDGE 5TH FG 2ND RPLT

Assessment: \$15,928.92

21. Owner(s): Linda C. and Stephen R. Zumbrun
Mailing Address of Owner(s): 2655 65TH AVENUE
GREELEY, CO 80634-8904
Address of LID Property: N/A
Weld County Parcel No.: 095916303010
Legal Description of LID Property: GR 5WR1- 4 L4 (WEST RIDGE AREA ANNEX) REPLAT OF
BLK1 WESTRIDGE 5TH FILING

Assessment: \$81,001.84

22. Owner(s): Linda C. and Stephen R. Zumbrun
Mailing Address of Owner(s): 2655 65TH AVENUE
GREELEY, CO 80634- 8904
Address of LID Property: N/A
Weld County Parcel No.: 095916303009
Legal Description of LID Property: GR 5WR1- 3 L3 (WEST RIDGE AREA ANNEX) REPLAT OF
BLK1 WESTRIDGE 5TH FILING

Assessment: \$15,484.74

23. Owner(s): Linda C. and Stephen R. Zumbrun
Mailing Address of Owner(s): 2655 65TH AVENUE
GREELEY, CO 80634-8904
Address of LID Property: N/A
Weld County Parcel No.: 095916303013
Legal Description of LID Property: GR 5WR1- 2 L2 (WEST RIDGE AREA ANNEX) REPLAT OF
BLK1 WESTRIDGE 5TH FILING

Assessment: \$15,608.12

- 24. Owner(s): Linda C. and Stephen R. Zumbrun
- Mailing Address of Owner(s): 2655 65TH AVENUE
GREELEY, CO 80634-8904
- Address of LID Property: N/A
- Weld County Parcel No.: 095916303012
- Legal Description of LID Property: GR 5WR1-1 L1 (WEST RIDGE AREA ANNEX) REPLAT OF
BLK1 WESTRIDGE 5TH FILING

Assessment: \$15,978.28

- 25. Owner(s): Angela and Jukka Koponen
- Mailing Address of Owner(s): 2121 CLUBHOUSE DRIVE
GREELEY, CO 80634-3642
- Address of LID Property: N/A
- Weld County Parcel No.: 095916300011
- Legal Description of LID Property: GR 17589-D PT SW4 16 5 66 (WEST RIDGE AREA ANNEX)
ELY 200' OF FOL DESC PARCEL BEG 191.79' W OF S4
COR W489. 17' N41D41' E 89.46' N464. 21'E 386.87' S0D08' E
30.54' N41D44' E 57.90' S0D25' E 543.63' M/L TO BEG

Assessment: \$13,350.19

Section 6. Properties within Local Improvement District No. 346590 shall remain subject to all other requirements of the Greeley Municipal Code regarding City non-potable water service, including, without limitation, the requirement to construct additional extensions or other infrastructure, if necessary, to facilitate connection to the City’s non-potable irrigation infrastructure, and the requirement to pay plant investment fees.

Section 7. City staff is hereby authorized and directed to take all action required by the Title 18, Chapter 6 (Local Improvement Districts) of Greeley Municipal Code and such action as may otherwise be necessary and appropriate to administer and collect the assessments made by this ordinance, including, without limitation, recording this ordinance with the Weld County Clerk and Recorder.

Section 8. This ordinance shall take effect on the fifth (5th) day following its final publication, as contemplated by Section 3-16 of the Greeley City Charter.

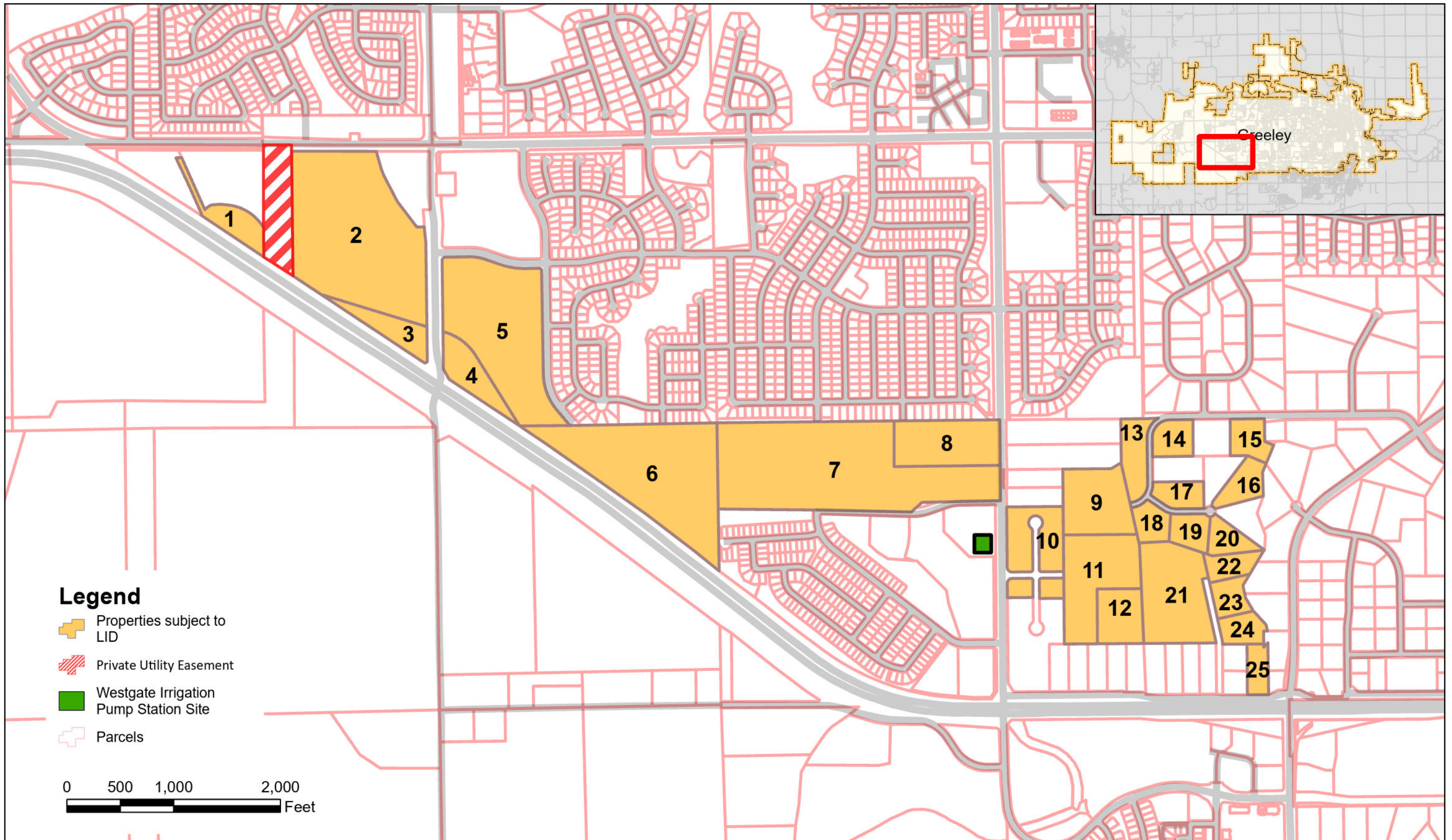
PASSED AND ADOPTED, SIGNED AND APPROVED ON THIS ____ DAY OF _____ 2025.

ATTEST:

THE CITY OF GREELEY, COLORADO

City Clerk

Mayor



Legend

-  Properties subject to LID
-  Private Utility Easement
-  Westgate Irrigation Pump Station Site
-  Parcels



Exhibit - Local Improvement District No. 346590 - Westgate

Coordinate System: NAD 1983 HARN StatePlane Colorado North FIPS 0501 Feet
Units: Foot US

Date: 3/7/2025
WestgateLS_LID_08132024.aprx

Exhibit B

Summary of Costs for Westgate

Non-Potable Irrigation Pump Station LID

J.R. Filanc Construction Company (Filanc) were awarded the construction manager at risk (CMAR) contract for construction the *Westgate Non-Potable Irrigation Pump Station*. Guaranteed Maximum Price (GMP) Contract #1 was for installation of a backflow preventor (Reduced Pressure Zone Device) to supply potable water for irrigating areas within the Westgate Subdivision while the city was completing the construction of the irrigation pump station. (GMP) Contract #1 was not included in the LID. (GMP) Contract #2 was for the cost of purchasing long-lead equipment and structures for the construction of the irrigation pump station. (GMP) Contract #3 was for the construction of the irrigation pump station. The city completed concrete sidewalk and irrigation system construction that was originally the developer's responsibility due to the irrigation pump station construction holding up their project completion. The developer compensated the city for this work as part of Contract #3 and is reflected in the final cost.

A table of expenditures follows:

	Actuals
Construction - Filanc (CMAR)	\$2,703,903.30
Construction - Oversight	\$13,181.25
Utilities - Electricity Service	\$13,822.00
Expenditure Total	\$2,730,906.55
Costs Reimbursed by Developer	
Sidewalk Installation	\$35,385.00
Landscaping	\$122,278.75
Reimbursements Total	\$157,663.75
LID Costs (Expenditures – Reimbursements)	\$2,573,242.80

**CITY OF GREELEY, COLORADO
ORDINANCE NO. 35, 2024**

**AN ORDINANCE ESTABLISHING LOCAL IMPROVEMENT DISTRICT NO. 346590
FOR THE CONSTRUCTION OF A NON-POTABLE IRRIGATION PUMP STATION IN GREELEY,
COLORADO; DETERMINATION OF LOTS AND LANDS TO BE INCLUDED WITHIN LOCAL
IMPROVEMENT DISTRICT 346590; SETTING FORTH THE MAXIMUM COSTS OF
CONSTRUCTION; AND SETTING FORTH THE PROPERTY TO BE INCLUDED AND NAMES OF
THE APPARENT OWNERS OF PROPERTY TO BE INCLUDED (WESTGATE NON-POTABLE
IRRIGATION PUMP STATION)**

WHEREAS, the City of Greeley, Colorado (“City”) is a home rule municipality empowered pursuant to Sections 1 and 6 of Article XX, and Section 7 of Article X of the Colorado Constitution to, *inter alia*, levy assessments against real property within the City for municipal purposes, including, without limitation, for local improvements; and

WHEREAS, the Charter for the City of Greeley, Colorado further empowers the City to establish local improvement districts, for the purpose of, *inter alia*, constructing local improvements and assessing the costs thereof upon the property especially benefitted by such improvements; and

WHEREAS, Title 18, Chapter 6 (Local Improvement Districts) of the Greeley Municipal Code sets forth the particular authority and procedures by which the City may establish such local improvement districts; and

WHEREAS, the City anticipates continued development in west Greeley, with new developments containing over two (2) acres of irrigable area being required to utilize non-potable water for irrigation purposes, and has accordingly identified a need for additional non-potable irrigation infrastructure in this general area; and

WHEREAS, the City has identified more specifically a near-term need for a non-potable irrigation pump station (“Westgate Non-Potable Irrigation Pump Station”) to serve the geographic area located generally south of 20th Street, north of Highway 34 Bypass, and west of 65th Avenue in southwest Greeley (“Westgate Non-Potable Irrigation Pump Station Service Area”); and

WHEREAS, the City Council desires, on its own initiative, to establish a local improvement district for the construction of the Westgate Non-Potable Irrigation Pump Station, for the benefit of properties that will be required utilize non-potable irrigation service within the Westgate Non-Potable Irrigation Pump Station Service Area in Greeley;

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GREELEY, COLORADO:

Section 1. Establishment of Local Improvement District 346590. Pursuant to the authority set forth in Section 18-379(d) of the Greeley Municipal Code, the City Council hereby orders the creation of a local improvement district for the construction of the Westgate Non-Potable Irrigation Pump Station, for the benefit of properties that will be required to utilize non-potable irrigation service within the Westgate Non-Potable Irrigation Pump Station Service Area in Greeley. The local improvement district shall be assigned number 346590 and contain the lots and lands set forth in Section 7 below. The location of the Westgate Non-Potable Irrigation Pump Station and the lots and lands to be included within Local Improvement District No. 346590 are shown on the map attached hereto as Exhibit A.

Section 2. Westgate Non-Potable Irrigation Pump Station Service Area. The City anticipates that the Westgate Non-Potable Irrigation Pump Station will serve 417.284 bulk acres. Of that total service area acreage, 173.903 acres have been identified by the City as conversion areas. A conversion area is defined in Section 5 of the City's Design Criteria as "a previously developed parcel that is currently irrigated by potable water but may consider switching to non-potable irrigation in the future." The remaining 243.381 bulk acres of that total service area acreage may be required by the Greeley Municipal Code to connect to the City's non-potable irrigation infrastructure.

Section 3. Estimation and Description of Maximum Costs. The total maximum cost of construction for the Westgate Irrigation Pump Station Infrastructure is estimated at this time to be \$2,600,522 (i.e., \$6,232.02 per bulk acre). This total estimated maximum cost includes expenses for which the City will be responsible, as described in Section 4 below.

Section 4. City Portion of Infrastructure Costs. Of the total estimated maximum cost set forth in Section 3, the City will bear at a minimum the construction costs attributable to the 173.903 bulk acres associated with conversion areas described in Section 2 above and to those properties within the Westgate Non-Potable Irrigation Pump Station Service Area that are owned by the City. The minimum cost to be borne by the City is estimated at this time to be \$1,083,766.88.

Section 5. Assessments against Local Improvement District 346590 Properties. The final determination of assessments to be made against the lots and lands included in Local Improvement District 346590 shall be established by an ordinance adopted after completion of the Westgate Non-Potable Irrigation Pump Station improvements described herein, and such assessments shall be based upon the costs of construction and a fair market rate of projected interest to be recommended by the Director of Finance and set forth in the assessment ordinance at the time it is adopted. Interest shall accrue on each assessment from the date of the City's final payment on construction costs until the assessment is paid in full. The portion of the total maximum cost of construction for the Westgate Non-Potable Irrigation Pump Station not borne by the City shall be allocated to the 243.381 bulk acres within the Westgate Non-Potable Irrigation Pump Station Service Area that may be required by the Greeley Municipal Code to connect to the City's non-potable irrigation infrastructure, as is shown on the map attached hereto as Exhibit A. Within such allocation, the costs and interest shall then be assessed proportionally in accordance with the bulk acreage of each parcel that connects to the City's non-potable irrigation system. Assessments shall be due from the property owner at the earlier of: (i) final plat approval, or (ii) a request from the property owner for connection to the City's non-potable irrigation system, and payable in accordance with the terms set forth in the assessment ordinance.

Section 6. Construction of the Westgate Non-Potable Irrigation Pump Station commenced prior to the passage of this ordinance. The City shall ensure construction is completed within a reasonable time after passage of this ordinance.

Section 7. Lots and Lands to be Included in Local Improvement District 346590; Owners. The lots and lands that shall be included within Local Improvement District 346590, the street addresses (if applicable) and legal descriptions of such lots and lands, and the current record owners of such lots and lands, according to the records of the Weld County Clerk and Recorder's Office, are as follows.

1. Owner(s): Samad D. and Susan K. Aghajani
Mailing Address of Owner(s): P.O. BOX 200375
EVANS, CO 80620
Address of LID Property: N/A
Weld County Parcel No.: 095918101002
Legal Description of LID Property: LOT 2 GREELEY STORAGE MINOR

2. Owner(s): Noble Energy, Inc.
Mailing Address of Owner(s): c/o K.E. Andrews
1900 DALROCK ROAD
ROWLETT, TX 750885526
Address of LID Property: N/A
Weld County Parcel No.: 095918110001
Legal Description of LID Property: Lot 1 FRANCIS MINOR SUB

3. Owner(s): City of Greeley
Mailing Address of Owner(s): c/o Real Estate Management
1000 10th STREET
GREELEY, CO 80631-3808
Address of LID Property: N/A
Weld County Parcel No.: 095918108004
Legal Description of LID Property: GR TAL OUTLOT I TALON

4. Owner(s): City of Greeley
Mailing Address of Owner(s): c/o Real Estate Management
1000 10th STREET
GREELEY, CO 80631-3808
Address of LID Property: N/A
Weld County Parcel No.: 095917208007
Legal Description of LID Property: OUTLOT H TALON

5. Owner(s): Creek View Commercial Holdings, LLC
Mailing Address of Owner(s): 7251 W 20TH STREET, UNIT L-200
GREELEY, CO 80634-4626
Address of LID Property: N/A
Weld County Parcel No.: 095917232002
Legal Description of LID Property: TRACT 1 OWL RIDGE 5TH FG

6. Owner(s): City of Greeley
Mailing Address of Owner(s): 1000 10 TH STREET
GREELEY, CO 80631-3808
Address of LID Property: N/A
Weld County Parcel No.: 095917000022
Legal Description of LID Property: GR 17597 SW4 17 5 66 (WEST RIDGE AREA ANNEX) LYING
N OF NEW STATE HWY #34 R/W EXC UPRR RES (25R2D)

7. Owner(s): Jim L. Ells
Mailing Address of Owner(s): 2435 71ST AVENUE

- Address of LID Property: GREELEY, CO 80634-9609
2435 71ST AVENUE
GREELEY, CO 80634
- Weld County Parcel No.: 095917000027
- Legal Description of LID Property: GR PT SE4 17-5-66 (BRIGGS & ELLS ANNEX) BEG S0D22'W 435.6' OF E4 COR SEC S0D22'W 330' N89D57'W 739.35' S46D39'W 145.25' N87D45'W 898.87' N88D30'W 912.82' N0D07'W 807.69' S89D57'E 1662.31' S0D22'W 435.6' S89D57'E 1000' TO BEG (.25R)
8. Owner(s): Jim L. Ells
Mailing Address of Owner(s): 2435 71ST AVENUE
GREELEY, CO 80634-9609
- Address of LID Property: 2423 71ST AVENUE
GREELEY, CO 80634
- Weld County Parcel No.: 095917000024
- Legal Description of LID Property: GR PT SE4 17-5-66 (BRIGGS & ELLS ANNEX) BEG AT E4 COR OF SEC W1000' S435.6' E1000' N435.6' EXC UPRR RES (.25R)
9. Owner(s): Green Keen Acres, LLC
Mailing Address of Owner(s): 254 ALABASTER WAY
JOHNSTOWN, CO 80534-9474
- Address of LID Property: N/A
- Weld County Parcel No.: 095916300025
- Legal Description of LID Property: GR PT SW4 16 5 66 (WEST RIDGE AREA ANNEX) BEG SW COR SEC N0D05W 2191.13 N89D53E 580.8' TO TPOB TH CONT N89D53E 449.55' N59D30E 109.92' S0D14E 18' S12D09E 680.21' S90DW 688.63' N0D05W 446.43' N89D54E 1.97' TH N0D05W 180' TO TPOB
10. Owner(s): Jay E. Goza Trust No. 1
Mailing Address of Owner(s): c/o Calven Goza
40373 SKYLARK DRIVE
FORT COLLINS, CO 80524-9029
- Address of LID Property: N/A
- Weld County Parcel No.: 095916306000
- Legal Description of LID Property: GR PA L1 & 8 BLK1 & L1-3 & 5-7 BLK2 (WEST RIDGE AREA ANNEX) PETERSON-ALEXANDER
11. Owner(s): Green Keen Acres, LLC
Mailing Address of Owner(s): 254 ALABASTER WAY
JOHNSTOWN, CO 80534-9474
- Address of LID Property: N/A
- Weld County Parcel No.: 095916300024
- Legal Description of LID Property: GR PT SW4 16-5-66 (WEST RIDGE AREA ANNEX) BEG NE COR L1 PETERSON 1ST FG N90DW 434.16' TO POB TH CONT N90DW 310' N0D05W 1022' N90DE 688.63' S12D09E 110.79' S02D07E 400.82' N90DW 415.17' S0DW 513.15' TO TPOB

12. Owner(s): Amezcua Family Trust
Mailing Address of Owner(s): 2272 DEEDS COURT
LOVELAND, CO 80538-4877
Address of LID Property: 6815 28TH STREET
GREELEY, CO 80634
Weld County Parcel No.: 095916300015
Legal Description of LID Property: GR 17590-D PT SW4 16-5-66 (WEST RIDGE AREA ANNEX)
BEG NE COR L1 PETRSON SUB 1ST FILING W434.16'
N513.15' E415.17' S02D07'E 513.50' TO BEG
13. Owner(s): Schroetlin Commercial Holdings, LLC
Mailing Address of Owner(s): 2224 GLEN HAVEN DRIVE
LOVELAND, CO 80538-4903
Address of LID Property: N/A
Weld County Parcel No.: 095916308012
Legal Description of LID Property: Lot 12A WESTRIDGE 5TH FG 2ND RPLT
14. Owner(s): Schroetlin Commercial Holdings, LLC
Mailing Address of Owner(s): 2224 GLEN HAVEN DRIVE
LOVELAND, CO 80538-4903
Address of LID Property: N/A
Weld County Parcel No.: 095916308003
Legal Description of LID Property: Lot 3A WESTRIDGE 5TH FG 2ND RPLT
15. Owner(s): Schroetlin Commercial Holdings, LLC
Mailing Address of Owner(s): 2224 GLEN HAVEN DRIVE
LOVELAND, CO 805384903
Address of LID Property: N/A
Weld County Parcel No.: 095916308001
Legal Description of LID Property: Lot 1A WESTRIDGE 5TH FG 2ND RPLT
16. Owner(s): Golden Eye Investments, LLC
Mailing Address of Owner(s): 361 71ST AVENUE
GREELEY, CO 80634-9782
Address of LID Property: N/A
Weld County Parcel No.: 095916308007
Legal Description of LID Property: Lot 7A WESTRIDGE 5TH FG 2ND RPLT
17. Owner(s): Schroetlin Commercial Holdings, LLC
Mailing Address of Owner(s): 2224 GLEN HAVEN DRIVE
LOVELAND, CO 80538-4903
Address of LID Property: N/A
Weld County Parcel No.: 095916308004
Legal Description of LID Property: Lot 4A WESTRIDGE 5TH FG 2ND RPLT
18. Owner(s): Golden Eye Investments, LLC
Mailing Address of Owner(s): 361 71ST AVENUE

- Address of LID Property: GREELEY, CO 80634-9782
Weld County Parcel No.: N/A
Legal Description of LID Property: 095916308005
Lot 5A WESTRIDGE 5TH FG 2ND RPLT
19. Owner(s): Golden Eye Investments, LLC
Mailing Address of Owner(s): 361 71ST AVENUE
GREELEY, CO 80634-9782
Address of LID Property: N/A
Weld County Parcel No.: 095916308011
Legal Description of LID Property: Lot 11A WESTRIDGE 5TH FG 2ND RPLT
20. Owner(s): Golden Eye Investments, LLC
Mailing Address of Owner(s): 361 71ST AVENUE
GREELEY, CO 806349782
Address of LID Property: N/A
Weld County Parcel No.: 095916308010
Legal Description of LID Property: Lot 10A WESTRIDGE 5TH FG 2ND RPLT
21. Owner(s): Golden Eye Investments, LLC
Mailing Address of Owner(s): 361 71ST AVENUE
GREELEY, CO 806349782
Address of LID Property: N/A
Weld County Parcel No.: 095916308009
Legal Description of LID Property: Lot 9A WESTRIDGE 5TH FG 2ND RPLT
22. Owner(s): Linda C. and Stephen R. Zumbrun
Mailing Address of Owner(s): 2655 65TH AVENUE
GREELEY, CO 80634-8904
Address of LID Property: N/A
Weld County Parcel No.: 095916303010
Legal Description of LID Property: GR 5WR1-4 L4 (WEST RIDGE AREA ANNEX) REPLAT OF
BLK1 WESTRIDGE 5TH FILING
23. Owner(s): Linda C. and Stephen R. Zumbrun
Mailing Address of Owner(s): 2655 65TH AVENUE
GREELEY, CO 80634-8904
Address of LID Property: N/A
Weld County Parcel No.: 095916303009
Legal Description of LID Property: GR 5WR1-3 L3 (WEST RIDGE AREA ANNEX) REPLAT OF
BLK1 WESTRIDGE 5TH FILING
24. Owner(s): Linda C. and Stephen R. Zumbrun
Mailing Address of Owner(s): 2655 65TH AVENUE
GREELEY, CO 80634-8904
Address of LID Property: N/A
Weld County Parcel No.: 095916303013
Legal Description of LID Property: GR 5WR1-2 L2 (WEST RIDGE AREA ANNEX) REPLAT OF
BLK1 WESTRIDGE 5TH FILING

25. Owner(s): Linda C. and Stephen R. Zumbrun
Mailing Address of Owner(s): 2655 65TH AVENUE
GREELEY, CO 80634-8904
Address of LID Property: N/A
Weld County Parcel No.: 095916303012
Legal Description of LID Property: GR 5WR1-1 L1 (WEST RIDGE AREA ANNEX) REPLAT OF
BLK1 WESTRIDGE 5TH FILING
26. Owner(s): Angela and Jukka Koponen
Mailing Address of Owner(s): 205 CARROLL STREET
CENTER, TX 75935-3503
Address of LID Property: N/A
Weld County Parcel No.: 095916300011
Legal Description of LID Property: GR 17589-D PT SW4 16 5 66 (WEST RIDGE AREA ANNEX)
ELY 200' OF FOL DESC PARCEL BEG 191.79' W OF S4
COR W489.17' N41D41'E 89.46' N464.21'E 386.87' S0D08'E
30.54' N41D44'E 57.90' S0D25'E 543.63' M/L TO BEG

Section 8. Properties within the boundaries of Local Improvement District No. 346590 remain subject to all requirements of the Greeley Municipal Code regarding City non-potable water service and irrigation, including, without limitation, the requirement to construct additional distribution main line extensions, if necessary, to facilitate connection to the Westgate Non-Potable Irrigation Pump Station.

Section 9. This ordinance shall take effect on the fifth (5th) day following its final publication, as set forth in Section 3-16 of the Greeley City Charter.

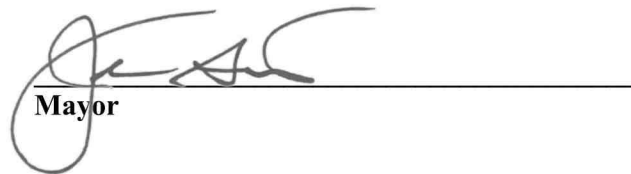
PASSED AND ADOPTED, SIGNED AND APPROVED ON THIS 1ST DAY OF OCTOBER 2024.

ATTEST:



THE CITY OF GREELEY, COLORADO


City Clerk


Mayor

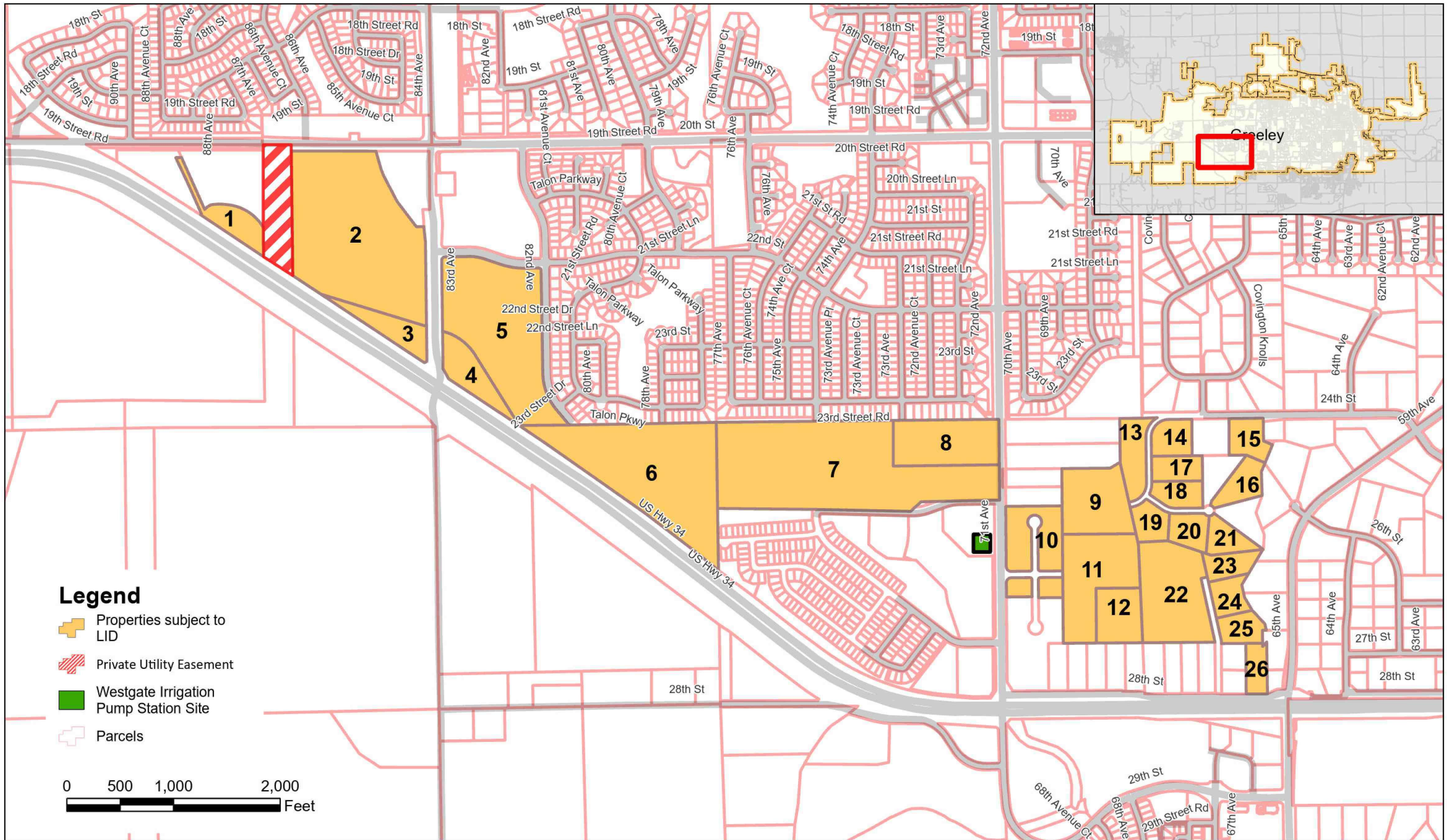


Exhibit - Local Improvement District No. 346590 - Westgate

Coordinate System: NAD 1983 HARN StatePlane Colorado North FIPS 0501 Feet
 Units: Foot US

Date: 8/13/2024
 WestgateLS_LID_08132024.aprx



Water & Sewer Agenda Summary

June 18, 2025

Key Staff Contact: Brian Von Seggern, Water Resource Operations Manager

Title:

Water Supply and Runoff Update

Summary:

Runoff has peaked in the South Platte River basins. So far, the expected flows are at or slightly below average for total runoff. However, due to above average reservoir storage leading into last fall and winter, most of the Northern Colorado reservoirs entered irrigation season near capacity. As we move through the summer, warm temperatures and variable projections for precipitation indicate abnormally dry to drought conditions could set in to Colorado. Staff is projecting that despite the variability, Greeley's system will remain above the action level of 21,300 ac-ft outlined in the Drought Response Plan.

Recommended Action:

None

Recommended Motion:

None

Attachments:

1. Water Supply and Runoff Update

Water Supply and Runoff Update: June

June 18, 2025

**Brian Von Seggern,
Water Resources Operations
Manager**

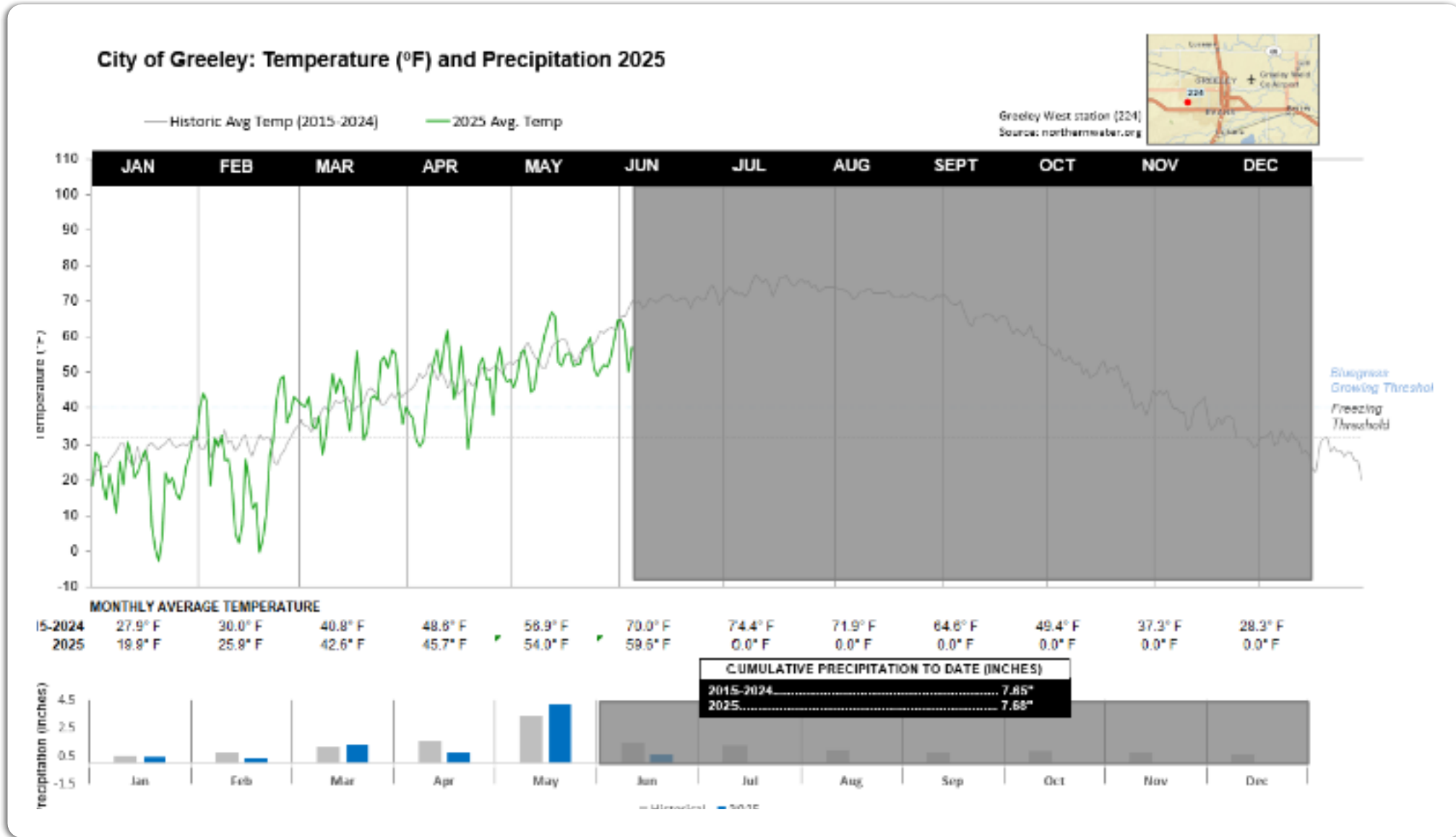


Agenda



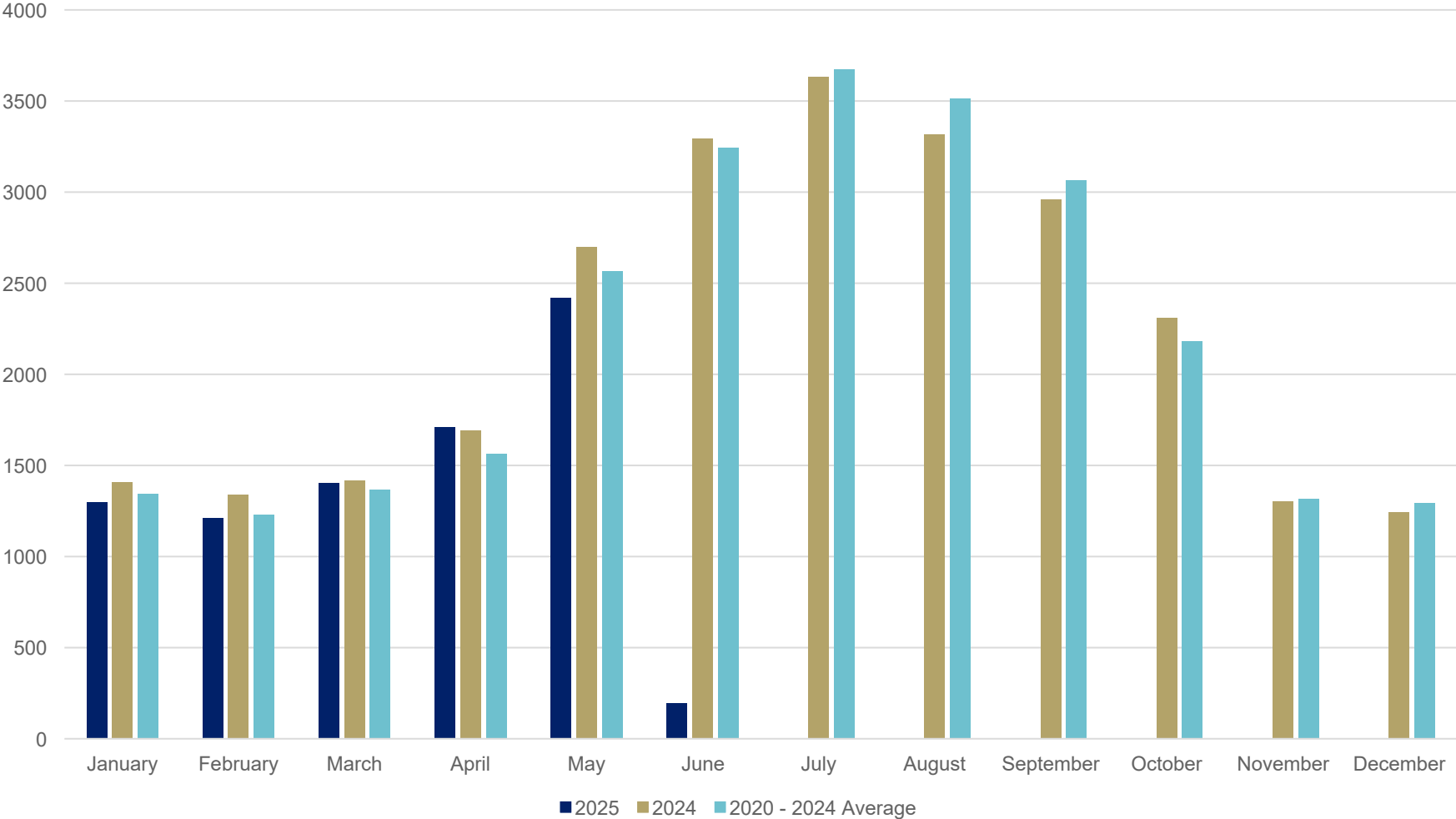
- Climate and Weather
- Storage and Production
- Outlook on Irrigation Season

Temperature and Precipitation



Production

Monthly Production in Acre Feet



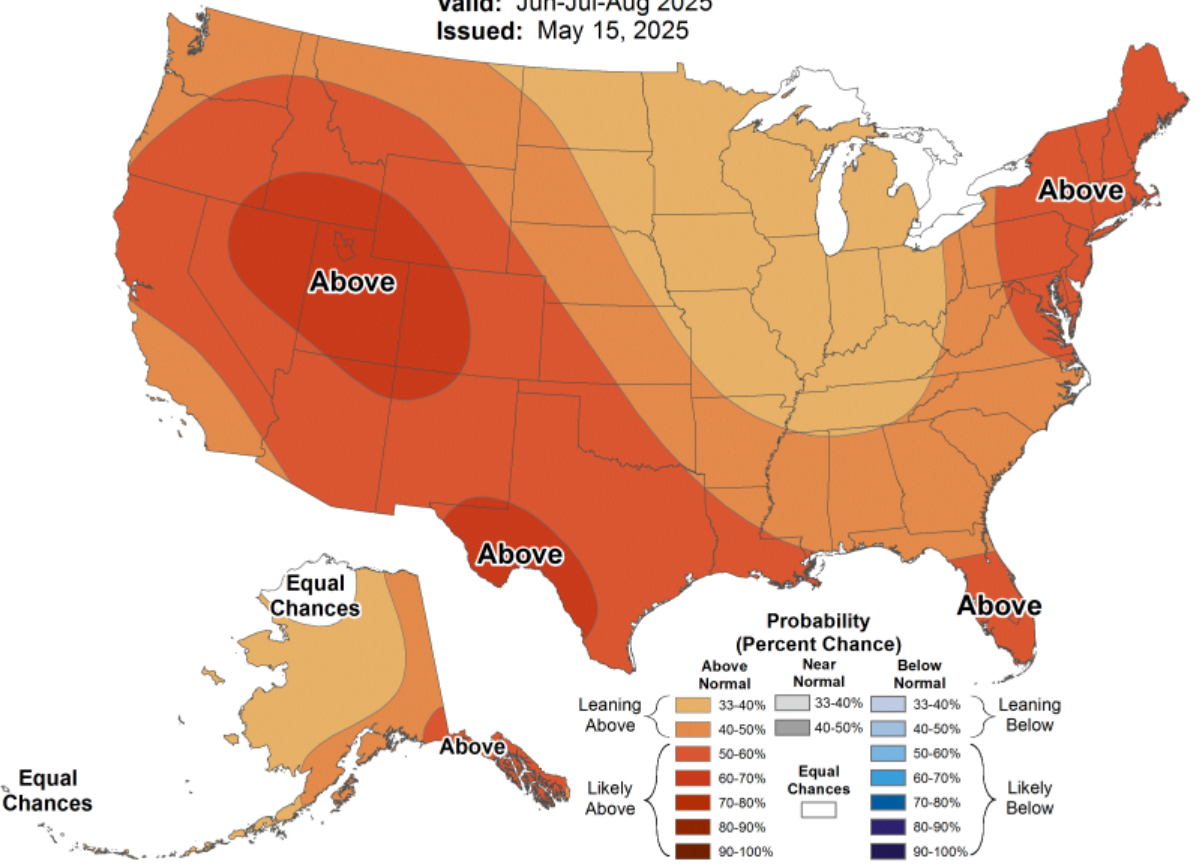
Treatment through June 25 th (AF)	
2020 - 2024 Avg	26,343
2024	26,604
2025	8,235

Climate Outlook



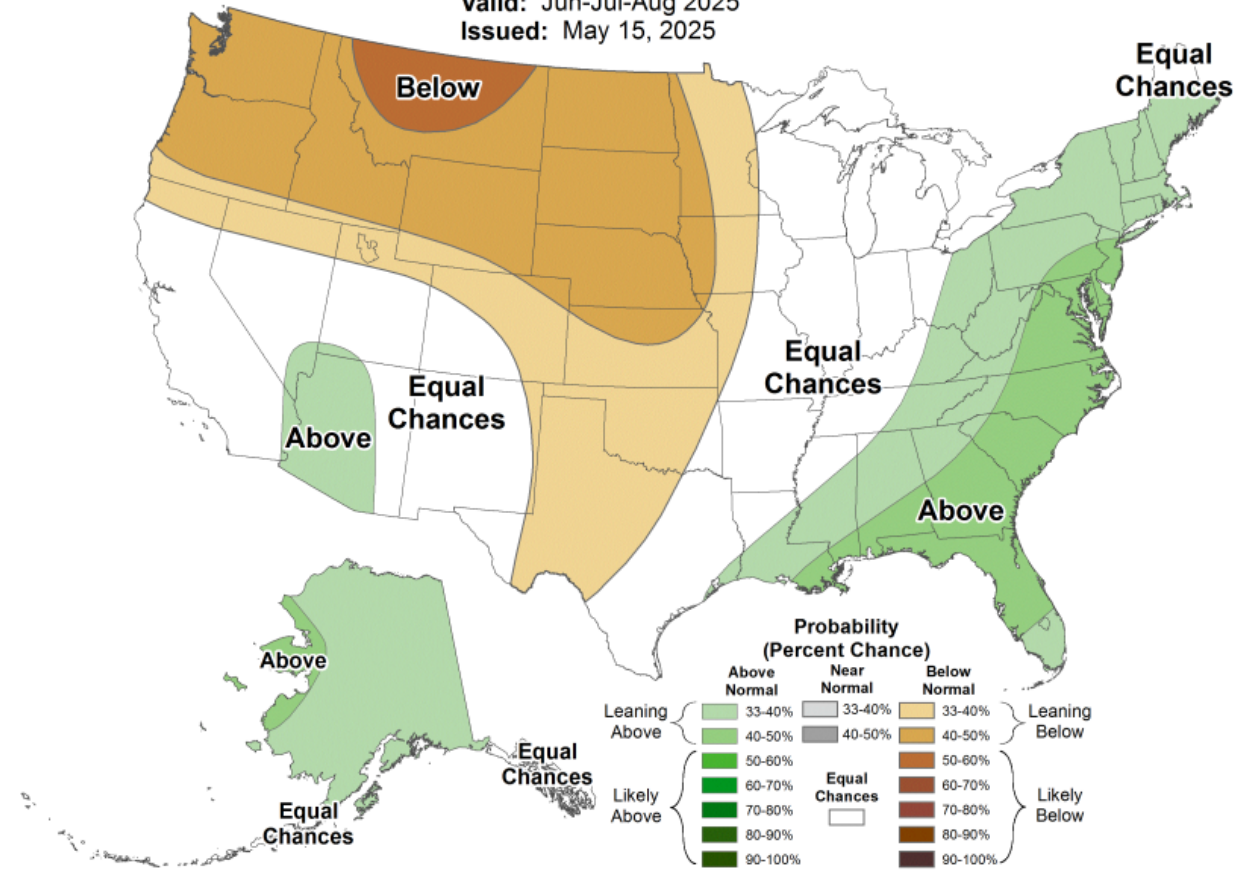
Seasonal Temperature Outlook

Valid: Jun-Jul-Aug 2025
 Issued: May 15, 2025



Seasonal Precipitation Outlook

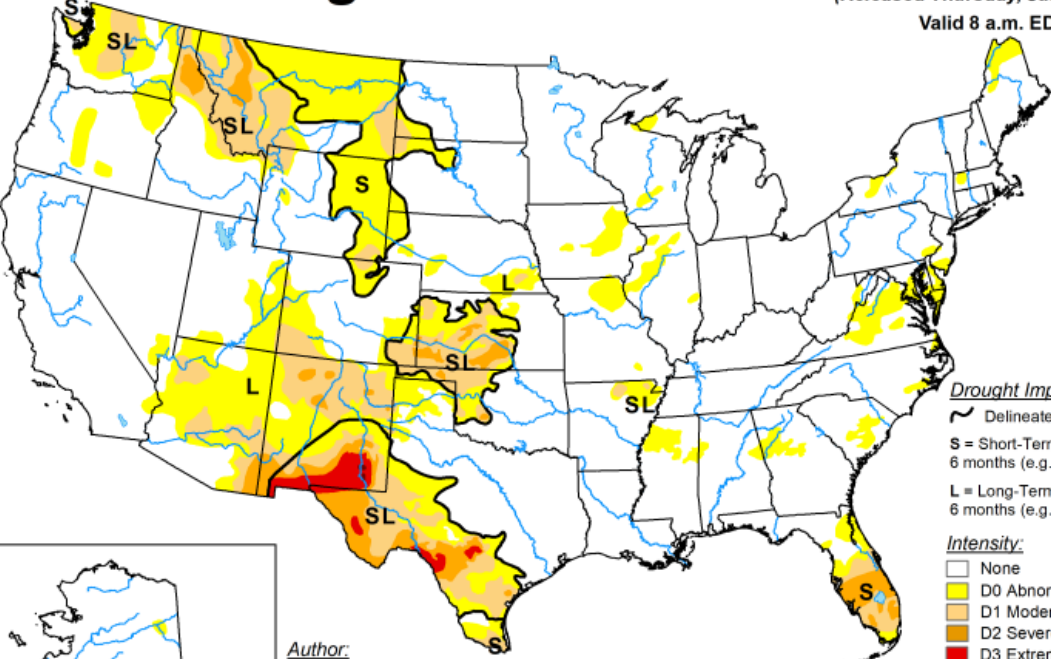
Valid: Jun-Jul-Aug 2025
 Issued: May 15, 2025



Drought Outlook

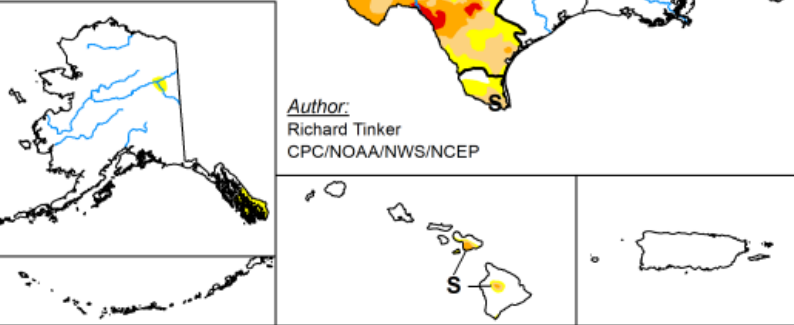
U.S. Drought Monitor

June 11, 2024
 (Released Thursday, Jun. 13, 2024)
 Valid 8 a.m. EDT



Drought Impact Types:
 ~ Delineates dominant impacts
 S = Short-Term, typically less than 6 months (e.g. agriculture, grasslands)
 L = Long-Term, typically greater than 6 months (e.g. hydrology, ecology)

Intensity:
 None
 D0 Abnormally Dry
 D1 Moderate Drought
 D2 Severe Drought
 D3 Extreme Drought
 D4 Exceptional Drought



Author:
 Richard Tinker
 CPC/NOAA/NWS/NCEP

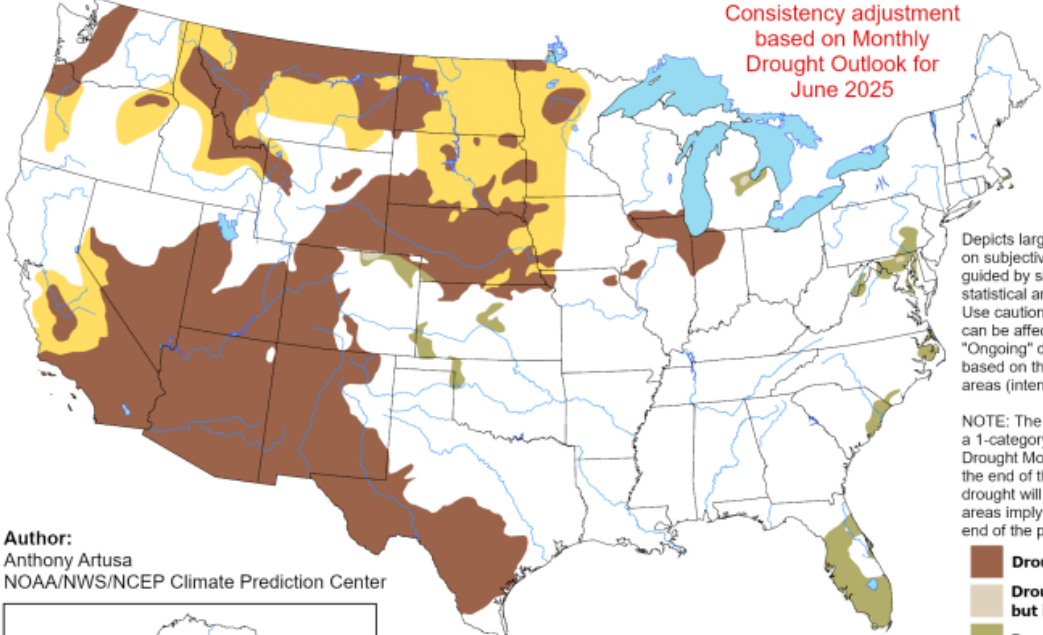
The Drought Monitor focuses on broad-scale conditions. Local conditions may vary. For more information on the Drought Monitor, go to <https://droughtmonitor.unl.edu/About.aspx>



droughtmonitor.unl.edu

U.S. Seasonal Drought Outlook Drought Tendency During the Valid Period

Valid for June 1 - August 31, 2025
 Released May 31, 2025



Consistency adjustment
 based on Monthly
 Drought Outlook for
 June 2025

Depicts large-scale trends based on subjectively derived probabilities guided by short- and long-range statistical and dynamical forecasts. Use caution for applications that can be affected by short lived events. "Ongoing" drought areas are based on the U.S. Drought Monitor areas (intensities of D1 to D4).

NOTE: The tan areas imply at least a 1-category improvement in the Drought Monitor intensity levels by the end of the period, although drought will remain. The green areas imply drought removal by the end of the period (D0 or none).

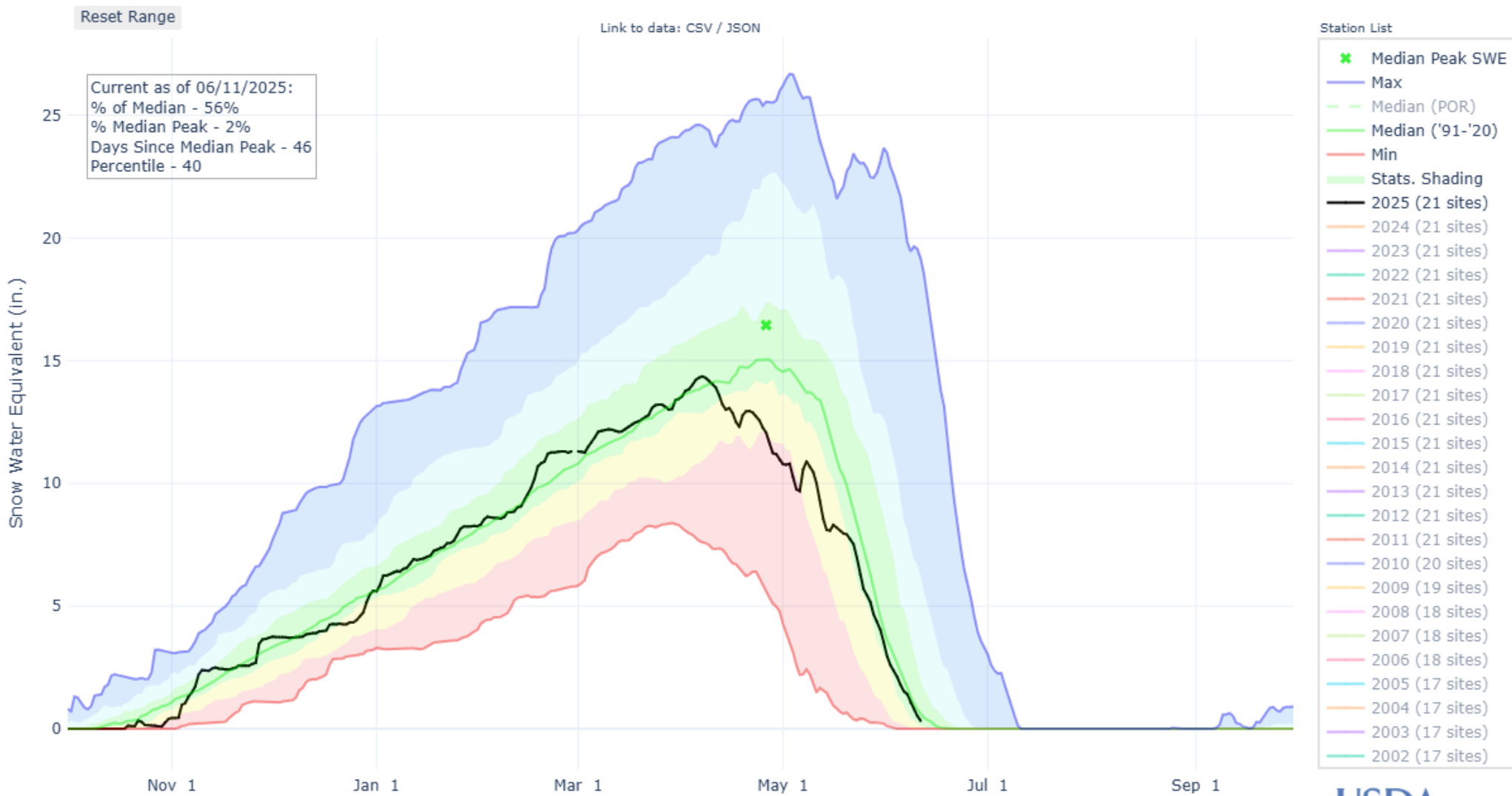
- Drought persists
- Drought remains, but improves
- Drought removal likely
- Drought development likely
- No drought

Author:
 Anthony Artusa
 NOAA/NWS/NCEP Climate Prediction Center

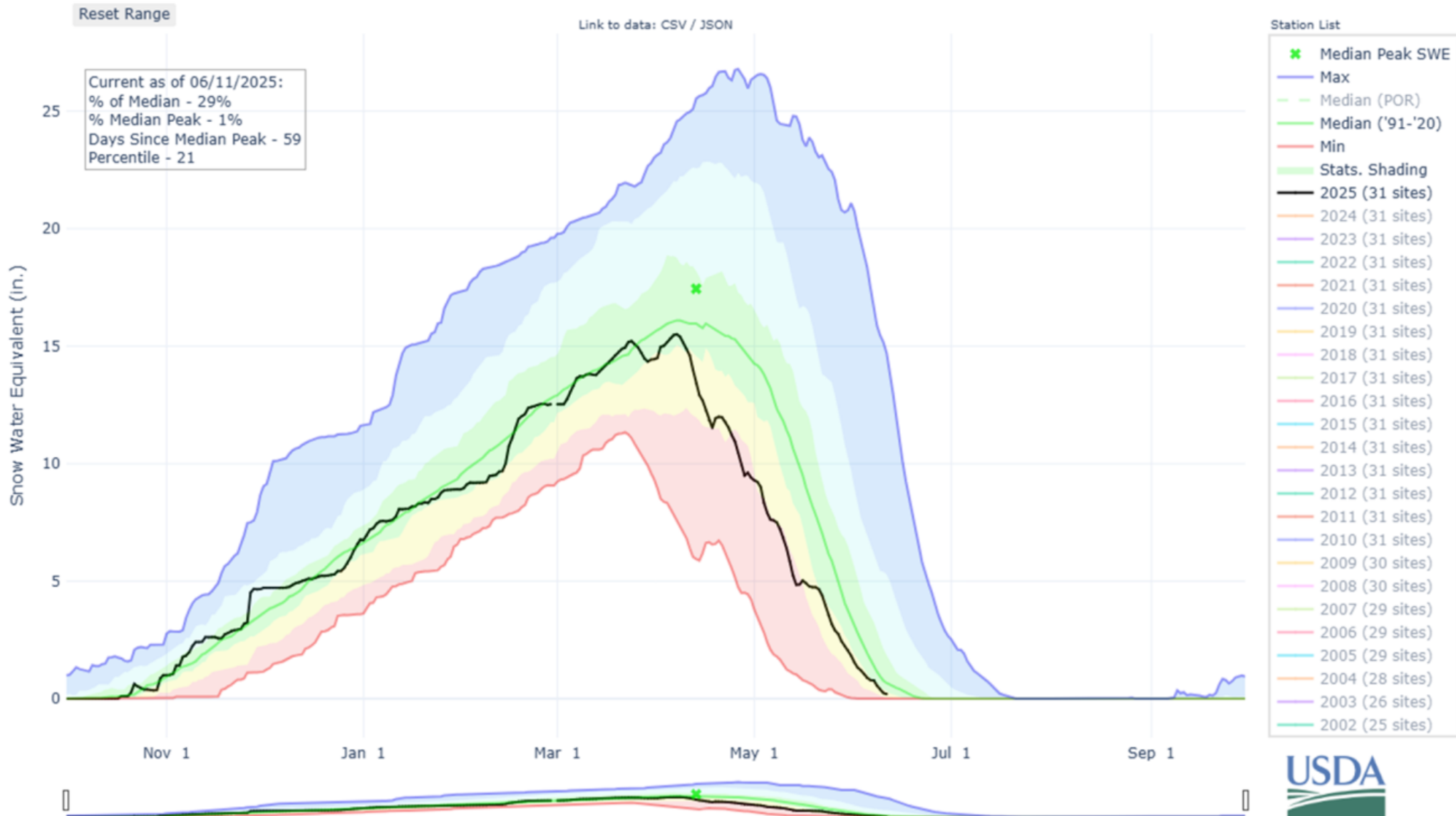


<https://go.usa.gov/3eZ73>

South Platte Snowpack

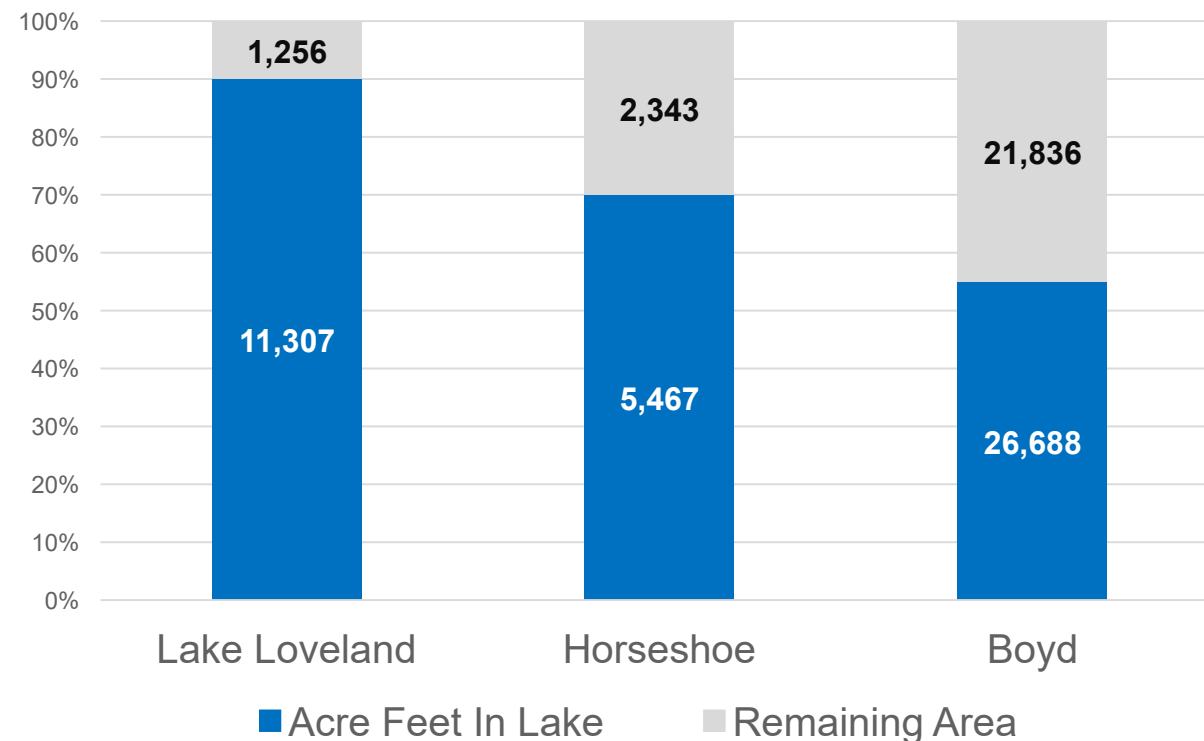


Colorado Headwaters Snowpack



System Storage Volumes - GLIC

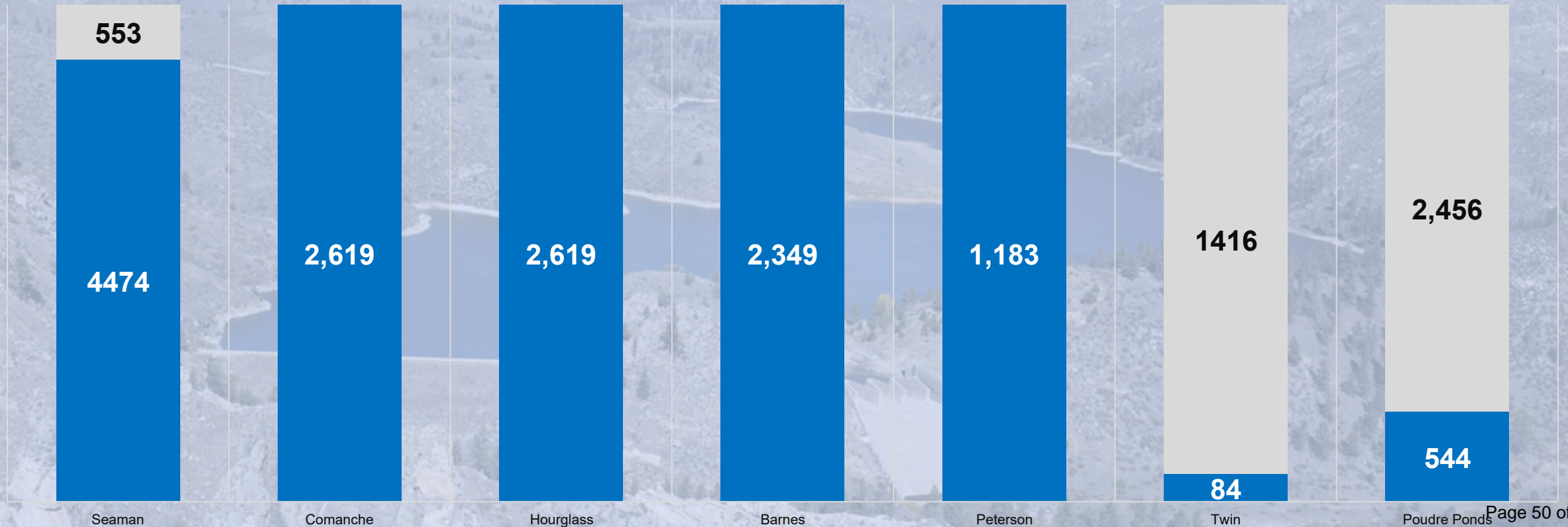
Lake Loveland	Horseshoe	Boyd Lake
11,307 AF	5,467 AF	26,688 AF
90%	70%	55%
Total in the system: 43,462 AF - 63% full		



System Storage Volumes - GLIC

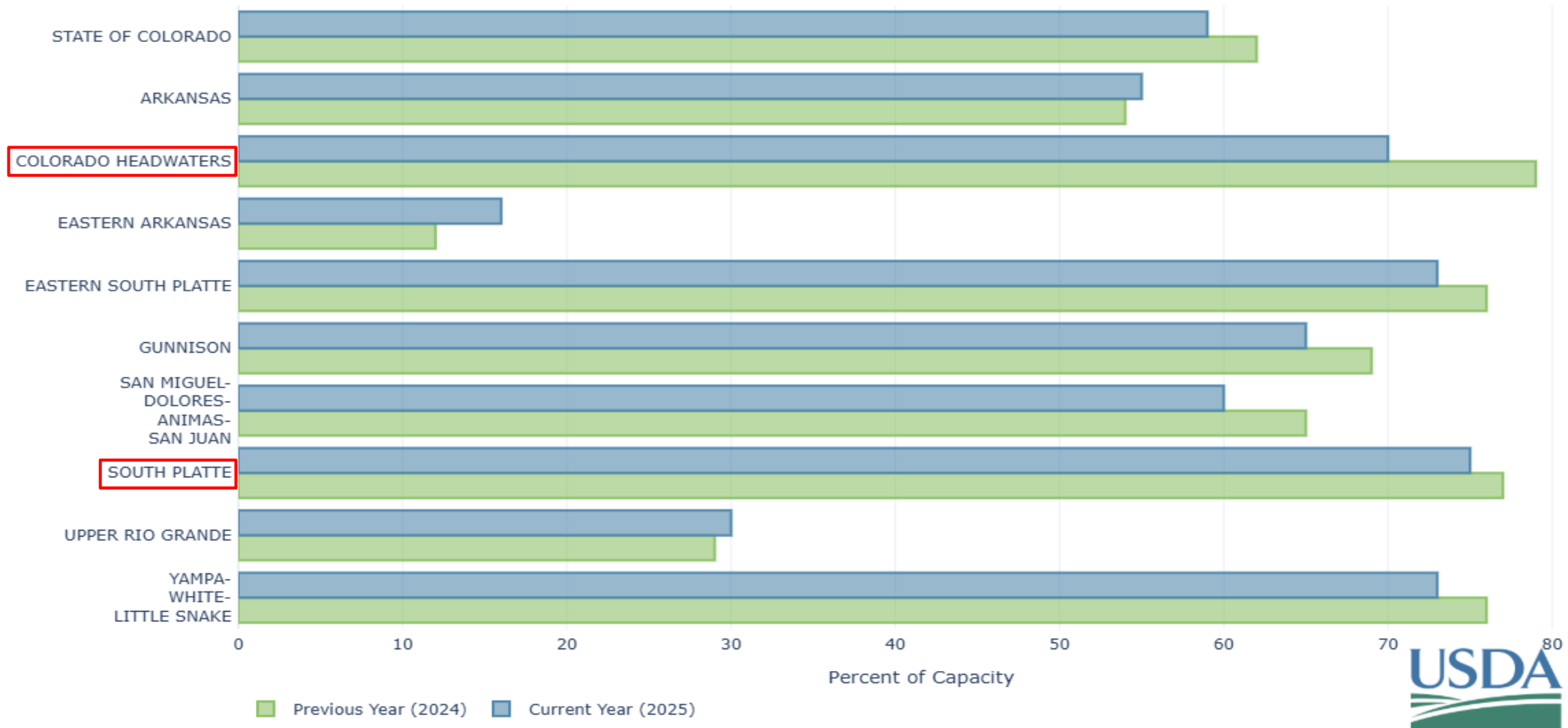
Seaman	Comanche	Hourglass	Barnes	Peterson	Twin	Poudre Ponds
4,474	2,619	2,619	2,349	1,183	84	90
89%	Full	Full	Full	Full	6%	22%

■ Current ■ Remaining



Colorado Reservoir Storage

RESERVOIR STORAGE IN COLORADO
END OF JANUARY 2025



Rental Summary

• C-BT	5,898 AF
• GLIC Changed	770 AF
• GLIC Unchanged	2,808 AF
• WSSC	517 AF
• NPIC	194 AF
• HMR	3,000 AF
• Leasebacks	
• WSSC	1,808 AF
• GLIC	7,340 AF
• L&W	2,874 AF
• New Cache	813 AF

26,022 AF



Target Storage

Source	April 2025 Storage (acre-feet)	Demands/Losses (April 2025 - March 2026) (acre-feet)	Yields (April 2025 - March 2026) (acre-feet)	April 2026 Projected Storage (acre-feet)
	(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	13,335	9,861	9,935	12,617
TUNNEL	884	1,000	1,000	884
TOTAL	35,377	26,588	21,927	30,716

- C-BT: Carryover approx. 5,500AF + 11,402AF
- Windy Gap: Possibly pumping to the reservoir this summer





“Adequate Water Year” continue

Through the Irrigation Season

- Maintain target storage volume at 21,300 AF
- Local reservoir storage is projected to end irrigation season near average
- Northeastern Colorado is expected to see drought conditions return this summer



Questions?



Water & Sewer Agenda Summary

June 18, 2025

Key Staff Contact: Jim Paulson, W&S Engineer IV

Title:

Terry Ranch Project Update

Summary:

This is the quarterly update on the Terry Ranch development project. The update includes a progress report on water well drilling activities on State Land Board wells on the Terry Bison Ranch. There is also an update on the pipeline development project. Segment 2 is under construction with a target finish date of summer 2026. Segments 3 & 4 are in design and property acquisitions are in process.

Recommended Action:

None

Recommended Motion:

None

Attachments:

1. Terry Ranch Presentation



TERRY RANCH WATER SUPPLY PROJECT

Jim Paulson, Civil Engineer IV

jim.paulson@greeleygov.com, 970-590-5338

Water & Sewer Board – June 18, 2025



Infrastructure and Mobility

Agenda



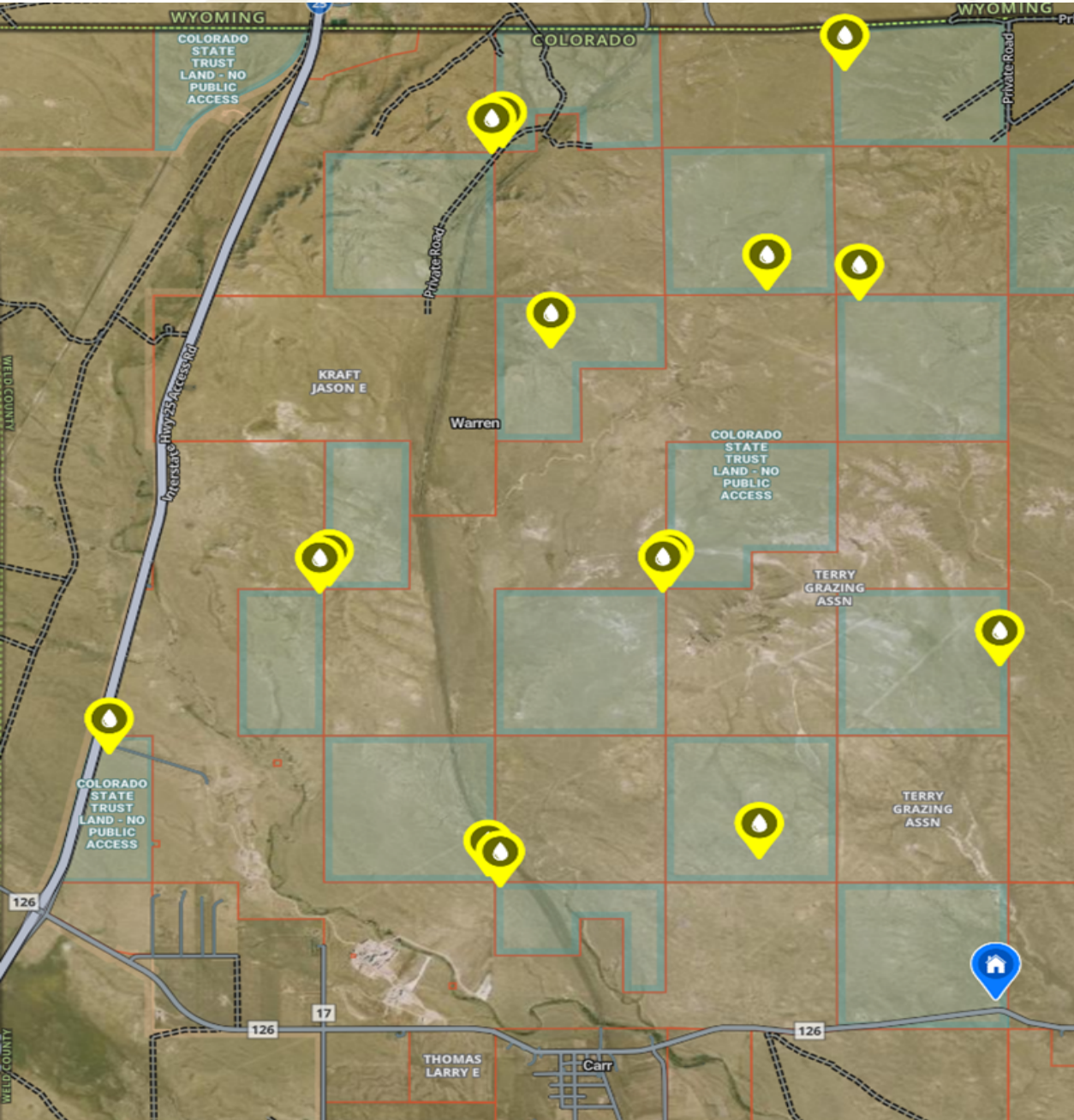
MULTI-PHASE DEVELOPMENT PLAN

1. State Land Board Wells
2. Pipeline Construction
3. On-Ranch Transmission/Distribution Network
4. New Water Treatment Plant
5. Status Update – No Board Action Required

TERRY RANCH WATER SUPPLY PROJECT PHASES

- MULTI-PHASE DEVELOPMENT PLAN
 - State Land Board Wells
 - Pipeline Construction
 - Well Field Development
 - Collection/Distribution Pipeline Network (TBD)
 - Treatment Plant Design and Construction (TBD)

Phase 1 - Terry Ranch/State Land Board Drilling Update



Project Overview:

- Complete 16 wells in the Upper Laramie Aquifer on State Land Board parcels (one well per parcel of SLB land)
- Pumping tests and water quality samples at each well site
- Greeley and SLB to seek a non-tributary aquifer determination for the estimated 1,000,000 ac-ft within the 16 parcels.

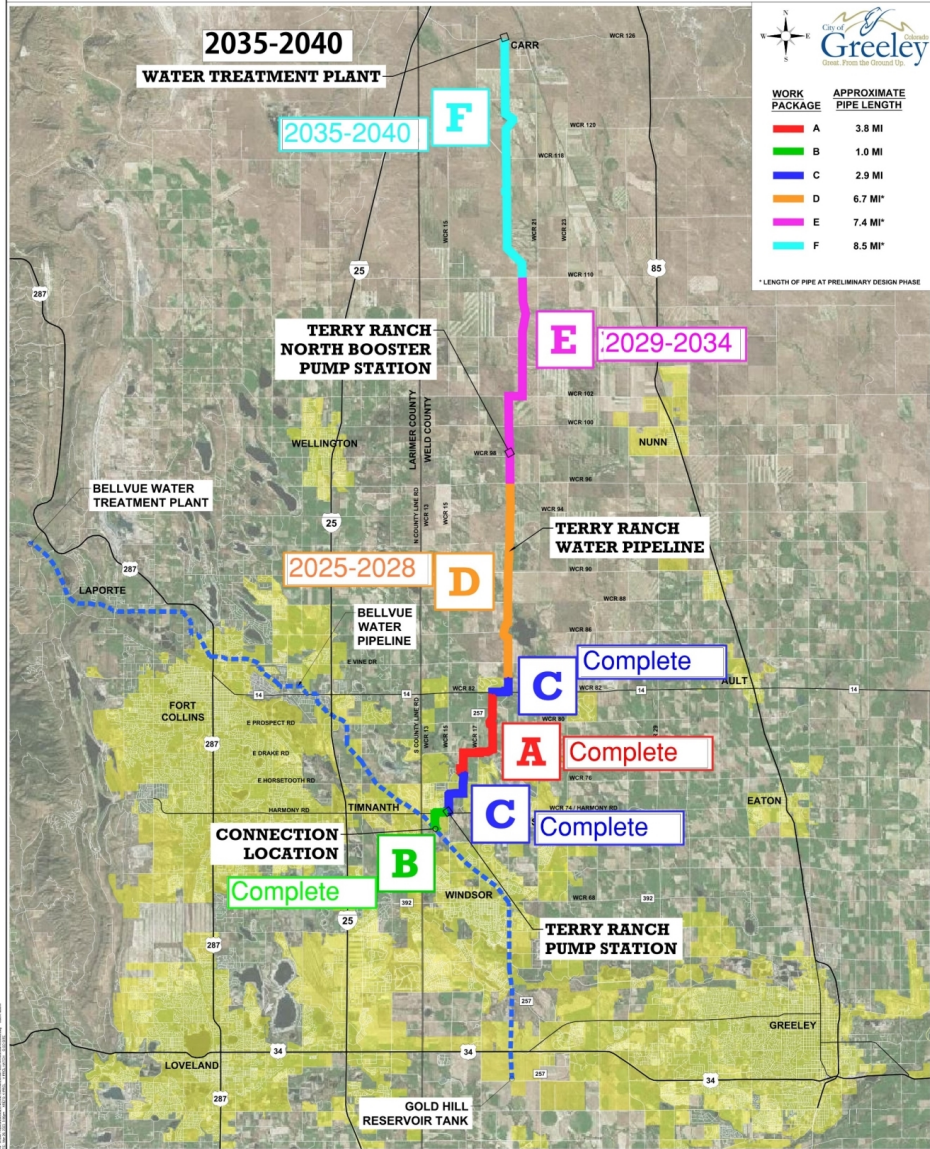
Phase 1 - Terry Ranch/State Land Board Drilling Update

Construction Update:



- Hydrogeology Consultants: Martin & Wood and LRE
 - Assisting with well design, construction oversight, and testing.
- Drilling and Well Construction: Hydro Resources
 - 13 completed, 2 partially completed, 1 remains to be drilled
 - Pump testing & water quality sampling: 8 of 16 wells
 - Completed well depths: 285 to 700 ft below ground surface
 - 5 wells bored to 1,000 to 1,150 ft for data collection needs before being completed to the shallower depth
 - Project timeline: November 2024 – July/August 2025

TERRY RANCH PIPELINE PROJECT



Phase 2 – Pipeline Construction

- Segment 1 (Work Packages-A, B, C)
 - Construction completed in October 2024
 - 39,979 ft of pipe
- Segment 2 (Work Package-D)
 - 100% Design Complete – 35,275 ft of pipe
 - Began receiving pipe June 4, 2025
 - Construction starting
- Segment 3 (WP-E) and Segment 4 (WP-F)
 - 60% Design Expected in 2025
 - Design delays due to property access restrictions and alignment revisions



Segment 2 - Budget

- \$29M Appropriated for 2025
 - \$26M for pipe and installation (\$3.88M/mile)
 - 20% Decrease in construction costs.
 - Mostly straight runs, no tunnels
 - \$1-3M Professional Services
 - \$0.8-1M Land Acquisition and Crossings



Cost Reimbursements To Date

- \$125M in Construction Escrow from Wingfoot
 - 1st 50% Split: 80%-Wingfoot (\$62.5M), 20%-Greeley Match (\$12.5M)
 - 2nd 50% Split: 50%-Wingfoot (\$62.5M), 50%-Greeley Match(\$62.5M)
- Reimbursement Requests from Construction Escrow (\$30.5M)
 - Wingfoot \$24.4M (80%)
 - City of Greeley \$6.1 (20%)

Segment 2 - Highlights



Segment 2 ROW prepped for pipe



First loads of pipe arriving on site



Equipment for construction staged on site



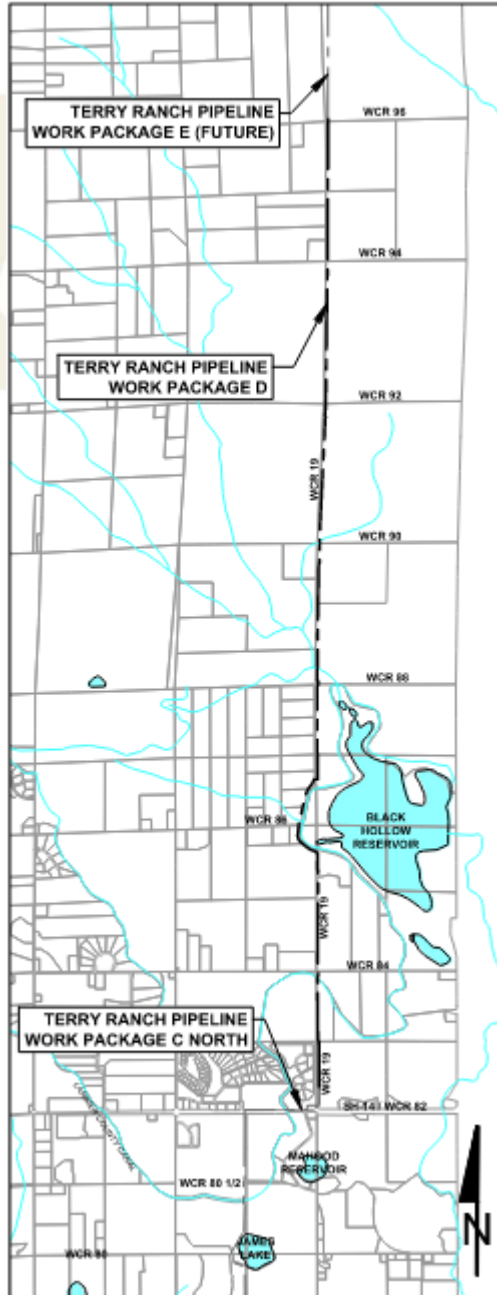


Segment 2 – General Info

- Starts 0.5 mile north of Hwy 14 on WCR 19
- Total length of 6.7 miles
- Ends just past WCR 96
- Mostly along east side of WCR 19
- West side of WCR 19 around Black Hollow reservoir
- Crosses several major utilities:
 - WAPA and Tri-State High-Voltage Transmission lines
 - WSSC south of Black Hollow

Segment 2 – Pre-Construction

- Easements acquired
- Utility Crossing agreements in negotiation
 - WAPA, Tri-State
 - WSSC
- Town of Severance ROW and Access Agreement in negotiation
 - Holding up access permits
 - Requested COG to maintain/improve CR 19
 - Other unacceptable terms



CHALLENGES

- **Timely Access Acquisition**

- Utility crossing agreements
- Severance agreement and permits
- Weld County permits

- **Tariffs**

- Bought U.S. steel coils
- Sent to Mexico for fabrication
- Being charged tariffs on steel content, no exceptions
- Potential 50% upcharges for pipe



Thank you.

Questions?





Water & Sewer Agenda Summary

June 18, 2025

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

Title:

Legal Report

Summary:

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

Based on review of the April 2025 Water Division 1 Resume, staff and water counsel did not identify any new matters to recommend that the Water and Sewer Board file a statement of opposition by the end of June, 2025.

Recommended Action:

None

Recommended Motion:

None

Attachments:

None



Water & Sewer Agenda Summary

June 18, 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
 1. Water and Agricultural Resources Committee (State Legislature)
 - June 30th at Colorado State Capital
 2. Colorado Water Conservation Board - Interbasin Compact Committee Meeting (CWCB)
 - June 25th in Grand Junction Colorado
 3. Water Congress Conference and Interim Water & Ag. Resources Committee
 - Aug. 19 - 21st In Steamboat Springs
 - <https://www.cowatercongress.org/conferences/>
 4. South Platte Basin Roundtable Upper Basin Tour Montgomery Res Expansion
 - September 9, 2025 – Fairplay, CO
 - (Tour of Montgomery Reservoir expansion, London Mine and Stream Restoration)
 5. Water Education Colorado President's Reception and Awards
 - September 10, 2025 at Balistreri Vineyards, Denver
 - Leadership Award: Robert Sakata – Dept. Of Agriculture; and
 - Next Wave Leader Award, Kyle Whitaker - NCWCD
 6. Colorado Water Trust River Bank – (Supporting Poudre Flows Program)
 - September 30, 2025 @ 5:30pm at Denver Botanic Gardens
 - <https://coloradowatertrust.org/events/>
 7. CWCB Statewide C9 Water Policy Summit
 - Lakewood, CO – www.engagecwcb.com
 8. South Platte Basin Forum – 2025 at Aims Welcome Center
 - December 3, 2025 – www.southplatteforum.org
2. Windy Gap Fill Plan and Water Quality Management Issue
3. GLIC – Lake Loveland Storage Fill and Media on Water Rights Administration
4. CDPHE Regulation 38 Triannual Review – Stream Standards Hearing Update
5. Debrief on State Land Board / Terry Ranch Water Well Drilling Tours

Recommended Action:

None

Recommended Motion:

None

Attachments:

1. Directors Report
2. Chimney Hollow Newsletter - June 2025
3. Monfort Park Sewer Line Project flyer
4. Board Meeting Charts_2025



Directors Report Water & Sewer Utilities

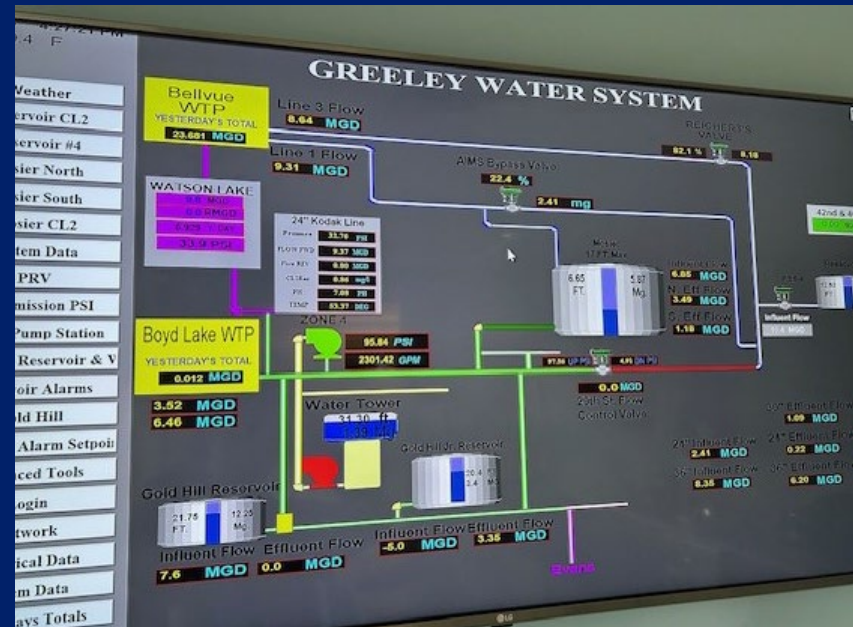
June 18, 2025

Presented by:

Sean P. Chambers, Water & Sewer Utilities Director

Agenda:

June 18, 2025



Agenda

1. Water Industry Education and Advocacy Events
2. Chimney Hollow Water Quality Management Update
3. GLIC – Lake Loveland Storage Fill and Media on Water Rights Administration
4. Neff Lake Raw Water Pipeline Update
5. Regulation 38 – Stream Standards Hearing Update
6. State Land Board / Terry Ranch Water Well Drilling Tours debrief
7. Board & City Council Water Tour Scheduled for August 22, 2025

Purpose: To share relevant and timely information with Water & Sewer Board

Summer & fall '25 Water Industry Events



Water and Agricultural Resources Committee (State Legislature)

June 30th at Colorado State Capital

Interbasin Compact Committee Meeting (CWCB)

June 25th in Grand Junction Colorado

Water Congress Conference and Interim Water & Ag. Resources Committee

August 19 - 21st In Steamboat Springs – Director, Sean Chambers presenting on 8/21/25

South Platte Basin Roundtable Upper Basin Tour Montgomery Res Expansion

September 9, 2025 – Fairplay, CO (Montgomery Reservoir Expansion, Aurora London Mine water right and treatment)

Water Education Colorado President's Reception and Awards

September 10, 2025 at Balistreri Vineyards, Denver

Leadership Award: Robert Sakata; and Next Wave Leader Award, Kyle Whitaker – NCWCD

Colorado Water Trust River Bank – (Supporting Poudre Flows Program)

September 30, 2025 @ 5:30pm at Denver Botanic Gardens

<https://coloradowatertrust.org/events/>

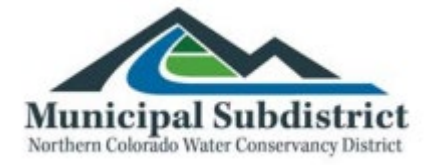
CWCB Statewide C9 Water Policy Summit

October 28 – 29, 2025 in Lakewood, CO – www.engagecwcw.com

South Platte Basin Forum – 2025 at Aims Welcome Center

December 3, 2025 – www.southplatteforum.org

Chimney Hollow Water Quality Update



In May 2023, Northern Water (NCWCD) began collecting baseline water quality samples related to construction at Chimney Hollow Reservoir to monitor water quality after heavy precipitation events. Initially, uranium was not included in the sampling as it is not a metal for which Northern Water routinely samples.

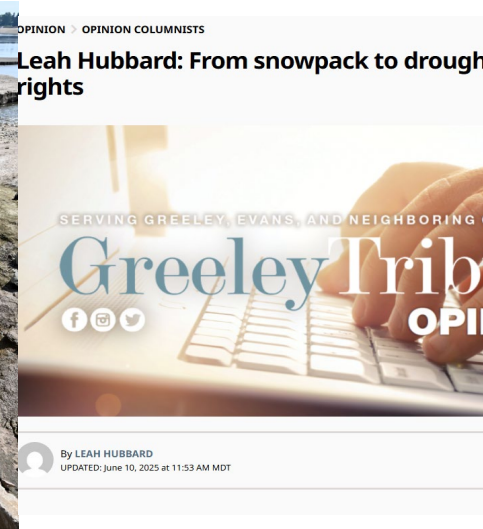
Uranium analysis was later conducted retrospectively after it was added to the construction discharge permit in late 2023. These data, paired with data collected under the construction discharge permit, provided the first indication of elevated uranium.

It is expected that elevated uranium levels are a first fill effect, and leaching rates will be highest at the time when water initially interacts with the newly exposed rock and fill, and that concentrations will decline over time. No water will be released from Chimney Hollow until all assessments are complete, and mitigation strategies are implemented.

Uranium data is monitored at four locations; Hansen Canal at Flatiron outlet, Chimney Creek, Chimney Hollow Reservoir Site and Cofferdam (Note: naturally occurring mineral uranium is not a significant source of radioactivity):

GLIC & Lake Loveland

Water Rights Administration and Media Coverage



- Snowpack drop off 25% between April 1 and May 1
- Cool temperatures kept runoff minimal until late May
- Senior Water Rights had priority through end of May
- Lake Loveland stakeholders called news media
- Greeley has been providing City of Loveland good information, which they have been sharing, but it is complicated
- Leah Hubbard did a TV interview and wrote a guest opinion column in *Tribune* and *Loveland Herald* to help explain water rights
- With snowmelt and a lot of rain, the administrative call changed and Lake Loveland filled quickly
- 7 Lakes and GLIC dividends are uncertain and likely low due to junior nature and less than average snowpack

Raw Water Pipeline Purchase Update:

Neff Lake Raw Water System Purchase Update

- Second Amendment to PSA (Neff Lake Pipeline)
 - Resolution Period for title issues extended to 7/25/25
 - Governmental Approval Period extended to 8/22/25
 - Closing Deadline extended to 9/5/25
 - Withing the timeframe where phase 1 environmental report is valid
 - 2025 raw water lease is operational under a letter agreement that obligates L.R. to pay for water in the event that the PSA does not close by 9/5/25
 - L.R. is wrapping up title clean up and the required consents from a few property owners

Review of Raw Water System Terms of Purchase and Sale:

- Cash Payment of \$1.5M down at closing and \$1M/yr. for 9 yrs
- Non-Monetary Leases that create value for Laramie
 - 10 Yr. leaseback of pipeline for Laramie River's use (2025 – 2034)
 - Provisions allow Greeley to use when L.R. is not using the fresh water pipeline
 - 10 Yr. lease of 1,000 Acre Feet (AF)/yr. of Greeley excess water
 - Source of lease water supply at Greeley's sole discretion



CDPHE – WQCD Reg ulation 38

Water Quality Classifications for South Platte Basin



The Colorado Water Quality Control Commission (WQCC) held a rulemaking hearing for Regulation 38 on 6/9/25.

- Hearing was on revisions to the water quality classifications and standards for basins including the South Platte, which includes the Big Thompson and Cache la Poudre
- The hearing is part of a three-step process for triennial review of water quality regulations, with the Issues Scoping Hearing already concluded and the Issues Formulation Hearing held in November 2024
- The Commission voted this week to allow the Water Supply use designation on Segment 12a of the Poudre to sunset at the end of 2025.

History:

- Greeley invested heavily in the 2020 Regulation 38 hearing to protect the lower Poudre, resulting in segmentation of the river above and below Hwy 85.
- After the 2020 Hearing, WQCC allowed Front Range Energy (Windsor area) and City of Fort Collins a five-year window to build their case.

Terry Ranch –

State Land Board Lease Well Drilling Tour Debrief

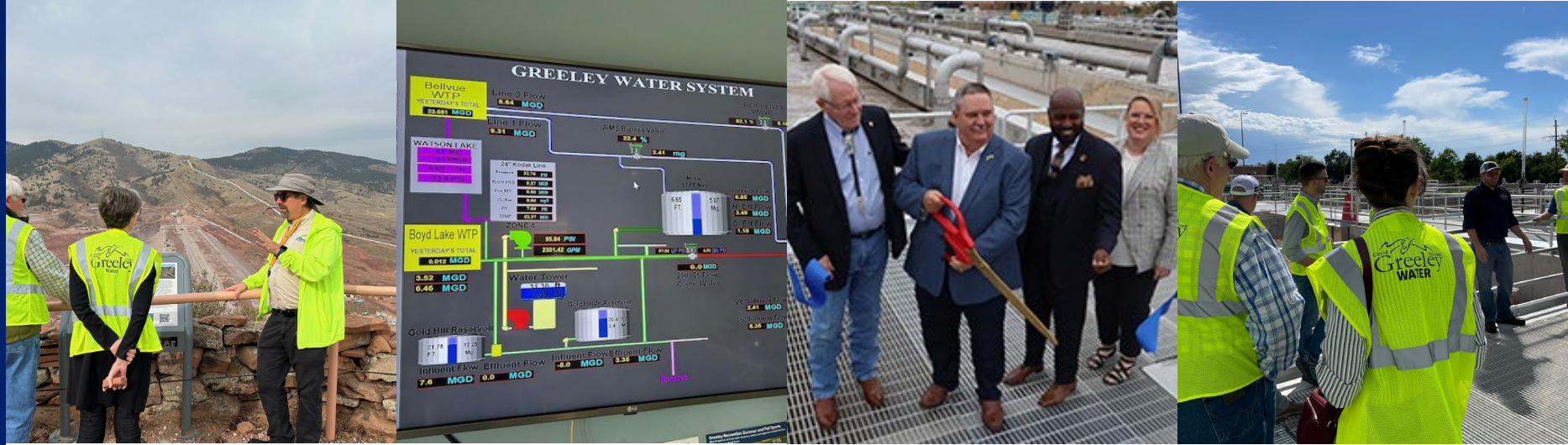


Tours of the well drilling work by Hydro Resources wrapping up on the State Land Board property under the groundwater lease

- May 23rd – *Confluence* 2nd Edition Author and Editor
- June 12th – Stakeholders Tour

Board & Council Water Systems Annual Tour

Aug. 22nd



- SAVE THE DATE
- Annual Tour Scheduled for Fri. 8/22/2025
 - Tour Agenda to Include:
 - Active Asset Renewal Construction Projects
 - Acquisitions – water, gravel pit storage and pipeline
 - Chimney Hollow Reservoir – filling in August '25

Questions?

Thank you



From: Northern Water <northernwater@public.govdelivery.com>
Sent: Thursday, June 12, 2025 8:02 AM
To: Sean Chambers
Subject: June 2025 Chimney Hollow E-News



E-Newsletter | June 2025



Project Managers to Investigate Uranium Mitigation Strategies

Chimney Hollow Reservoir Project managers are investigating strategies to mitigate the presence of mineralized uranium that is anticipated to be present in the first fill of the reservoir.

Mineralized uranium was detected in water samples taken from behind the cofferdam at the site following a series of major precipitation events in summer 2023. Further testing through 2024 identified the source of the minerals as being the granitic rock being quarried on the west side of the reservoir for placement in the rockfill shell of the asphalt-core dam. The low-level uranium minerals detected were not anticipated to be the result of leached material at the site.

During dam testing and first fill of the reservoir starting later this summer and continuing through 2027, no releases of water from Chimney Hollow Reservoir are expected. Ongoing

monitoring of water quality at the reservoir will help managers develop a mitigation strategy that could include treatment and dilution with the significant sources of other water present in the infrastructure nearby.

As more information becomes available, Northern Water will share it with project participants, partner agencies and the public.



Chimney Hollow Quarry Operations Winding Down; Daily Blasting Concluded

Chimney Hollow Reservoir construction activity is starting to look – and even sound – a little different these days, as work nears completion and various tasks continue winding down.

Noticeably different is the absence of afternoon blasts from the Chimney Hollow quarry, where crews had spent about three-and-a-half years igniting explosives on a near-daily basis to extract the rock materials needed for the project.

With the detonation that took place on May 27, project managers estimated that enough rock had been loosened to finish work on the reservoir’s main dam. Crews are now focused on processing, hauling and placing those remaining materials along the top of what will ultimately be the 350-foot-tall structure.

Since the first blasts took place in the fall of 2021, crews have ignited over 20 million pounds of explosives and extracted nearly 25 million tons of rock from the approximately 80-acre quarry, which sits along what will eventually be the west side of the reservoir’s footprint.

At its peak production, the Chimney Hollow quarry was one of the largest mining operations in the state of Colorado, with that mass of materials needed to build not only the project’s various structures, but also the roads and staging areas required to access those work sites.



Crews Make Significant Progress on the Testing of Chimney Hollow Infrastructure

The testing and commissioning of the infrastructure that will ultimately bring water into the Chimney Hollow Reservoir Project is well underway. Crews are making significant progress pushing us closer to seeing water flow into the future reservoir.

About 90 percent of the dry (testing valves and pipes without water) and leakage testing is done – all that remains is the testing of the valves and pipes in the tunnel. The fiberoptic system has been tested, and Northern Water crews are starting to install equipment in the valve house that will connect the operating system of Chimney Hollow to the rest of the Colorado-Big Thompson Project.

In early- to mid-June, crews will wet test various valves in the valve house, which is the same testing that was performed previously without water. Crews will also perform a dry test of the bulkhead, which will be placed between the inlet/outlet tower and the pipe that carries water in and out of the reservoir. When work needs to be performed on the inlet/outlet tunnel piping, crews will place the bulkhead from a floating barge in the reservoir to stop the water from flowing into the pipe that needs to be inspected or repaired.

At the end of June, crews will test the power systems and the saddle dam instrumentation. In early July, dry and wet testing of the hydraulic power unit (HPU), which houses the hydraulic system that can close key valves in the case of a power outage, as well as testing the conduit from the valve house through the tunnel to the inlet/outlet tower, will be completed. By late July, all of the main dam instrumentation will be tested.

Following testing and commissioning of all components, water will begin flowing into the reservoir in late summer.

MOVING ON



Commonly called a 777 (triple seven), these 100-ton haul trucks were the largest piece of equipment used during construction and are now being taken off site since they are no longer needed. In order to be transported, the front wheels are removed before being loaded onto large trailers. Fun fact: Each tire is 9 feet in diameter and costs \$15,000 to replace.

Sign Up for Our Northern Water E-Waternews

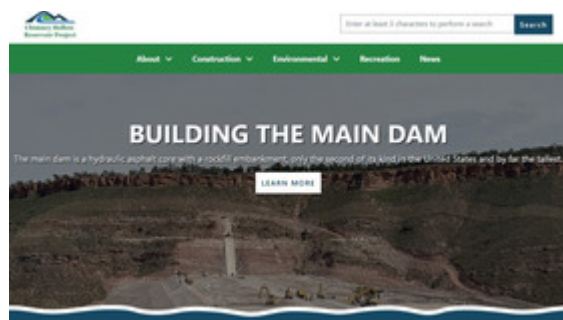
As we near completion of this vital regional water supply project, this Chimney Hollow Reservoir Project newsletter will eventually be dissolved. To stay in the loop on regional water news and updates on other Northern Water projects, sign up for Northern Water E-Waternews, our main monthly e-newsletter.

If you are currently signed up for the Chimney Hollow Project e-newsletter, you will not be automatically added to Northern Water E-Waternews. [You must opt in and sign up to receive those updates.](#)

Stay Connected

Visit the Chimney Hollow Reservoir Project [website](#) for the latest news and project highlights.

Also, connect with us on [Facebook](#) and [X!](#)



About Chimney Hollow Reservoir

The Chimney Hollow Reservoir Project is a collaboration between 12 Northeastern Colorado water providers to improve the reliability of, or make firm, water supplies from the Windy Gap Project. Chimney Hollow Reservoir will be located just west of Carter Lake in Larimer County to provide dedicated storage to supply a reliable 30,000 acre-feet of water each year for future generations.

Northern Water

220 Water Ave. | Berthoud, CO 80513
800-369-RAIN (7246) | www.northernwater.org



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This email was sent to sean.chambers@greeleygov.com using GovDelivery Communications Cloud on behalf of: Northern Water · 220 Water Ave · Berthoud, CO 80513



Monfort Park Sewer Line Project

What's Happening:

The City of Greeley is upgrading its sewer system by installing a 12-inch sewer pipe along 48th Avenue Court and the west side of Monfort Park.

When:

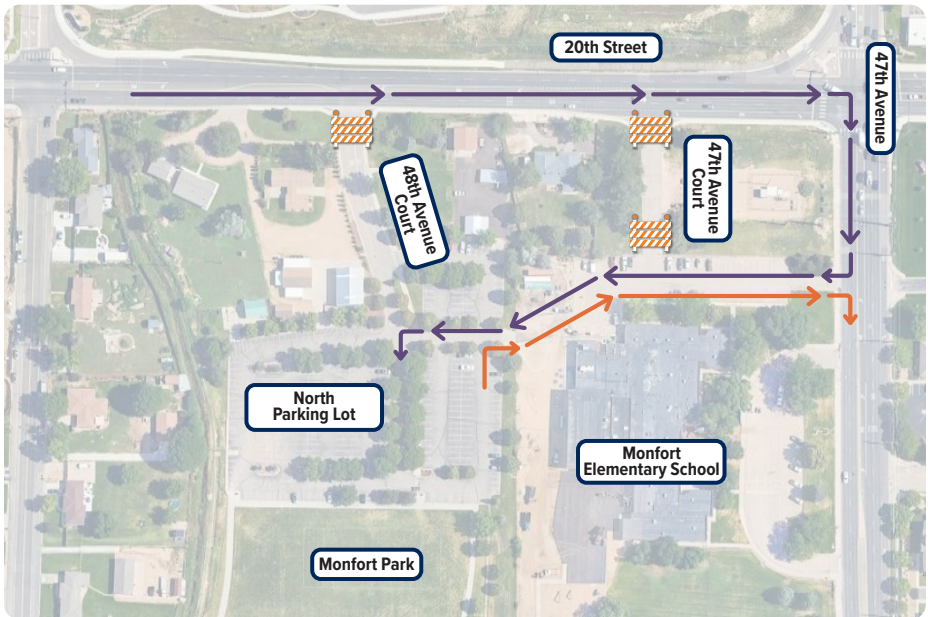
- Phase 1: Begins June 16, lasting 3–4 weeks.
- Phase 2: Continues along the west side of the park after the soccer season ends in November.

Why:

This project improves Greeley's sewer infrastructure to ensure a reliable water system for the future.

Important Traffic Info:

- Barricades: 20th Street at 47th Avenue Court and 48th Avenue Court
- North Lot Access: Enter the Monfort Elementary School parking lot from 47th Avenue. Traffic will be guided by cones and markers.

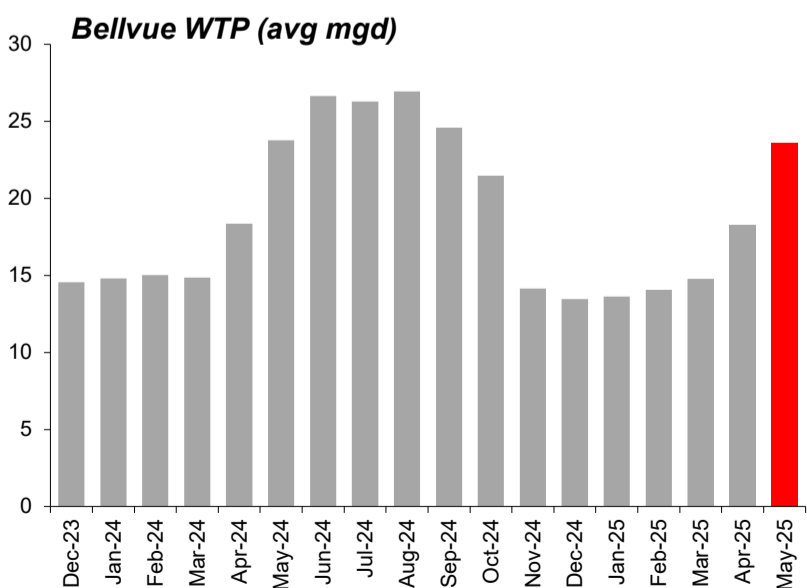
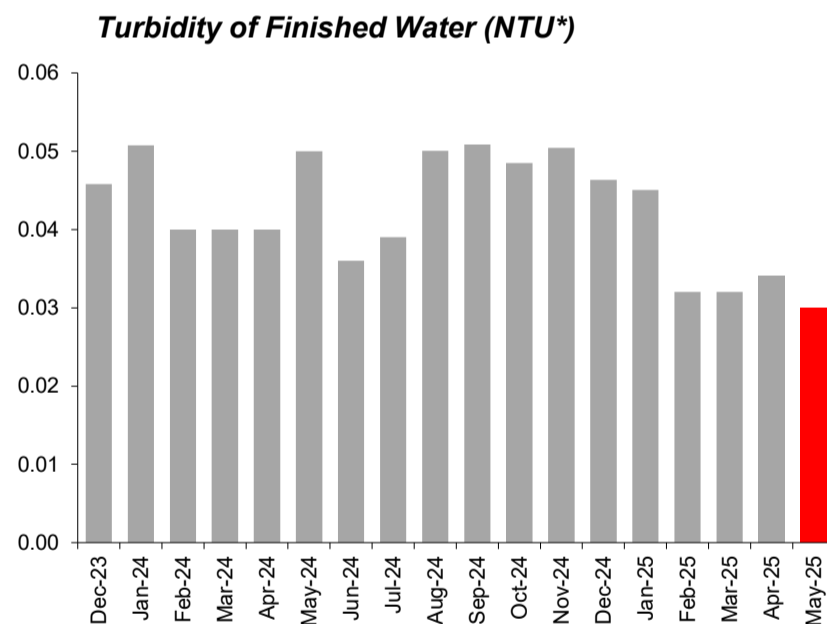
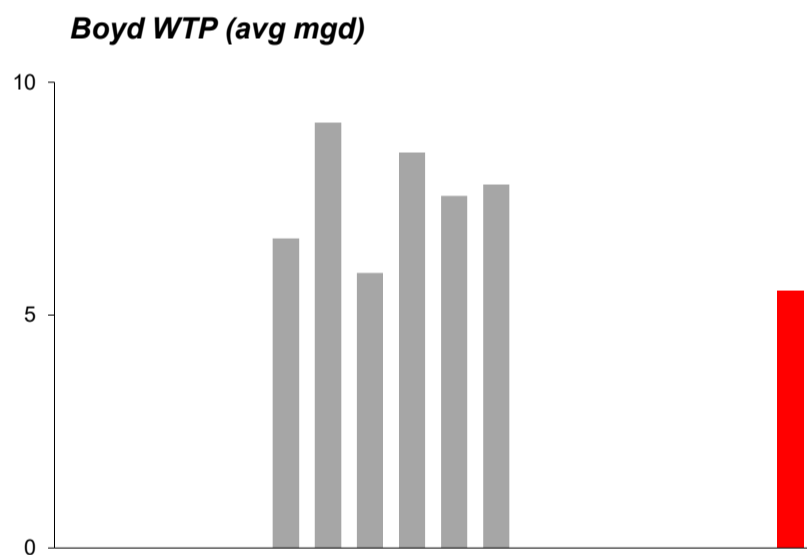
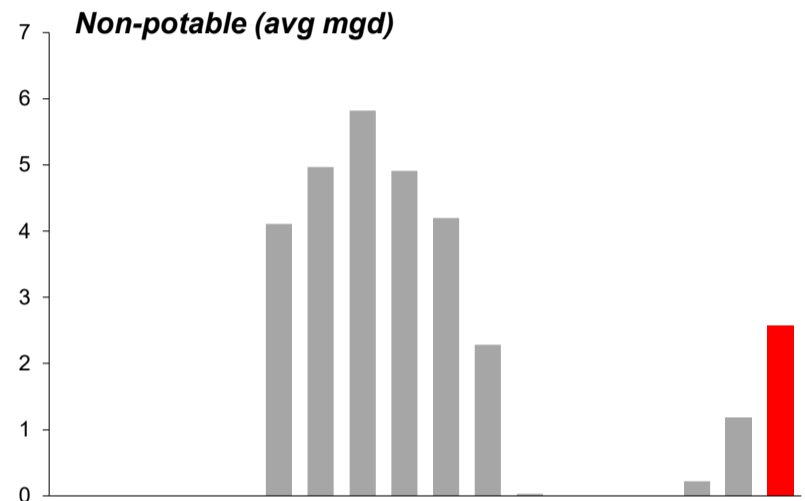
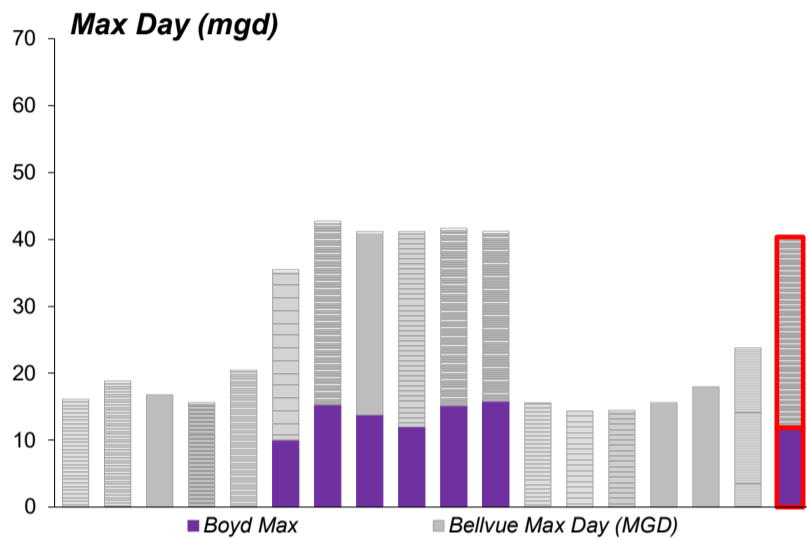


Water Treatment

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).

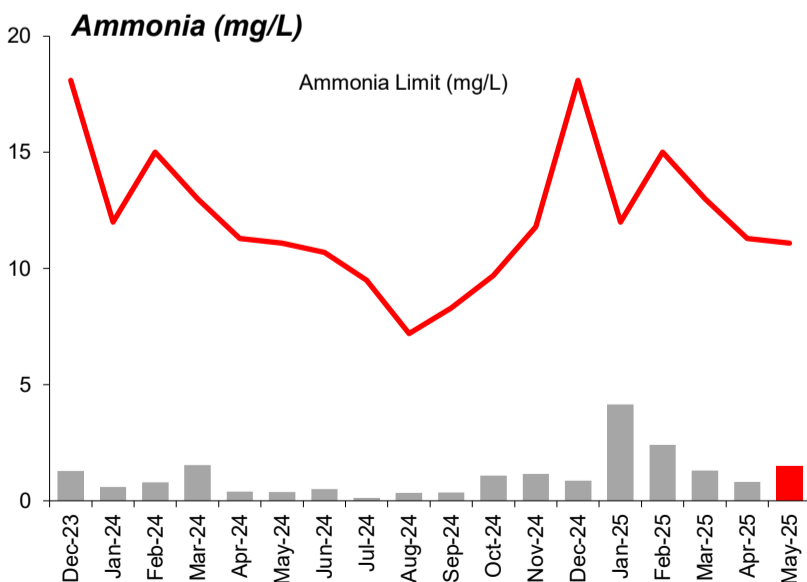
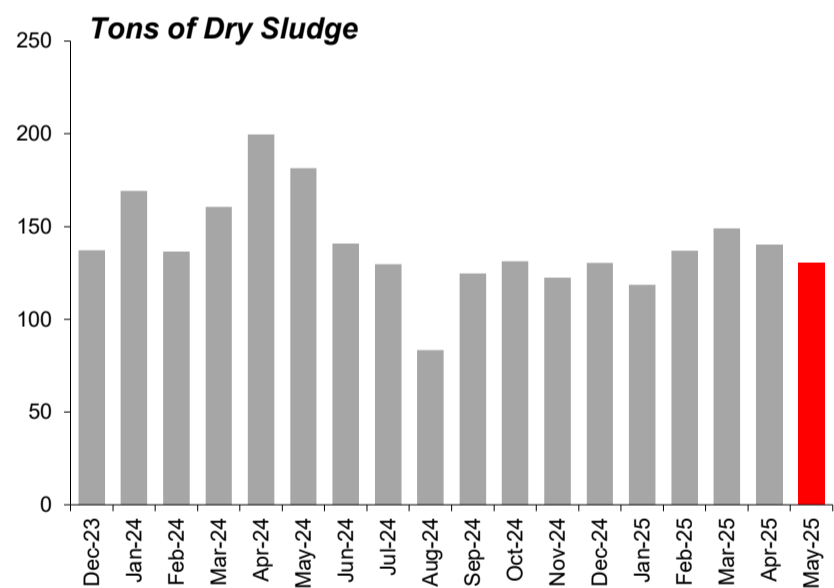
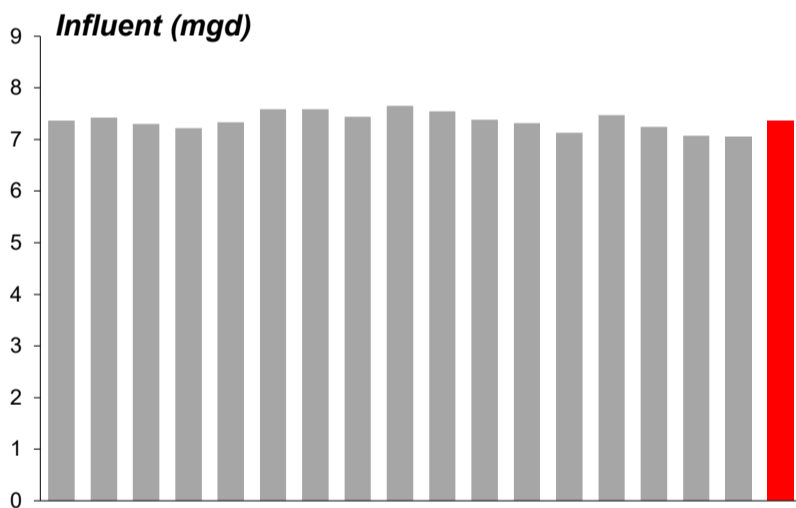
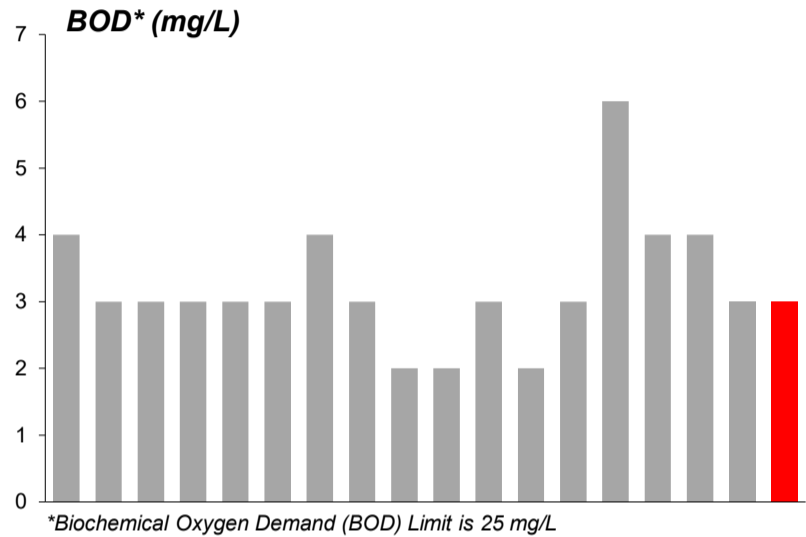
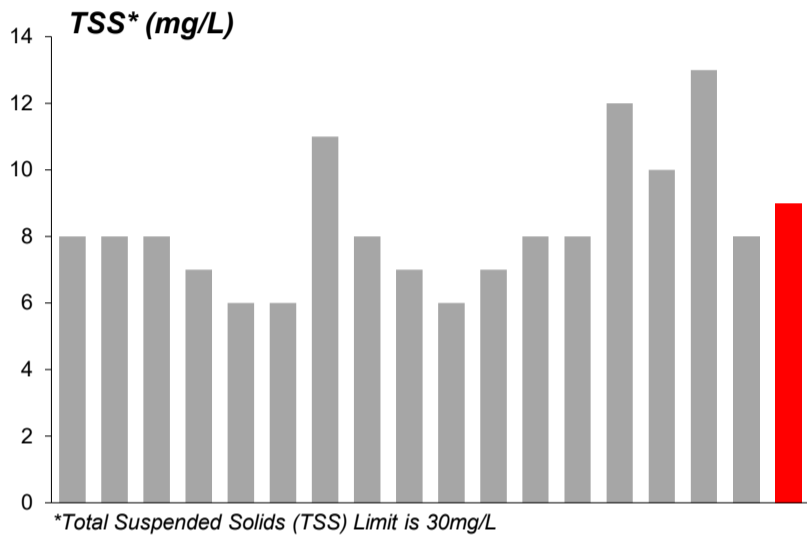


Wastewater Treatment

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.



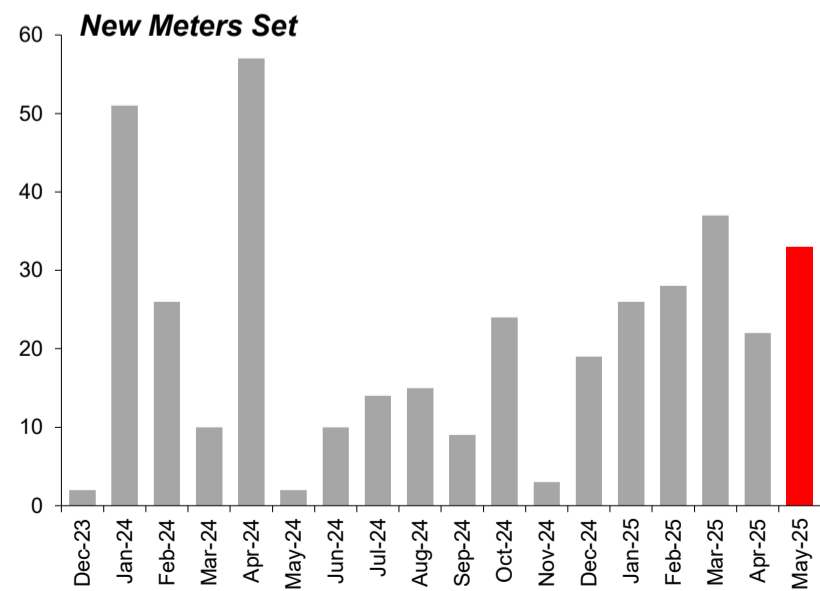
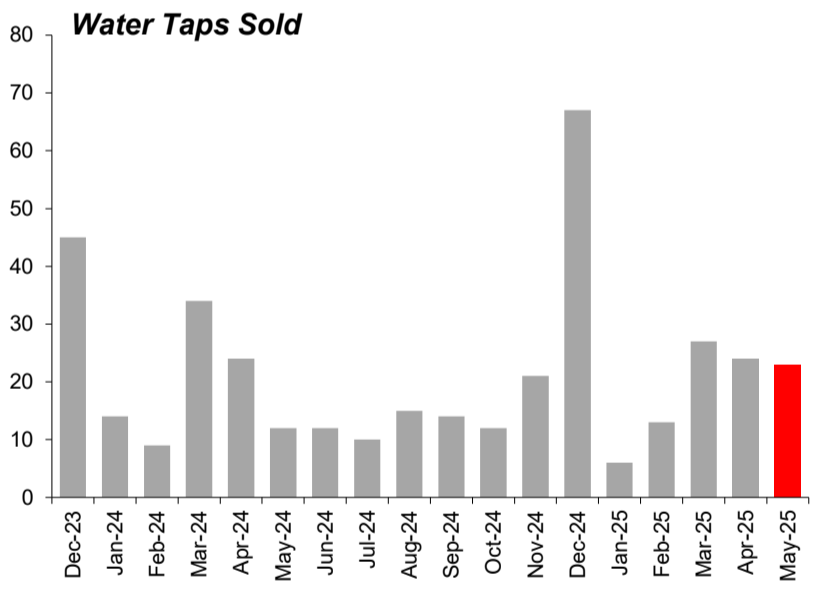
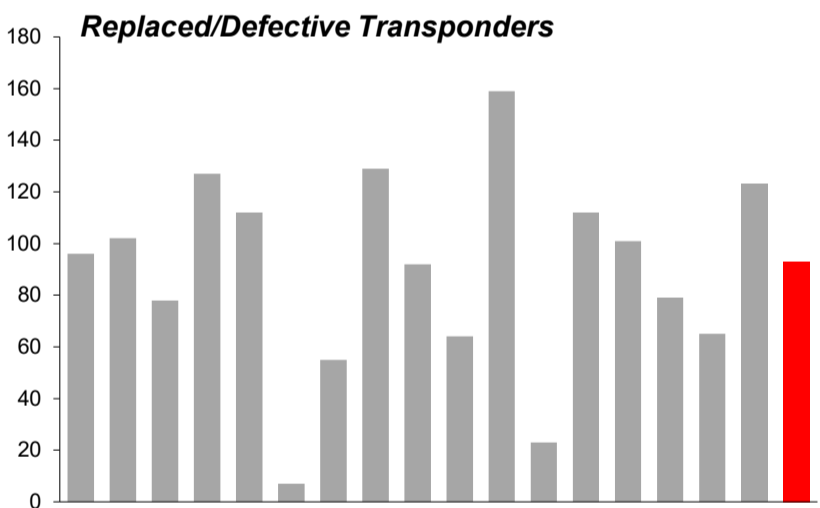
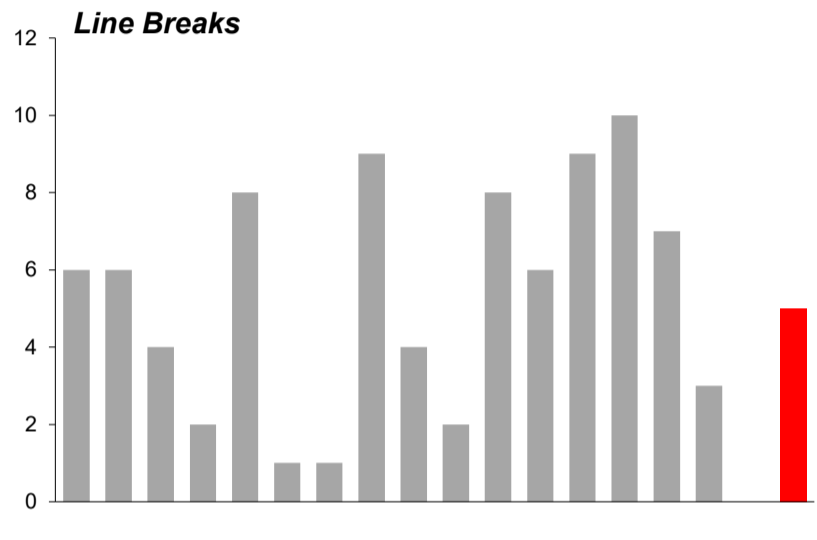
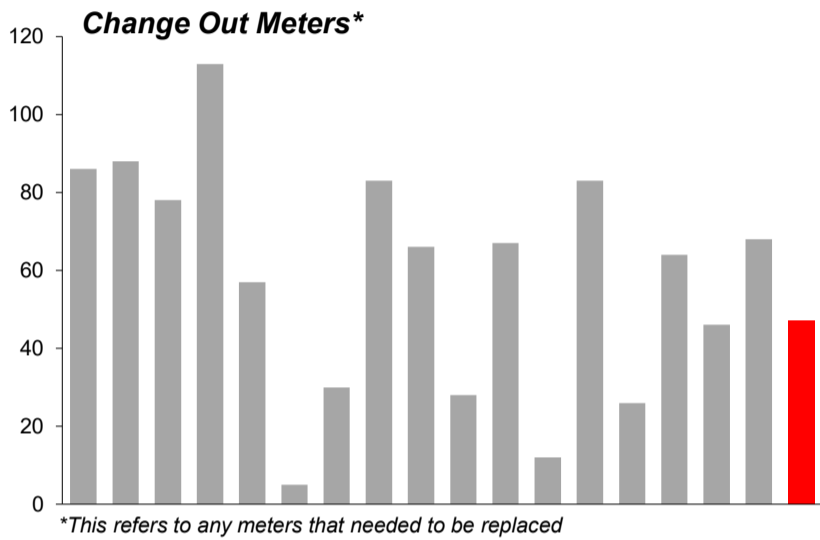
Water Distribution

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.



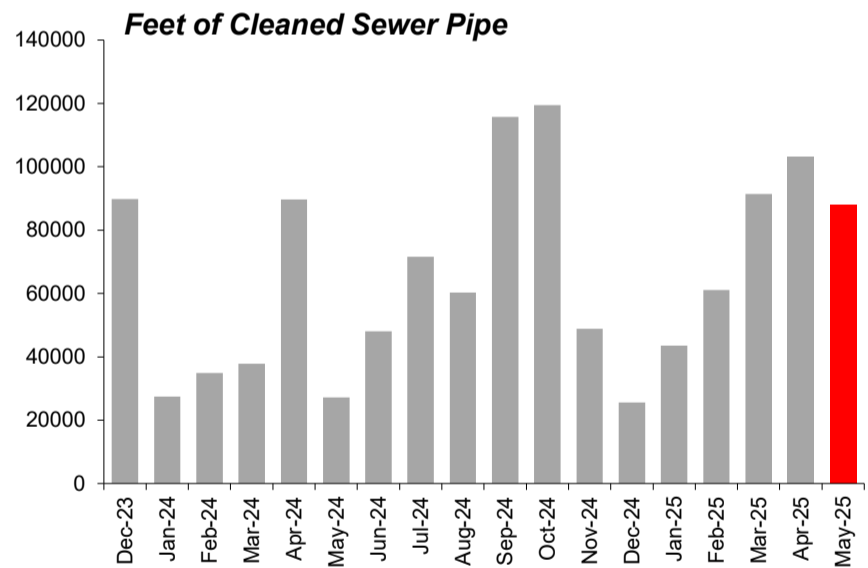
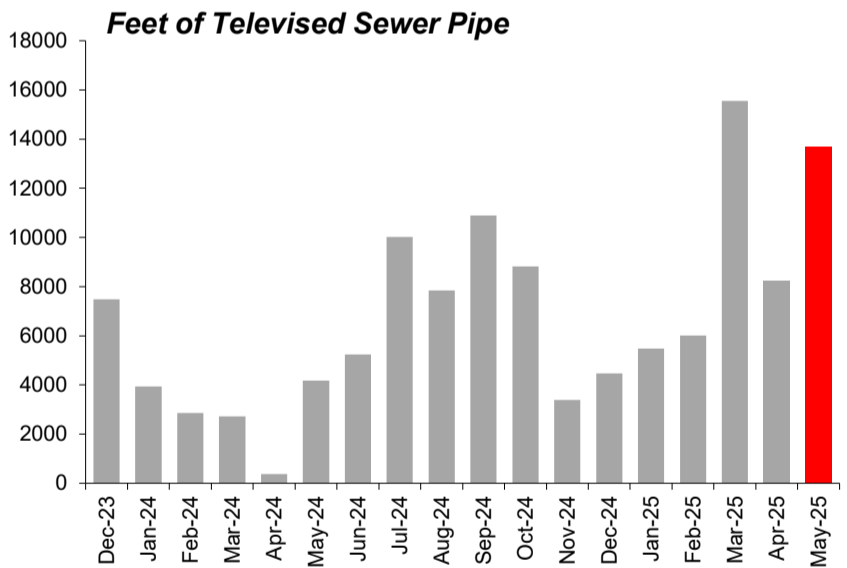
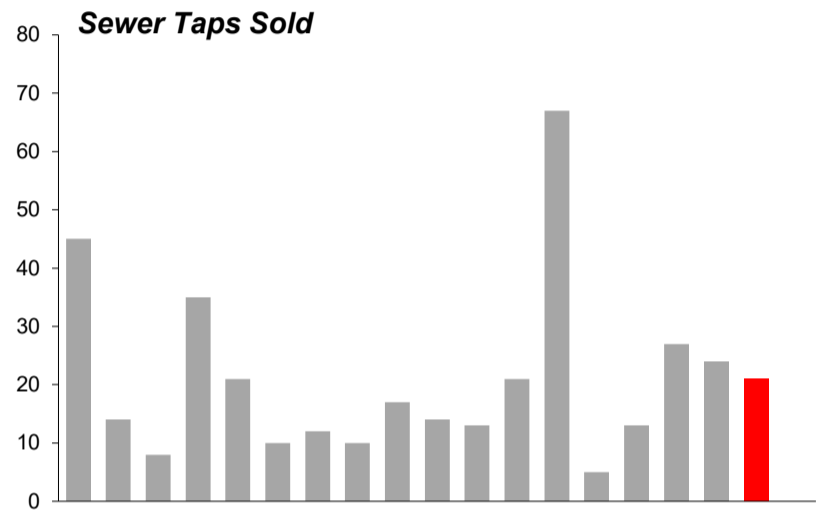
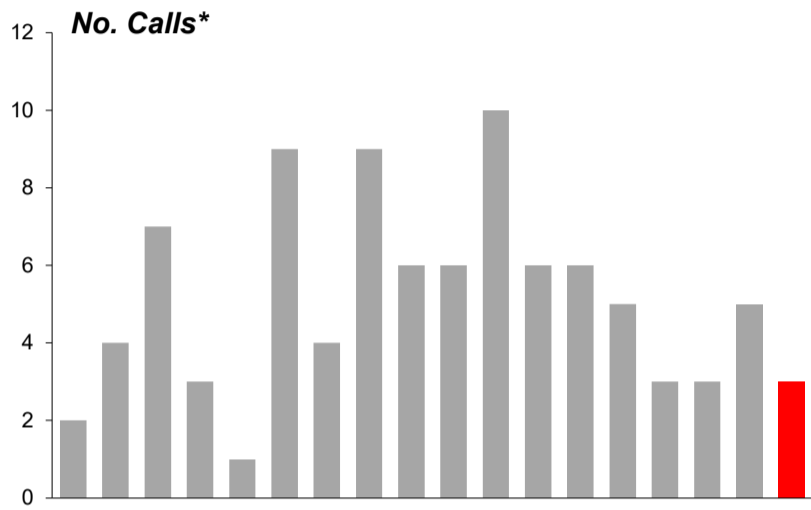
Wastewater Collection

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.

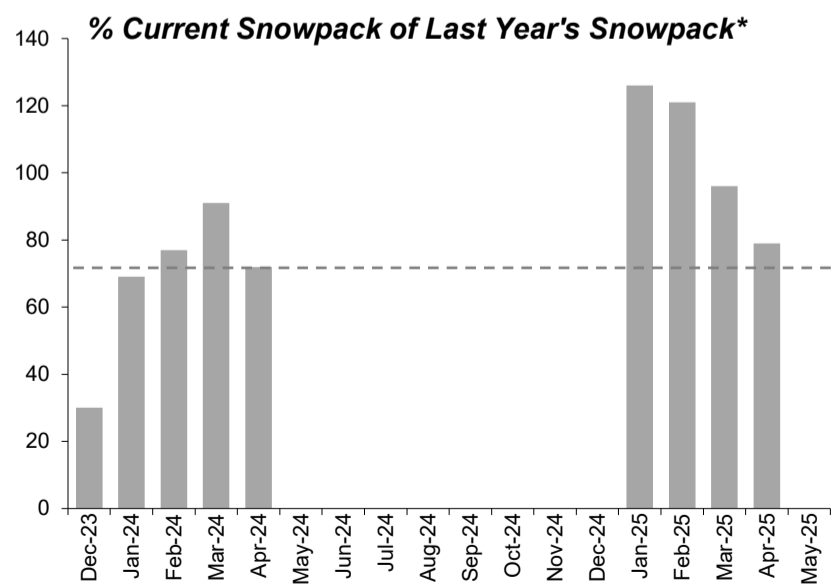
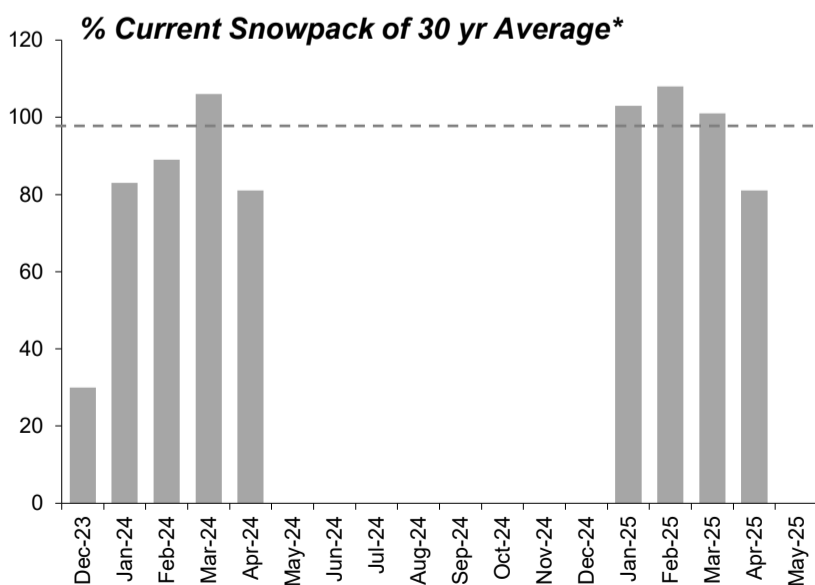
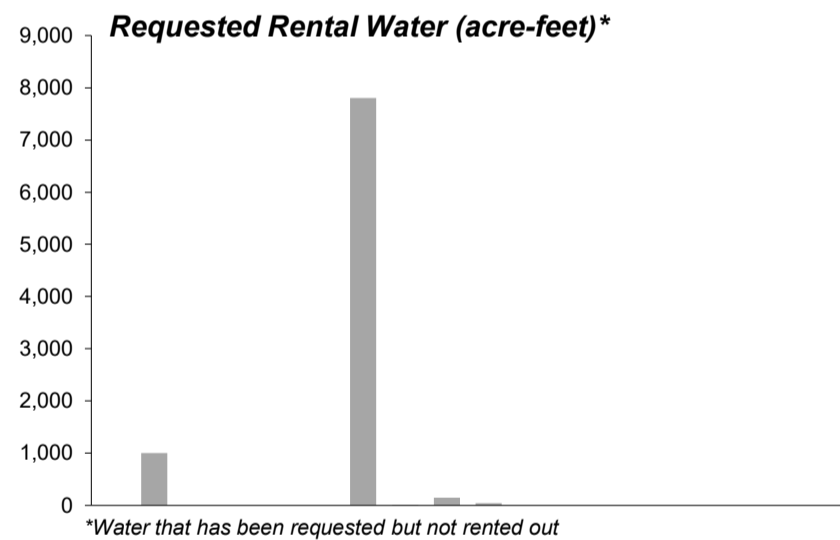
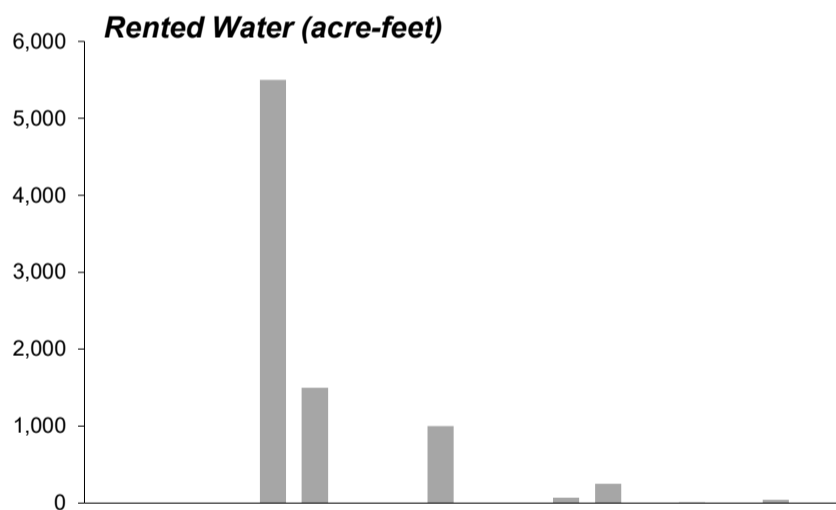
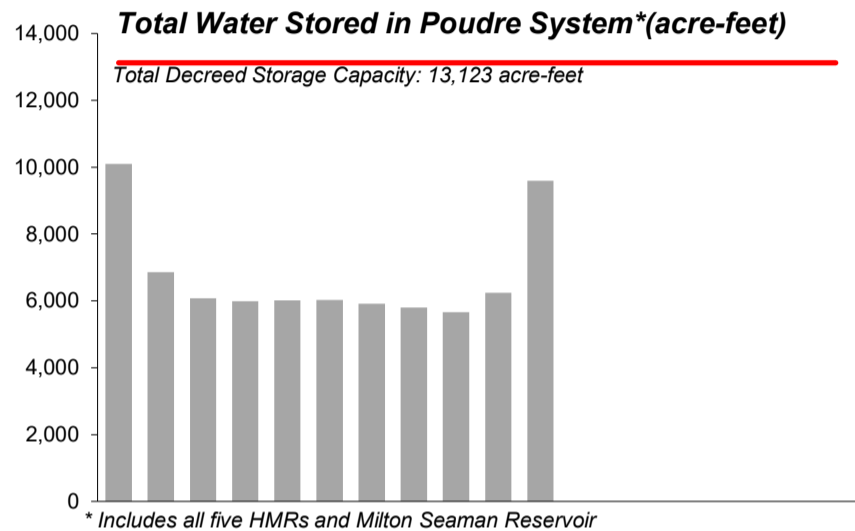
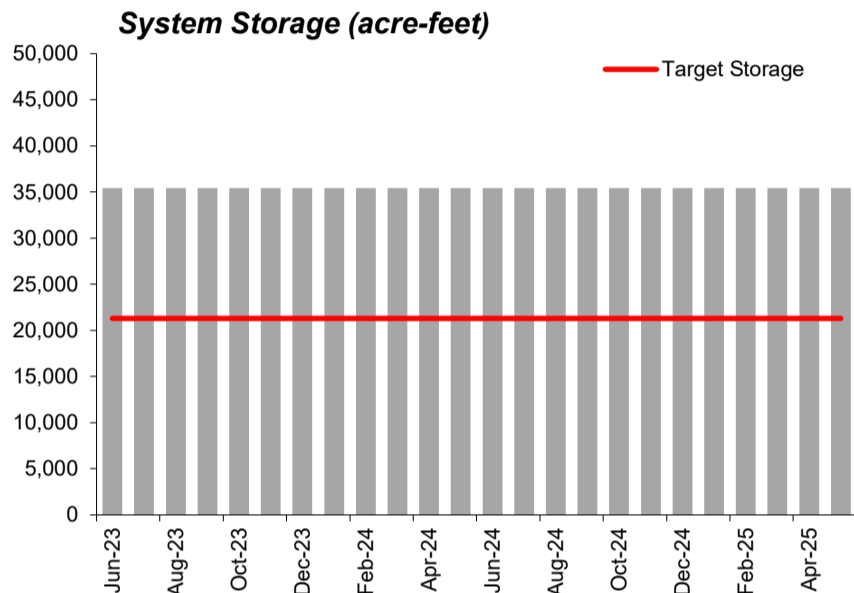


Water Resources

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.



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

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

Treated Water and Weather Data

January was 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. April temperatures dipped slightly below average at 46°F. The average temperature in May was slightly below average at 54.58 °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. April precipitation was well below average at just 0.79 inches. Precipitation in May was well above average at 4.16 inches.

