

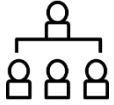
Water and Sewer Board

Regular Meeting

City Council Chambers – City Center South

1001 11th Ave March 18, 2026 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





Water & Sewer Board

March 18, 2026 at 2:00 PM

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

Agenda

1. Roll Call: _____ Chairman Harold Evans _____ Vice Chairman Mick Todd
 _____ Ms. Cheri Witt-Brown _____ Mr. Fred Otis
 _____ Mr. Joe Murphy _____ Mr. Tony Miller
 _____ Mr. Matt Anderson _____ Mayor Dale Hall
 _____ Mr. Brian McBroom _____ Mr. Kirk Jones
2. Approval of Minutes
3. Approval of the Agenda
4. Welcome New Employees and Promotions
5. Approve and Recommend to City Council Lake Bluff LID No. 9510101 Assessment Ordinance
6. Annual Financial Review
7. State Land Board Dilling Update and Substantial Completion
8. Annual Water Efficiency Update
9. Water Transmission and Distribution Update
10. WTRF Proposed Art
11. Legal Report
12. Director's Report
13. Such Other Business That May Be Brought Before the Board Added to This Agenda by Motion of the Board
14. Executive Session
 - a. Halligan Water Supply Project 401 Certification & Appeal – Kelen & Sean
 - b. Windsor Basin Utility Infrastructure Agreements
15. Adjournment



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

**City of Greeley
Water and Sewer Board
Minutes of February 18, 2026
Regular Board Meeting**

Chairman Harold Evans called the Water and Sewer Board meeting to order at 2:01 p.m. on Wednesday February 18, 2026.

1. Roll Call

The Clerk called the roll and those in attendance included:

Board Members:

Chairman Harold Evans, Vice Chairman Mick Todd, Joseph Murphy, Tony Miller, Matt Anderson, Cheri Witt-Brown, Mayor Dale Hall, Interim City Manager Brian McBroom, Interim Deputy Director of Finance Kirk Jones

Water and Sewer Department Staff:

Director Sean Chambers, Deputy, Deputy Director of Utility Finance and Customer Service Erik Dial, Deputy Director of Water and Wastewater Operations and Maintenance Rebecca Andrus, Deputy Director of Water Resources Leah Hubbard, Chief Engineer Adam Prior (arrived 2:12 pm), Executive Assistant Gigi Allen, Administrative Assistant IV Tracy Simon, Water Resource Operations Manager Brian Von Seggern, Water Resource Administrator I Eric Clark, Water Resource Administrator III Travis Gilbertson, Utility Finance Manager Virgil Pierce, Long Range Utility Planner Derek Hannon, Civil Engineer IV Jim Paulson, Water Efficiency Manager Dena Egenhoff (arrived 2:08 pm), Regional Water Affairs Project Manager Kelen Dowdy, Water Resource Planning Manager Matt Sparacino, Administrative Assistant III Katie Schaefer, Source Water Supply Manager Cole Gustafson

Legal Counsel:

Supervising Senior Environmental and Water Resources Attorney Dan Biwer, Environmental & Water Resources Attorney Jessie Raybon, Counsel to Water and Sewer Board Attorney James Noble

Guests:

Council member, Deb DeBoutez, Dana Baggs, Outside Counsel from Kutak Rock, Elizabeth Vyhmeister, Outside Counsel from Kutak Rock, Kim Snyder, Public Art Coordinator, Megan Weiler, Cultural Affairs Manager

2. Approval of Minutes

Ms. Witt-Brown made a motion, seconded by Mr. Murphy to approve the January 2026 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.

5. Approve and Recommend to Council Authorization of Eminent Domain for Waterline

Adam Prior discussed the West Greeley catalyst entertainment district is contingent on the relocation of the two Boyd Lake transmission lines which currently are located directly under the arena, hotel, and water park. These two transmission lines provide water to the city during peak summer months from May through October and then flow in the opposite direction all winter. These are the critical path for starting the catalyst entertainment district facility and need to be started in February or March. The relocation of these lines has been engineered to full construction documents by the developer's team and the city staff. The proposed alignment will also replace and relocate the Kodak waterline from the future 4th St to the zone 4 pump station. This agenda item is to present the proposed infrastructure alignment and request authorization for acquiring property interests in real property that will enable the construction of relocated Boyd Lake water transmission lines.

Vice Chairman Todd moved that the Board adopt the enclosed Resolution Authorizing the Acquisition of Interests in Real Property, by purchase or through the power of eminent domain, for the relocation of the Boyd Lake transmission pipelines and Associated Facilities and recommend that City Council authorize the same. Mr. Miller seconded the motion. The motion carried 6 to 0.

6. Water Demand and Revenues – Long Term Trends

Erik Dial and Derek Hannon presented that a cross functional Water and Sewer team reviewed long-term water use and revenue trends for Greeley and updated the Board with the findings. Staff recognized that customer water usage was evolving and that it was impacting water revenue collection. Staff presented the findings from the demand study done in-house and presented key points from a price elasticity of water review done by WestWater Research, LLC. Strategies to mitigate revenue impacts and plan for the water utility's future were discussed as well.

7. Review of Water and Sewer Utility Funding for Greeley Public Art Program

Erik Dial discussed that on February 3, 2026, the City Council heard an informational item regarding City Council Initiative 3-2025 related to the Public Art Program, its funding, and the type of arts that are funded by the 1% for Art funding methodology. At the request of City Council, the Culture, Parks, & Recreation Dept. (CPRD) staff presented information on the current funding methodology and presented a range of options that might meet the Council goals and priorities. The CPRD staff also asked Council and City Attorney's Office for feedback to shape further policy investigation.

CPRD staff support the Greeley Art Commission, who oversees the Public Art program and assists in discovering art that reflects the broad range of social, cultural and historic values that define Greeley. The Commission is guided by the Art Master Plan for Greeley, which guides and supports the integration of art that contributes to Greeley's identity. The Art Commission recognizes the importance of art forms in public places. The Public Art collection consists of more than 350 works of rotating indoor art, and more than 220 pieces of outdoor art. The collection is continually updated with new artwork as the art commission purchases several pieces of art annually.

City's public works and utility infrastructure capital expansion projects are the source of the 1% for Art funding. Over the past two decades, this funding has been instrumental in developing public art in Greeley. Over that time, the 1% funding policy has been implemented as a financial element of city capital projects meeting certain criteria, including Water & Sewer Department projects. Over that same time, the cost of water & sewer capital projects has been documented to grow at a rate that has consistently outpaced inflation.

The Board took this opportunity to discuss and further understand the application of the 1% for Arts funding that applies to Water and Sewer utility projects, and to understand impacts on utility projects, utility rates and fees, revenue bonding and the application of plant investment fees, known as PIFs.

8. Chimney Hollow Update

Leah Hubbard gave an update on the Chimney Hollow Dam, success of the project, and naturally occurring uranium within the rock fill.

9. Legal Report

James Noble of Welborn Sullivan Meck & Tooley, P.C., outside counsel for the Greeley Water & Sewer Board presented the legal report.

Mr. Noble reported that based on their review of the December 2025 Water Court Resume in Div. 1, staff and water counsel recommended that the Water and Sewer Board authorize filing a statement of opposition by the end of February 2026 to the water court application in Case No. 25CW3196. This case concerns an application by the Little Thompson Water District to

change 57.7 shares of the Handy Ditch Company, which is an irrigation ditch on the Big Thompson River. Little Thompson seeks to change these shares for municipal use and for storage in two existing reservoirs. The application further seeks a ditch-wide determination of the historical use of all of the shares in this ditch system. Mr. Noble recommended filing a statement of opposition to ensure that the historical use is properly quantified, and return flows are replaced in quantity and time to protect Greeley's water rights in the Big Thompson River from injury.

Vice Chairman Todd moved that the Board authorize filing a statement of opposition in Case No. 25CW3196, 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. Tony Miller seconded the motion. The motion carried 6 to 0.

10. Director's Report

The Director provided the Water & Sewer Board with a summary of water resources and utility policy events, and an updated the Board on notable utility activities.

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

No other business was brought before the Board.

13. Executive Session

Chairman Evans moved that the Board adjourn the public portion of this February 18, 2026 Water and 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 proposed location by Northern Water of Northern Integrated Supply Project facilities on City of Greeley property.

Tony Miller seconded the motion.

Roll call was taken and those present were:

Chairman Evans, Vice Chairman Todd, Tony Miller, Cheri Witt-Brown, Matt Anderson, Joe Murphy, Interim City Manager Brian McBroom, Interim Director of Finance Kirk Jones, Mayor Dale Hall

Others Present during Executive Session:

Director Sean Chambers, Deputy Director of Utility Finance and Customer Service Erik Dial, Deputy Director of Water and Wastewater Operations Rebecca Andrus, Deputy Director and Chief Engineer Adam Prior, Deputy Director of Water Resources Leah Hubbard, Senior Regional Water Affairs Project Manager Kelen Dowdy, Water Resource and Planning and Watershed Program Manager Matt Sparacino, Source Water Supply Manager Cole Gustafson, Water Resource Planning Manager Brian Von Seggern

Legal Counsel present during Executive Session:

Supervising Senior Environmental & Water Attorney Daniel Biwer, Environmental & Water Resources Attorney Jessie Raybon, Outside Counsel to Water & Sewer Board Attorney James Noble, Outside Counsel Dana Baggs, Outside Counsel Elizabeth Vyhmeister

14. Adjournment

The Public Session of the meeting ended 3:40 pm

Brian McBroom left the Executive Session portion of the meeting at 4:00 pm
Mayor Dale Hall left the Executive Session portion of the meeting at 4:08 pm

The Executive Session portion of the meeting ended at 4:15 pm.

Harold Evans, Chairman

Brian McBroom, Board Secretary



Agenda Summary

March 18, 2026

Key Staff Contact: Sean Chambers, Water & Sewer Director

Title:

Welcome New Employees and Promotions

Summary:

New Hires:

Ed Roza - Mechanic Boyd/Bellvue

Scott Sundheim - Civil Engineer I

Katie Schaefer - Administrative Assistant III

Trevor Foos - Maintenance Technician

Andrew Santistevan - Maintenance Technician

Promotions:

Elias Velasquez - Utility Locator to Utility Locator Supervisor

Clark Zielinski - Maintenance Mechanic I to Water Systems Tech II

Ana Vega - Customer Service Representative to Utility Billing Data Analyst

Jarrett Widick - Water Systems Tech III to Water Treatment Plant Operator

Recommended Action:

None

Recommended Motion:

None

Attachments:

1. New Hires and Promotions

Welcome New Employees

March 18, 2026

Promotions and New Employees

PROMOTIONS:

Elias Velasquez
Clark Zielinski
Ana Vega

Utility Locator to Utility Locator Supervisor
Maintenance Mechanic I to Water Systems Tech II
Customer Service Representative to Utility Billing Data Analyst
Water Systems Tech III to Water Treatment Plant Operator

NEW HIRES:

Ed Roza
Scott Sundheim
Katie Schaefer
Trevor Foos
Andrew Santistevan

Mechanic Boyd/Bellvue
Civil Engineer I
Administrative Assistant III
Maintenance Technician
Maintenance Technician





Agenda Summary

March 18, 2026

Key Staff Contact: Ryan Duve, Water Resource Engineer IV

Title:

Approve and Recommend to City Council Lake Bluff LID No. 9510101 Assessment Ordinance

Summary:

The City Council established Local Improvement District (LID) No. 9510101 for the oversizing of a regional non-potable water irrigation pump station (pump station) to serve Lake Bluffs, Poudre Heights, The Cache, and other unnamed future developments. The pump station is located on the north side of 7th Street west of 95th Avenue within the new Lake Bluff Subdivision. 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 that connect to the City's non-potable system. Construction started in June 2023 and became operational in September 2024.

The Water and Sewer Department is seeking an ordinance setting the final assessment for each parcel yet to be developed within the LID based on actual project oversizing cost and identifying the names of the apparent owners of the subject properties that were included within Local Improvement District No. 9510101 by Ordinance 31, 2025[RD1] .

The Lake Bluff Oversizing Capacity Service Area is 766.025 acres (bulk area). The LID boundaries and location of the pump station are depicted in Exhibit A of the Ordinance. Repayment for the LID is based on dividing the reimbursement cost of the pump station by the 766.025 acres benefitted by the oversizing the non-potable irrigation system. The oversizing reimbursement cost of the pump station is \$1,710,712.20. Therefore, the LID rate is \$2,233.23/bulk acre.

This Ordinance will set the final assessment for Local Improvement District No. 9510101 as \$2,233.23/bulk acre to undeveloped parcels that connect to the City's non-potable system, as depicted in Exhibit A of the Ordinance.

[RD1]Does this need to be revised due to the changes in property owners and property lines from this Ordinance?

Recommended Action:

Approval and recommendation to City Council the adoption of an ordinance setting the final assessments for Local Improvement District (LID) No. 9510101, in the form enclosed.

Recommended Motion:

"I move that the Water & Sewer Board approve and recommend to City Council the adoption of an ordinance setting the final assessments for Local Improvement District (LID) No. 9510101, in the form of the draft ordinance enclosed."

Attachments:

1. Lake Bluff LID
2. 2026.03.05. Revised Draft Ordinance Assessing Properties in LID 9510101
3. LakeBluffLS_LID_03092026 Exhibit A
4. Lake Bluff LID Exhibit B



Lake Bluff Non-Potable LID – Approve and Recommend to City Council

Ryan Duve, Water Resource Engineer IV

Ryan.duve@Greeleygov.com

Water & Sewer Board Meeting – March 18, 2026

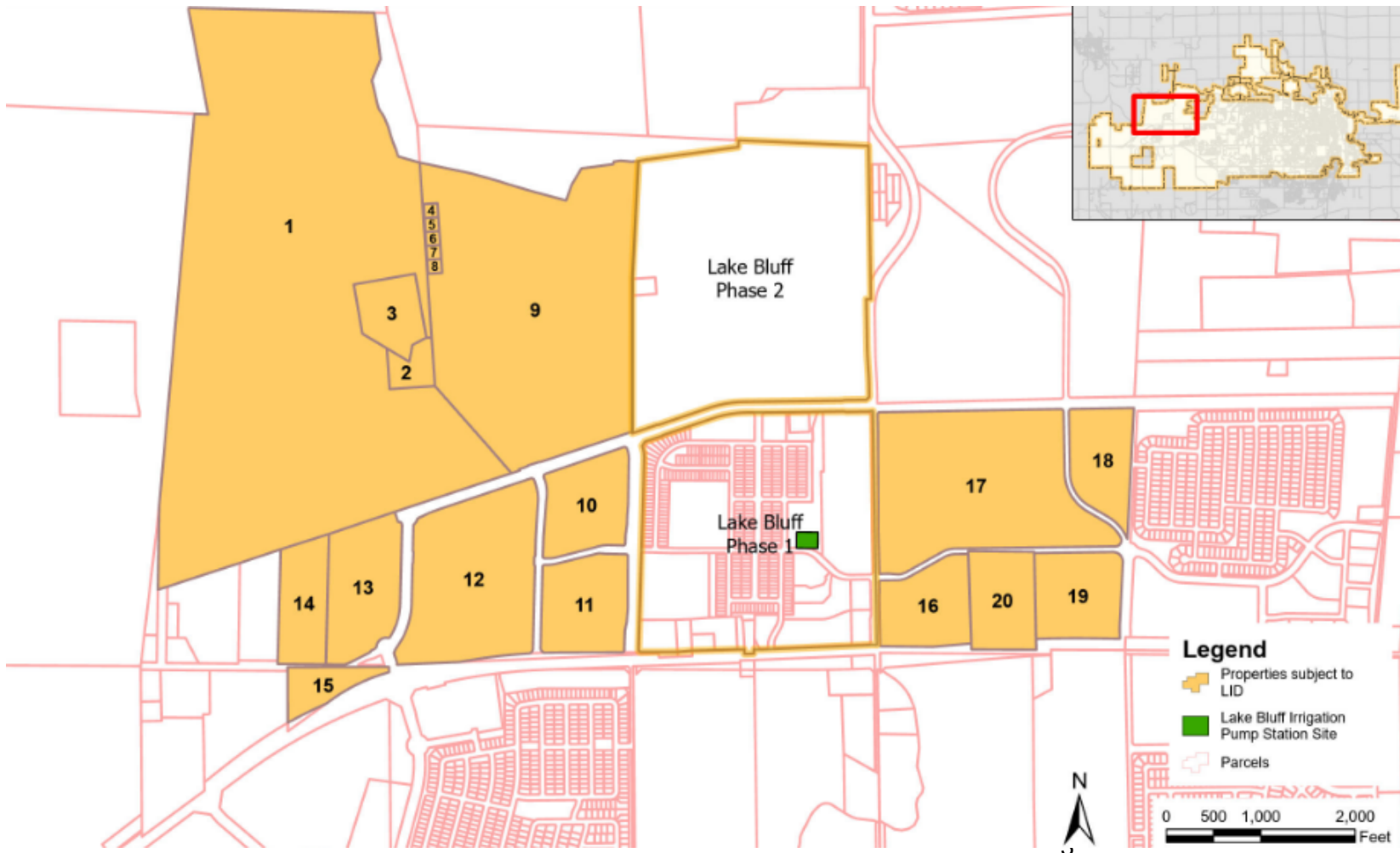


Infrastructure & Mobility

Agenda

- **Need for Local Improvement Districts**
- **Overview of Lake Bluff Local Improvement District**
- **Lake Bluff Local Improvement District & Costs**
- **Lake Bluff Local Improvement District Schedule**
- **Purpose: Recommendation to City Council to Approve an Ordinance establishing assessments against Local Improvement District #9510101**

Lake Bluff LID Parcels



Lake Bluff Service Area

- 20 Undeveloped Parcels Subject to LID
- Total Undeveloped Bulk Area = 766.025 acres
- Lake Bluff Excluded from LID

Non-Potable Pump Station Reimbursement



- Constructed by Lake Bluff Developer
 - Flow Splitting Structure
 - Storage Pond
 - Pump Station
- Reimbursement Based on 75% of Construction Cost

Summary of Costs

PROJECT COMPONENT	CONSTRUCTION COST
Pump Station - Structural	\$358,091.77
Pump Station – Buried Utilities	\$41,052.09
Pump Station - Electrical	\$202,841.50
Pump Station – Pump Skid & Controls	\$389,138.80
Storage Pond	\$640,076.88
Intake Facility - Structural	\$79,511.16
Total	\$1,710,712.20

LID Cost Methodology/Calculation

- **Total Cost for Oversizing for Future Development = \$1,710,712.20**
 - LID Cost based on Oversizing Cost/Bulk Area

Total Oversizing Cost	\$1,710,712.20
LID Bulk Area	766.025 acres
Calculated Cost per Acre	\$2,233.23/bulk acre

LID Summary

- **Only the undeveloped properties are included in the LID**
- Cost based on size of property being developed (bulk acreage)
- **One-time LID fee = proportional cost to connect to system**
- Payment due at time of final plat approval for subdivisions, or
 - Due at landowner's request for connection to non-potable system

Local Improvement District Schedule

- ✓ W&S Board Recommendation – 7/16/25
- ✓ Landowner Meeting – 8/21/25
- ✓ 1st Reading Ordinance Establishing LID – 9/15/25
- ✓ 2nd Reading Ordinance Establishing LID – 10/21/25
- ✓ W&S Board Recommendation – 3/18/26
- **1st Reading Ordinance Establishing Assessments – 4/14/26**
- **2nd Reading Ordinance Establishing Assessment – 5/12/26**

Recommended Action

Approval History:

- Lake Bluff Non-Potable Irrigation Pump Station was recommended for approval by Water & Sewer Board and Department staff – March 2026
- City Council approved the ordinance establishing Local Improvement District #9510101 for the Lake Bluff Non-Potable Irrigation Pump Station - 2025

Recommended Action:

- Recommendation to City Council to Approve an Ordinance establishing assessments against Local Improvement District #9510101

Questions



CITY OF GREELEY, COLORADO
ORDINANCE NO. ___, 2026

**AN ORDINANCE MAKING ASSESSMENTS AGAINST THE LOTS AND LANDS INCLUDED
WITHIN LOCAL IMPROVEMENT DISTRICT NO. 9510101 TO RECOVER THE APPROVED
MAXIMUM COSTS OF CONSTRUCTION FOR THE OVERSIZING OF NON-POTABLE
IRRIGATION INFRASTRUCTURE IN WELD COUNTY, COLORADO
(LAKE BLUFF 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 identified a near-term need for a regional non-potable irrigation pump station ("Lake Bluff Non-Potable Irrigation Pump Station") to serve the geographic area located generally north of West 10th Street and west of 95th Avenue in northwest Greeley ("Lake Bluff Non-Potable Service Area"); and

WHEREAS, the City adopted Ordinance No. 31, 2025 on October 21, 2025, to establish Local Improvement District No. 9510101 for the oversizing of the Lake Bluff Non-Potable Irrigation Pump Station, to ensure capacity in the system would be sufficient to meet anticipated demands, to the benefit of properties that will be required to utilize non-potable irrigation service in the Lake Bluff Non-Potable 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. 9510101 for the costs 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 oversizing of the Lake Bluff Non-Potable Irrigation Pump Station described above

and more particularly described in Ordinance No. 31, 2025 has been completed, and that the total cost to be assessed against the lots and lands within Local Improvement District No. 9510101 is \$1,710,712.20 (i.e., \$2,233.23 per bulk acre). This maximum cost includes expenses for which the City will be responsible, as described in Section 3 below.

Section 2. Lake Bluff Non-Potable Irrigation Pump Station Service Area. The City anticipates that the capacity associated with oversizing the Lake Bluff Non-Potable Irrigation Pump Station will serve 766.025 bulk acres that 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 bulk acres that do not connect to the City’s non-potable irrigation infrastructure, and attributable to any properties within the Lake Bluff Non-Potable Service Area that are owned by the City.

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 Lake Bluff Non- Potable Irrigation Pump Station not borne by the City shall be allocated to the 766.025 bulk acres within the Lake Bluff Non-Potable 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 4.7 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. Allocation and Assessment of Costs. The costs of construction are hereby allocated among the following lots and lands, all of which were included within Local Improvement District No. 9510101 pursuant to Ordinance No. 31, 2025. Assessments shall be collected only against properties that connect to the City’s non-potable irrigation infrastructure.

1. Owner(s):

67th AVE LLC
PBCC PARTNERSHIPS LLC
TVG 8 LLC

Mailing Address of Owner(s):

3527 PRATOLINA CT
FORT COLLINS, CO 80521-3548

Address of LID Property:

N/A

Weld County Parcel No.:

095702102002

Legal Description of LID Property:

TRACT A POUDRE RESERVE

Assessment Upon Connection: \$728,614.55

2. Owner(s):

RICK D. HERTZKE

Mailing Address of Owner(s): KATHLEEN G. HERTZKE
427 PELICAN COVE
WINDSOR, CO 80550-6125
Address of LID Property: N/A
Weld County Parcel No.: 095701202001
Legal Description of LID Property: LOT 1 POUDRE RESERVE

Assessment Upon Connection: \$10,248.31

3. Owner(s): NJS&D FARMS, INC.
Mailing Address of Owner(s): 11333 US HIGHWAY 34
GREELEY, CO 806349042
Address of LID Property: 11333 US HIGHWAY 34
Weld County Parcel No.: 095702100057
Legal Description of LID Property: GR PT W2NW4 1-5-67 & PT E2NE4 2-5-67 (GOLDEN TRIANGLE 2ND ANNEX) DESC AS BEG NW COR SEC 1 THENCE S0D47'W 1571.98' TO TRUE POB S09D56'E 687.96' S62D12'W 167.63 S10D34'W 180' N59D08'W 577.73' N09D56'W 530.50' N80D03'E 660' TO TRUE POB

Assessment Upon Connection: \$24,628.09

4. Owner(s): POUDRE BAY PARTNERS LLC
ALI'S RENTALS LLC
DPR GREELEY LLC
POUDRE BAY CAPITAL LLC (11%)
Mailing Address of Owner(s): PO BOX 135
WINDSOR, CO 80550-0135
Address of LID Property: N/A
Weld County Parcel No.: 095701205011
Legal Description of LID Property: PT TRACT E POUDRE HEIGHTS FG NO. 1 COMM SW COR TRACT 3 JACKSON TH S05D10E 442.86 TPOB S03D52E 148 N86D07E 148 N03D52W 148 S86D07W 148 TPOB

Assessment Upon Connection: \$1,123.32

5. Owner(s): POUDRE BAY PARTNERS LLC
ALI'S RENTALS LLC
DPR GREELEY LLC
POUDRE BAY CAPITAL LLC
Mailing Address of Owner(s): PO BOX 135
WINDSOR, CO 80550-0135
Address of LID Property: N/A
Weld County Parcel No.: 095701205010

Legal Description of LID Property: PT TRACT E POUDRE HEIGHTS FG NO. 1 COMM SW
COR TRACT 3 JACKSON TH S05D10E 442.86 S03D52E
148 TPOB S03D52E 148 N86D07E 148 N03D52W 148
S86D07W 148 TPOB

Assessment Upon Connection: \$1,123.32

6. Owner(s): POUDRE BAY PARTNERS LLC
ALI'S RENTALS LLC
DPR GREELEY LLC
POUDRE BAY CAPITAL LLC
Mailing Address of Owner(s): PO BOX 135
WINDSOR, CO 80550-0135
Address of LID Property: N/A
Weld County Parcel No.: 095701205009
Legal Description of LID Property: PT TRACT E POUDRE HEIGHTS FG NO. 1 COMM SW
COR TRACT 3 JACKSON TH S05D10E 442.86 S03D52E
296 TPOB S03D52E 148 N86D07E 148 N03D52W 148
S86D07W 148 TPOB

Assessment Upon Connection: \$1,123.32

7. Owner(s): POUDRE BAY PARTNERS LLC
ALI'S RENTALS LLC
DPR GREELEY LLC
POUDRE BAY CAPITAL LLC
Mailing Address of Owner(s): PO BOX 135
WINDSOR, CO 80550-0135
Address of LID Property: N/A
Weld County Parcel No.: 095701205008
Legal Description of LID Property: PT TRACT E POUDRE HEIGHTS FG NO. 1 COMM SW
COR TRACT 3 JACKSON TH S05D10E 442.86 S03D52E
444 TPOB S03D52E 148 N86D07E 148 N03D52W 148
S86D07W 148 TPOB

Assessment Upon Connection: \$1,123.32

8. Owner(s): POUDRE BAY PARTNERS LLC
ALI'S RENTALS LLC
DPR GREELEY LLC
POUDRE BAY CAPITAL LLC
Mailing Address of Owner(s): PO BOX 135
WINDSOR, CO 80550-0135
Address of LID Property: N/A
Weld County Parcel No.: 095701205007

Legal Description of LID Property: PT TRACT E POUDRE HEIGHTS FG NO. 1 COMM SW
COR TRACT 3 JACKSON TH S05D10E 442.86 S03D52E
592 TPOB S03D52E 148 N86D07E 148 N03D52W 148
S86D07W 148 TPOB

Assessment Upon Connection: \$1,123.32

9. Owner(s): POUDRE BAY PARTNERS LLC
ALI'S RENTALS LLC
DPR GREELEY LLC
POUDRE BAY CAPITAL LLC

Mailing Address of Owner(s): PO BOX 135
WINDSOR, CO 80550-0135

Address of LID Property: N/A

Weld County Parcel No.: 095701205006

Legal Description of LID Property: TRACT E POUDRE HEIGHTS FG NO. 1 EXC COMM
SW COR TRACT 3 JACKSON TH S05D10E 442.86
TPOB S03D52E 148 N86D07E 148 N03D52W 148
S86D07W 148 TPOB ALSO EXC COMM SW COR
TRACT 3 JACKSON TH S05D10E 442.86 S03D52E 148
TPOB S03D52E 148 N86D07E 148 N03D52W 148
S86D07W 148 TPOB ALSO EXC COMM SW COR
TRACT 3 JACKSON TH S05D10E 442.86 S03D52E 296
TPOB S03D52E 148 N86D07E 148 N03D52W 148
S86D07W 148 TPOB ALSO EXC COMM SW COR
TRACT 3 JACKSON TH S05D10E 442.86 S03D52E 444
TPOB S03D52E 148 N86D07E 148 N03D52W 148
S86D07W 148 TPOB ALSO EXC COMM SW COR
TRACT 3 JACKSON TH S05D10E 442.86 S03D52E 592
TPOB S03D52E 148 N86D07E 148 N03D52W 148
S86D07W 148 TPOB

Assessment Upon Connection: \$308,067.77

10. Owner(s): POUDRE BAY PARTNERS LLC
ALI'S RENTALS LLC
DPR GREELEY LLC
POUDRE BAY CAPITAL LLC

Mailing Address of Owner(s): PO BOX 135
WINDSOR, CO 80550-0135

Address of LID Property: N/A

Weld County Parcel No.: 095701305005

Legal Description of LID Property: TRACT D POUDRE HEIGHTS FG NO. 1

Assessment Upon Connection: \$43,266.65

11. Owner(s): POUDRE BAY PARTNERS LLC
ALI'S RENTALS LLC
DPR GREELEY LLC
POUDRE BAY CAPITAL LLC
Mailing Address of Owner(s): PO BOX 135
WINDSOR, CO 80550-0135
Address of LID Property: N/A
Weld County Parcel No.: 095701305004
Legal Description of LID Property: TRACT C POUDRE HEIGHTS FG NO. 1

Assessment Upon Connection: \$46,332.88

12. Owner(s): POUDRE BAY PARTNERS LLC
ALI'S RENTALS LLC
DPR GREELEY LLC
POUDRE BAY CAPITAL LLC
Mailing Address of Owner(s): PO BOX 135
WINDSOR, CO 80550-0135
Address of LID Property: N/A
Weld County Parcel No.: 095701305003
Legal Description of LID Property: TRACT B POUDRE HEIGHTS FG NO. 1

Assessment Upon Connection: \$116,920.91

13. Owner(s): POUDRE BAY PARTNERS LLC
ALI'S RENTALS LLC
DPR GREELEY LLC
POUDRE BAY CAPITAL LLC
Mailing Address of Owner(s): PO BOX 135
WINDSOR, CO 80550-0135
Address of LID Property: N/A
Weld County Parcel No.: 095702405001
Legal Description of LID Property: TRACT A POUDRE HEIGHTS FG NO. 1

Assessment Upon Connection: \$54,189.40

14. Owner(s): JCK ENTERPRISE LLC
Mailing Address of Owner(s): 6564 N COUNTY ROAD 11C
LOVELAND, CO 80538-1324
Address of LID Property: N/A
Weld County Parcel No.: 095702402001
Legal Description of LID Property: PT TRACT 2 JACKSON SUB BEG SW COR TRACT TH
N01D24E 1190.86 N71D39E 543.01 S01D24W 1366.25
N89D30W 511.12 TPOB

Assessment Upon Connection: \$33,942.91

15. Owner(s): NORTHERN COLORADO RV AND
BOAT STORAGE LLC
Mailing Address of Owner(s): 2981 WAHUPA RANCH RD
ESCONDIDO, CA 92029-5800
Address of LID Property: 10892 HIGHWAY 257 SPUR
Weld County Parcel No.: 095711100021
Legal Description of LID Property: GR PT NE4 11 5 67 (GOLDEN TRIANGLE 6TH ANNX)
BEG N4 COR N89D00'W 1074' S0D0W 702.6' N54D13'E
575' CURVE TO R (R=1910') ARC=675.4' N0D22'E 56.6'
TPOB EXC BEG N4 COR SEC 11 S68D38'E 1678.97'
TPOB CURVE TO R (R=5880') CHORD=N62D36'E
452.48' S53D17'W 500.05' N0D33'W 90.78' TPOB EXC
UPRR RES

Assessment Upon Connection: \$16,818.48

16. Owner(s): CACHE LLC
Mailing Address of Owner(s): 1813 61ST AVE STE 200
GREELEY, CO 80634-8059
Address of LID Property: 9333 10TH ST
Weld County Parcel No.: 095906302009
Legal Description of LID Property: Tract G CACHE FG NO. 1

Assessment Upon Connection: \$40,691.74

17. Owner(s): CACHE LLC
Mailing Address of Owner(s): 1813 61ST AVE STE 200
GREELEY, CO 80634-8059
Address of LID Property: N/A
Weld County Parcel No.: 095906302010
Legal Description of LID Property: Tract H CACHE FG NO. 1

Assessment Upon Connection: \$165,332.93

18. Owner(s): CACHE LLC
Mailing Address of Owner(s): 1813 61ST AVE STE 200
GREELEY, CO 80634-8059
Address of LID Property: N/A
Weld County Parcel No.: 095906302007
Legal Description of LID Property: Tract E CACHE FG NO. 1

Assessment Upon Connection: \$36,537.92

19. Owner(s): CACHE LLC
Mailing Address of Owner(s): 1813 61ST AVE STE 200

Address of LID Property: GREELEY, CO 80634-8059
Weld County Parcel No.: N/A
Legal Description of LID Property: 095906302008
Tract F CACHE FG NO. 1

Assessment Upon Connection: \$42,520.75

20. Owner(s): OUR SAVIORS LUTHERAN CHURCH
Mailing Address of Owner(s): 1800 21ST AVE
GREELEY, CO 80631-5212
Address of LID Property: N/A
Weld County Parcel No.: 095906300001
Legal Description of LID Property: GR PT SW4 6-5-66 BEG SW COR S89D22'E 2617.88'
THEN ES89D22'E 1000.67' N0D59' W1050' S89D22'
E700' S0D59'E 1050' N89D22'W 700' TO POB(GOLDEN
TRIANGLE 1ST ANNEX) (2R)

Assessment Upon Connection: \$36,982.34

Section 6. Properties within the boundaries of Local Improvement District No. 9510101 shall annex to the City of Greeley in advance of, and as a prerequisite to, receiving non- potable water service from the City. Properties within the boundaries of Local Improvement District No. 9510101 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 Lake Bluff Non- Potable Irrigation Pump Station, and the requirement to pay plant investment fees.

Section 7. City staff is hereby authorized and directed to take all action required by 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
____ 2026.**

ATTEST:

THE CITY OF GREELEY, COLORADO

City Clerk

Mayor

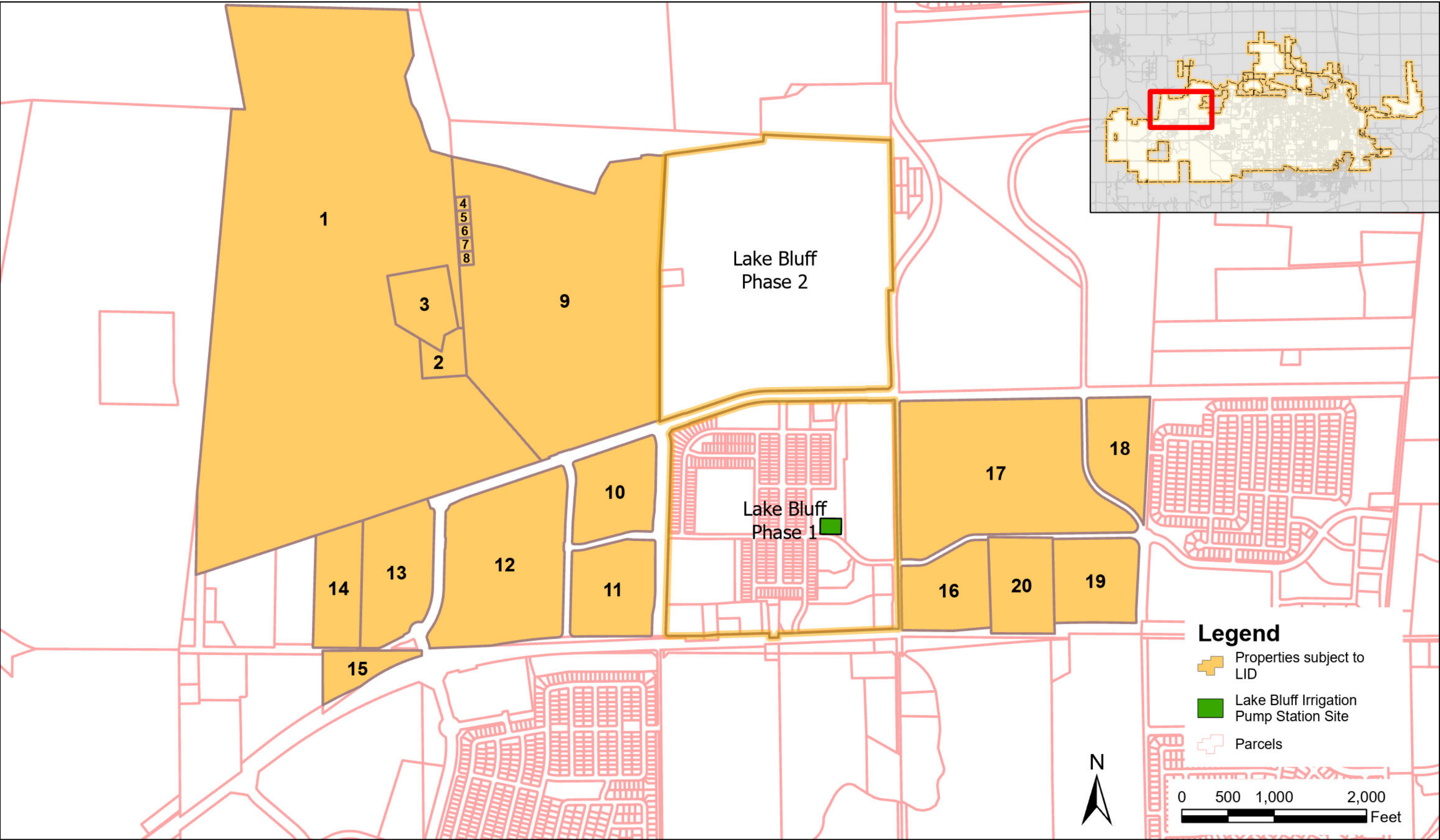


Exhibit A - Local Improvement District No. 9510101 - Lake Bluff

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

Date: 3/9/2026
RDD.aprx

Exhibit B

Summary of Costs for Lake Bluff LID

The Lake Bluff Local Improvement District (LID) project is divided into three components; (1) The Pump Station, (2) Non-Potable Water Storage Pond, and (3) the Intake Facility (flow splitting structure). The costs assigned to the LID are for upsizing of the infrastructure installed by the developer to satisfy demands of the regional non-potable basin. The LID shall be assessed pro rata on a per acreage basis against the properties within the infrastructure service basin that connect to the non-potable irrigation infrastructure and accordingly benefit from the improvements. The City shall be responsible for the construction costs attributable to any bulk acres that do not connect to the City's non-potable irrigation infrastructure, and those attributable to any properties within the Lake Bluff Non-Potable Service Area that are owned by the City.

Project Components	Construction Costs
Pump Station - Structural	\$358,091.77
Pump Station – Buried Utilities	\$41,052.09
Pump Station - Electrical	\$202,841.50
Pump Station - Pump	\$389,138.80
Storage Pond	\$640,076.88
Intake Facility (flow splitting structure) - Structural	\$79,511.16
Total	\$1,710,712.20



Agenda Summary

March 18, 2026

Key Staff Contact: Virgil Pierce, Utility Finance Manager

Title:

Annual Financial Review

Summary:

Report on 2025 Revenue and Expenditures for the Water and Sewer Department. 2025 Water Use was lower than forecasted resulting in rate revenue lower than planned. Overall Water fund revenues were 1% less than budgeted. Sewer revenues were strong with 6% more rate revenue collected than planned and overall, 8% more revenue than was budgeted. Expenditures were overall under budget for both funds.

Recommended Action:

None

Recommended Motion:

None

Attachments:

1. 2025 Water and Sewer Financial Report
2. Memo - 2025 Financial Report
3. 2025 Financial Report Appendices A-E
4. 2025 Financial Report Appendices F-G



Water and Sewer 2025 Financial Report

March 2026

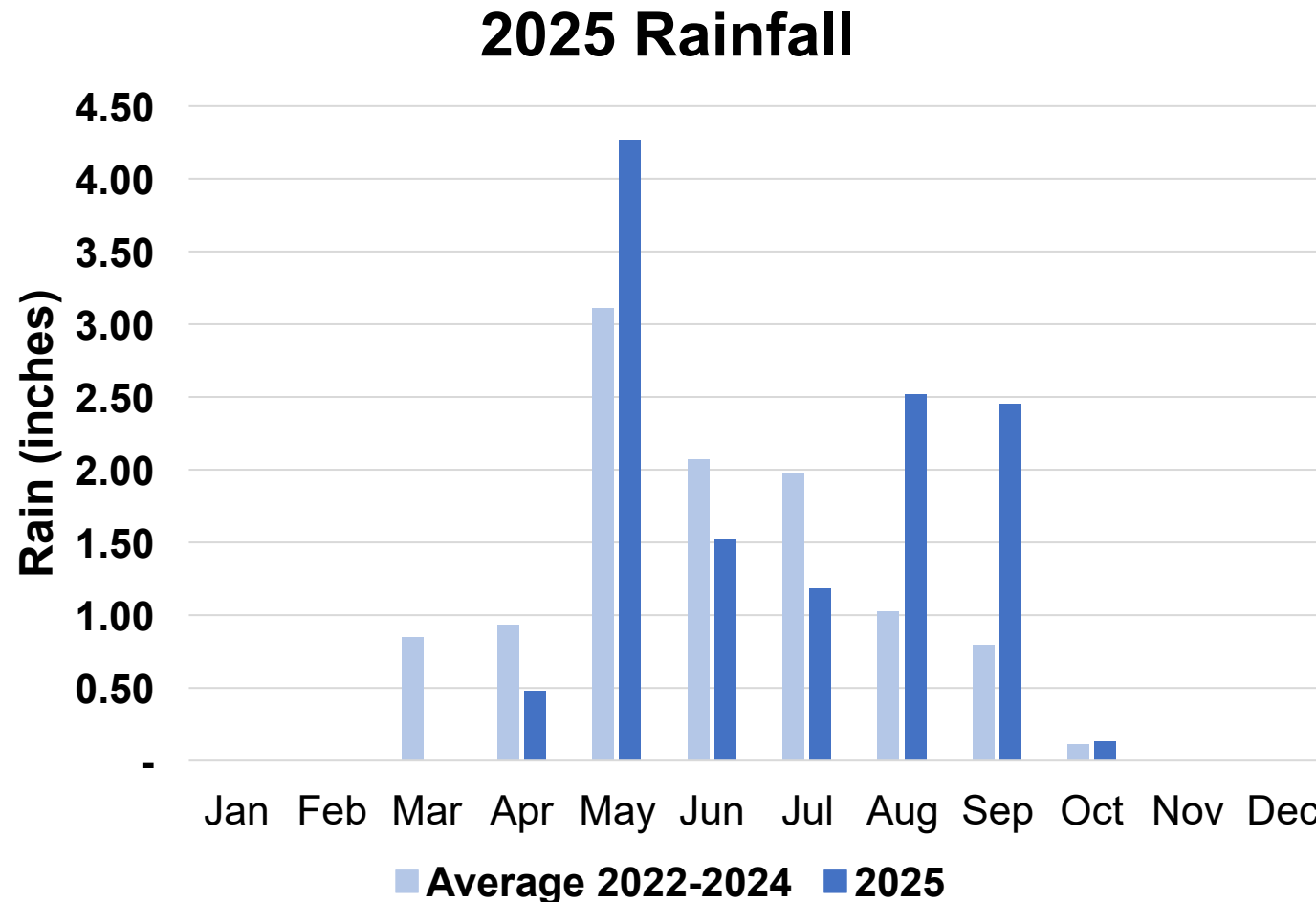
Agenda

- Water Consumption
- Water Revenues and Expenditures
- Sewer Revenues and Expenditures

Purpose: Review with the Water and Sewer Board the financial status of the Water and Sewer Enterprises at the end of 2025. Discuss challenges confronting the department in 2026 and beyond.

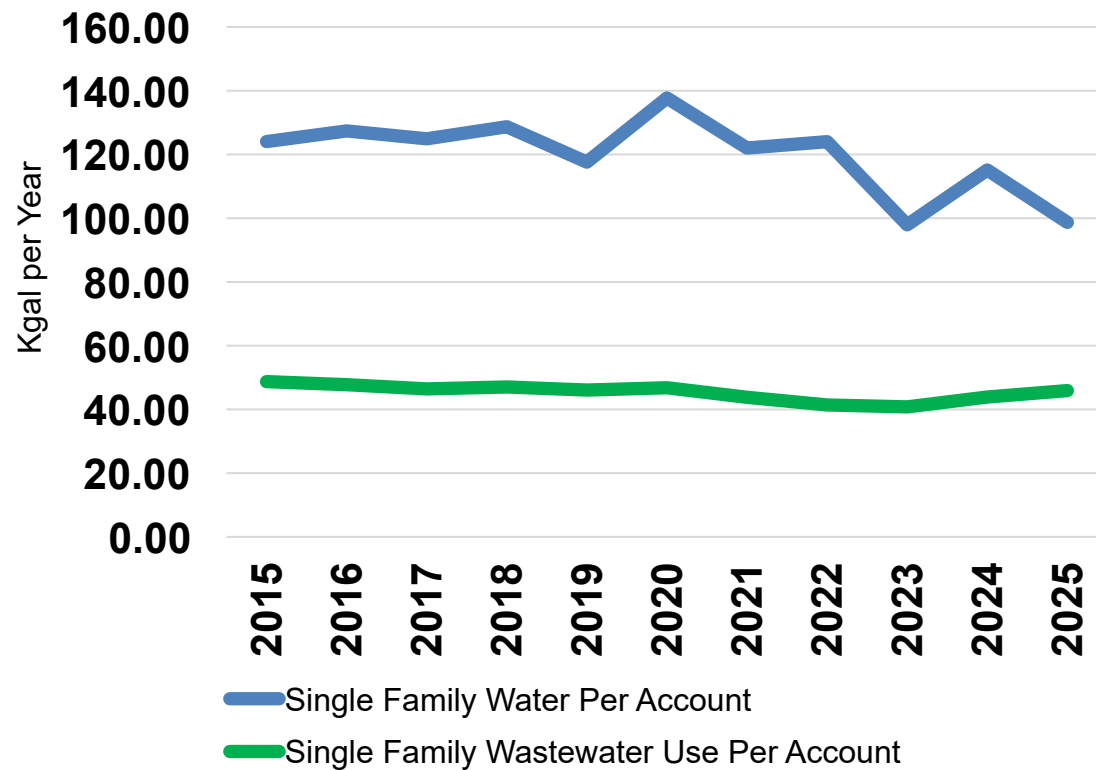


2025 Weather

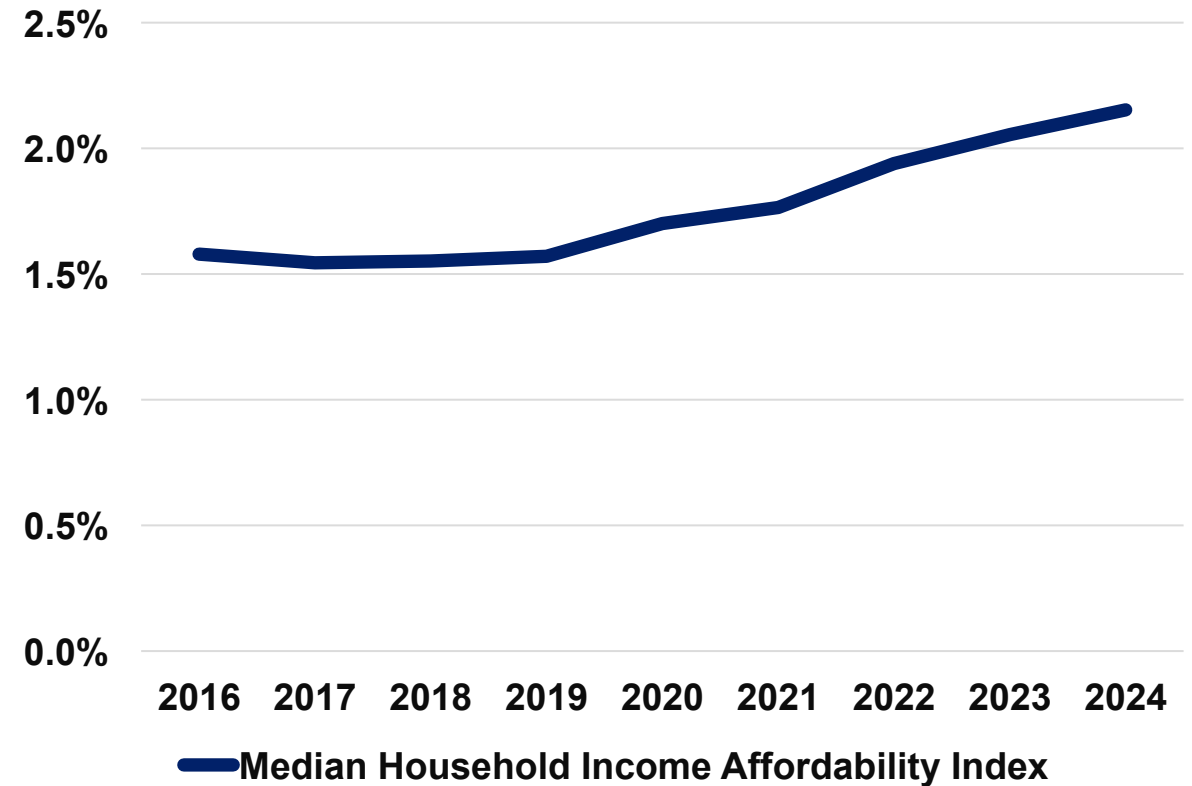


2025 Consumption

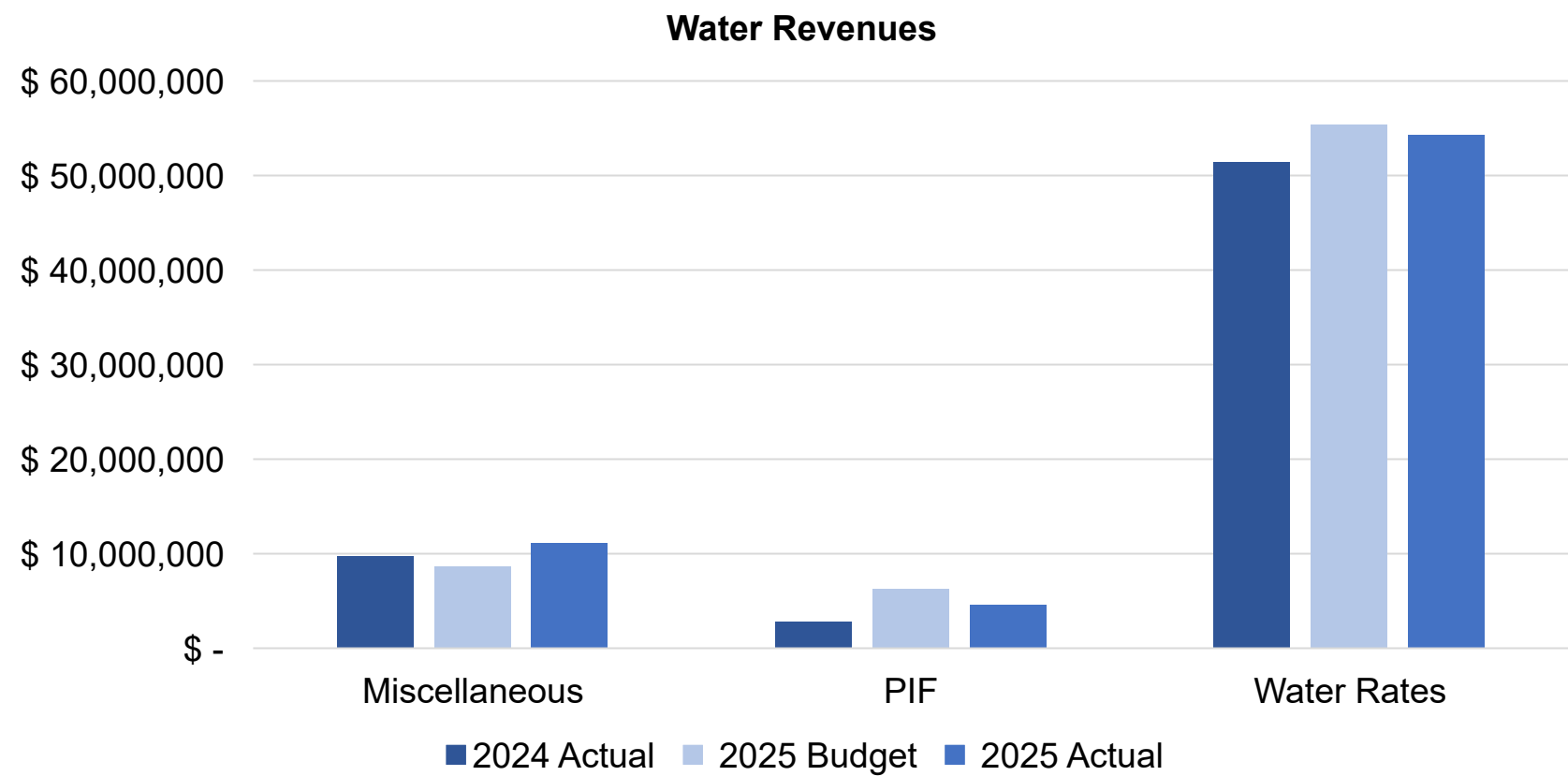
Single Family Water and Sewer User per Account



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

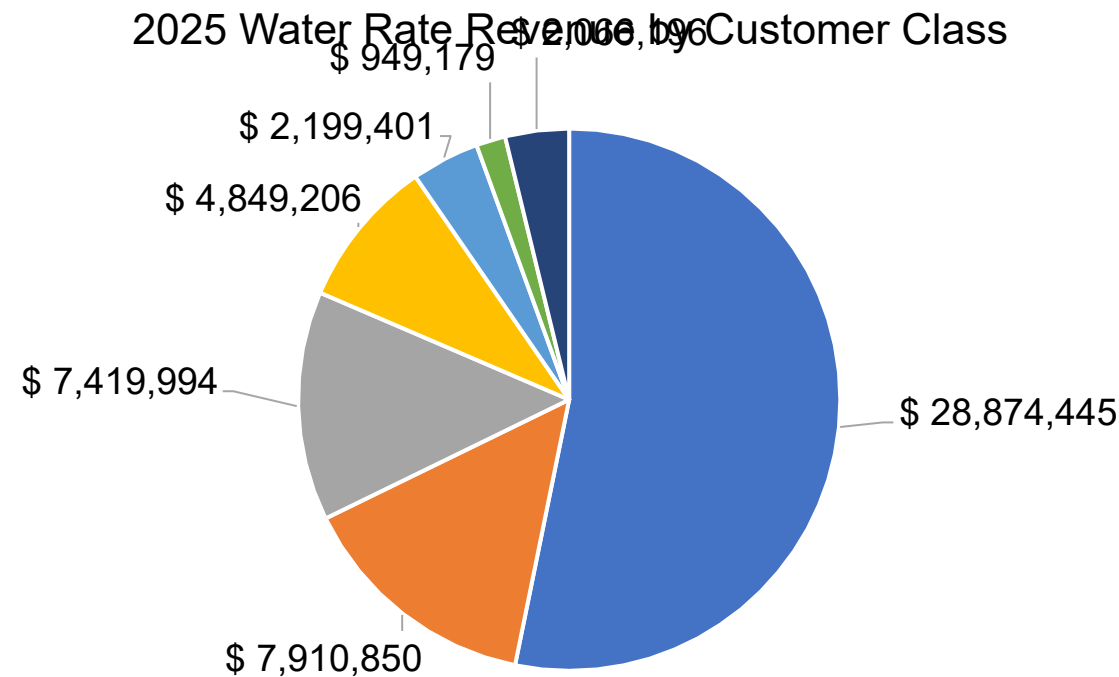


2025 Water Revenue at a Glance



- Water Revenue Distribution:
- Water Rates – 64% (up from 2024)
- Miscellaneous – 13%
- PIF – 5.5%

Water Rate Customer Class Details



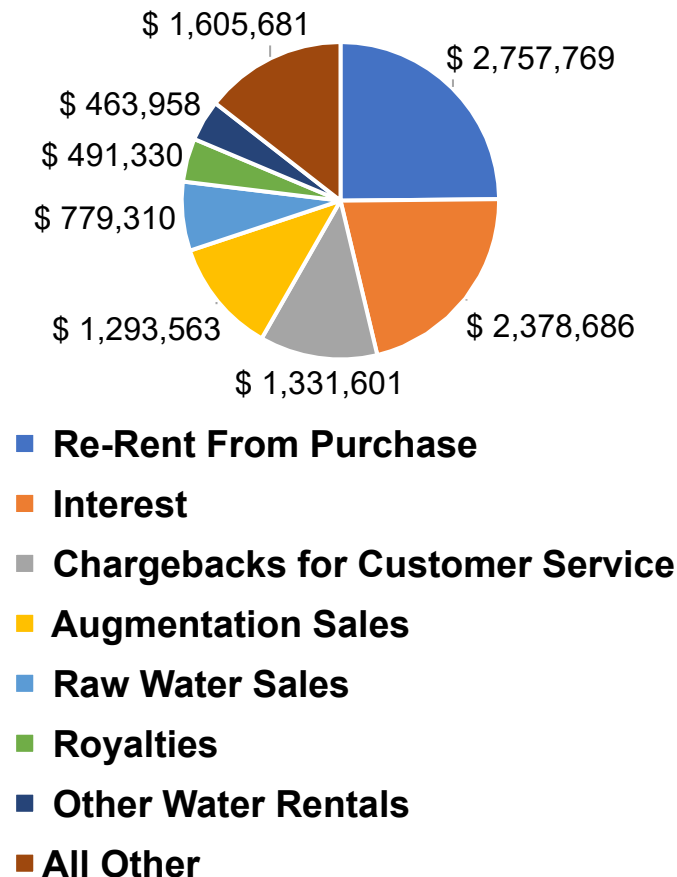
- Inside Residential
 ■ Inside Commercial
 ■ Inside Industrial
- City of Evans
 ■ Town of Windsor
 ■ Non-Potable
- All Other Customers

Water Demand in 2025 was 9% lower than forecasted.

Combined with approved rate increases rate revenue in 2025 was 2% below forecasts.

Miscellaneous Revenue

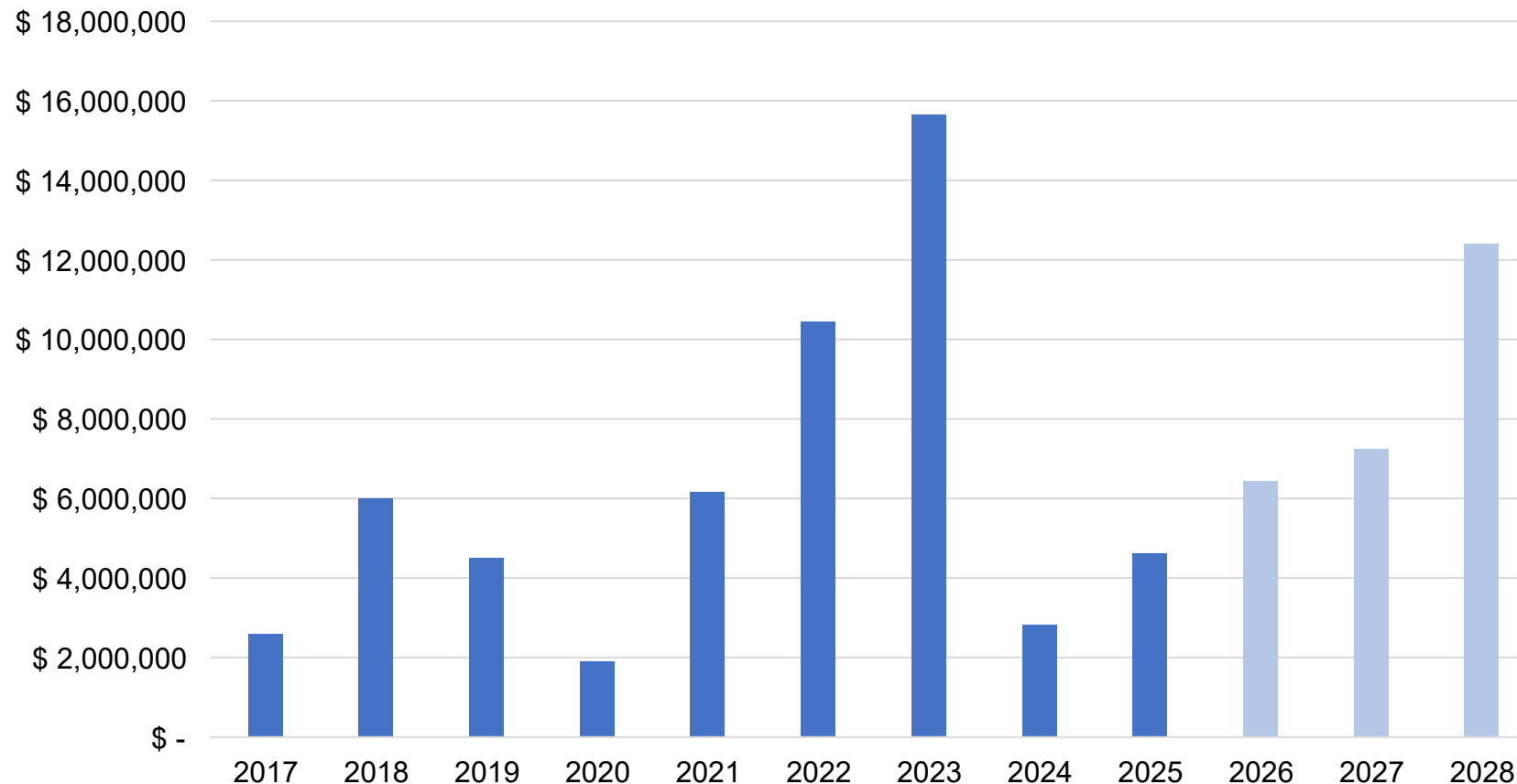
2025 Top 8 Miscellaneous Revenue Categories



2025 saw a significant increase in Royalties revenue driven by mining of the Poudre Ponds site.

Water PIF Revenue

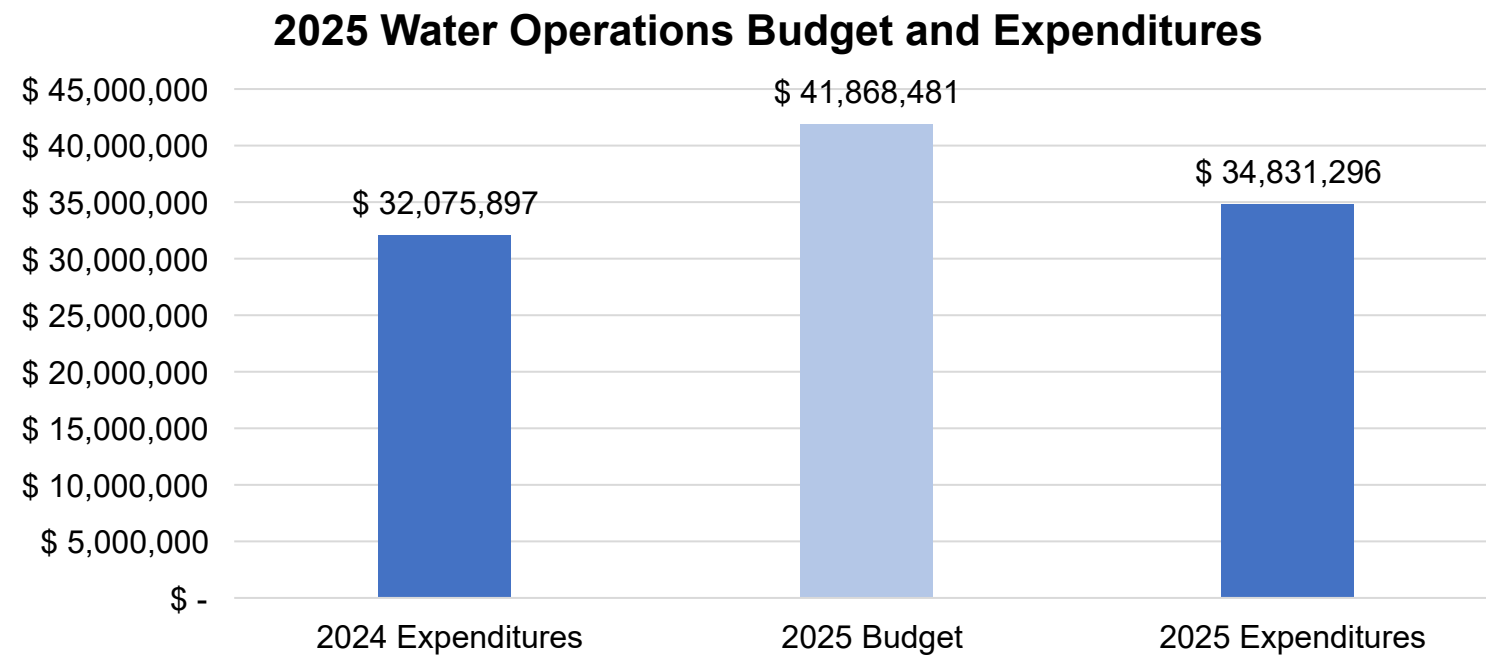
Actual and Projected PIF Revenue



The pace of development in 2025 was lower than forecasted.

* Lightly shaded bars are forecasted PIF amounts

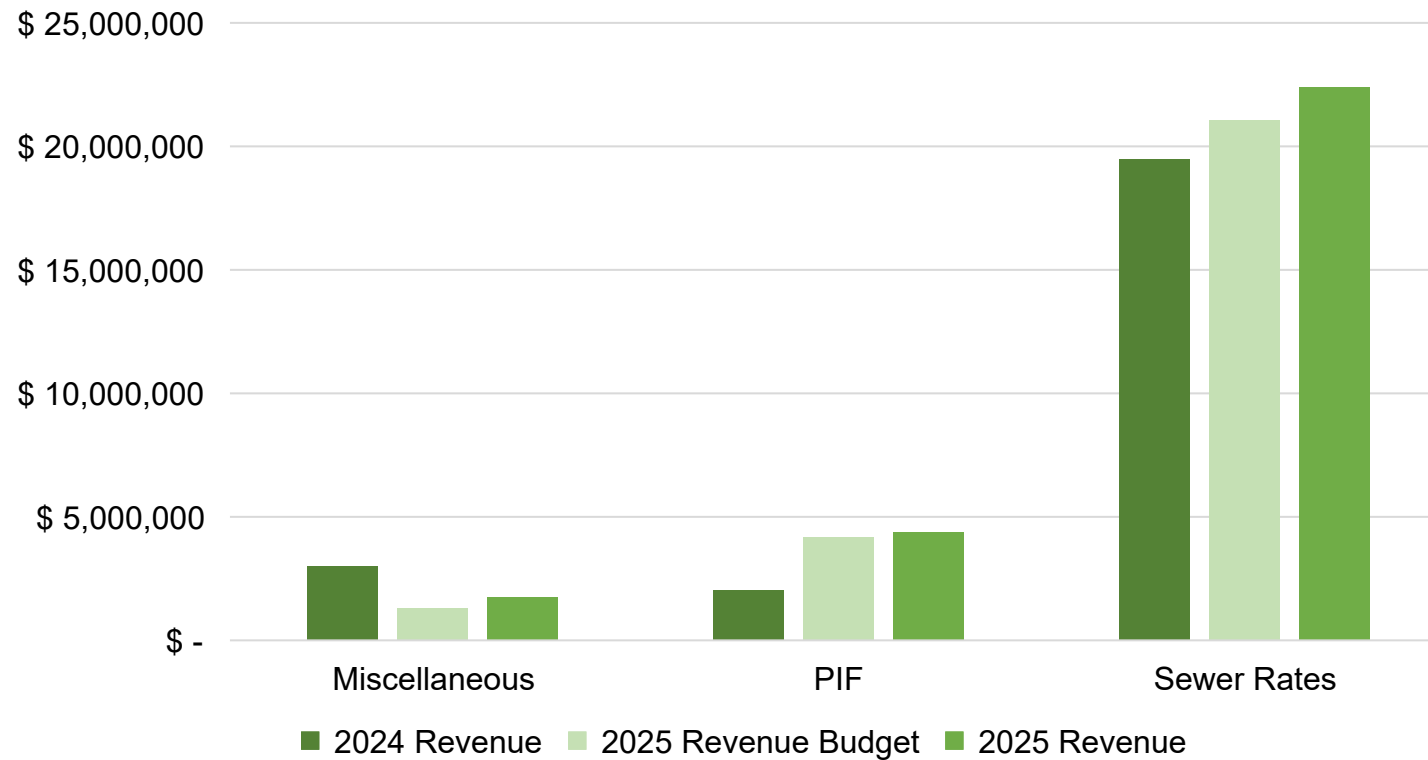
Water Operating Expenditure s



- Not included in the water operating budget here are the Cameron Peak Fire Mitigation grant funded activities.
- 2025 Expenditures were under the budgeted amount by 83%.
- Unspent budget was spread evenly across most major account categories, but with significant savings in Salaries, Chemicals, and Services budgets.
- 2025 Salary savings of 14%.

2025 Sewer Revenue at a Glance

2025 Sewer Revenues

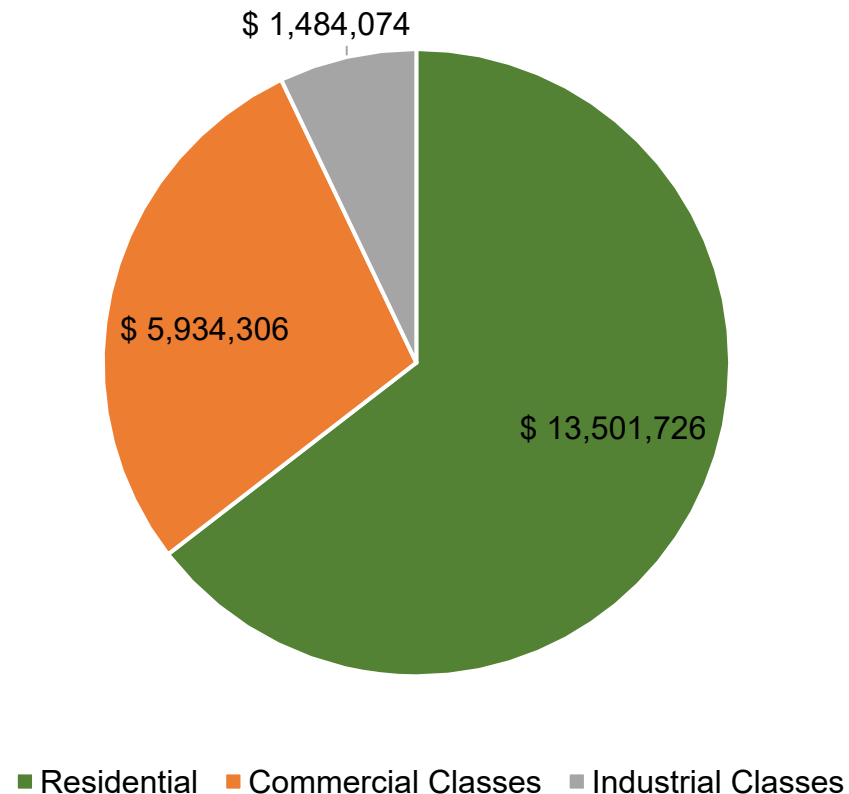


Sewer Revenue
Distribution:

Sewer Rates – 79%
Miscellaneous – 6%
PIF – 15%

Sewer Rate Customer Class Details

2025 Sewer Rate Revenue Distribution by Class

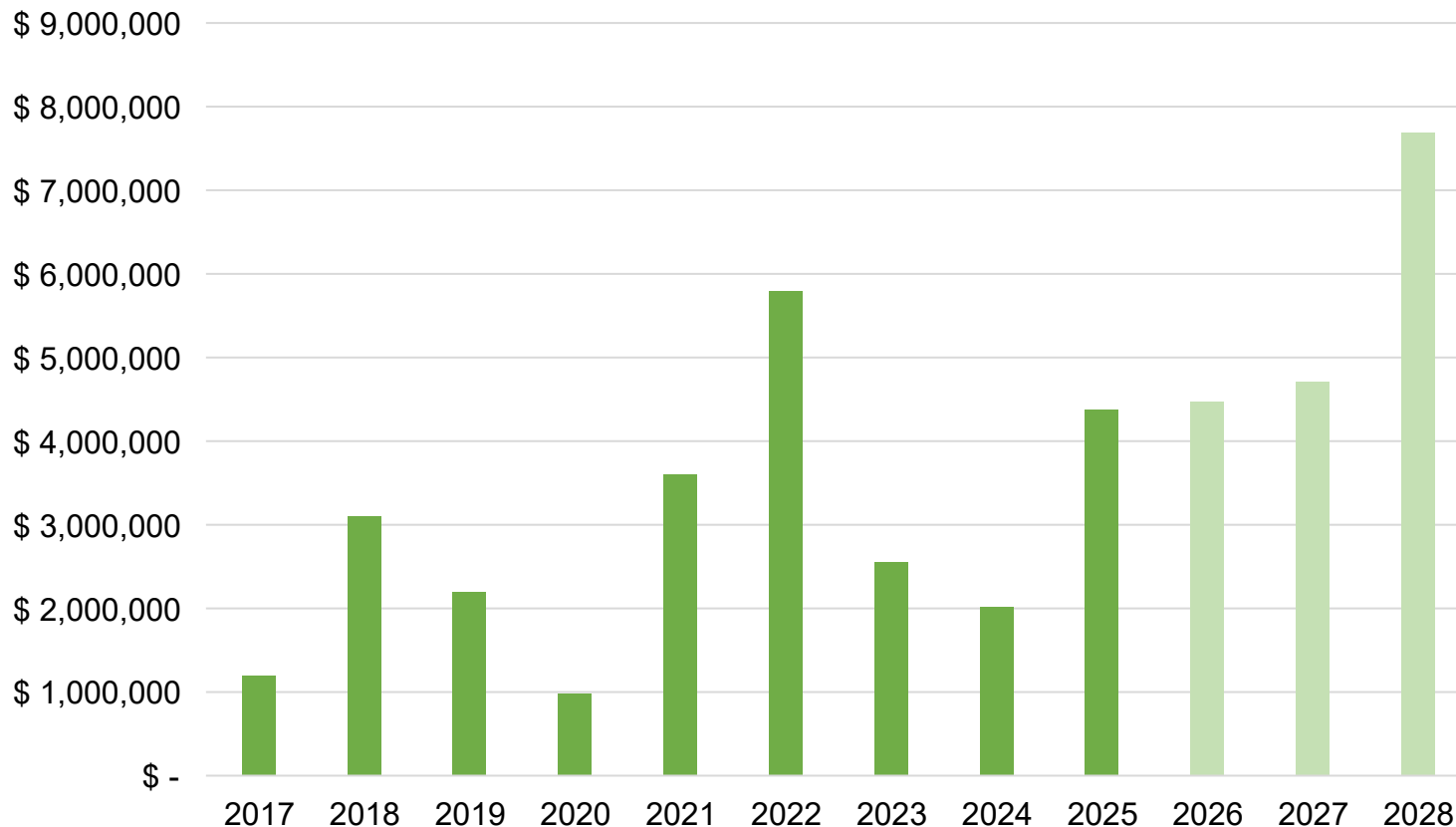


Customer use exceeded forecasts for nearly all classes. Revenues were stronger than forecasted.

Combined with the rate increase this netted a change of 15% in 2025 sewer rate revenue from 2024.

Sewer PIF Revenue

Sewer PIF

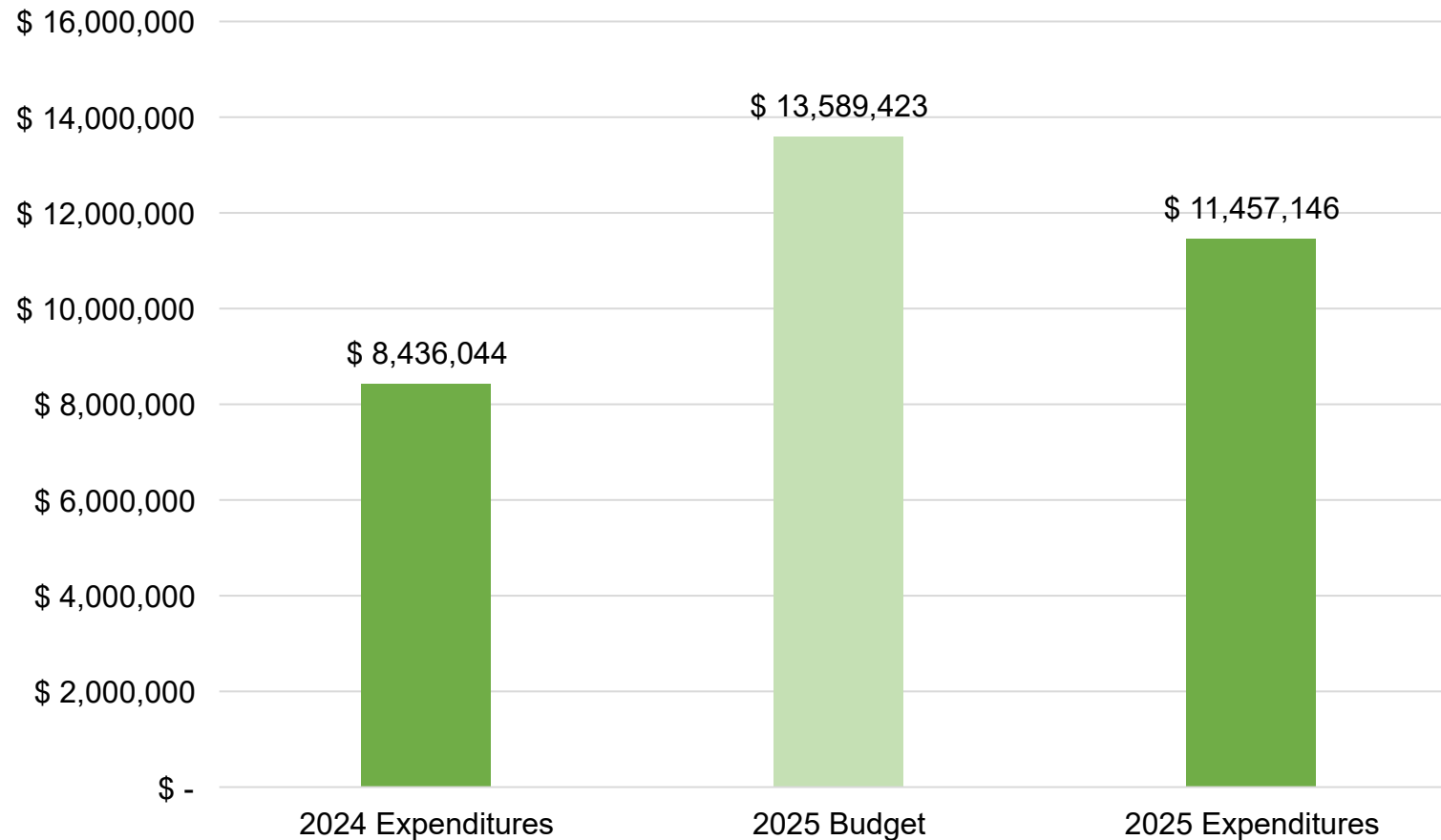


2025 Sewer PIFs were 5% above budget and \$2.3M higher than 2024 PIFs.

* Lightly shaded bars are forecasted PIF amounts

Sewer Operating Expenditures

2025 Sewer Operations Budget and Expenditures



2025 Sewer operating expenditures were 36% higher than in 2024 due to an increase in the chargeback from sewer to water.

Salary savings in sewer were 22%.



Questions?

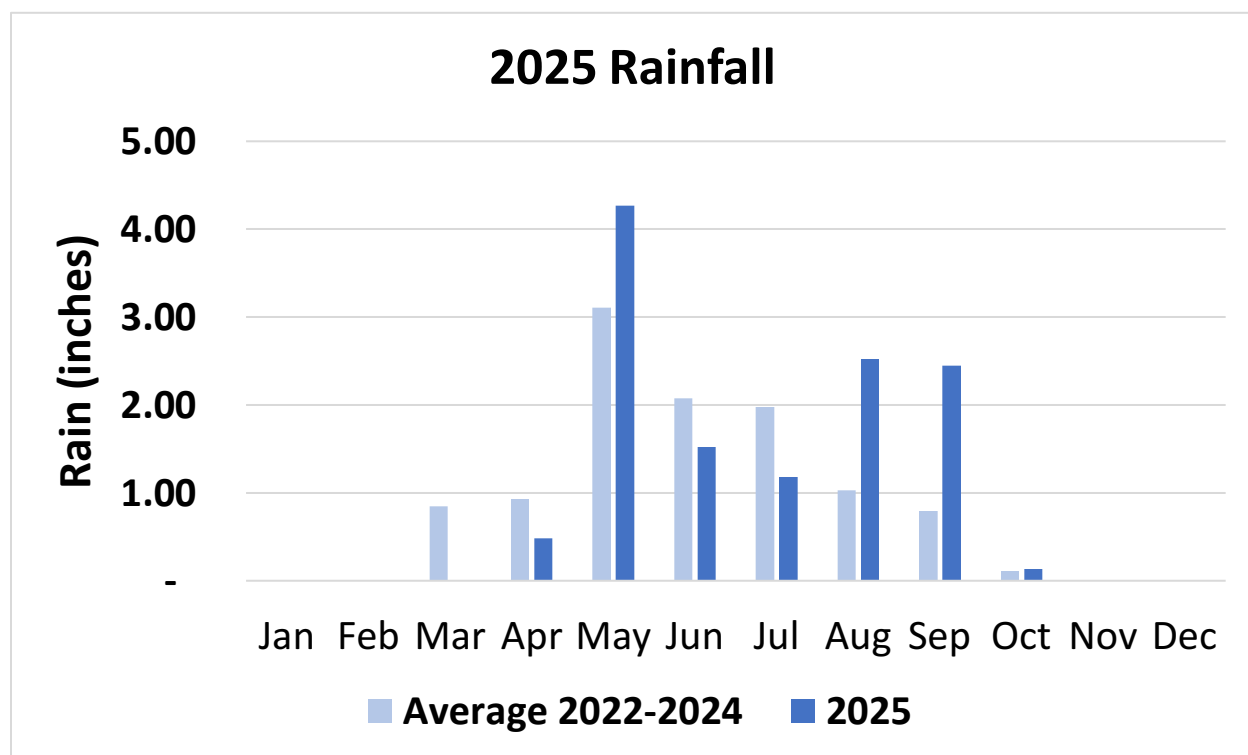


MEMORANDUM

TO: Water and Sewer Board
FROM: Virgil Pierce, Utility Finance Manager
DATE: March 4, 2026
RE: 2025 Year-End Financial Report

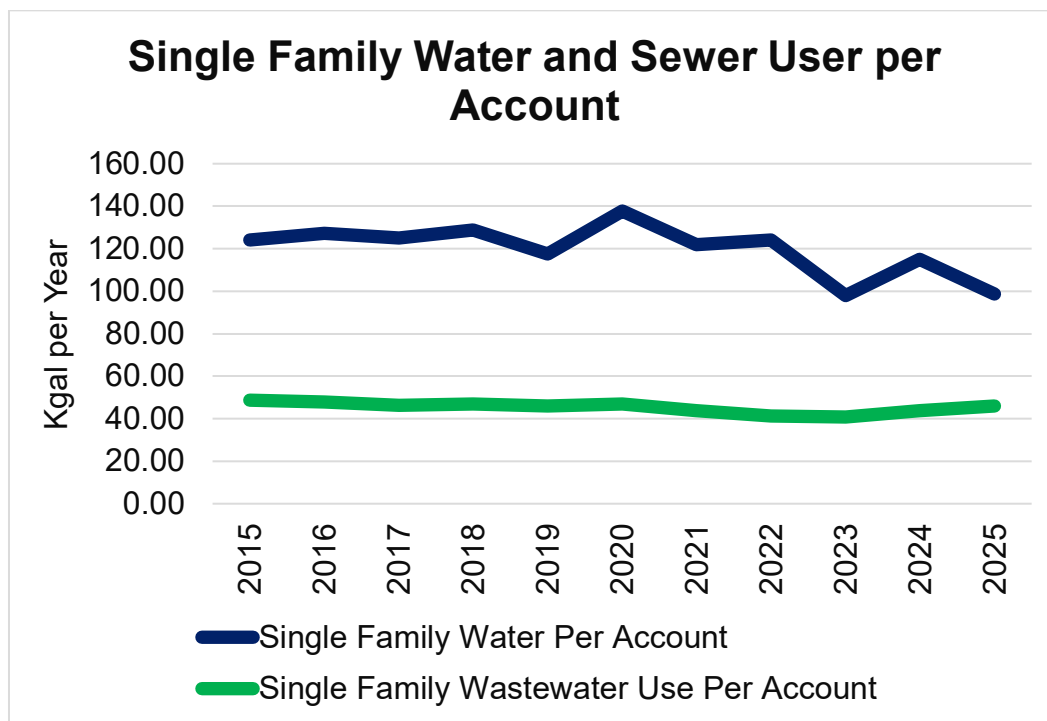
Overview

The year-end 2025 water and sewer revenue and expenditure report is enclosed with additional detail available in the attached appendices (A – G). The 2025 calendar year had a significantly wetter August and September than average impacting water sales in the third quarter of the year. Over the whole year customer behaviors indicate decreased water for outdoor uses and a continuing trend in the steady but less rapid decrease in indoor domestic uses.



Annual water demand for Single-Family accounts was assumed to be 122,000 gallons per account, but 2025 average demand was just 99,000 gallons per account resulting in 14% less water used by this customer class in 2025 from 2024. This level of demand matches the per account demand observed in 2023. Single-Family wastewater use was higher than our forecasted 43,000 gallons per account at 46,000 gallons per account. Water demand for the system as a whole was 9% lower than forecasted and 5% lower than in 2024. The Town of Windsor, Outside Single-Family, and Special Contract customers were the only classes that exceed forecasted use. The rate increase implemented for 2025 was an average for the system of 6% with 8-12% for

wholesale and outside city commercial customers. The reduced demand for Single-Family customers resulted in 6% less revenue collected than planned, the net result for the system was rate revenues just 2% less than planned and 6% more than collected in 2024. In contrast sewer consumption was higher across most customer classes and with a 5% rate increase sewer rate revenue was 6% higher than forecasted and 15% higher than in 2024. The revenue collection well above forecasts for sewer is expected to improve the financial forecasts for 2026-2035 and give some flexibility to the financial planning for the 2027 Budget process. Water plant investment fees were 27% lower than forecasted due to a slower pace of growth in the city. Updated forecasts for 2026-2035 include a lower amount for PIF revenues. In contrast, the sewer plant investment fees collected exceeded forecasts by 5% despite a slow pace of growth in the city due to the implementation of a per-unit plant investment fee for multi-family development correcting fees upwards.

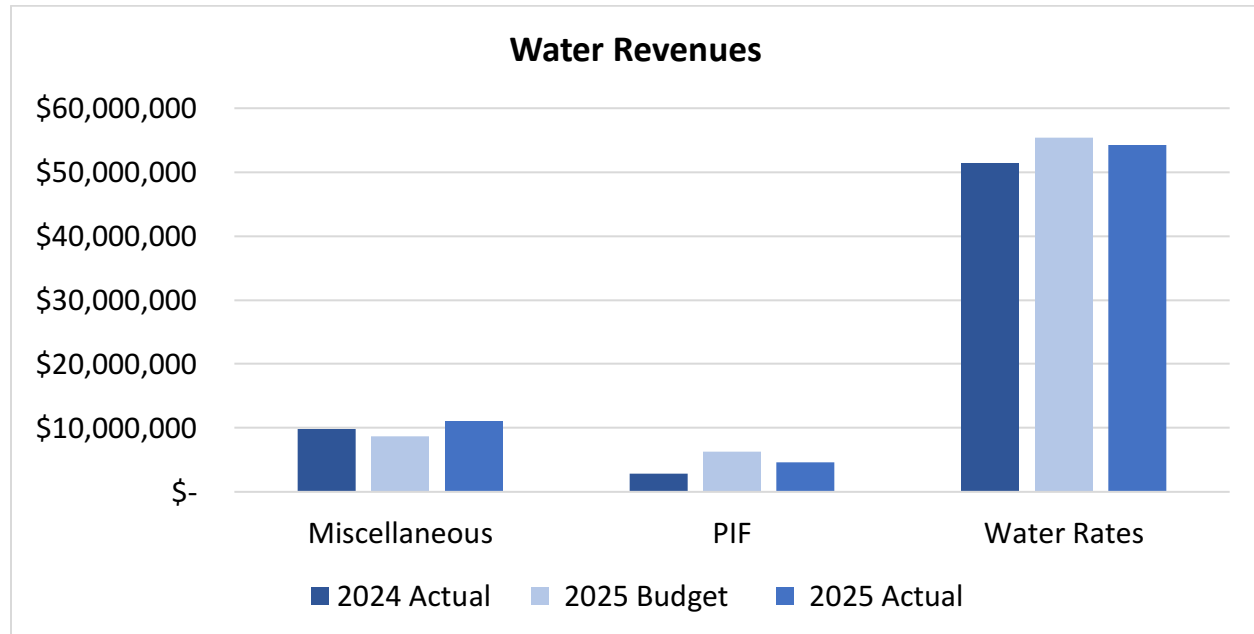


The department continued to receive significant federal and state funding for Cameron Peak Fire Mitigation efforts, grant funding for PFAS testing, and the Terry Ranch Water Development reimbursements from the project's construction escrow account. The city also received the first installment of \$1M for a class action settlement claim for damages caused by the companies manufacturing PFAS chemicals. These numbers are reported separately in the appendices as they do not reflect anticipated long term operational expenses or revenues.

Water Revenues

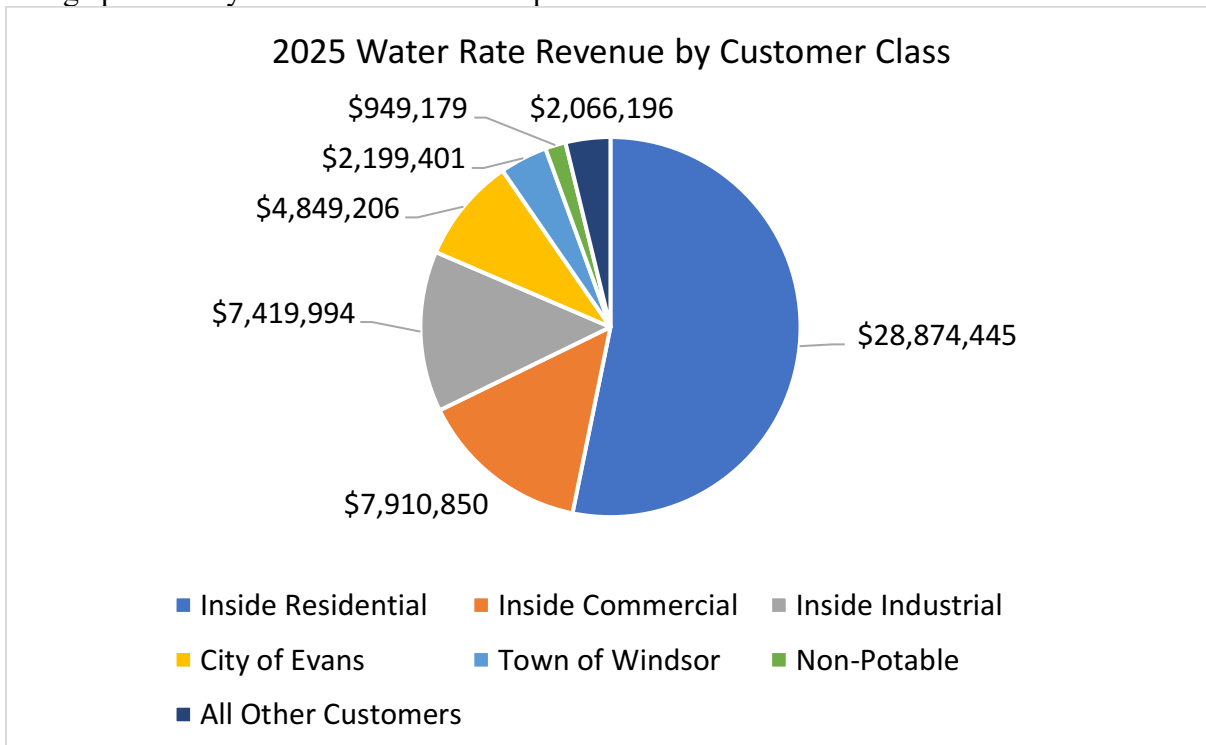
Water revenues can be grouped into three main categories (see the chart): Water Rates, which made up 64% of total 2025 water revenue, Miscellaneous Revenues like water rentals and raw water sales, which made up 13% of total water revenue, and Development Charges such as Plant Investment Fees (PIFs), which made up 5.5% of total water revenue, additional revenues not shown are from grants, escrow reimbursements, and settlements. 2025 year-end revenue compared to budget and 2024 year-end revenue for each of these categories can be seen in the chart below.

Miscellaneous Revenues were 28% above budget, while rate revenues were 2% below budget (below budget for the third year in a row) and development charges revenue were 27% below budget. The net total for water revenues (excluding grant, escrow reimbursements, and settlements) was 1% lower than budget forecasts. The net total was \$1.5M higher than 2024 revenues.



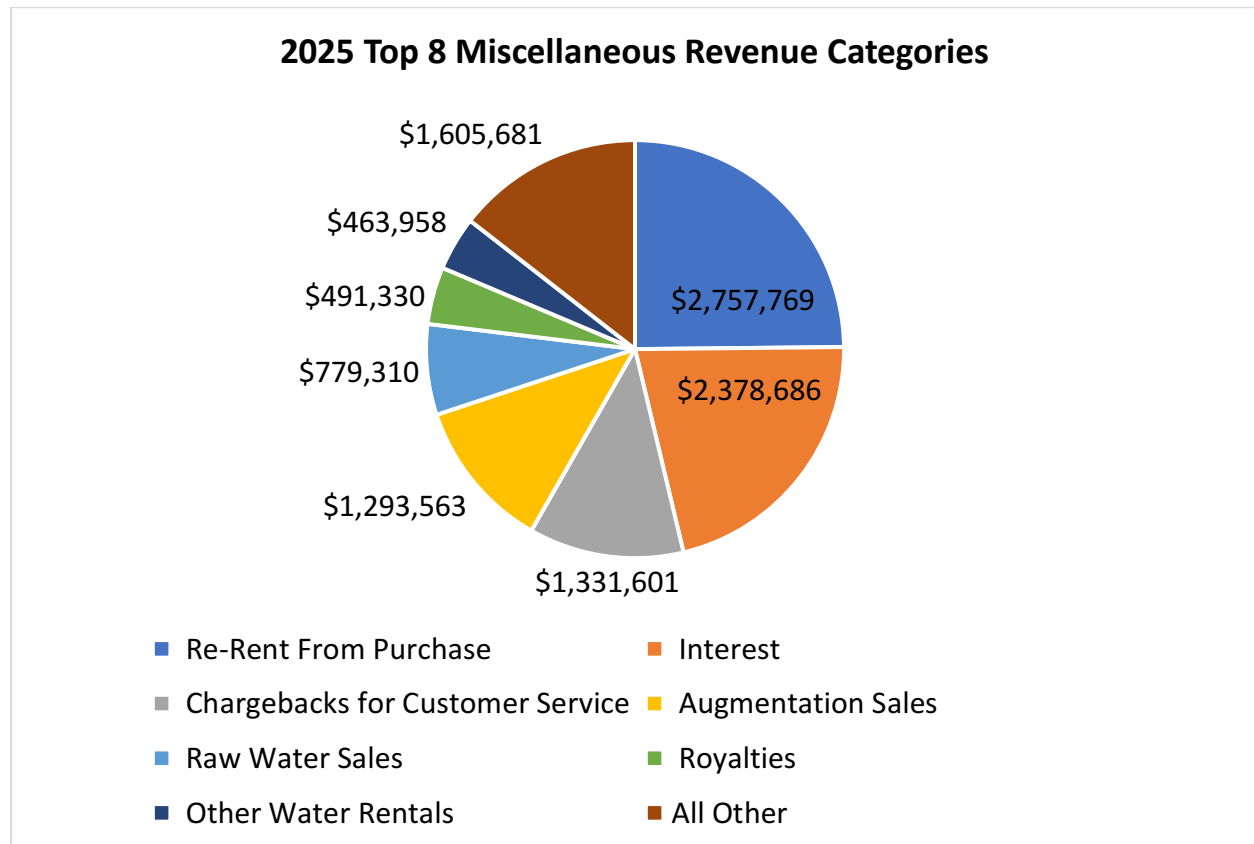
Water Rate Revenue Detail:

The following charts show the share of the \$54.3M in water rate revenue made up by each class. Residential customers make up more than half of the collected rate revenue. This makes changes in usage patterns by this customer class impactful on the total rate revenue collected.



Miscellaneous Water Revenue Detail:

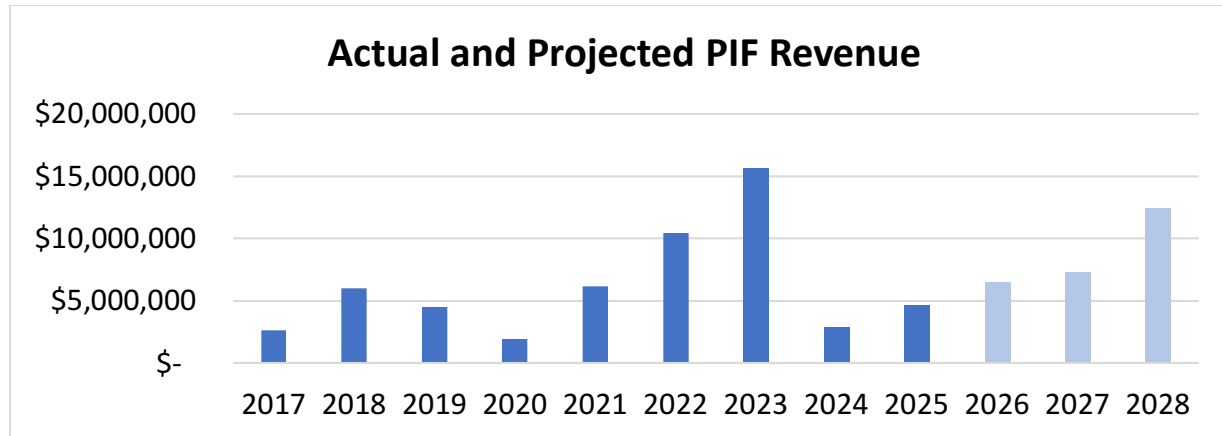
Miscellaneous revenues are budgeted conservatively due to their variable nature. In total, the miscellaneous revenue category was 13% above 2024 miscellaneous revenue and 28% over budgeted targets. Significant increases were observed in Royalties (driven by mining of the Poudre Ponds site) and the water rental program. The chart below illustrates the proportion of the miscellaneous revenue collected from various sources. A full listing of miscellaneous revenues is available in Appendix B.

Cash-in-Lieu of Raw Water Revenue Detail:

Cash-in-lieu revenue, counted in the miscellaneous group and labeled in the chart above as “Raw Water Sales” was predicted to be minimally used going forward, and was budgeted at \$500K in 2025. In some cases, customers elected to use cash-in-lieu payments instead of purchasing Terry Ranch credits, however 2025 did show a continued increase in the purchase of Terry Ranch credits for current and future water dedications with the city. Water staff will continue to monitor the water dedication contributions and adjust future forecasts as appropriate.

Water Plant Investment Fee Revenue Detail:

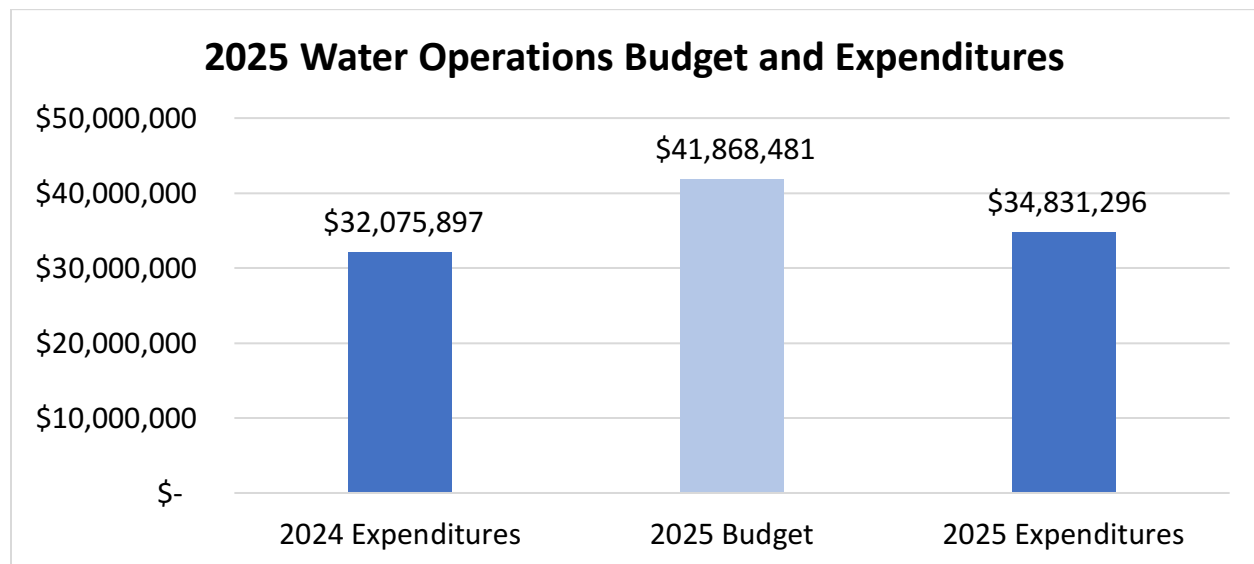
Water PIF revenues were forecasted at a budget of \$6.3M based on assumed residential and commercial account growth. Water PIF revenue collected in 2025 was \$4.6M, indicating that account growth forecast did not materialize. This is the third year in a row that customer growth did not meet forecast targets. Department staff continue to monitor account growth targets and will be adjusting future forecasts in the 2027 Budget Development process.



Note that in the chart above there is a \$11M payment from Windsor for increasing their base system demand included in the 2023 development revenue.

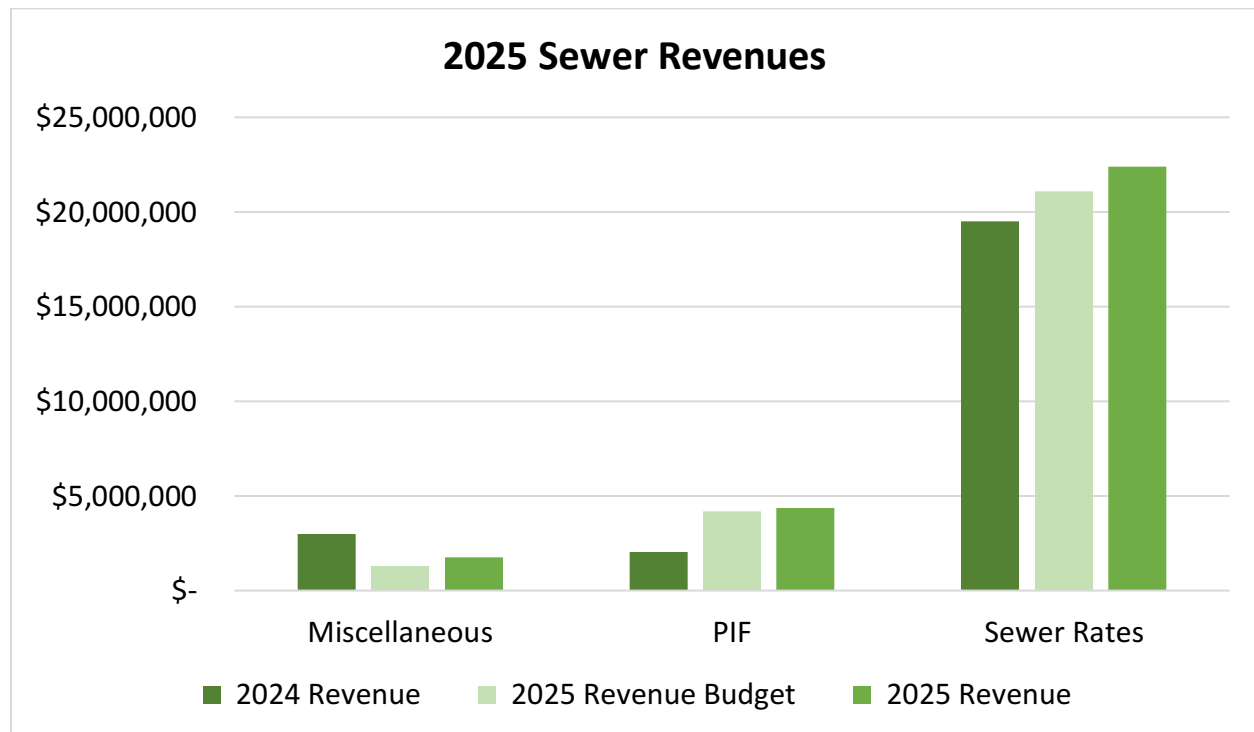
Water Operating Expenditures

The water operating budget for 2025 was \$52.2M. Expenditures were at \$37.6M, with the differences being largely felt in unspent salary, chemical, and services budgets, though all major budget categories except for utilities had savings. Utilization of the salary budgets was 86%. No significant overages are noted in either unit or account category expenditures.



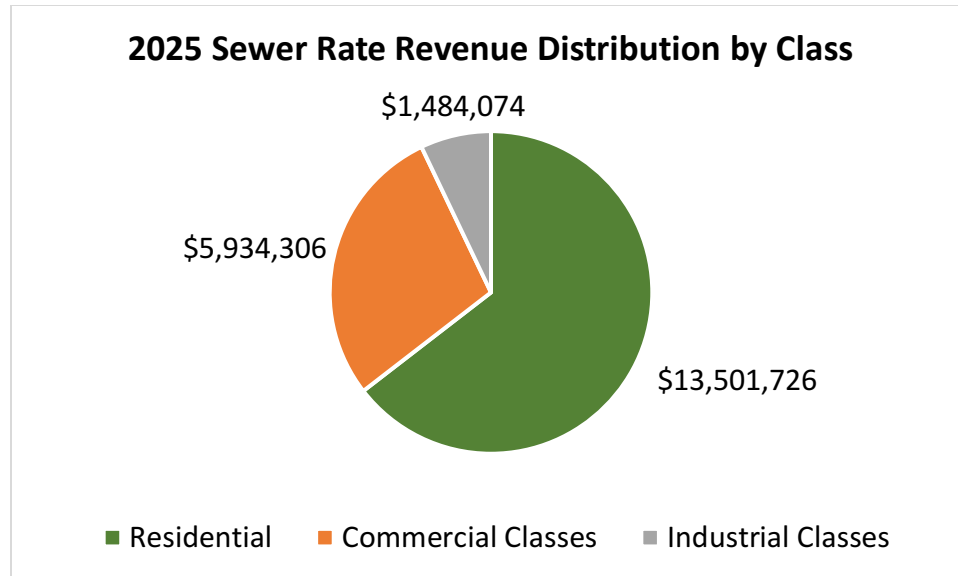
Sewer Revenues

Like water revenues, sewer revenues can be grouped into the same three categories which comprise similar percentage shares of total revenue. Sewer rates made up 79% of total 2025 revenue while miscellaneous revenues made up 6.2% and plant investment fees made up 15.3%. 2025 year-end revenue compared to budget and 2024 revenue are compared below. Sewer rate revenue was 6% higher than forecasts. Miscellaneous revenue is forecasted conservatively and both interest and investment income and royalty payments were higher than forecasted.



Sewer Rate Revenue Detail:

The following chart gives the distribution of sewer rate revenues among the customer classes. Residential customers make up a larger proportion of sewer rate revenue than for water rates. We also note that because the industrial classes are relatively small, small changes in their rates have a big percentage impact on the revenue collected from year to year, particularly if their actual usage varies significantly from forecasts.

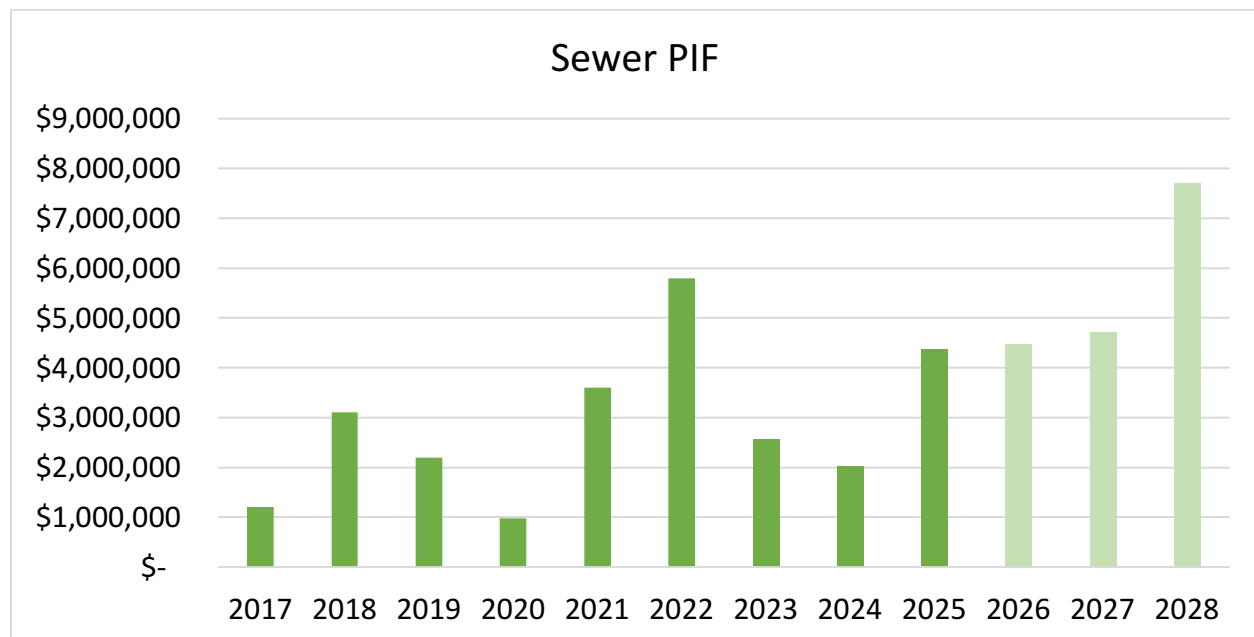


Miscellaneous Sewer Revenue Detail:

Like on the water side, miscellaneous sewer revenues are budgeted conservatively. Full detail on miscellaneous sewer revenues is available in Appendix C. Sewer miscellaneous revenue saw significant royalty payments again in 2025 above the forecasted amount by \$518K.

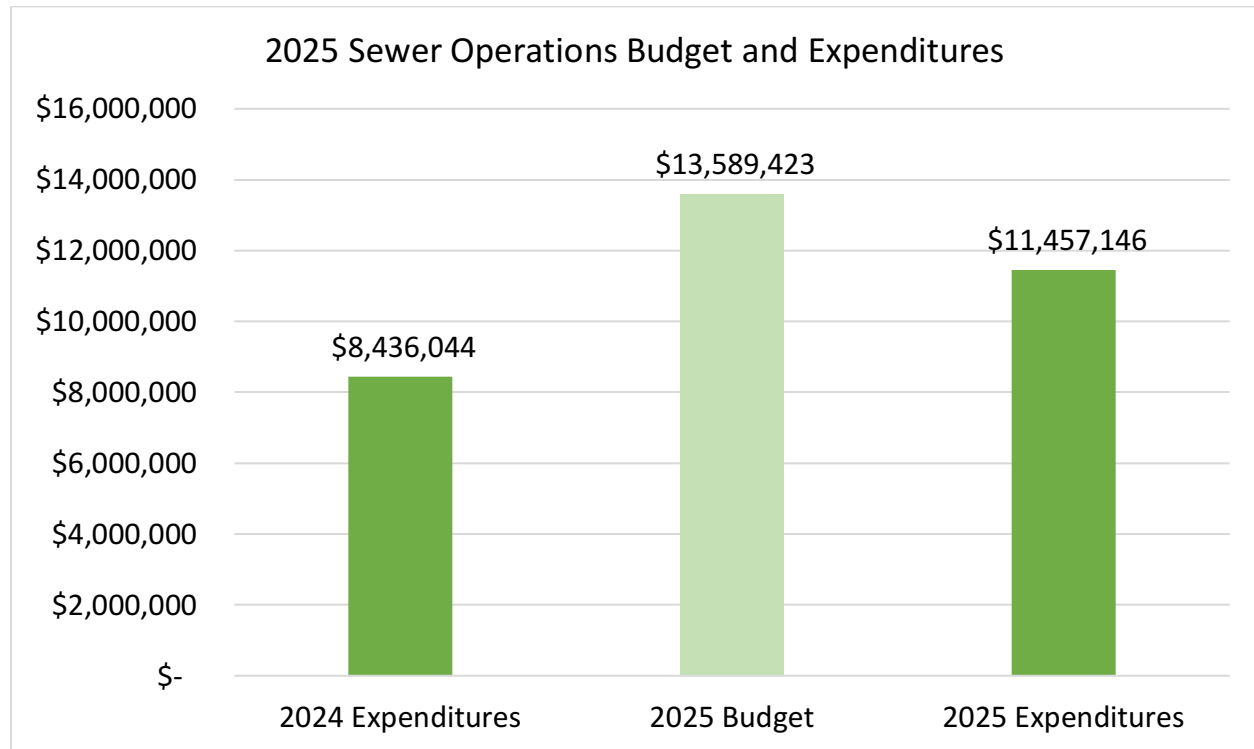
Sewer Plant Investment Fee Revenue Detail:

Sewer PIF revenue was 5% higher than the 2025 budgeted target and well above the 2024 revenue amount. The slower pace of development in 2025 was offset by updates to the sewer PIF computation for multi-family developments.



Sewer Operating Expenditures

The sewer department's operating budget and expenditures are detailed in Appendices E and G. The following chart compares the 2024 expenditures, 2025 budget, and 2025 expenditures. 2025 Expenditures for sewer operating were 36% higher than 2024 expenditures, and were under the 2025 budget. The increase from 2024 was driven by updates to the chargebacks from sewer to water to ensure that costs on the water system driven by sewer were properly included.



Year-End 2025 Utility Enterprises Finance Report
Appendix A: Water Demands

Prepared February 2026

	2025 Actual Water Demand v Modeled Demand							2025 Water Demand v 2024		
	% Total Water Use	Water Use (Kgal)	Taps	Use/Tap	Modeled Use/Tap	Modeled Use (Kgal)	% Change Total Use v Modeled	Kgal Change v 2024	% Change v 2024	
Inside Residential	33%	2,413,980	24,459	99	122	2,983,998	-19%	(404,242)	-14%	
Inside Commercial	16%	1,161,030	2,079	558	590	1,226,610	-5%	32,362	3%	
Inside Multi-Family	14%	1,014,349	2,157	470	450	970,650	5%	(80,886)	-7%	
Industrial User	9%	684,951	3	228,317	229,867	689,600	-1%	2,558	0%	
Industrial User	10%	745,945	3	248,648	250,000	750,000	-1%	37,373	5%	
Inside-City Sub-Total:	82%	6,020,255	28,701			6,620,858	(9%) ▼	(412,835)	+ 5%	▼
City of Evans	10%	741,464	14	52,962	61,276	857,864	-14%	(122,389)	-14%	
Town of Windsor	4%	283,978	2	141,989	120,000	240,000	18%	(64,066)	-18%	
Outside Industrial User	1%	87,838	1	87,838	110,000	110,000	-20%	(24,242)	-22%	
Town of Milliken	1%	87,548	1	87,548	105,000	105,000	-17%	(15,120)	-15%	
Outside Residential	1%	41,286	412	100	90	37,080	11%	3,996	11%	
Ag-Special Contract	0%	25,179	45	560	500	22,500	12%	(733)	-3%	
Outside Commercial	0%	9,273	106	87	105	11,130	-17%	(2,247)	-20%	
Outside Multi-Family	0%	3,437	15	229	250	3,750	-8%	(354)	-9%	
Outside-City Sub-Total:	18%	1,280,003	596			1,387,324	(8%) ▼	(225,155)	(8%)	▼
Total Water Demand:		7,300,258	29,297			8,008,182	(9%) ▼	(637,990)	(5%)	▼

Year-End 2025 Utility Enterprises Finance Report

Appendix B: Water Revenues

Prepared February 2026

	2025 Water Revenues v Budget				2025 Revenues v 2024	
	% of Total Rev	\$ Revenue	\$ Budget	% Change v Budget	\$ Change v 2024	% Change v 2024
Inside Residential	34.2%	28,874,445	30,811,480	(6%)	827,838	3%
Inside Commercial	9.4%	7,910,850	7,729,026	2%	833,867	12%
Inside Industrial	8.8%	7,419,994	6,857,744	8%	779,893	12%
City of Evans	5.7%	4,849,206	4,815,791	1%	229,743	5%
Town of Windsor	2.6%	2,199,401	2,186,214	1%	248,319	13%
Non-Potable	1.1%	949,179	804,338	18%	(87,006)	(8%)
Outside Residential	0.8%	637,352	629,312	1%	74,613	13%
Town of Milliken	0.8%	655,660	726,457	(10%)	(3,234)	(0%)
Outside Industrial User	0.5%	434,980	491,351	(11%)	(43,002)	(9%)
Ag-Special Contract	0.2%	176,634	174,232	1%	14,938	9%
Outside Commercial	0.2%	155,090	156,617	(1%)	9,026	6%
Sharkstooth Pipeline	0.0%	6,480	18,878	(66%)	(1,945)	(23%)
Rate Revenue Sub-Total:	64%	54,269,271	55,401,440	(2%) ▼	2,883,049	+ 6% ▲
Re-Rent From Purchase	3.3%	2,757,769	1,081,500	155%	1,582,158	135%
Raw Water Sales	0.9%	779,310	500,000	56%	120,032	18%
Other Water Rentals	0.5%	463,958	489,250	(5%)	41,290	10%
<i>Raw Water Surcharge*</i>	<i>0.5%</i>	<i>461,569</i>	<i>500,000</i>	<i>(8%)</i>	<i>(311,869)</i>	<i>(40%)</i>
Augmentation Sales	1.5%	1,293,563	1,250,000	3%	(144,572)	(10%)
Permit Fees	0.4%	346,219	152,100	128%	(20,637)	(6%)
Rents From Equipment	0.0%	6,900	104,442	(93%)	(26,705)	(79%)
Sales To Outside Agencies	0.0%	300	25,750	(99%)	300	
Royalties	0.6%	491,330	100,000	391%	470,881	2303%
Rents From Land	0.1%	94,316	125,000	(25%)	(10,527)	(10%)
Meter Sales	0.1%	87,027	120,000	(27%)	(9,195)	(10%)
Other Miscellaneous	0.5%	384,340	128,000	200%	(150,501)	(28%)
<i>Interest*</i>	<i>2.8%</i>	<i>2,378,686</i>	<i>2,596,577</i>	<i>(8%)</i>	<i>(1,333,209)</i>	<i>(36%)</i>
Sales of Assets	0.2%	155,011	-		69,918	82%
<i>Chargebacks for Customer Service*</i>	<i>1.6%</i>	<i>1,331,601</i>	<i>1,435,756</i>	<i>(7%)</i>	<i>1,038,625</i>	<i>355%</i>
Turn On Charges	0.1%	69,999	40,217		(10,786)	(13%)
Misc Revenue Sub-Total:	13%	11,101,898	8,648,592	+ 28% ▲	1,305,203	+ 13% ▲
Development Revenue:	5.5%	4,615,791	6,311,250	(27%)	1,801,869	64%
Grant Reimbursement*	<i>0.0%</i>	<i>(3,097)</i>			(2,284,717)	(100%)
Fire Reimbursement	3.8%	3,227,549			(24,370)	(1%)
PFAS Settlement Payment	1.2%	983,543				
Lead Replacement Loan	2.5%	2,141,684				
Escrow Reimbursement	9.5%	8,028,676			(1,254,850)	(14%)
Total Water Revenues:		84,365,314	70,361,282	+ 20% ▲	1,051,411	+ 1% ▲
Total Water Revenues less						
Reimbursements		69,986,960	70,361,282	(1%) ▼	1,490,121	+ 2%

*Preliminary estimate

	2025 Sewer Revenues v Budget				2025 Revenues v 2024	
	% of Total Rev	\$ Revenue	\$ Budget	% Change v Budget	\$ Change v 2024	% Change v 2024
Residential	52.5%	14,982,354	14,756,910	2%	1,480,628	11%
Commercial I (Non-Food Svs)	9.8%	2,782,893	2,176,313	28%	761,729	38%
Commercial II (Bars)	4.6%	1,301,070	1,204,735	8%	187,934	17%
Commercial III (Restaurants)	4.8%	1,383,418	1,254,726	10%	87,726	7%
Commercial IV (Markets)	1.5%	429,079	333,121	29%	101,977	31%
Commercial V (Mfg)	0.1%	37,846	32,478	17%	7,120	23%
Ind Sic 2013 (Food Mfg)	2.2%	621,343	502,660	24%	188,157	43%
Ind Sic 7218 (Ind Laundries)	0.9%	245,550	186,948	31%	(16,172)	(6%)
Ind Sic 2034 (Dehydrated Foods)	0.3%	76,081	59,784	27%	14,916	24%
Ind SIC 2873 (Nitrogen Fertilizer)	0.1%	22,959	27,040	(15%)	5,627	32%
Ind SIC 4212 (Local Trucking)	0.0%	1,485	1,999	(26%)	(905)	(38%)
Ind SIC 2047 (Pet Food)	1.4%	403,859	402,658	0%	72,029	22%
Ind SIC 5169 (Chemicals Products)	0.1%	17,975	17,866	1%	3,105	21%
Ind SIC 7542 (Truck Washes)	0.3%	94,822	116,525	(19%)	14,422	18%
Rate Revenue Sub-Total:	78.5%	22,400,733	21,073,763	+ 6% ▲	2,908,294	+ 15% ▲
Other Sewer Charges	0.1%	16,300	-		4,260	35%
Other Miscellaneous	0.0%	1,896	3,151	(40%)	(79,524)	(98%)
Engineering	0.0%	-	70,980	(100%)	-	
Interest	3.2%	899,414	654,355	37%	(738,206)	(45%)
Sales of Assets	0.4%	100,791	41,400		100,791	
Royalties	2.6%	739,711	517,500	43%	(517,401)	(41%)
Misc Revenue Sub-Total:	6.2%	1,758,112	1,287,386	+ 37% ▲	(1,230,080)	(41%) ▲
Development Revenue:	15.3%	4,372,336	4,169,300	+ 5% ▲	2,347,620	+ 116% ▲
Total Sewer Revenues:		28,531,181	26,530,449	+ 8% ▲	4,025,835	+ 16% ▲

Year-End 2025 Utility Enterprises Finance Report

Appendix D: Water Operating Expenditures

Prepared February 2026

	% of Total Budget	\$ Budget	\$ Expenditure	\$ Remaining	% Budget Utilized
Administration	5%	2,678,542	2,430,188	248,354	91%
Engineering	3%	1,454,284	579,982	874,302	40%
Asset Management	1%	546,396	432,475	113,921	79%
Computer/Phone User Chrgs	3%	1,371,283	1,371,283	0	100%
Utility Billing	2%	1,101,797	1,050,338	51,459	95%
Cash Operations	0%	161,515	141,737	19,778	88%
Chargeback for Services	9%	4,481,678	4,481,678	(0)	100%
Liability Insurance	1%	392,294	392,294	0	100%
General Management:	23%	12,187,789	10,879,976	1,307,814	89%
Service And Meters	2%	1,104,675	1,185,279	(80,604)	107%
Transmission-Reservoir	2%	1,219,166	1,093,515	125,651	90%
Distribution	9%	4,762,588	4,396,220	366,368	92%
Inventory	1%	297,440	282,994	14,446	95%
Instrument & Control	3%	1,745,130	1,673,635	71,495	96%
Transmission & Distribution:	17%	9,128,999	8,631,643	497,356	95%
Water Resources	16%	8,118,091	6,625,680	1,492,411	82%
Water Resources Planning	2%	785,582	508,460	277,123	65%
High Mountain Reservoirs	2%	806,499	638,928	167,571	79%
Non-Potable Operations	2%	1,281,087	1,156,033	125,054	90%
Water Efficiency Prgm	2%	939,783	635,909	303,874	68%
Water Resources:	23%	11,931,042	9,565,010	2,366,032	80%
Bellvue Filter Plant	8%	4,402,505	2,995,075	1,407,430	68%
Boyd Lake Filter Plant	6%	2,984,518	2,077,901	906,617	70%
Water Quality	2%	1,233,628	657,028	576,600	53%
Cameron Peak Fire	20%	10,380,902	2,755,354	7,625,548	27%
Treatment:	36%	19,001,553	8,485,358	10,516,195	45%
Incorrect Accounting			24,664	(24,664)	
Total Water Operating:		52,249,383	37,586,650	14,662,733	72%
Total Water Operating w/o CPF		41,868,481	34,831,296	7,037,185	83%

Year-End 2025 Utility Enterprises Finance Report

Appendix E: Sewer Operating Expenditures

Prepared February 2026

					% Budget Utilized
	% of Total Budget	\$ Budget	\$ Expenditure	\$ Remaining	
Engineering	6%	781,588	299,303	482,285	38%
Sewer Administration	4%	541,864	626,967	(85,103)	116%
Computer/Phone User Chrgs	3%	448,769	448,769	0	100%
Chargeback for Services	27%	3,630,349	3,327,820	302,529	92%
Liability Insurance	3%	392,294	392,294	0	100%
General Management:	43%	5,794,864	5,095,152	699,712	88%
WTRF Administration	4%	568,617	556,519	12,098	98%
Laboratory	3%	449,271	384,175	65,096	86%
Maintenance	8%	1,129,669	908,881	220,788	80%
Operations	22%	2,922,777	2,394,927	527,850	82%
Industrial Pretreatment	3%	435,935	370,962	64,973	85%
Wastewater Treatment:	41%	5,506,269	4,615,465	890,804	84%
Wastewater Collection	15%	2,053,280	1,538,963	514,317	75%
Instruments and Controls	2%	235,010	207,567	27,443	88%
Wastewater Collection:	17%	2,288,290	1,746,529	541,761	76%
Incorrect Accounting:			0	0	
Total Sewer Operating:		13,589,423	11,457,146	2,674,037	84%

Year-End 2025 Utility Enterprises Finance Report
Appendix F: Water Operating Expenditures by Category

Prepared February 2026

	% of Total Budget	\$ Budget	\$ Expenditure	\$ Remaining	% Budget Expended
Wages and Salaries	24%	12,573,961	10,859,233	1,714,728	86%
Benefits	7%	3,727,871	3,225,346	502,525	87%
Supplies (other than Chemicals)	3%	1,653,406	1,241,662	411,744	75%
Chemicals	6%	3,329,633	1,754,835	1,574,798	53%
Services (other than Utilities)	9%	4,658,288	3,050,545	1,607,743	65%
Cameron Peak Fire Services	20%	10,380,902	2,755,354		27%
Utilities	4%	1,860,580	1,895,063	(34,483)	102%
Assessment Fees	12%	6,017,009	4,897,089	1,119,920	81%
Computer / Phone User Charges	3%	1,371,283	1,371,283	0	100%
Rebates	0%	230,000	143,794	86,206	63%
Rent - Expense	1%	360,418	157,386	203,032	44%
Grants and Intergovernment Agreements	0%	48,326	24,806	23,520	51%
Capital Equipment from Operating	2%	840,617	845,163	(4,546)	101%
Chargeback for Services	9%	4,619,795	4,619,795	(0)	100%
Liability Insurance	1%	392,294	392,294	0	100%
Investment Charges	0%	185,000	353,002	(168,002)	191%
Water Operating Expenditures:		52,249,383	37,586,649	7,037,186	72%

Year-End 2025 Utility Enterprises Finance Report

Appendix G: Sewer Operating Expenditures by Category

Prepared February 2026

	% of Total Budget	\$ Budget	\$ Expenditure	\$ Remaining	% Budget Expended
Wages and Salaries	29%	4,003,077	3,136,050	867,027	78%
Benefits	9%	1,227,847	994,549	233,298	81%
Supplies (other than Chemicals)	5%	673,494	439,958	233,536	65%
Chemicals	6%	773,592	590,960	182,632	76%
Services (other than Utilities)	9%	1,176,371	1,085,788	90,583	92%
Utilities	8%	1,064,945	793,452	271,493	75%
Computer / Phone User Charges	3%	448,769	448,769	0	100%
Rent - Expense	0%	17,692	6,459	11,233	37%
Grants to Outside Agencies	0%	5,000	4,000	1,000	80%
Capital Equipment from Operating	0%	5,014	5,267	(253)	105%
Chargeback for Services	27%	3,673,328	3,370,799	302,529	92%
Liability Insurance	3%	392,294	392,294	0	100%
Rebates	0%	28,000	0	28,000	0%
Investment Charges	1%	100,000	188,803	(88,803)	189%
Sewer Operating Expenditures:		13,589,423	11,457,146	2,132,277	84%



Agenda Summary

March 18, 2026

Key Staff Contact: Matt Sparacino, Water Resource Planning Manager

Title:

State Land Board Dilling Update and Substantial Completion

Summary:

This is an informational update on the State Land Board drilling project following substantial completion. This update includes an overview of project cost, statistics, aquifer testing, well assessment, water quality findings, and next steps. The project successfully completed 16 wells in the Upper Laramie Aquifer near Terry Ranch. Aquifer information obtained from these wells will support Greeley's application for a non-tributary determination for water underlying the State Land Board parcels. Completed wells will either produce water or inform locations for additional production wells that will produce water for sale to industrial raw water users in the area. No major water quality concerns were discovered. Uranium was sampled at 3 of 16 wells with results below the 30 ppb maximum contaminant limit. Total project cost was approximately \$4.7M. The project was completed on time, within budget, and with no injuries.

Recommended Action:

None

Recommended Motion:

None

Attachments:

1. State Land Board Drilling



State Land Board Drilling Update at Substantial Completion

Matt Sparacino, Water Resource Planning Manager

Matt.Sparacino@greeleygov.com

Water & Sewer Board – March 18, 2026



Infrastructure and Mobility

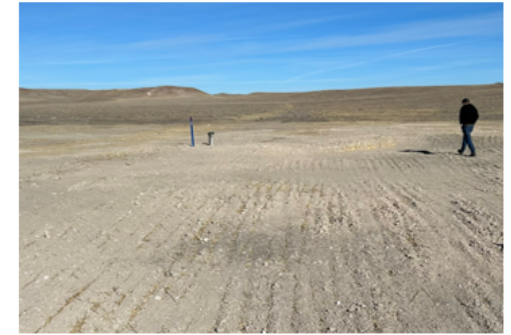
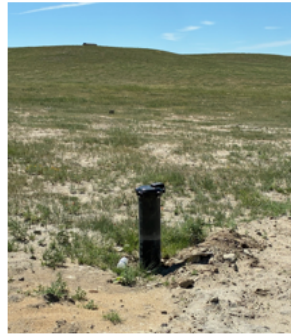
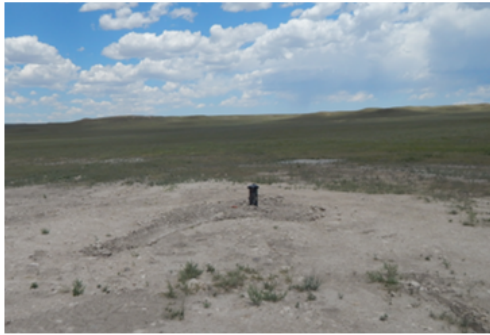
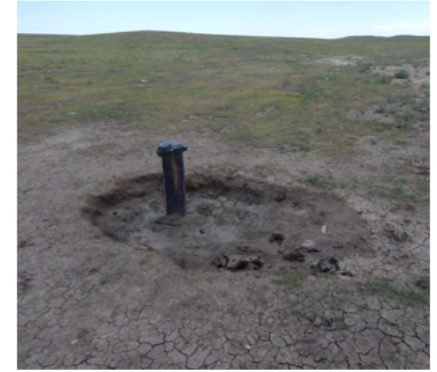
Agenda



1. Project cost
2. Project Statistics
3. Testing & Assessment
4. Water Quality
5. Next Steps

Purpose: Provide an information update about the State Land Board drilling project following substantial completion

Completed Wells



Project Cost

Drilling	\$ 3,454,800
Hydrogeology Consulting	\$ 985,800
Site Reclamation	\$ 175,000
Land Survey	\$ 63,200
Access Easement	\$ 50,000
Total	\$ 4,728,600



SLB-2

The project was completed on time, within budget, and with no injuries

Project Statistics

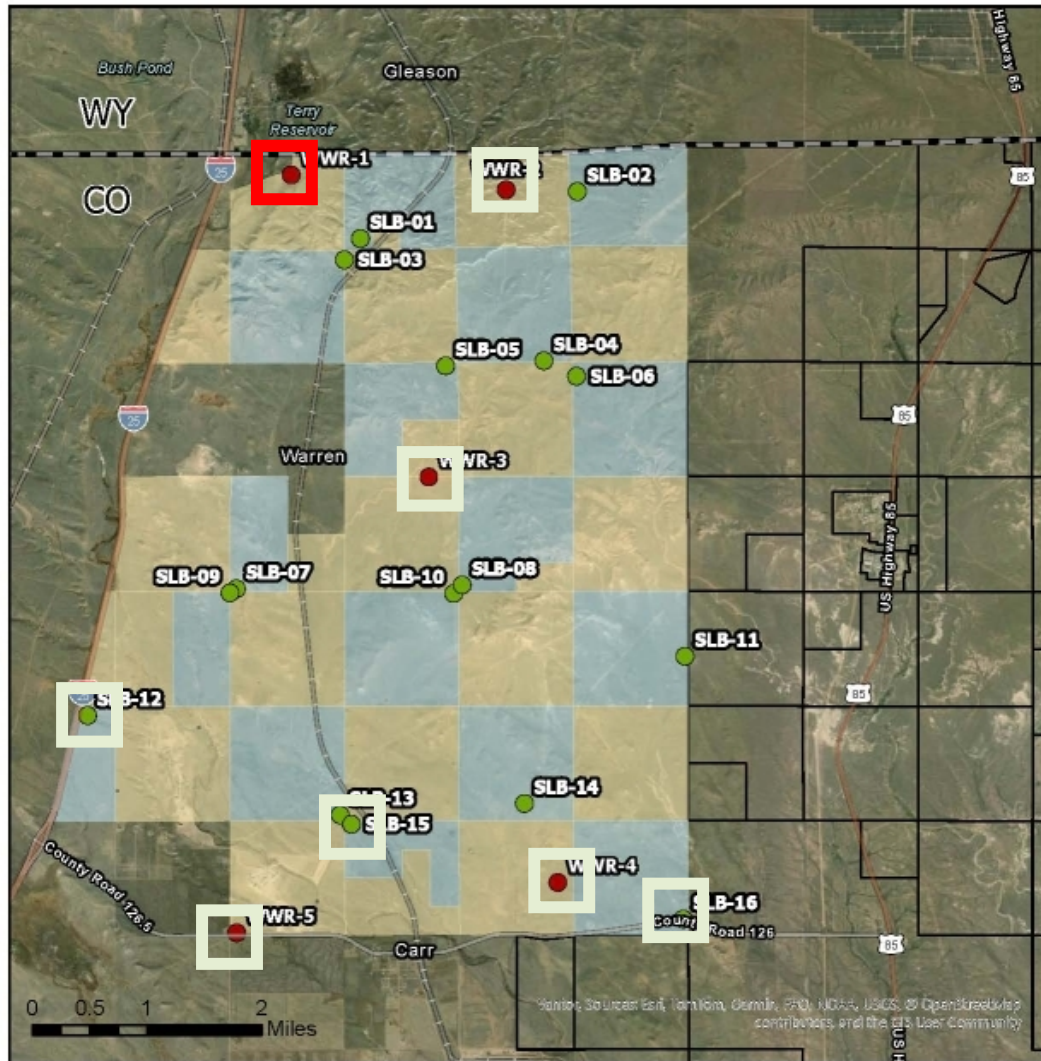
Wells drilled	16
Wells abandoned	2
Project duration (days)	323
Feet drilled	12,100
Pipe used (ft)	8,394
Deepest well completed (ft)	770
Shallowest well completed (ft)	325
Aquifer testing (hrs)	272
Road length reclaimed (mi)	20+



Testing & Assessment



- Geophysical logging
 - To identify sands, base of ULA, inform well construction
- Aquifer Testing
 - Individual and paired well tests
 - To obtain aquifer properties used for pumping estimates and volumetric determination
- Video logging
 - To confirm construction sequence and look for issues



- SLB Wells
- Other Wells
- State Land Board Parcels
- Terry Ranch Parcels
- Lazy D Grazing Association Parcels
- ▬ Colorado/Wyoming Border



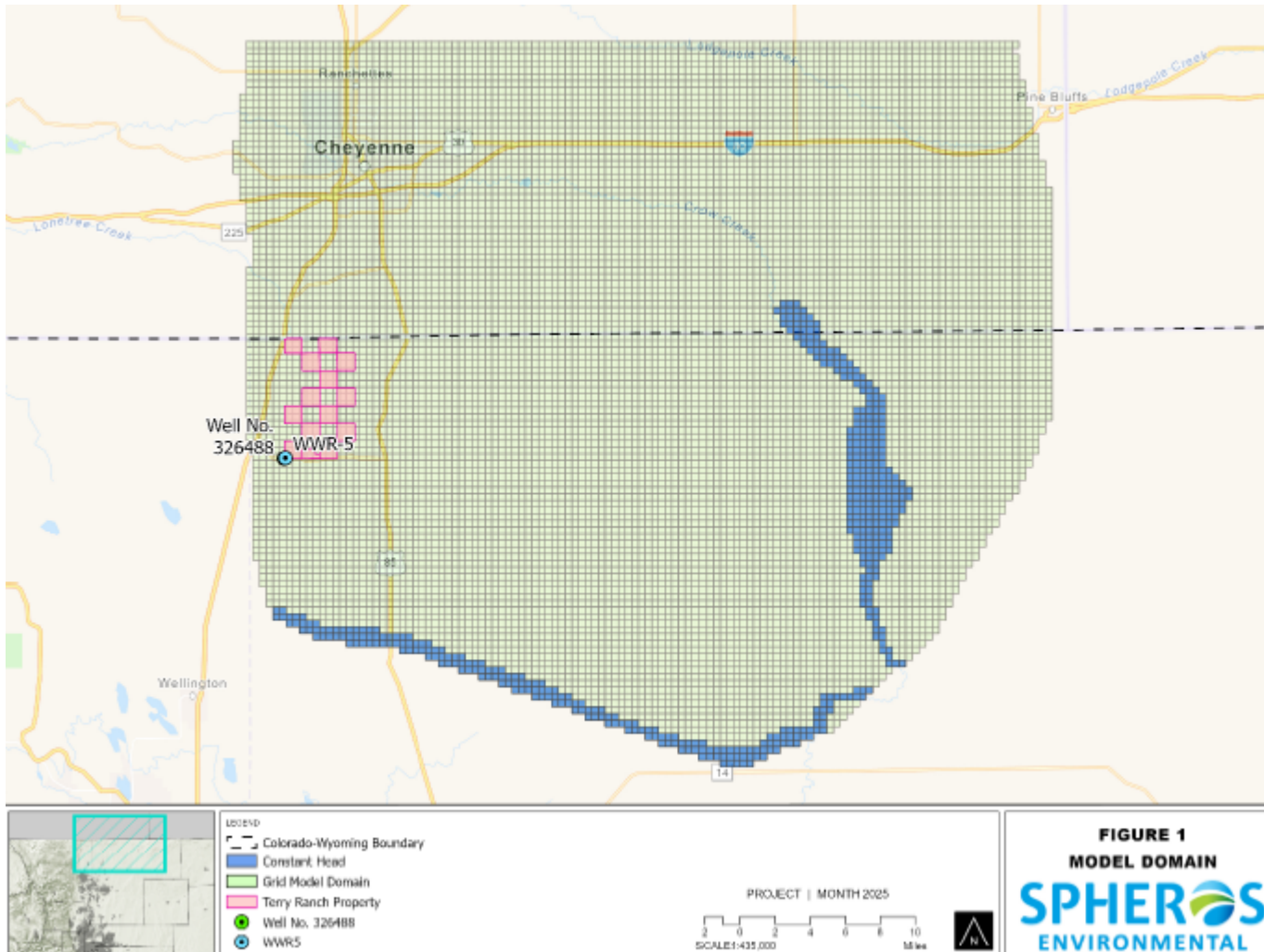
Date: 01/13/2026
Author: EC, COG W&S

Water Quality

Basic Groundwater Standards (13 wells)	Basic Groundwater Standards + Drinking Water Standards (3 wells)
pH, solids, hardness, select metals and nutrients, salts, sulfide	+ pesticides, herbicides, organics, comprehensive metals, E-coli, coliform, chlorine, asbestos, radiologicals, disinfection byproducts, uranium

- Uranium above 30 ppb MCL (40 ppb)
- Uranium below 30 ppb MCL

Next Steps



1. Update groundwater model
2. Identify locations for larger production wells that align with long term build out plans
3. Pursue public-private partnerships to complete larger production wells for industrial raw water supply
4. SLB water court application and preliminary engineering



Agenda Summary

March 18, 2026

Key Staff Contact: Dena Egenhoff, Water Efficiency Manager

Title:

Annual Water Efficiency Update

Summary:

Staff will outline the outcomes of the 2025 Water Efficiency initiatives and future direction. Furthermore, to ensure ongoing monitoring and transparency, annual scorecards for 2026 have been developed to track progress and maintain accountability. Staff will provide a summary of the achievements and future water efficiency insights.

Recommended Action:

None

Recommended Motion:

None

Attachments:

1. 8. Annual Water Efficiency Report



Annual Water Efficiency Report

Water & Sewer Board

March 18, 2026

Dena Egenhoff- Water Efficiency Manager

Agenda



- Goals
- Drivers for goals
- 2025 Water efficiency program highlights
- 2025 by the numbers
- 2026 Score Cards - goals and objectives

Purpose: Inform Board about current and future water efficiency strategies

Water Efficiency Team



Dena Egenhoff
Water Efficiency
Manager



Ben Schaffer
Water
Efficiency
Coordinator



Jake Robinson
Water Efficiency
Specialist



Margarita Padilla
Water Efficiency
Resource Specialist

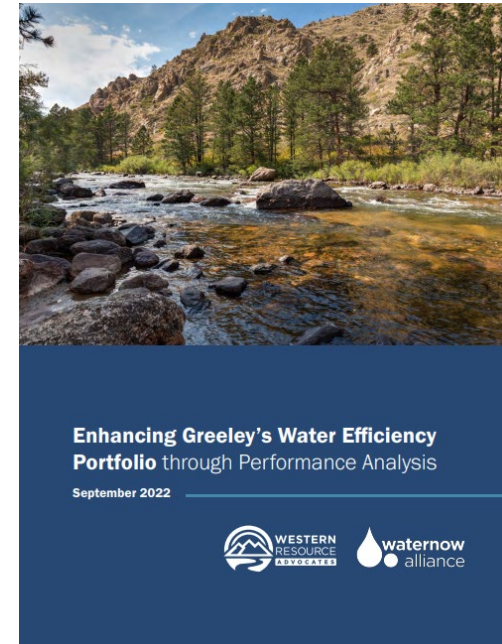
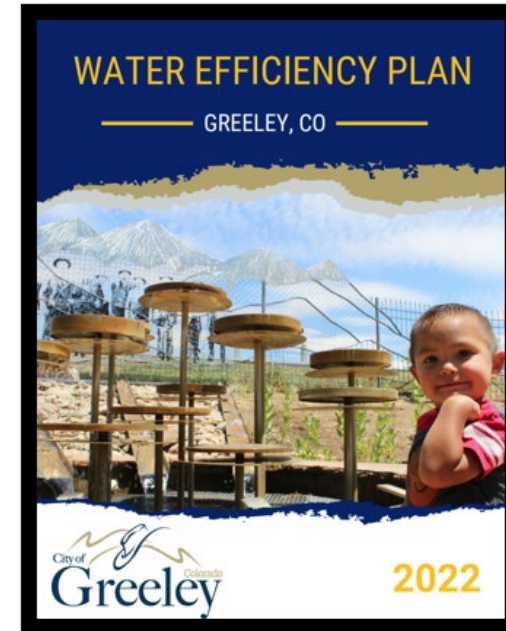


Morgan Murphy
Water Efficiency
Specialist (term
limited)

Water Efficiency Goals



1. Promote sustainable water management programs and practices
2. Deliver exceptional customer service
3. Leverage water savings to meet Department needs
4. Respond to evolving community needs

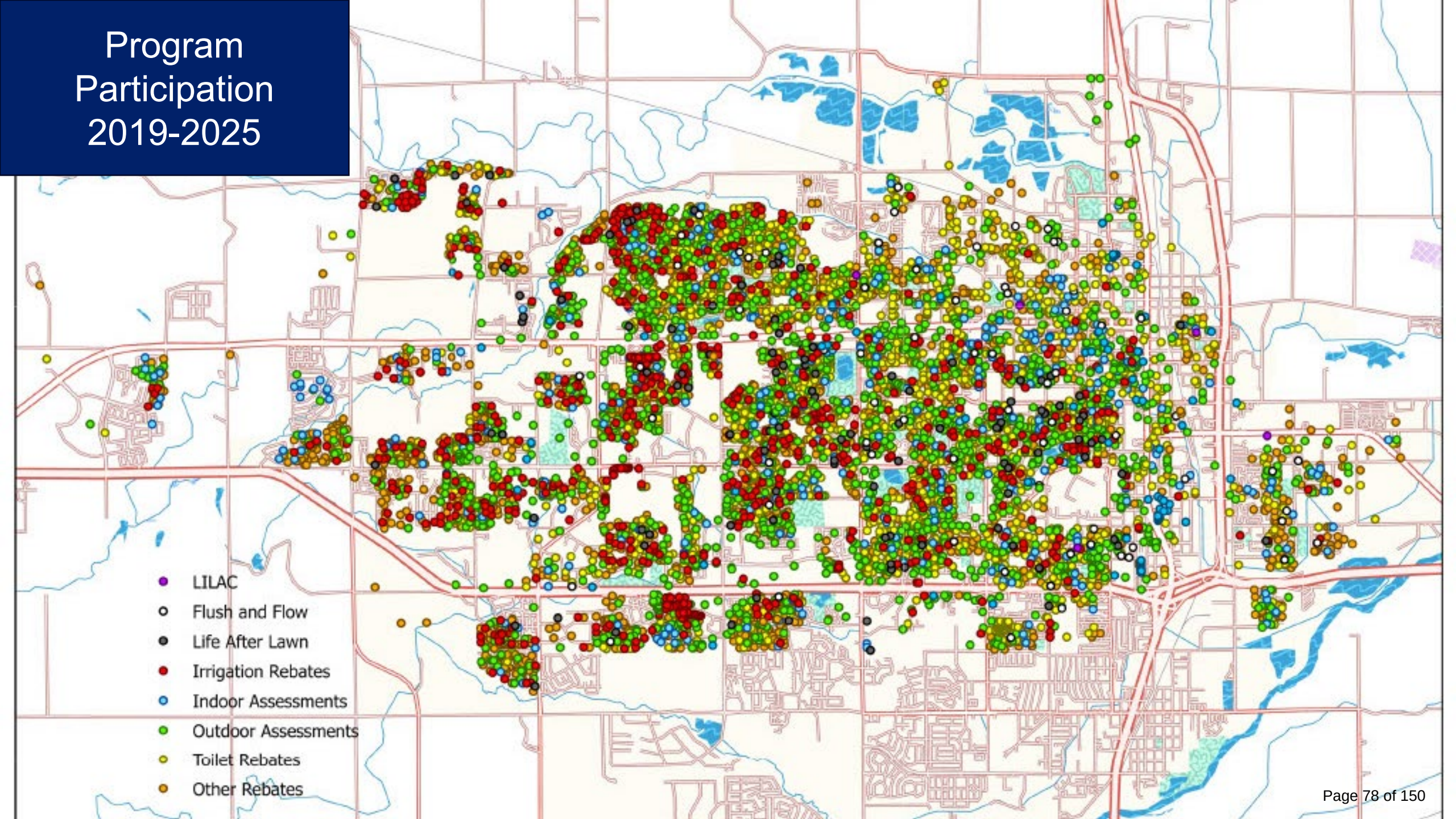


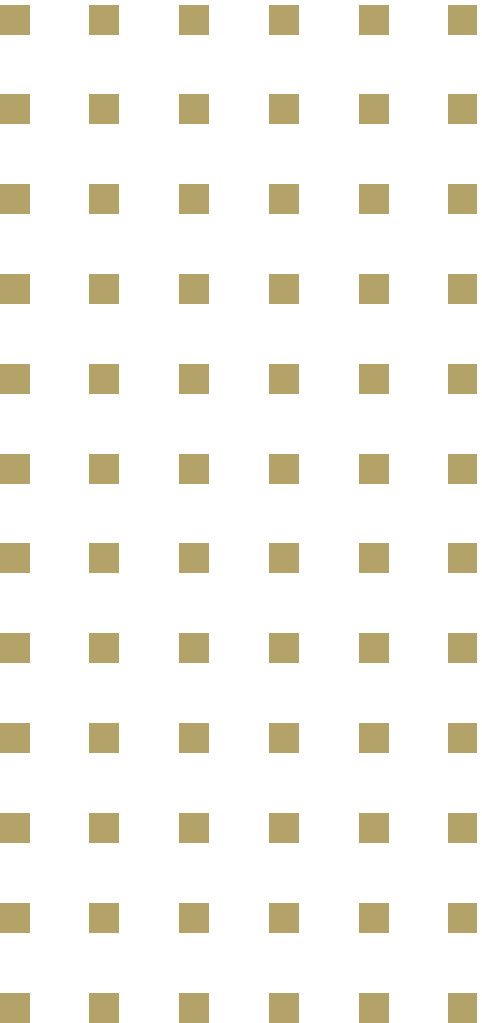
Drivers



- 2021 Large scale turf replacement study
- 2022 Water Efficiency Plan
 - Enhancing Water Efficiency Profile through survey results
- 2023 Bilingual staff lead engagement with underserved communities
- 2024 Local initiative for landscape and community (LILAC)
- SB24-005- Prohibition of nonfunctional turf, artificial turf and invasive plant species
- 2025 Crispy lawn survey

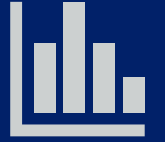
Program Participation 2019-2025

- 
- A map showing the geographic distribution of program participation from 2019 to 2025. The map features a grid of streets and water bodies. Numerous colored dots are scattered across the map, representing different programs. The legend in the bottom-left corner identifies the colors: purple for LILAC, white with a black outline for Flush and Flow, black with a white outline for Life After Lawn, red for Irrigation Rebates, blue for Indoor Assessments, green for Outdoor Assessments, yellow for Toilet Rebates, and orange for Other Rebates. The dots are most densely clustered in the central urban area, with more sparse distributions in the surrounding regions.
- LILAC
 - Flush and Flow
 - Life After Lawn
 - Irrigation Rebates
 - Indoor Assessments
 - Outdoor Assessments
 - Toilet Rebates
 - Other Rebates

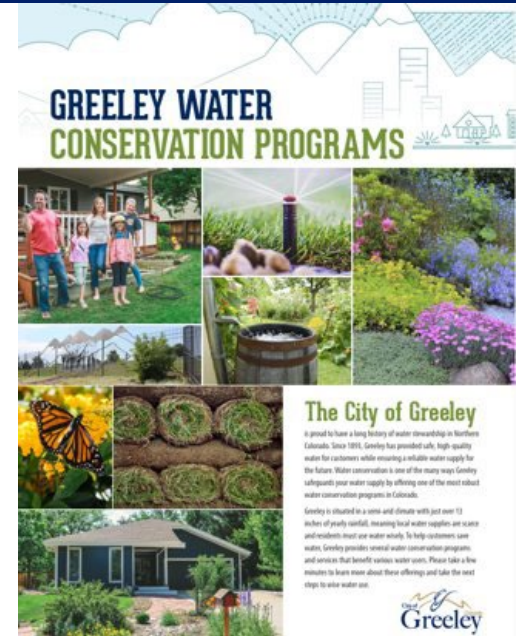
A decorative graphic on the left side of the slide consisting of a grid of small, gold-colored squares arranged in 6 columns and 12 rows.

2025 Water Efficiency Programs Highlights

2025 WET Highlights-Community



- Educational outreach
- New website and coordinators
- New Customer Information System and Utility Portal
- Strategic marketing
- External collaboration



2025 WET Highlights-Prosperity



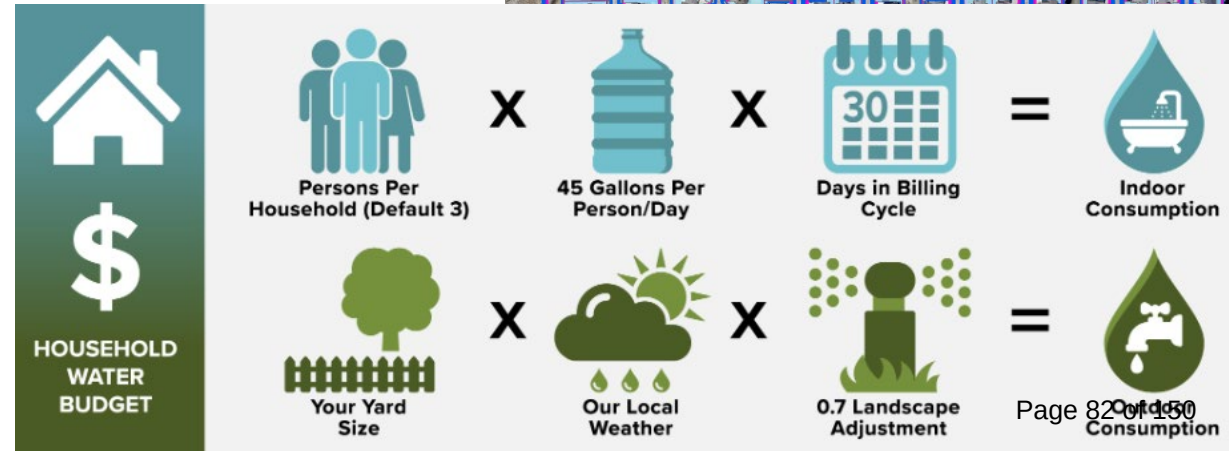
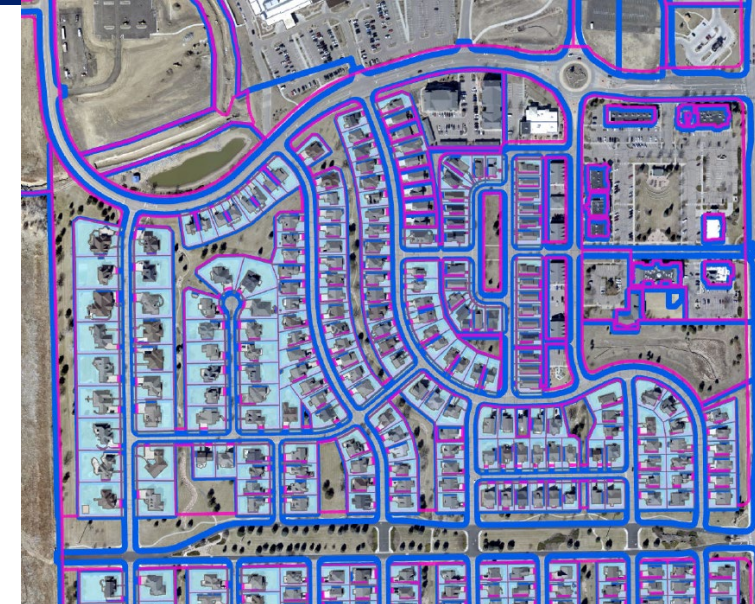
- Assistance Programs- Direct Installation
 - First full year of Flush and Flow
 - Launch new direct landscape program- LILAC
- 1:1 Customer Service
- Streamline rebates processes
- Incentives
 - Garden in a Box
 - Showerhead/aerators
- Leak Detection

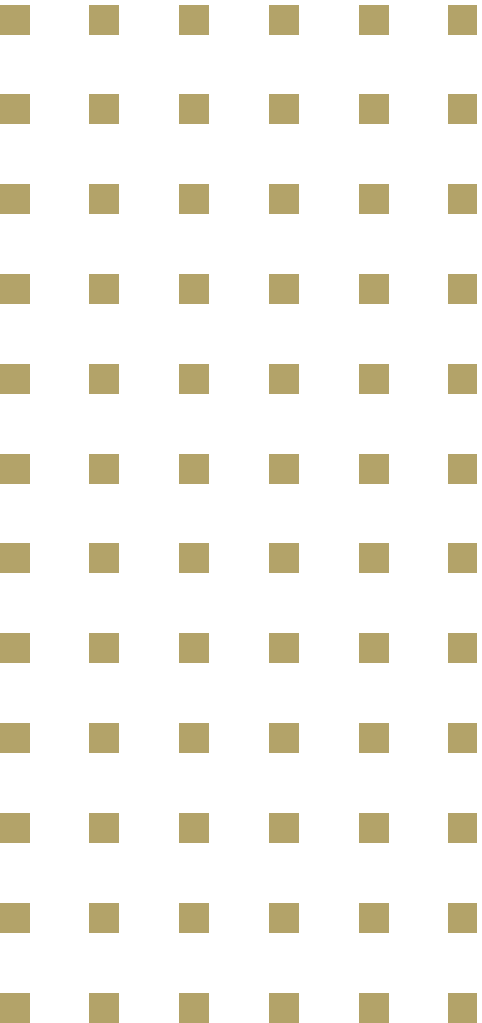


2025 WET Highlights- Management



- Internal Collaboration
- Water budget
- Data analytics driving innovation
- Administration
- New Customer Utility Billing System
- Reporting





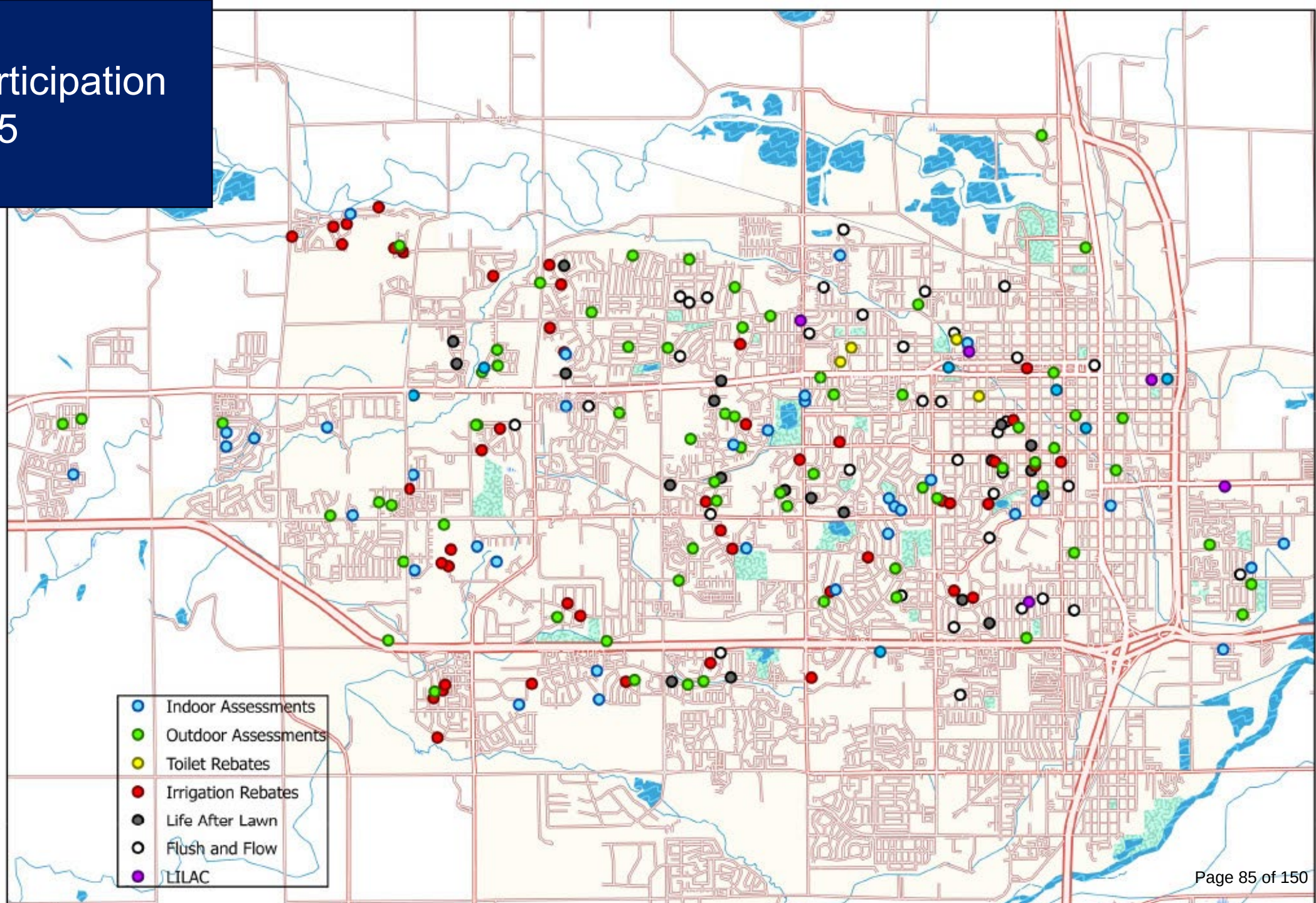
Water Efficiency by the Numbers

2025 Number Highlights



Programs	Totals
Water Assessments (Outside +Inside)	152
Flush and Flow- Direct Toilet Install	74
Rebates items	3,132
Giveaways (showerheads/aerators)	67
Life After Lawn square foot of turf removed	73,923
Advance meter infrastructure (AMI) installed	1,041
Leaks detected	47,175
Customer outreach	16,262

Program Participation 2025



Crispy Lawn Study

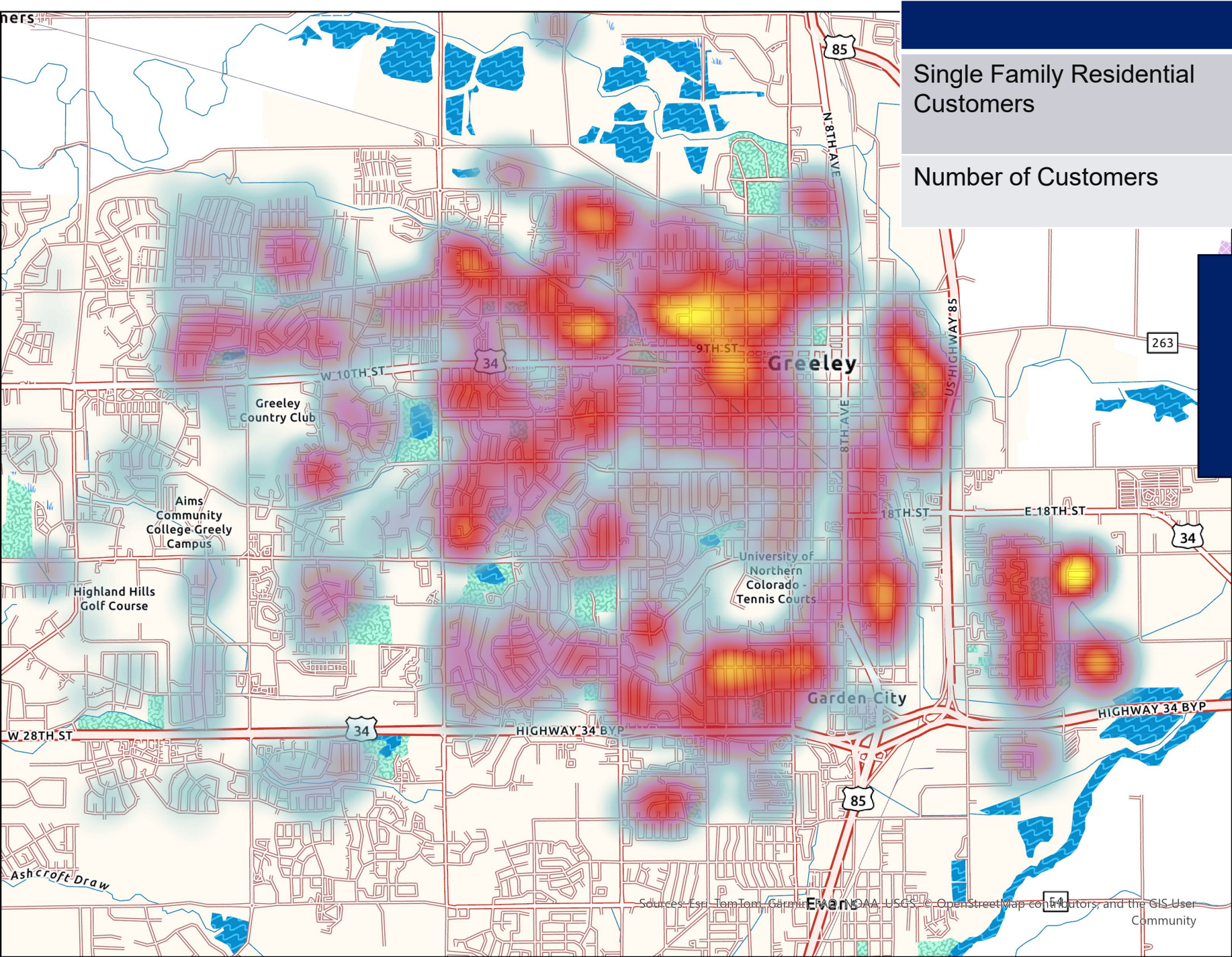
Known Fact

- Irrigation portion of overall water demand decreasing

Crispy Lawn Study

- Water consumption per square foot of lawn
 - Winter versus summer water consumption use
- 1,400 field validations for the model
- Single Family Residential- 21,700 accounts
- 2021-2024
 - Recall 2023 rained most of the summer
- Study shown once crispy stays crispy



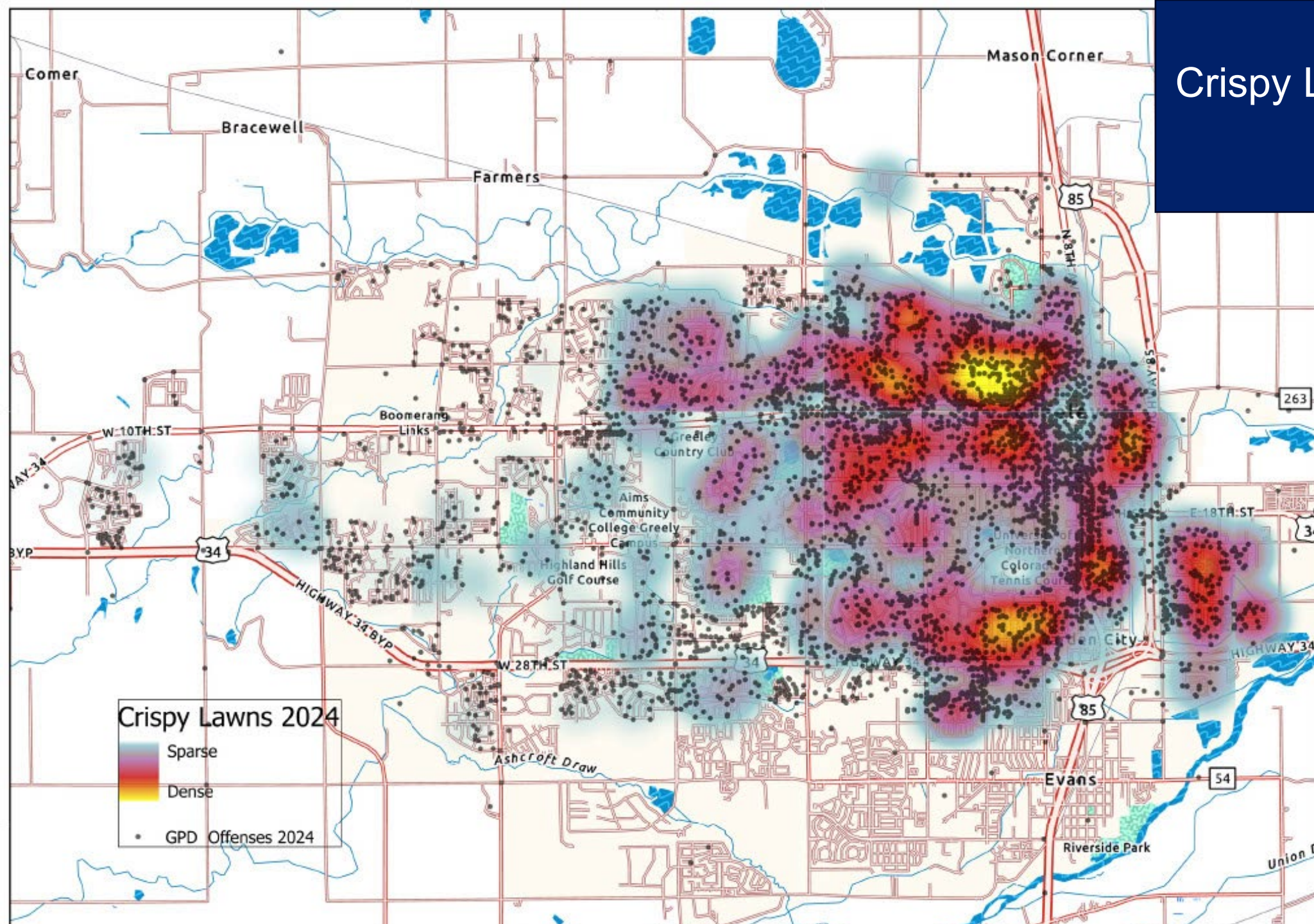


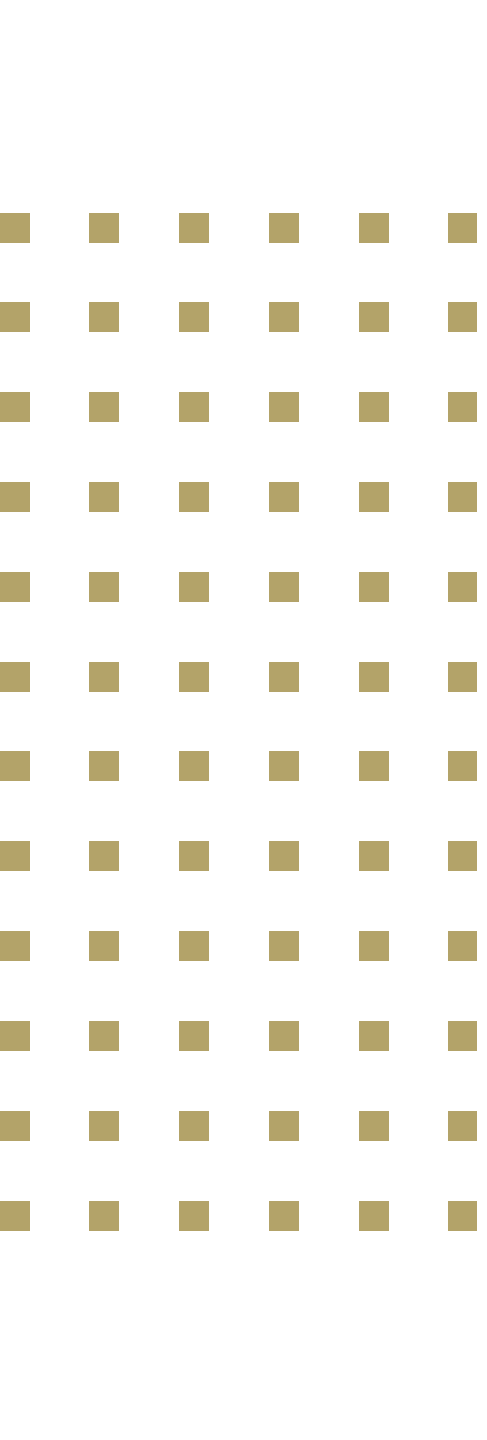
	2021	2022	2023	2024
Single Family Residential Customers	10.1%	10.2%	15.1%	13.6%
Number of Customers	2,148	2,194	3,196	2,939

Crispy Lawns 2024

Sources: Esri, TomTom, Garmin, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

Crispy Lawns and Crime 2024



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

2026 Future Plans-Score cards

2026 Score Cards

Community			
Education-Lectures Series (webinars), Presentations	• Work to partner with planned events/workshops • Utilize marketing strategies to increase participation • Include translation opportunities in materials and presentations		
Online Water Efficiency Tools	Prosperity		
	Rebates and Incentives	• Annually review of rebate program including alignment with state and federal standards, industry changes, and City and Department goals and data-driven decision on rebate performance • Annual review of return on investment and water saving calculations. Monitor programs effectiveness • Flush and Flow	
Technology and Innovation	Advanced Metering Infrastructure (AMI) Optimization	Water Efficiency Management	
Strategic Marketing Plan	Leak Detection	Organizational Collaboration (Internally)	• Foster alignment with internal City partnerships to enhance water efficiency methods • Handle special customer requests • Support the utility billing system
Collaboration	Enforcement	Land Use	• Update water budget customer information • Aid in the development of effective methods to boost soil amendments and address lawn variances • Analyze data for crispy lawns • Promote water-wise landscapes
	Assistance Programs	Water Efficiency Development	• Align performance goals with annual scorecard • Provide training, leadership and certification opportunities for staff • Prioritize safety programs to create a secure working environment • Enhance overall efficiency by implementing cross-training initiatives, thoroughly documenting operations and procedures, increasing internal mobility, and fostering a culture of collaboration
		Financial Resources and Budget	• Timely submission of the Water Budget • Measure the return on investment for programs/projects • Assist Department in Grant tracking and reporting
		Reporting	• Track, compile and submit the mandated reports • Align data analyses with program priorities
		Water Loss	• Internal collaboration to reduce water loss for non-revenue water • Incorporate leak notifications through customer service business processes • Conduct data analyses on locations of leaks
		Facility Maintenance	• Develop a structured maintenance plan to guide and optimize care of the demonstration gardens



Evolving Goals and Focus

- Conservation to Efficiency
- Removed
 - Turf replacement- Life After Lawn
 - Teachers Training
 - Tours
 - Indoor Assessments
- New customer portal support
- Increase Garden in A Box discounts
- Expand programs into fixed income groups
- Investigating new landscape programs
 - Native seed and irrigation repairs
- Continue with data driven programs, policies and procedures
- Collaboration

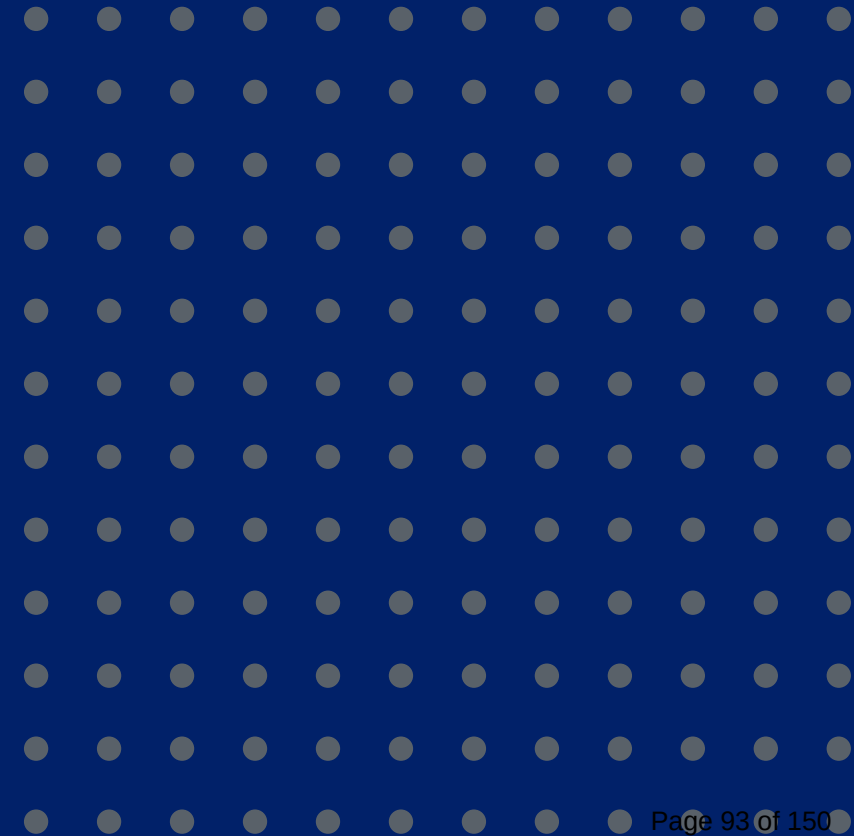


2026 Water Efficiency



- Realigning water efficiency & customer communication strategies
- Focused efforts to reach underserved and fixed income customers
- Developing programs to help keep landscapes green for vulnerable customers

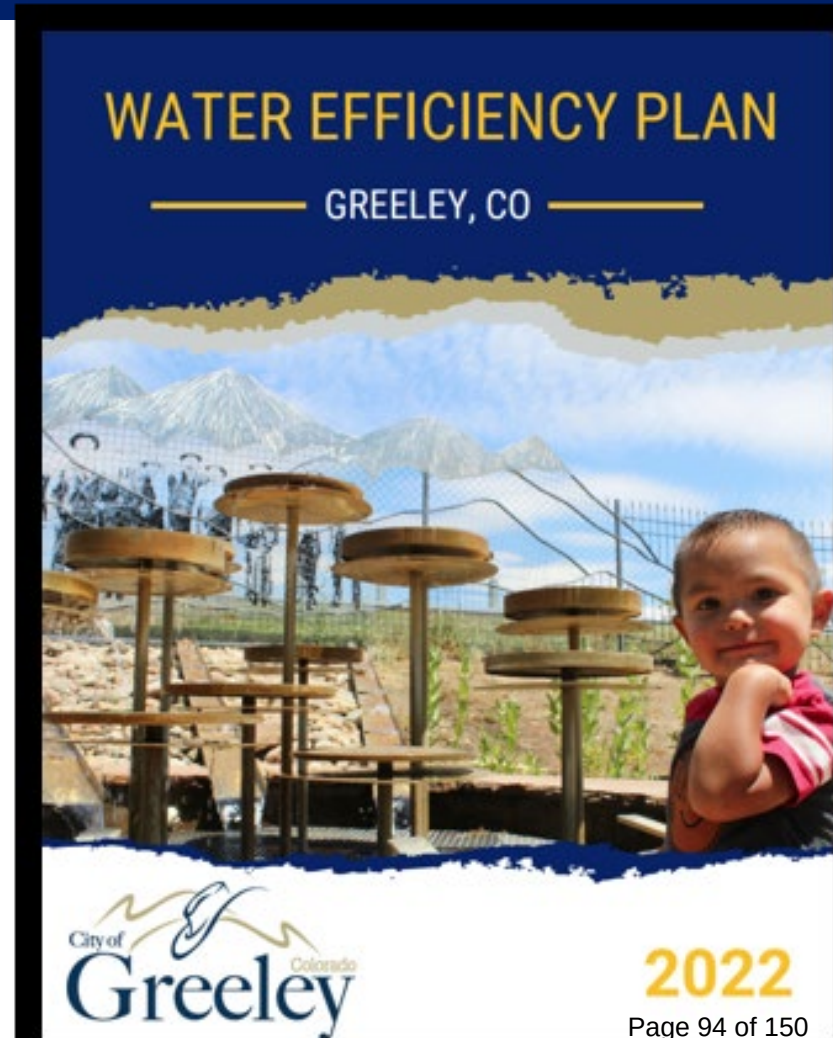
Thank you



2022 Water Efficiency Plan (WEP)



- Technical document required by the State
- Guide to sustainable water future
- Create efficiencies, synergies, and consistencies among policies, plans, projects and programs
- Maximize cost savings opportunities
- Create goals to measure success and progress



WEP Triple Bottom Line

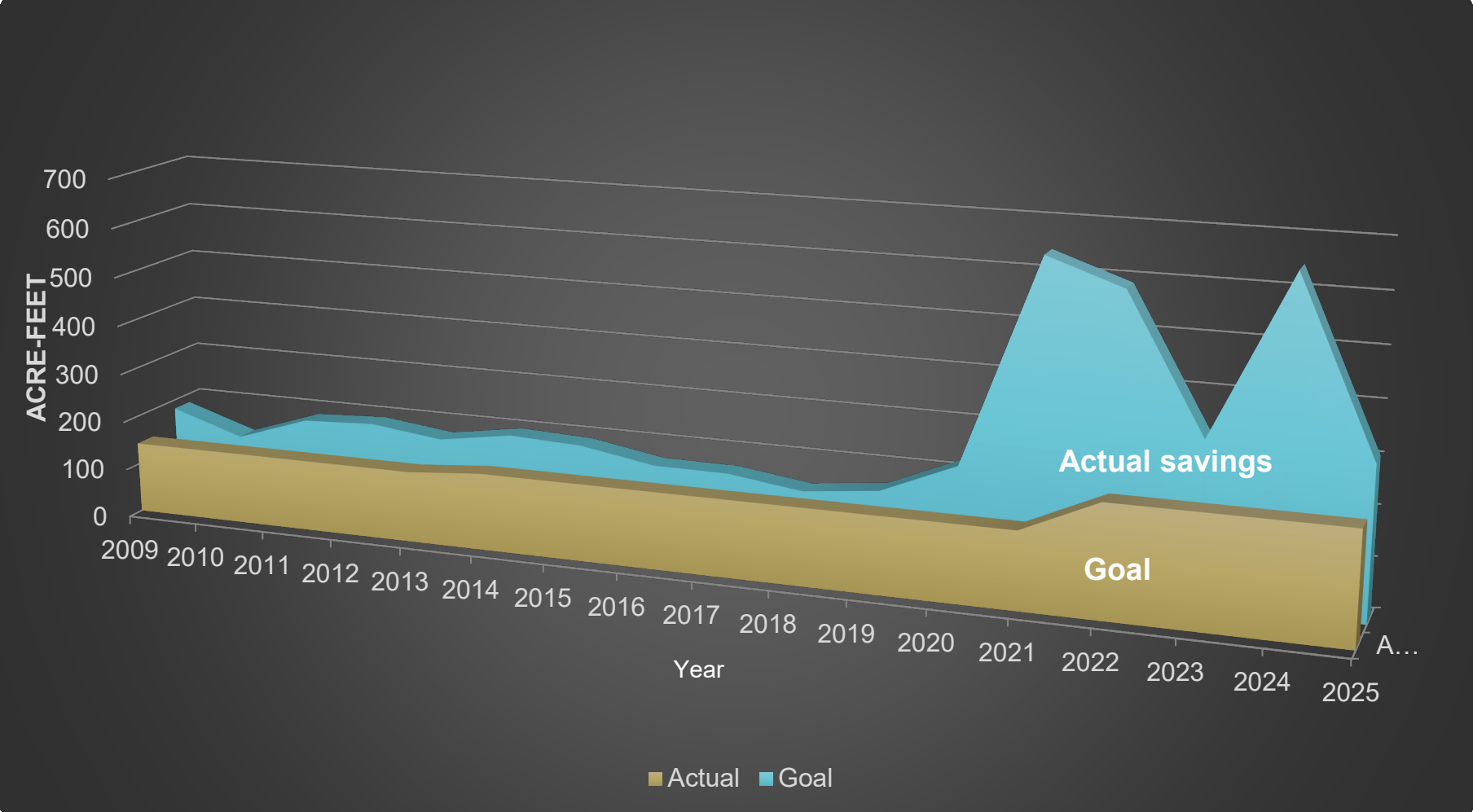


Method to build a healthy, vibrant community for water sustainability. Looks at social and environmental impacts to operate efficiently and effectively.

1. **Community**- fair and engagement with the community.
2. **Prosperity**- supporting programs and long-term goals
3. **Management**- operating efficiently and effectively



Goals





Agenda Summary

March 18, 2026

Key Staff Contact: Brandon Valenciano, T&D Maintenance Team Manager, Damen Ratliff, T&D Operations Team Manager

Title:

Water Transmission and Distribution Update

Summary:

This is an informational update on the Water Transmission and Distribution Maintenance and Operations Teams accomplishments including inspections and maintenance of hydrants, PRVs, Valves, and Master Meters; utility locates and protection of assets; and replacement/rehab activities by the operations teams and the construction crews.

Recommended Action:

None

Recommended Motion:

None

Attachments:

1. Transmission and Distribution Update



Water Transmission and Distribution Update

**Brandon Valenciano, Water Transmission and
Distribution Maintenance Manager**

**Damen Ratliff, Water Transmission and
Distribution Operations Manager**

Agenda

- Purpose and Need
- Maintenance Team
- Operations Team
- Construction Crew

Purpose and Need

Information Sharing

City of Greeley Council Priorities

- Infrastructure and Mobility
- Quality of Life
- High Performance Government
- Business Growth





Water Distribution Maintenance Team

Brandon Valenciano, Water Transmission and
Distribution Maintenance Manager

Protecting public health, fire protection, and service reliability
through proactive maintenance and rapid response.

2025: What We Delivered

This deck highlights 2025 maintenance outcomes, safety performance, and operational improvements



- Hydrant Inspection and Maintenance
- PRV Inspections and Maintenance
- Valve Maintenance Program
- Consecutive System Master Meter Replacements
- Utility Locating (811) and Damage Prevention Program

Hydrant Maintenance, Repairs and Replacements

Preventative Maintenance

Work Done	2024	2025	Increase
Inspections	1,468	2,438	970
Repairs	86	483	397

- Notable repair of the hydrant prior to the Sugar Mill Factory fire
- 38 Hydrants Replaced in 2025
- KGM (Keep Greeley Moving) areas prioritized first



Hydrant Program Highlights

Hydrant Meter Rental

Construction Water Use - Pre and post inspections to ensure proper function and identify damage.

Water Quality Flushing

We work closely with Weld County Health and Water Quality team to ensure the safety of the water system.

Hydrant Education

Landscaping Do's and Don'ts around hydrants. How hydrant flows affect water.

iHydrant Pressure Monitoring

Continuous pressure monitoring throughout the system. 14 installations through the city.



PRV Maintenance & Repairs

Pressure Reducing Valves are crucial in the daily operation of the water system

- PRVs inspected regularly
- Using SCADA for remote control at key sites
- 5 PRVs fully rebuilt to extend service life
- Multiple sites upgraded to latest technology to improve valve function and data reliability
- All PRV sites now have a proactive schedule for rebuilding tracked in CityWorks that allows for better budgeting in the future
- Future projected rebuilds per year-3



Valve Maintenance Program



Valve Exercising

Preventatively exercise 2400 valves per year to put the program on a 5-year cycle.

Keep Greeley Moving (KGM)

Prioritized first each year to ensure isolation and limit risks of post-paving damage. 48 valves identified for replacement this year in KGM areas.

Valve Nut RX Tool

Replacing the worn-out valve nut can extend valve life and delay need for valve replacement.

Consecutive Master Meter Replacement

We replaced:

- 15 Evans master meters and swing checks
- 4 UNC Master Meters and swing checks
- Milliken Master Meter and added SCADA to meter

Vault inspections are projected on a 3-year cycle and will be used for CIP project justification



Before



After



Before

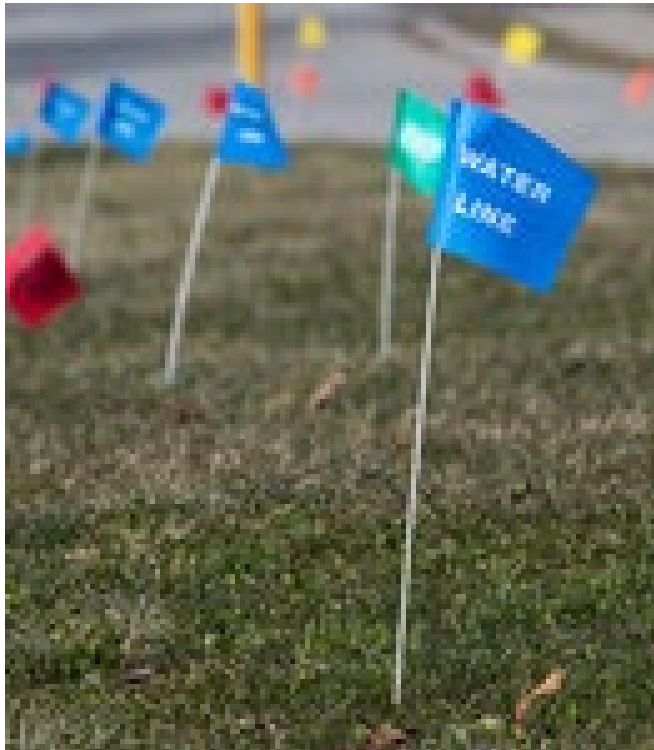


After

Utility Locating & Damage Prevention

811 by the numbers

- 25,525 total locates
- 7,468 for Transmission system only



Stand-by and watch

- Process aligns with 811 law and takes it a step further to protect our critical assets.
- Minimum separation standards enforced everyday

GIS Involvement

- Addition of survey grade locating equipment and mapping software.
- Allows integration of GPS to everyday workflow, reducing at-fault damages.

2026 Priorities



- Build on progress from 2025
- Targeted valve/hydrant reliability in highest-risk areas.
- Expand leak detection / pressure management.
- Continue workforce development.
- Modernize documentation.



Water Distribution Operations Team and Construction Crews

Damen Ratliff, Water Transmission and
Distribution Operations Team Manager

Operations – Valve and Hydrant Replacements

Valves and hydrants found through inspection to be inoperable and unrepairable were replaced by T&D Operations.

Valve Replacement

- 44 broken system valves
- 13 hydrant valves

Hydrant Replacement

- 33 hydrants



Operations – Main Breaks



Main Breaks

- Crews repaired 58 Main breaks last year.
- Most of which were caused from weather changes in late winter and early spring.

Group Accomplishments

- Main break repair times have gone from 6-8 hours to 3-4 hours depending on complexity.
- We have more licensed operators now than we ever had in the past.
- The overall culture is one of teamwork and ownership leading to the team feeling a real sense of pride for what they do for the community.

Operations – Accomplishments



Increased Efficiency

- Main break repair times have gone from 6-8 hours to 3-4 hours depending on complexity.
- Hydrant replacement times
- Valve replacement times

Emphasis on Certifications

- More licensed operators now than we ever had in the past.

Culture

- Focus on teamwork and ownership leading to the team feeling a real sense of pride for what they do for the community.

Construction Crew

Operational Efficiency

Proven Success: Our construction team has been deployed to handle urgent/emergency jobs and CIP projects.

Faster response times: Without the need for an external contracting process, the construction crews can be onsite sooner.

Cost-Effective: Reduces labor and excavation cost, optimizing resource allocation and operational budgets.

Construction Crew

Customer Continuity: Being able to respond sooner to the project allows us to improve customer satisfaction and reduce downtime.

Service Reliability

Infrastructure Support: During emergency deployment the crews can keep customer service intact and increase the operating status of the system.

Construction Crew Project Deployment

Past and current projects:

- 27th St between 15th Ave and 15 Ave Ct
- 22nd Ave from 5th Ave north
- 6th St Emergency line replacement
- C Street 4" line abandonment & stubs for future 8" tie-ins to the 16"
- Farr neighborhood main install and backyard main abandonments.
 - Eliminate multiple conflict manholes and improve maintenance possibilities for the neighborhood.
 - Move services to the front of properties to minimize invasive maintenance.

Customer Value

- **Consistent Quality:** By consistently improving the system we can continue to offer a high-quality water system.
- **Improved performance and longevity:** Doing the work in house allows us to control the timeline, cost, and quality to a higher standard.



6th St Emergency Line Replacement



Farr Neighborhood



Impact for the City of Greeley

- Being in neighborhoods as the City and not a contractor is helping build trust and transparency for our community.
- The belief that, “**we are the community too**” helps define our culture as a team and enables us to be ambassadors to our customers.



Questions?





Agenda Summary

March 18, 2026

Key Staff Contact: Megan Weiler, Cultural Affairs Manager

Title:

Wastewater and Reclamation Facility Proposed Art

Summary:

A new art project has recently been selected to be installed at the Wastewater Treatment and Reclamation Facility (WTRF). This is an overview of the Public Art process and the selected location and the artist's design.

Recommended Action:

None

Recommended Motion:

None

Attachments:

1. Public Art WS Project Presentation



Wastewater Treatment and Reclamation Facility Art

Megan Weiler Cultural Affairs Manager megan.weiler@greeleygov.com

Kim Snyder Public Art Coordinator

kim.Snyder@greeleygov.com

Water & Sewer Board – March 18, 2026

Agenda

- Selection Process
- Installation Location and Timeline
- Selected Artist with Early Design
- Update – No Board Action Required



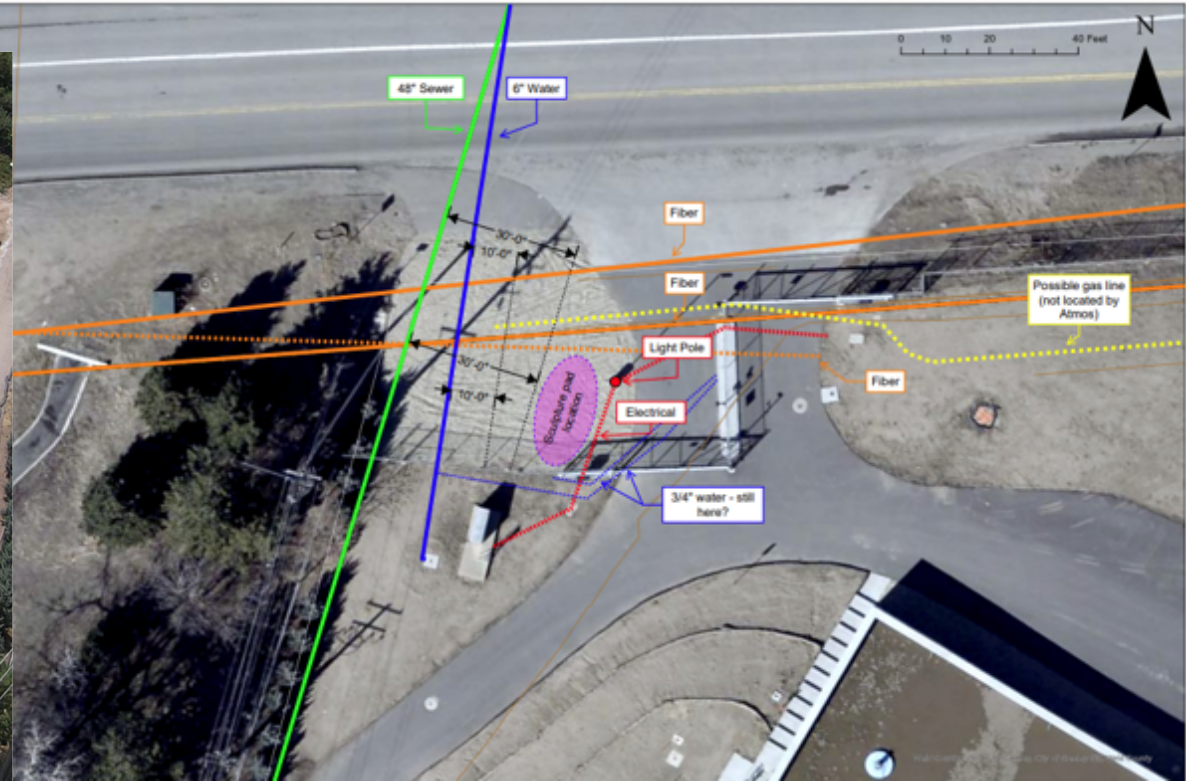
Artist Josh Bales artwork
located in Redtail Park,
Greeley CO

Selection Process

A Selection Committee was developed including wastewater Facility staff, W&S Staff, Public Art staff and select Art Commissioners to:

- Determine budget amount of \$80,000
- Designate location for installation
- Approve nationally posted RFQ/Call to artists
- Reviewed 66 artist submissions showing past work
- Selected and invited top 4 artists to develop final round proposal presentations
- Juried the top four artists' final proposals
- Selected one artists to recommend to the Art Commission for this project
- Art Commission (including Tony Miller, WS Board rep) approved the committee recommendation with a few changes

Art Location and Timeline

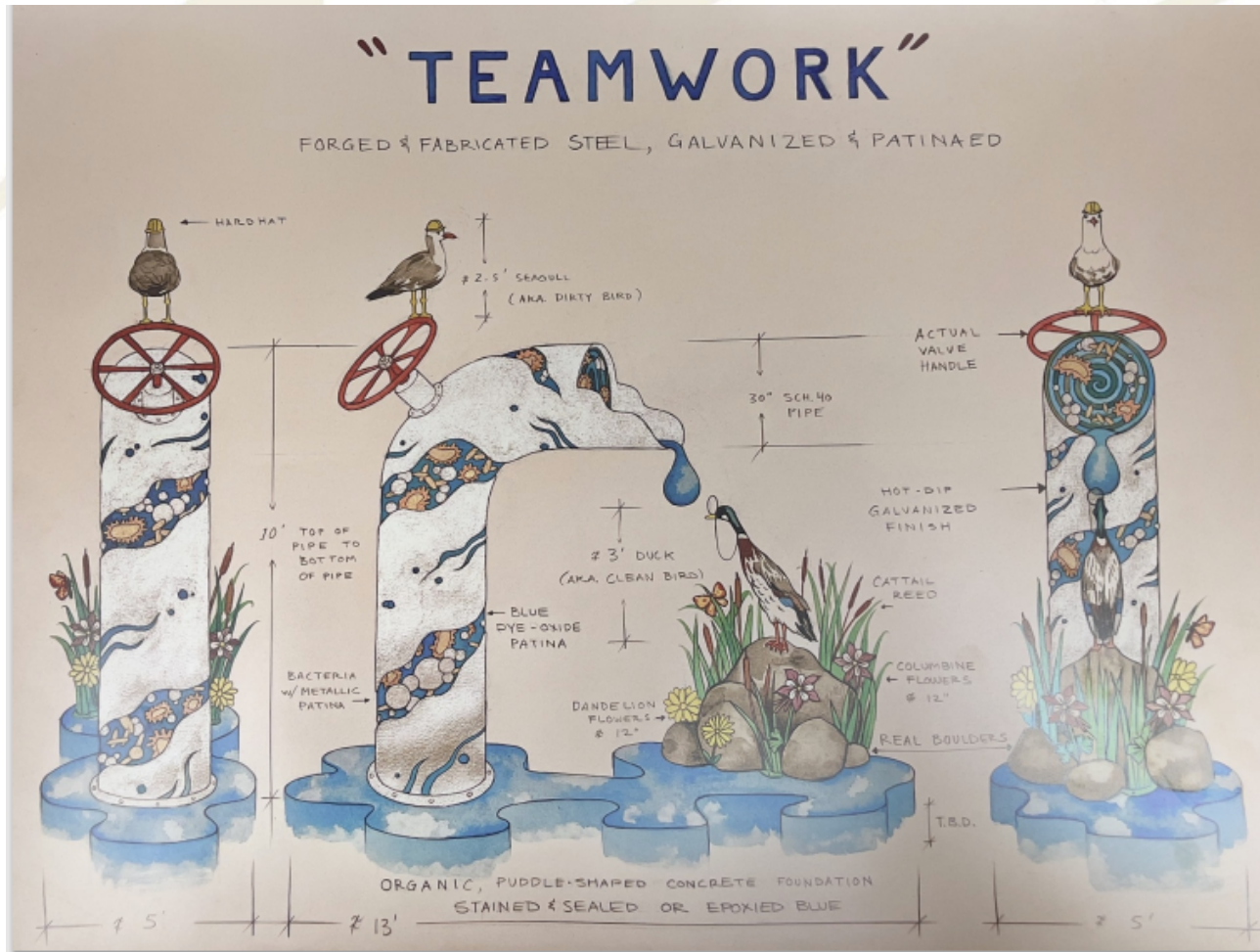


The art installation site:

- Wastewater Treatment and Reclamation Facility (WTRF)
- East of corner of Highway 85 and East 8 Street



Artist Joshua Bales, Evergreen CO, early Design and Timeline



Using realistic and representational forms, the sculpture will illustrate the process of purification and the release of the water back into the natural world. The artist will forge and fabricate steel into a unique work of art that will then be galvanized to protect it from corrosion, rust, and environmental elements like moisture and chemicals. This zinc coating provides superior durability and longevity for outdoor steel sculptures and reduces long - term maintenance costs. With the use of patinas, a multitude of timeless, weather resistant colors can be achieved on steel.

The Selection Committee has recommended the following changes to the artists' early design:

- 1) The concrete shall be separated into two separate pieces with the one around the 'clean landscape' left as is shown by blue color representing clean water. The section under the pipe being unstained concrete or stained with a color representing unclean water.
- 2) The unclean water going up into the pipe at the bottom would not be represented by a clean blue color but would transition into the clean blue water as it moves up the pipe through the cleaning process.

Artist will submit final design by May 19th
Installation will be completed by September 30, 2026

Thank you.

**Questions
or
Comments?**





Water & Sewer Agenda Summary

Date: March 18, 2026

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

Title: Legal Report

Summary: This report has been provided by Carolyn Burr of Welborn Sullivan Meck & Tooley, P.C., outside counsel for the Greeley Water & Sewer Board

Based on our review of the January 2026 Water Court Resume in Div. 1, staff and water counsel did not identify any new matters to recommend that the Water and Sewer Board file a statement of opposition to by the end of March.

Recommended Action: None.

Recommended Motion: None.

Attachments: None.



Agenda Summary

March 18, 2026

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 resources and utility policy events, and an update Board on notable utility activities. Update Items include the following:

1. Water Industry Education and Advocacy Events
2. 60" Gold Hill Pipeline FEMA pre-disaster mitigation matching grant (DHS Budget) update
3. Terry Ranch capital project update
4. Colorado River Negotiations on Interim Guidelines for Shortage Update
5. Customer Info System Software Project Update & Wrap-up
6. Notice of interim support and leadership of the Stormwater Enterprise
7. Reminder of rescheduled April 15, 2026 Board meeting – moved to 10:00 AM on 4/15/26
8. Board Questions?

Recommended Action:

None

Recommended Motion:

None

Attachments:

1. Directors Report
2. Board Meeting Charts



Directors Report Water & Sewer Utilities

Water & Sewer Board

March 18, 2026

Presented by:

Sean P. Chambers, Water & Sewer Utilities Director

Agenda

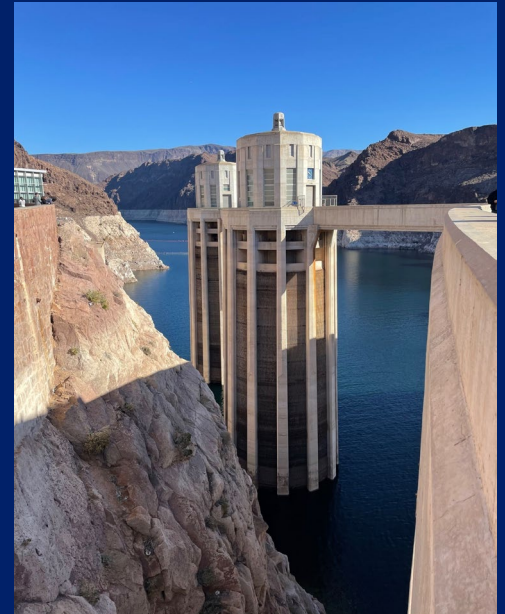
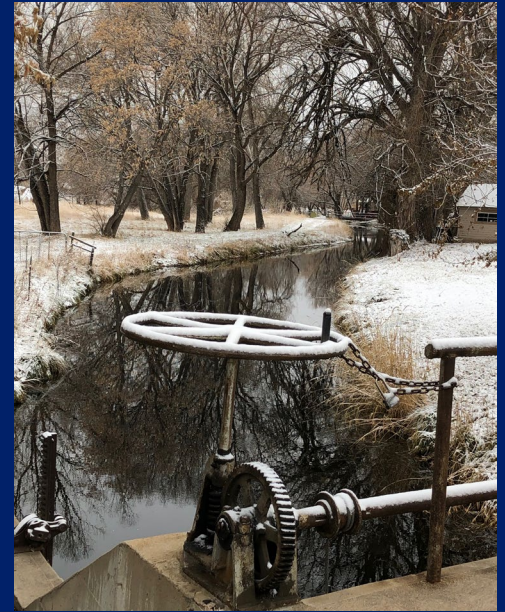
March 18, 2026

Director's Report:

1. Water Industry Education and Advocacy Events
2. 60" Gold Hill pipeline FEMA matching grant update
3. Terry Ranch Pipeline – Segment 2 Update
4. Norther Mountains Snowpack and Water Supply Outlook
5. Interim leadership and support of Stormwater Enterprise
6. Reminder of April 15th Board meeting early start

Purpose:

To share relevant and timely information with the W&S Board



Winter '25-'26 Water Industry Events

CSU Water Center 60th Anniversary and Water Archive – Water Tables Fundraiser

March 26, 2026 at CSU Ft. Collins - <https://watercenter.colostate.edu/water-center-60th-anniversary/>

Saint Vrain & Left Hand Water Conservancy District '26 Water Symposium

February 26th at Shupe Homestead www.svlh.gov

Northern Water Spring Water User Symposium and Quota Meeting

April 7, 2026 – Loveland, CO - <https://www.northernwater.org/about/education-and-outreach/events>

Greeley State of the City

April 15th at Aims Community College

National Water Resources Association – Water Issues Policy Conference

April 27-29th – Washington DC <https://www.nwra.org/event-6384906>

- Advocacy on the Hill for earmarks, USFS land exchange, Fix our Forest Act, Farm Bill, etc.

Confluence Water Summit by BizWest

April 30, 2026 at Aims CC Welcome Ctr. <https://events.bizwest.com/>

American Water Works Association – ACE-2026 Training and Innovations Conference

June 21-24, 2026 – Washington, D.C. <https://ace.awwa.org/schedule-at-a-glance/>

Rocky Mountain Section AWWA Conference and Best Tasting Water Competition

Aug. 30th – Sept 2nd 2026 - <https://www.rmsawwa.org/page/RMWC>



Gold Hill 60" Potable Transmission Main Matching Grant

Seeking a new matching grant:

- Greeley was awaiting a contract for ~\$13.6M in BRIC Funds
 - FEMA notice of termination to BRIC grants program in April '25 (Building Resilient Infrastructure and Communities)
- 8th Congressional District Staff, confirmed that Rep. Evans has submitted Greeley's Gold Hill Project as one of their Community Directed Spending requests.
- Letters of support from Mayor Gates, Weld Co. BoCC, North Weld Co Water District, Town of Evans, Town of Milliken, Noosa, Leprino Foods, CO Dept. of Natural Resources and CO Dept. of Homeland Security and Emergency Management (DHSEM)
- Funding approved in DHS /minbus House appropriations bill ~6 weeks ago. Pending resolution of DHS Budget in Senate

New this year!

PDM Resilient Infrastructure Funding

PRE-DISASTER MITIGATION (PDM) GRANTS provide competitive funding for...



STATE



LOCAL



TRIBAL

...government projects that reduce their communities' risks from natural hazards.

One way PDM grants reduce risk is through

Resilient Infrastructure Projects

A new opportunity for the 2018 grant application period



During the FY 2018 funding period, FEMA will award the highest ranked Resilient Infrastructure subapplicants **up to \$10 million Federal cost share.**



Resilient Infrastructure projects may include those that help communities mitigate damage from many types of natural hazards.



FLOOD



EARTHQUAKE



WIND



WILDFIRE

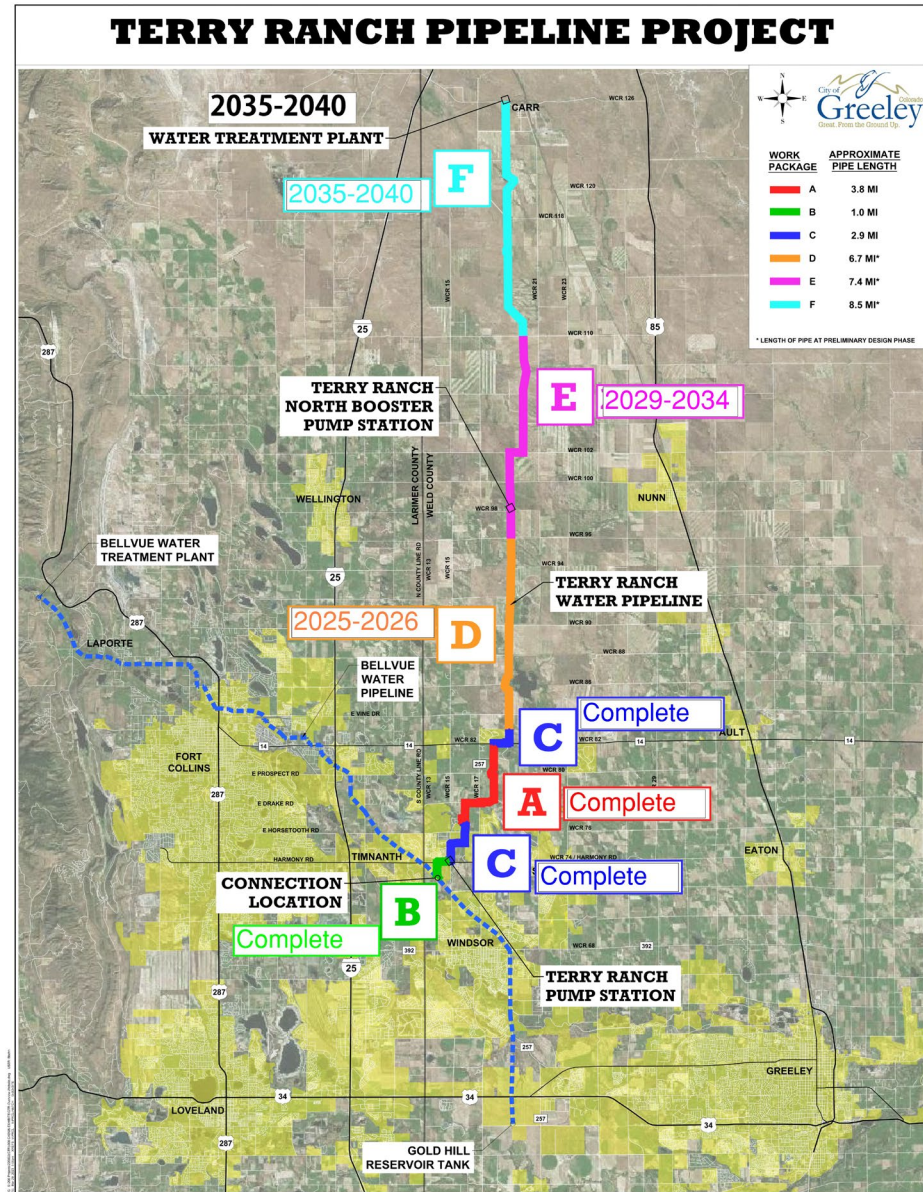


DROUGHT



FEMA

Terry Ranch Water Supply Project – Pipeline Construction



- Segment 1 (Work Packages-A, B, C, 7.7 miles, \$4.7MM/mi)
 - Construction completed in October 2024.
- Segment 2 (Work Package-D, 6.7 miles, \$3.7MM/mi)
 - Pipe installation completed in January 2026.
 - Conducting hydrostatic tests before final connection.
- Segment 3 (WP-E, 7.4 mi)
 - 60% Design Expected in 2026
 - Acquiring land and easements now
- Segment 4 (WP-F, 8.5 mi)
 - 60% Design Expected in 2026
 - Acquiring land and easements now
- Costs to Date (Segments 1 & 2)
 - Construction = ~\$66 MM
 - Design = \$2.6 MM
 - Land Acquisition = \$1.8 MM



Cost Reimbursements To Date

- \$125M in Construction Escrow from Wingfoot
 - 1st 50% Split (\$75MM): 80%-Wingfoot (\$62.5M), 20%-Greeley Match (\$12.5M)
 - 2nd 50% Split (\$125MM): 50%-Wingfoot (\$62.5M), 50%-Greeley Match(\$62.5M)
- Reimbursement Requests to Date (\$30.5M)
 - Wingfoot \$24.4M (80%)
 - City of Greeley \$6.1 (20%)
- Expecting a reimbursement request in early 2026
 - Expect next request of ~\$26M pending escrow deposits
 - Remainder of Segment 2 when additional escrow funds become available

Colorado River Negotiations on Interim Guidelines for Shortage

- The Post-2026 process is a multi-year NEPA process to determine long-term operations for Lake Powell and Lake Mead after the expiration of existing operating agreements in '26.
- BoR / Dept. of Interior Deadline of 11/11/25 and Feb.14th have passed, the parties continue to work toward negotiated solutions, and political leaders are now involved in negotiations.
 - January meeting of Governors at Bureau of Reclamation
- Hydrology is limiting to all users, and a new interim agreement that is guided by the River's limited hydrology is important.
 - UCRC position focus on supply-based management
 - Lower Basin shortages can be solved by conservation in upper basin



CIS Post Go-Live and Utility Portal - 120 Day Wrap Up

UB Software Project is now complete!

- Project Go-Live: Monday, November 17th - 2025
- Transition to new system was challenging for some
 - Most customers adapted well, some needed support
 - Transition at same point in time as new 2026 rates & fees
- Out of 30,420 accounts:
 - 13,800 accounts signed up for the Utility Portal
 - 7,600 accounts signed up for autopay
 - 14,400 customers signed up for paperless billing (some accounts have multiple customers)
- Successful project and model for major software conversion



W&S Interim Leadership and Support to Stormwater Enterprise



- March – December W&S support for Stormwater Enterprise
 - While the city identifies new PW Director, hires Deputy Public Works Director(s) and PW Chief Engineer
 - Critical to support the urgent downtown Capital Improvement Plan (CIP) for stormwater collection and conveyance infrastructure
 - Critical to Weld County and School District 6
 - 10 Yr. CIP needs to be executed in 5 yrs.
 - Stormwater Manager is reporting to W&S Chief Engineer, Adam Prior, PE, on an interim basis.
 - Will update CIP, update debt model, and rates model





2026 State of The City

- April 15, 2025 @ Aims Welcome Center
- Will require the rescheduling of W&S Board



Questions and Feedback?

Thank you

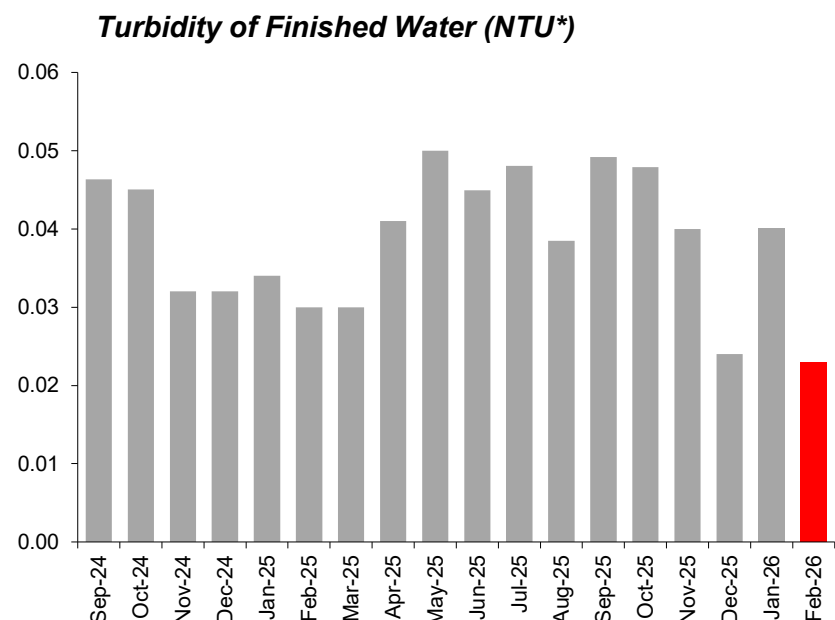
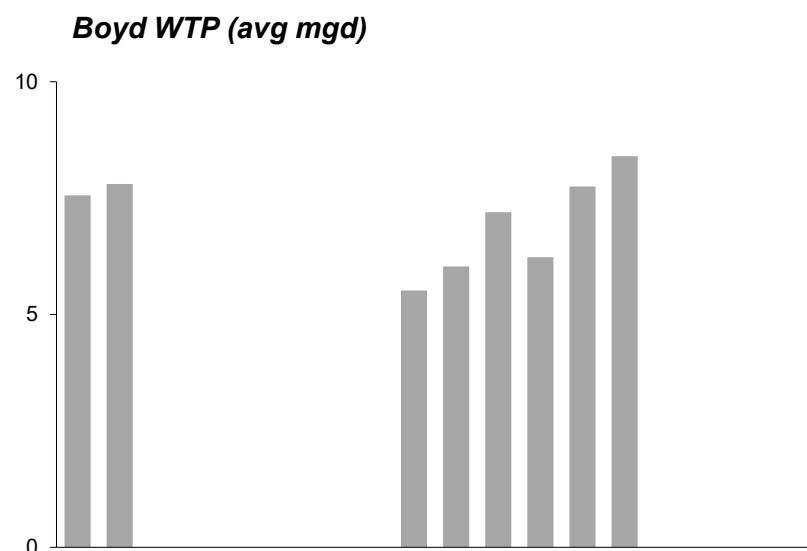
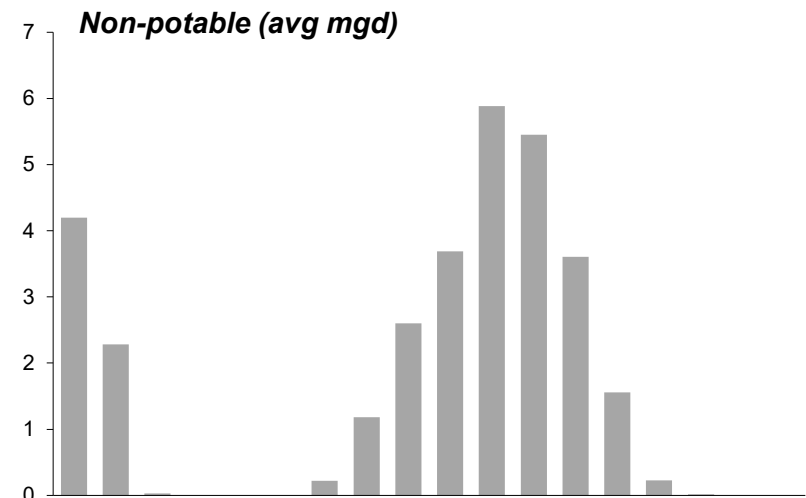
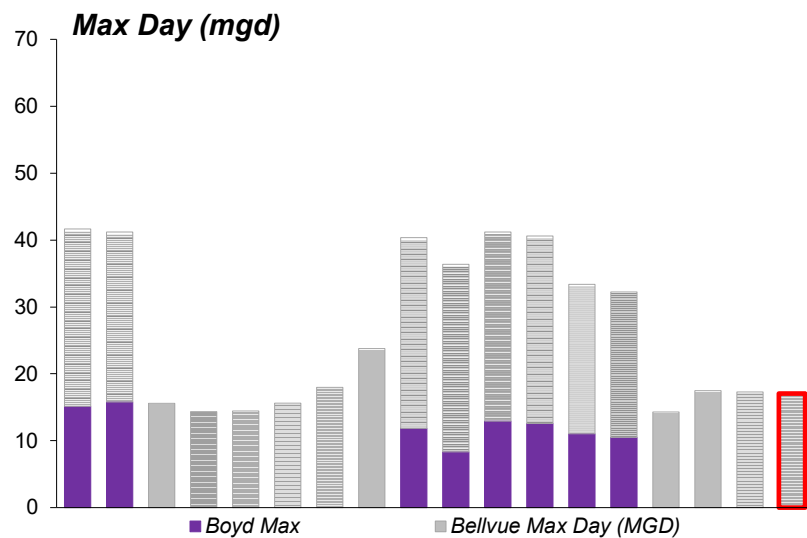


Water Treatment

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).

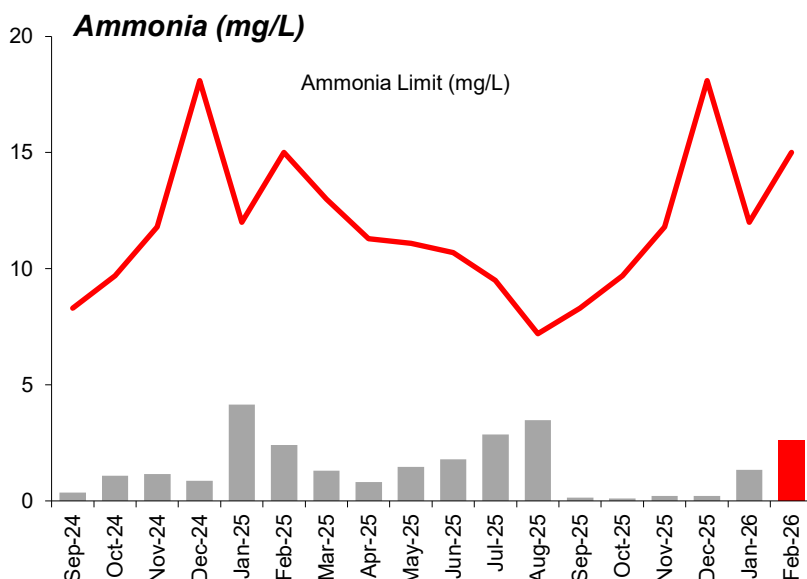
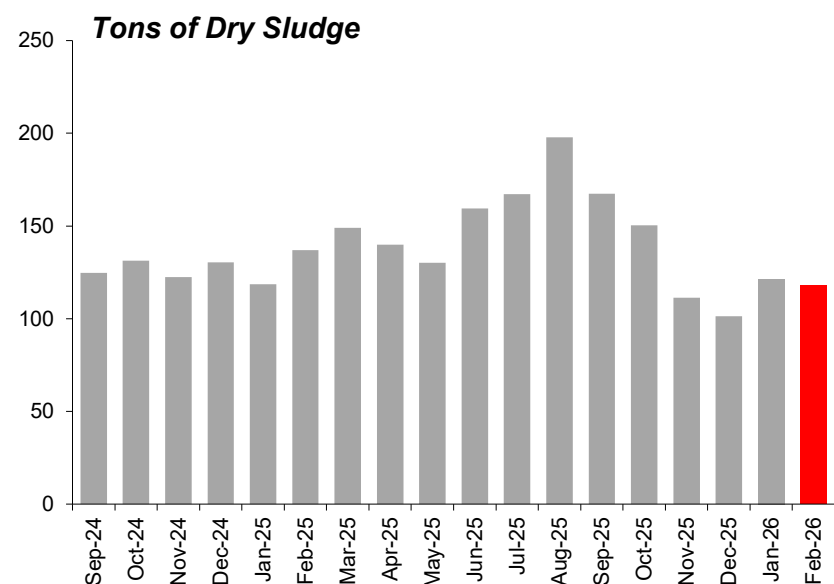
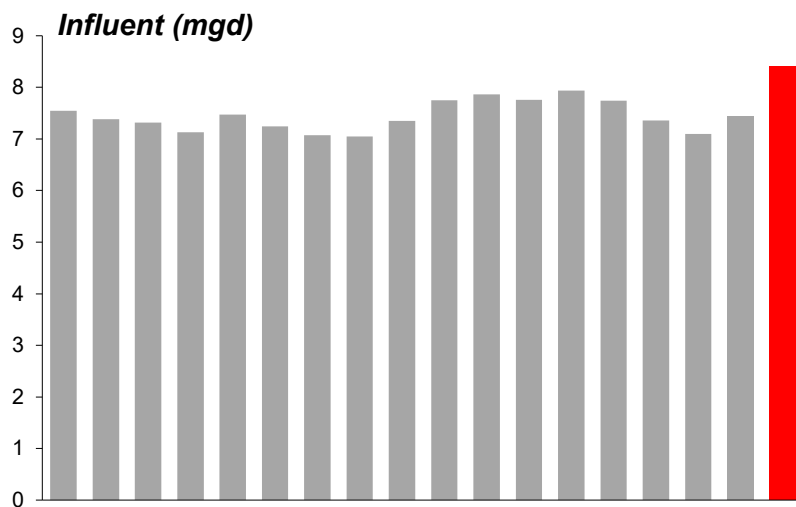
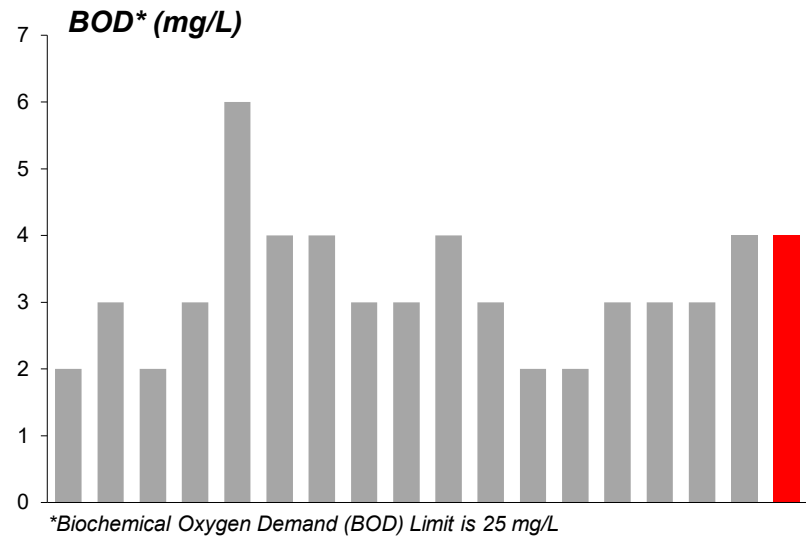
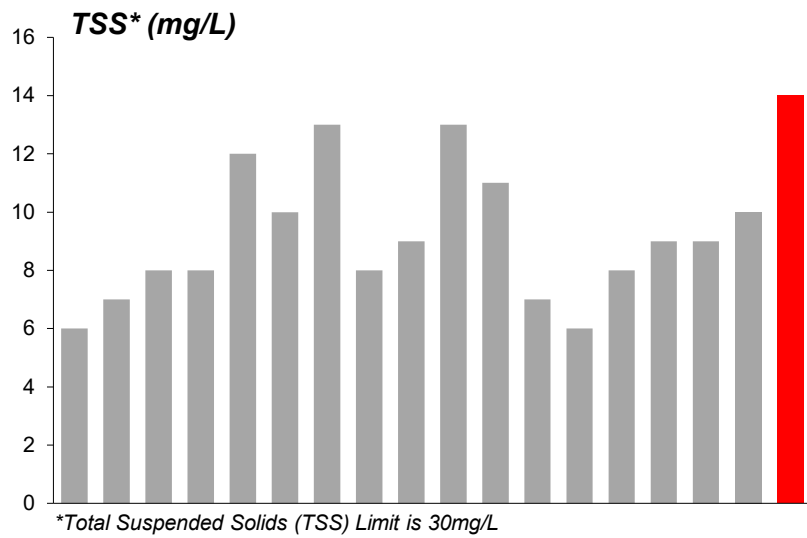


Wastewater Treatment

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.



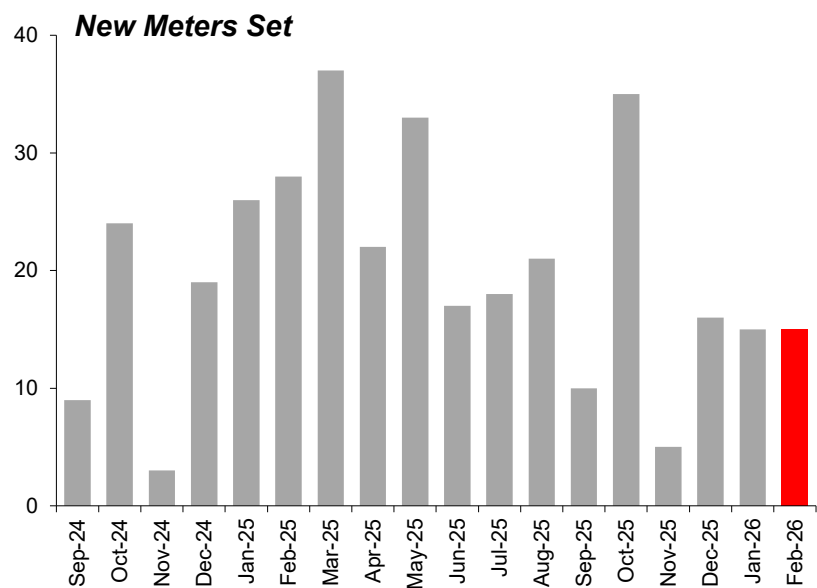
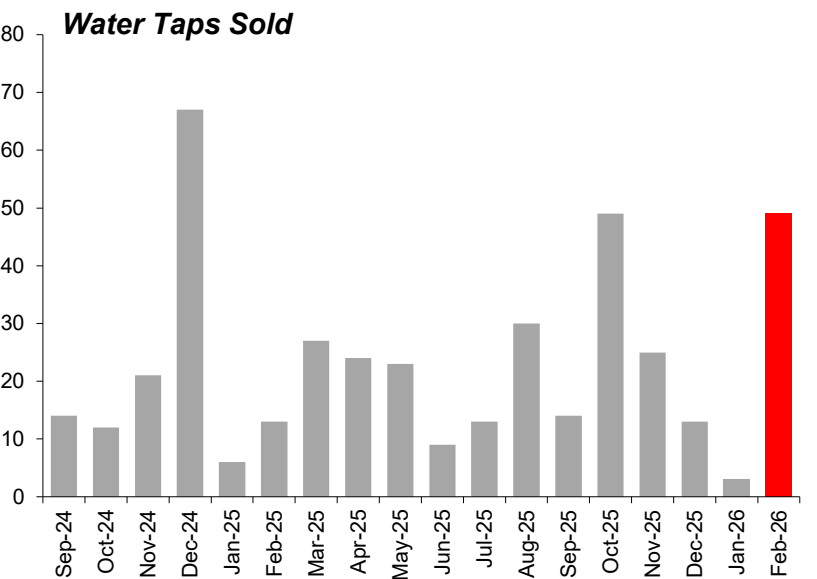
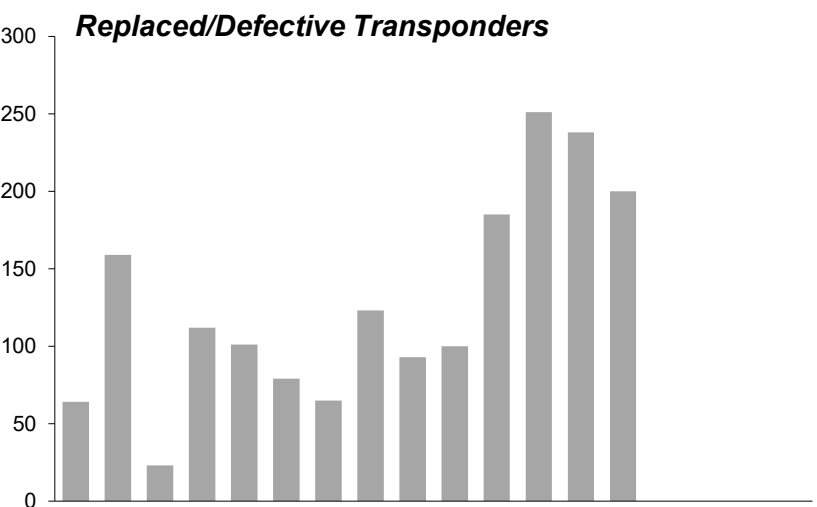
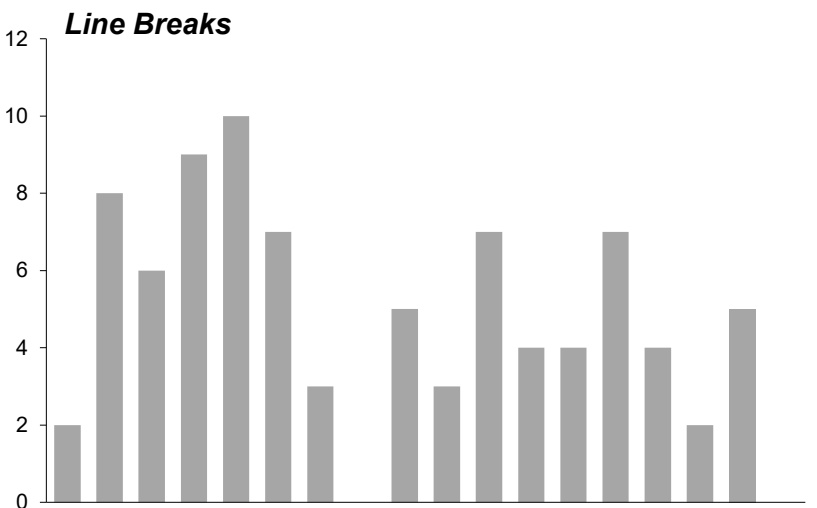
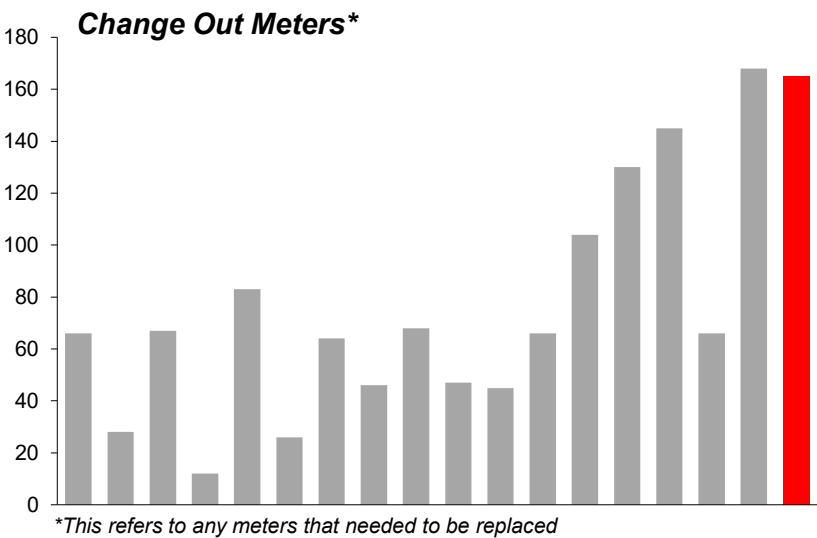
Water Distribution

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.



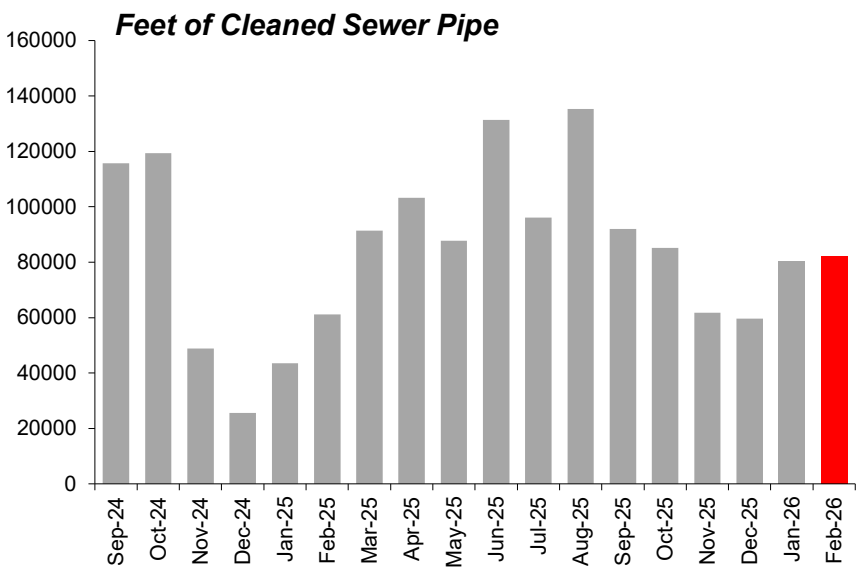
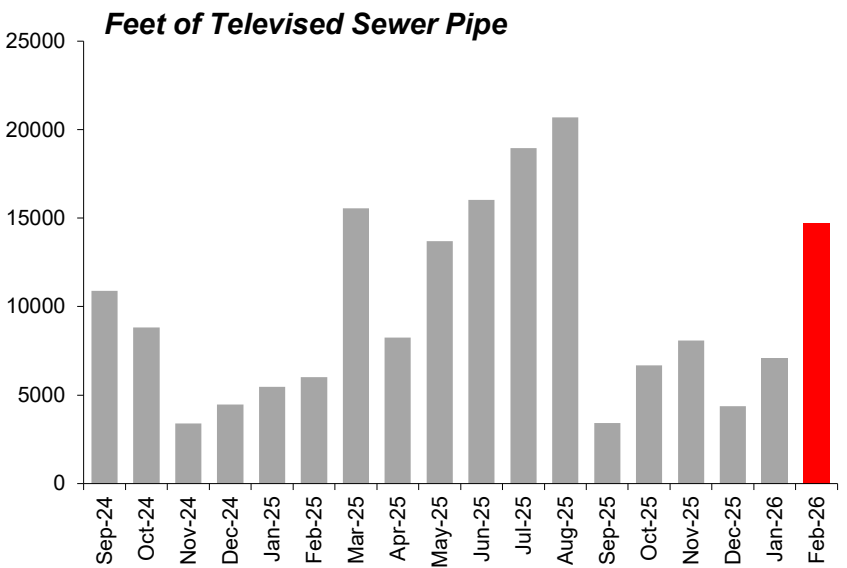
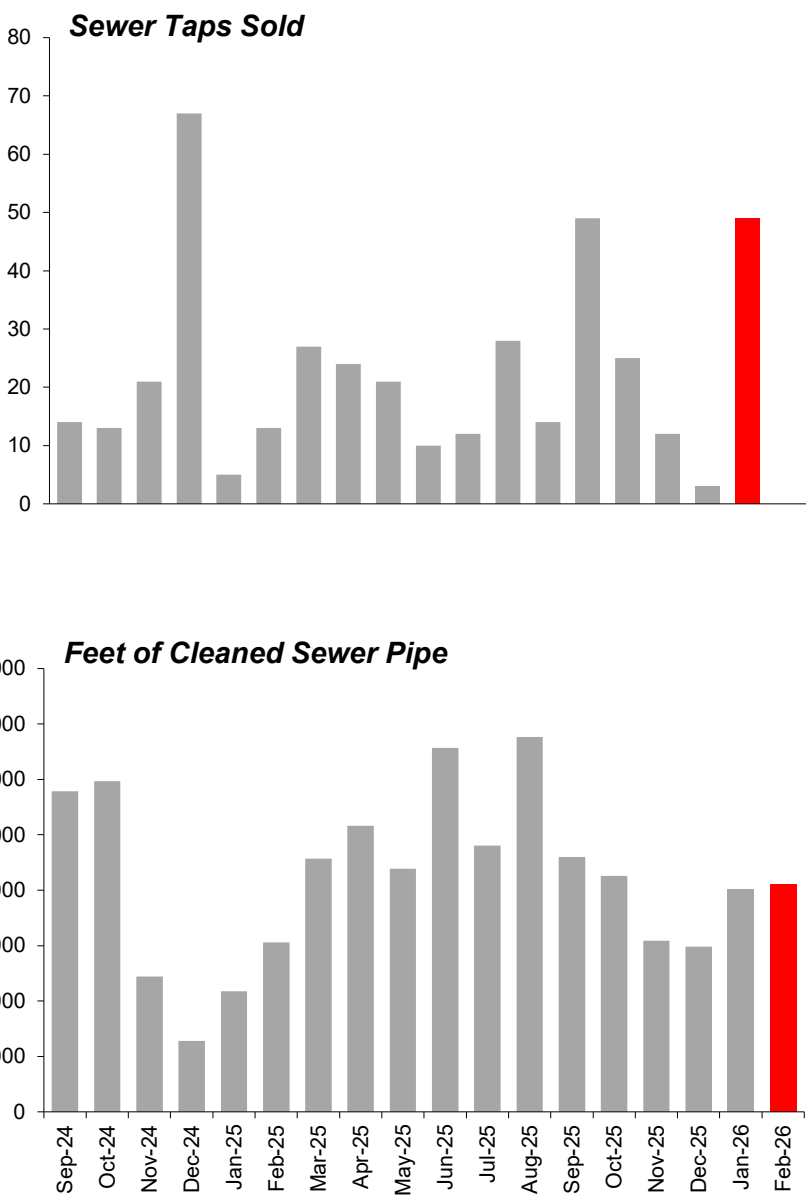
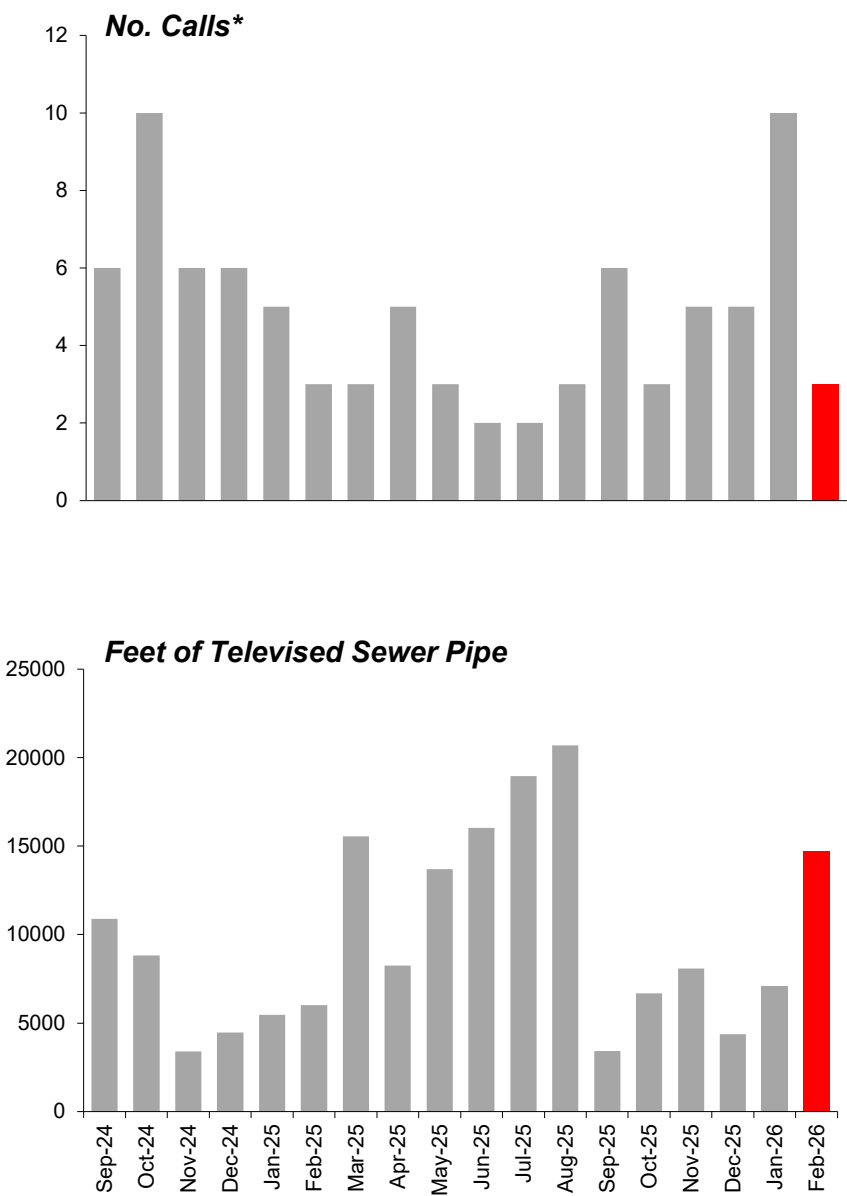
Wastewater Collection

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.

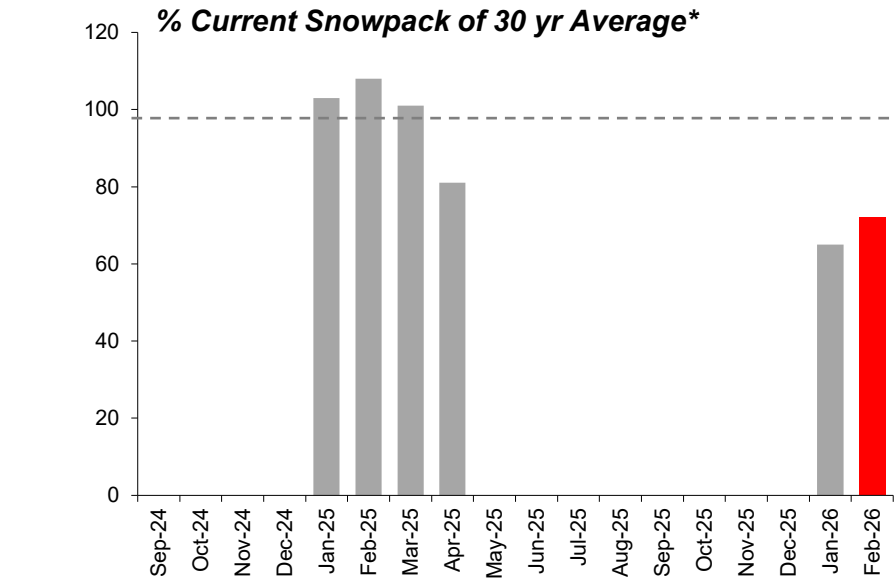
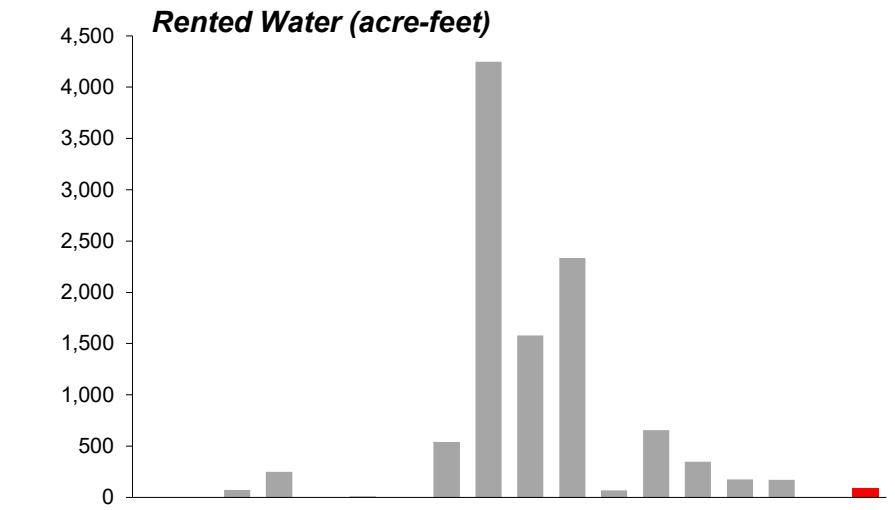
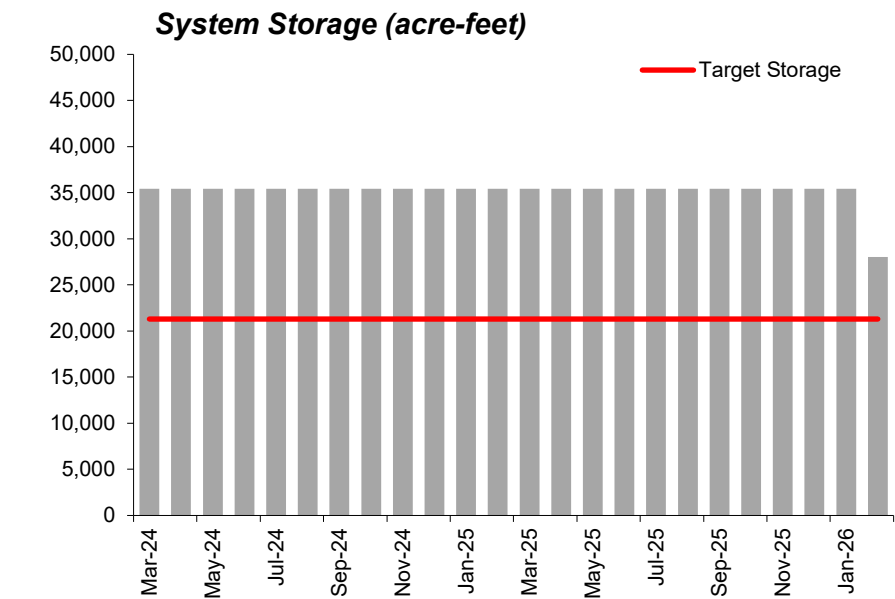


Water Resources

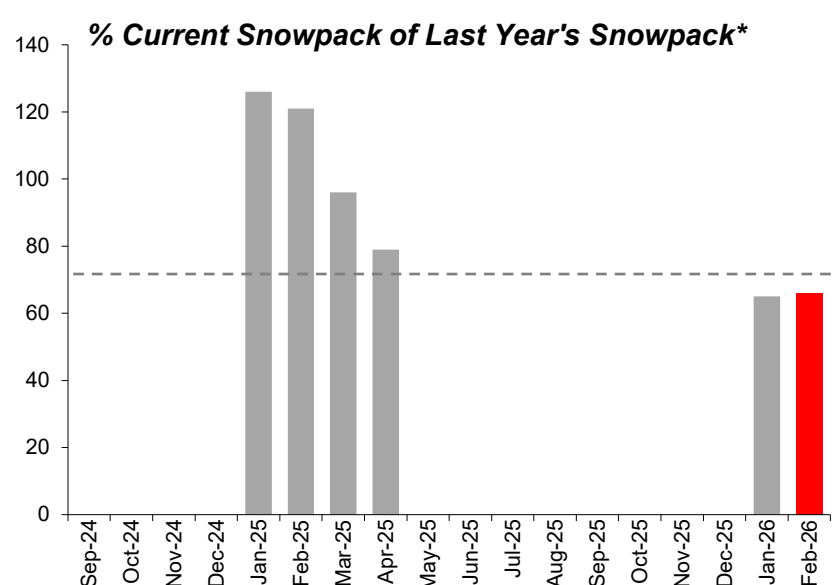
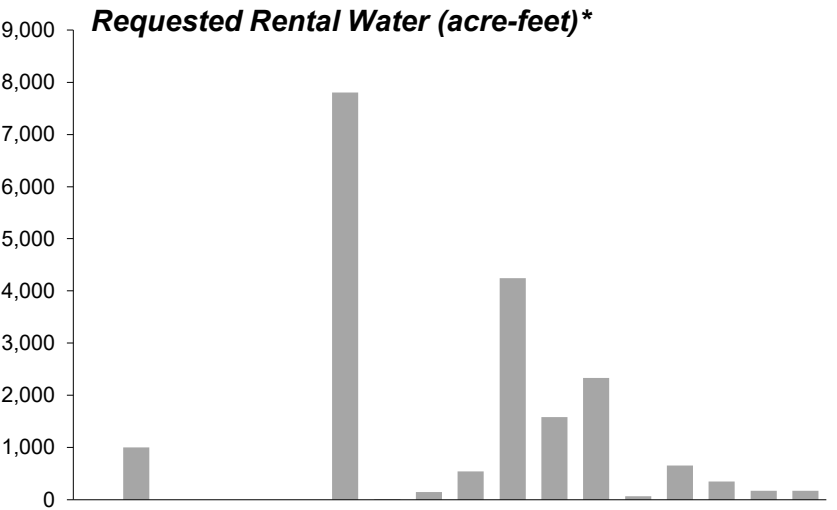
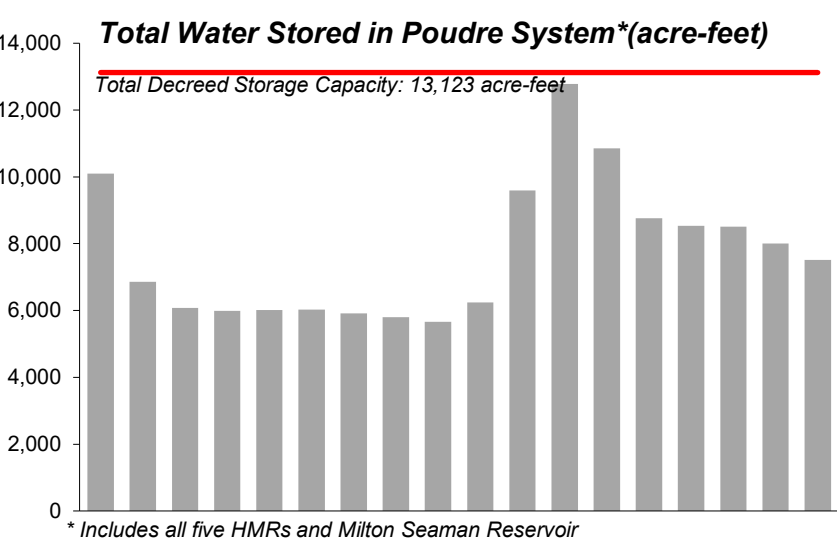
Greeley has numerous water rights in four river basins; the Upper Colorado River, Cache La Poudre, Big Thompson and Laramie River. The Water Resource staff must account for all of this water and comply with the rules of the Colorado Water Court and the State Engineer’s Office which is in charge of allocating 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

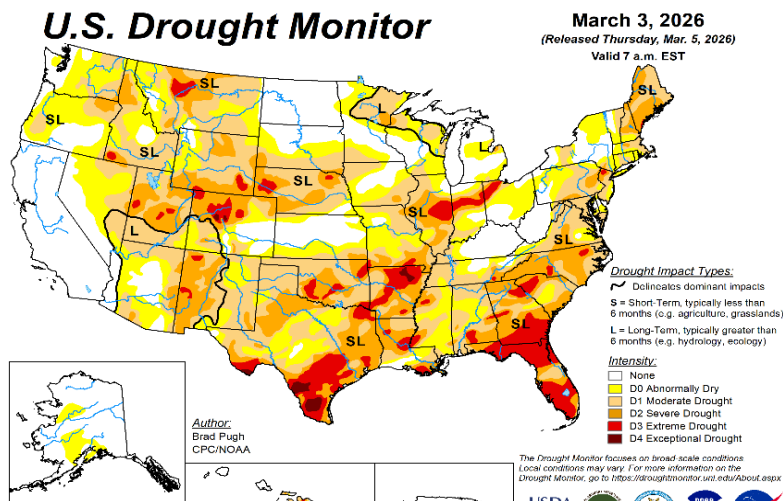
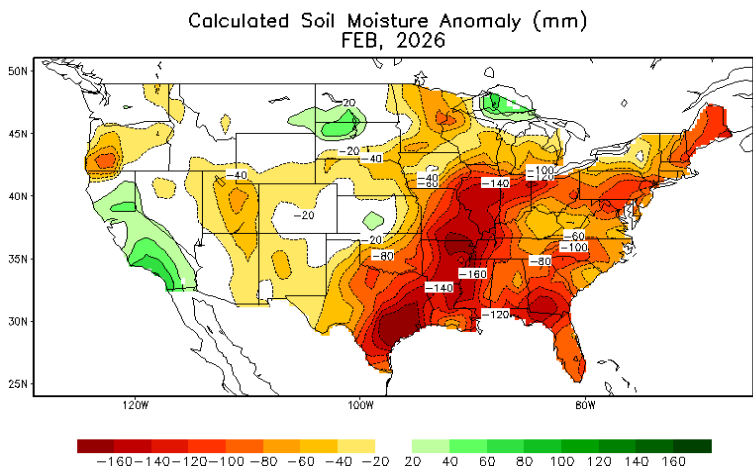
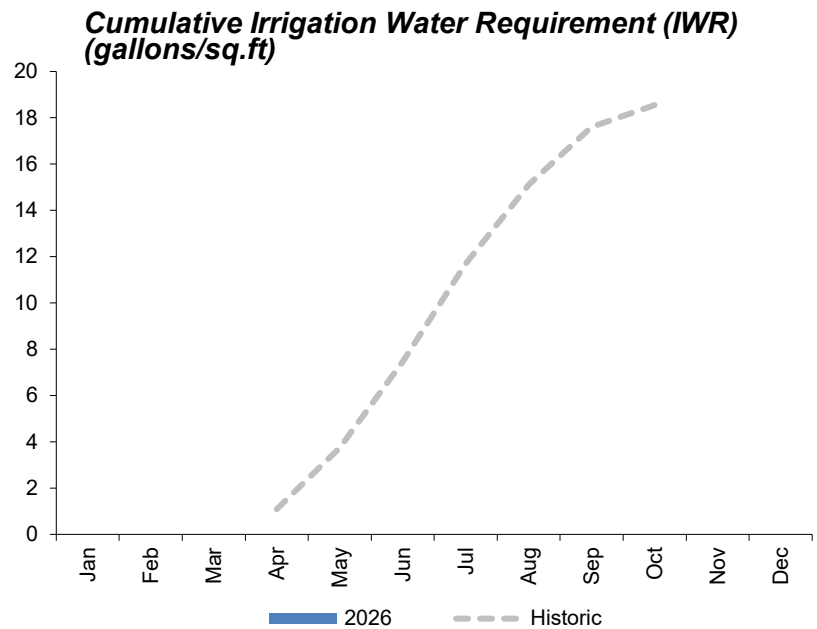
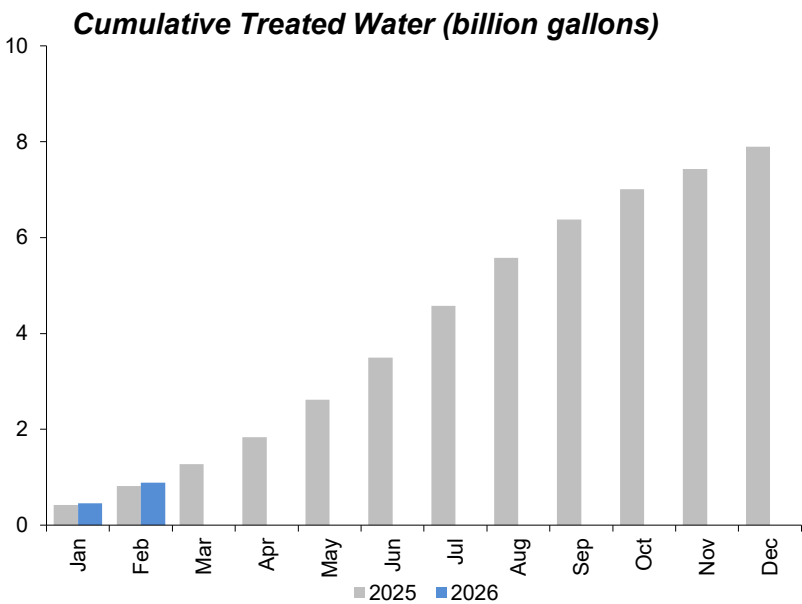
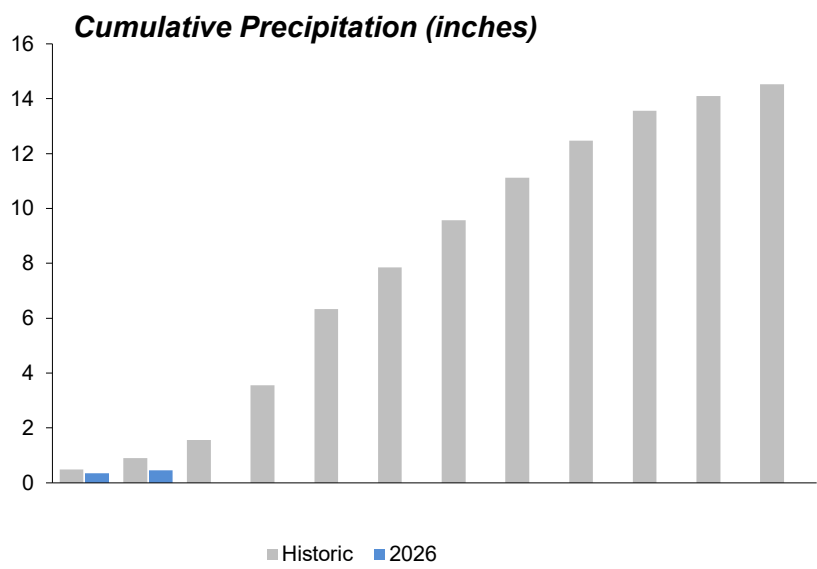
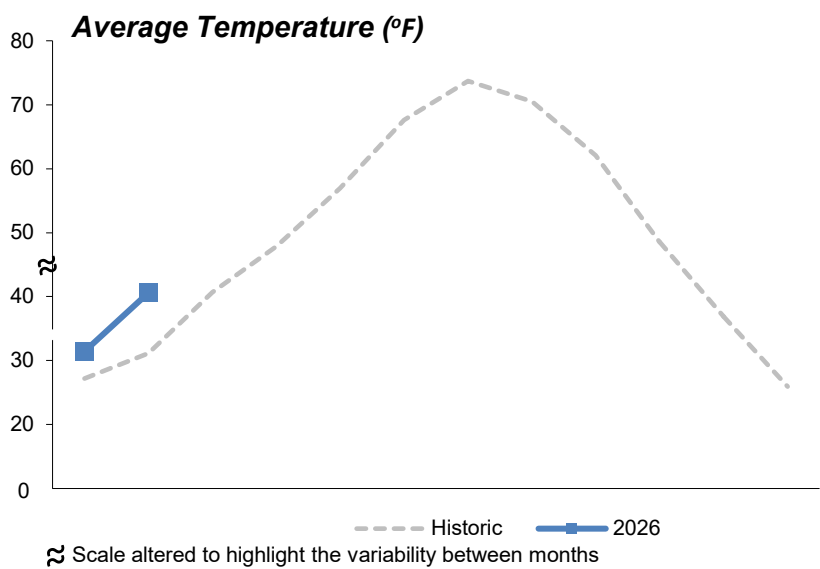


*Data is from the 1st of the month
**Average of Deadman Hill and Joe Wright

Treated Water and Weather Data

January was warmer than usual with an average daily temperature of 31.4°F. The average daily temperature in February was nearly 10 °F above average at 40.6 °F.

Greeley received just 0.35 inches of precipitation in January. February precipitation was only 0.11 inches, about 25% of average.





Agenda Summary

March 18, 2026

Key Staff Contact:

Title:

Executive Session

Summary:

Recommended Action:

Recommended Motion:

Attachments:

None



Agenda Summary

March 18, 2026

Key Staff Contact: Sean Chambers, Water & Sewer Director, Kelen Dowdy, Special Projects Manager

Title:

Halligan Water Supply Project 401 Certification & Appeal

Summary:

The City of Fort Collins One Water Utility has completed or is near completion of major federal and state permitting required for the expansion of Halligan Reservoir, an on-channel water storage reservoir located on the North Fork of the Poudre of the Cache la Poudre River, upstream of Greeley's Bellvue Treatment plant and Milton Seaman Reservoir.

Fort Collins 401 Water Quality Certification Permit is pending, and Greeley has submitted an extensive public comment letter seeking protection and relief from the State of Colorado Water Quality Control Division. The City of Greeley and City of Fort Collins had been studying the impacts of an expanded Halligan and its drought operations and therewith evaluating protective avoidance and mitigation strategies that would mitigate the impacts to Greeley's Milton Seaman Reservoir operations, water quality and releases to the confluence of the Cache la Poudre River. With the 401 Certification permit pending issuance in the late spring of 2026, and the risk that Greeley will have little recourse to protect its water quality and operational interests outside litigation, the City of Ft. Collins has requested reasonable terms for a possible settlement.

The staff and legal counsel with the support of outside counsel, Jennifer DiLalla at Moses, Wittemyer, Harrison and Woodruff will provide a short review of the background, impact analysis, legal issues and proposed mitigation settlement terms. W&S staff and counsel will seek advice to negotiators from the Board in advance of communicating the City's position to Northern Water on these matters.

Recommended Action:

None

Recommended Motion:

None

Attachments:

None



Agenda Summary

March 18, 2026

Key Staff Contact: Sean Chambers, Water & Sewer Director, Adam Prior, Chief Engineer

Title:

Windsor Basin Municipal Utility Infrastructure

Summary:

Since the 1960s, Greeley's City Council and Water & Sewer Board have been planning for the City's western growth area. Prior Boards worked diligently to finance and purchase robust water resources via purchasing the majority interest in Lake Loveland and the Greeley-Loveland Irrigation Company and therewith making agreements with west Greeley landowners to annex at future dates and accept their water shares for development dedication. Subsequently, it became clear that Greeley's western growth vision and shareholder agreements included lands west of County Road 17 where other municipal agencies sought to annex. To resolve territorial disputes and guide a common vision for the type of growth that all communities would desire, Greeley and Windsor entered into cooperative intergovernmental agreements for this area. In addition to terms that guided land use, other terms guided the protection of Greeley's first right of refusal for water rights from lands annexed by Windsor or other communities, and outlined obligations related to wet utility services for this western area that is a significant distance and hydraulically separated from the City of Greeley wastewater treatment plant on E. 8th Street. The City of Greeley entered into and relied upon the 2008 First Amendment to Intergovernmental Agreement with the Town of Windsor for its planned utility service to areas west of Promontory point, otherwise known as the Cooperative Land Use and Planning area.

With a variety of proposed growth in the West Greeley area, including within the Cooperative Land Use and Planning areas defined by the 2008 IGA, urban growth and development is ripe, but utility infrastructure and services challenges remain. Among the challenges are the current and proposed agreements necessary to finance and construct utility infrastructure. While there are ample resources, the strategy has been disrupted by recent changes to zoning. Staff desire that the Water & Sewer Board obtain legal advice and provide advice to negotiators as these matters are being considered and resolved.

Recommended Action:

None

Recommended Motion:

None

Attachments:

None