



DOCUMENT ROUTING MEMORANDUM

The purpose of this memorandum is to provide information regarding the attached document routed to you for your signature.

- TO:** Harold Evans, W&S Board Chairman
{Select Recipients Below - See Signature Authority Requirements}
- Stacey Aurzada, City Attorney: Legal_Services@greeleygov.com
 - Tyra Litzau, Finance Director: Tyra.Litzau@greeleygov.com
 - Raymond Lee, City Manager: CMO.Admin@greeleygov.com
 - John Gates, Mayor: via CityClerk@greeleygov.com
 - Heidi Leatherwood, City Clerk (Attest): Heidi.L Leatherwood@greeleygov.com

FROM: Gigi Allen, W&S Executive Assistant
ON BEHALF OF (If applicable):
 Initials of above: ____ *(Must be first in signing order)*

RE: May 2025 Board Meeting Minutes

Executive Summary:

Please see attached Board minutes approved by the Board and ready for signature.

Time Sensitivity? If yes, deadline date N/A and reason:

Legal Review:

Is this a standard contract as defined by City Code Section 2-184(a)(2) ? Yes No N/A
 If this is not a standard contract, and has not been reviewed by CAO, this document may not be routed for signatures.
 Please submit for Legal Review on COGI prior to routing.

If this is not a standard contract, which attorney reviewed the document?
 Name: Daniel Biwer

Obtained Approvals, Reviews, or Recommendations (If applicable)

<input type="checkbox"/> City Council Ord./Res. #: _____ Date: _____	<input type="checkbox"/> Board or Commission (specify) <u>W&S Board</u> Date: <u>June 18, 2025</u>	<input type="checkbox"/> Other _____ Date: _____
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Contract Amount: N/A (if applicable)

Send all fully signed documents to City Clerk: CityClerks@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.

DocuSigned by:


 Harold Evans, Chairman

City of Greeley
Water and Sewer Board

May 21, 2025
Board Minutes

DocuSigned by:

Raymond Lee

Raymond Lee, Board Secretary