

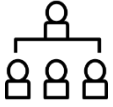
Water and Sewer Board

Regular Meeting

City Council Chambers – City Center South

1001 11th Ave April 15, 2026 at 10:00 a.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





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 March 18, 2026
Regular Board Meeting**

Chairman Harold Evans called the Water and Sewer Board meeting to order at 2:00 p.m. on Wednesday March 18, 2026.

1. Roll Call

The Clerk called the roll and those in attendance included:

Board Members:

Chairman Harold Evans, Vice Chairman Mick Todd, Fred Otis Joseph Murphy, Tony Miller, Mayor Dale Hall, Deputy City Manager Bret Naber on behalf of Acting City Manager Brian McBroom

Water and Sewer Department Staff:

Director Sean Chambers, Deputy Director of Utility Finance and Customer Service Erik Dial, Deputy Director of Water and Wastewater Operations and Maintenance Rebecca Andrus, Deputy Director of Water Resources Leah Hubbard, Chief Engineer Adam Prior, Executive Assistant Gigi Allen, Administrative Assistant IV Tracy Simon, Water Resource Administrator I Eric Clark, Water Resource Administrator III Travis Gilbertson, Utility Finance Manager Virgil Pierce, Water Efficiency Manager Dena Egenhoff, Regional Water Affairs Project Manager Kelen Dowdy, Water Resource Planning Manager Matt Sparacino, Administrative Assistant III Katie Schaefer, Source Water Supply Manager Cole Gustafson, T&D Team Manager Damen Ratliff, Water and Transmission Superintendent Jason Clark, Civil Engineer II Heather Mullen, Civil Engineer IV Ryan Duve, Water Enterprise Financial Analyst Crystal Sanchez, Water Conservation Coordinator Ben Schaffer, Water Conservationist Specialist I Morgan Murphy, Civil Engineer I Scott Sundheim, T&D Maintenance Team Manager Brandon Valenciano, Water Efficiency Resource Coordinator Margarita Padilla-Pizarro

Legal Counsel:

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

Guests:

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 February 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 Lake Bluff LID No. 9510101 Assessment Ordinance

Ryan Duve discussed that 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.

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.

Vice Chairman Todd moved 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. Mr. Otis seconded

the motion. The motion carried 5-0.

6. Annual Financial Review

Virgil Pierce gave the 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.

7. State Land Board Drilling Update and Substantial Completion

Matt Sparacino gave an informational update on the State Land Board drilling project following substantial completion. The update included an overview of project costs, 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 be used to 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.

Crystal Sanchez left the meeting at 2:40 pm.

8. Annual Water Efficiency Update

Dena Egenhoff reviewed 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.

9. Water Transmission and Distribution Update

Brandon Valenciano and Damen Ratliff gave 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.

10. Wastewater Treatment and Reclamation Facility Proposed Art

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

11. Legal Report

Carolyn Burr of Welborn Sullivan Meck & Tooley, P.C., outside counsel for the Greeley Water & Sewer Board provided the Legal Report.

Based on 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.

12. 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.

13. 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.

The Public Session of the meeting ended at 3:57 pm.

13. Executive Session

Chairman Evans moved that the Board adjourn the public portion of this March 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 Halligan Water Supply Project 401 Certification; and
2. For the purposes of obtaining legal advice, determining positions relative to matters that may be subject to litigation, negotiations, developing strategy for litigation or negotiations, and instructing negotiators on matters related to Windsor Basin Municipal Utility Infrastructure and associated agreements.”

Mr. Murphy seconded the motion. The motion carried.

Roll call was taken and those present were:

Chairman Evans, Vice Chairman Todd, Tony Miller, Joe Murphy, Fred Otis, Deputy City Manager Bret Naber on behalf of Acting City Manager Brian McBroom, Mayor Dale Hall

Others Present during Executive Session:

Director Sean Chambers, 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, Source Water Supply Manager Cole

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 Carolyn Burr

Chairman Evans stated for the record, the time is now 4:28 p.m. and the Board is transitioning to the second item of this executive session. Leah Hubbard, Kelen Dowdy, and Cole Gustafson have left the meeting. Deputy Director of Utility Finance and Customer Service Erik Dial, and Utility Finance Manager Virgil Pierce have joined the meeting.

14. Adjournment

The time is now 5:46 p.m. and the executive session has concluded.

Harold Evans, Chairman

Brian McBroom, Board Secretary



Agenda Summary

April 15, 2026

Key Staff Contact: Sean Chambers, Water & Sewer Director

Title:

Welcome New Employees and Promotions

Summary:

New Hires:

Nyle Bernal – Utility Locator

Stacy Gutierrez – Utility Locator

Promotions:

Jessie Raybon – Environmental and Water Resources Attorney I to Environmental and Water Resources Attorney II

Recommended Action:

None

Recommended Motion:

None

Attachments:

1. New Hires and Promotions

Promotions and New Employees

Welcome New Employees

PROMOTIONS:

Jessie Raybon

Environmental and Water Resources Attorney I to
Environmental and Water Resources Attorney II

NEW HIRES:

Nyle Bernal
Stacy Gutierrez

Utility Locator
Utility Locator

April 15, 2026





Agenda Summary

April 15, 2026

Key Staff Contact: Virgil Pierce, Utility Finance Manager

Title:

Approval of 2026 Water Bond Resolution

Summary:

Enclosed is a resolution for the Water and Sewer Board to authorize and approve the issuance of water revenue bonds, Series 2026, in an aggregate principal amount of \$50,000,000, bearing interest at the rates and maturing on the dates in the amounts to be set forth in the final terms certificate, and on the terms and conditions provided in the bond ordinance. Terms of payment not to exceed 20 years and an interest rate not to exceed 5.25% in aggregate.

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

These projects will be partially funded through bond revenues. The resolution states that the Water and Sewer Board authorizes and approves the issuance of the Series 2026 Water Revenue Bonds, recognizing that the issuance of these bonds will impact the Water Fund's debt service payments, and the rates required to support those payments.

Recommended Action:

Approve the 2026 Water Bond Resolution.

Recommended Motion:

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

Attachments:

1. 2026 Water Bond Resolution
2. Greeley 2026 Water Revenue Bonds - Water and Sewer Board Resolution



2026 Water Bond Resolutions

Virgil Pierce, Utility Finance Manager
April 15, 2026



Agenda

- 2026 Water Bond Highlights
- 2026 Water Bond Projects
- Bond Issuance Schedule
- Recommendation
- Purpose: Adopt Resolution

2026 Water Bond Highlights

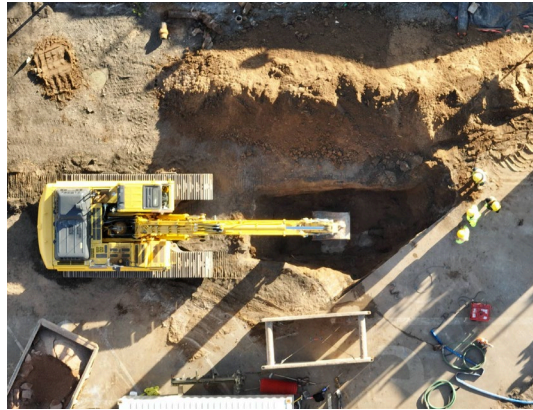
- Total Water Bond Issuance of \$50 Million
- 20 Year Debt, Callable in 10 Years
- Annual Debt Payments Approximately \$4.1 Million
- Debt Issuance Costs of \$525,000
- Total Repayment Costs Approximately \$74 Million
- Current Water Rates and Fees Set to Cover Debt Payments
- Outstanding Debt Rating: S&P AA+
- Will Continue to Meet Bond Covenants

2026 Water Bond Projects

**Future Water Acquisition
\$13 Million**



**Distribution Pipeline Replacement
\$8 Million**



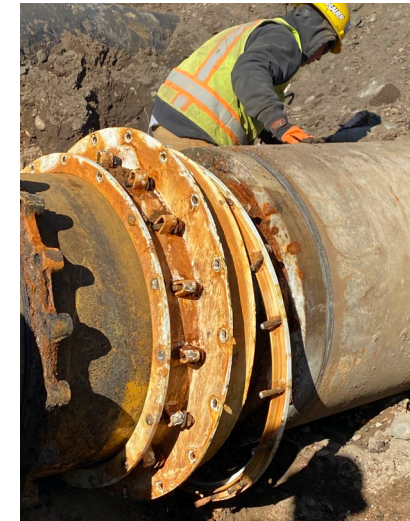
**Milton Seaman Outlet Works
\$6 Million**



F Street Operations Facility \$1 Million

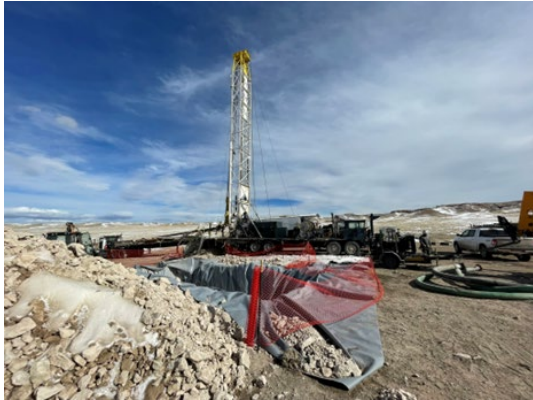


**Transmission System
Rehabilitation
\$1 Million**



2026 Water Bond Projects

State Land Board Well Drilling \$5 Million



Non-Pot Pump Station Projects \$5 Million



Boyd Flocculator Replacement \$2 Million



Bellvue WTP Rehab Projects \$2 Million



Treated Water Reservoirs Rehab \$1 Million

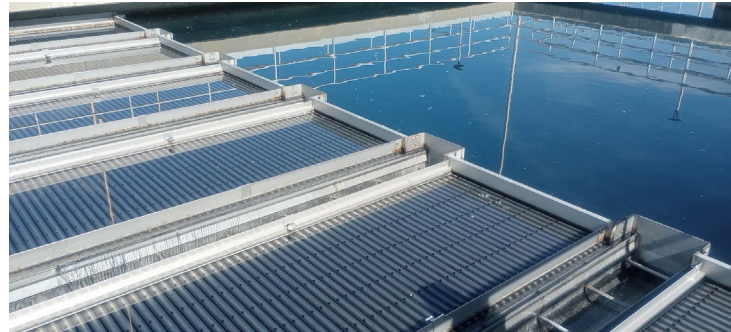


2026 Water Bond Projects

Bellvue Transmission Line Rehab \$1 Million



Water Treatment Master Plan \$1 Million



Risk, Resiliency, and Cybersecurity Projects \$1 Million



Terry Ranch Pipeline \$1 Million



Poudre Ponds Parcel B \$2 Million



Bond Issuance Schedule

- April 7: First Reading of Bond Ordinance - City Council
- April 15: Bond Resolution Approval - Water & Sewer Board
- April 21: Final Reading of Bond Ordinance - City Council
- April 21: Resolution for Competitive Sale of Bonds - City Council
- May 15: Receive Bond Ratings
- May 27: Competitive Sale of Bonds
- June 4: Closing

Recommendation

Staff recommend adopting the resolution to issue the 2026 Water Bonds



Questions?

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

RESOLUTION __, 2026

A RESOLUTION OF THE GREELEY WATER AND SEWER BOARD AUTHORIZING AND APPROVING THE ISSUANCE OF WATER REVENUE BONDS, SERIES 2026, IN A PRINCIPAL AMOUNT NOT TO EXCEED \$50,000,000, BEARING INTEREST AT THE RATES AND MATURING ON THE DATES AND IN THE AMOUNTS TO BE SET FORTH IN THE FINAL TERMS CERTIFICATE, AND ON THE TERMS AND CONDITIONS PROVIDED IN THE BOND ORDINANCE

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

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

(a) Pursuant to Section 5-18(d) of the Charter of the City (the “Charter”), an Ordinance (the “Ordinance”) was introduced at the regular meeting of the City Council of the City (the “Council”) on April [7], 2026 and approved on second reading at the regular Council meeting on April [21], 2026 approving the City of Greeley, Colorado, Water Revenue Bonds, Series 2026 (the “Series 2026 Bonds”), to be issued in an aggregate principal amount not to exceed \$50,000,000, bearing interest at the rates and maturing on the dates and in the amounts to be set forth in a Final Terms Certificate (as defined in the Ordinance), and upon the terms and conditions set forth in the Ordinance.

(b) Pursuant to Article XVII of the Charter, the City owns, operates and maintains a municipal water system (the “System”) as an “enterprise” within the meaning of Article X, Section 20 of the Colorado Constitution (“TABOR”). The System has been designated as an enterprise by the Charter, by Section 20-23 of the Greeley City Code (the “Code”), and by related actions of the Council and the Board, and such designation is hereby ratified and confirmed. The Board is authorized to determine, has determined, and hereby determines, based in part upon advice of bond counsel, that the System currently meets all requirements applicable to an enterprise under TABOR. Without limiting the generality of the foregoing, the Board is authorized to determine, has determined, and hereby determines, that in each fiscal year since the adoption of TABOR, through and including the 2026 fiscal year, the System has received, and that for the balance of the current 2026 fiscal year, the Board intends and reasonably expects that the System will receive under 10% of annual revenue in grants from all Colorado state and local governments combined. The Board operates the System as an enterprise for purposes of TABOR. Accordingly, no election is necessary under TABOR to issue the Series 2026 Bonds.

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

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

(i) all operation and maintenance of the System;

(ii) all debt service requirements; and

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

(d) The City has determined it is necessary and desirable for the best interests of the health, safety and welfare of the people of the City to finance the acquisition and construction of capital improvements, core infrastructure, betterments, extensions and expansions of the System (the "Project"), which Project expressly excludes the construction of any facilities associated with the expansion of the area west of Highway 257.

(e) The Board is familiar with (i) the Project; (ii) the financing of the Project to be effected through the issuance of the Series 2026 Bonds; (iii) the terms and conditions upon which the Series 2026 Bonds are to be issued; and (iv) the provisions of the Ordinance.

(f) Except for the Series 2016 Bonds, the Series 2018 Bonds, the Series 2022 Bonds, and the 2024 Agency Bond (all as defined in the Ordinance), there are no other outstanding bonds, notes or other obligations secured by a pledge of or a lien on all or any part of the Net Revenues (as defined in the Ordinance) of the System secured on parity with the Series 2026 Bonds, and there are no ordinances, resolutions, contracts, agreements, or other enactments or commitments inconsistent with the issuance of the Series 2026 Bonds or due performance under the Series 2026 Bonds or the Ordinance.

(g) Pursuant to Section 17-1 of the Charter, Section 20-31 of the Code, and the Ordinance, and to provide for compliance with Section 17-4(a) of the Charter, the Series 2026 Bonds, the Ordinance and the transactions contemplated thereby have been submitted to the Board for its authorization and approval. This resolution shall constitute such authorization and approval, and by adopting this resolution the Board has duly exercised its authority with respect to revenue bonds pursuant to Section 20-31 of the Code.

(h) The estimated period of usefulness of the Project is not less than fifty years from the date of delivery of the Series 2026 Bonds.

(i) Pursuant to Section 18-8-308, Colorado Revised Statutes, as amended ("C.R.S."), all known potential conflicting interests, if any, with respect to the Series 2026 Bonds and the expenditure of proceeds thereof have been disclosed to the Board and to the Colorado Secretary of State. No member of the Board has a personal or private interest, as such terms are used in Section 24-18-109, C.R.S., in the Series 2026 Bonds, the Project, or any other subject matter of this resolution or the Ordinance, and no

member of the Board has any interest, as such term is used in Section 24-18-201, C.R.S., in the Series 2026 Bonds, the Project or any other contract made or to be made pursuant to this resolution or the Ordinance.

Section 2. Approval, Authorization and Ratification. The Board hereby approves and authorizes the Project and the issuance of the Series 2026 Bonds, in an aggregate principal amount not to exceed \$50,000,000, bearing interest at the rates and maturing on the dates and in the amounts to be set forth in a Final Terms Certificate, and on the terms and conditions provided in the Ordinance; and the Board further hereby authorizes, approves and concurs in all terms and provisions of the Ordinance and the transactions contemplated thereby. Without limiting the generality of the foregoing, as security for the Series 2026 Bonds, the Board hereby specifically authorizes, approves and concurs in the pledge of Net Revenues of the System, the granting of an irrevocable and first lien (but not necessarily an exclusively first lien) on such Net Revenues, on a parity with the lien of the Series 2016 Bonds, the Series 2018 Bonds, the Series 2022 Bonds, and the 2024 Agency Bond, the covenants, restrictions and limitations relating to additional Parity Obligations and Subordinate Obligations (both as defined in the Ordinance), and the covenants relating to the establishment and collection of System rates and charges, all as provided in the Ordinance. All actions heretofore taken (not inconsistent with the provisions of the Ordinance) by the City, the Board, and officers, agents, and employees of the City and the Board, directed toward the undertaking of the Project and toward the issuance of the Series 2026 Bonds for that purpose, the notice and conduct of the public sale of the Series 2026 Bonds, and the provisions of the Ordinance as finally adopted) are hereby ratified, approved and confirmed.

Section 3. Delegation. In connection with this resolution and the Series 2026 Bonds, the Board hereby elects, pursuant to Section 11-57-204, C.R.S., to apply such portions of the Supplemental Act (as defined and provided in the Ordinance) as are relevant to and not inconsistent with the provisions of the Ordinance and this resolution, including without limitation Section 11-57-211, C.R.S. The officers of the City, including appropriate officers of the Board, are hereby authorized and directed to take all action necessary or appropriate to effectuate the provisions of the Ordinance and this resolution, to comply with the Ordinance and the Series 2026 Bonds, and to comply with all requirements of applicable law in connection therewith, including, without limitation, the execution and delivery of such documents, agreements, certificates, affidavits and other instruments as may be necessary or desirable in connection therewith.

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

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

Section 6. Effective Date. The public sale of the Series 2026 Bonds being held on or about May [27], 2026, or such later date as is determined pursuant to the terms of the Ordinance,

and the Series 2026 Bonds being scheduled for delivery on or about June [4], 2026 or such later date as is determined pursuant to the terms of the Ordinance, it is hereby determined that the immediate effectiveness of this resolution will promote the public health and safety of, and will benefit, the citizens and inhabitants of the City. This resolution shall become effective and be in full force and effect immediately upon its adoption.

APPROVED, ADOPTED AND SIGNED this April 15, 2026.

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

ATTEST:

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



Agenda Summary

April 15, 2026

Key Staff Contact: Virgil Pierce, Utility Finance Manager

Title:

Approval of 2026 Sewer Bond Resolution

Summary:

Enclosed is a resolution for the Water and Sewer Board to authorize and approve the issuance of sewer revenue bonds, Series 2026, in an aggregate principal amount of \$50,000,000, bearing interest at the rates and maturing on the dates and amounts to be set forth in the final terms certificate, and on the terms and conditions provided in the bond ordinance. Terms of payment not to exceed 20 years and an interest rate not to exceed 5.25% in aggregate.

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

These projects will be partially funded through bond revenues. The resolution states that the Water and Sewer Board authorizes and approves the issuance of the Series 2026 Sewer Revenue Bonds, recognizing that the issuance of these bonds will impact the Sewer Fund's debt service payments and the rates required to support those payments.

Recommended Action:

Approve the 2026 Sewer Bond Resolution

Recommended Motion:

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

Attachments:

1. 2026 Sewer Bond Resolution
2. Greeley 2026 Sewer Revenue Bonds - Water & Sewer Board Resolution



2026 Sewer Bond Resolutions

Virgil Pierce, Utility Finance Manager
April 15, 2026



Agenda

- 2026 Sewer Bond Highlights
- 2026 Sewer Bond Projects
- Bond Issuance Schedule
- Recommendation
- Purpose: Adopt Resolution

2026 Sewer Bond Highlights

- Total Sewer Bond Issuance of \$50 Million
- 20 Year Debt, Callable in 10 Years
- Annual Debt Payments Approximately \$4.1 Million
- Debt Issuance Costs of \$525,000
- Total Repayment Costs Approximately \$74 Million
- Current Sewer Rates and Fees Set to Cover Debt Payments
- Outstanding Debt Rating: S&P AA+ (though with Negative Outlook)
- Will Continue to Meet Bond Covenants

2026 Sewer Bond Projects

**Wastewater Treatment
and Reclamation Facility
Primary Treatment Phase II
Rehab**

\$44 Million



**Wastewater Treatment
and Reclamation Facility
Generator Replacement**

\$6 Million



Bond Issuance Schedule

- April 7: First Reading of Bond Ordinance - City Council
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- April 21: Resolution for Competitive Sale of Bonds - City Council
- May 15: Receive Bond Ratings
- May 27: Competitive Sale of Bonds
- June 4: Closing

Recommendation

Staff recommend adopting the resolution to issue the 2026 Sewer Bonds



Questions?

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

RESOLUTION __, 2026

A RESOLUTION OF THE GREELEY WATER AND SEWER BOARD AUTHORIZING AND APPROVING THE ISSUANCE OF FIRST-LIEN SEWER IMPROVEMENT REVENUE BONDS, SERIES 2026, IN AN AGGREGATE PRINCIPAL AMOUNT NOT TO EXCEED \$50,000,000, BEARING INTEREST AT THE RATES AND MATURING ON THE DATES AND IN THE AMOUNTS TO BE SET FORTH IN A FINAL TERMS CERTIFICATE, AND ON THE TERMS AND CONDITIONS PROVIDED IN THE GENERAL AND SERIES ORDINANCES OF THE CITY

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

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

(a) The Board is in receipt of a copy of the Series 2026 First-Lien Sewer Improvement Revenue Bond Ordinance (the “Series Ordinance” and together with the Sewer System General Revenue Bond Ordinance (the “Sewer General Ordinance”), collectively, the “Ordinances”), was introduced at the regular meeting of the City Council of the City (the “Council”) on April [7], 2026 and approved on second reading at the regular Council meeting on April [21], 2026, pursuant to which the Council authorized and approved, pursuant to Section 5-18(d) of the Charter of the City (the “Charter”), the City of Greeley, Colorado, First-Lien Sewer Improvement Revenue Bonds, Series 2026 (the “Series 2026 Bonds”). The Series 2026 Bonds are to be issued in an aggregate principal amount not to exceed \$50,000,000, bearing interest at the rates and maturing on the dates and in the amounts to be set forth in a Final Terms Certificate (as defined in the Ordinances), and upon the terms and conditions set forth in the Ordinances.

(b) Pursuant to Article XVII of the Charter, the City owns, operates and maintains a municipal sanitary sewer system (the “System”) as an “enterprise” within the meaning of Article X, Section 20 of the Colorado Constitution (“TABOR”). The System has been designated as an enterprise by the Charter, by Section 20-24 of the Greeley City Code (the “Code”), and by related actions of the Council and the Board, and such designation is hereby ratified and confirmed. The Board is authorized to determine, has determined, and hereby determines, based in part upon advice of bond counsel, that the System currently meets all requirements applicable to an enterprise under TABOR. Without limiting the generality of the foregoing, the Board is authorized to determine, has determined, and hereby determines, that in each fiscal year since the adoption of TABOR, through and including the 2026 fiscal year, the System has received, and that for the balance of the current 2026 fiscal year, the Board intends and reasonably expects that the System will receive, under 10% of annual revenue in grants from all Colorado state and local governments combined. The Board operates the System as an enterprise

for purposes of TABOR. Accordingly, no election is necessary under TABOR to issue the Series 2026 Bonds.

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

(i) all operation and maintenance of the System;

(ii) all debt service requirements; and

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

(d) The City has determined it is necessary and desirable for the best interests of the health, safety and welfare of the people of the City to finance the construction of core infrastructure for and capital additions to the System, constituting a portion of the System Capital Program (as defined in the Series Ordinance), which Series 2026 Capital Project expressly excludes the construction of any facilities associated with the expansion of the area west of Highway 257

(e) The Board is thoroughly familiar with (i) the Series 2026 Capital Project; (ii) the financing of the Series 2026 Capital Project to be effected through the issuance of the Series 2026 Bonds; (iii) the terms and conditions upon which the Series 2026 Bonds are to be issued; and (iv) the provisions of the Ordinances.

(f) There are currently outstanding the Series 2015 Bonds, the Series 2018 Bonds, and the Series 2022 Bonds (each as defined in the Series Ordinance). The Series 2026 Bonds shall have a lien on the Net Pledged Revenues which is on a parity with the lien of the Series 2015 Bonds, the Series 2018 Bonds, and the Serie 2022 Bonds. Except for the Series 2015 Bonds, the Series 2018 Bonds, and the Series 2022 Bonds, there are no other outstanding bonds, notes or other obligations secured by a pledge of or a lien on all or any part of the Net Pledged Revenues (as defined in the Ordinances) of the System secured on parity with the lien securing the Series 2026 Bonds, and there are no ordinances, resolutions, contracts, agreements, or other enactments or commitments inconsistent with the issuance of the Series 2026 Bonds or due performance under the Series 2026 Bonds or the Ordinances.

(g) Pursuant to Section 17-1 of the Charter, Section 20-31 of the Code, and the Ordinances, and to provide for compliance with Section 17-4(b) of the Charter, the Series 2026 Bonds, the Ordinances, and the transactions contemplated thereby have been submitted to the Board for its authorization and approval. This resolution shall constitute such authorization and approval, and by adopting this resolution the Board has duly exercised its authority with respect to revenue bonds pursuant to Section 20-31 of the Code.

(h) The estimated period of usefulness of the Series 2026 Capital Project is not less than fifty years from the date of delivery of the Series 2026 Bonds.

(i) Pursuant to Section 18-8-308, Colorado Revised Statutes, as amended (“C.R.S.”), all known potential conflicting interests, if any, with respect to the Series 2026 Bonds and the expenditure of proceeds thereof have been disclosed to the Board and to the Colorado Secretary of State. No member of the Board has a personal or private interest, as such terms are used in Section 24-18-109, C.R.S., in the Series 2026 Bonds, the Series 2026 Capital Project, or any other subject matter of this resolution or the Ordinances, and no member of the Board has any interest, as such term is used in Section 24-18-201, C.R.S., in the Series 2026 Bonds, the Series 2026 Capital Project or any contract made or to be made pursuant to this resolution or the Ordinances.

Section 2. Approval, Authorization and Ratification. The Board hereby approves and authorizes the Series 2026 Capital Project and the issuance of the Series 2026 Bonds, in an aggregate principal amount not to exceed \$50,000,000, bearing interest at the rates and maturing on the dates and in the amounts to be set forth in a Final Terms Certificate, and on the terms and conditions provided in the Series Ordinance; and the Board further hereby authorizes, approves and concurs in all terms and provisions of the Ordinance and the transactions contemplated thereby. Without limiting the generality of the foregoing, as security for the Series 2026 Bonds, the Board hereby specifically authorizes, approves and concurs in the pledge of Net Pledged Revenues of the System, the granting of an irrevocable and first lien (but not necessarily an exclusively first lien) on such Net Pledged Revenues, the covenants, restrictions and limitations relating to additional Parity Obligations and Subordinate Obligations (both as defined in the Ordinances), and the covenants relating to the establishment and collection of System rates and charges, all as provided in the Ordinances. All actions heretofore taken (not inconsistent with the provisions of the Ordinances) by the City, the Board, and officers, agents and employees of the City and the Board, directed toward the undertaking of the Series 2026 Capital Project and toward the issuance of the Series 2026 Bonds for that purpose, the notice and conduct of the public sale of the Series 2026 Bonds, and the provisions of the Ordinances as finally adopted) are hereby ratified, approved and confirmed.

Section 3. Delegation. In connection with this resolution and the Series 2026 Bonds, the Board hereby elects, pursuant to Section 11-57-204, C.R.S., to apply such portions of the Supplemental Act (as defined and provided in the Ordinances) as are relevant to and not inconsistent with the provisions of the Ordinance and this resolution, including without limitation Section 11-57-211, C.R.S. The officers of the City, including appropriate officers of the Board, are hereby authorized and directed to take all action necessary or appropriate to effectuate the provisions of the Ordinance and this resolution, to comply with the Ordinances and the Series 2026 Bonds, and to comply with all requirements of applicable law in connection therewith, including, without limitation, the execution and delivery of such documents, agreements, certificates, affidavits and other instruments as may be necessary or desirable in connection therewith.

Section 4. Repeal of Inconsistent Actions. All resolutions, bylaws and other orders or actions of the Board in conflict with this resolution are hereby repealed only to the extent of such

inconsistency. This repealer shall not be construed to revive any resolution, bylaw or other order action heretofore repealed.

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

Section 6. Effective Date. The public sale of the Series 2026 Bonds is scheduled to be held on or about May [27], 2026, or such later date as is determined pursuant to the terms of the Ordinances, and the Series 2026 Bonds are scheduled for delivery on or about June [4], 2026 or such later date as is determined pursuant to the terms of the Ordinances. It is hereby determined that the immediate effectiveness of this resolution will promote the public health and safety of, and will benefit, the citizens and inhabitants of the City. This resolution shall become effective and be in full force and effect immediately upon its adoption.

APPROVED, ADOPTED AND SIGNED this April [15], 2026.

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

ATTEST:

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



Agenda Summary

April 15, 2026

Key Staff Contact: Derek Hannon, Long Range Utility Planner, Ryan Duve, Water Resource Engineer IV, Adam Prior, Chief Engineer

Title:

Recommend to City Council Establishment of Local Improvement District 172334 (Construction of Greeley Mall Potable Water Infrastructure)

Summary:

Water and Sewer Department (W&S) is proposing the creation of a Local Improvement District 172334 (LID) associated with the construction of potable water infrastructure to replace the existing non-compliant system that is privately owned and operated by Greeley Mall CO LLC (Owner). The Owner has been made aware of the non-compliance on several occasions via email correspondence and formal notice letters. To date, the Owner has been continually non-responsive despite the City emphasizing the importance of this urgent public health concern. The City is accordingly left in the position of taking this corrective action to design and construct a replacement system to protect the public by providing safe and reliable domestic water service. The replacement system is under design with an estimated final completion date of August 3, 2026. Afterwards, W&S will publicly advertise to obtain competitive bids for construction.

The Owner will be responsible for all associated costs for the improvements to their private water system. Such costs may include, without limitation, engineering design, administration, acquisition of easements, materials and construction for a compliant water system. The City will seek to recover all costs via the development of the LID.

Reimbursement for design fees will be based on a percentage of the linear feet of water main that will serve the Owner's property. Reimbursement for construction will be based on the actual cost of the improvements that will serve the Owner's property less any upsizing costs that the City may require.

Currently, the design fee is \$121,150 and the estimated construction cost is \$3,235,000. The estimated LID costs for design and construction are \$66,696 and \$3,073,250 respectively. Therefore, the total estimated LID assessment cost is \$3,139,946 and will be finalized after construction is completed.

Recommended Action:

Staff recommend that the Water & Sewer Board approve and recommend to City Council adoption of an ordinance to establish Local Improvement District 172334 for construction of the replacement potable water infrastructure described above.

Recommended Motion:

"I move that the Water & Sewer Board approve and recommend to City Council adoption of an ordinance to establish Local Improvement District 172334 for the construction of replacement potable

water infrastructure to serve the Greeley Mall Property in order to protect the health and welfare of the general public, in the form of the draft ordinance enclosed.”

Attachments:

1. Greeley Mall Water Infrastructure LID Presentation
2. Ordinance (Local Improvement District 172334 - Greeley Mall Potable)



Establishment of Greeley Mall Potable Water Infrastructure LID – Approve and Recommend to City Council

Presenter: Derek Hannon, Long Range Utility Planner

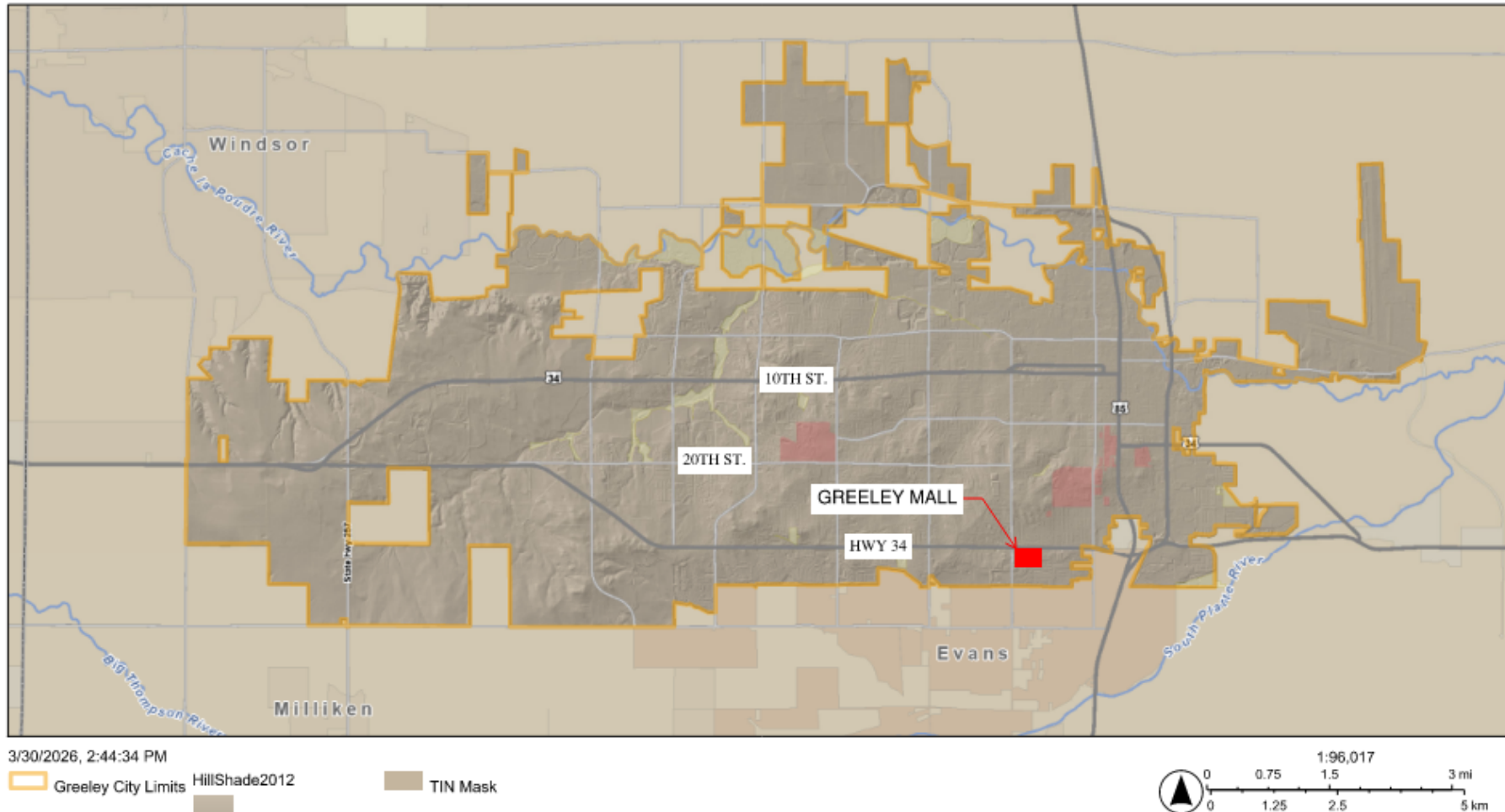
Key Staff: Ryan Duve, Water Resources Engineer IV; Adam Prior, Chief Engineer

Water & Sewer Board – April 15, 2026



Infrastructure & Mobility

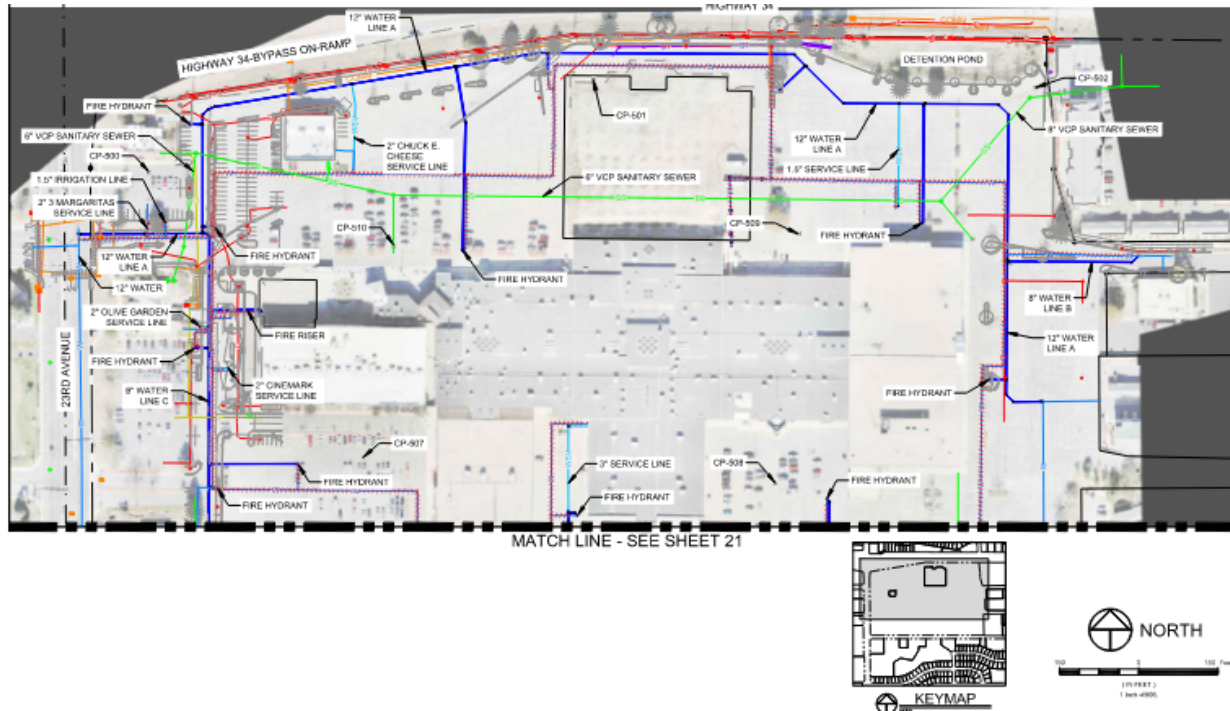
Local Improvement District (LID) Geographic Overview



Project Background

- Notice of Non-Compliance and Demand for Corrective Actions – January 9, 2025
 - Defined a timeline for Greeley Mall CO LLC to design and install replacement of the failing valves and water mains on the property
- City Council adopted ordinance authorizing eminent domain for construction of potable water infrastructure – April 1, 2025
- Follow-up Notice of Non-Compliance – May 23, 2025
- Greeley Police Department Summons & Complaint – December 10, 2025
- Notice of Project Commencement – March 9, 2026
 - Included 30% design drawings and requested feedback from property owner

Greeley Mall Potable Water Infrastructure Reimbursement



- Design and Construction funded by City of Greeley Capital Replacement Fund
- Basis of Assessments
 - Design Fee Assessment:
 - Percentage of total linear footage of new pipeline.
 - Total Footage = 4,968 feet
 - Greeley Mall Footage = 2,735 feet
 - Design Fee = \$121,150
 - Design Assessment = \$66,696
 - Construction Cost Assessment:
 - Estimated Construction Assessment = \$3,073,250
 - Final Assessment based on final construction cost.

Funding Alternatives Evaluated

- Do Nothing
 - Remove or postpone budgeted water capital projects
- Plant Investment Fees (PIFs)
 - \$3M represents two-thirds of the collected PIF revenue from 2025.
 - Potential for increasing PIF by 60% for all development
- Water Rate Increase
 - Additional \$235,000 per year in debt service paid for by all water rate payers
 - Approximately half a percent rate increase
- Greeley Mall Local Improvement District (Recommended)
 - Requires reimbursement of costs by responsible Property Owner

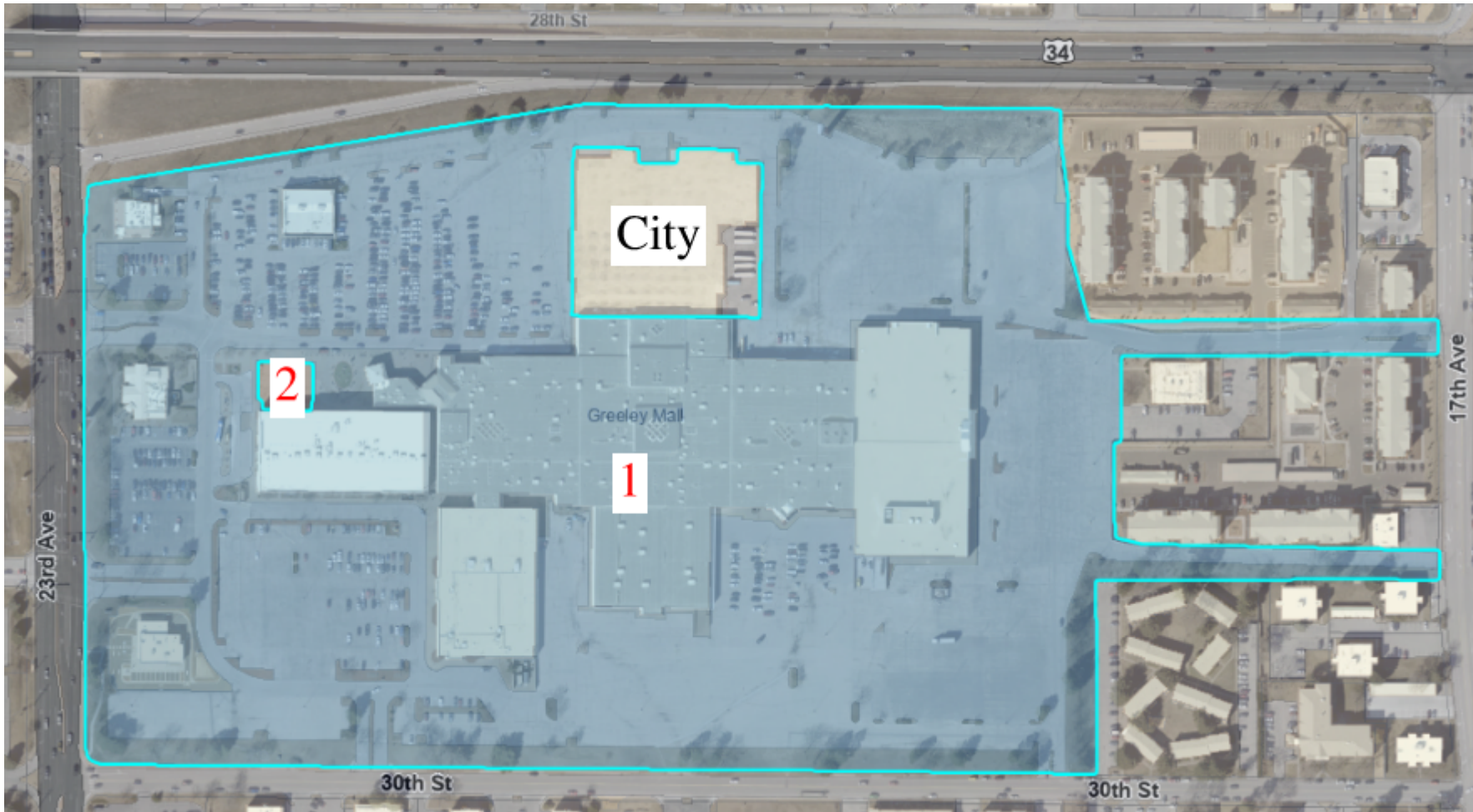
Local Improvement District

- Local Improvement Districts (LIDs) are an infrastructure financing tool for making improvements of a special nature.
 - Applied to a specific limited area of the city that needs specific infrastructure.
 - Applied for the benefit of properties within the specific area.
 - Improvement districts can be used for the construction, extension maintenance or reconstruction of water, sewer, or stormwater infrastructure.

Source: Greeley Municipal Code, Chapter 6

LOCAL IMPROVEMENT DISTRICTS, Sec. 18-379

Greeley Mall Potable Water Infrastructure Service Area - LID Parcels



- 2 Parcels Subject to LID
- Both owned by Greeley Mall CO LLC
- City owned parcel within the project area is not included in the LID but does reduce Greeley Mall CO LLC's repayment requirement

Local Improvement District Cost

- **Total Approximated Cost = \$3,073,000.00**
- LID Cost Methodology and Calculation
 - LID Cost based on bulk area

Total Approximated Cost	\$3,073,000.00
LID Bulk Area	52.48 acres
Calculated Cost per Acre	\$58,553/bulk acre

Next Steps

- April 15, 2026, Water & Sewer Board Approval and Recommendation
- Two step approval process by City Council:
 - 1st Ordinance - Defines the LID boundary, properties list, and maximum total cost.
 - Listed properties will receive a mailed public hearing notice
 - 2nd Ordinance defines the actual cost of the project and reimbursement cost
 - 2nd Ordinance goes to council upon completion of the project

Recommended W&S Board Action

Staff recommendation:

- **Board approval and recommendation to City Council the Ordinance establishing a Local Improvement District (LID) for the Greeley Mall Potable Water system.**



Questions



CITY OF GREELEY, COLORADO
ORDINANCE NO. ___, 2026

**AN ORDINANCE ESTABLISHING LOCAL IMPROVEMENT DISTRICT NO. 172334
FOR THE CONSTRUCTION OF POTABLE WATER INFRASTRUCTURE IN WELD
COUNTY, COLORADO; DETERMINATION OF LOTS AND LANDS TO BE INCLUDED
WITHIN LOCAL IMPROVEMENT DISTRICT 172334; SETTING FORTH THE MAXIMUM
COSTS OF CONSTRUCTION; AND SETTING FORTH THE PROPERTY TO BE INCLUDED
AND NAMES OF THE APPARENT OWNERS OF PROPERTY TO BE INCLUDED
(GREELEY MALL POTABLE WATER INFRASTRUCTURE)**

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 private water system currently serving the Greeley Mall has not been adequately maintained or operated since its installation over 50 years ago, and the system's general state of disrepair, lack of control valves, and direct uncontrolled interconnections to the City's public potable water distribution system pose a serious public health risk; and

WHEREAS, despite repeated correspondence and formal notice from the City concerning this private water system and the ongoing lack of compliance with several regulatory and City standards concerning public health and safety, the owner of the private water system and properties upon which the Greeley Mall is located (collectively "Greeley Mall Property") has demonstrated no intent to bring the system into compliance and mitigate this serious public health risk; and

WHEREAS, the City has accordingly identified a need to construct potable water infrastructure to ensure safe and reliable domestic water service to the Greeley Mall Property; and

WHEREAS, the City Council desires on its own initiative to establish a local improvement district for the construction of such potable water infrastructure, to ensure safe and reliable domestic water service to the benefit of the Greeley Mall Property;

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

Section 1. Establishment of Local Improvement District 172334. Pursuant to the authority set forth in Section 18-379(d) of the Greeley Municipal Code, the City Council hereby orders the creation of a local improvement district for the construction of potable water infrastructure to replace the deteriorated and out-of-compliance private water system serving the Greeley Mall Property, to ensure safe and reliable domestic water service to the benefit of the Greeley Mall Property (“Greeley Mall Potable Water Infrastructure”). The local improvement district shall be assigned number 172334 and contain the lots and lands set forth in Section 6 below. The location of the Greeley Mall Property, as well as the lots and lands to be included within Local Improvement District 172334, are shown on the map attached hereto as Exhibit A.

Section 2. Estimation and Description of Maximum Costs. The maximum cost of construction and incidental expenses for the Greeley Mall Potable Water Infrastructure is estimated to be \$3,356,150.00. Incidental expenses may include those expenses associated with design, inspection, engineering, advertising, abstracting, publishing, postage, collections, and other similar expenses attributable to the construction of the Greeley Mall Potable Water Infrastructure and establishment of Local Improvement District 172334.

Section 3. City Portion of Infrastructure Costs. The potable water infrastructure constructed pursuant Local Improvement District No. 172334 will also serve and benefit a parcel of real property owned by the City and located adjacent to the Greeley Mall Property. Of the total estimated maximum cost set forth in Section 2, the City will accordingly bear at a minimum the portion of construction costs attributable to the City-owned parcel and any oversizing of the Greeley Mall Potable Water Infrastructure. The minimum cost to be borne by the City is estimated at this time to be \$216,204.00].

Section 4. Assessments against Local Improvement District 172334 Properties. The final determination of assessments to be made against the lots and lands included in Local Improvement District 172334 shall be established by an ordinance adopted after completion of the potable water infrastructure improvements described herein, and such assessments shall be based upon the costs of construction, incidental expenses, and a fair market rate of projected interest to be recommended by the Director of Finance and set forth in the assessment ordinance at the time it is adopted. Interest shall accrue on each assessment from the date of the City’s final payment on construction costs until the assessment is paid in full. The portion of the total maximum cost for the Greeley Mall Potable Water Infrastructure not borne by the City shall be allocated to the lots and lands included in Local Improvement District 172334. Within such allocation, the costs and interest shall then be assessed proportionally in accordance with the linear footage of the Greeley Mall Potable Water Infrastructure that services each parcel. Assessments shall become due from the property owner at the time the assessment ordinance is adopted, and payable in accordance with the terms set forth in the assessment ordinance.

Section 5. City of Greeley staff shall complete, or engage one or more contractors to complete, construction of the Greeley Mall Potable Water Infrastructure within a reasonable time after passage of this ordinance.

Section 6. Lots and Lands to be Included in Local Improvement District 172334; Owners. The lots and lands that shall be included within Local Improvement District 172334, the street addresses (if

applicable) and legal descriptions of such lots and lands, and the current record owners of such lots and lands, according to the records of the Weld County Clerk and Recorder’s Office, are as follows.

- 1. Owner(s): Greeley Mall CO LLC
Mailing Address of Owner(s): 9101 Alta Drive, Unit 1801
Las Vegas, Nevada 89145-8546
Address of LID Property: 2050 Greeley Mall
Greeley, Colorado 80631
Weld County Parcel No.: 096119218001
Legal Description of LID Property: GR GM LOT 1 GREELEY MALL MINOR

- 2. Owner(s): Greeley Mall CO LLC
Mailing Address of Owner(s): 9101 Alta Drive, Unit 1801
Las Vegas, Nevada 89145-8546
Address of LID Property: 2050 Greeley Mall
Greeley, Colorado 80631
Weld County Parcel No.: 096119218004
Legal Description of LID Property: GR GM LOT 4 GREELEY MALL MINOR

Section 7. Properties within the boundaries of Local Improvement District No. 172334 remain subject to all regulatory standards and requirements of the Greeley Municipal Code regarding City water service, including, without limitation, the requirement to construct additional distribution line extensions, if necessary, to facilitate connection to the City’s public potable water distribution system.

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



Agenda Summary

April 15, 2026

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

Title:

Approval and Declaration of Adequate Water Year

Summary:

Staff reports to the Water and Sewer Board in April of each year on Greeley’s water supply status to declare an adequate water year. Based on projected storage, staff recommends that the Board declare an Adequate Water Year with no additional watering restrictions and authorize staff to rent out available excess water supply, so long as the target storage volume of 21,300 acre-feet is maintained.

Recommended Action:

Declare an adequate water year

Recommended Motion:

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

Attachments:

1. Approval and Declaration of Adequate Water Year 2026
2. 2026 Memo Water Supply and Adequacy Determination

Water Supply and Declaration of an Adequate Water Year

April 15, 2026

**Leah Hubbard,
Deputy Director of Water Resources**



Agenda and Purpose



Agenda

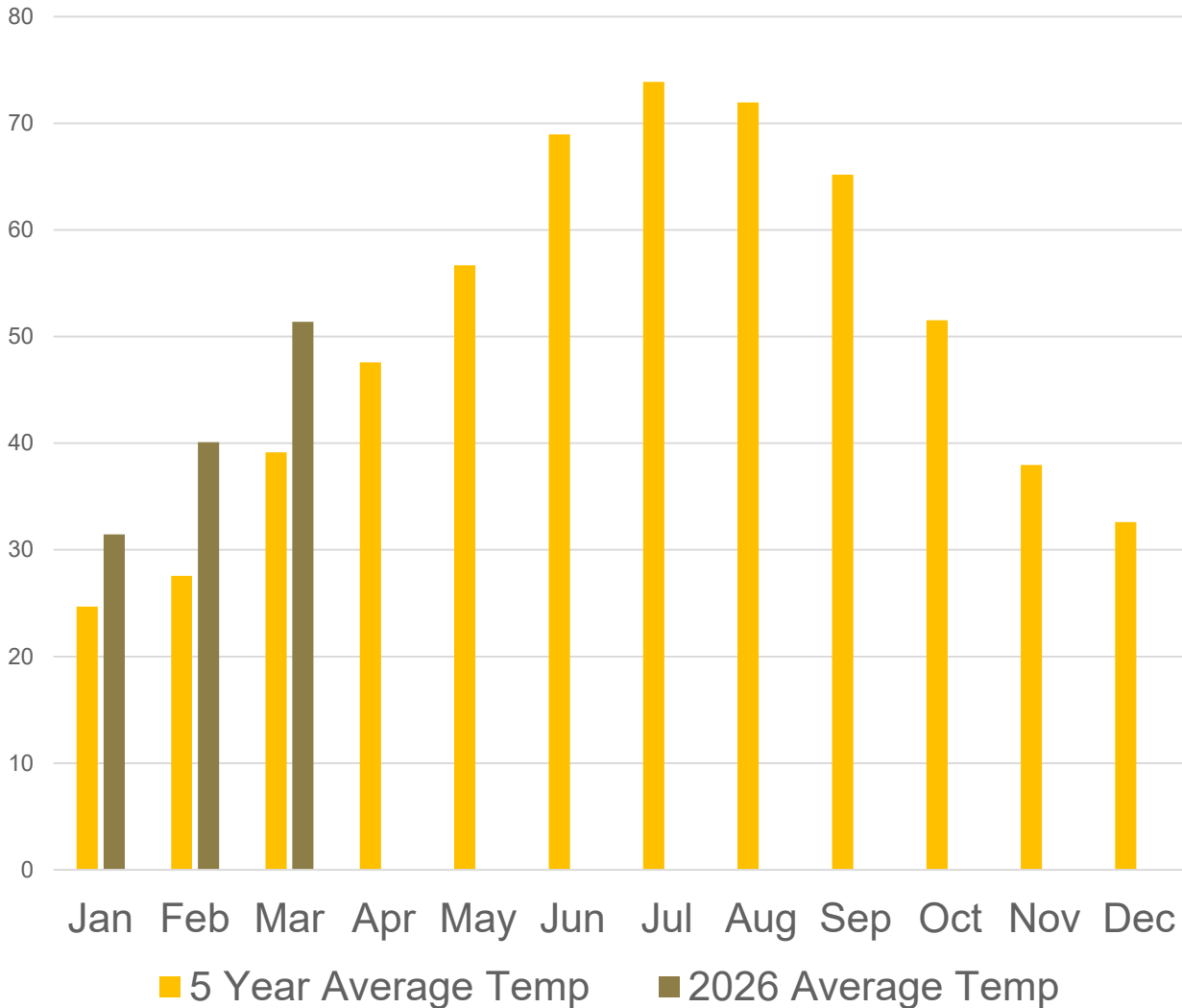
- Climate and Weather
- Storage and Production
- Outlook on Irrigation Season
- Recommendation of an Adequate Water Year

Purpose

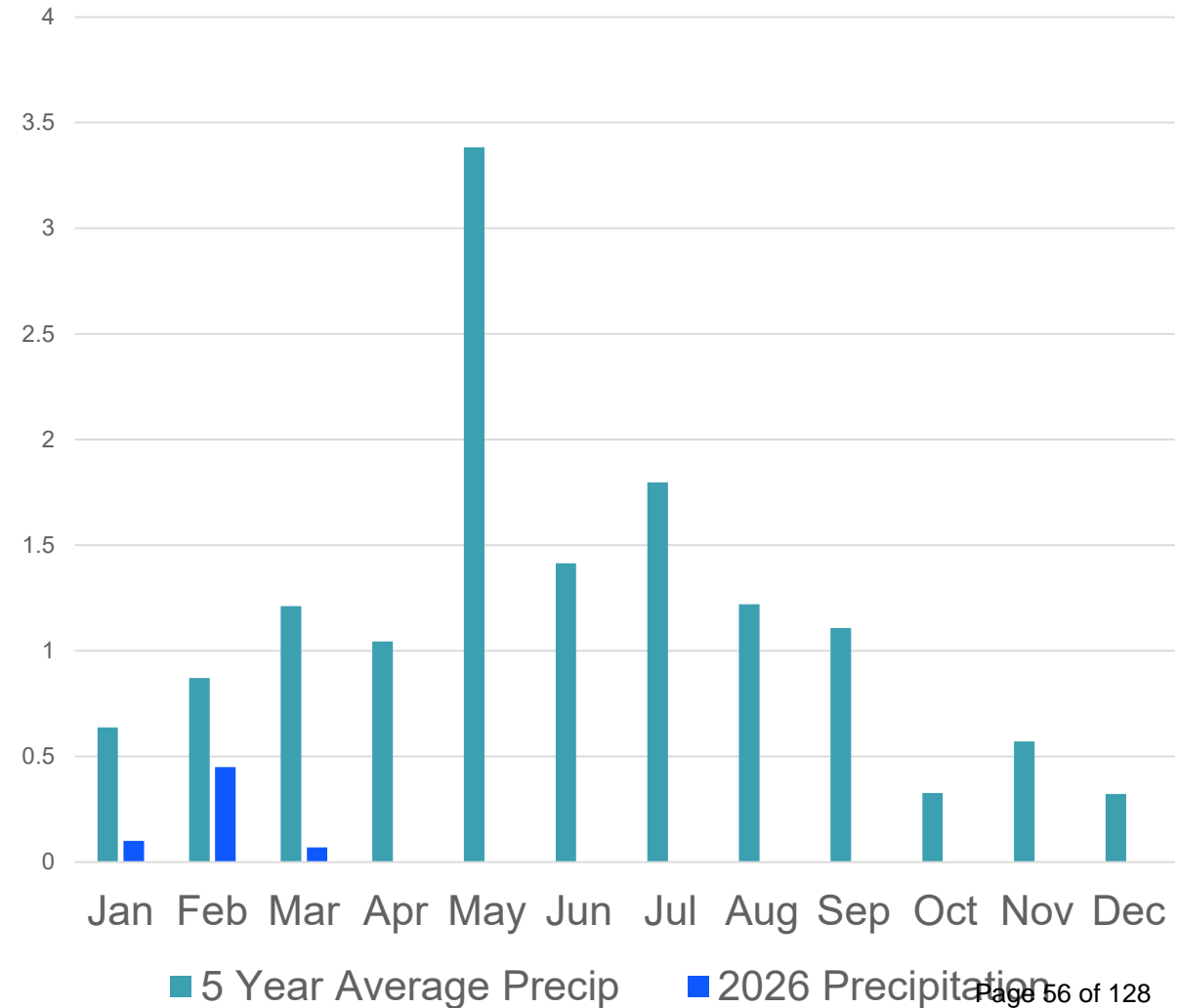
- Provide the board the necessary information and recommendation for Greeley to declare an Adequate Water Year

5 Year Average and Current Conditions

Temperature

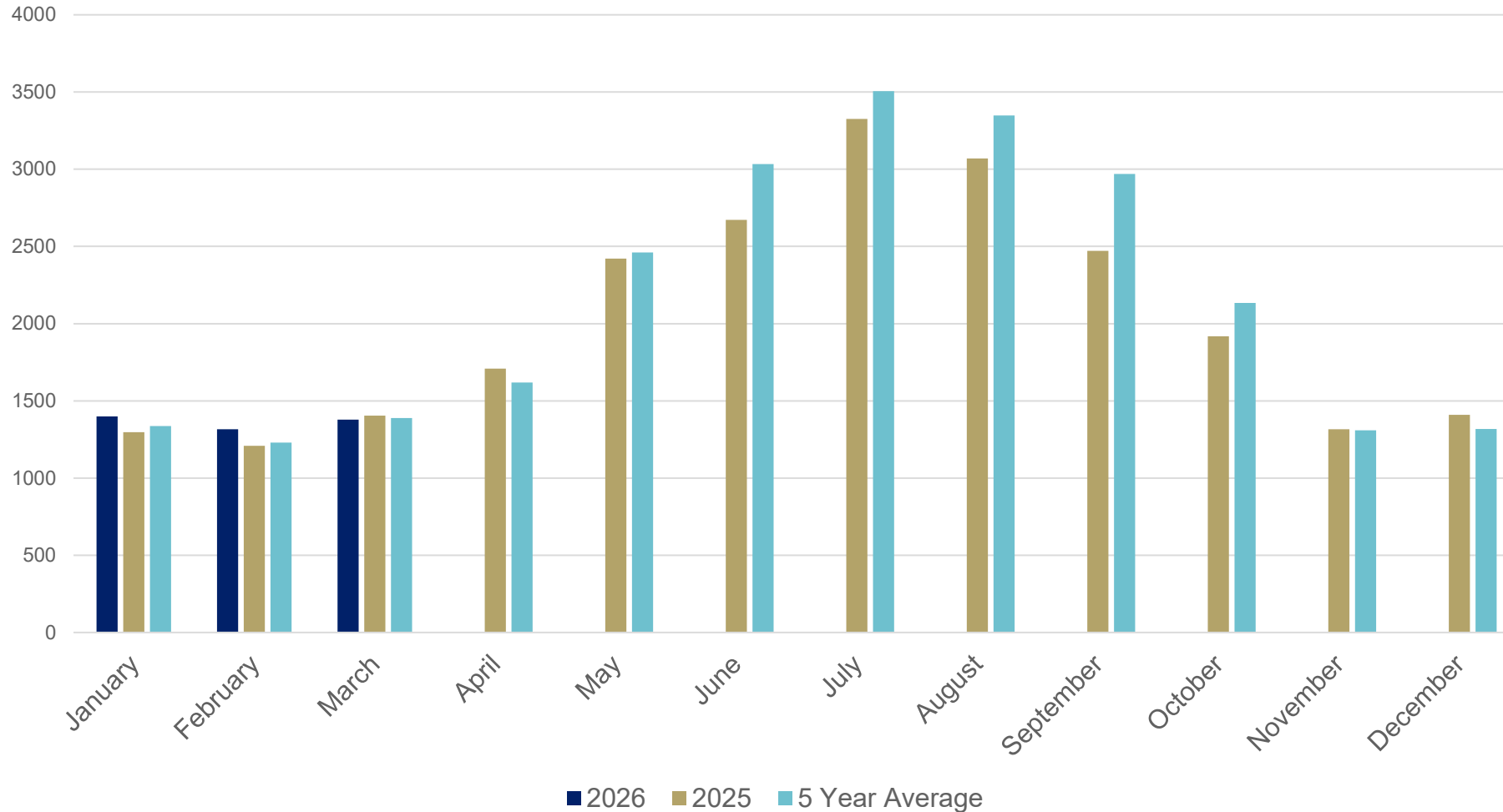


Precipitation



Production

Monthly Water Treatment (Acre Feet)



Treatment through April 1 (AF)	
2021 - 2025 Average	25,652
2025	24,224
2026	4,095

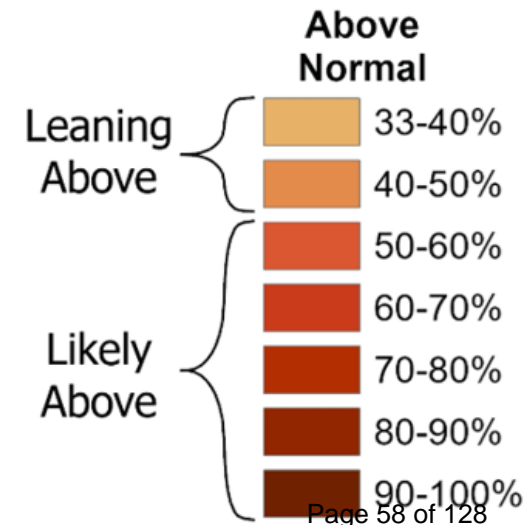
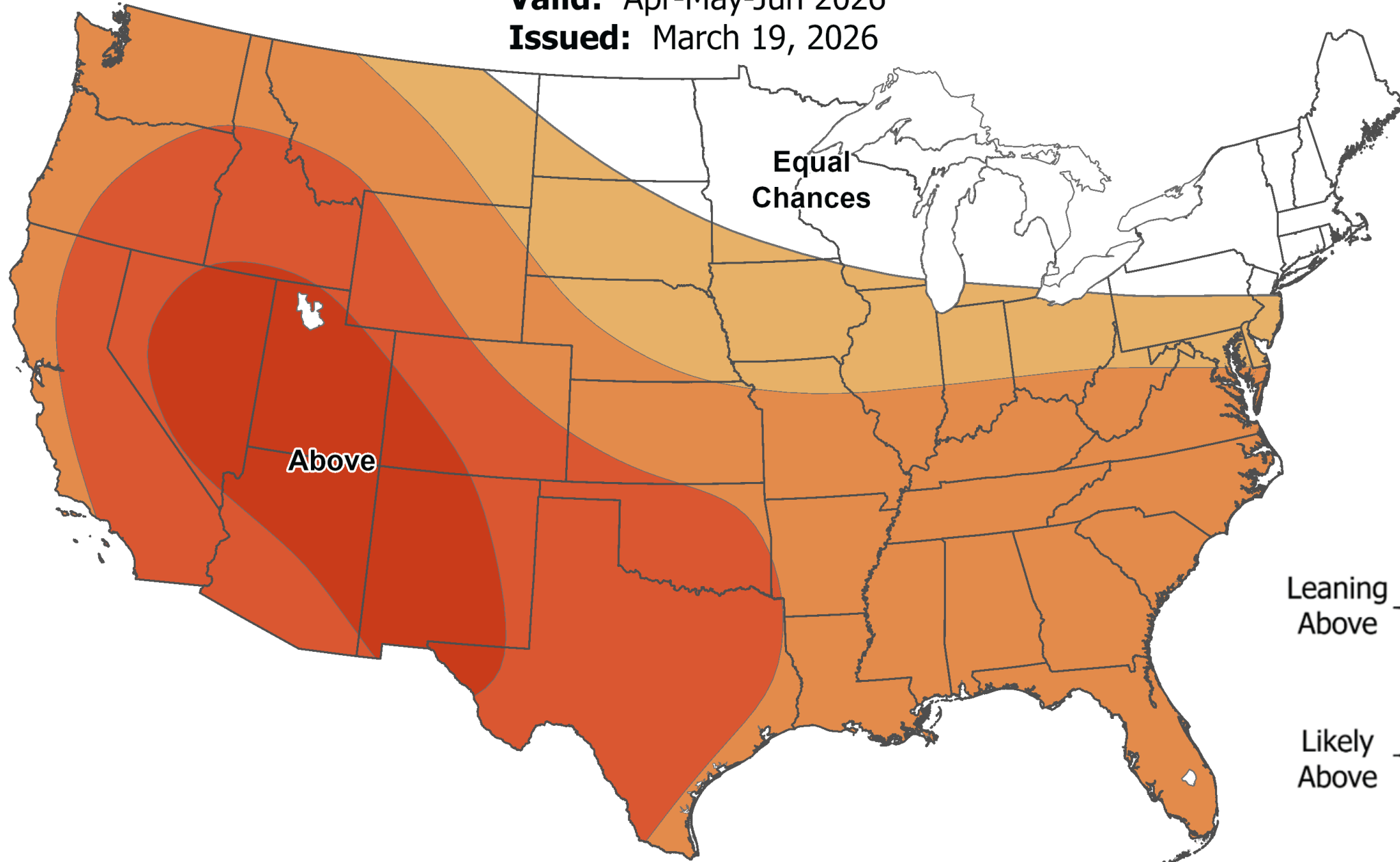


Seasonal Temperature Outlook



Valid: Apr-May-Jun 2026

Issued: March 19, 2026



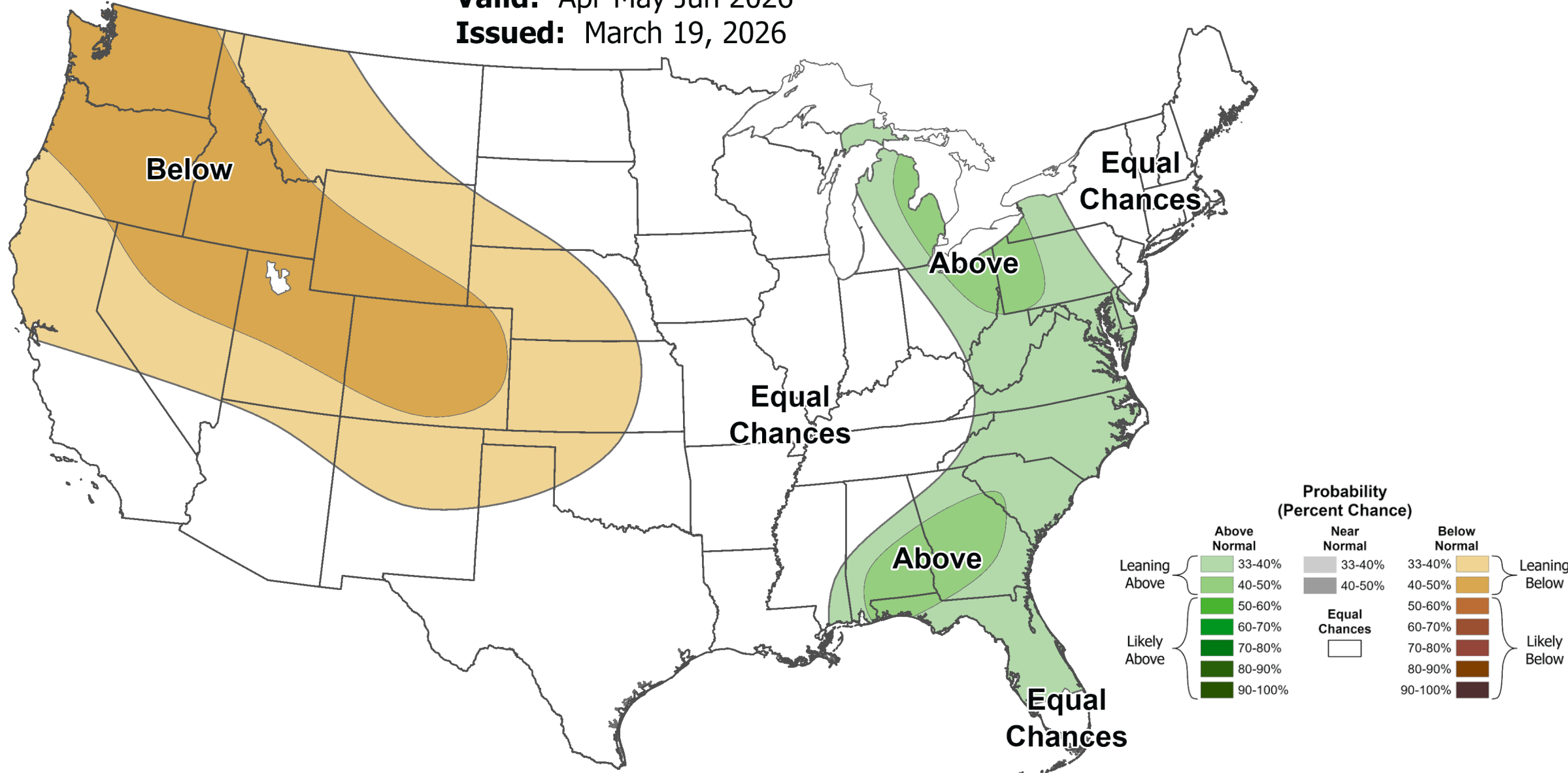


Seasonal Precipitation Outlook



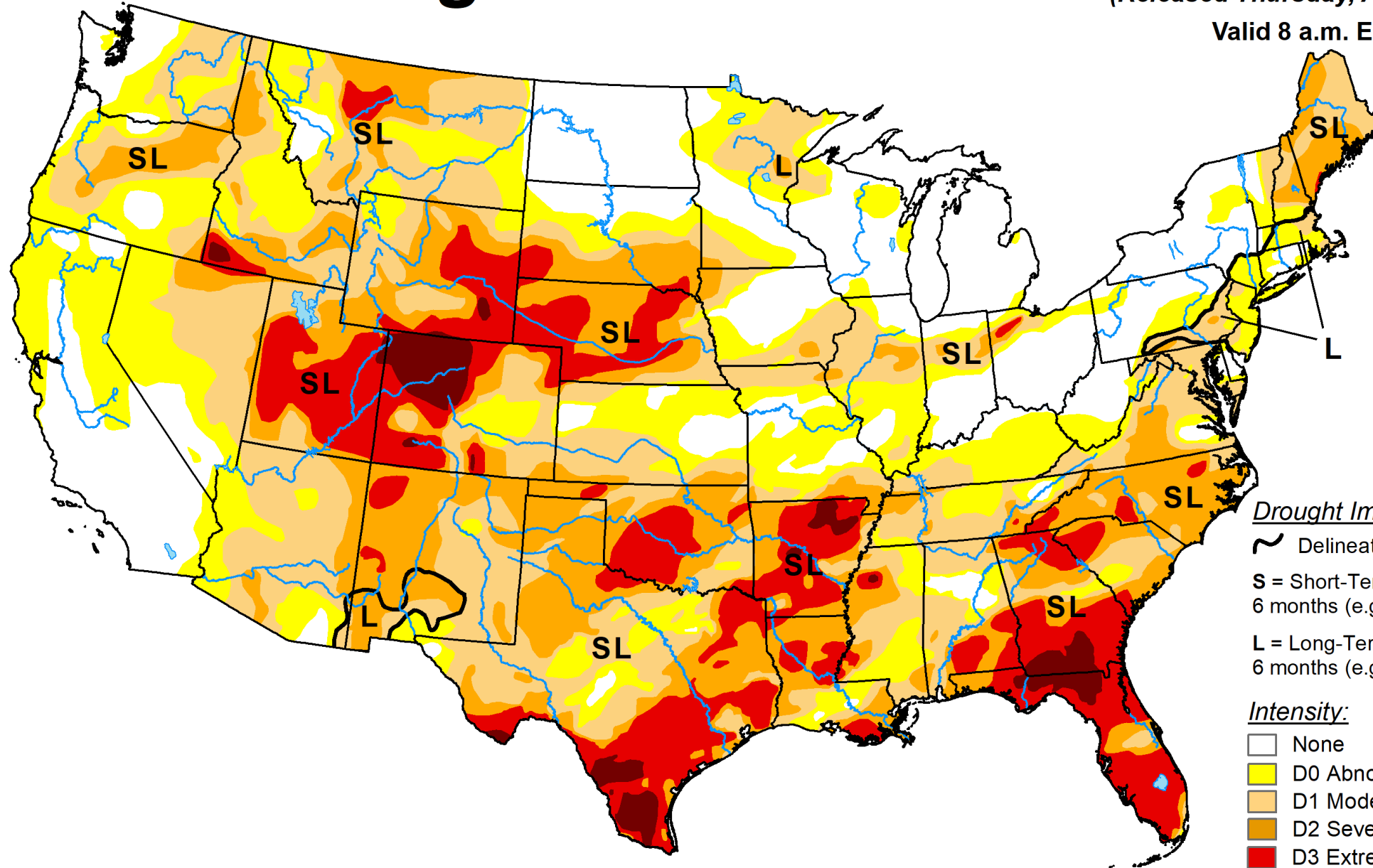
Valid: Apr-May-Jun 2026

Issued: March 19, 2026



U.S. Drought Monitor

March 31, 2026
(Released Thursday, Apr. 2, 2026)
Valid 8 a.m. EDT



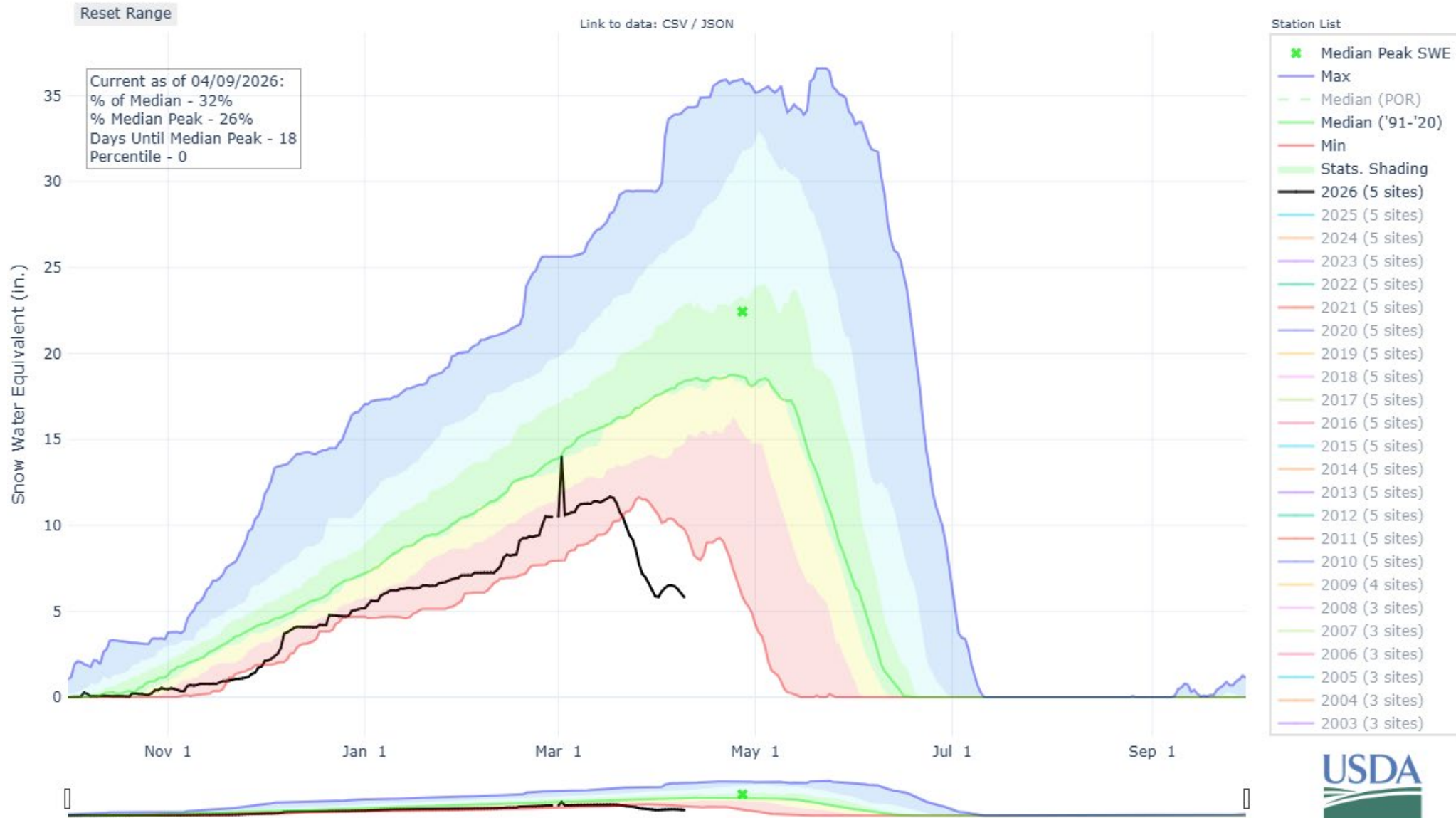
Drought Impact Types:

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

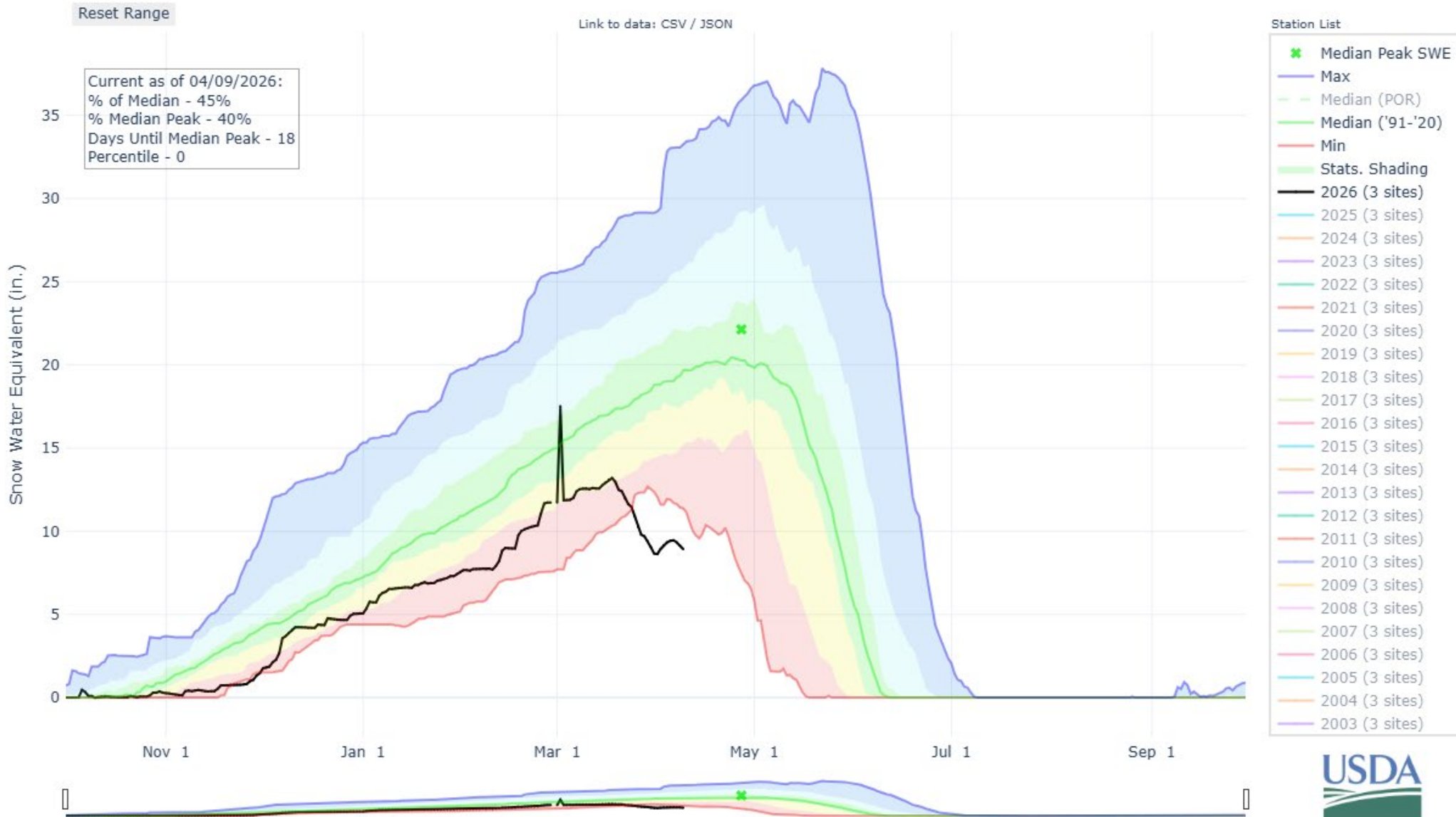
Intensity:

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

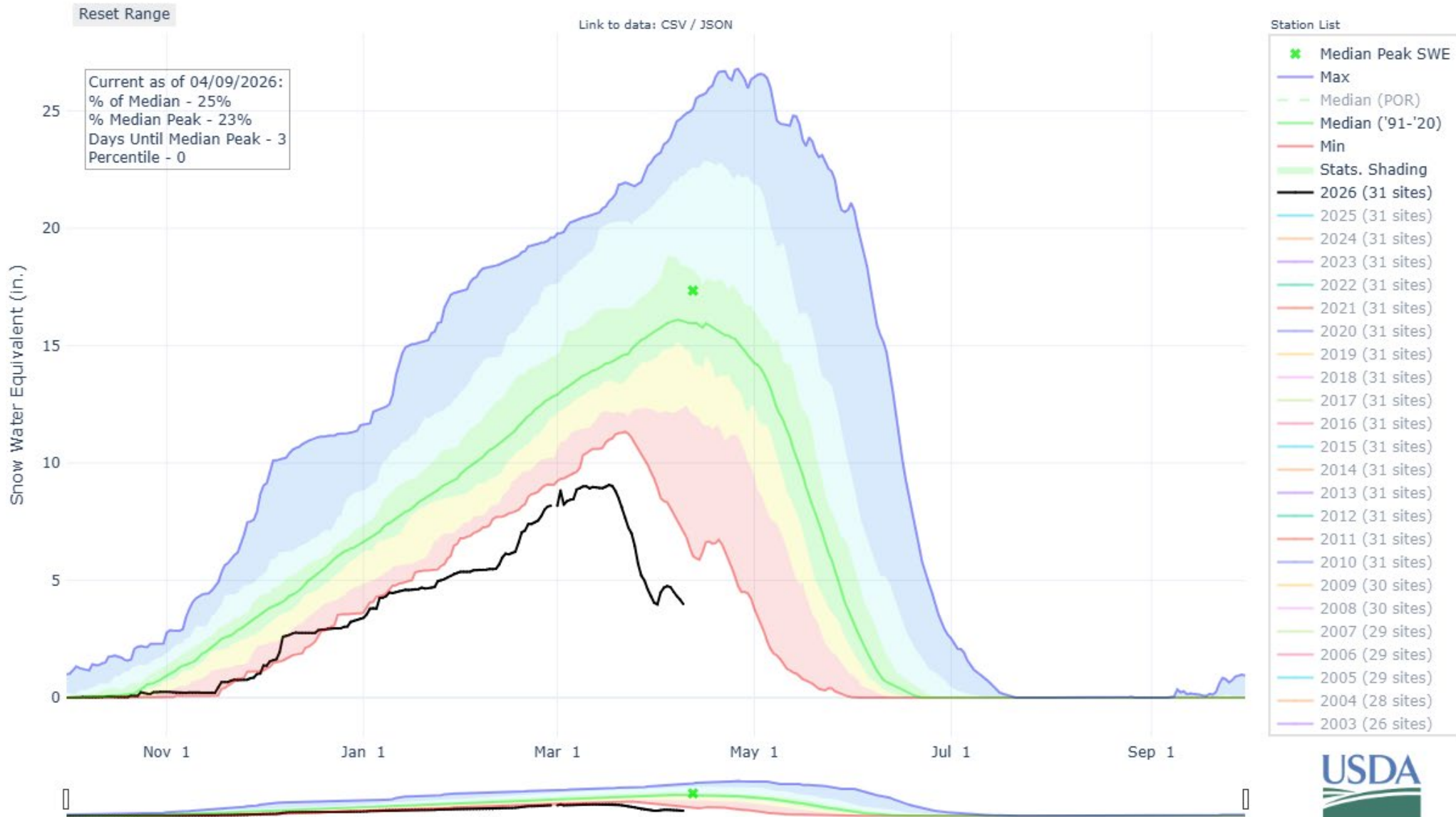
Poudre Snowpack



Big Thompson Snowpack



Colorado Headwaters Snowpack



Snow

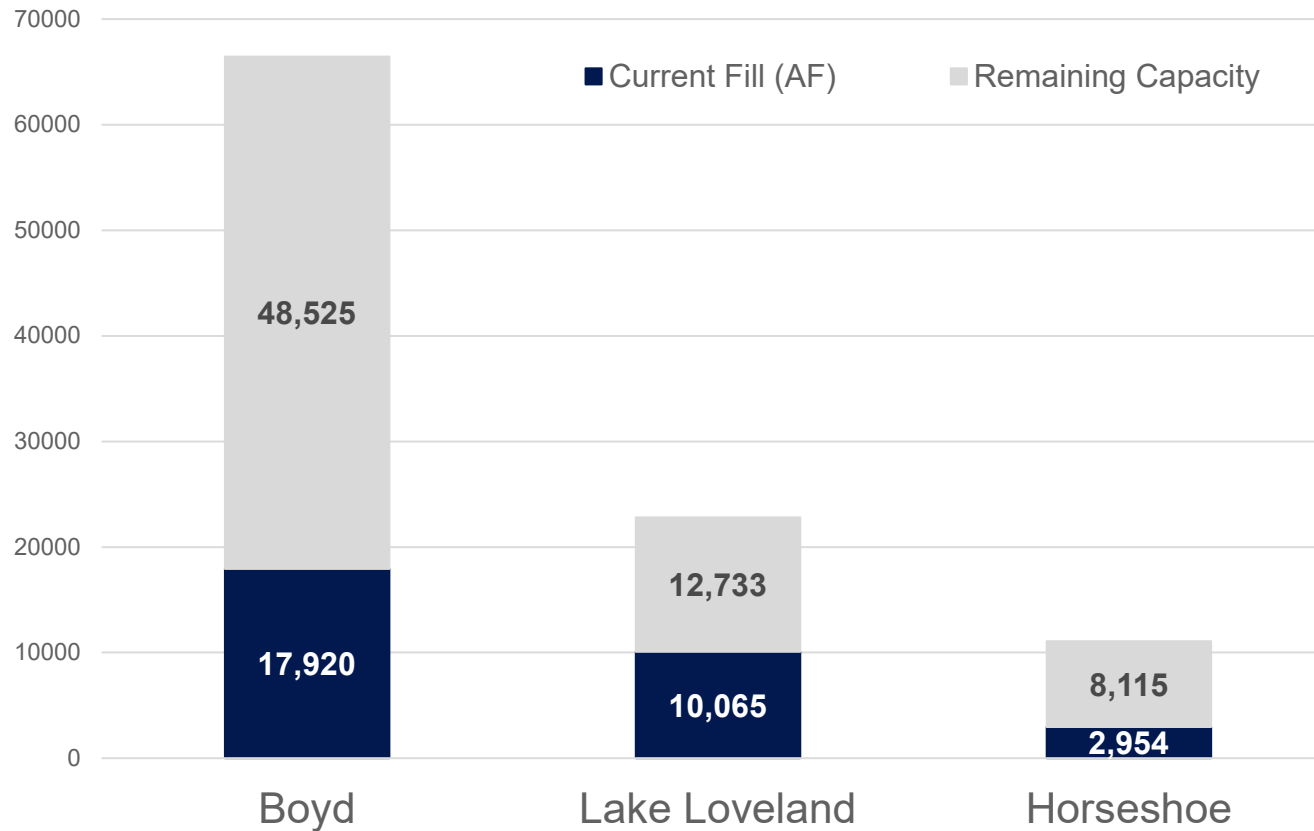


April 1 Snow Survey % of Average Snowpack

	South Fork	Poudre Basin	North Fork
Manual Measurement	5%	14%	7%
SNOTEL Measurement	0%	34%	36%

System Storage Volumes - GLIC

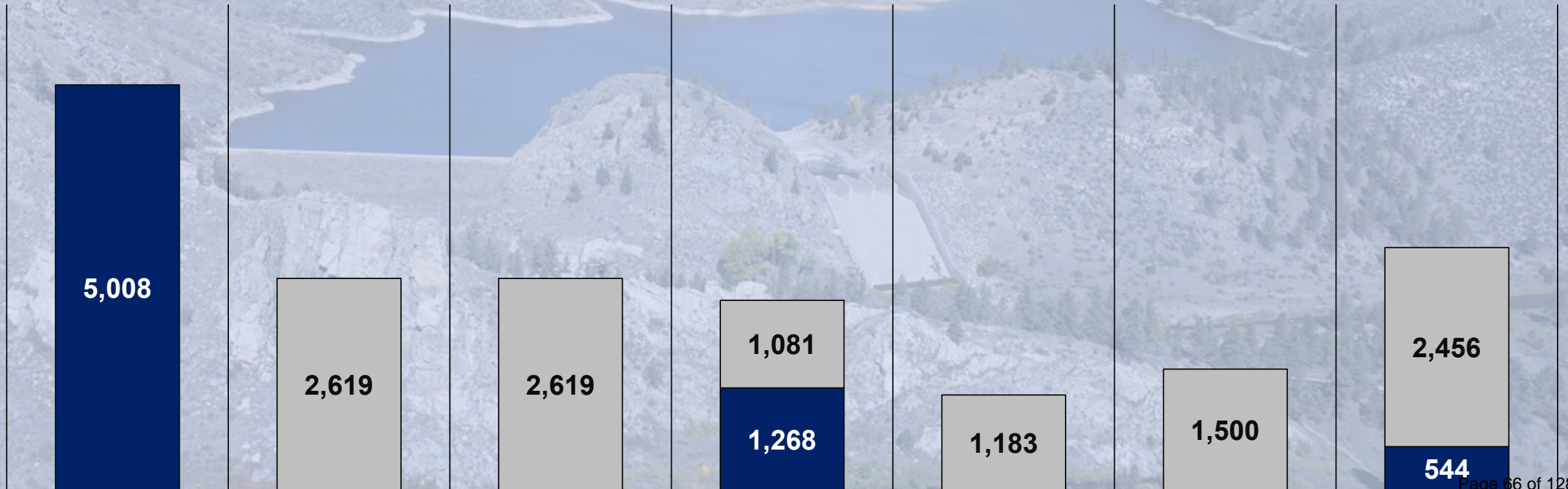
Boyd	Lake Loveland	Horseshoe
37%	79%	36%
Total in the system: 30,309 AF - 44% full		



System Storage Volumes

Seaman	Comanche	Hourglass	Barnes	Peterson	Twin	Poudre Ponds
100%	0%	0%	54%	0%	0%	18%

■ Fill (AF) □ Remaining Capacity (AF)



Northern Water Storage Compared to 2002

Reservoir	1-Apr-02	1-Apr-26	Capacity	Current % full	2002 % full
Carter	105,250	106,608	112,230	95%	94%
Horsetooth	38,358	146,363	156,735	93%	24%
Granby	236,829	338,085	539,758	63%	44%
Total	380,437	591,056	808,723	73%	47%

Current Projected Storage

	April 2026 Storage (acre-feet)	Demands/Losses (April 2026 - March 2027) (acre-feet)	Yields (April 2026 - March 2027) (acre-feet)	April 2027 Projected Storage (acre-feet)
Source	(1)	(2)	(3)	(4)
NCWCD (C-BT)	15,494	18,500	20,258	17,252
WINDY GAP	0	2,667	2,667	0
GLIC SYSTEM	8,227	8,953	7,279	6,553
TUNNEL	1,699	500	400	1,599
TOTAL	25,420	30,620	30,605	25,405

Puts Greeley above our **drought restriction level of 21,300 AF** in storage in April 2027

Wet Year

	April 2026 Storage (acre-feet)	Demands/Losses (April 2026 - March 2027) (acre-feet)	Yields (April 2026 - March 2027) (acre-feet)	April 2027 Projected Storage (acre-feet)
Source	(1)	(2)	(3)	(4)
NCWCD (C-BT)	15,494	12,640	20,258	23,112
WINDY GAP	12	7,578	7,567	1
GLIC SYSTEM	8,227	8,953	20,325	19,599
TUNNEL	1,699	500	400	1,599
TOTAL	25,432	29,672	48,550	44,311

- 80% CBT Quota
- High GLIC Yield
- Max Windy Gap Pumping

Average Year

	April 2026 Storage (acre-feet)	Demands/Losses (April 2026 - March 2027) (acre-feet)	Yields (April 2026 - March 2027) (acre-feet)	April 2027 Projected Storage (acre-feet)
Source	(1)	(2)	(3)	(4)
NCWCD (C-BT)	15,494	15,833	17,978	17,639
WINDY GAP	12	4,679	4,667	0
GLIC SYSTEM	8,227	8,953	20,325	19,599
TUNNEL	1,699	500	400	1,599
TOTAL	25,432	29,965	43,370	38,837

- Average pumped windy gap and GLIC yield
- 70% C-BT quota

Very Dry Year

	April 2026 Storage (acre-feet)	Demands/Losses (April 2026 - March 2027) (acre-feet)	Yields (April 2026 - March 2027) (acre-feet)	April 2027 Projected Storage (acre-feet)
Source	(1)	(2)	(3)	(4)
NCWCD (C-BT)	15,400	18,221	13,417	10,596
WINDY GAP	0	2,667	2,667	0
GLIC SYSTEM	6,979	8,953	7,447	5,473
TUNNEL	1,699	500	400	1,599
TOTAL	24,078	30,341	23,931	17,669

- No Windy Gap pumping
- Low yields in GLIC and Tunnel
- No supplemental C-BT



Declaration of Adequate Water Year

- Greeley residents have successfully managed drought conditions for over 155 years
- Community leaders have consistently invested in a reliable, diversified water supply
- Greeley's continued investment in supplemental supplies have exceeded demand even during this drought and will avoid watering restrictions
- Greeley uses a proactive, data-driven planning to manage drought and will continue to analyze our water supplies throughout the year for the safety of our community



Conclusion and Recommendation



“Adequate Water Year” continue

- Maintain target storage volume at 21,300 AF
- Drought across Colorado will persist
- Recommend the Board declare an “Adequate Water Year”



Questions?



MEMORANDUM

TO: Sean Chambers, Water and Sewer Director
FROM: Brian Von Seggern, Water Resource Operations Manager
DATE: April 7, 2026
RE: April 2026 Water Supply Update and Adequacy Determination

OBJECTIVE

Each year staff reports the water supply status to the Greeley Water and Sewer Board (“Board”) for the purpose of declaring an adequate water year and evaluating if drought restrictions are necessary. Previous modeling analysis has shown that the amount of water needed in storage to supply the citizens of Greeley for 12 months is 21,300 acre-feet. When this target storage level is met, the Board can declare an Adequate Water Year with no additional watering restrictions. The following table illustrates the process for determining the projected target storage volume for April 2026.

BACKGROUND

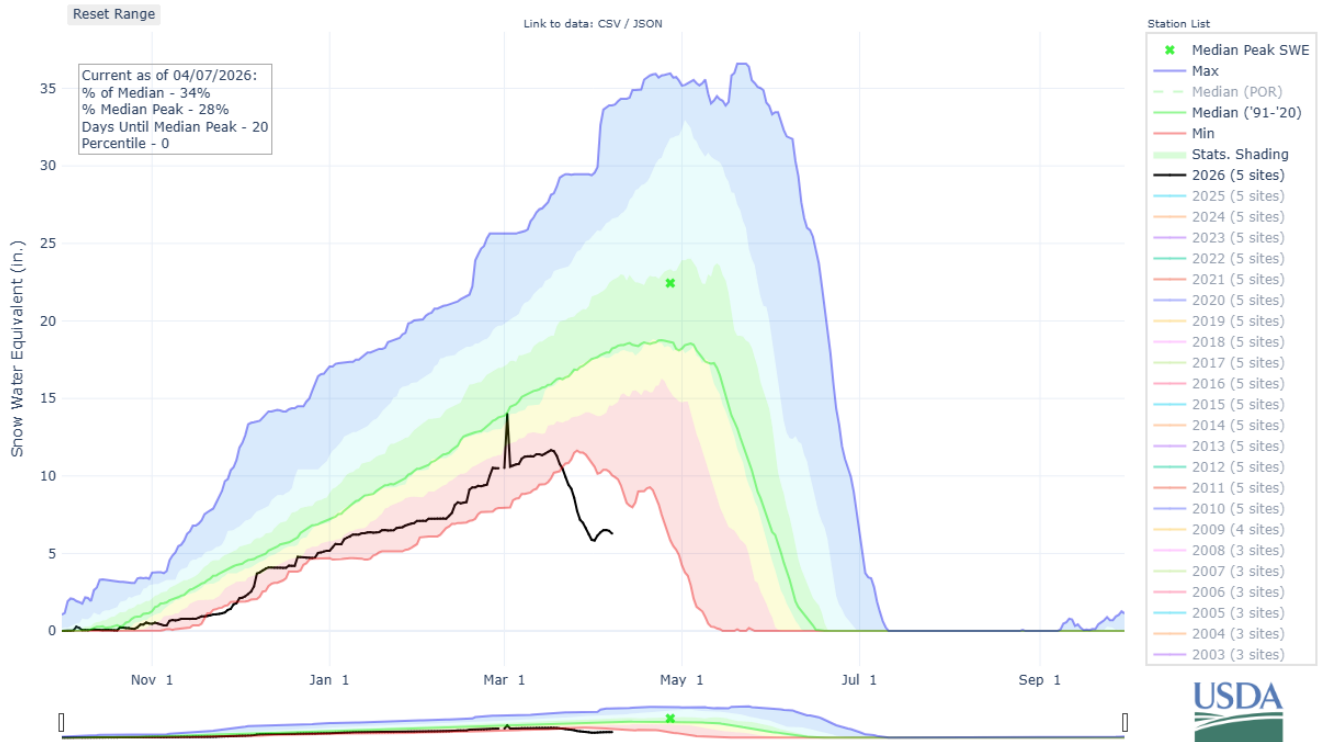
During Water Year 2025 (October 2024 through September 2025), hydrologic conditions generally met expectations. Snowpack across the South Platte Basin peaked near average, and runoff volumes tracked close to forecasted conditions. While not an exceptional runoff year, flows were sufficient to support system reliability without significant stress. Northern Water’s operations, including the Colorado-Big Thompson (CBT) Project, provided consistent supplemental supply throughout the irrigation season by starting the irrigation season with a 70% quota in April and finishing the year with a 75% quota in August.

The 2025/2026 snowpack trended below average throughout the winter. March experienced unseasonably warm weather the snowpack peaked on March 17 in the Poudre watershed. Historically, this watershed reaches peak snowpack on April 27th (median peak SWE). The basin saw runoff conditions over a month earlier than expected with much less snow than normal.

In March 2026, Governor Polis Activated State Drought Task Force as the low snow and temperature increased across all of Colorado. Many municipalities have already issued watering restrictions.

SERVING OUR COMMUNITY • IT'S A TRADITION

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



The Greeley System Storage Analysis table for Water Year 2025 projects the storage levels in April 2026 will be approximately **23,124 acre-feet**. This projection includes a 80% CBT quota, dry year Greeley Loveland Irrigation Company dividends, no Windy Gap pumping, and a below average Laramie Poudre Tunnel yield.

Source	April 2026 Storage (acre-feet)	Demands/Losses (April 2026 - March 2027) (acre-feet)	Yields (April 2026 - March 2027) (acre-feet)	April 2027 Projected Storage (acre-feet)
	(1)	(2)	(3)	(4)
NCWCD (C-BT)	15,494	18,500	17,978	14,972
WINDY GAP	0	2,667	2,667	0
GLIC SYSTEM	8,227	8,953	7,279	6,553
TUNNEL	1,699	500	400	1,599
TOTAL	25,420	30,620	28,324	23,124

RECOMMENDATION

The projection for April 1, 2027, storage volume exceeds the target storage volume despite poor snowpack. Staff recommends the Board declare an adequate water year and that supplies be made available for immediate rental to agriculture while assuring target storage does not fall below 21,300 acre-feet.

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Agenda Summary

April 15, 2026

Key Staff Contact: Matt Sparacino, Water Resource Planning Manager

Title:

Integrated Water Resource Plan (IWRP) Annual Board Report

Summary:

To continue the benefits of the Integrated Water Resources Plan (IWRP) beyond the completed plan, an adaptive planning process has been adopted by the department. This process includes annually assessing core adaptive planning questions which will help to identify any signposts or triggers for necessary planning action. This presentation will walk through the key adaptive plan actions taken every year and the data used to support any recommendations. Despite recent customer growth of 1.4 to 1.57%, demands in 2025 remained flat. Per capita water use was also flat around 88 gpcd. For WY 2026 to date, temperatures have been 5 to 8 degrees above the long term average and snowpack has been historically low. While these are indicators of stress, our overall system is most aligned with our Continued Trends planning scenario. We will carefully monitor conditions throughout the year and adapt accordingly.

Recommended Action:

None

Recommended Motion:

None

Attachments:

1. 2026 IWRP Annual Board Report

IWRP Annual Board Report

April 15, 2026

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



Agenda



- IWRP refresher
- Adaptive Plan Overview
- Adaptive Plan Update



IWRP Refresher

IWRP Vision Statement

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

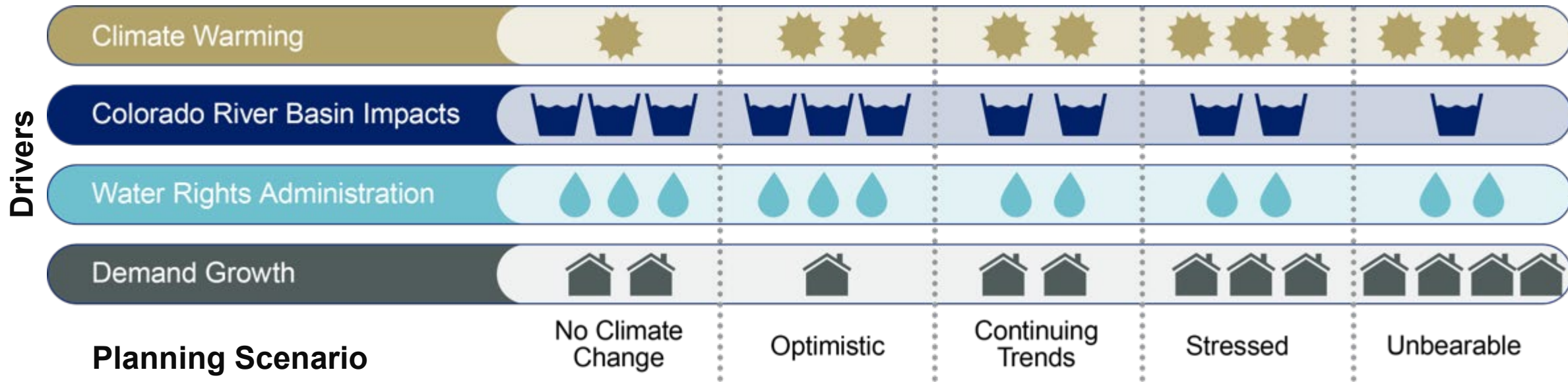


IWRP Refresher: What is acceptable?

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

IWRP Refresher: Planned Futures

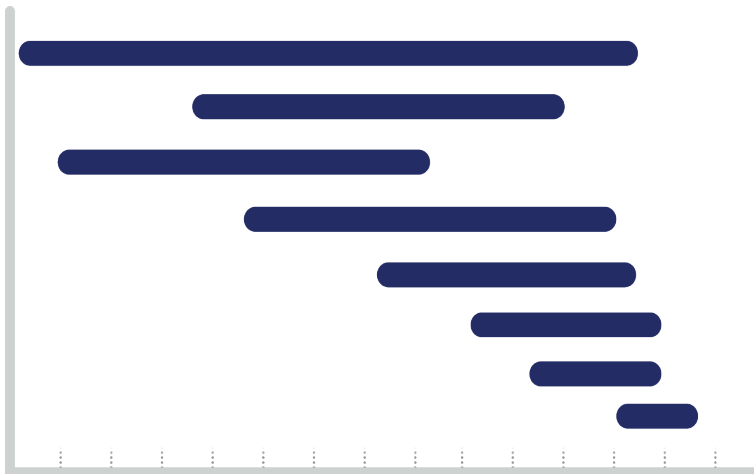
- “Planning Scenarios” vary based on future water supply conditions using four “drivers”



IWRP Refresher: How will it be used?

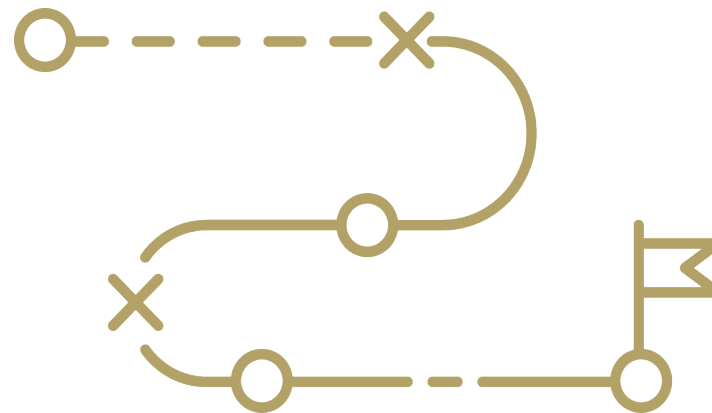
1

Detailed 10-year plan for the water supply system



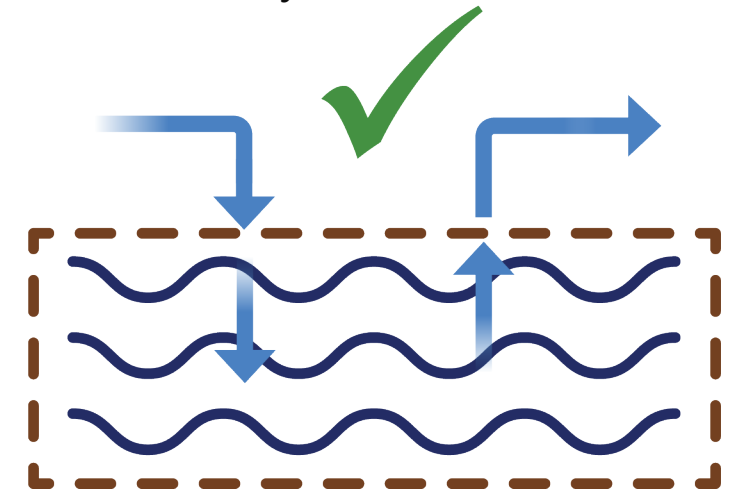
2

Process to trigger implementation of the Terry Ranch Project



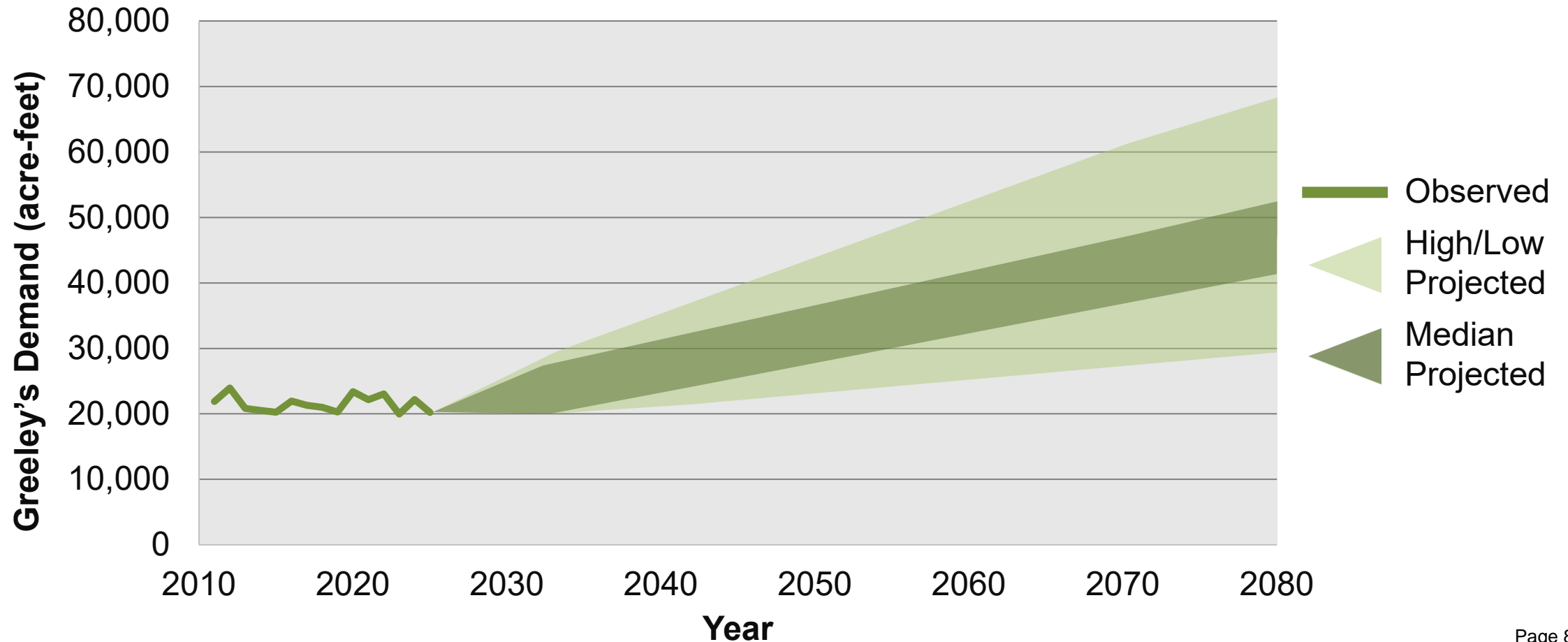
3

Establish sustainable, long-term, Terry Ranch use



IWRP Refresher: Future Water Demands?

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



IWRP Refresher

- What the IWRP does:
 - Sets criteria for a reliable water supply in an uncertain future (Sec 2.4)
 - Assesses how drivers affect water supply in various future conditions (Sec 2.2)
 - Affirms that Terry Ranch is an essential investment in all futures (Sec. 9.3)
 - Recommends a future “Terry Ranch Integration Study” (Sec 11.1)

- What the IWRP does not do:
 - Specify the year in which to implement Terry Ranch (Sec 9.3)
 - Predict when future demand growth will resume or at what rate (Sec 12.2)





Adaptive Plan Overview

IWRP Adaptive Planning:

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

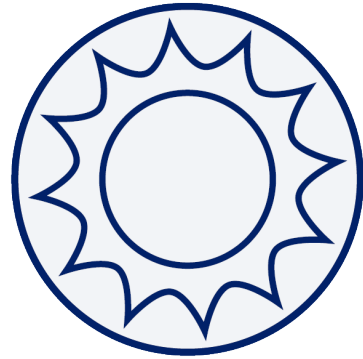


Poudre River Diversion

How will Greeley monitor IWRP outcomes?



Monitor Demand
Growth and Water
Supply Conditions



Evaluate
Terry Need
Triggers



Update Terry Ranch
Implementation
Plan



Assess Water
Rights Changes
and Acquisitions



Review Other
Water Supply
Opportunities

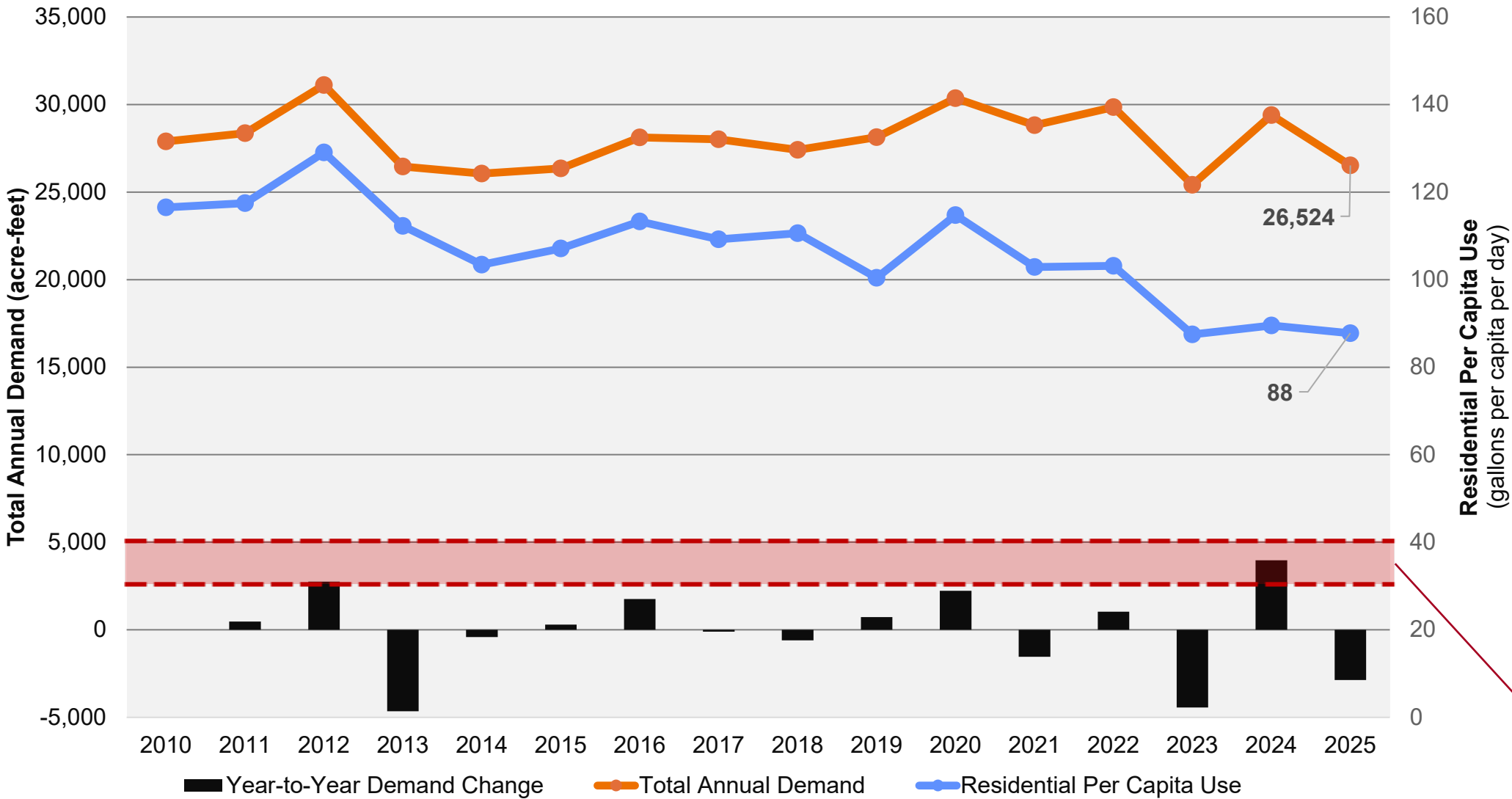
Complete Adaptive Plan Actions Each Year



Adaptive Plan Update



Demand Indicators – Total Annual Demand



Adaptive Plan Update:
Residential per capita use continues to trend downward

Define level of sustained demand growth reflecting 'real' growth vs. recovery from drought shadow.



Demand Indicators – Total Annual Demand

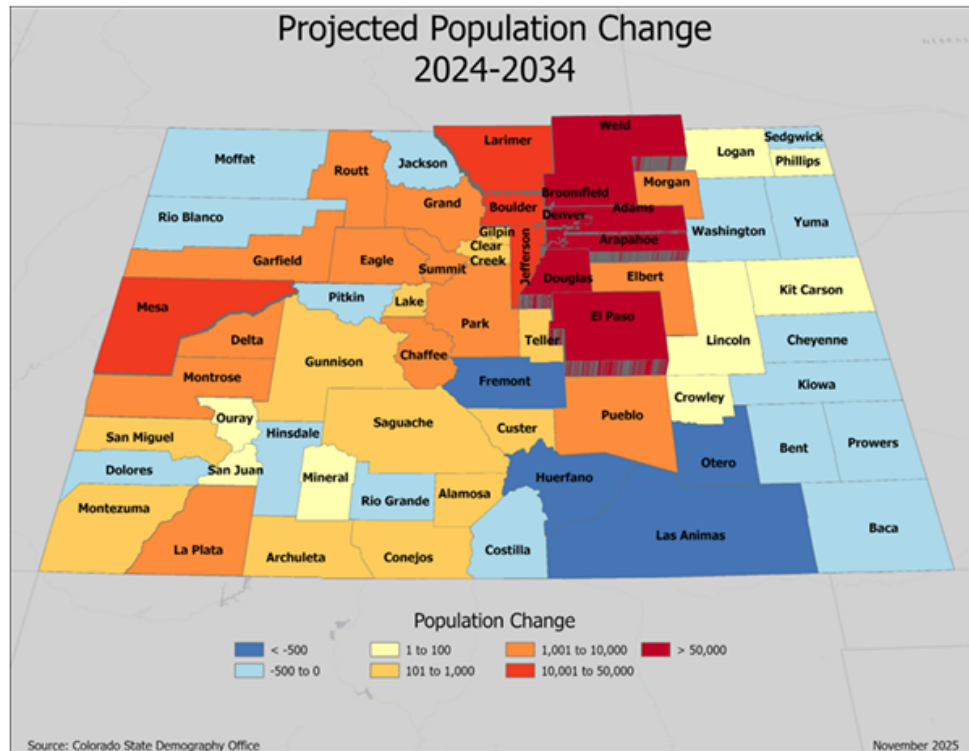
Factors contributing to decreasing demand:

1. Financial pressures of overall utility bills
2. Decreasing lot size = decreasing proportion of irrigable area and irrigation water demand
3. More efficient indoor use
4. Regional awareness and changing preferences



Demand Indicators – Population

County Differences in Growth



Source: State Demography Office, vintage 2024 estimates and projections



Weld County is projected to see a population increase of 70,000 in next 10 years

Trend from 2020 – 2024:

- Population served by Greeley Water increased by **5.6%**
- Population in unincorporated Weld County and select towns increased by **12.4%**

Trend from 2023 – 2024:

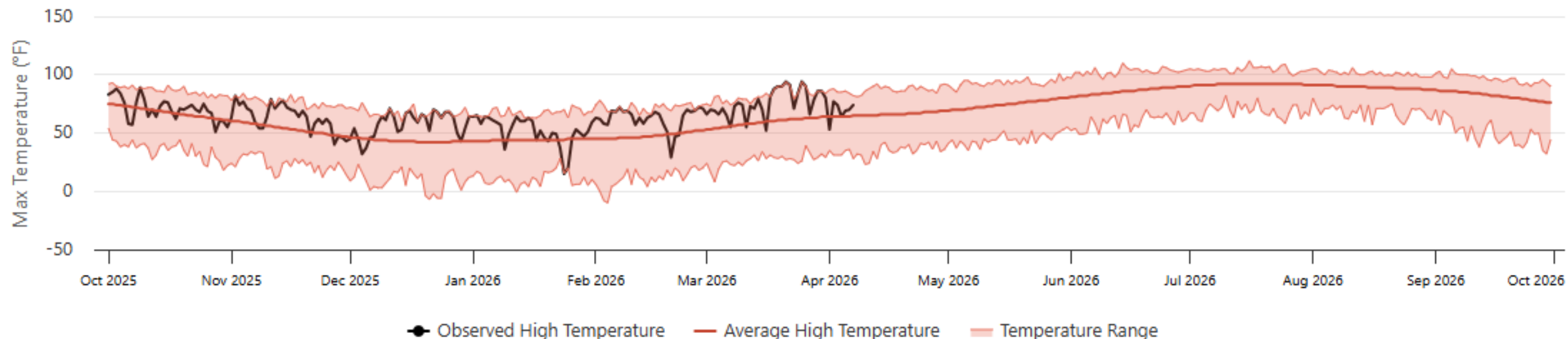
- Population served by Greeley Water increased by **1.4%** (2024-2025 = **1.57%**)
- Population in unincorporated Weld County and select towns increased by **2.2%**



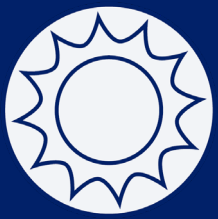
Demand Indicators – Climate

- Warmest Dec – Feb period in state history, +6.4F above 1991 – 2020 average

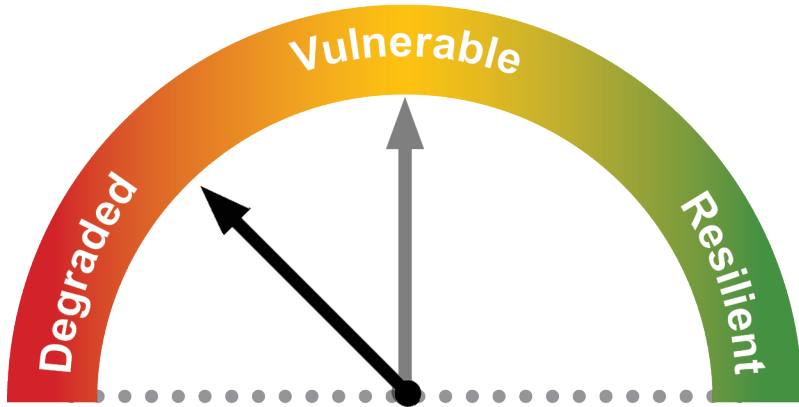
Daily High Temperatures for GREELEY UNC



- 153 of 189 days with high temp above average
- 34 days of tied or broken record high temps



Evaluate Terry Ranch Need – Basin Resilience



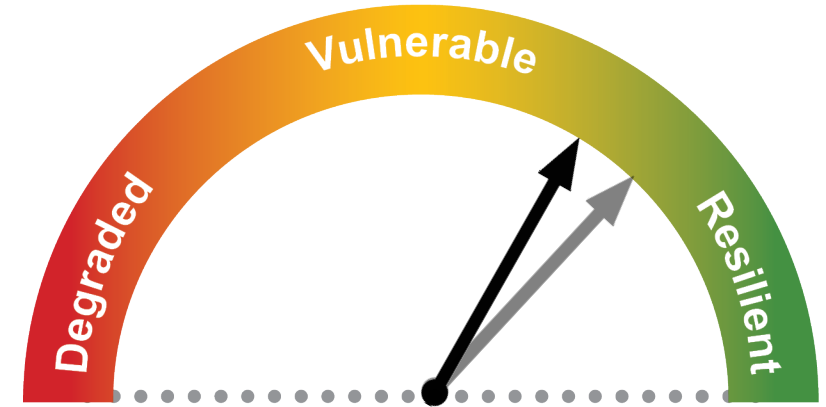
Colorado System

- Extremely low snowpack
- No deal; federal involvement expected
- Flow at Lee’s Ferry could drop below 10 year, 82.5MAF threshold
- Litigation and uncertainty over compact compliance would ensue



Upper Poudre System

- Extremely low snowpack
- Spring and summer precipitation is a big unknown on how Poudre and South Platte administration will unfold

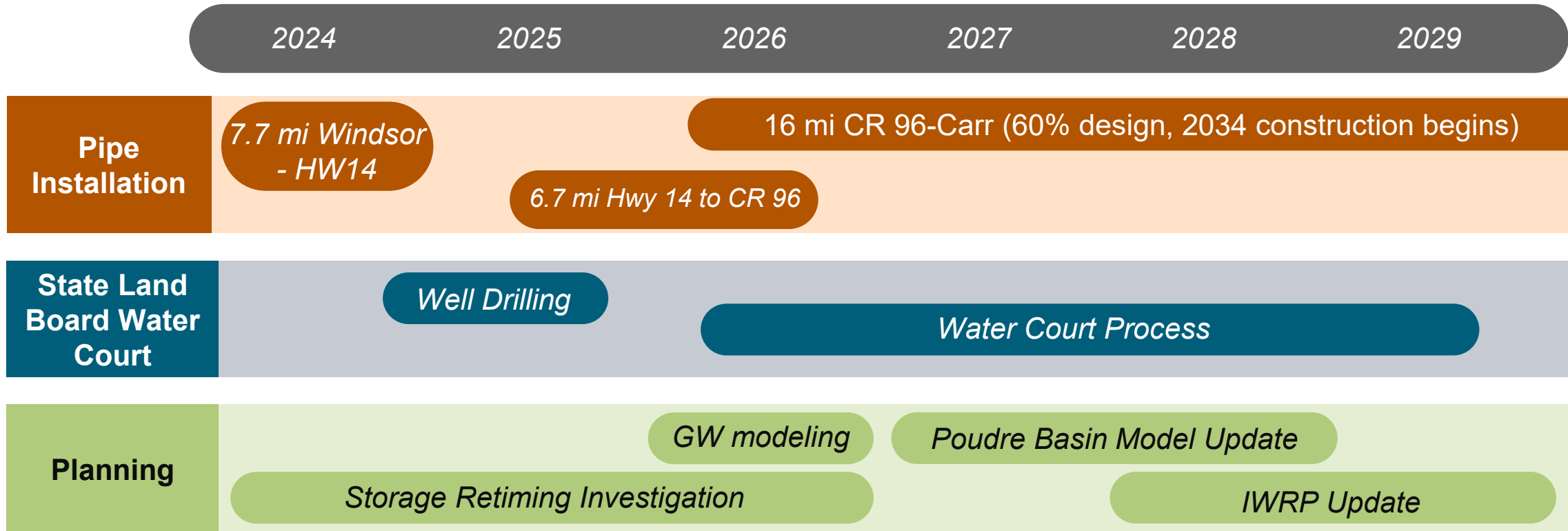


Big Thompson System

- Extremely low snowpack
- Low initial GLIC dividends, uncertain if Boyd will fill



Terry Ranch Implementation Plan



Adaptive Plan Update:
No change to Terry Ranch implementation strategy



Water Acquisition Strategy Update

- No wet water shares dedicated for new development in 2025
- 1 high value acquisition still underway, anticipated to close in 2026
- Water Resources is currently re-assessing the 3-5 year acquisition strategy to align with IWRP recommendations



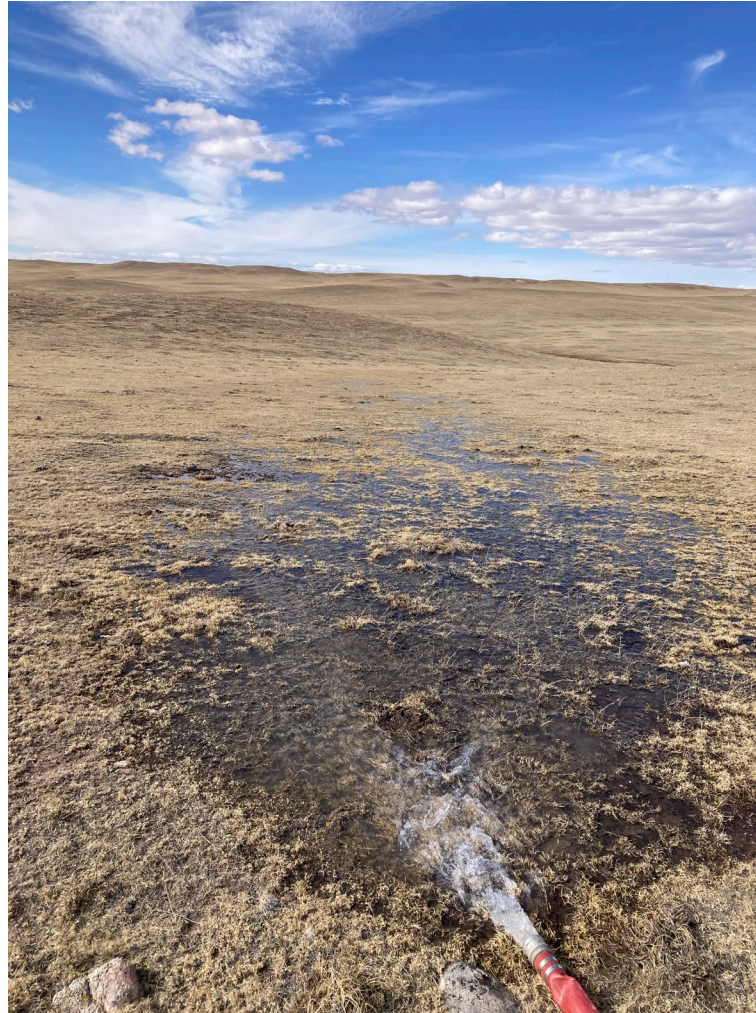
Barnes Meadow Reservoir



Other Water Resource Opportunities

State Land Board and Terry Ranch Wells

- Pursuing public private partnerships to develop industrial raw water
- Currently modeling groundwater for future or increased sized wells





Other Water Resource Opportunities

Retiming Storage Investigation Project

- Still underway; updates to CBT prioritization in the Greeley System Model are complete
- Project completion and board update by end of 2026





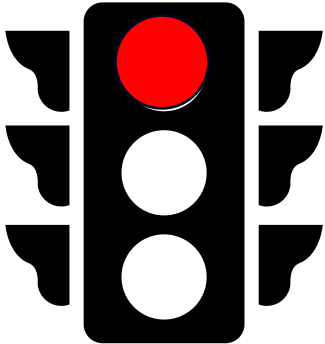
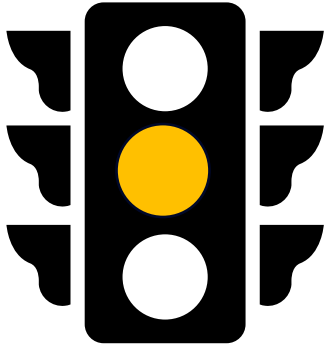
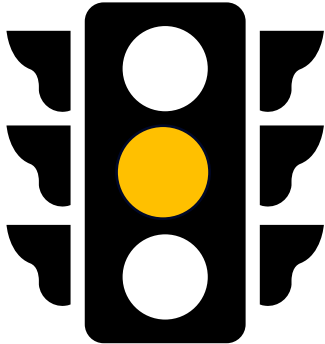
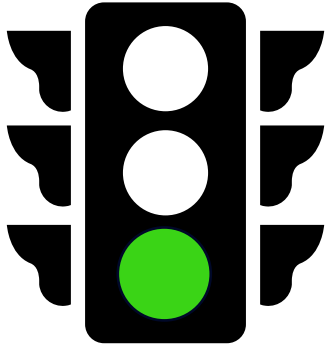
Goals include:

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






Recent Trends

Planning Scenario Name	Climate Warming	CO River Basin Risk Impacts	Water Supply System Yields	Demands
Continued Trends (Hot + low demand)				
<p>Adaptive Plan Update: Recent trends are within Continued Trends but some indicators are showing signs of stress; carefully monitor upcoming years</p>	<p>Within hot range +5 to 8F</p> 	<p>Uncertain future</p> 	<p>Anticipating reduced Big T, Poudre Yields</p> 	<p>Low, below estimates</p> 

2026 IWRP Adaptive Plan Summary



Adaptive Plan Update:
Recent trends still align with IWRP
Planning Scenarios; some indicators are
beginning to show signs of stress.

1. Until sustainable demand growth occurs, Greeley's current water supply system as planned is sufficient to meet demands, **including in back-to-back record dry years.**
2. Initial Terry Ranch pipe installation complete, design continues or remaining pipeline, State Land Board water is being secured.
3. Water court change cases are progressing as planned.
4. The retiming storage investigation for Terry Ranch will conclude by end of 2026.
5. Water Resource staff will monitor conditions closely going into WY2027.



Agenda Summary

April 15, 2026

Key Staff Contact: Cole Gustafson, Source Water Supply Manager

Title:

Update on Proposed Land Exchange with US Forest Service

Summary:

This presentation provides an update on a proposed land exchange between the City of Greeley and the United States Forest Service (USFS).

Water and Sewer staff, in coordination with Legal, have been working with the USFS and congressional representatives to advance this exchange through the federal legislative process. The proposal involves trading an approximately 40-acre City-owned parcel located just south of the Kelly Flats Campground in the Poudre Canyon for an approximately 78-acre USFS-owned parcel situated directly south of Greeley's Milton Seaman Reservoir.

The City and the USFS have discussed this potential exchange for more than two decades. In mid-2025, Water and Sewer staff were informed that a legislative pathway had become available to complete the transaction. In September 2025, staff coordinated with the USFS and Representative Gabe Evans' office to formally initiate the legislative process.

Recommended Action:

None

Recommended Motion:

None

Attachments:

1. Land Exchange Board Presentation

Proposed Upper Poudre Land Exchange Between City of Greeley and United States Forest Service (USFS)

**Cole Gustafson, Source Water Supply Manager
Greeley Water & Sewer Board
April 15, 2026**



Agenda & Purpose

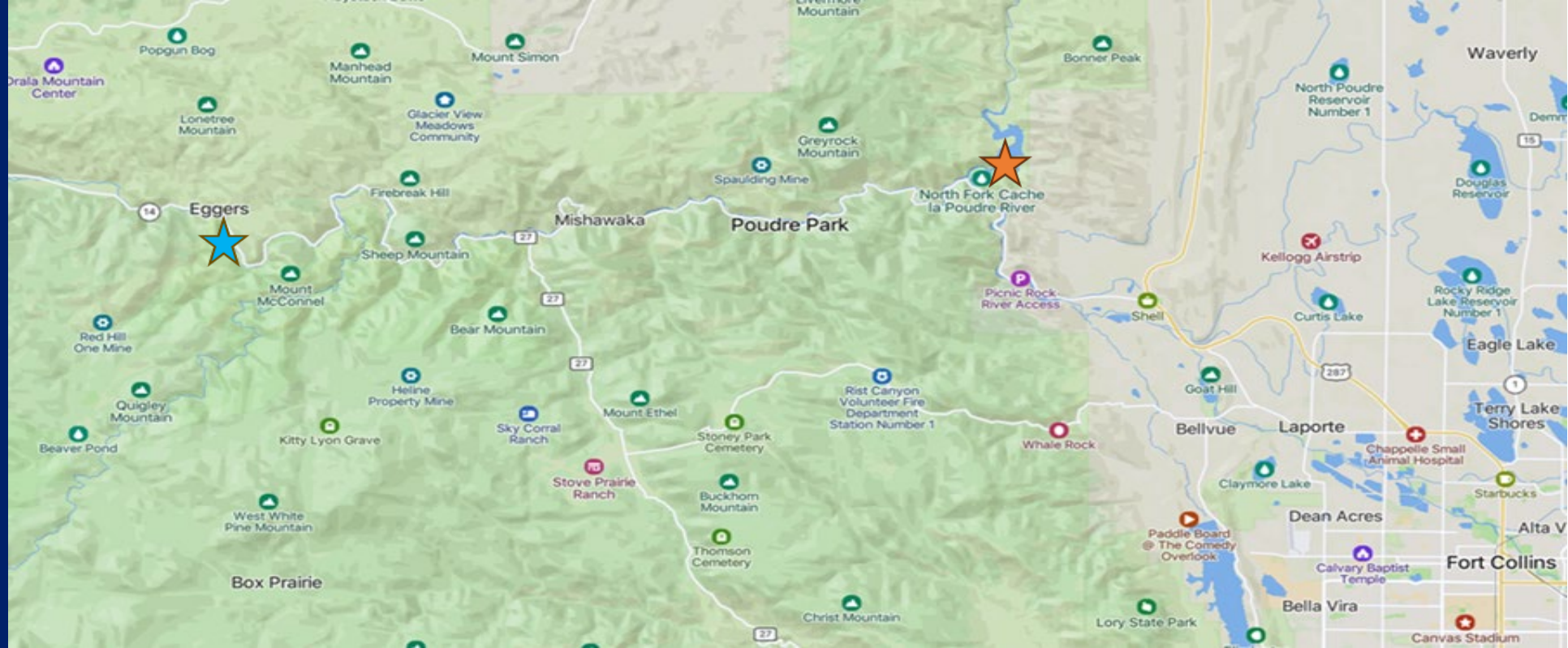
Agenda:

- Background
- Overview and Benefits
- Current Status
- Next Steps

Purpose: To update the Water and Sewer Board on the proposed legislative land exchange between the City of Greeley and the U.S. Forest Service (USFS). Seeking consensus from the Board to continue towards bill introduction



Background on Parcels and Exchange



Cache la Poudre Basin Region Map: USFS property is marked by Orange Star, Greeley by Blue Star

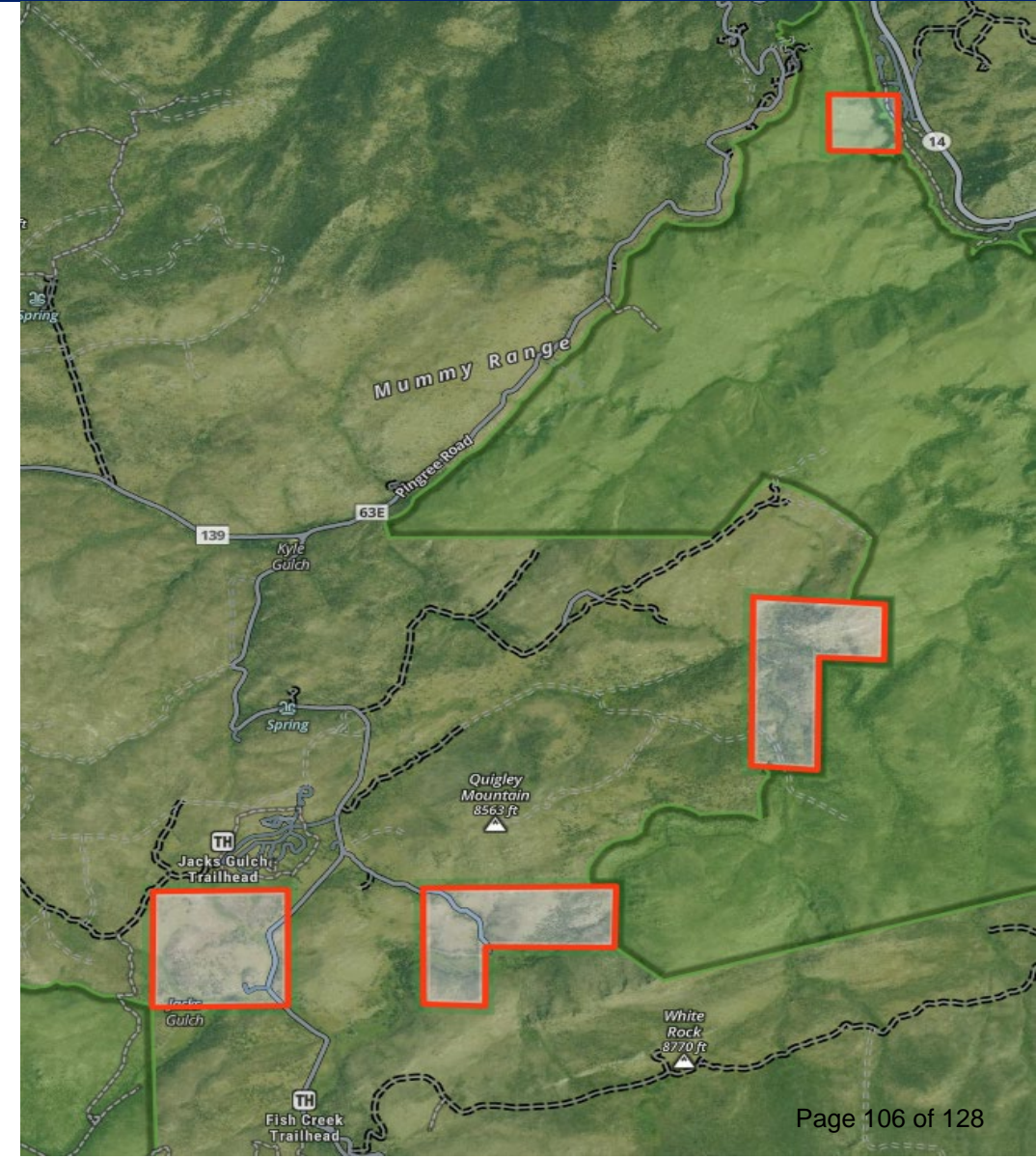
Background

- The proposed exchange includes trading a ~40-acre City-owned parcel just south of the Kelly Flats Campground in the Poudre Canyon for an ~78-acre USFS-owned parcel located directly south of Greeley's Milton Seaman Reservoir.
- The City and USFS have been discussing this land exchange for over two decades
- In Mid-2025 W&S staff were informed that a legislative path was available to complete the land exchange.
- In September of 2025 W&S Staff coordinated with the USFS and Representative Gabe Evans' office to initiate the legislative process.

Background

Greeley-owned Parcel

- Approximately 40-acre parcel (“Kelly Flats Parcel”)
- Originally part of roughly 920 acres jointly owned by Greeley and Fort Collins until 1996, known as the Rockwell Ranch.
- Acquired by both cities in the 1930’s for a potential future water storage site.
- In 1996, Fort Collins completed a legislative land exchange with the USFS, conveying its portion of the Rockwell Ranch.
- Greeley retained its portion, consisting of 4 separate parcels (outlined in red) totaling approximately 506.5 acres.



Greeley Parcel (Kelly Flats Parcel)



Kelly Flats Parcel Overview:

- Located approximately 27.5 miles up the Poudre Canyon from the Bellvue Water Treatment Plant.
- Parcel is ~ 40 acres with ~34 acres in the Cache La Poudre Wilderness Area and are surrounded by USFS land.
- Adjacent to Kelly Flats Campground.
- Includes a Wild & Scenic Poudre River segment near Kelly Flats.
- Has informal footpaths created throughout the parcel by campers at Kelly Flats.

Benefits of land exchange:

- Strengthens Wilderness Area boundary and protects Wild & Scenic River corridor.
- Improves USFS recreation management near and around Kelly Flats.
- The City has no future operational use for the parcel.

FS Parcel (Milton Seaman Parcel)

Milton Seaman Parcel Overview

- Parcel is ~78 Acres and located directly west of Milton Seaman Reservoir (MSR).
- The USFS lacks direct access; must rely on Greeley or Fort Collins for entry.
- Parcel is geographically isolated with only a corner connection to USFS lands.
- Includes essential MSR infrastructure: Access road and Greeley owned and maintained bridge, a portion of the spillway.
- City pays annually for a USFS Special Use Permit to utilize FS road and access reservoir.
- Separate permits are required for maintenance on City infrastructure located on USFS land.

Benefits of land exchange:

- Allows the City to maintain infrastructure without repeated permitting.
- Streamlines maintenance, reduces delays, and protect critical reservoir operations.
- Enables better land management on the parcel.



Current Status



- City Water & Sewer and Legal staff have been working with Representative Evans' staff and federal House Committee on Natural Resources' staff to draft legislation.
- Staff are coordinating with Representative Neguse (whose district includes the properties) and Senator Hickenlooper's office to build support.
- Staff have been reaching out to Stakeholders to discuss the land exchange and gather letters of support.
 - The City has received, or expects to soon receive letters of support from:
 - Larimer County
 - Colorado Parks and Wildlife
 - Colorado State Land Board
 - City of Fort Collins
 - Cache La Poudre River National Heritage Area
 - Coalition for the Poudre River Watershed
 - Trout Unlimited

Current Status



Legislative Bill Summary:

- Authorizes a land exchange between the City of Greeley and the USFS involving ~78 acres of federal land and ~40 acres of City land.
- Requires the USFS to convey the federal parcel to Greeley while retaining a perpetual public, non-motorized access easement on Seaman Reservoir Trail.
- The Bill does not require the City to convey its parcel. The City is still free to decide whether it wishes to offer the parcel to the USFS.
- The land exchange is conditioned on the City completing a Phase I Environmental Site Assessment, and paying all survey and closing costs.
- Requires participation in independent appraisals conducted under federal land acquisition appraisal standards.
- The exchange must be of equal value, equalized through cash payment or optional additional City acreage (up to 40 acres).
- Secretary must complete the land exchange within 3 years of the City's formal offer.
- Lands acquired by the USFS will be added to and managed as part of the Cache la Poudre Wilderness.

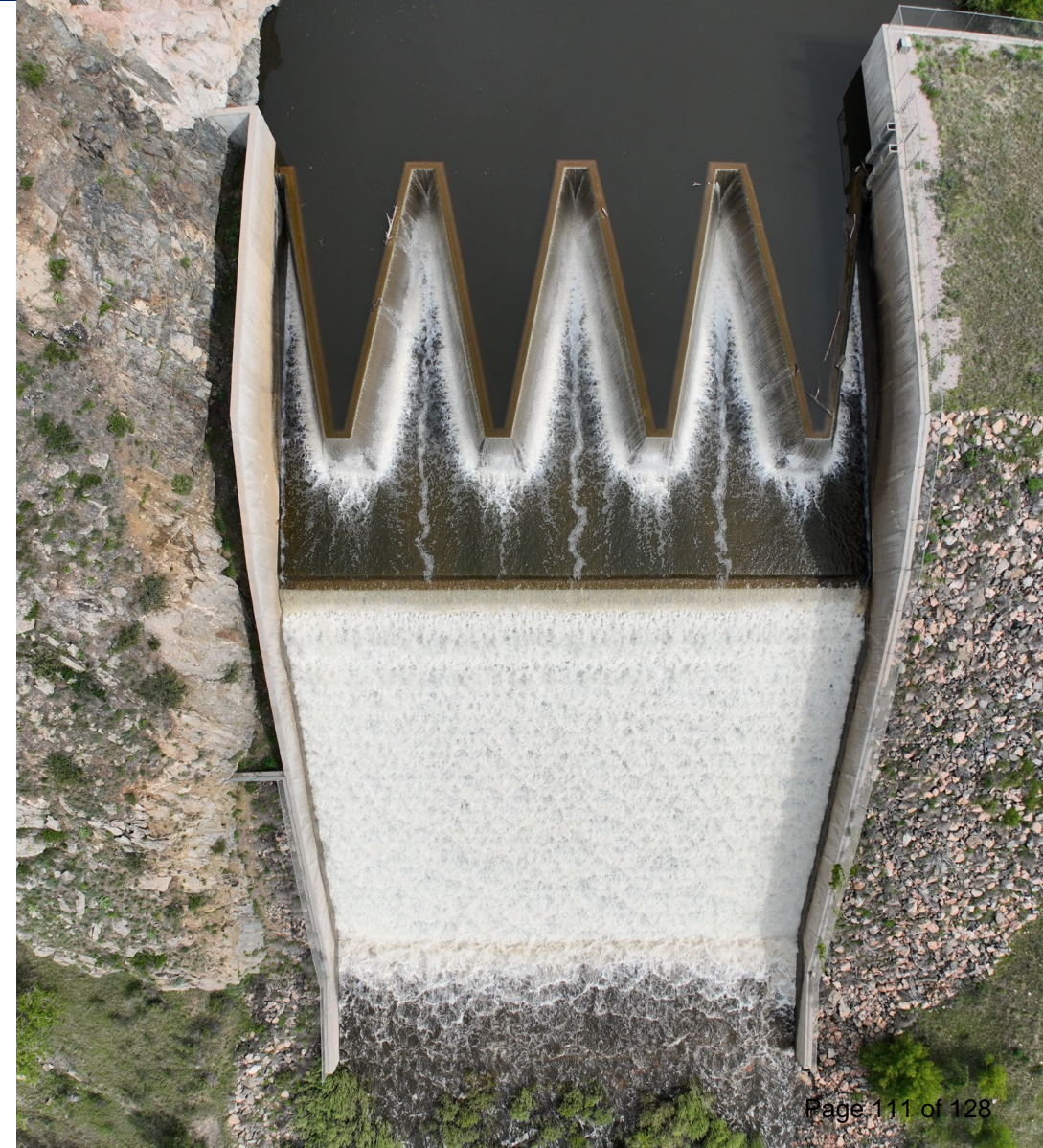
Next Steps

Legislative Next Steps

- Draft bill will be reviewed and marked up by the House Committee on Natural Resources.
- USFS reviews the legislation.
- Greeley reviews the bill after markup.
- If all parties agree, Bill moves to the House for a vote.
- If passed, the bill will then go to the Senate for a vote.
- If approved and signed by President, 3-year exchange timeline begins.

Greeley Next Steps

- If the bill passes both the House and Senate, staff will seek W&S Board and City Council approval to move forward with exchange.
- Continue coordinating with the USFS and U.S. Fish and Wildlife Service to understand and complete due-diligence and permitting requirements.
- Staff has completed an initial unofficial appraisal of both parcels and is looking to obtain an official appraisal.



Questions?



Thank you





Water & Sewer Agenda Summary

Date: April 15, 2026

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

Title: Legal Report

Summary: This report has been provided by James Noble of Welborn Sullivan Meck & Tooley, P.C., outside counsel for the Greeley Water & Sewer Board, and Daniel Biwer, Senior Environmental and Water Resources Attorney with the Greeley City Attorney's Office.

Based on our review of the February 2026 Water Court Resume in Div. 1, staff and water counsel do not recommend filing statements of opposition to any new water court applications in the month of April, 2026.

Recommended Action: None.

Recommended Motion: None.

Attachments: None.



Agenda Summary

April 15, 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 some recent water, wastewater and stormwater utility operational, planning and financial management activities. April update Items include the following:

1. Water Industry Events
2. Update on Ft. Collins Halligan Project 401 Water Quality Certification (Permit) Status
3. Reminder on State of the City at UNC Campus Commons
4. Board Questions?

Recommended Action:

None

Recommended Motion:

None

Attachments:

1. Directors Report
2. Board Meeting Charts_2026



Directors Report Water & Sewer Utilities

Water & Sewer Board

April 15, 2026

Presented by:

Sean P. Chambers, Water & Sewer Utilities Director

Agenda

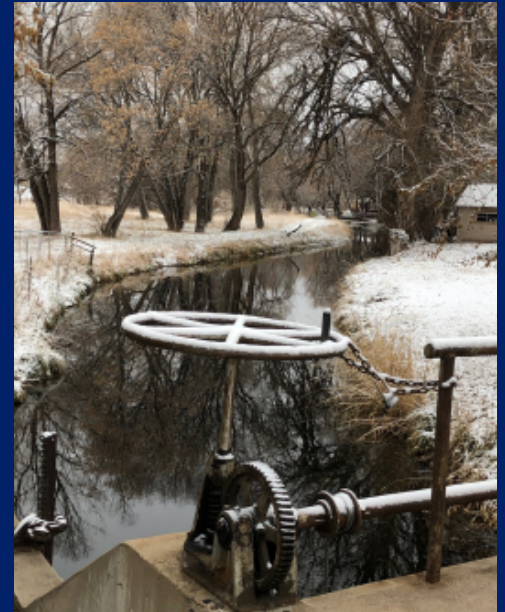
April 15, 2026

Director's Report:

1. Water Industry Education and Advocacy Events
2. Halligan Water Supply Project 401 Water Quality Permit Update
3. State of the City Reminder

Purpose:

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



Spring 2026 Water Industry Events

Greeley State of the City

April 15th at UNC Campus Commons – 1051 22nd Street, Greeley, CO

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>



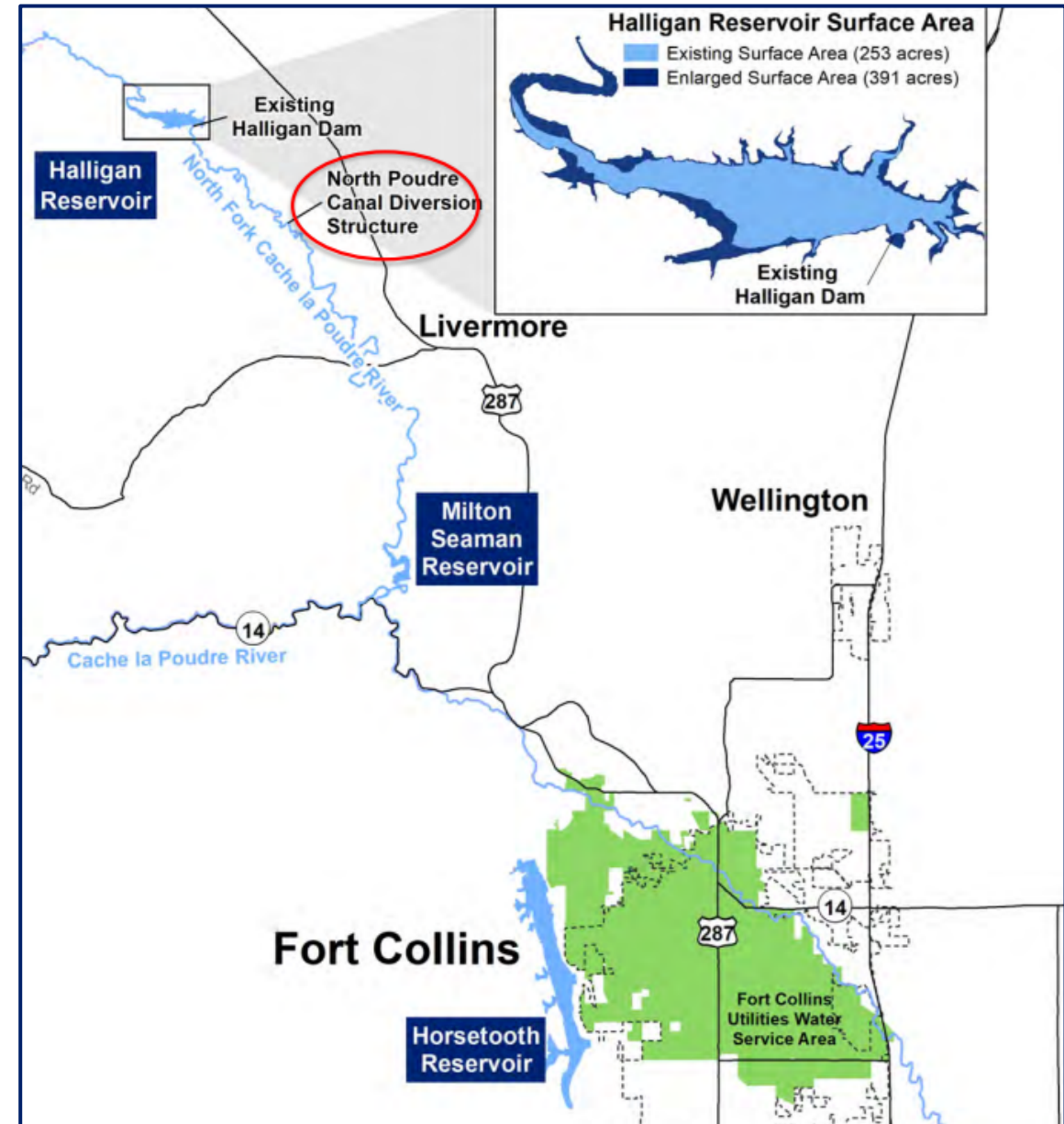
HWSP (Halligan) 401 Certification

Greeley and outside legal Counsel preparing for issuance of the 401 Water Quality Certification

- Appeal process available if the permit fails to address the HWSP impacts to Greeley – **Executive Session in May**

Reminder of Primary Concerns:

- Protection of Greeley's Water Quality at the Poudre River diversion
 - Treatability of supply dominated by North Fork
 - Added capital and operational cost to treat
- Protection of Greeley's ability to effectively operate Milton Seaman Reservoir
- Protection of current and future source water infrastructure



Questions and Feedback?

Thank you

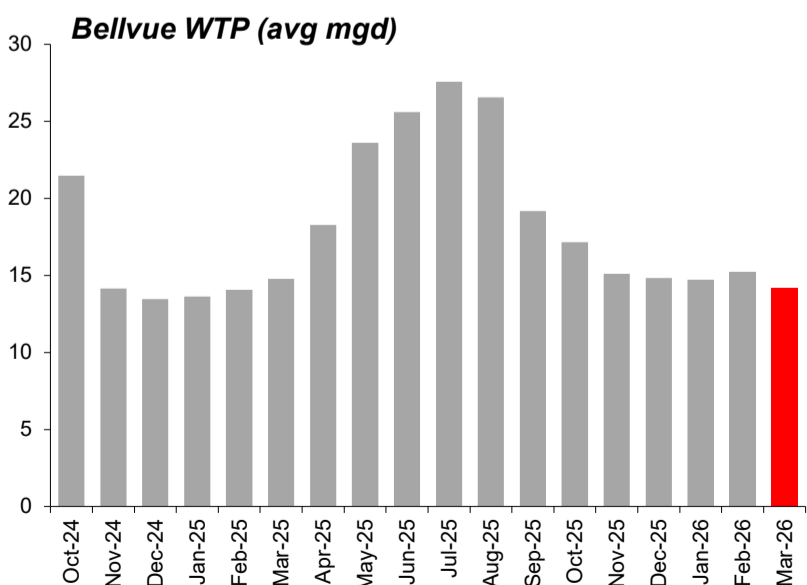
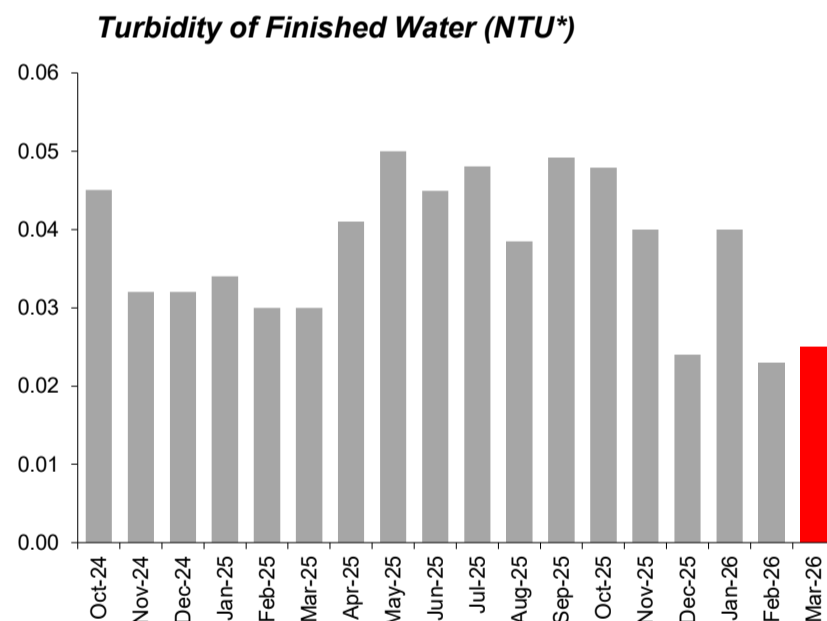
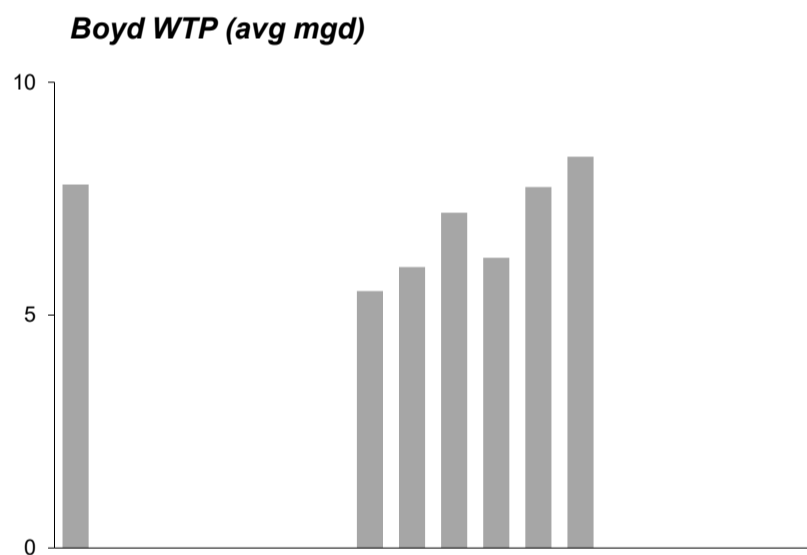
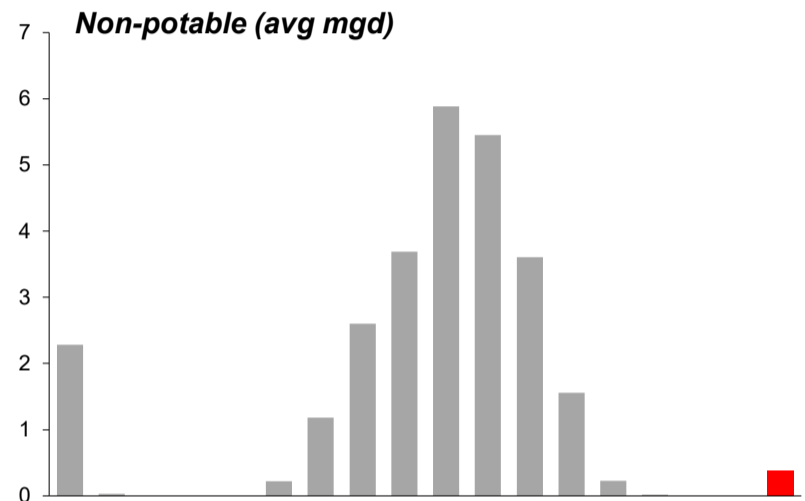
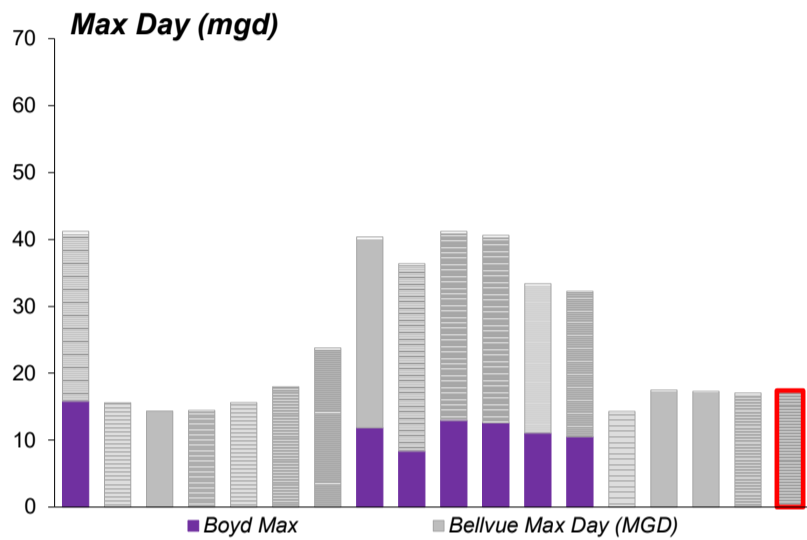


Water Treatment

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).

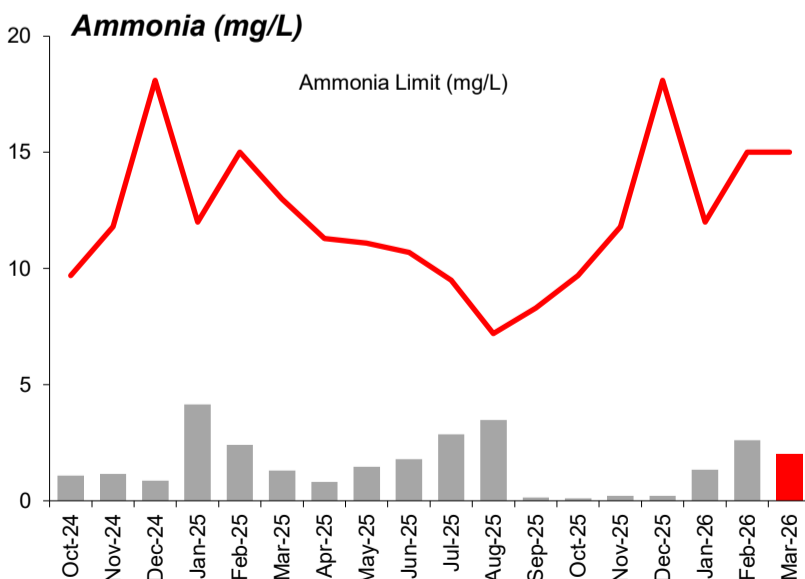
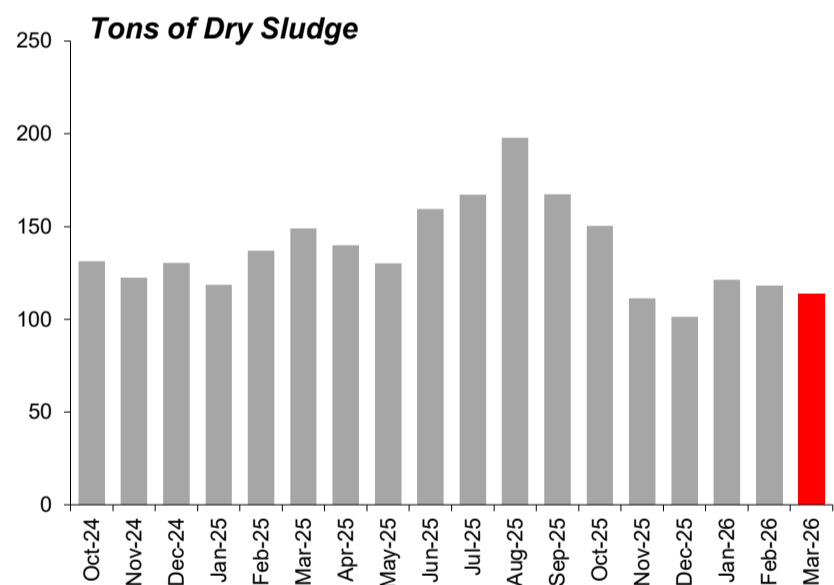
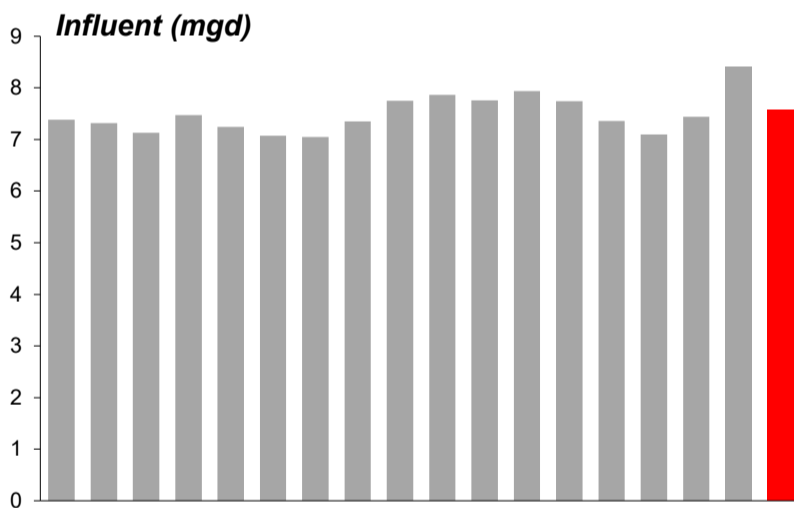
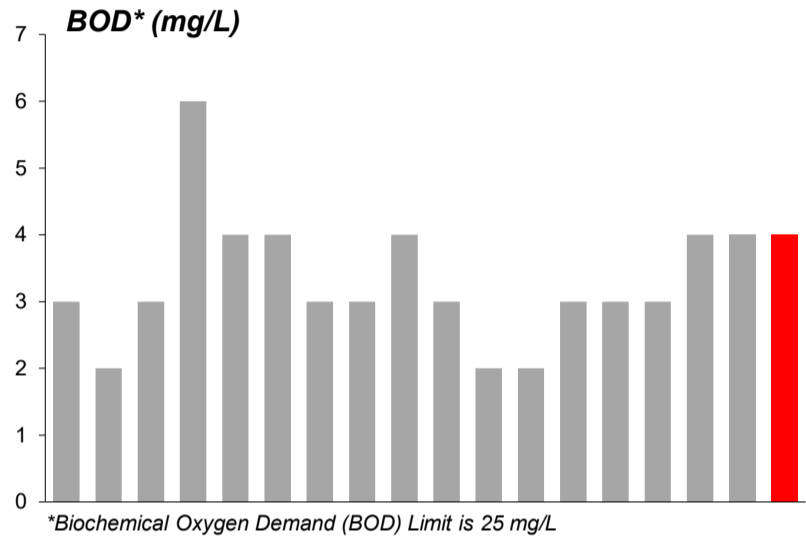
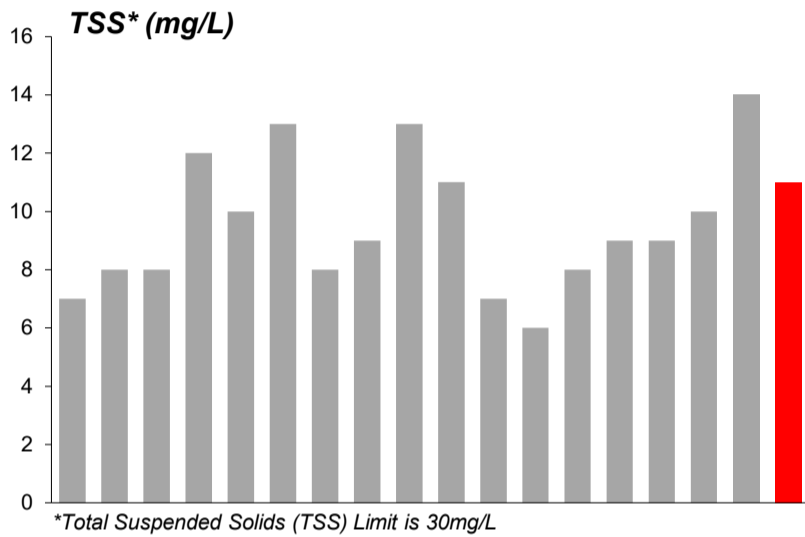


Wastewater Treatment

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.



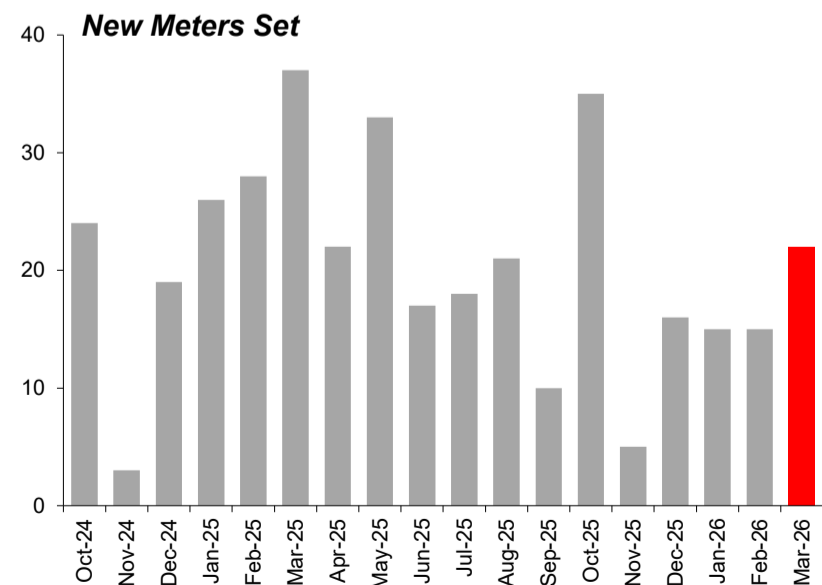
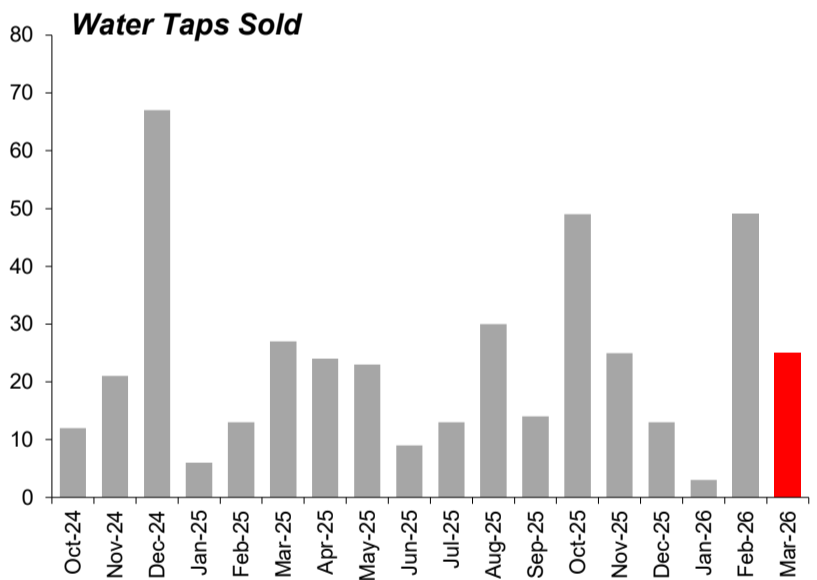
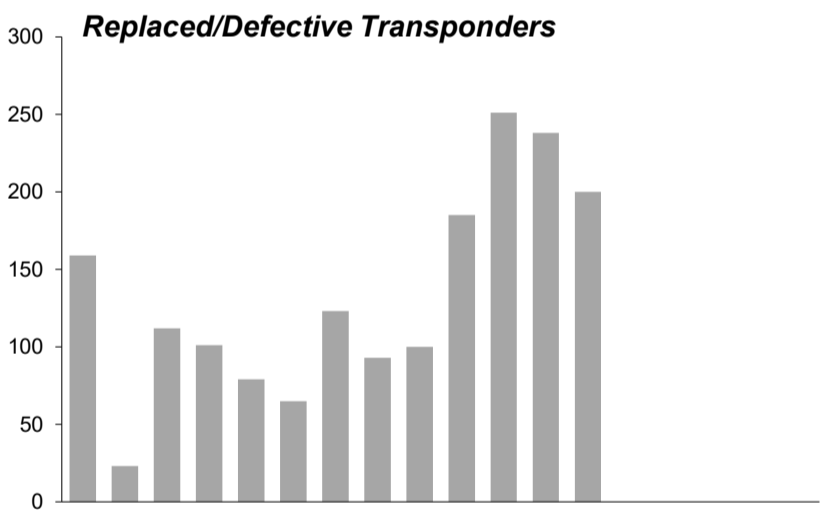
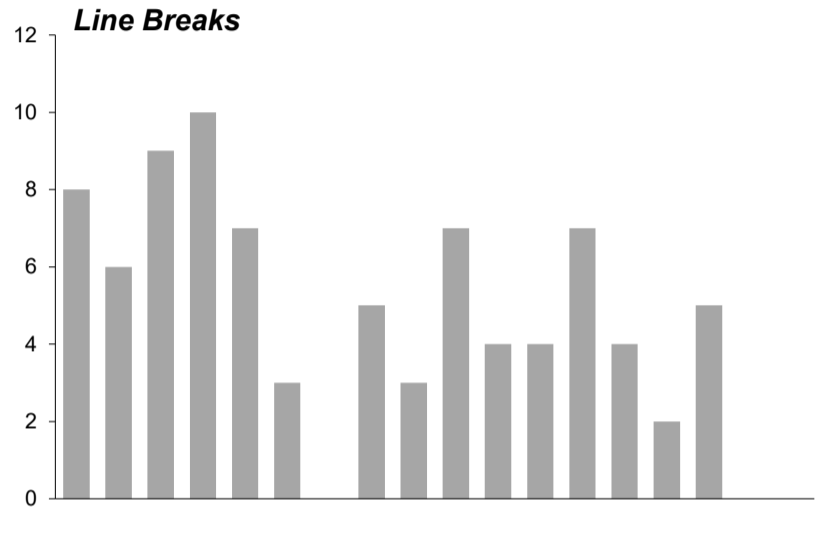
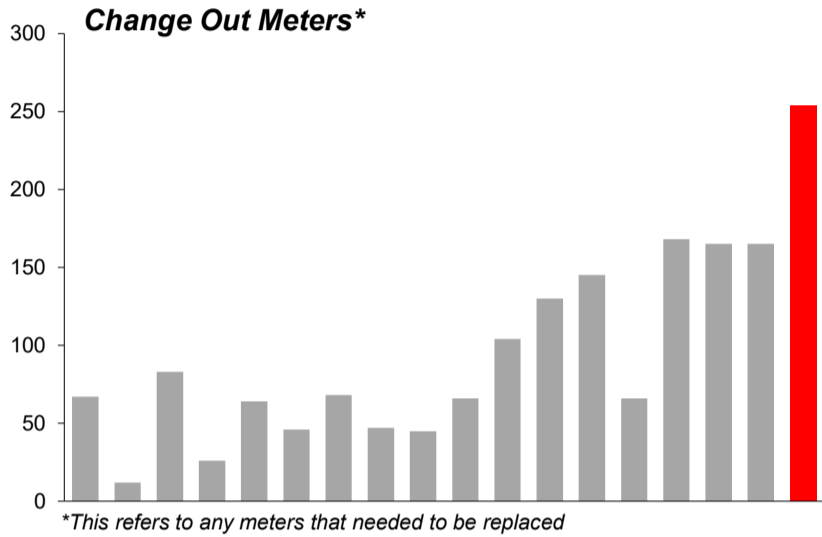
Water Distribution

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.



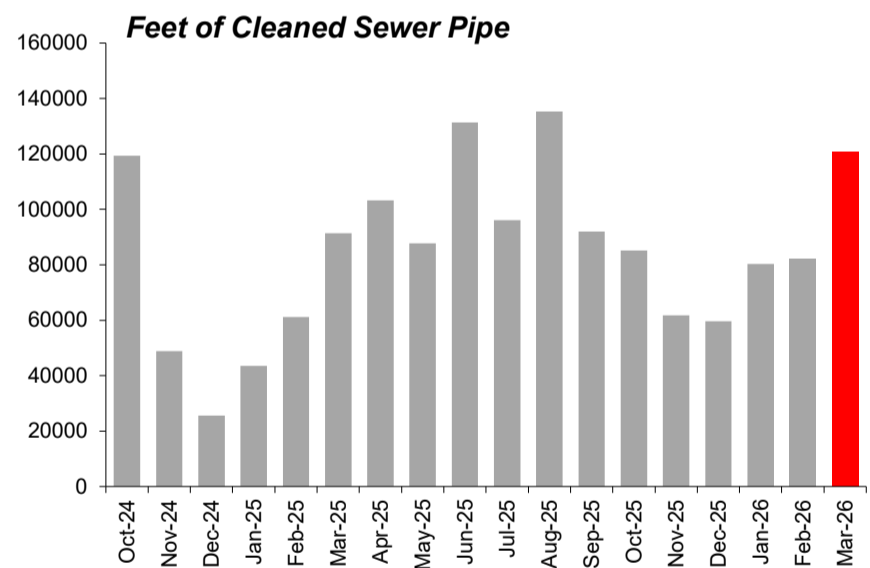
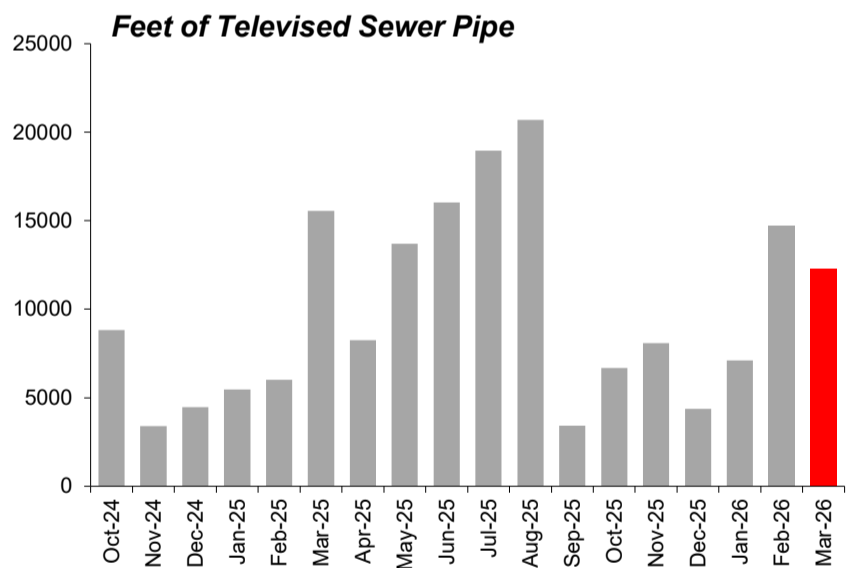
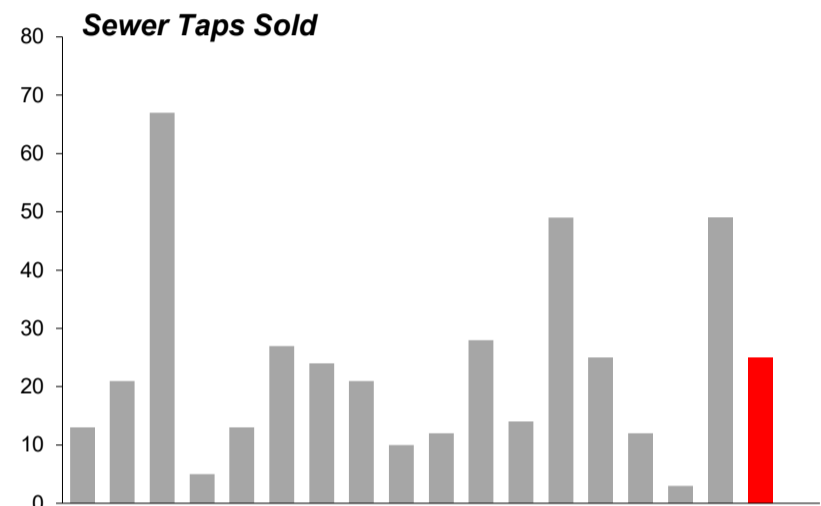
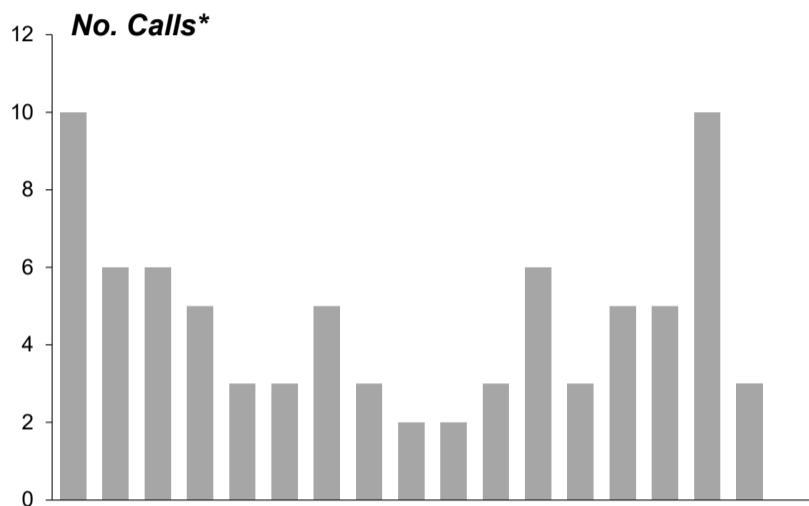
Wastewater Collection

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.

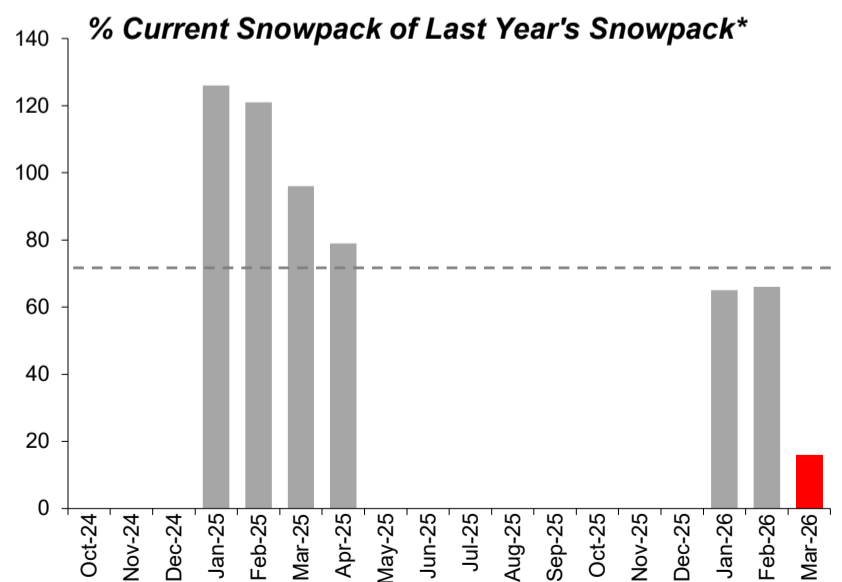
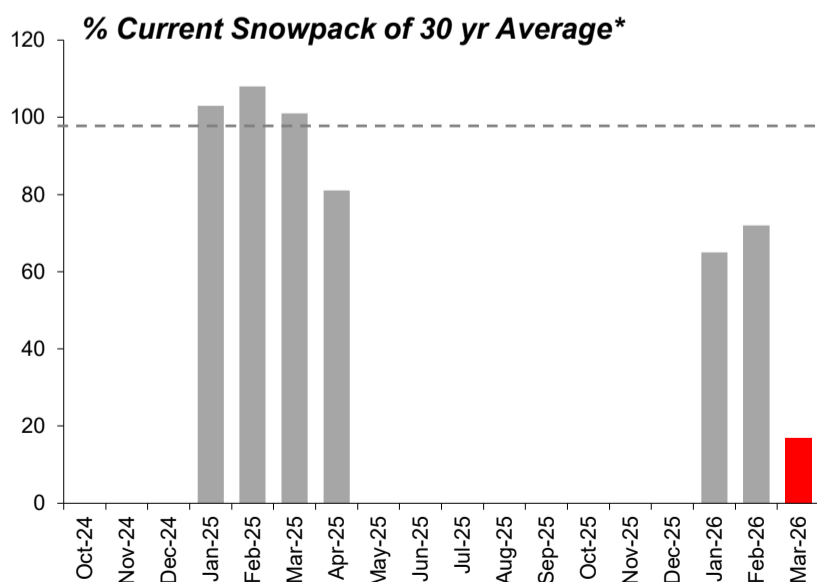
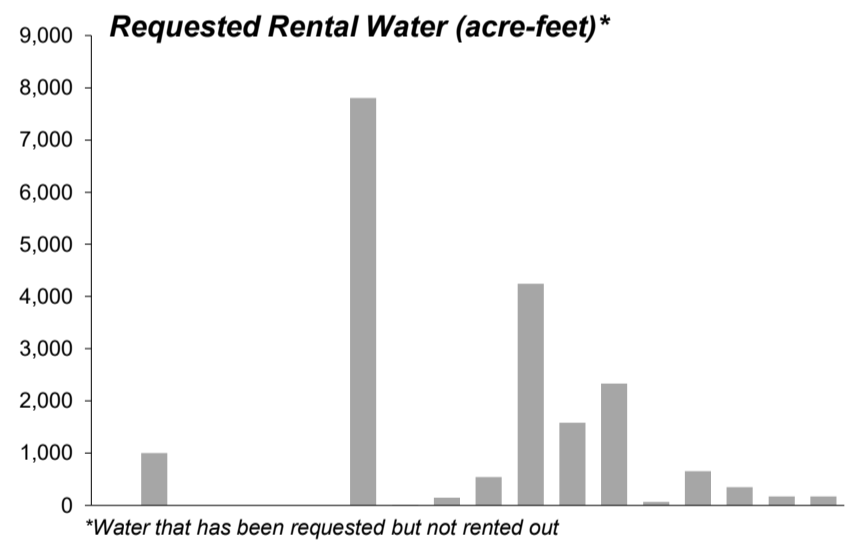
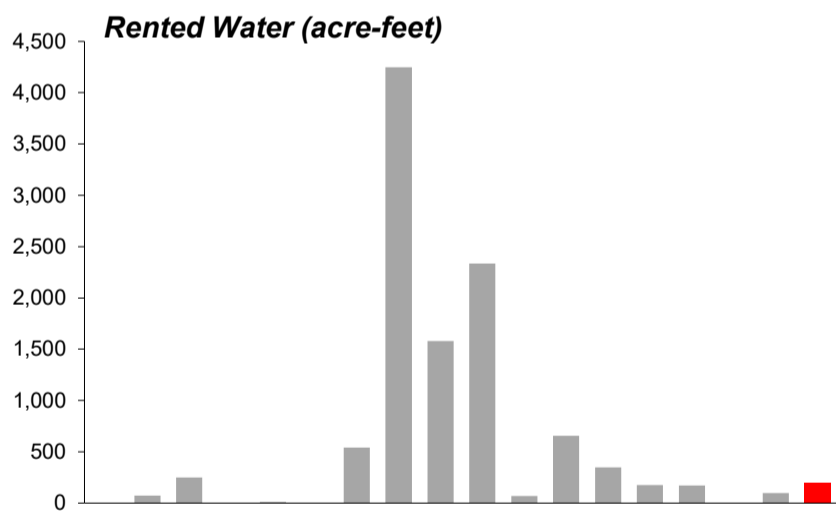
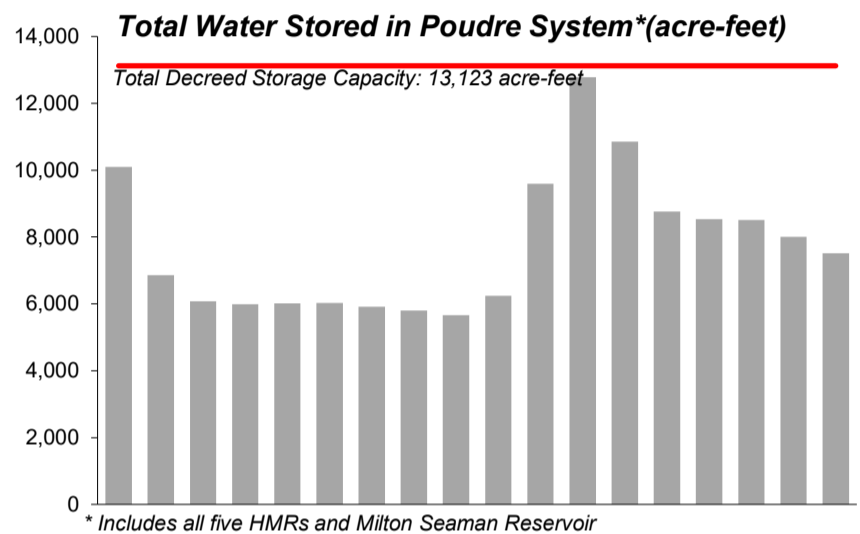
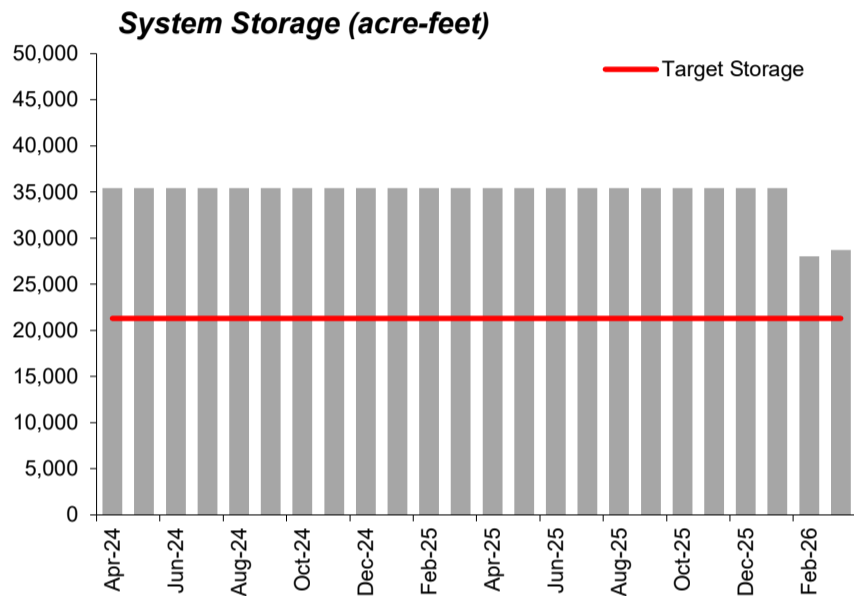


Water Resources

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.



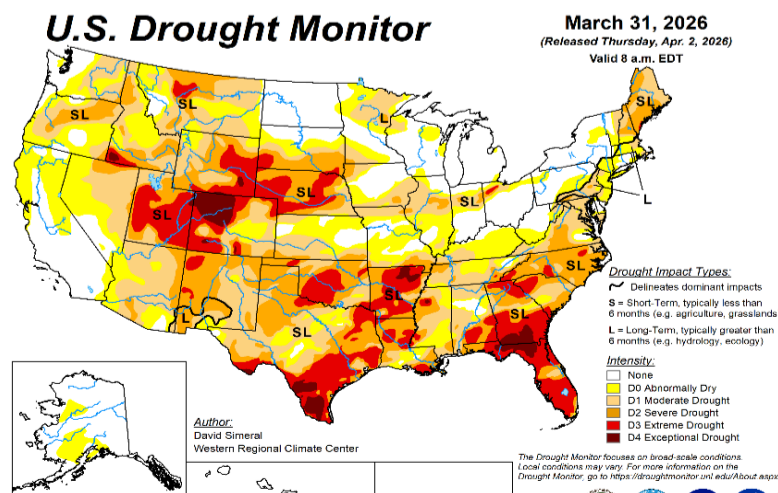
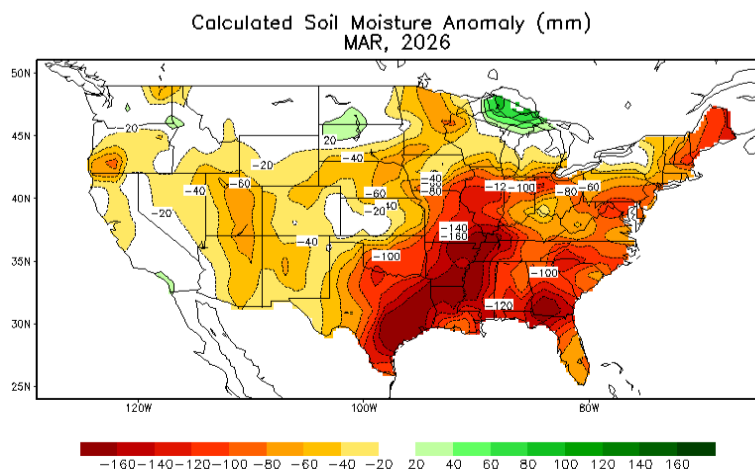
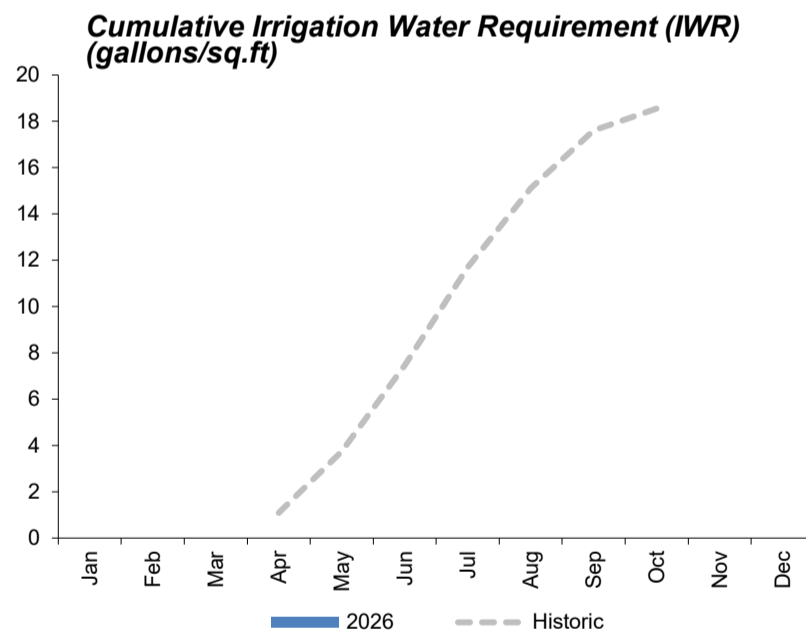
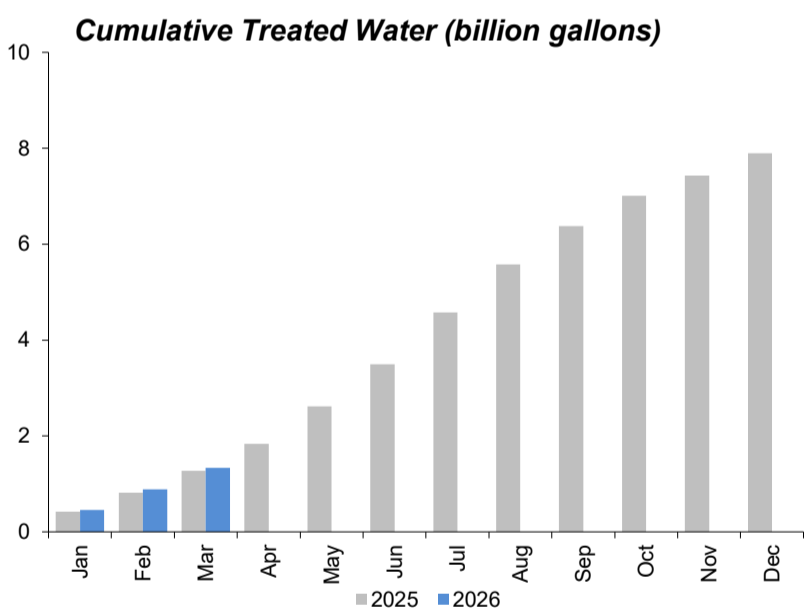
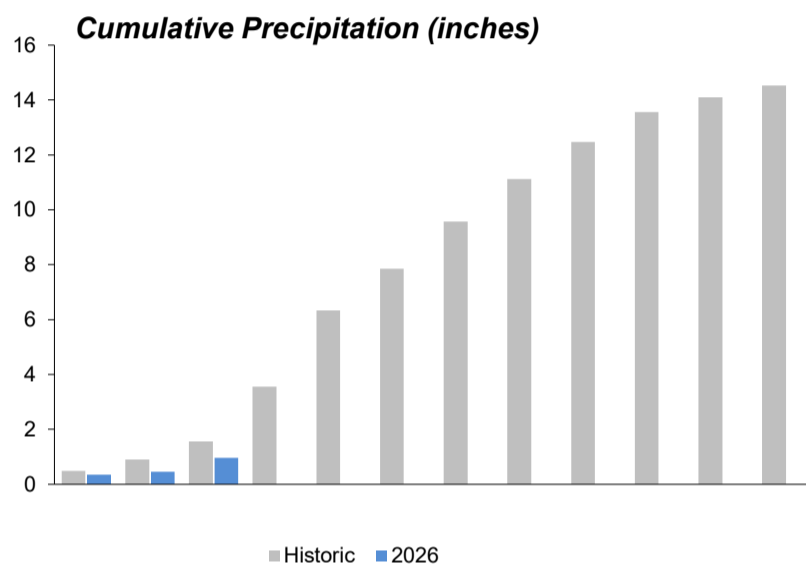
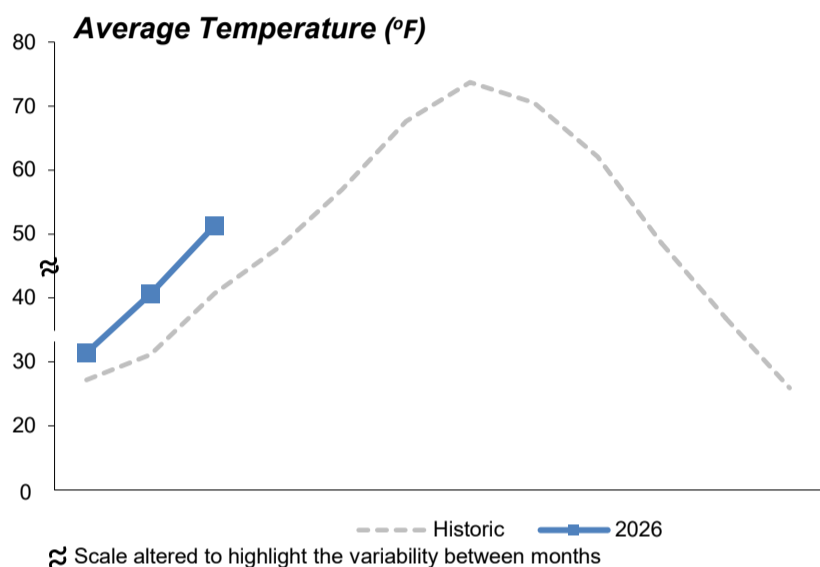
*Data is from the 1st of the month
 **Average of Deadman Hill and Joe Wright

*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. Record high temperatures were set in March with an average daily temperature of 51.3 °F, which is over 10 °F above the historical average.

Greeley received just 0.35 inches of precipitation in January. February precipitation was only 0.11 inches, about 25% of average. March precipitation was low but better than February at 0.5 inches, which is about 76% of average.





Agenda Summary

April 15, 2026

Key Staff Contact: Sean Chambers, Water & Sewer Director

Title:

Case no. 25CV30355

Summary:

The City of Greeley and Town of Windsor entered into an Intergovernmental Agreement (IGA) in 2008 that established agreed upon terms and conditions for land use, site and building standards, city and town growth boundaries, utility services areas along the US Hwy 34 corridor between Weld Co Rd. 13 and State Hwy 257. This area is defined within the agreement more specifically and known as the Cooperative Land Use Area (CLUA). In reaching this IGA Agreement, Greeley conceded to Windsor the ability to annex urban growth area properties north of US Hwy 34 and west of CR 17 that had been anticipated for Greeley's future growth in connection with Greeley-Loveland Irrigation Shareholder Agreements. Among the items Greeley negotiated for in exchange was a commitment from Windsor to provide sanitary sewer service to Greeley's growth for properties within the CLUA, with the requirement that Greeley pay for sewer system capacity. Greeley attempted to purchase sewer capacity from Windsor in late 2024 to support impending development in West Greeley and Windsor refused this purchase. After negotiations failed, Greeley filed an April 2025 lawsuit in Weld County District Court.

The trial had been scheduled for early April 2026. Both parties had indicated an interest in postponing the trial for different reasons, among them was an opportunity to explore a mutually agreeable settlement. The court's docket was double booked for the trial date, and for administrative reasons, the trial date was extended to December 2026. Despite Greeley voters overturning zoning for Cascadia, the city's western growth area will require sewer service, and other developers are perfecting their land use entitlements and site plans for imminent development. The City's need for sewer capacity in the CLUA and west areas of the city has long been documented in master plans by both communities. The need has not changed, and as the parties prepare for trial, the Court has ruled on a number of pre-trial motions.

The Greeley City Attorney's Office will provide the Board with an overview of the litigation's recent rulings on pre-trial motions, and provide the Board with legal advice regarding the case.

Recommended Action:

None

Recommended Motion:

None

Attachments:

None