Greeley City Council Agenda

Regular Meeting

Tuesday, April 21, 2026 at 6:00 PM

City Council Chambers at City Center South,1001 11th Avenue, Greeley, CO 80631
via Zoom at: https://greeleygov.zoom.us/j/87151980108

NOTICE:

City Council Meetings are held on the 1st and 3rd Tuesdays of each month in the City Council Chambers. Meetings are conducted in a hybrid format, with a Zoom webinar in addition to the in-person meeting in Council Chambers.

City Council members may participate in this meeting via electronic means pursuant to their adopted policies and protocol.

Members of the public are also invited to choose how to participate in Council meetings in the manner that works best for them.

Watch Meetings:

Meetings are open to the public and can be attended in person by anyone.
Meetings are televised live on GTV8 on cable television.
Meetings are livestreamed on the City's Meeting Portal https://greeleyco.portal.civicclerk.com/

Participation:

Citizen Input

Residents are welcome to share comments or speak on agenda items that are not part of a public hearing. Each speaker will have up to 3 minutes. Comments are most effective when offered as statements. Council will listen attentively but may not respond to questions during this time. Staff will follow up with pertinent questions.

- **In Person:** Sign up in Council Chambers (1001 11th St.) with name and address.
- **Virtual via Zoom:** After in-person speakers have concluded. Name and address required.
- **Written:** Submit by **12 p.m. meeting day** via email (**cityclerks@greeleygov.com**), mail, or drop-off at City Clerk's Office (1100 10th St.). Comments will be shared with Council and retained for the record.

Public Hearings

Comments must apply to the specific agenda item. **Time Limit: 3 min.** Same sign up required and participation options as noted above.

For more information about this meeting, to request reasonable accommodations for accessibility purposes in an alternative format, or for meeting agendas, minutes, and archived videos, please contact the City Clerk's Office at cityclerks@greeleygov.com or 970-350-9740.

Mayor
Dale Hall

Mayor Pro Tem
Melissa McDonald - At-Large

Councilmembers
Vacant - Ward I
Deb DeBoutez - Ward II
Johnny Olson - Ward III
Brian Rudy - Ward IV
Ryan Roth - At-Large

City Council
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1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Approval of the Agenda
5. Recognitions and Proclamations
   a. Ed Clark National Youth Service Day Proclamation
   b. Sexual Assault Awareness Month Proclamation
   c. Arbor Day Proclamation
   d. Records and Information Management Proclamation
   e. What's Great About Greeley Report?
6. Citizen Input
7. Reports from Mayor and Councilmembers
8. Initiatives from Mayor and Councilmembers

The Consent Agenda is a meeting management tool to allow the City Council to handle several routine items with one action.

Councilmembers may request an item be pulled off the Consent Agenda and considered separately under the next agenda item in the order they were listed.

9. Motion to approve the City Council Work Session Proceedings of March 24, 2026

10. Resolution concerning the proposed City of Greeley, Colorado, Water Revenue Bonds, Series 2026; authorizing the receipt of competitive bids for the Series 2026 Bonds, including the use of an electronic bidding system therefor; and prescribing certain details concerning such public sale of the Series 2026 Bonds

11. Resolution concerning the proposed City of Greeley, Colorado, First-Lien Sewer Improvement Revenue Bonds, Series 2026; authorizing the receipt of competitive bids for the Series 2026 Bonds, including the use of an electronic bidding system therefor; and prescribing certain details concerning such public sale of the Series 2026 Bonds

12. Resolution accepting dedication of Right-of-Way for 83rd avenue on the southwest portion of the existing intersection of US Highway 34 and 83rd avenue

13. Resolution adopting the 2025 - 2030 Weld County Multi-Jurisdictional Hazard Mitigation Plan

14. Resolution of the City Council of the City of Greeley appointing Citizens to the West Greeley Project Citizen Oversight Committee

End of Consent Agenda

15. Pulled Consent Agenda Items

16. Resolution naming a finalist for the position of City Manager and authorizing the Human Resources Director to make a conditional offer of employment

17. Public hearing and second reading of an ordinance amending Section 24-1408 of Chapter 14 of Title 24 of the Greeley Municipal Code regarding a modification to the West Greeley GID inclusion area

18. Public hearing and second reading of an ordinance annexing to the City of Greeley, Colorado, certain unincorporated territory located in Weld County, Colorado, known as "West Lowell" located generally east of N. 59th Ave, south of the Poudre River Trail, following along F Street East to the River Run Dog Park, into the City of Greeley. The subject site is comprised of 56.66 acres

19. Public hearing and second reading of an ordinance to establish zoning of the properties collectively known as ZON2024-0008, West Lowell Establishment of Zoning, located generally east of North 59th Avenue and south of the Cache La Poudre River and west of North 35th Avenue into the City of Greeley, the subject site is comprised of 56.66 acres

20. Public hearing and second reading of an ordinance to reappoint Municipal Judge Mark Gonzales to a new four-year term

21. Public hearing and second reading of an ordinance appropriating additional sums to defray the expenses and liabilities of the City of Greeley for the balance of the fiscal year of 2026 and for funds held in reserve for encumbrances through December 31, 2025

22. Public hearing and second reading of an ordinance providing for the issuance by the City of Greeley, Colorado, acting by and through its water enterprise, of its Water Revenue Bonds, Series 2026, in a

principal amount not to exceed $50,000,000, for the purpose of financing improvements, betterments, extensions and expansions of the city's water system; providing for the delegation to city officers of authority in connection with the competitive sale of the Series 2026 Bonds; providing for the payment of the Series 2026 Bonds from net revenues of the city's water system and pledging such net revenues therefore; providing for the form and terms of such Series 2026 Bonds, setting forth covenants and provisions concerning such Series 2026 Bonds, net revenues, and water system, and providing for other details in connection therewith; and ratifying prior actions relating to the foregoing (Water Revenue Bonds)

23. Public hearing and second reading of an ordinance authorizing the issuance and sale by the City of Greeley, Colorado, acting by and through its sanitary water enterprise, of First-Lien Sewer Improvement Revenue Bonds, Series 2026, in an aggregate principal amount not to exceed $50,000,000, for the purpose of financing, in whole or in part, the cost of additions and improvements to the sewer system operated by the sanitary water enterprise, pledging certain funds and revenues of the enterprise to the payment of such bonds, prescribing the form of such bonds, and providing other details in connection therewith (First-Lien Sewer Improvement Revenue Bonds)

24. Public hearing and second reading of an ordinance amending Section 1-4 of the Greeley Municipal Code relating to definitions of elections

25. Motion authorizing the City Attorney to prepare any required resolutions, agreements, and ordinances to reflect action taken by the City Council at this meeting and any previous meetings, and authorizing the Mayor and City Clerk to sign all such resolutions, agreements, and ordinances

26. Scheduling of Meetings, Other Events

27. Adjournment

Council Agenda Summary

Title:
Recognitions and Proclamations

Summary:
Mayor Hall will present the following proclamations:

- Ed Clark National Youth Service Day
- Sexual Assault Awareness Month
- Arbor Day
- Records and Information Management Month

Councilmember Olson will present the *What's Great about Greeley* Report.

Attachments:
Ed Clark National Youth Service Day Proclamation
Sexual Assault Awareness Month Proclamation
Arbor Day Proclamation
Records and Information Management Month Proclamation
Item - Presentation

Ed Clark National Youth Service Day

WHEREAS, the future of our community, our state and our nation depends upon the type of young people we raise to handle the affairs of tomorrow; and

WHEREAS, it is the duty of all parents, citizens and youth organizations to develop a proper attitude among the young people of our community, and to provide them with the right examples, environments and opportunities; and

WHEREAS, the purpose of organizing a National Youth Service Day is to reinforce in our young Americans the importance and excitement of helping others and in creating a public awareness of the positive contributions that young people make in the nation's progress, and to link their talents and resources to help the elderly and children, and to be role models to their peers; and

WHEREAS, the City of Greeley will designate April 21, 2026, as National Youth Service Day and will recognize youth for their community service.

NOW, THEREFORE, I, Dale Hall, by virtue of authority vested in me as Mayor of the City of Greeley, Colorado, do hereby proclaim April 21, 2026, as ***Ed Clark National Youth Service Day*** in the city of Greeley.

IN WITNESS WHEREOF, I have hereunto set my hand and caused to be affixed the official seal of the City of Greeley, this 21st day of April 2026.

_____
Dale Hall
Mayor

Sexual Assault Awareness Month

WHEREAS, sexual violence is a life-changing trauma that impacts this community, Sexual Assault Awareness Month (SAAM) aims to raise public awareness, prevent sexual violence, and support the survivors and victims on their journey to healing; and

WHEREAS, Over 53% of women and over 29% of men reported experiencing contact sexual violence (Chen, et al., 2023); and

WHEREAS, prevention efforts, including education about consent, healthy relationships, and bystander intervention, are essential to creating a culture that does not tolerate sexual violence; and

WHEREAS, we must work together as a community to support survivors, challenge harmful attitudes and behaviors, and create lasting change; and

WHEREAS, our community will be safer and stronger by making them more equitable for people regardless of age, sex, race, ability, religion, immigration status, criminal record, gender identity, and socioeconomic status; and

WHEREAS, we strive to create strong, connected, informed, and safe communities that care for one another and make decisions to ensure others well-being and work together to prevent sexual violence; and

WHEREAS, the City of Greeley recognizes the strength and resilience of survivors and victims, the perseverance of advocates, and the dedication of the professionals and community advocates who support those who have experienced sexual violence.

NOW, THEREFORE, I, Dale Hall, by virtue of the authority vested in me as Mayor of the City of Greeley, do hereby proclaim April 2026 as **Sexual Assault Awareness Month** in Greeley and join communities across the country in taking action to prevent sexual violence and recognize that each day of the year is an opportunity to create change for the future.

IN WITNESS WHEREOF, I have hereunto set my hand and caused to be affixed the official seal of the City of Greeley, Colorado, this 21st day of April 2026.

_____

Dale Hall, Mayor

Arbor Day

WHEREAS, Union Colony founder Nathan Meeker promised that a network of irrigation ditches would eventually transform Greeley into the "Garden Spot of the West" and in June 1870, ordered trees from Illinois which arrived by boxcar and which were "heeled in" along the banks of the Cache la Poudre river near Island Grove Park; and

WHEREAS, these original trees did not survive the first winter, Meeker encouraged Colonists to participate in "Village Improvement Campaigns" which meant - "Plant Trees!" Trees growing along the Cache la Poudre and in the foothills west of Greeley were dug up, brought to Lincoln Park by wagons, and transplanted to the park's lawn areas adjacent to the streets. With 100-foot-wide streets, these trees had ample space to grow and provide a shaded canopy over the streets and sidewalks; and

WHEREAS, Mr. Meeker used to say that those who took pleasure in setting out trees lived longer than those who took no interest in that direction; and

WHEREAS, in 1872 J. Sterling Morton proposed to the Nebraska Board of Agriculture that a special day be set aside for the planting of trees which culminated in the planting of over one million trees in Nebraska; and

WHEREAS, Arbor Day is now observed throughout the nation and the world; and

WHEREAS, as leaves appear on thousands of Greeley's trees with the arrival of spring, we are reminded again that trees are, and always will be, an integral part of Greeley's urban and residential design; and

WHEREAS, trees in our city increase property values, enhance the economic vitality of business areas, and beautify our community.

NOW, THEREFORE, I, Dale Hall, Mayor of the City of Greeley, Colorado, do hereby proclaim April 25, 2026, as ***Arbor Day in*** the City of Greeley, and I urge all citizens to support efforts to protect our trees and woodlands and to plant trees to promote the well-being of present and future generations.

IN WITNESS WHEREOF, I have hereunto set my hand and caused to be affixed the official seal of the City of Greeley, this 21st day of April 2026.

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Dale Hall
Mayor

Records and Information Management Month

WHEREAS, the management of public records and information is a vital function in ensuring transparency, accountability, and efficient operations in local government; and

WHEREAS, records are a critical part of the daily operations of government agencies, supporting public access to information, safeguarding citizen rights, and assisting in informed decision-making; and

WHEREAS, the professional management of records and information supports legal, fiscal, historical, and operational needs, and helps to ensure that information is accessible and usable for current and future generations; and

WHEREAS, the City of Greeley recognizes the significant contributions of records and information management professionals in preserving and protecting the integrity of public records"; and

WHEREAS, the month of April has been designated as **Records and Information Management Month**, a time to raise awareness about the importance of managing records and information and to promote best practices in this field; and

WHEREAS, the City of Greeley encourages all residents, employees, and local organizations to recognize the value of proper records management and to support efforts that enhance the accessibility, security, and preservation of public records.

NOW, THEREFORE, I, Dale Hall, by virtue of authority vested in me as Mayor of the City of Greeley, Colorado, do hereby proclaim the month of April as **Records and Information Management Month**, and urge all residents and employees to recognize the importance of records management in promoting open government, enhancing public access to information, and ensuring the integrity of public records.

IN WITNESS WHEREOF, I have hereunto set my hand and caused to be affixed the official seal of the City of Greeley, this 21st day of April 2026.

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Dale Hall, Mayor



City Council Meeting

April 21, 2026


In all ways, we will transmit this City not only, not less, but greater and more beautiful than it was transmitted to us.
- Athenian Oath

Aims Community College Earns Military Friendly School Designation

- Gold Level School
- Honors institutions that meet or exceed benchmarks in student recruitment, retention, academic progress, graduation rates, career placement and support services.



Greeley West Recognized as an AVID National Demonstration School

• Recognizes schools that showcase the best, widespread instructional practices in writing, inquiry, collaboration, organization and reading.



City of Greeley Colorado

U.S. News Ranks UNC Graduate Health Programs Among Nation's Best in 2026

- Rehabilitation Counseling maintains a top-tier national standing at number 11.
- Speech-Language Pathology, Audiology, Nursing (Master's), and Nursing (Doctor of Nursing Practice) ranked in the top 100.



City of Greeley Colorado

BEST GRAD SCHOOLS U.S.News & WORLD REPORT 2026

Downtown Greeley Recognized as 2026 Downtown Excellence Award Finalist

- Recognizes projects that demonstrate creativity in the face of challenges, unlikely and enduring partnerships, and commitment to advancing downtown initiatives within their local communities.



Delta Park Recognized as 2026 Urban Land Institute Colorado Impact Award Finalist

- Category: Influence
- Delta Park demonstrates how public investment, planning and community partnership can transform a space and strengthen neighborhoods.



City of Greeley Colorado

GreeleyCo.gov

Council Agenda Summary

Title

Citizen Input

Summary

You are welcome share comments or speak on agenda items that are not part of a public hearing. Each speaker will have up to 3 minutes. Council will listen closely to comments and may have staff follow up on specific questions.

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Council Agenda Summary

Title

Reports from Mayor and Councilmembers

Summary

During this portion of the meeting any Councilmember may offer announcements or reports on recent events and happenings. These reports should be a summary of the Councilmember's attendance at assigned board/commission meetings and should include key highlights and points that may require additional decision and discussion by the full Council at a future time.

Council Agenda Summary

Title
Initiatives from Mayor and Councilmembers

Summary
During this portion of the meeting any Councilmember may bring before the Council any business that the member feels should be deliberated upon by the Council. These matters need not be specifically listed on the Agenda, but formal action on such matters shall be deferred until a subsequent Council meeting.

Initiatives will generally fall into three categories:

1. A policy item for Council deliberation and direction for a future Worksession, Committee meeting, or regular/special Council meeting;

2. A request to the City Manager for information or research;

3. A request involving administrative processes or procedures.

At the close of this portion of the meeting, the Mayor will confirm Council's consensus that the individual requests be pursued.

Attachments
Status Report of Council Initiatives and Related Information

Greeley City Council

Status Report of Council Initiatives

Initiative No.	Council Member Initiating	Council Request	Council Meeting or Work Session Date Requested	Next Steps & Schedule	Anticipated Deliverable & Date (Report, Council Presentation, etc.)	Assigned to:
11-2023	Clark/Butler	**Artificial turf and landscape standards**	August 1, 2023 Council Meeting	•Come back to Council with a draft ordinance	Staff will schedule update TBD.	Don Threewitt
5-2024	Hall	**Impact Fee Study Structure**	May 7, 2024 Council Meeting	Requested staff bring a report to a future work session explaining more in depth the Impact Fee Study Structure - how the ratio is calculated, review process, timeline of review, and development fees	DTA was awarded the contract and that process has now started. The consultant is working on completing the study by the end of December. Tentatively scheduled to return to council Mar/Apr.	Allena Portis
8-2024	Olson	**Code Compliance**	Oct 1, 2024 Council Meeting	Part 1 - Requested staff to present at a future work session on code compliance- what is compliant and what is not and to develop a plan to assist with low-income residents specifically relating to yards and vegetation Part 2 - More information needed on specific options on landscaping; enhancing voluntary compliance ticketing system	Following the February council meeting Code Compliance has been focusing on the council's direction to: Explore how to speed up compliance without immediate ticketing. How to enhance voluntary compliance. Remains on track. The snow removal education campaign was launched via the City Scoop on December 4, 2025. Council was updated through the Weekly Council Update on December 5, 2025. Follow-up presentation scheduled April 14, 2026 WS.	Kelli Johnson/Buxton Demers
13- 2024	Butler	**Audit of Development Code**	Dec 10, 2024 Council WS	Discrepancies in the code and would like an administrative fix of the R-M zoning issue if possible, and then a full audit of the Development Code.	Recieved proposals on 2/13 and now in the evaluation Started phase 1 (procedures chapter). Remaining phases are on HOLD pending budget decisions.	Don Threewitt
3-2025	DeBoutez	**Public Art Program**	March 18, 2025 Council Meeting	Research the Public Art Program with 3 components: expanding the program to include local performing art groups, clarify the funding source for the 1% for all of the capital improvement projects, and reporting of when the money is appropriated to the program.	Staff will return to Council for update. TBD.	Diana Frick
11-2025	McDonald	**Contractor Licensing**	Council Meeting	Requested staff to come back on a Work Session to present information on changing the code for contractors being licensed in the City specifically roofers.	Staff working on implementation strategy/timeline and will bring ordinance to council TBD.	Don Threewitt
01-2026	Olson	**MERGE Project Update**	Council Meeting 1/6/2025	Monthly MERGE update with Mayor and Councilmember Olson. A quarterly meeting to done at a meeting.	Presentation scheduled May 26, 2026 WS.	Public Works

02-2026	Hall	**Economic Development Mayor Task Force**	Council Meeting 1/6/2026	Focus is on business retention, business attraction, workforce development, and housing. The task force would include business leaders, educators, developers, small businesses, and residents. The objective is to see why businesses are closing, what can be done to improve, and look into whether it is the economy or the causes.	EDUR intends to present a resolution at the May 5 Council Meeting to form the Task Force and have the Mayor appoint and recognize a Chairperson. The Chair will then conduct the rest of the proceedings to finalize the creation of the Task Force, with final selection of the total task force coming in the following weeks after May 5. All associated public facing correspondence (press release, LinkedIn, etc.) queued up ready to go. The Strategic Teams document is updated to reflect necessary changes with respect to Housing target participants, and contains a robust list of prospective candidates. Per CAO - The Task Force is subject to Open Meetings Law and will be formed under the same rules and procedures as a permanent	EDUR/CMO
03-2026	Butler	**Marijuana Feasibility Preliminary Information**	Council Meeting 1/20/2026	Preliminary information for a feasibility study for sale, enforcement and regulation of MJ to include potential revenue. Include best practices from other municipalities.	CCO, PD, EDUR, CD, Budget, and HPG have reviewed information from neighboring communities and compiled a report including, revenue projections, licensing practices, costs, staff support, enforcement and other impacts. Waiting on direction to roll out report to council or schedule a WS.	CD/CCO
06-2026	Butler	**Signs in Parkways and Enforcement**	Council Meeting 2/17/2026	Staff to look at Sign Code section that relates to parkways and enforcement. Parkway is an area that homeowners have between the sidewalk and curb and the current code is not clear on whether a sign can be placed in that area. Therefore the request is for staff to bring back information on this and options to change that code. Particulary one of the options being that homeowners can place signs in this area and allow an opprtunity for council to discuss.		Code Compliance/CD

Council Agenda Summary

April 21, 2026
Key Staff Contact: Heidi Leatherwood, City Clerk

Title:
Motion to approve the City Council Work Session Proceedings of March 24, 2026

Summary:
Council met on March 24, 2026 for a work session to receive information and provide direction to staff.

Fiscal Impact:
If approved, will this item result in a positive, negative, or no impact on the budget?
No Impact.

Legal Issues:
None.

Other issues and Considerations:

Strategic Focus Area:
High-Performance Government

Decision Options:
1. Approve the motion as presented; or
2. Amend the motion and approve as amended; or
3. Deny the motion; or
4. Continue consideration of the motion to a certain date.

Council's Recommended Action:
Approve the motion.

Attachments:
1. 03.24.2026 Work Session Draft Minutes

City of Greeley, Colorado

City Council Work Session Proceedings

Tuesday, March 24, 2026

1. **Call to Order**
   Mayor Hall called the meeting to order at 6 p.m. in the City Council Chambers at 1001 11th Ave, Greeley, Colorado, with hybrid participation available via the City's Zoom platform.

2. **Pledge of Allegiance**
   Mayor Hall led the Pledge of Allegiance.

3. **Roll Call**
   City Clerk Heid Leatherwood called the roll.
   The following were present:

   Councilmember Deb DeBoutez
   Mayor Pro Tem Melissa McDonald
   Councilmember Johnny Olson
   Councilmember Brian Rudy
   Councilmember Ryan Roth
   Mayor Dale Hall

4. **Reports from Mayor and Councilmembers**
   Councilmember Olson provided an update on the US 34 project, noting that partnerships with the state of Colorado and CDOT were stronger, with progress on finalizing the charter and IGA, despite delays now due to contract issues.

   Councilmember Olson also spoke about the Citizen Oversight Committee. He emphasized the committee's role in finding solutions given the current reality: $80 million spent so far with ownership of 110 acres of seeded land. He stressed the urgency of creating the committee and beginning conversations.

   Councilmember DeBoutez announced her office hours for April 1 at 9 a.m. at Margie’s Java Joint. She provided an update on the abandoned hotel on Highway 34, pointing out that 98 notices had been issued, 6 administrative hearings were held, the building was declared a public nuisance, and owner had accumulated unpaid fines. She will propose an initiative addressing abandoned, condemned properties at the next regular meeting.

   Councilmember DeBoutez acknowledged the JBS strike, noting 2,800 workers were in their second week without movement in contract negotiations. She encouraged supporters for their cause.

   Mayor Pro Tem McDonald reported airport developments, including securing $750,000 from Gabe Evans for tower design, ongoing taxiway work, and JBS's hangar opening scheduled for July 22. She noted the acquisition of two specialized fire trucks (ARF trucks) for which all Greeley firefighters received training.

Mayor Pro Tem McDonald also announced the "push in" ceremony for three new fire department ladder trucks and the upcoming youth commission events including the Ed Clark service day awards reception and a regional youth leadership summit planned for August.

Mayor Hall attended “Greeley Day at the Capitol” held March 18, where staff met with state legislators alongside UNC and Chamber of Commerce. He also attended the beam signing for Aims Community College's workforce innovation center, an incubator program for trades training expected to be completed by year's end.

5. Legislative Update

Intergovernmental Affairs Officer Staycie McNamara introduced the item at 6:15 p.m.

Ms. McNamara was joined by lobbyists Matt LaCrue and Ellie Reynolds from Purple Label Government Solutions, who provided a comprehensive legislative update. Ms. McNamara outlined the internal process for taking positions on legislation, explaining that bills are reviewed, analyzed with subject matter experts, and presented to the mayor and mayor pro tem for position decisions.

The lobbyists highlighted the unique aspects of the legislative session, noting that adjournment was set for May 13. Key themes included, lame duck governor status, significant budget deficits delaying budget introduction, and challenges to local control through state mandates.

Five major bills were discussed in detail:

- **House Bill 1001 (HOME Act)** - This housing development bill would allow administrative review for housing projects on educational properties, preempting local zoning control. The bill represents state overreach despite its housing goals.
- **House Bill 1030** - The "good" data center bill that the city supports, providing state incentives to attract data centers and offset local jurisdictions pushing them out. This expands economic development tools without mandating local participation.
- **House Bill 1275** - A law enforcement bill prohibiting face coverings that was killed in committee due to broad language that would have restricted legitimate law enforcement activities and federal cooperation beyond immigration matters.
- **House Bill 1330** - The entertainment district bill, uniquely expanding local control by allowing larger entertainment districts and local authorities to set alcohol consumption hours. The governor's office specifically requested delegation support for this bipartisan measure.
- **Senate Bill 70** - The "flock bill" targeting license plate reader databases, requiring warrants for searches and restricting data sharing. Opposed by law enforcement and municipalities due to overly broad restrictions that would impact legitimate public safety activities like missing persons cases.

Councilmember Olson noted the legislative position process, commenting that he often learns of city positions secondhand without input into the decision-making.

Mayor Hall thanked staff and consultants for the information.

6. **Downtown Stormwater Improvements Update**
Chief Engineer Adam Prior introduced the item at 6:52 p.m.

Karen Reynolds, Stormwater Manager and Bryce Jaynes from Wadsworth were also present to answer questions. Mr. Prior explained that the increasing flooding problems over the past 10 years have prompted more aggressive approaches, including stormwater master plans and rate increases to manage impacts and prioritize downtown revitalization.

The Program Manager General Contractor (PMGC) model was selected to provide scalability and flexibility in executing projects while transforming a multi-decade plan into an accelerated, actionable program with emphasis on reducing community impacts.

The presentation emphasized several key advantages: optimized resource allocation, multiphase construction design, early quality control involvement, value engineering at the design level, future compatibility for maintainable infrastructure, bulk purchasing power for materials, and transparent financial controls with audit-ready processes.

Councilmember DeBoutez commented that the downtown project was a high priority. She also announced an open house for downtown revitalization on March 26 from 6-8 p.m. at the Recreation Center and the stormwater team would be there to talk about related efforts.

Councilmember Olson restated that the Civic Campus project was priority number one. Mr. Prior noted that the project had just reached 30% design and now the controls PMGC will begin reviewing the plans and looking for constructability and cost estimates.

Councilmember Olson shared concerns about the owner controls. Mr. Jaynes shared there are multiple control mechanisms built into the plan, including independent cost estimators contracted directly by the City, City-led design processes, and guaranteed maximum price negotiations where the City retains rejection authority.

Mayor Hall thanked staff and consultants for the information.

7. **Shared Micromobility Pilot & Program Recommendations**
Interim Senior Transportation Planner Hanna Feldmann introduced the item at 7:23 p.m.

Ms. Feldmann presented findings and recommendations from the shared micromobility pilot program. She provided background on the conservative approach taken, starting with a limited 5-square-mile service area and smaller fleet compared to peer agencies, working within a low-cost framework requiring only staff oversight time.

The pilot, operated by Spin since October 2024, generated over 30,000 trips with highest usage concentrated downtown and on UNC campus, though devices were used throughout the service area. Key lessons included effective geofencing controls, successful reporting requirements, and clear demand for dedicated parking areas.

Community engagement revealed parking as the number one improvement opportunity, leading to staff recommendations to continue the program with minor business license updates requiring no city code amendments. The Citizen Transportation Advisory Board (CTAB) unanimously supported these recommendations.

Ms. Feldmann sought council feedback on three approaches for implementing street corrals: city installation and ownership, vendor responsibility as license requirements, or a mixed approach with shared costs. CTAB preferred the mixed approach, balancing costs while maintaining city assets.

Councilmember Olson noted practical issues he observed, including device accumulation at service area boundaries and the need for private property owner coordination. He supported the concept while emphasizing the importance of working with constituents on service area expansions.

Council reached a consensus supporting the CTAB's recommendation of a mixed approach for implementing street corrals, balancing costs while maintaining city assets.

Mayor Hall thanked staff for the information.

8. Follow Up-West Greeley Citizen Oversight Committee

Deputy City Manager Brett Naber introduced the item at 7:42 p.m.

Mr. Naber provided an update on the citizen oversight committee application process, reporting 16 applications had been received as of the morning briefing. The application process opened Friday with a planned closure date of March 30.

The committee structure was clarified as nine (9) citizen members plus one ex-officio, non-voting council member. Applications gather information on ward residence, perspectives on large development, West Greeley project familiarity, comfort with public scrutiny, and prior civic engagement experience.

Discussion centered on timeline concerns, with some council members advocating for acceleration due to financial pressures from COP interest payments beginning in January. Other councilmembers preferred extending the application period to attract more qualified candidates, including professionals with relevant expertise in economics, finance, and comprehensive planning.

Councilmember Roth advocated a two-week extension to April 21 to increase public awareness and applications. After discussion, council agreed to extend applications to April 10, conduct interviews at a special meeting on April 16 and make final selections on April 21. The selection process would involve interviewing applicants with multiple rounds of voting to narrow the field to nine members.

The committee's meeting commitment was expected to be 2-3 hours weekly on Thursday evenings in council chambers, with meetings recorded and available through Civic Clerk for public transparency. Staff will continue to work on securing a qualified third-party facilitator for the process.

Mayor Hall thanked staff for the information.

9. Discussion of Council Vacancy and Appointment Process

City Clerk Heidi Leatherwood introduced the item at 8:15 p.m.

Ms. Leatherwood presented the process for filling the Ward I vacancy created by Councilmember Butler's nomination to State House District 50. Following City charter requirements and the 2018 precedent when two vacancies were filled, the process included advertising applications, verifying eligibility, conducting public interviews, and appointments.

Eligibility requirements include that a candidate be at least 21 years of age, have at least 1 year of city residence, live in the Ward for at least 90 days, and have no felony convictions - the same requirements for elected council service.

The proposed timeline involved opening applications March 27, closing April 17, and conducting interviews and appointments on May 5 at the public meeting.

Mayor Hall thanked staff for the information.

10. Scheduling Meetings, Other Events

Acting City Manager Brian McBroom noted that a special meeting for April 16 for the purpose of conducting interviews would be considered for approval on the April 7 agenda.

11. Adjournment

With no further business to come before the Council, Mayor Hall adjourned the meeting at 8:26 p.m.

Approved:

X

_____

Dale Hall
Mayor

Attested:

X

_____

Heidi Leatherwood
City Clerk

Council Agenda Summary

April 21, 2026
Key Staff Contact: Robert Miller, Division Treasurer

Title:

Resolution concerning the proposed City of Greeley, Colorado, Water Revenue Bonds, Series 2026; authorizing the receipt of competitive bids for the Series 2026 Bonds, including the use of an electronic bidding system therefor; and prescribing certain details concerning such public sale of the Series 2026 Bonds

Summary:

The resolution for City Council consideration is to authorize the receipt of competitive bids for the Water 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 in the amounts to be set forth in the final terms certificate, and on the terms and conditions provided in the bond ordinance. A portion of the net proceeds of the Series 2026 Bonds are to be used to reimburse the City for various previously paid costs and for future costs associated with the construction of various improvements and additions to the System, which generally include the following: replacement and expansion of the transmission and distribution systems, replacement and rehabilitation of water storage infrastructure, construction of infrastructure to access the Terry Ranch aquifer, and the purchases of blocks of water rights to meet the City's future water demand. These projects will need to be partially funded through bond revenues.

The resolution states that the City of Greeley authorizes the receipt of competitive bids for 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. Water and Sewer Department Staff, in partnership with the Finance Department and the City's Municipal Advisor, have reviewed and approved the debt service requirements of the proposed bond issuance in alignment with the rate structure approved by City Council. The proposed issuance of these bonds also maintains an appropriate bonding capacity of the Water Enterprise fund for future bond issuances in accordance with the approved Water and Sewer Capital Improvement Plan. The Water and Sewer Board has also approved the issuance of these bonds at their April 15, 2026 meeting.

Fiscal Impact:

If approved, will this item result in a positive, negative, or no impact on the budget? Positive Impact:

What is the onetime and/or ongoing amount?
Onetime bond proceeds not to exceed $50 million.

Is it budgeted? Partially.

Does it require a new appropriation?
Yes. An additional $13,174,000 is in the appropriation being presented on April 7, 2026, to support the requested $50 million in Water Revenue Bond expenditures.

Are there any long-term financial impacts?
Debt service payments for the duration of the debt. Negative Impact: What is the onetime and/or ongoing amount? Estimated ongoing debt service payment up to $4.1 million annually.

Is it budgeted?
Yes, the 2026 budget identified approved expenditures using the bond proceeds.

If yes, what source and fund will be used?
Rates and Fees in the Water Fund.

Are there any long-term financial impacts?
Debt service payments for the duration of the debt.

Is there grant funding for this item?
Not Applicable.

Does this action have potential long-term fiscal implications?
Estimated annual debt service payment for the duration of the debt for $4.1 million.

Legal Issues:

None. Kutak Rock LLP is serving as bond counsel.

Other issues and Considerations:

The bonds are expected to be marketed in May for a closing on the sale of the bond on June 4.

Strategic Focus Area:

Infrastructure and Mobility

Decision Options:

1. Adopt the resolution as presented; or
2. Amend the resolution and adopt as amended; or
3. Deny the resolution; or
4. Continue consideration of the resolution to a date certain.

Council's Recommended Action:

Adopt the resolution.

Attachments:

1. Resolution No. 47, 2026 with Appendix A & B

RESOLUTION NO. 47, 2026

A RESOLUTION CONCERNING THE PROPOSED CITY OF GREELEY, COLORADO, WATER REVENUE BONDS, SERIES 2026; AUTHORIZING THE RECEIPT OF COMPETITIVE BIDS FOR THE SERIES 2026 BONDS, INCLUDING THE USE OF AN ELECTRONIC BIDDING SYSTEM THEREFOR; AND PRESCRIBING CERTAIN DETAILS CONCERNING SUCH PUBLIC SALE OF THE SERIES 2026 BONDS.

WHEREAS, the City Council (the "Council") of the City of Greeley, Colorado, acting by and through the Enterprise (as defined below) (the "City"), has determined, and hereby determines, that it is advantageous and favorable to the City that the City's Water Revenue Bonds, Series 2026 (the "Series 2026 Bonds") be sold and issued for the purpose of defraying, in whole or in part, the cost of additions and improvements to the municipal water system of the City (the "System") operated by its Water Enterprise (the "Enterprise"); and

WHEREAS, pursuant to Section 5-23(c) of the Charter of the City (the "Charter"), the Series 2026 Bonds are to be sold based upon competitive bids to be received by the City, upon due notice as herein provided;

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

Section 1. The Series 2026 Bonds shall be sold based upon competitive bids to be received by the City on or about May [27], 2026; provided, however, that the Council hereby delegates to the Finance Officer, as the Financial Officer and ex-officio City Treasurer, or his or her designee, including without limitation, the Division Treasurer of Finance (the "Finance Officer") the authority to change the date or time of the public sale of the Series 2026 Bonds to a later date or time (but not later than 180 days after final passage of the ordinance authorizing the Series 2026 Bonds (the "Bond Ordinance")), if the Finance Officer determines that such delay of the sale will maximize the likelihood of marketing the Series 2026 Bonds when market conditions are relatively favorable, or that it is necessary or desirable to provide additional time to finalize information or documentation relating to the Series 2026 Bonds. If there is such a change in sale date or time, appropriate changes may be made to the sale notice forms set forth herein (or such changes may be posted electronically as described in such sale notice forms); and corresponding changes may also be made in dated dates of the Series 2026 Bonds and other documents and instruments referred to herein. Bids for the Series 2026 Bonds must be submitted electronically by means of the i-Deal Parity system ("Parity"), in the manner described below. No other method of submitting bids will be accepted. The Finance Officer and the City Clerk of the City are hereby authorized and directed to cause to be published in the Greeley Daily Tribune, a newspaper published and of general circulation in the City, at least once at least five days prior to the date of receiving bids, a notice of bond sale in substantially the following form, with such completions and changes as may be approved by the Finance Officer as further provided in Section 5 hereof:

(Form of Notice of Bond Sale for Publication)

NOTICE OF BOND SALE
CITY OF GREELEY, COLORADO,
ACTING BY AND THROUGH ITS
WATER ENTERPRISE,
WATER REVENUE BONDS
SERIES 2026—$[_____]*

PUBLIC NOTICE IS HEREBY GIVEN that the City of Greeley, Colorado, acting by and through its Water Enterprise (the "City"), will on Wednesday, May [27], 2026 at the hour of [9:00] a.m., Greeley time, receive competitive bids for the purchase of the "City of Greeley, Colorado, acting by and through its Water Enterprise, Water Revenue Bonds, Series 2026" (the "Series 2026 Bonds") in the aggregate principal amount of $[_____],* by means of the i-Deal Parity electronic bidding system ("Parity"). The date and time of the sale may be changed at the discretion of the City, and the City also reserves the right to make other changes to the provisions of this notice (and the below-described Official Notice) prior to the date and time of the sale. Any such changes may be posted through Parity; prospective bidders are advised to check for such Parity postings prior to the stated sale time. Bids must be submitted via Parity by the date and hour specified above (or other date and time specified through Parity).

This publication is a condensation of the City's Official Notice of Sale (the "Official Notice"), authorized by the City Council of the City on April [21], 2026, and the information contained herein is subject in all respects to the Official Notice. The Official Notice, the Preliminary Official Statement relating to the Series 2026 Bonds (the "Preliminary Official Statement"), and other information concerning the City and the Series 2026 Bonds may be obtained from Allena Portis, Finance Officer, ex-officio City Treasurer, City Center North, 1100 10th Street, Greeley, Colorado 80631 (telephone: (970) 350-9867; facsimile: (970)-350-9736; e-mail: Allena.Portis@greeleygov.com), or from the City's Municipal Advisor, Hilltop Securities Inc., Attention: Jason Simmons, 8055 E. Tufts Avenue, Suite 500, Denver, Colorado 80237, (telephone: (303) 771-0217; e-mail: Jason.Simmons@hilltopsecurities.com). Reference is made to the Preliminary Official Statement for information as to the authorization and purpose of the Series 2026 Bonds; security for the Series 2026 Bonds; the book-entry system, transfer, exchange, and place of payment of the Series 2026 Bonds; the City's continuing disclosure undertaking and other information relating to the Series 2026 Bonds and the City. Information regarding Parity, including any fees charged, may be obtained from i-Deal LLC, 2nd Floor, 1359 Broadway, New York, New York 10018 (telephone: (212) 849-5000).

The Series 2026 Bonds will be dated the date of their delivery and will be issued as fully registered bonds, in denominations of $5,000 and integral multiples thereof, by means of a book-entry system with no physical distribution of bond certificates to the public. Interest on the Series 2026 Bonds will be payable on February 1 and August 1 of each year commencing on [August 1,

* Preliminary; subject to adjustment as hereinafter permitted.

2026]. The Series 2026 Bonds will mature on August 1 in the years and in the amounts of principal designated below:

Maturity Date	Principal Amount [1]
August 1, 2026	$
August 1, 2027	
August 1, 2028	
August 1, 2029	
August 1, 2030	
August 1, 2031	
August 1, 2032	
August 1, 2033	
August 1, 2034	
August 1, 2035	
August 1, 2036	
August 1, 2037	
August 1, 2038	
August 1, 2039	
August 1, 2040	
August 1, 2041	
August 1, 2042	
August 1, 2043	
August 1, 2044	
August 1, 2045	

[1] Preliminary; subject to adjustment as provided below.

The aggregate principal amount of the Series 2026 Bonds, the principal amount of each maturity of the Series 2026 Bonds set forth above, and any premium specified in the winning bid are subject to adjustment by the City after determination of the winning bid, all as provided in the Official Notice. Any such adjustment will not change the interest rates specified by the successful bidder. The successful bidder may not withdraw its bid as a result of any such adjustment in principal amount of the Series 2026 Bonds.

A bidder has the option to specify that the Series 2026 Bonds maturing on and after August 1, 20[__] be included in one or two (but not more than two) term maturities, subject to certain conditions and limitations provided in the Official Notice.

The Series 2026 Bonds maturing on and after August 1, 20[__] are subject to prior redemption at the option of the City, in whole or in part, on August 1, 20[__] or at any time thereafter (if in part, in integral multiples of $5,000, from any maturity or maturities or portions thereof as selected by the City and by lot within a maturity in such manner as the Registrar, initially Zions Bancorporation, National Association, shall determine), at a redemption price equal to the principal amounts so redeemed plus accrued interest thereon to the redemption date, without redemption premium.

Any bidder is required to submit an unconditional bid specifying the interest rates and premium, if any, at which the bidder will purchase all of the Series 2026 Bonds. It is not permissible to bid a discount on the sale of the Series 2026 Bonds from the City to the initial purchaser (however, original issue discount is not precluded so long as the total purchase price paid by the initial purchaser to the City is at least equal to the principal amount of the Series 2026 Bonds). Reference is made to the Official Notice for information as to other limitations on the interest rates that may be bid for the Series 2026 Bonds.

Each bid must be submitted through Parity and the City reserves the right to disregard any bid in any other form. Electronic bids via Parity must be submitted in accordance with Parity's Rules of Participation, as well as the provisions of the Official Notice of Sale. The apparent successful bidder must confirm its bid by signed fax promptly upon instruction by the City. The good faith deposit of the successful bidder must be received by the City by certified check or wire transfer not later than 2:00 p.m., Greeley time, on the next business day following the award, and will be applied (without any interest accruing to the successful bidder) to the purchase price of the Series 2026 Bonds. In the event the successful bidder fails to honor its accepted bid, its good faith deposit and any interest accrued thereon will be retained by the City. Reference is made to the Official Notice for further information, conditions and requirements relating to Parity, bid limitations, basis of award, and good faith deposit.

The City reserves the right (a) to reject any and all bids for the Series 2026 Bonds, (b) to reoffer the Series 2026 Bonds for sale, and (c) to waive any irregularity or informality in any bid. The award of the Series 2026 Bonds will be subject to final passage, effectiveness and expiration of the referendum period with respect to the ordinance authorizing the Series 2026 Bonds and favorable action of the City's Water and Sewer Board.

The successful bidder will be required to make payment of the balance due for the Series 2026 Bonds, in Federal Reserve Funds or other funds acceptable to the City for immediate and unconditional credit to the City, at a bank or trust company designated by the City's Finance Officer. The Series 2026 Bonds will be delivered at the office of The Depository Trust Company in New York, New York, on confirmation by the City of receipt of the purchase price.

The validity and enforceability of the Series 2026 Bonds will be subject to approval by Kutak Rock LLP, whose opinion, together with a transcript of legal proceedings, will be furnished to the initial purchaser without charge.

BY ORDER OF THE CITY COUNCIL OF THE CITY OF GREELEY, COLORADO dated this May [19], 2026.

By /s/_____
Mayor, City of Greeley, Colorado

(End of Form of Notice of Bond
Sale for Publication)

Section 2. The Official Notice of Bond Sale shall be in substantially the following form, with such completions and changes as may be approved by the Finance Officer, as further provided in Section 5 hereof:

(Form of Official Notice of Bond Sale)

OFFICIAL NOTICE OF SALE
CITY OF GREELEY, COLORADO,
ACTING BY AND THROUGH ITS
WATER ENTERPRISE,
WATER REVENUE BONDS
SERIES 2026—$[_____]†

PUBLIC NOTICE IS HEREBY GIVEN that the City of Greeley, Colorado, acting by and through its Water Enterprise (the "City"), will on Wednesday, May [27], 2026, at the hour of [9:00] a.m., Greeley time, receive competitive bids for the purchase of the Series 2026 Bonds more particularly described below by means of the i-Deal Parity electronic bidding system ("Parity"). No other method of submitting bids will be accepted. The use of Parity shall be at the bidder's risk and expense, and neither the City, its Municipal Advisor nor Bond Counsel shall have any liability with respect thereto. Electronic bids via Parity must be submitted in accordance with Parity's Rules of Participation, as well as the provisions of this Official Notice of Sale. To the extent that provisions of this Official Notice of Sale conflict with Parity's Rules of Participation or any instruction or directions set forth by Parity, the provisions of this Official Notice of Sale shall control.

The date and time of the sale may be changed at the discretion of the City, and the City also reserves the right to make other changes to the provisions of this Official Notice prior to the date and time of the sale; any such changes may be posted through Parity. Prospective bidders are advised to check for such Parity postings prior to the stated sale time. Bids must be submitted via Parity by the date and hour specified above (or other date and time specified through Parity) as specified in "Bid Proposal" and "Parity" below.

Issue

The Series 2026 Bonds to be sold are the "City of Greeley, Colorado, acting by and through its Water Enterprise, Water Revenue Bonds, Series 2026" (the "Series 2026 Bonds") in the aggregate principal amount of $[_____].* The Series 2026 Bonds will be dated the date of their delivery and will be issued in fully registered form, in denominations of $5,000 and integral multiples thereof, by means of a book entry system with no physical distribution of bond certificates to the public.

† Preliminary; subject to possible adjustment as described below under the caption "Maturities; Possible Principal Adjustment."

Information Available From
Preliminary Official Statement

This Official Notice of Sale is not to be treated as a complete disclosure of all relevant information with respect to the Series 2026 Bonds. The information set forth herein is subject to the more complete information as to the Series 2026 Bonds and the City set forth in the Preliminary Official Statement (the "Preliminary Official Statement"), and reference is made to the Preliminary Official Statement for information as to the authorization and purpose of the Series 2026 Bonds; security for the Series 2026 Bonds; the City's rights to issue additional obligations in the future on a parity with or subordinate to the Series 2026 Bonds; the book-entry system, transfer, exchange and place of payment of the Series 2026 Bonds; the City's continuing disclosure undertaking, and other information relating to the Series 2026 Bonds and the City.

Maturities; Possible Principal Adjustment

The Series 2026 Bonds will mature on August 1 in the years and in the amounts of Series 2026 principal as designated below:

Maturity Date	Principal Amount [1]
August 1, 2026	$
August 1, 2027	
August 1, 2028	
August 1, 2029	
August 1, 2030	
August 1, 2031	
August 1, 2032	
August 1, 2033	
August 1, 2034	
August 1, 2035	
August 1, 2036	
August 1, 2037	
August 1, 2038	
August 1, 2039	
August 1, 2040	
August 1, 2041	
August 1, 2042	
August 1, 2043	
August 1, 2044	
August 1, 2045	

[1] Preliminary; subject to adjustment as provided below.

The aggregate principal amount of the Series 2026 Bonds and the principal amount of each maturity of the Series 2026 Bonds set forth above are subject to adjustment by the City after determination of the winning bid, to the extent the City deems appropriate in order to generate proceeds consistent with the purpose for which the Series 2026 Bonds are being issued (which

may reflect reductions in the issue size to compensate for the premium specified in the winning bid). Any such principal adjustment will be communicated to the successful bidder by the time of award of the Series 2026 Bonds and will not reduce or increase the aggregate principal amount of Series 2026 Bonds by more than 20% from the total principal amount shown above. The price bid (i.e., par plus any premium bid) by a successful bidder may be changed as described below, but the interest rates specified by the successful bidder for all maturities will not change. The successful bidder may not withdraw its bid as a result of any changes made within these limits. The price bid will be changed so that the percentage net compensation to the successful bidder (i.e., the percentage resulting from dividing (a) the aggregate difference between the offering price of the Series 2026 Bonds to the public and the price to be paid by the bidder to purchase the Series 2026 Bonds, by (b) the principal amount of the Series 2026 Bonds) does not increase or decrease from what it would have been if no adjustment were made to the principal amounts shown in the maturity schedule set forth above.

Bidders may specify that certain Series 2026 Bonds be included in one or two (but not more than two) term maturities as described in "Prior Redemption—Mandatory Sinking Fund Redemption" below.

Prior Redemption

(a) ***Optional Redemption***. The Series 2026 Bonds maturing on and after August 1, 20[__] are subject to redemption prior to their respective maturities at the option of the City, in whole or in part, on August 1, 20[__] or at any time thereafter (if in part, in integral multiples of $5,000, from any maturity or maturities or portions thereof as selected by the City and by lot within a maturity in such manner as the Registrar, initially Zions Bancorporation, National Association, shall determine, giving proportionate weight, if necessary, to Series 2026 Bonds in denominations larger than $5,000), at a redemption price equal to the principal amount so redeemed plus accrued interest thereon to the redemption date, without redemption premium.

(b) ***Mandatory Sinking Fund Redemption***. A bidder has the option to specify that Series 2026 Bonds maturing on and after August 1, 20[__] be included in one or two (but not more than two) term maturities. Amounts included in a single term maturity must consist of two or more consecutive maturities identified in the serial maturity schedule set forth above, must bear the same rate of interest and must include the entire principal amount for any serial maturity included in the term maturity (i.e., the principal amount maturing in any year may not be divided between a serial maturity and a mandatory sinking fund redemption or between two or more mandatory sinking fund redemptions). Any such Series 2026 term Bonds will be subject to mandatory sinking fund redemption in installments in the same amounts and on the same dates as the Series 2026 Bonds would have matured if they were not included in a term maturity. Series 2026 Bonds redeemed pursuant to the mandatory sinking fund redemption provisions will be redeemed at a redemption price equal to 100% of the principal amount of the Series 2026 Bonds to be redeemed plus accrued interest to the redemption date in the manner and as otherwise provided in the ordinance authorizing the Series 2026 Bonds (the "Bond Ordinance"). Any election to designate Series 2026 Bonds included in a term maturity must be made via Parity (see "Bid Proposal" below).

Interest Rates and Limitations

Interest shall be payable on February 1 and August 1 of each year, commencing on [August 1, 2026], and will be computed on the basis of a 360-day year of twelve 30-day months. There is no limit on the number of rates specified, except that one interest rate only shall be specified for the Series 2026 Bonds of any maturity. Supplemental interest coupons will not be permitted. The rate must be stated in a multiple of 1/8th or 1/20th of 1% per annum. A zero rate of interest may not be named. The maximum differential between the lowest and the highest interest rates stated in the bid may not exceed 3% per annum. The maximum interest rate shall not exceed [___]%.

City Not to Receive Less Than Par; Original Issue Discount Otherwise Permitted

The Series 2026 Bonds shall not be sold by the City for less than their aggregate principal amount. It is not permissible to bid a discount on the sale of the Series 2026 Bonds from the City to the initial purchaser, and no discount or commission will be allowed or paid on the sale of the Series 2026 Bonds from the City to the initial purchaser. The foregoing shall not preclude original issue discount so long as the total purchase price paid by the initial purchaser to the City is at least equal to the aggregate principal amount of the Series 2026 Bonds.

Bid Proposal

Any bidder is required to submit an unconditional bid specifying the interest rates and premium, if any, at which the bidder will purchase all of the Series 2026 Bonds.

Each bidder must submit its bid electronically by means of Parity, as provided below, and any bid in any other form may be disregarded.

Parity

All bids must be submitted electronically via Parity in accordance with Parity's Rules of Participation in addition to the requirements of this Official Notice of Sale. No other provider of bidding services and no other means of delivery (i.e., telephone, facsimile or physical delivery) will be accepted. To bid, bidders must first register with Parity. Only NASD registered broker-dealers and dealer banks with DTC clearing arrangements will be eligible to bid. Bidders who have previously registered with Parity may call (212) 849-5000 for their ID number or password. In the event of a general malfunction in the electronic bidding process, bidders will be contacted to reschedule bidding. To the extent Parity's Rules of Participation or any instruction or directions set forth by Parity conflict with this Official Notice of Sale, the terms of this Official Notice of Sale shall control. Information regarding Parity, including any fees charged, may be obtained from i-Deal LLC, 2nd Floor, 1359 Broadway, New York, New York 10018 (telephone: (212) 849-5000).

Bids for the Series 2026 Bonds must be electronically submitted via Parity no later than [9:00] a.m., Greeley time on May [27], 2026 (or such later date or time as may be posted via Parity), and no bids will be received after that time. Once the bids are communicated electronically

via Parity, each bid shall constitute an irrevocable offer to purchase the Series 2026 Bonds on the terms therein provided and shall be binding upon the bidder. For all purposes of the Parity electronic bidding process, the time as maintained on Parity shall constitute the official time.

By bidding for the Series 2026 Bonds, each bidder represents and warrants to the City that such bidder's bid for the purchase of the Series 2026 Bonds is submitted for and on behalf of such bidder by an officer or agent who is duly authorized to bind such bidder to a legal, valid and enforceable contract for the purchase of the Series 2026 Bonds. **Each bidder shall be solely responsible for making necessary arrangements to access Parity for purposes of submitting its bid in a timely manner and in compliance with the requirements of this Official Notice of Sale and Parity's Rules of Participation.** Neither the City, the Municipal Advisor, Bond Counsel, nor Parity shall have any duty or obligation to provide or assure such access to any bidder, and neither the City, the Municipal Advisor, Bond Counsel, nor Parity shall be responsible for proper operation of, or have any liability for, any delays or interruptions of, or any damages caused by, the use of Parity. The City is using Parity as a communication mechanism, and not as the City's agent, to conduct the electronic bidding for the Series 2026 Bonds.

The City will notify the apparent successful bidder electronically (via Parity) as soon as possible after the City's receipt of bids, that such bidder's bid appears to be the best conforming bid received for the Series 2026 Bonds, subject to verification by the City and official action to be taken by the City's Finance Officer or his or her designee, including without limitation, the Division Treasurer (the "Finance Officer") as described in "Time of Award" below. Promptly upon such notification, the apparent successful bidder will be required to confirm its bid by providing the City with signed documentation of its bid satisfactory to the City's Finance Officer.

Successful Bidder's Reoffering Prices

At or before 12:00 noon, Greeley time, on the day of sale, the successful bidder for the Series 2026 Bonds must provide to the City's Municipal Advisor (see "Information" below), the initial prices and yields to the public (excluding bond houses, brokers, or similar persons acting in the capacity of underwriters or wholesalers) at which a substantial amount of each maturity of the Series 2026 Bonds was sold, in an aggregate dollar amount. The information as to initial offering prices shall be based on the winning bidder's expectations as of the day of sale and not on actual facts after the day of sale. Such initial prices and yields must be confirmed by written certificate in form and substance satisfactory to the City's Bond Counsel on the date of delivery of and payment for the Series 2026 Bonds. The successful bidder for the Series 2026 Bonds must also certify to the City in writing prior to delivery of the Series 2026 Bonds that the Series 2026 Bonds were sold as fixed interest rate Bonds as described in the Final Official Statement.

Good Faith Deposit

The successful bidder will be required to submit its good faith deposit in the amount of $[_____] to the City in the form of a cashier's check (or wire transfer as instructed by the City or its Municipal Advisor) not later than 2:00 p.m., Greeley time, on the next business day following the award. The good faith deposit will be held by the City pending the delivery of the Series 2026 Bonds to secure the City against any failure of the successful bidder to comply with the terms of its bid, and in the event the successful bidder fails to honor its bid, its good faith deposit and any

interest accrued thereon will be retained by the City. Upon delivery of the Series 2026 Bonds in accordance with the terms of the bid, the good faith deposit of the successful bidder will be applied to the purchase price. No interest on any good faith deposit will accrue to the purchaser or any other bidder. See also "Manner and Time of Delivery" below.

Sale Reservations

The City reserves the right (a) to reject any and all bids for the Series 2026 Bonds, (b) to reoffer the Series 2026 Bonds for sale, and (c) to waive any irregularity or informality in any bid. The City also reserves the right to change the date and time of sale of the Series 2026 Bonds and to make other changes to the provisions of this Official Notice of Bond Sale prior to the date and time of the sale. Any such changes may be announced through Parity. Except as it may be amended by such Parity communication or other means of communication to prospective bidders, this Official Notice of Bond Sale shall remain effective. If bids are not received at the time herein stated or if all bids are rejected, the City may reoffer the Series 2026 Bonds for sale at any time thereafter.

Basis of Award

The Series 2026 Bonds, subject to the reservations and limitations set forth herein, will be sold to the responsible bidder making the best bid therefor. The best bid will be determined by computing the True Interest Cost of the Series 2026 Bonds (i.e., using an actuarial or TIC method) for each bid received and an award will be made (if any is made) to the responsible bidder submitting the bid which results in the lowest True Interest Cost of the Series 2026 Bonds. "True Interest Cost" of the Series 2026 Bonds as used herein means that yield which, if used to compute the present worth of all payments of principal and interest to be made on the Series 2026 Bonds from their date (assuming solely for this purpose that the Series 2026 Bonds will be dated June [4], 2026) to their respective maturity or mandatory sinking fund redemption dates, using the interest rates specified in the bid and the principal amounts maturing as shown in the maturity schedule set forth in "Maturities; Possible Principal Adjustment" above, produces an amount equal to the principal amount of the Series 2026 Bonds plus any premium bid. Such calculation shall be made without reference to the possible optional redemption of any of the Series 2026 Bonds prior to maturity. Such calculation shall be based on a 360-day year and a semiannual compounding interval. If two or more conforming bids have the same True Interest Cost, the first bid submitted, as determined by reference to the time stamp of Parity, shall be the winning bid.

Time of Award

Bids will be received at the time specified. The City has delegated to the City's Finance Officer the authority to determine the winning bid and to award the Series 2026 Bonds (or to reject all bids). The Finance Officer will take such action within 36 hours after the expiration of the time herein specified for opening bids. Any such award of the Series 2026 Bonds will be subject to expiration of the referendum period with respect to the Bond Ordinance.

Manner and Time of Delivery

The good faith deposit of the successful bidder will be credited to the purchaser at the time of delivery of the Series 2026 Bonds (without accruing interest). If the successful bidder for the

Series 2026 Bonds fails or neglects to complete the purchase of the Series 2026 Bonds when the Series 2026 Bonds are made ready and are tendered for delivery, the amount of this good faith deposit will be forfeited (as liquidated damages for noncompliance with the bid) to the City, except as hereinafter provided. In that event the City may reoffer the Series 2026 Bonds for sale. The purchaser will not be required to accept delivery of any of the Series 2026 Bonds if they are not tendered for delivery within 60 days from the date bids are received; and if the Series 2026 Bonds are not so tendered within said period of time, the good faith deposit will be returned to the purchaser upon its request (without accruing interest). The City contemplates, however, effecting delivery of the Series 2026 Bonds to the purchaser on or about June [4], 2026. Delivery of any Series 2026 Bond is conditioned upon the receipt by the City of a certificate as to their issue price. See "—Establishment of Issue Price" below.

Payment and Place of Delivery

The successful bidder will be required to make payment of the balance due for the Series 2026 Bonds at a bank or trust company designated by the City's Finance Officer. Payment of the purchase price due at delivery must be made in Federal Reserve Funds or other funds acceptable to the City for immediate and unconditional credit to the City. The Series 2026 Bonds will be delivered at the office of The Depository Trust Company in New York, New York, on confirmation by the City of receipt of the balance of the purchase price.

CUSIP Numbers

CUSIP numbers will be ordered by the Municipal Advisor and paid for by the City as a cost of issuance. CUSIP numbers will be printed on the Series 2026 Bonds. If a wrong number is imprinted on any Series 2026 Bond or if a number is not printed thereon, any such error or omission will not constitute cause for the successful bidder to refuse delivery of any Series 2026 Bond.

Official Statement

The City has prepared the Preliminary Official Statement, which is deemed by the City to be a final official statement as of its date for purposes of allowing bidders to comply with Rule 15c2-12 of the Securities and Exchange Commission (the "Rule"), except for the omission of certain information as permitted by the Rule. The Preliminary Official Statement is subject to revision, amendment, and completion in a Final Official Statement, as defined below. The Preliminary Official Statement is available only in electronic form by posting at www.meritos.com and at www.i-dealprospectus.com. Other information concerning the City and the Series 2026 Bonds may be obtained prior to the sale from the sources listed under "Information" below.

The City will, as soon as practicable after the award of the Series 2026 Bonds to the successful bidder, update the information contained in the Preliminary Official Statement to the date of the award, and such updated Preliminary Official Statement will constitute the "Final Official Statement" relating to the Series 2026 Bonds. The City authorizes the successful bidder to distribute the Final Official Statement in connection with the offering of the Series 2026 Bonds; provided that the successful bidder must cooperate in providing the information required to complete the Final Official Statement. The City will provide to the successful bidder not to exceed 150 copies of the Final Official Statement on or before the seventh business day following the date

of the award to the successful bidder. The successful bidder may obtain additional copies of the Final Official Statement at its expense. The City will provide a copy of the Official Statement, including any amendments thereto, in word-searchable PDF format as described in the Municipal Securities Rulemaking Board's ("MSRB") Rule G-32 and shall provide the electronic copy of the word-searchable PDF format of the Official Statement to the successful bidder no later than one business day prior to the Closing Date to enable the successful bidder to comply with MSRB Rule G-32.

For a period beginning on the date of the Final Official Statement and ending 25 days following the "end of the underwriting period" (as defined in the Rule), if any event concerning the affairs, properties or financial condition of the City shall occur or be discovered as a result of which it is necessary to supplement the Final Official Statement in order to make the statements therein, in light of the circumstances existing at such time, not misleading, the City shall notify the successful bidder of any such event of which the Finance Officer has actual knowledge and shall cooperate fully in preparing and furnishing, at the City's expense, any supplement to the Final Official Statement necessary, in the reasonable opinion of the City and the successful bidder, so that the statements therein as so supplemented will not be misleading in the light of the circumstances existing at such time.

Secondary Market Disclosure Undertaking

Pursuant to the Rule, the City will undertake to provide certain ongoing disclosure, including certain annual operating data and financial information, audited financial statements and the occurrence of certain events. A form of the undertaking is set forth in the Preliminary Official Statement.

Transcript and Legal Opinion

The validity and enforceability of the Series 2026 Bonds will be subject to approval by Kutak Rock LLP, as Bond Counsel. The purchaser will receive a transcript of legal proceedings, which will include, among other documents:

(a) a certificate executed by officials of the City, including the City Attorney, stating that there is no litigation pending against the City affecting the validity of the Series 2026 Bonds as of the date of their delivery;

(b) a certificate executed by the Finance Officer or other authorized official of the City stating that, to the best of knowledge of such official, the Final Official Statement as of its date did not contain any untrue statement of a material fact or omit to state any material fact necessary to make the statements made in the Final Official Statement, in the light of the circumstances under which they were made, not misleading, and that, to the best of such official's knowledge, since the date of the Final Official Statement no event has occurred which would cause the Final Official Statement as of the date of the delivery of the Series 2026 Bonds to contain any untrue statement of a material fact or to omit to state any material fact necessary to make the statements made in the Final Official Statement, in the light of the circumstances under which they were made, not misleading (provided that information relating to The Depository Trust Company will be excluded

from such statements; and further provided that, if between the date of the public sale of the Series 2026 Bonds and the date of delivery of the Series 2026 Bonds, any event should occur or be discovered which would cause the Final Official Statement to contain an untrue statement of a material fact or to omit to state a material fact necessary to make the statements therein, in the light of the circumstances under which they were made, not misleading, the City shall notify the purchaser thereof and shall cooperate in any necessary supplement or amendment to the Final Official Statement as described above under "Official Statement";

(c) a letter from Bond Counsel, addressed to the purchaser of the Series 2026 Bonds, to the effect that the firm has not independently verified the information contained in the Final Official Statement, but that during the course of the participation by the firm in the preparation of the Final Official Statement no information came to the attention of the firm to lead it to believe that the Final Official Statement (except the financial statements and other statistical and financial data contained in the Final Official Statement, and except information relating to The Depository Trust Company contained in the Final Official Statement, as to which such firm will make no statement) as of its date either contained an untrue statement of any material fact or omitted to state a material fact necessary to make the statements made, in the light of the circumstances under which they were made, not misleading; and

(d) the opinion of Kutak Rock LLP as to the validity, enforceability and tax-exempt status of interest on the Series 2026 Bonds, the form of which is set forth in the Preliminary Official Statement as Appendix A thereto.

Establishment of Issue Price

The winning bidder will be required to provide, in a timely manner, certain information necessary to compute the yield on the Series 2026 Bonds pursuant to the provisions of the Internal Revenue Code of 1986, as amended. The issue price of the Series 2026 Bonds shall be established as follows:

(a) The winning bidder shall assist the City in establishing the issue price of the Series 2026 Bonds and shall execute and deliver to the City at closing an "issue price" or similar certificate setting forth the reasonably expected initial offering price to the public or the sales price or prices of the Series 2026 Bonds, together with the supporting pricing wires or equivalent communications, substantially in the form attached hereto as Appendix B, with such modifications as may be appropriate or necessary, in the reasonable judgment of the winning bidder, the City and Bond Counsel. All actions to be taken by the City under this Notice of Sale to establish the issue price of the Series 2026 Bonds may be taken on behalf of the City by the Municipal Advisor and any notice or report to be provided to the City may be provided to the Municipal Advisor.

(b) The City intends that the provisions of Section 1.148-1(f)(3)(i) of the Treasury Regulations (defining "competitive sale" for purposes of establishing the issue price of the Series 2026 Bonds) will apply to the initial sale of the Series 2026 Bonds (the "competitive sale requirements") because:

1 the City shall disseminate this Notice of Sale to potential underwriters in a manner that is reasonably designed to reach potential underwriters;

2. all bidders shall have an equal opportunity to bid;

3. the City may receive bids from at least three underwriters of municipal bonds who have established industry reputations for underwriting new issuances of municipal bonds; and

4. the City anticipates awarding the sale of the Series 2026 Bonds to the bidder who submits a firm offer to purchase the Series 2026 Bonds at the highest price (or lowest interest cost), as set forth in this Notice of Sale.

Any bid submitted pursuant to this Notice of Sale shall be considered a firm offer for the purchase of the Series 2026 Bonds, as specified in the bid.

(c) In the event that the competitive sale requirements are not satisfied, the City shall so advise the winning bidder. The City may determine to treat (i) the first price at which 10% of a maturity of the Series 2026 Bonds (the "10% test") is sold to the public as the issue price of that maturity and/or (ii) the initial offering price to the public as of the sale date of any maturity of the Series 2026 Bonds as the issue price of that maturity (the "hold-the-offering-price rule"), in each case applied on a maturity-by-maturity basis (and if different interest rates apply within a maturity, to each separate CUSIP number within that maturity). The winning bidder shall advise the City if any maturity of the Series 2026 Bonds satisfies the 10% test as of the date and time of the award of the Series 2026 Bonds. The City shall promptly advise the winning bidder, at or before the time of award of the Series 2026 Bonds, which maturities (and if different interest rates apply within a maturity, which separate CUSIP number within that maturity) of the Series 2026 Bonds shall be subject to the 10% test or shall be subject to the hold-the-offering-price rule. Bids will not be subject to cancellation in the event that the City determines to apply the hold-the-offering-price rule to any maturity of the Series 2026 Bonds. Bidders should prepare their bids on the assumption that some or all of the maturities of the Series 2026 Bonds will be subject to the hold-the-offering-price rule in order to establish the issue price of the Series 2026 Bonds.

(d) By submitting a bid, the winning bidder shall (i) confirm that the underwriters have offered or will offer the Series 2026 Bonds to the public on or before the date of award at the offering price or prices (the "initial offering price"), or at the corresponding yield or yields, set forth in the bid submitted by the winning bidder and (ii) agree, on behalf of the underwriters participating in the purchase of the Series 2026 Bonds, that the underwriters will neither offer nor sell unsold Series 2026 Bonds of any maturity to which the hold-the-offering-price rule shall apply to any person at a price that is higher than the initial offering price to the public during the period starting on the sale date and ending on the earlier of the following:

1. the close of the fifth (5th) business day after the sale date; or

2. the date on which the underwriters have sold at least 10% of that maturity of the Series 2026 Bonds to the public at a price that is no higher than the initial offering price to the public.

The winning bidder will advise the City promptly after the close of the fifth (5th) business day after the sale date whether it has sold 10% of that maturity of the Series 2026 Bonds to the public at a price that is no higher than the initial offering price to the public.

(e) If the competitive sale requirements are not satisfied, then until the 10% test has been satisfied as to each maturity of the Series 2026 Bonds, the winning bidder agrees to promptly report to the City the prices at which the unsold Series 2026 Bonds of that maturity have been sold to the public. That reporting obligation shall continue, whether or not the Closing Date has occurred, until either (i) all Bonds of that maturity have been sold or (ii) the 10% test has been satisfied as to the Series 2026 Bonds of that maturity, provided that, the winning bidder's reporting obligation after the Closing Date may be at reasonable periodic intervals or otherwise upon request of the City or Bond Counsel.

(f) The City acknowledges that, in making the representations set forth above, the winning bidder will rely on (i) the agreement of each underwriter to comply with the requirements for establishing issue price of the Series 2026 Bonds, including, but not limited to, its agreement to comply with the hold-the-offering-price rule, if applicable to the Series 2026 Bonds, as set forth in an agreement among underwriters and the related pricing wires, (ii) in the event a selling group has been created in connection with the initial sale of the Series 2026 Bonds to the public, the agreement of each dealer who is a member of the selling group to comply with the requirements for establishing issue price of the Series 2026 Bonds, including, but not limited to, its agreement to comply with the hold-the-offering-price rule, if applicable to the Series 2026 Bonds, as set forth in a selling group agreement and the related pricing wires, and (iii) in the event that an underwriter or dealer who is a member of the selling group is a party to a third-party distribution agreement that was employed in connection with the initial sale of the Series 2026 Bonds to the public, the agreement of each broker-dealer that is a party to such agreement to comply with the requirements for establishing issue price of the Series 2026 Bonds, including, but not limited to, its agreement to comply with the hold-the-offering-price rule, if applicable to the Series 2026 Bonds, as set forth in the third-party distribution agreement and the related pricing wires. The City further acknowledges that each underwriter shall be solely liable for its failure to comply with its agreement regarding the requirements for establishing issue price of the Series 2026 Bonds, including, but not limited to, its agreement to comply with the hold-the-offering-price rule, if applicable to the Series 2026 Bonds, and that no underwriter shall be liable for the failure of any other underwriter, or of any dealer who is a member of a selling group, or of any broker-dealer that is a party to a third-party distribution agreement to comply with its corresponding agreement to comply with the requirements for establishing issue price of the Series 2026 Bonds, including, but not limited to, its agreement to comply with the hold-the-offering-price rule, if applicable to the Series 2026 Bonds.

(g) By submitting a bid, each bidder confirms that:

1. any agreement among underwriters, any selling group agreement and each third-party distribution agreement (to which the bidder is a party) relating to the initial sale of the Series 2026 Bonds to the public, together with the related pricing wires, contains or will contain language obligating each underwriter, each dealer who is a member of the selling group, and each broker-dealer that is a party to such third-party distribution agreement, as applicable:

(A)(i) to report the prices at which it sells to the public the unsold Series 2026 Bonds of each maturity allocated to it, whether or not the Closing Date has occurred, until either all Series 2026 Bonds of that maturity allocated to it have been sold or it is notified by the winning bidder that the 10% test has been satisfied as to the Series 2026 Bonds of that maturity, provided that, the reporting obligation after the Closing Date may be at reasonable periodic intervals or otherwise upon request of the winning bidder, and (ii) to comply with the hold-the-offering-price rule, if applicable, if and for so long as directed by the winning bidder and as set forth in the related pricing wires;

(B) to promptly notify the winning bidder of any sales of Series 2026 Bonds that, to its knowledge, are made to a purchaser who is a related party to an underwriter participating in the initial sale of the Series 2026 Bonds to the public (each such term being used as defined below); and

(C) to acknowledge that, unless otherwise advised by the underwriter, dealer or broker-dealer, the winning bidder shall assume that each order submitted by the underwriter, dealer or broker-dealer is a sale to the public.

2. any agreement among underwriters or selling group agreement relating to the initial sale of the Series 2026 Bonds to the public, together with the related pricing wires, contains or will contain language obligating each underwriter or dealer that is a party to a third-party distribution agreement to be employed in connection with the initial sale of the Series 2026 Bonds to the public to require each broker-dealer that is a party to such third-party distribution agreement to (A) report the prices at which it sells to the public the unsold Series 2026 Bonds of each maturity allocated to it, whether or not the Closing Date has occurred, until either all Series 2026 Bonds of that maturity allocated to it have been sold or it is notified by the winning bidder or such underwriter that the 10% test has been satisfied as to the Series 2026 Bonds of that maturity, provided that, the reporting obligation after the Closing Date may be at reasonable periodic intervals or otherwise upon request of the winning bidder or such underwriter, and (B) comply with the hold-the-offering-price rule, if applicable, if and for so long as directed by the winning bidder or the underwriter and as set forth in the related pricing wires.

(h) Sales of any Bonds to any person that is a related party to an underwriter participating in the initial sale of the Series 2026 Bonds to the public (each such term being

used as defined below) shall not constitute sales to the public for purposes of this Notice of Sale. Further, for purposes of this Notice of Sale:

1. "public" means any person other than an underwriter or a related party;

2. "underwriter" means (A) any person that agrees pursuant to a written contract with the City (or with the lead underwriter to form an underwriting syndicate) to participate in the initial sale of the Series 2026 Bonds to the public and (B) any person that agrees pursuant to a written contract directly or indirectly with a person described in clause (A) to participate in the initial sale of the Series 2026 Bonds to the public (including a member of a selling group or a party to a third-party distribution agreement participating in the initial sale of the Series 2026 Bonds to the public);

3. a purchaser of any of the Series 2026 Bonds is a "related party" to an underwriter if the underwriter and the purchaser are subject, directly or indirectly, to (A) more than 50% common ownership of the voting power or the total value of their stock, if both entities are corporations (including direct ownership by one corporation of another), (B) more than 50% common ownership of their capital interests or profits interests, if both entities are partnerships (including direct ownership by one partnership of another), or (C) more than 50% common ownership of the value of the outstanding stock of the corporation or the capital interests or profit interests of the partnership, as applicable, if one entity is a corporation and the other entity is a partnership (including direct ownership of the applicable stock or interests by one entity of the other); and

4. "sale date" means the date that the Series 2026 Bonds are awarded by the City to the winning bidder.

Information

This Official Notice of Sale (a condensation of which has been ordered published), the Preliminary Official Statement and other information concerning the City and the Series 2026 Bonds may be obtained from Allena Portis, Finance Officer, ex-officio City Treasurer, City Hall, 1100 10th Street, Greeley, Colorado 80631 (telephone: (970) 350-9867; facsimile: (970)-350-9736; e-mail: Allena.Portis@greeleygov.com), or from the City's Municipal Advisor, Hilltop Securities Inc., Attention: Jason Simmons, 8055 E. Tufts Avenue, Suite 500, Denver, Colorado 80237, (telephone: (303) 771-0217; e-mail: Jason.Simmons@hilltopsecurities.com). Information regarding Parity, including any fees charged, may be obtained from i-Deal LLC, 2nd Floor, 1359 Broadway, New York, New York 10018 (telephone: (212) 849-5000).

BY ORDER OF THE CITY COUNCIL OF THE CITY OF GREELEY, COLORADO, dated this May [19], 2026.

By /s/
Mayor, City of Greeley, Colorado

(End of Form of Official Notice of Bond Sale)

Section 3. The Finance Officer and other appropriate officers and agents of the City are hereby authorized to give such other notice of the sale of the Series 2026 Bonds, if any, as they deem appropriate, including, but not limited to, the distribution among investment bankers and others of the Official Notice of Sale authorized by Section 2 hereof and a Preliminary Official Statement relating to the issuance and sale of the Series 2026 Bonds (the "Preliminary Official Statement"), which distribution may be by such means (including, without limitation, electronic posting) as the Finance Officer may deem appropriate.

Section 4. Bids for the Series 2026 Bonds shall be received via Parity at the time and in the manner provided in the Official Notice of Sale, with such changes as may be approved by the Finance Officer. Notwithstanding any other provision of this resolution, the Council hereby delegates to the Finance Officer the following power and authority: (a) the Finance Officer may change the date or time of the public sale of the Series 2026 Bonds to a later date or time (but not later than 180 days after final passage of the Bond Ordinance) if the Finance Officer determines that such delay of the sale will maximize the likelihood of marketing the Series 2026 Bonds when market conditions are relatively favorable, or that it is necessary or desirable to provide additional time to finalize information or documentation relating to the Series 2026 Bonds, and (b) the Finance Officer may make such completions and other changes, not inconsistent with the Bond Ordinance, to both the published and official sale notice forms contained in this resolution as the Finance Officer may deem necessary or appropriate to conduct the public sale of the Series 2026 Bonds expeditiously and to the best financial advantage of the City.

Section 5. The Council hereby further delegates to the City's Finance Officer the power and authority to make any amendments or include any additional provisions to the Official Notice of Sale in order to finalize the Official Notice of Sale so long as any such amendments or additional provisions are not in conflict with the terms and parameters of the Bond Ordinance; to determine the winning bid for the Series 2026 Bonds; to determine the final aggregate principal amount and maturity schedule for the Series 2026 Bonds, including the principal maturities of the Series 2026 Bonds (so as to generate bond proceeds consistent with the costs of the project for which the Series 2026 Bonds are being issued) and to determine any related premium adjustment, all as provided in the Official Notice of Sale; and to award the Series 2026 Bonds and to execute an appropriate written acceptance of the winning bid (including, without limitation, a final terms certificate setting forth such determinations, certifications and approvals as may be required or contemplated by the Bond Ordinance), or to reject all bids; provided that any such award and acceptance shall be subject to the final passage and effectiveness of the Bond Ordinance, expiration of the referendum period with respect thereto, and favorable action of the City's Water and Sewer Board.

Section 6. The proposed form of Preliminary Official Statement of the City relating to the issuance and sale of the Series 2026 Bonds has been presented to the meeting of the Council at which this Resolution is approved and is on file in the office of the City Clerk. The Preliminary Official Statement, in substantially the form so presented with such additional changes as are made prior to the sale date, is hereby deemed by the City to be a "nearly final official statement" for

purposes of Rule 15c2-12 of the Securities and Exchange Commission. The distribution and use by the Purchaser for the reoffering of the Series 2026 Bonds to the public of the final Official Statement (the "Official Statement"), in substantially the form of the Preliminary Official Statement, but with such amendments, additions and deletions as are consistent with the facts, as are not inconsistent herewith and as are approved by the Mayor as evidenced by the Mayor's execution of the Official Statement, is hereby authorized and approved, and the Mayor is authorized to sign the final Official Statement on behalf of the City.

Section 7. The officers and agents of the City are hereby authorized and directed to take all action necessary or appropriate to effectuate the provisions of this resolution, including, but not limited to, the preparation and distribution of the Preliminary Official Statement and the publication, electronic posting and distribution of notice relating to the public sale of the Series 2026 Bonds. The Council deems all delegations, directions, instructions and authorizations contained in this resolution to be consistent with Section 3-14 of the Charter. The effectuation of this resolution shall be subject to the supervision of the City Manager of the City, and the City Manager is hereby directed to give all orders, directions, instructions and authorizations to City personnel as may be necessary or appropriate to accomplish the purposes of this resolution.

Section 8. All resolutions, motions, orders, bylaws, rules or regulations, or parts thereof, in conflict with this resolution are hereby repealed only to the extent of such inconsistency.

Section 9. 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 parts or provisions of this resolution.

Section 10. This resolution shall take effect immediately upon its passage.

INTRODUCED, PASSED AND ADOPTED this APRIL [21], 2026.

By _____
Mayor

[CITY SEAL]

Attest:

By _____
City Clerk

APPENDIX A

(ATTACH PUBLISHED NOTICE)

APPENDIX B
FORM OF ISSUE PRICE CERTIFICATE

ISSUE PRICE CERTIFICATE

$_____
City of Greeley, Colorado
acting by and through its
Water Enterprise
Water Revenue Bonds,
Series 2026

[CLOSING DATE]

The undersigned, on behalf of [NAME OF UNDERWRITER] ("[SHORT NAME OF UNDERWRITER]"), hereby certifies as set forth below with respect to the sale of the above-captioned obligations (the "Series 2026 Bonds") by the City of Greeley, Colorado, acting by and through its Water Enterprise (the "City") [*Sections 1 and 2 and schedules to be adjusted in execution version as necessary if all of the requirements of a "competitive sale" are not satisfied.*]

1. ***Reasonably Expected Initial Offering Price***.

(a) As of [THE SALE DATE], the reasonably expected initial offering prices of the Series 2026 Bonds to the Public by [SHORT NAME OF UNDERWRITER] are the prices listed in Schedule A (the "Expected Offering Prices"). The Expected Offering Prices are the prices for the Maturities of the Series 2026 Bonds used by [SHORT NAME OF UNDERWRITER] in formulating its bid to purchase the Series 2026 Bonds. Attached as Schedule B is a true and correct copy of the bid provided by [SHORT NAME OF UNDERWRITER] to purchase the Series 2026 Bonds.

(b) [SHORT NAME OF UNDERWRITER] was not given the opportunity to review other bids prior to submitting its bid.

(c) The bid submitted by [SHORT NAME OF UNDERWRITER] constituted a firm offer to purchase the Series 2026 Bonds.

2. ***Defined Terms***.

(a) "*Maturity*" means Series 2026 Bonds with the same credit and payment terms. Series 2026 Bonds with different maturity dates, or Series 2026 Bonds with the same maturity date but different stated interest rates, are treated as separate Maturities.

(b) "*Public*" means any person (including an individual, trust, estate, partnership, association, company, or corporation) other than an Underwriter or a related party to an Underwriter. The term "related party" for purposes of this certificate generally means any two or more persons who have greater than 50 percent common ownership, directly or indirectly.

(c) "*Underwriter*" means (i) any person that agrees pursuant to a written contract with the City (or with the lead underwriter to form an underwriting syndicate) to participate in the initial sale of the Series 2026 Bonds to the Public, and (ii) any person that agrees pursuant to a written contract directly or indirectly with a person described in clause (i) of this paragraph to participate in the initial sale of the Series 2026 Bonds to the Public (including a member of a selling group or a party to a retail distribution agreement participating in the initial sale of the Series 2026 Bonds to the Public).

The representations set forth in this certificate are limited to factual matters only. Nothing in this certificate represents [SHORT NAME OF UNDERWRITER]'s interpretation of any laws, including specifically Sections 103 and 148 of the Internal Revenue Code of 1986, as amended, and the Treasury Regulations thereunder. The undersigned understands that the foregoing information will be relied upon by the City with respect to certain of the representations set forth in the Tax Compliance Certificate and with respect to compliance with the federal income tax rules affecting the Series 2026 Bonds, and by Kutak Rock LLP in connection with rendering its opinion that the interest on the Series 2026 Bonds is excluded from gross income for federal income tax purposes, the preparation of the Internal Revenue Service Form 8038-G, and other federal income tax advice that it may give to the City from time to time relating to the Series 2026 Bonds.

IN WITNESS WHEREOF, the undersigned, on behalf of [SHORT NAME OF UNDERWRITER], has set his or her hand as of the date first written above.

[UNDERWRITER]

By:_____

Name:_____

Title:_____

SCHEDULE A

EXPECTED OFFERING PRICES

[ATTACH]

SCHEDULE B

UNDERWRITER'S BID

[ATTACH]

Council Agenda Summary

April 21, 2026
Key Staff Contact: Robert Miller, Division Treasurer

Title:

Resolution concerning the proposed City of Greeley, Colorado, First-Lien Sewer Improvement Revenue Bonds, Series 2026; authorizing the receipt of competitive bids for the Series 2026 Bonds, including the use of an electronic bidding system therefor; and prescribing certain details concerning such public sale of the Series 2026 Bonds

Summary:

The resolution for City Council consideration is to authorize the receipt of competitive bids for the 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. A portion of the net proceeds of the Series 2026 Bonds are to be used to reimburse the City for various previously paid costs and for the purpose of acquiring and constructing additions and improvements to the Sewer System. These projects will need to be partially funded through bond revenues.

The resolution states that the City of Greeley authorizes the receipt of competitive bids for 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. Water and Sewer Department Staff, in partnership with the Finance Department and the City's Municipal Advisor, have reviewed and approved the debt service requirements of the proposed bond issuance in alignment with the rate structure approved by City Council. The proposed issuance of these bonds also maintains an appropriate bonding capacity of the Sewer Enterprise fund for future bond issuances in accordance with the approved Water and Sewer Capital Improvement Plan. The Water and Sewer Board has also approved the issuance of these bonds at their April 15, 2026 meeting.

Fiscal Impact:

If approved, will this item result in a positive, negative, or no impact on the budget?

Positive Impact: What is the onetime and/or ongoing amount?
Onetime bond proceeds not to exceed $50 million.

Is it budgeted?
Partially

Does it require a new appropriation?
Yes. An additional $6,162,000 is in the appropriation being presented on April 7, 2026 to support the requested $50 million in Sewer Revenue Bond expenditures.

Are there any long-term financial impacts?
Debt service payments for the duration of the debt.

Negative Impact: What is the onetime and/or ongoing amount?
Estimated ongoing debt service payment up to $4.1 million annually.

Is it budgeted?
Yes, the 2026 budget identified approved expenditures using the bond proceeds.

If yes, what source and fund will be used?
Rates and Fees in the Sewer Fund.

Are there any long-term financial impacts?
Debt service payments for the duration of the debt.

Is there grant funding for this item?
Not Applicable.

Does this action have potential long-term fiscal implications?
Estimated annual debt service payments for the duration of the debt for $4.1 million.

Legal Issues:

None. Kutak Rock LLP is serving as bond counsel.

Other issues and Considerations:

The bonds are expected to be marketed in May for a closing on the sale of the bond on June 4.

Strategic Focus Area:

Infrastructure and Mobility

Decision Options:

1. Adopt the resolution as presented; or
2. Amend the resolution and adopt as amended; or
3. Deny the resolution; or
4. Continue consideration of the resolution to a date certain.

Council's Recommended Action:

Adopt the resolution.

Attachments:

1. Resolution No. 48, 2026 with Appendix A & B

RESOLUTION NO. 48, 2026

A RESOLUTION CONCERNING THE PROPOSED CITY OF GREELEY, COLORADO, FIRST-LIEN SEWER IMPROVEMENT REVENUE BONDS, SERIES 2026; AUTHORIZING THE RECEIPT OF COMPETITIVE BIDS FOR THE SERIES 2026 BONDS, INCLUDING THE USE OF AN ELECTRONIC BIDDING SYSTEM THEREFOR; AND PRESCRIBING CERTAIN DETAILS CONCERNING SUCH PUBLIC SALE OF THE SERIES 2026 BONDS.

WHEREAS, the City Council (the "Council") of the City of Greeley, Colorado (the "City"), acting by and through the Enterprise (as defined below), has determined, and hereby determines, that it is advantageous and favorable to the City that the City's First-Lien Sewer Improvement Revenue Bonds, Series 2026 (the "Series 2026 Bonds") be sold and issued for the purpose of defraying, in whole or in part, the cost of additions and improvements to the municipal sanitary sewer system of the City (the "System") operated by its Sanitary Water Enterprise (the "Enterprise"); and

WHEREAS, pursuant to Section 5-23(c) of the Charter of the City (the "Charter"), the Series 2026 Bonds are to be sold based upon competitive bids to be received by the City, upon due notice as herein provided;

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

Section 1. The Series 2026 Bonds shall be sold based upon competitive bids to be received by the City on or about May [27], 2026; provided, however, that the Council hereby delegates to the Finance Officer, as Financial Officer and ex-officio City Treasurer, or his or her designee, including without limitation, the Division Treasurer of Finance (the "Finance Officer") the authority to change the date or time of the public sale of the Series 2026 Bonds to a later date or time (but not later than 180 days after final passage of the ordinance authorizing the Series 2026 Bonds (the "Bond Ordinance")), if the Finance Officer determines that such delay of the sale will maximize the likelihood of marketing the Series 2026 Bonds when market conditions are relatively favorable, or that it is necessary or desirable to provide additional time to finalize information or documentation relating to the Series 2026 Bonds. If there is such a change in sale date or time, appropriate changes may be made to the sale notice forms set forth herein (or such changes may be posted electronically as described in such sale notice forms); and corresponding changes may also be made in dated dates of the Series 2026 Bonds and other documents and instruments referred to herein. Bids for the Series 2026 Bonds must be submitted electronically by means of the i-Deal Parity system ("Parity"), in the manner described below. No other method of submitting bids will be accepted. The Finance Officer and the City Clerk of the City are hereby authorized and directed to cause to be published in the Greeley Daily Tribune, a newspaper published and of general circulation in the City, at least once at least five days prior to the date of receiving bids, a notice of bond sale in substantially the following form, with such completions and changes as may be approved by the Finance Officer as further provided in Section 5 hereof:

(Form of Notice of Bond Sale for Publication)

NOTICE OF BOND SALE
CITY OF GREELEY, COLORADO
FIRST-LIEN SEWER IMPROVEMENT REVENUE BONDS
SERIES 2026—$[_____]*

PUBLIC NOTICE IS HEREBY GIVEN that the City of Greeley, Colorado (the "City") will on Wednesday, May [27], 2026 at the hour of [9:30] a.m., Greeley time, receive competitive bids for the purchase of the "City of Greeley, Colorado, First-Lien Sewer Improvement Revenue Bonds, Series 2026" (the "Series 2026 Bonds") in the aggregate principal amount of $[_____],* by means of the i-Deal Parity electronic bidding system ("Parity"). The date and time of the sale may be changed at the discretion of the City, and the City also reserves the right to make other changes to the provisions of this notice (and the below-described Official Notice) prior to the date and time of the sale. Any such changes may be posted through Parity; prospective bidders are advised to check for such Parity postings prior to the stated sale time. Bids must be submitted via Parity by the date and hour specified above (or other date and time specified through Parity).

This publication is a condensation of the City's Official Notice of Sale (the "Official Notice"), authorized by the City Council of the City on April [21], 2026, and the information contained herein is subject in all respects to the Official Notice. The Official Notice, the Preliminary Official Statement relating to the Series 2026 Bonds (the "Preliminary Official Statement"), and other information concerning the City and the Series 2026 Bonds may be obtained from Allena Portis, Finance Officer, ex-officio City Treasurer, City Center North, 1100 10th Street, Greeley, Colorado 80631 (telephone: (970) 350-9867; facsimile: (970)-350-9736; e-mail: Allena.Portis@greeleygov.com), or from the City's Financial Advisor, Hilltop Securities Inc., Attention: Jason Simmons, 8055 E. Tufts Avenue, Suite 500, Denver, Colorado 80237, (telephone: (303) 771-0217; e-mail: Jason.Simmons@hilltopsecurities.com). Reference is made to the Preliminary Official Statement for information as to the authorization and purpose of the Series 2026 Bonds; security for the Series 2026 Bonds; the book-entry system, transfer, exchange, and place of payment of the Series 2026 Bonds; the City's continuing disclosure undertaking and other information relating to the Series 2026 Bonds and the City. Information regarding Parity, including any fees charged, may be obtained from i-Deal LLC, 2nd Floor, 1359 Broadway, New York, New York 10018 (telephone: (212) 849-5000).

The Series 2026 Bonds will be dated the date of their delivery and will be issued as fully registered bonds, in denominations of $5,000 and integral multiples thereof, by means of a book-entry system with no physical distribution of bond certificates to the public. Interest on the Series 2026 Bonds will be payable on February 1 and August 1 of each year commencing on [August 1, 2026]. The Series 2026 Bonds will mature on August 1 in the years and in the amounts of principal designated below:

* Preliminary; subject to adjustment as hereinafter permitted.

Maturity Date	Principal Amount [1]
August 1, 2026	$
August 1, 2027	
August 1, 2028	
August 1, 2029	
August 1, 2030	
August 1, 2031	
August 1, 2032	
August 1, 2033	
August 1, 2034	
August 1, 2035	
August 1, 2036	
August 1, 2037	
August 1, 2038	
August 1, 2039	
August 1, 2040	
August 1, 2041	
August 1, 2042	
August 1, 2043	
August 1, 2044	
August 1, 2045	

[1] Preliminary; subject to adjustment as provided below.

The aggregate principal amount of the Series 2026 Bonds, the principal amount of each maturity of the Series 2026 Bonds set forth above, and any premium specified in the winning bid are subject to adjustment by the City after determination of the winning bid, all as provided in the Official Notice. Any such adjustment will not change the interest rates specified by the successful bidder. The successful bidder may not withdraw its bid as a result of any such adjustment in principal amount of the Series 2026 Bonds.

A bidder has the option to specify that the Series 2026 Bonds maturing on and after August 1, 20[__] be included in one or two (but not more than two) term maturities, subject to certain conditions and limitations provided in the Official Notice.

The Series 2026 Bonds maturing on and after August 1, 20[__] are subject to prior redemption at the option of the City, in whole or in part, on August 1, 20[__] or at any time thereafter (if in part, in integral multiples of $5,000, from any maturity or maturities or portions thereof as selected by the City and by lot within a maturity in such manner as the Registrar, initially Zions Bancorporation, National Association, shall determine), at a redemption price equal to the principal amounts so redeemed plus accrued interest thereon to the redemption date, without redemption premium.

Any bidder is required to submit an unconditional bid specifying the interest rates and premium, if any, at which the bidder will purchase all of the Series 2026 Bonds. It is not permissible to bid a discount on the sale of the Series 2026 Bonds from the City to the initial

purchaser (however, original issue discount is not precluded so long as the total purchase price paid by the initial purchaser to the City is at least equal to the principal amount of the Series 2026 Bonds). Reference is made to the Official Notice for information as to other limitations on the interest rates that may be bid for the Series 2026 Bonds.

Each bid must be submitted through Parity and the City reserves the right to disregard any bid in any other form. Electronic bids via Parity must be submitted in accordance with Parity's Rules of Participation, as well as the provisions of the Official Notice of Sale. The apparent successful bidder must confirm its bid by signed fax promptly upon instruction by the City. The good faith deposit of the successful bidder must be received by the City by certified check or wire transfer not later than 2:00 p.m., Greeley time, on the next business day following the award, and will be applied (without any interest accruing to the successful bidder) to the purchase price of the Series 2026 Bonds. In the event the successful bidder fails to honor its accepted bid, its good faith deposit and any interest accrued thereon will be retained by the City. Reference is made to the Official Notice for further information, conditions and requirements relating to Parity, bid limitations, basis of award, and good faith deposit.

The City reserves the right (a) to reject any and all bids for the Series 2026 Bonds, (b) to reoffer the Series 2026 Bonds for sale, and (c) to waive any irregularity or informality in any bid. The award of the Series 2026 Bonds will be subject to final passage, effectiveness and expiration of the referendum period with respect to the ordinance authorizing the Series 2026 Bonds and favorable action of the City's Water and Sewer Board.

The successful bidder will be required to make payment of the balance due for the Series 2026 Bonds, in Federal Reserve Funds or other funds acceptable to the City for immediate and unconditional credit to the City, at a bank or trust company designated by the City's Finance Officer. The Series 2026 Bonds will be delivered at the office of The Depository Trust Company in New York, New York, on confirmation by the City of receipt of the purchase price.

The validity and enforceability of the Series 2026 Bonds will be subject to approval by Kutak Rock LLP, whose opinion, together with a transcript of legal proceedings, will be furnished to the initial purchaser without charge.

BY ORDER OF THE CITY COUNCIL OF THE CITY OF GREELEY, COLORADO dated this May [19], 2026.

By /s/_____
Mayor, City of Greeley, Colorado

(End of Form of Notice of Bond
Sale for Publication)

Section 2. The Official Notice of Bond Sale shall be in substantially the following form, with such completions and changes as may be approved by the Finance Officer, as further provided in Section 5 hereof:

(Form of Official Notice of Bond Sale)

OFFICIAL NOTICE OF SALE
CITY OF GREELEY, COLORADO
FIRST-LIEN SEWER IMPROVEMENT REVENUE BONDS
SERIES 2026—$[_____]*

PUBLIC NOTICE IS HEREBY GIVEN that the City of Greeley, Colorado (the "City") will on Wednesday, May [27], 2026, at the hour of [9:30] a.m., Greeley time, receive competitive bids for the purchase of the Series 2026 Bonds more particularly described below by means of the i-Deal Parity electronic bidding system ("Parity"). No other method of submitting bids will be accepted. The use of Parity shall be at the bidder's risk and expense, and neither the City, its Financial Advisor nor Bond Counsel shall have any liability with respect thereto. Electronic bids via Parity must be submitted in accordance with Parity's Rules of Participation, as well as the provisions of this Official Notice of Sale. To the extent that provisions of this Official Notice of Sale conflict with Parity's Rules of Participation or any instruction or directions set forth by Parity, the provisions of this Official Notice of Sale shall control.

The date and time of the sale may be changed at the discretion of the City, and the City also reserves the right to make other changes to the provisions of this Official Notice prior to the date and time of the sale; any such changes may be posted through Parity. Prospective bidders are advised to check for such Parity postings prior to the stated sale time. Bids must be submitted via Parity by the date and hour specified above (or other date and time specified through Parity) as specified in "Bid Proposal" and "Parity" below.

Issue

The Series 2026 Bonds to be sold are the "City of Greeley, Colorado, First-Lien Sewer Improvement Revenue Bonds, Series 2026" (the "Series 2026 Bonds") in the aggregate principal amount of $[_____].* The Series 2026 Bonds will be dated the date of their delivery and will be issued in fully registered form, in denominations of $5,000 and integral multiples thereof, by means of a book entry system with no physical distribution of bond certificates to the public.

Information Available From Preliminary Official Statement

This Official Notice of Sale is not to be treated as a complete disclosure of all relevant information with respect to the Series 2026 Bonds. The information set forth herein is subject to

* Preliminary; subject to possible adjustment as described below under the caption "Maturities; Possible Principal Adjustment."

the more complete information as to the Series 2026 Bonds and the City set forth in the Preliminary Official Statement (the "Preliminary Official Statement"), and reference is made to the Preliminary Official Statement for information as to the authorization and purpose of the Series 2026 Bonds; security for the Series 2026 Bonds; the City's rights to issue additional obligations in the future on a parity with or subordinate to the Series 2026 Bonds; the book-entry system, transfer, exchange and place of payment of the Series 2026 Bonds; the City's continuing disclosure undertaking, and other information relating to the Series 2026 Bonds and the City.

Maturities; Possible Principal Adjustment

The Series 2026 Bonds will mature on August 1 in the years and in the amounts of Series 2026 principal as designated below:

Maturity Date	**Principal Amount** [1]
August 1, 2026	$
August 1, 2027	
August 1, 2028	
August 1, 2029	
August 1, 2030	
August 1, 2031	
August 1, 2032	
August 1, 2033	
August 1, 2034	
August 1, 2035	
August 1, 2036	
August 1, 2037	
August 1, 2038	
August 1, 2039	
August 1, 2040	
August 1, 2041	
August 1, 2042	
August 1, 2043	
August 1, 2044	
August 1, 2045	

[1] Preliminary; subject to adjustment as provided below.

The aggregate principal amount of the Series 2026 Bonds and the principal amount of each maturity of the Series 2026 Bonds set forth above are subject to adjustment by the City after determination of the winning bid, to the extent the City deems appropriate in order to generate proceeds consistent with the purpose for which the Series 2026 Bonds are being issued (which may reflect reductions in the issue size to compensate for the premium specified in the winning bid). Any such principal adjustment will be communicated to the successful bidder by the time of award of the Series 2026 Bonds and will not reduce or increase the aggregate principal amount of Series 2026 Bonds by more than 20% from the total principal amount shown above. The price bid (i.e., par plus any premium bid) by a successful bidder may be changed as described below, but

the interest rates specified by the successful bidder for all maturities will not change. The successful bidder may not withdraw its bid as a result of any changes made within these limits. The price bid will be changed so that the percentage net compensation to the successful bidder (i.e., the percentage resulting from dividing (a) the aggregate difference between the offering price of the Series 2026 Bonds to the public and the price to be paid by the bidder to purchase the Series 2026 Bonds, by (b) the principal amount of the Series 2026 Bonds) does not increase or decrease from what it would have been if no adjustment were made to the principal amounts shown in the maturity schedule set forth above.

Bidders may specify that certain Series 2026 Bonds be included in one or two (but not more than two) term maturities as described in "Prior Redemption—Mandatory Sinking Fund Redemption" below.

Prior Redemption

(a) ***Optional Redemption***. The Series 2026 Bonds maturing on and after August 1, 20[__] are subject to redemption prior to their respective maturities at the option of the City, in whole or in part, on August 1, 20[__] or at any time thereafter (if in part, in integral multiples of $5,000, from any maturity or maturities or portions thereof as selected by the City and by lot within a maturity in such manner as the Registrar, initially Zions Bancorporation, National Association, shall determine, giving proportionate weight, if necessary, to Series 2026 Bonds in denominations larger than $5,000), at a redemption price equal to the principal amount so redeemed plus accrued interest thereon to the redemption date, without redemption premium.

(b) ***Mandatory Sinking Fund Redemption***. A bidder has the option to specify that Series 2026 Bonds maturing on and after August 1, 20[__] be included in one or two (but not more than two) term maturities. Amounts included in a single term maturity must consist of two or more consecutive maturities identified in the serial maturity schedule set forth above, must bear the same rate of interest and must include the entire principal amount for any serial maturity included in the term maturity (i.e., the principal amount maturing in any year may not be divided between a serial maturity and a mandatory sinking fund redemption or between two or more mandatory sinking fund redemptions). Any such Series 2026 term Bonds will be subject to mandatory sinking fund redemption in installments in the same amounts and on the same dates as the Series 2026 Bonds would have matured if they were not included in a term maturity. Series 2026 Bonds redeemed pursuant to the mandatory sinking fund redemption provisions will be redeemed at a redemption price equal to 100% of the principal amount of the Series 2026 Bonds to be redeemed plus accrued interest to the redemption date in the manner and as otherwise provided in the ordinance authorizing the Series 2026 Bonds (the "Bond Ordinance"). Any election to designate Series 2026 Bonds included in a term maturity must be made via Parity (see "Bid Proposal" below).

Interest Rates and Limitations

Interest shall be payable on February 1 and August 1 of each year, commencing on [August 1, 2026], and will be computed on the basis of a 360-day year of twelve 30-day months.

There is no limit on the number of rates specified, except that one interest rate only shall be specified for the Series 2026 Bonds of any maturity. Supplemental interest coupons will not be permitted. The rate must be stated in a multiple of 1/8th or 1/20th of 1% per annum. A zero rate of interest may not be named. The maximum differential between the lowest and the highest interest rates stated in the bid may not exceed 3% per annum. The maximum interest rate shall not exceed 5.25%.

City Not to Receive Less Than Par; Original Issue Discount Otherwise Permitted

The Series 2026 Bonds shall not be sold by the City for less than their aggregate principal amount. It is not permissible to bid a discount on the sale of the Series 2026 Bonds from the City to the initial purchaser, and no discount or commission will be allowed or paid on the sale of the Series 2026 Bonds from the City to the initial purchaser. The foregoing shall not preclude original issue discount so long as the total purchase price paid by the initial purchaser to the City is at least equal to the aggregate principal amount of the Series 2026 Bonds.

Bid Proposal

Any bidder is required to submit an unconditional bid specifying the interest rates and premium, if any, at which the bidder will purchase all of the Series 2026 Bonds.

Each bidder must submit its bid electronically by means of Parity, as provided below, and any bid in any other form may be disregarded.

Parity

All bids must be submitted electronically via Parity in accordance with Parity's Rules of Participation in addition to the requirements of this Official Notice of Sale. No other provider of bidding services and no other means of delivery (i.e., telephone, facsimile or physical delivery) will be accepted. To bid, bidders must first register with Parity. Only NASD registered broker-dealers and dealer banks with DTC clearing arrangements will be eligible to bid. Bidders who have previously registered with Parity may call (212) 849-5000 for their ID number or password. In the event of a general malfunction in the electronic bidding process, bidders will be contacted to reschedule bidding. To the extent Parity's Rules of Participation or any instruction or directions set forth by Parity conflict with this Official Notice of Sale, the terms of this Official Notice of Sale shall control. Information regarding Parity, including any fees charged, may be obtained from i-Deal LLC, 2nd Floor, 1359 Broadway, New York, New York 10018 (telephone: (212) 849-5000).

Bids for the Series 2026 Bonds must be electronically submitted via Parity no later than 9:30 a.m., Greeley time on May [27], 2026 (or such later date or time as may be posted via Parity), and no bids will be received after that time. Once the bids are communicated electronically via Parity, each bid shall constitute an irrevocable offer to purchase the Series 2026 Bonds on the terms therein provided and shall be binding upon the bidder. For all purposes of the Parity electronic bidding process, the time as maintained on Parity shall constitute the official time.

By bidding for the Series 2026 Bonds, each bidder represents and warrants to the City that such bidder's bid for the purchase of the Series 2026 Bonds is submitted for and on behalf of such bidder by an officer or agent who is duly authorized to bind such bidder to a legal, valid and enforceable contract for the purchase of the Series 2026 Bonds. **Each bidder shall be solely responsible for making necessary arrangements to access Parity for purposes of submitting its bid in a timely manner and in compliance with the requirements of this Official Notice of Sale and Parity's Rules of Participation.** Neither the City, the Financial Advisor, Bond Counsel, nor Parity shall have any duty or obligation to provide or assure such access to any bidder, and neither the City, the Financial Advisor, Bond Counsel, nor Parity shall be responsible for proper operation of, or have any liability for, any delays or interruptions of, or any damages caused by, the use of Parity. The City is using Parity as a communication mechanism, and not as the City's agent, to conduct the electronic bidding for the Series 2026 Bonds.

The City will notify the apparent successful bidder electronically (via Parity) as soon as possible after the City's receipt of bids, that such bidder's bid appears to be the best conforming bid received for the Series 2026 Bonds, subject to verification by the City and official action to be taken by the City's Finance Officer or his or her designee, including without limitation, the Division Treasurer (the "Finance Officer") as described in "Time of Award" below. Promptly upon such notification, the apparent successful bidder will be required to confirm its bid by providing the City with signed documentation of its bid satisfactory to the City's Finance Officer.

Successful Bidder's Reoffering Prices

At or before 12:00 noon, Greeley time, on the day of sale, the successful bidder for the Series 2026 Bonds must provide to the City's Financial Advisor (see "Information" below), the initial prices and yields to the public (excluding bond houses, brokers, or similar persons acting in the capacity of underwriters or wholesalers) at which a substantial amount of each maturity of the Series 2026 Bonds was sold, in an aggregate dollar amount. The information as to initial offering prices shall be based on the winning bidder's expectations as of the day of sale and not on actual facts after the day of sale. Such initial prices and yields must be confirmed by written certificate in form and substance satisfactory to the City's Bond Counsel on the date of delivery of and payment for the Series 2026 Bonds. The successful bidder for the Series 2026 Bonds must also certify to the City in writing prior to delivery of the Series 2026 Bonds that the Series 2026 Bonds were sold as fixed interest rate Bonds as described in the Final Official Statement.

Good Faith Deposit

The successful bidder will be required to submit its good faith deposit in the amount of $[_____] to the City in the form of a cashier's check (or wire transfer as instructed by the City or its Financial Advisor) not later than 2:00 p.m., Greeley time, on the next business day following the award. The good faith deposit will be held by the City pending the delivery of the Series 2026 Bonds to secure the City against any failure of the successful bidder to comply with the terms of its bid, and in the event the successful bidder fails to honor its bid, its good faith deposit and any interest accrued thereon will be retained by the City. Upon delivery of the Series 2026 Bonds in accordance with the terms of the bid, the good faith deposit of the successful bidder will be applied to the purchase price. No interest on any good faith deposit will accrue to the purchaser or any other bidder. See also "Manner and Time of Delivery" below.

Sale Reservations

The City reserves the right (a) to reject any and all bids for the Series 2026 Bonds, (b) to reoffer the Series 2026 Bonds for sale, and (c) to waive any irregularity or informality in any bid. The City also reserves the right to change the date and time of sale of the Series 2026 Bonds and to make other changes to the provisions of this Official Notice of Bond Sale prior to the date and time of the sale. Any such changes may be announced through Parity. Except as it may be amended by such Parity communication or other means of communication to prospective bidders, this Official Notice of Bond Sale shall remain effective. If bids are not received at the time herein stated or if all bids are rejected, the City may reoffer the Series 2026 Bonds for sale at any time thereafter.

Basis of Award

The Series 2026 Bonds, subject to the reservations and limitations set forth herein, will be sold to the responsible bidder making the best bid therefor. The best bid will be determined by computing the True Interest Cost of the Series 2026 Bonds (i.e., using an actuarial or TIC method) for each bid received and an award will be made (if any is made) to the responsible bidder submitting the bid which results in the lowest True Interest Cost of the Series 2026 Bonds. "True Interest Cost" of the Series 2026 Bonds as used herein means that yield which, if used to compute the present worth of all payments of principal and interest to be made on the Series 2026 Bonds from their date (assuming solely for this purpose that the Series 2026 Bonds will be dated June [4], 2026) to their respective maturity or mandatory sinking fund redemption dates, using the interest rates specified in the bid and the principal amounts maturing as shown in the maturity schedule set forth in "Maturities; Possible Principal Adjustment" above, produces an amount equal to the principal amount of the Series 2026 Bonds plus any premium bid. Such calculation shall be made without reference to the possible optional redemption of any of the Series 2026 Bonds prior to maturity. Such calculation shall be based on a 360-day year and a semiannual compounding interval. If two or more conforming bids have the same True Interest Cost, the first bid submitted, as determined by reference to the time stamp of Parity, shall be the winning bid.

Time of Award

Bids will be received at the time specified. The City has delegated to the City's Finance Officer the authority to determine the winning bid and to award the Series 2026 Bonds (or to reject all bids). The Finance Officer will take such action within 36 hours after the expiration of the time herein specified for opening bids. Any such award of the Series 2026 Bonds will be subject to expiration of the referendum period with respect to the Bond Ordinance.

Manner and Time of Delivery

The good faith deposit of the successful bidder will be credited to the purchaser at the time of delivery of the Series 2026 Bonds (without accruing interest). If the successful bidder for the Series 2026 Bonds fails or neglects to complete the purchase of the Series 2026 Bonds when the Series 2026 Bonds are made ready and are tendered for delivery, the amount of this good faith deposit will be forfeited (as liquidated damages for noncompliance with the bid) to the City, except as hereinafter provided. In that event the City may reoffer the Series 2026 Bonds for sale, the

purchaser will not be required to accept delivery of any of the Series 2026 Bonds if they are not tendered for delivery within 60 days from the date bids are received; and if the Series 2026 Bonds are not so tendered within said period of time, the good faith deposit will be returned to the purchaser upon its request (without accruing interest). The City contemplates, however, effecting delivery of the Series 2026 Bonds to the purchaser on or about June [4], 2026. Delivery of any Series 2026 Bond is conditioned upon the receipt by the City of a certificate as to their issue price. See "—Establishment of Issue Price" below.

Payment and Place of Delivery

The successful bidder will be required to make payment of the balance due for the Series 2026 Bonds at a bank or trust company designated by the City's Finance Officer. Payment of the purchase price due at delivery must be made in Federal Reserve Funds or other funds acceptable to the City for immediate and unconditional credit to the City. The Series 2026 Bonds will be delivered at the office of The Depository Trust Company in New York, New York, on confirmation by the City of receipt of the balance of the purchase price.

CUSIP Numbers

CUSIP numbers will be ordered by the Financial Advisor and paid for by the City as a cost of issuance. CUSIP numbers will be printed on the Series 2026 Bonds. If a wrong number is imprinted on any Series 2026 Bond or if a number is not printed thereon, any such error or omission will not constitute cause for the successful bidder to refuse delivery of any Series 2026 Bond.

Official Statement

The City has prepared the Preliminary Official Statement, which is deemed by the City to be a final official statement as of its date for purposes of allowing bidders to comply with Rule 15c2-12 of the Securities and Exchange Commission (the "Rule"), except for the omission of certain information as permitted by the Rule. The Preliminary Official Statement is subject to revision, amendment, and completion in a Final Official Statement, as defined below. The Preliminary Official Statement is available only in electronic form by posting at www.meritos.com and at www.i-dealprospectus.com. Other information concerning the City and the Series 2026 Bonds may be obtained prior to the sale from the sources listed under "Information" below.

The City will, as soon as practicable after the award of the Series 2026 Bonds to the successful bidder, update the information contained in the Preliminary Official Statement to the date of the award, and such updated Preliminary Official Statement will constitute the "Final Official Statement" relating to the Series 2026 Bonds. The City authorizes the successful bidder to distribute the Final Official Statement in connection with the offering of the Series 2026 Bonds; provided that the successful bidder must cooperate in providing the information required to complete the Final Official Statement. The City will provide to the successful bidder not to exceed 150 copies of the Final Official Statement on or before the seventh business day following the date of the award to the successful bidder. The successful bidder may obtain additional copies of the Final Official Statement at its expense. The City will provide a copy of the Official Statement, including any amendments thereto, in word-searchable PDF format as described in the Municipal Securities Rulemaking Board's ("MSRB") Rule G-32 and shall provide the electronic copy of the

word-searchable PDF format of the Official Statement to the successful bidder no later than one business day prior to the Closing Date to enable the successful bidder to comply with MSRB Rule G-32.

For a period beginning on the date of the Final Official Statement and ending 25 days following the "end of the underwriting period" (as defined in the Rule), if any event concerning the affairs, properties or financial condition of the City shall occur or be discovered as a result of which it is necessary to supplement the Final Official Statement in order to make the statements therein, in light of the circumstances existing at such time, not misleading, the City shall notify the successful bidder of any such event of which the Finance Officer has actual knowledge and shall cooperate fully in preparing and furnishing, at the City's expense, any supplement to the Final Official Statement necessary, in the reasonable opinion of the City and the successful bidder, so that the statements therein as so supplemented will not be misleading in the light of the circumstances existing at such time.

Secondary Market Disclosure Undertaking

Pursuant to the Rule, the City will undertake to provide certain ongoing disclosure, including certain annual operating data and financial information, audited financial statements and the occurrence of certain events. A form of the undertaking is set forth in the Preliminary Official Statement.

Transcript and Legal Opinion

The validity and enforceability of the Series 2026 Bonds will be subject to approval by Kutak Rock LLP, as Bond Counsel. The purchaser will receive a transcript of legal proceedings, which will include, among other documents:

(a) a certificate executed by officials of the City, including the City Attorney, stating that there is no litigation pending against the City affecting the validity of the Series 2026 Bonds as of the date of their delivery;

(b) a certificate executed by the Finance Officer or other authorized official of the City stating that, to the best of knowledge of such official, the Final Official Statement as of its date did not contain any untrue statement of a material fact or omit to state any material fact necessary to make the statements made in the Final Official Statement, in the light of the circumstances under which they were made, not misleading, and that, to the best of such official's knowledge, since the date of the Final Official Statement no event has occurred which would cause the Final Official Statement as of the date of the delivery of the Series 2026 Bonds to contain any untrue statement of a material fact or to omit to state any material fact necessary to make the statements made in the Final Official Statement, in the light of the circumstances under which they were made, not misleading (provided that information relating to The Depository Trust Company will be excluded from such statements; and further provided that, if between the date of the public sale of the Series 2026 Bonds and the date of delivery of the Series 2026 Bonds, any event should occur or be discovered which would cause the Final Official Statement to contain an untrue statement of a material fact or to omit to state a material fact necessary to make the

statements therein, in the light of the circumstances under which they were made, not misleading, the City shall notify the purchaser thereof and shall cooperate in any necessary supplement or amendment to the Final Official Statement as described above under "Official Statement";

(c) a letter from Bond Counsel, addressed to the purchaser of the Series 2026 Bonds, to the effect that the firm has not independently verified the information contained in the Final Official Statement, but that during the course of the participation by the firm in the preparation of the Final Official Statement no information came to the attention of the firm to lead it to believe that the Final Official Statement (except the financial statements and other statistical and financial data contained in the Final Official Statement, and except information relating to The Depository Trust Company contained in the Final Official Statement, as to which such firm will make no statement) as of its date either contained an untrue statement of any material fact or omitted to state a material fact necessary to make the statements made, in the light of the circumstances under which they were made, not misleading; and

(d) the opinion of Kutak Rock LLP as to the validity, enforceability and tax-exempt status of interest on the Series 2026 Bonds, the form of which is set forth in the Preliminary Official Statement as Appendix A thereto.

Establishment of Issue Price

The winning bidder will be required to provide, in a timely manner, certain information necessary to compute the yield on the Series 2026 Bonds pursuant to the provisions of the Internal Revenue Code of 1986, as amended. The issue price of the Series 2026 Bonds shall be established as follows:

(a) The winning bidder shall assist the City in establishing the issue price of the Series 2026 Bonds and shall execute and deliver to the City at closing an "issue price" or similar certificate setting forth the reasonably expected initial offering price to the public or the sales price or prices of the Series 2026 Bonds, together with the supporting pricing wires or equivalent communications, substantially in the form attached hereto as Appendix B, with such modifications as may be appropriate or necessary, in the reasonable judgment of the winning bidder, the City and Bond Counsel. All actions to be taken by the City under this Notice of Sale to establish the issue price of the Series 2026 Bonds may be taken on behalf of the City by the Financial Advisor and any notice or report to be provided to the City may be provided to the Financial Advisor.

(b) The City intends that the provisions of Section 1.148-1(f)(3)(i) of the Treasury Regulations (defining "competitive sale" for purposes of establishing the issue price of the Series 2026 Bonds) will apply to the initial sale of the Series 2026 Bonds (the "competitive sale requirements") because:

1 the City shall disseminate this Notice of Sale to potential underwriters in a manner that is reasonably designed to reach potential underwriters;

2. all bidders shall have an equal opportunity to bid;

3. the City may receive bids from at least three underwriters of municipal bonds who have established industry reputations for underwriting new issuances of municipal bonds; and

4. the City anticipates awarding the sale of the Series 2026 Bonds to the bidder who submits a firm offer to purchase the Series 2026 Bonds at the highest price (or lowest interest cost), as set forth in this Notice of Sale.

Any bid submitted pursuant to this Notice of Sale shall be considered a firm offer for the purchase of the Series 2026 Bonds, as specified in the bid.

(c) In the event that the competitive sale requirements are not satisfied, the City shall so advise the winning bidder. The City may determine to treat (i) the first price at which 10% of a maturity of the Series 2026 Bonds (the "10% test") is sold to the public as the issue price of that maturity and/or (ii) the initial offering price to the public as of the sale date of any maturity of the Series 2026 Bonds as the issue price of that maturity (the "hold-the-offering-price rule"), in each case applied on a maturity-by-maturity basis (and if different interest rates apply within a maturity, to each separate CUSIP number within that maturity). The winning bidder shall advise the City if any maturity of the Series 2026 Bonds satisfies the 10% test as of the date and time of the award of the Series 2026 Bonds. The City shall promptly advise the winning bidder, at or before the time of award of the Series 2026 Bonds, which maturities (and if different interest rates apply within a maturity, which separate CUSIP number within that maturity) of the Series 2026 Bonds shall be subject to the 10% test or shall be subject to the hold-the-offering-price rule. Bids will <u>not</u> be subject to cancellation in the event that the City determines to apply the hold-the-offering-price rule to any maturity of the Series 2026 Bonds. <u>Bidders should prepare their bids on the assumption that some or all of the maturities of the Series 2026 Bonds will be subject to the hold-the-offering-price rule in order to establish the issue price of the Series 2026 Bonds</u>.

(d) By submitting a bid, the winning bidder shall (i) confirm that the underwriters have offered or will offer the Series 2026 Bonds to the public on or before the date of award at the offering price or prices (the "initial offering price"), or at the corresponding yield or yields, set forth in the bid submitted by the winning bidder and (ii) agree, on behalf of the underwriters participating in the purchase of the Series 2026 Bonds, that the underwriters will neither offer nor sell unsold Series 2026 Bonds of any maturity to which the hold-the-offering-price rule shall apply to any person at a price that is higher than the initial offering price to the public during the period starting on the sale date and ending on the earlier of the following:

1. the close of the fifth (5th) business day after the sale date; or

2. the date on which the underwriters have sold at least 10% of that maturity of the Series 2026 Bonds to the public at a price that is no higher than the initial offering price to the public.

The winning bidder will advise the City promptly after the close of the fifth (5th) business day after the sale date whether it has sold 10% of that maturity of the Series 2026 Bonds to the public at a price that is no higher than the initial offering price to the public.

(e) If the competitive sale requirements are not satisfied, then until the 10% test has been satisfied as to each maturity of the Series 2026 Bonds, the winning bidder agrees to promptly report to the City the prices at which the unsold Series 2026 Bonds of that maturity have been sold to the public. That reporting obligation shall continue, whether or not the Closing Date has occurred, until either (i) all Bonds of that maturity have been sold or (ii) the 10% test has been satisfied as to the Series 2026 Bonds of that maturity, provided that, the winning bidder's reporting obligation after the Closing Date may be at reasonable periodic intervals or otherwise upon request of the City or Bond Counsel.

(f) The City acknowledges that, in making the representations set forth above, the winning bidder will rely on (i) the agreement of each underwriter to comply with the requirements for establishing issue price of the Series 2026 Bonds, including, but not limited to, its agreement to comply with the hold-the-offering-price rule, if applicable to the Series 2026 Bonds, as set forth in an agreement among underwriters and the related pricing wires, (ii) in the event a selling group has been created in connection with the initial sale of the Series 2026 Bonds to the public, the agreement of each dealer who is a member of the selling group to comply with the requirements for establishing issue price of the Series 2026 Bonds, including, but not limited to, its agreement to comply with the hold-the-offering-price rule, if applicable to the Series 2026 Bonds, as set forth in a selling group agreement and the related pricing wires, and (iii) in the event that an underwriter or dealer who is a member of the selling group is a party to a third-party distribution agreement that was employed in connection with the initial sale of the Series 2026 Bonds to the public, the agreement of each broker-dealer that is a party to such agreement to comply with the requirements for establishing issue price of the Series 2026 Bonds, including, but not limited to, its agreement to comply with the hold-the-offering-price rule, if applicable to the Series 2026 Bonds, as set forth in the third-party distribution agreement and the related pricing wires. The City further acknowledges that each underwriter shall be solely liable for its failure to comply with its agreement regarding the requirements for establishing issue price of the Series 2026 Bonds, including, but not limited to, its agreement to comply with the hold-the-offering-price rule, if applicable to the Series 2026 Bonds, and that no underwriter shall be liable for the failure of any other underwriter, or of any dealer who is a member of a selling group, or of any broker-dealer that is a party to a third-party distribution agreement to comply with its corresponding agreement to comply with the requirements for establishing issue price of the Series 2026 Bonds, including, but not limited to, its agreement to comply with the hold-the-offering-price rule, if applicable to the Series 2026 Bonds.

(g) By submitting a bid, each bidder confirms that:

1. any agreement among underwriters, any selling group agreement and each third-party distribution agreement (to which the bidder is a party) relating to the initial sale of the Series 2026 Bonds to the public, together with the related pricing wires, contains or will contain language obligating each underwriter, each

dealer who is a member of the selling group, and each broker-dealer that is a party to such third-party distribution agreement, as applicable:

(A)(i) to report the prices at which it sells to the public the unsold Series 2026 Bonds of each maturity allocated to it, whether or not the Closing Date has occurred, until either all Series 2026 Bonds of that maturity allocated to it have been sold or it is notified by the winning bidder that the 10% test has been satisfied as to the Series 2026 Bonds of that maturity, provided that, the reporting obligation after the Closing Date may be at reasonable periodic intervals or otherwise upon request of the winning bidder, and (ii) to comply with the hold-the-offering-price rule, if applicable, if and for so long as directed by the winning bidder and as set forth in the related pricing wires;

(B) to promptly notify the winning bidder of any sales of Series 2026 Bonds that, to its knowledge, are made to a purchaser who is a related party to an underwriter participating in the initial sale of the Series 2026 Bonds to the public (each such term being used as defined below); and

(C) to acknowledge that, unless otherwise advised by the underwriter, dealer or broker-dealer, the winning bidder shall assume that each order submitted by the underwriter, dealer or broker-dealer is a sale to the public.

2. any agreement among underwriters or selling group agreement relating to the initial sale of the Series 2026 Bonds to the public, together with the related pricing wires, contains or will contain language obligating each underwriter or dealer that is a party to a third-party distribution agreement to be employed in connection with the initial sale of the Series 2026 Bonds to the public to require each broker-dealer that is a party to such third-party distribution agreement to (A) report the prices at which it sells to the public the unsold Series 2026 Bonds of each maturity allocated to it, whether or not the Closing Date has occurred, until either all Series 2026 Bonds of that maturity allocated to it have been sold or it is notified by the winning bidder or such underwriter that the 10% test has been satisfied as to the Series 2026 Bonds of that maturity, provided that, the reporting obligation after the Closing Date may be at reasonable periodic intervals or otherwise upon request of the winning bidder or such underwriter, and (B) comply with the hold-the-offering-price rule, if applicable, if and for so long as directed by the winning bidder or the underwriter and as set forth in the related pricing wires.

(h) Sales of any Bonds to any person that is a related party to an underwriter participating in the initial sale of the Series 2026 Bonds to the public (each such term being used as defined below) shall not constitute sales to the public for purposes of this Notice of Sale. Further, for purposes of this Notice of Sale:

1. "public" means any person other than an underwriter or a related party;

2. "underwriter" means (A) any person that agrees pursuant to a written contract with the City (or with the lead underwriter to form an underwriting syndicate) to participate in the initial sale of the Series 2026 Bonds to the public and (B) any person that agrees pursuant to a written contract directly or indirectly with a person described in clause (A) to participate in the initial sale of the Series 2026 Bonds to the public (including a member of a selling group or a party to a third-party distribution agreement participating in the initial sale of the Series 2026 Bonds to the public);

3. a purchaser of any of the Series 2026 Bonds is a "related party" to an underwriter if the underwriter and the purchaser are subject, directly or indirectly, to (A) more than 50% common ownership of the voting power or the total value of their stock, if both entities are corporations (including direct ownership by one corporation of another), (B) more than 50% common ownership of their capital interests or profits interests, if both entities are partnerships (including direct ownership by one partnership of another), or (C) more than 50% common ownership of the value of the outstanding stock of the corporation or the capital interests or profit interests of the partnership, as applicable, if one entity is a corporation and the other entity is a partnership (including direct ownership of the applicable stock or interests by one entity of the other); and

4. "sale date" means the date that the Series 2026 Bonds are awarded by the City to the winning bidder.

Information

This Official Notice of Sale (a condensation of which has been ordered published), the Preliminary Official Statement and other information concerning the City and the Series 2026 Bonds may be obtained from Allena Portis, Finance Officer, ex-officio City Treasurer, City Hall, 1100 10th Street, Greeley, Colorado 80631 (telephone: (970) 350-9867; facsimile: (970)-350-9736; e-mail: Allena.Portis@greeleygov.com), or from the City's Financial Advisor, Hilltop Securities Inc., Attention: Jason Simmons, 8055 E. Tufts Avenue, Suite 500, Denver, Colorado 80237, (telephone: (303) 771-0217; e-mail: Jason.Simmons@hilltopsecurities.com). Information regarding Parity, including any fees charged, may be obtained from i-Deal LLC, 2nd Floor, 1359 Broadway, New York, New York 10018 (telephone: (212) 849-5000).

BY ORDER OF THE CITY COUNCIL OF THE CITY OF GREELEY, COLORADO, dated this May [19], 2026.

By /s/_____
Mayor, City of Greeley, Colorado

(End of Form of Official Notice of Bond Sale)

Section 3. The Finance Officer and other appropriate officers and agents of the City are hereby authorized to give such other notice of the sale of the Series 2026 Bonds, if any, as they deem appropriate, including, but not limited to, the distribution among investment bankers and others of the Official Notice of Sale authorized by Section 2 hereof and a Preliminary Official Statement relating to the issuance and sale of the Series 2026 Bonds (the "Preliminary Official Statement"), which distribution may be by such means (including, without limitation, electronic posting) as the Finance Officer may deem appropriate.

Section 4. Bids for the Series 2026 Bonds shall be received via Parity at the time and in the manner provided in the Official Notice of Sale, with such changes as may be approved by the Finance Officer. Notwithstanding any other provision of this resolution, the Council hereby delegates to the Finance Officer the following power and authority: (a) the Finance Officer may change the date or time of the public sale of the Series 2026 Bonds to a later date or time (but not later than 180 days after final passage of the Bond Ordinance) if the Finance Officer determines that such delay of the sale will maximize the likelihood of marketing the Series 2026 Bonds when market conditions are relatively favorable, or that it is necessary or desirable to provide additional time to finalize information or documentation relating to the Series 2026 Bonds, and (b) the Finance Officer may make such completions and other changes, not inconsistent with the Bond Ordinance, to both the published and official sale notice forms contained in this resolution as the Finance Officer may deem necessary or appropriate to conduct the public sale of the Series 2026 Bonds expeditiously and to the best financial advantage of the City.

Section 5. The Council hereby further delegates to the City's Finance Officer the power and authority to make any amendments or include any additional provisions to the Official Notice of Sale in order to finalize the Official Notice of Sale so long as any such amendments or additional provisions are not in conflict with the terms and parameters of the Bond Ordinance; to determine the winning bid for the Series 2026 Bonds; to determine the final aggregate principal amount and maturity schedule for the Series 2026 Bonds, including the principal maturities of the Series 2026 Bonds (so as to generate bond proceeds consistent with the costs of the project for which the Series 2026 Bonds are being issued) and to determine any related premium adjustment, all as provided in the Official Notice of Sale; and to award the Series 2026 Bonds and to execute an appropriate written acceptance of the winning bid (including, without limitation, a final terms certificate setting forth such determinations, certifications and approvals as may be required or contemplated by the Bond Ordinance), or to reject all bids; provided that any such award and acceptance shall be subject to the final passage and effectiveness of the Bond Ordinance, expiration of the referendum period with respect thereto, and favorable action of the City's Water and Sewer Board.

Section 6. The proposed form of Preliminary Official Statement of the City relating to the issuance and sale of the Series 2026 Bonds has been presented to the meeting of the Council at which this Resolution is approved and is on file in the office of the City Clerk. The Preliminary Official Statement, in substantially the form so presented with such additional changes as are made prior to the sale date, is hereby deemed by the City to be a "nearly final official statement" for purposes of Rule 15c2-12 of the Securities and Exchange Commission. The distribution and use by the Purchaser for the reoffering of the Series 2026 Bonds to the public of the final Official Statement (the "Official Statement"), in substantially the form of the Preliminary Official Statement, but with such amendments, additions and deletions as are consistent with the facts, as are not inconsistent herewith and as are approved by the Mayor as evidenced by the Mayor's

execution of the Official Statement, is hereby authorized and approved, and the Mayor is authorized to sign the final Official Statement on behalf of the City.

Section 7. The officers and agents of the City are hereby authorized and directed to take all action necessary or appropriate to effectuate the provisions of this resolution, including, but not limited to, the preparation and distribution of the Preliminary Official Statement and the publication, electronic posting and distribution of notice relating to the public sale of the Series 2026 Bonds. The Council deems all delegations, directions, instructions and authorizations contained in this resolution to be consistent with Section 3-14 of the Charter. The effectuation of this resolution shall be subject to the supervision of the City Manager of the City, and the City Manager is hereby directed to give all orders, directions, instructions and authorizations to City personnel as may be necessary or appropriate to accomplish the purposes of this resolution.

Section 8. All resolutions, motions, orders, bylaws, rules or regulations, or parts thereof, in conflict with this resolution are hereby repealed only to the extent of such inconsistency.

Section 9. 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 parts or provisions of this resolution.

Section 10. This resolution shall take effect immediately upon its passage.

INTRODUCED, PASSED AND ADOPTED this APRIL [21], 2026.

By _____
Mayor

[CITY SEAL]

Attest:

By _____
City Clerk

APPENDIX A

(ATTACH PUBLISHED NOTICE)

APPENDIX B
FORM OF ISSUE PRICE CERTIFICATE

ISSUE PRICE CERTIFICATE

$_____
City of Greeley, Colorado
acting by and through its
Sanitary Water Enterprise
First-Lien Sewer Improvement Revenue Bonds,
Series 2026

[CLOSING DATE]

The undersigned, on behalf of [NAME OF UNDERWRITER] ("[SHORT NAME OF UNDERWRITER]"), hereby certifies as set forth below with respect to the sale of the above-captioned obligations (the "Series 2026 Bonds") by the City of Greeley, Colorado, acting by and through its Sanitary Water Enterprise (the "City") [*Sections 1 and 2 and schedules to be adjusted in execution version as necessary if all of the requirements of a "competitive sale" are not satisfied.*]

1. ***Reasonably Expected Initial Offering Price***.

(a) As of [THE SALE DATE], the reasonably expected initial offering prices of the Series 2026 Bonds to the Public by [SHORT NAME OF UNDERWRITER] are the prices listed in Schedule A (the "Expected Offering Prices"). The Expected Offering Prices are the prices for the Maturities of the Series 2026 Bonds used by [SHORT NAME OF UNDERWRITER] in formulating its bid to purchase the Series 2026 Bonds. Attached as Schedule B is a true and correct copy of the bid provided by [SHORT NAME OF UNDERWRITER] to purchase the Series 2026 Bonds.

(b) [SHORT NAME OF UNDERWRITER] was not given the opportunity to review other bids prior to submitting its bid.

(c) The bid submitted by [SHORT NAME OF UNDERWRITER] constituted a firm offer to purchase the Series 2026 Bonds.

2. ***Defined Terms***.

(a) "*Maturity*" means Series 2026 Bonds with the same credit and payment terms. Series 2026 Bonds with different maturity dates, or Series 2026 Bonds with the same maturity date but different stated interest rates, are treated as separate Maturities.

(b) "*Public*" means any person (including an individual, trust, estate, partnership, association, company, or corporation) other than an Underwriter or a related party to an Underwriter. The term "related party" for purposes of this certificate generally means any two or more persons who have greater than 50 percent common ownership, directly or indirectly.

(c) "*Underwriter*" means (i) any person that agrees pursuant to a written contract with the City (or with the lead underwriter to form an underwriting syndicate) to participate in the initial sale of the Series 2026 Bonds to the Public, and (ii) any person that agrees pursuant to a written contract directly or indirectly with a person described in clause (i) of this paragraph to participate in the initial sale of the Series 2026 Bonds to the Public (including a member of a selling group or a party to a retail distribution agreement participating in the initial sale of the Series 2026 Bonds to the Public).

The representations set forth in this certificate are limited to factual matters only. Nothing in this certificate represents [SHORT NAME OF UNDERWRITER]'s interpretation of any laws, including specifically Sections 103 and 148 of the Internal Revenue Code of 1986, as amended, and the Treasury Regulations thereunder. The undersigned understands that the foregoing information will be relied upon by the City with respect to certain of the representations set forth in the Tax Compliance Certificate and with respect to compliance with the federal income tax rules affecting the Series 2026 Bonds, and by Kutak Rock LLP in connection with rendering its opinion that the interest on the Series 2026 Bonds is excluded from gross income for federal income tax purposes, the preparation of the Internal Revenue Service Form 8038-G, and other federal income tax advice that it may give to the City from time to time relating to the Series 2026 Bonds.

IN WITNESS WHEREOF, the undersigned, on behalf of [SHORT NAME OF UNDERWRITER], has set his or her hand as of the date first written above.

[UNDERWRITER]

By:_____

Name:_____

Title:_____

SCHEDULE A

EXPECTED OFFERING PRICES

[ATTACH]

SCHEDULE B

UNDERWRITER'S BID

[ATTACH]

Council Agenda Summary

April 21, 2026
Key Staff Contact: Jeff Woeber, Planner III

Title:

Resolution accepting dedication of Right-of-Way for 83rd avenue on the southwest portion of the existing intersection of US Highway 34 and 83rd avenue

Summary:

The Cobblestone Subdivision Preliminary Plat (SUB2024-0021) was approved by the Greeley Planning Commission on July 22, 2025. This is a preliminary subdivision of 149.6 acres into 472 residential lots, 3 tracts, and 14 outlots. The first final plat, Cobblestone Subdivision Phase 1 (SUB2025-0022) is currently under review.

Greeley Public Works and Transportation has determined the subdivision will create traffic impacts that require improvements to the intersection of US Highway 34 Bypass and 83rd Avenue. This intersection is located approximately one mile northwest of the Cobblestone Subdivision and is considered an "offsite improvement."

The Cobblestone Subdivision applicant has acquired additional right-of-way (ROW) necessary for these improvements, consisting of 225 square feet of ROW from one property owner and 1254 square feet from another, totaling 1479 square feet. The Greeley Development Code requires dedication of this additional ROW to go through a review and approval process, beginning with the Greeley Planning Commission. The Planning Commission recommended Greeley City Council approval on April 14, 2026, with a vote of 6-0.

Fiscal Impact:

There will be no fiscal impact; the ROW is being dedicated to the City of Greeley.

Legal Issues:

None

Other issues and Considerations:

None

Strategic Focus Area:

Infrastructure and Mobility

Decision Options:

1. Adopt the resolution as presented; or
2. Amend the resolution and adopt as amended; or

3. Deny the resolution; or
4. Continue consideration of the resolution to a certain date.

Council's Recommended Action:

Adopt the resolution.

Attachments:

1. Resolution No. 49, 2026 with Exhibit A

CITY OF GREELEY, COLORADO

RESOLUTION NO. 49, 2026

A RESOLUTION ACCEPTING DEDICATION OF RIGHT-OF-WAY FOR 83RD AVENUE ON THE SOUTHWEST PORTION OF THE EXISTING INTERSECTION OF US HIGHWAY 34 AND 83RD AVENUE

WHEREAS, the abutting parcels described on the two legal descriptions attached hereto as Exhibit A are proposed to be dedicated as right-of-way to the City of Greeley; and

WHEREAS, the right-of-way, 1479 square feet in total, is to be dedicated for improvements required for the intersection of US Highway 34 and 83rd Avenue ; and

WHEREAS, the right-of-way dedication is not detrimental to the health, safety and welfare; and

WHEREAS, the right-of-way dedication complies with all applicable approval criteria in Section 24-213 b. of the Greeley Development Code.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GREELEY, COLORADO.

1. The dedication of the subject right-of-way is hereby accepted.

PASSED, AND ADOPTED, SIGNED AND APPROVED THIS _____ DAY OF _____ 2026.

ATTEST: **THE CITY OF GREELEY, COLOORADO**

By: _____ **By:** _____

City Clerk **Mayor**

EXHIBIT A

LEGAL DESCRIPTION

Cobblestone Offsite Right-of-way

A parcel of land, situate in the Southeast Quarter (SE1/4) of Section Eighteen (18),Township 5 North (T.5N.), Range Sixty-six West (R.66W.) of the Sixth Principal Meridian (6th P.M.), City of Greeley, County of Weld, State of Colorado and being more particularly described as follows:

COMMENCING at the East Quarter corner of said Section 18 and assuming the East line of the Northeast Quarter as bearing North 00°46'18" West, a distance of 2645.30 feet, monumented by a 3.25" Aluminum cap stamped LS 38469 at the Northeast corner and a 2.5" Aluminum cap stamped LS 34995 at the East Quarter corner and with all other bearings contained herein relative thereto;

THENCE South 89°40'35" West, along the North line of said SE1/4, a distance of 30.00 feet to the West Right of Way line of 83rd Avenue and to the POINT OF BEGINNING;

THENCE South 00°44'24" East, along said West line, a distance of 144.37 feet;
THENCE North 07°32'31" West a distance of 134.79 feet;
THENCE North 16°58'35" West a distance of 11.11 feet to the North line of the SE1/4;
THENCE North 89°40'35" East, along said North line, a distance of 19.07 feet to the POINT OF BEGINNING;

Said described parcel of land contains 1254 Square Feet or 0.03 Acres, more or less (±).

SURVEYOR'S STATEMENT

I, Steven Parks, a Colorado Licensed Professional Land Surveyor do hereby state this Parcel Description was prepared from under my personal supervision and checking, and that it is true and correct to the best of my knowledge and belief.

COLORADO LICENSED
STEVEN PARKS
38348
1-14-2026
PROFESSIONAL LAND SURVEYOR

Steven Parks - on behalf of Majestic Surveying
Colorado Licensed Professional Land Surveyor #38348

COBBLESTONE OFFSITE ROW
DATE: NOVEMBER 2025
JOB NO. 1253.0001.00
SHEET 1 OF 2

TST TST, INC. CONSULTING ENGINEERS
748 Whalers Way, Suite 200
Fort Collins, Colorado
Phone: 970.226.0557

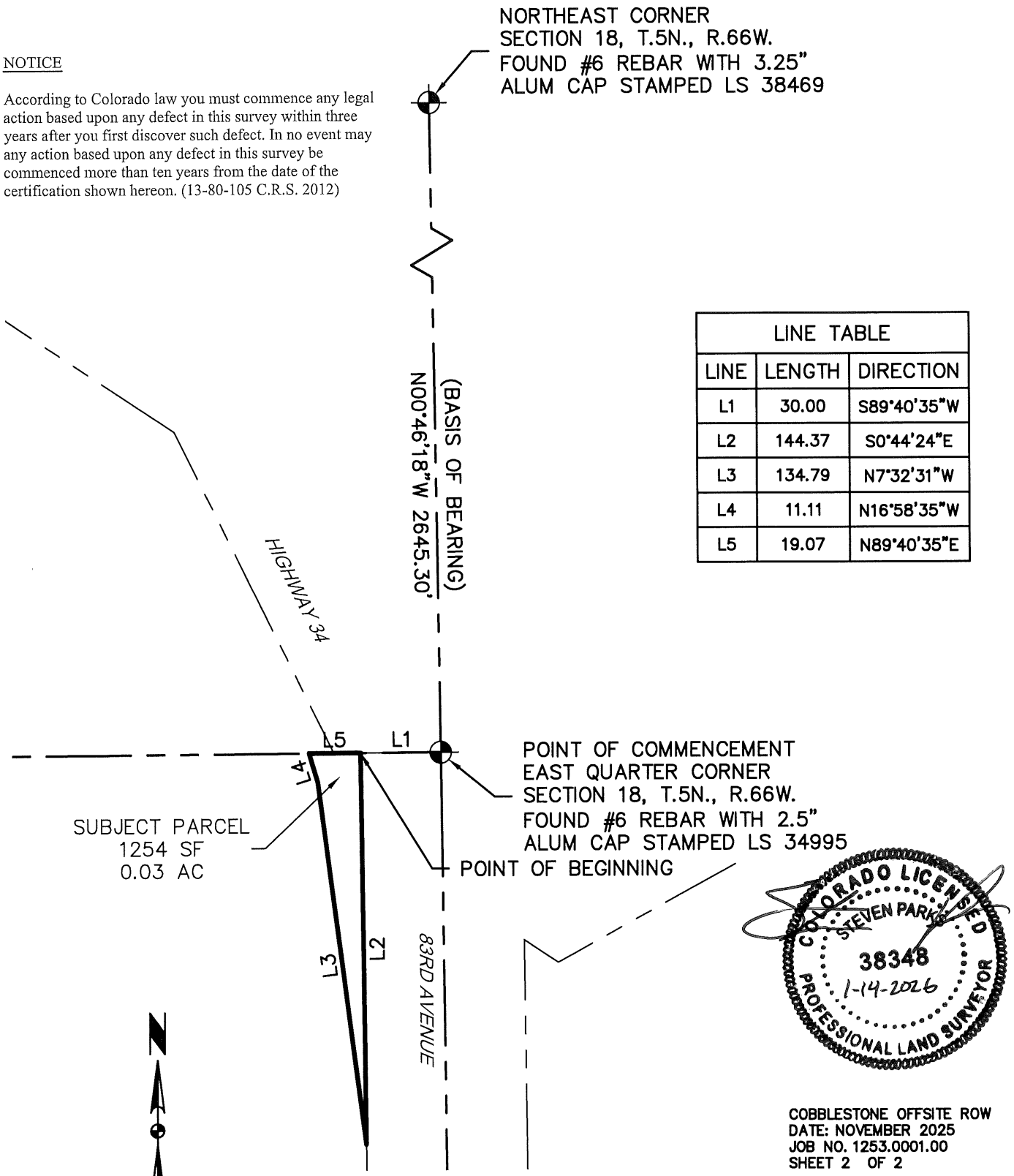
EXHIBIT A

LEGAL DESCRIPTION EXHIBIT

Cobblestone Offsite Right-of-Way

NOTICE

According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon. (13-80-105 C.R.S. 2012)



LINE TABLE		
LINE	LENGTH	DIRECTION
L1	30.00	S89°40'35"W
L2	144.37	S0°44'24"E
L3	134.79	N7°32'31"W
L4	11.11	N16°58'35"W
L5	19.07	N89°40'35"E

COLORADO LICENSED
STEVEN PARK
38348
1-14-2026
PROFESSIONAL LAND SURVEYOR

COBBLESTONE OFFSITE ROW
DATE: NOVEMBER 2025
JOB NO. 1253.0001.00
SHEET 2 OF 2

TST, INC. CONSULTING ENGINEERS
748 Whalers Way, Suite 200
Fort Collins, Colorado
Phone: 970.226.0557

EXHIBIT A

LEGAL DESCRIPTION

Cobblestone Offsite Right-of-Way

A parcel of land, situate in the Northeast Quarter (NE1/4) of Section Eighteen (18),Township 5 North (T.5N.), Range Sixty-six West (R.66W.) of the Sixth Principal Meridian (6th P.M.), City of Greeley, County of Weld, State of Colorado and being more particularly described as follows:

COMMENCING at the East Quarter corner of said Section 18 and assuming the East line of the Northeast Quarter as bearing North 00°46'18" West, a distance of 2645.30 feet, monumented by a 3.25" Aluminum cap stamped LS 38469 at the Northeast corner and a 2.5" Aluminum cap stamped LS 34995 at the East Quarter corner and with all other bearings contained herein relative thereto;

THENCE South 89°40'35" West, along the South line of said NE1/4, a distance of 39.80 feet to the POINT OF BEGINNING;

THENCE South 89°40'35" West, continuing along said South line, a distance of 9.27 feet;
THENCE North 16°58'35" West a distance of 50.59 feet to the South Right of Way line of Highway 34;
THENCE South 26°26'39" East, along said South Right of Way line, a distance of 53.99 feet to the POINT OF BEGINNING;

Said described parcel of land contains 225 Square Feet or 0.01 Acres, more or less (±).

SURVEYOR'S STATEMENT

I, Steven Parks, a Colorado Licensed Professional Land Surveyor do hereby state this Parcel Description was prepared from under my personal supervision and checking, and that it is true and correct to the best of my knowledge and belief.

COLORADO LICENSED
STEVEN PARKS
38348
1-14-2026
PROFESSIONAL LAND SURVEYOR

Steven Parks - on behalf of Majestic Surveying, LLC
Colorado Licensed Professional Land Surveyor #38348

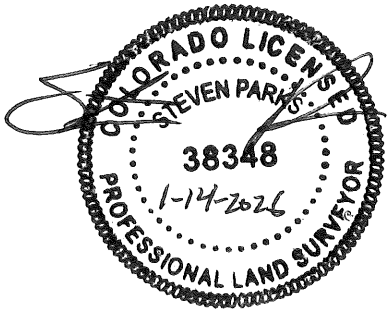
COBBLESTONE OFFSITE ROW
DATE: NOVEMBER 2025
JOB NO. 1253.0001.00
SHEET 1 OF 2

TST TST, INC. CONSULTING ENGINEERS
748 Whalers Way, Suite 200
Fort Collins, Colorado
Phone: 970.226.0557

EXHIBIT A

LEGAL DESCRIPTION EXHIBIT

Cobblestone Offsite Right-of-Way



NORTHEAST CORNER
SECTION 18, T.5N., R.66W.
FOUND #6 REBAR WITH 3.25"
ALUM CAP STAMPED LS 38469

LINE TABLE		
LINE	LENGTH	DIRECTION
L1	39.80	S89°40'35"W
L2	9.27	S89°40'35"W
L3	50.59	N16°58'35"W
L4	53.99	S26°26'39"E

(BASIS OF BEARING)
N00°46'18"W 2645.30'

HIGHWAY 34

SUBJECT PARCEL
225 SF
0.01 AC

L1
L2
L3
L4

POINT OF COMMENCEMENT
EAST QUARTER CORNER
SECTION 18, T.5N., R.66W.
FOUND #6 REBAR WITH 2.5"
ALUM CAP STAMPED LS 34995

POINT OF BEGINNING

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scale 1"=50' feet

NOTICE

According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon. (13-80-105 C.R.S. 2012)

COBBLESTONE OFFSITE ROW
DATE: NOVEMBER 2025
JOB NO. 1253.0001.00
SHEET 2 OF 2

TST, INC. CONSULTING ENGINEERS
748 Whalers Way, Suite 200
Fort Collins, Colorado
Phone: 970.226.0557

Council Agenda Summary

April 21, 2026
Key Staff Contact: Dominic Tatti, Deputy Director of Emergency Management , Peter Perez, Director of Emergency Management

Title:
Resolution adopting the 2025 - 2030 Weld County Multi-Jurisdictional Hazard Mitigation Plan

Summary:
On Tuesday, April 14, the Weld County Hazard Mitigation Plan was presented during a City Council workshop to provide an overview of local hazard risks, community mitigation priorities, and required next steps for adoption. The Greeley Office of Emergency Management coordinated the city's contributions to the plan, including project updates, departmental input, and integration of mitigation actions applicable within both Weld and Larimer County jurisdictions.

This is a federally required planning document developed to reduce long-term risks to people, property, and infrastructure from hazards such as floods, wildfires, severe weather, and other hazards. It reflects extensive workshops, inter-agency coordination, public engagement, and technical analysis undertaken throughout 2025. The draft underwent public review beginning in late 2025, followed by the State of Colorado's formal review phase. The current hazard mitigation plan expires in December 2026, making adoption of the updated 2025–2030 plan essential for maintaining future eligibility for hazard mitigation funding.

FEMA requires local jurisdictions to adopt a hazard mitigation plan every five years to remain eligible for multiple federal pre- and post-disaster funding opportunities. These include programs such as the Hazard Mitigation Grant Program (HMGP), BRIC (Building Resilient Infrastructure and Communities), and Flood Mitigation Assistance (FMA), among others. Without an adopted and FEMA approved plan, jurisdictions cannot access mitigation funding for projects that reduce disaster impacts.

State of Colorado specific programs also require active participation in a FEMA-approved hazard mitigation plan. The Colorado Enhanced State Hazard Mitigation Plan and supporting grant frameworks emphasize local adoption and alignment with state-level mitigation strategies. These requirements impact eligibility for certain Colorado administered grants and technical assistance programs.

Adopting this plan enables the City of Greeley to:

- Maintain eligibility for FEMA hazard mitigation grants.
- Strengthen long-term community resilience and preparedness.
- Reduce exposure to repetitive disaster losses.
- Support coordinated planning, infrastructure hardening, and risk reduction initiatives across the region.

Fiscal Impact:

If approved, will this item result in a positive, negative, or no impact on the budget?
No Impact: If there is no impact, provide the reason

Positive Impact: What is the onetime and/or ongoing amount? Future positive impact of receiving grant funds to assist with important projects.
Is it budgeted? No
Does it require a new appropriation? Not at this time.

Are there any long-term financial impacts?
Yes. Long-term the fiscal implications of adopting the plan are positive. It allows the city to apply for funding to help complete larger projects tied to a hazard mitigation nexus.

Negative Impact: What is the onetime and/or ongoing amount?
Is it budgeted?

If not, will it require a new appropriation?

If yes, what source and fund will be used?

Are there any long-term financial impacts?

Is there grant funding for this item?
The plan was developed in partnership with a contractor which was secured by a grant that the County received. The plan will enable the city to apply for future grant funding.

Does this action have potential long-term fiscal implications?
Yes. Long-term the fiscal implications of adopting the plan are positive. It allows the city to apply for funding to help complete larger projects tied to a hazard mitigation nexus.

Legal Issues:

None

Other issues and Considerations:

None

Strategic Focus Area:

Business Growth
Community Vitality
High-Performance Government
Infrastructure and Mobility
Quality of Life
Safe and Secure Communities

Decision Options:

1. Adopt the resolution as presented; or
2. Amend the resolution and adopt as amended; or
3. Deny the resolution; or
4. Continue consideration of the resolution to a certain date.

Council's Recommended Action:

Adopt the resolution.

Attachments:

1. Resolution No. 50, 2026 with Exhibit A

CITY OF GREELEY, COLORADO
RESOLUTION NO. 50, 2026

A RESOLUTION ADOPTING THE 2025 – 2030 WELD COUNTY MULTI-JURISDICTIONAL HAZARD MITIGATION PLAN

WHEREAS, the City of Greeley is a home rule municipality and a participating jurisdiction in the Weld County Hazard Mitigation Plan, which is attached as Exhibit A; and

WHEREAS, the City of Greeley, through its Office of Emergency Management, and in partnership with Weld County and other participating jurisdictions, has gathered information and assisted in the preparation of the Weld County Hazard Mitigation Plan; and

WHEREAS, hazard mitigation involves recognizing and adapting to natural forces and is defined by the Federal Emergency Management Agency (FEMA) as any sustained action taken to reduce long-term risk to human life and property from hazards; and

WHEREAS, mitigation is a component of emergency management utilized to break recurring cycles of damage and reconstruction that occur when a community is subjected to repeated natural hazards, and therefore, should be a high priority; and

WHEREAS, the Weld County Hazard Mitigation Plan has been prepared in accordance with FEMA requirements at 44 C.F.R. 201.6; and

WHEREAS, the Office of Emergency Management has reviewed and provided input in the Plan and the actions in the Plan; and

WHEREAS, the City of Greeley has provided the community with an opportunity to review the Plan and provide comment back to the City; and

WHEREAS, the City Council of the City of Greeley has reviewed the Plan and affirms that the plan will be updated no less than every five years.

NOW, THEREFORE, BE IT RESOLVED, the City of Greeley hereby adopts the 2025 – 2030 Weld County Multi-Jurisdictional Hazard Mitigation Plan, contingent upon FEMA approval, as this jurisdiction's Multi-Hazard Mitigation Plan.

Section 1. This Resolution shall take effect immediately upon its passage.

PASSED AND ADOPTED, SIGNED AND APPROVED ON THIS ____ DAY OF_____, 2026.

ATTEST **THE CITY OF GREELEY, COLORADO**

By:_____ **By:_____**
City Clerk **Mayor**

EXHIBIT A

CITY OF GREELEY, COLORADO
Resolution No. 50, 2026



2026 Hazard Mitigation Plan

FOR WELD COUNTY COLORADO

Table of Contents

Chapter 1 INTRODUCTION 4
1.1. Overview of Planning Area 4
1.2. Participating Jurisdictions 8
Chapter 2 PLANNING PROCESS 10
2.1. Overview of the Planning Process 10
2.2. Planning Committee Members 14
2.3. Plan Participants 17
2.4. Public Involvement 21
2.5. Plans, Documents, and Literature Reviewed 21
Chapter 3 HAZARD IDENTIFICATION AND RISK ASSESSMENT 25
3.1. List of Identified Hazards 25
3.2. Declared Disaster History 28
3.3. Hazard Probability Rating 29
3.4. Hazard Risk Ranking 29
3.5. Profiled Hazards 33
3.5.1. Agricultural Hazards – Disease, Pests, and Invasive Species 35
3.5.2. Cyber Attack 38
3.5.3. Hail 41
3.5.4. Grass Fire 49
3.5.5. Drought 58
3.5.6. Public Health Hazards – Infectious Disease 64
3.5.7. Lightning 69
3.5.8. Hazardous Materials 75
3.5.9. Tornado 79
3.5.10. Dam/Levee Incident 87
3.5.11. Flood 138
3.5.12. High Wind 156
3.5.13. Severe Winter Storms/Extreme Cold 164
3.5.14. Extreme Heat 177
3.5.15. Soil Hazards – Expansive Soils, Ground Subsidence, Erosion, and Deposition 184
3.5.16. Earthquake 196
3.6. Repetitive and Severe Repetitive Loss Structures in Planning Area 204

Chapter 4 CAPABILITIES ASSESSMENT AND MITIGATION STRATEGY.....207
4.1. Capabilities Assessment.....207
4.1.1. Existing Institutions, Plans, and Ordinances.....207
4.1.2. Administrative and Technical Capabilities.....210
4.1.3. Financial Capabilities.....212
4.1.4. Education and Outreach Capabilities.....214
4.1.5. School District Capability Assessment.....216
4.1.6. Capabilities of Special Districts.....217
4.1.7. Opportunities for Each Jurisdiction to Build on Their Capabilities.....219
4.2. NFIP Participation.....219
4.3. Implementation of Substantial Improvement/Damage Provisions.....225
4.4. Mitigation Goals.....225
4.5. Mitigation Action Items.....227
Chapter 5 PLAN MAINTENANCE AND INTEGRATION.....228
5.1. Continued Public Involvement.....228
5.2. Plan Monitoring, Evaluating, and Updating.....229
5.3. Integration of Data, Goals, and Action Items into Other Planning Mechanisms.....230
5.4. Previous Integration of Data, Goals, and Action Items into Other Planning Mechanisms.....231
Chapter 6 PLAN UPDATE INFORMATION.....232
6.1. Changes in Jurisdictional Development.....232
6.2. Changes in Jurisdictional Priorities.....232
6.3. Status of Previous Mitigation Action Items.....234

APPENDICES

Appendix A - Mitigation Action Items
Appendix B - Planning Process Documentation
Appendix C - Hazard Maps by Jurisdiction
Appendix D - Demographic Maps
Appendix E - Adoption Resolutions

MUNICIPAL ANNEXES

- Town of Ault
- City of Dacono
- Town of Eaton
- Town of Erie
- City of Evans
- Town of Firestone
- City of Fort Lupton
- Town of Frederick
- Town of Gilcrest
- City of Greeley
- Town of Johnstown
- Town of Keenesburg
- Town of Kersey
- Town of LaSalle
- Town of Lochbuie
- Town of Mead
- Town of Milliken
- Town of Nunn
- Town of Pierce
- Town of Platteville
- Town of Severance
- Town of Windsor

Chapter 1 INTRODUCTION

1.1. Overview of Planning Area

Weld County is located in the Northern Front Range of central Colorado and stretches from northern Metro Denver to the Wyoming state line. At approximately 4,000 square miles[1] in size, the County seat is located in the City of Greeley, and thirty-two incorporated municipalities lie within the County's borders. Weld County is the third largest county in the State in terms of land area, and is larger than the size of Rhode Island, Delaware, and the District of Columbia combined.

1.1.1. General Information

Weld County has a flat terrain, with the Pawnee National Grassland extending into the northeastern portion of the County. Two prominent rock formations, The Pawnee Buttes, stand out against the surrounding plains and can be seen while traveling through the Grassland.

Two interstate highways run through the County: I-25 (U.S. 87) runs through the southwestern and northwestern corners, and I-76 extending from the south-central portion northeastward to Morgan County. Other major transportation routes include U.S. 85 and U.S. 34, which intersect in Greeley. State Highway 14 runs east and west through the County and connects Ault to Fort Collins to the west. Other State Highways of note include 52, 66, 71, and 392.

1.1.2. Community Lifelines

FEMA developed the Community Lifelines Framework to increase effectiveness in disaster response operations and enable the continuous functioning of critical government, infrastructure, and business activities. Lifelines are critical government functions which serve the recurring, day-to-day needs of the community. When all Lifelines are stable, the health, safety, and well-being of the public, as well as the framework of society at the effected level (local, state, Federal) during a natural disaster occurrence are safeguarded.

Figure 1-1 depicts each Lifeline and its subcomponents which impact its functionality.
Lifelines were created to provide an outcome-based, survivor-centric framework to assist responders with determining the scale, complexity, and severity of a disaster. This information is used to establish operational priorities for response and involves identifying the root causes and interdependencies of impacts on critical services, especially those which are life-sustaining or lifesaving.

A vital component to the lifeline framework is the ability to communicate disaster-related information across all levels of public, private, and non-profit sectors using commonly understood, plain language. This is vital to preparedness education, community engagement, and public outreach.

Weld County uses the Lifelines Framework as a base for emergency management planning, preparedness education, and mitigation planning. The County works closely with municipalities to determine all lifeline capabilities for consideration when planning, and the resilience of Lifelines to disruption.

By collecting data for Lifelines in each community and determining the level of lifeline dependency, Weld County supports development of prioritized, community specific mitigation actions and system redundancies to minimize impacts of any lifeline disruptions.

[1] https://data.census.gov/profile/Weld_County,_Colorado?g=050XX00US08123

Figure 1-1 FEMA Community Lifelines and Their Subcomponents



Safety and Security - Law Enforcement/Security, Fire Service, Search and Rescue, Government Service, Community Safety



Food, Hydration, Shelter - Food, Hydration, Shelter, Agriculture



Health and Medical - Medical Care, Public Health, Patient Movement, Medical Supply Chain, Fatality Management



Energy - Power Grid, Fuel



Communications - Infrastructure, Responder Communications, Alerts Warnings and Messages, Finance, 911 and Dispatch



Transportation - Highway/Roadway/Motor Vehicle, Mass Transit, Railway, Aviation, Maritime



Hazardous Materials - Facilities, HAZMAT, Pollutants, Contaminants



Water Systems - Potable Water Infrastructure, Wastewater Management

1.1.3. Climate

Climate can be characterized as the recurring average weather found in a given place. Climate classifications across the world are assigned using the most widely used climate classification system: the Köppen-Geiger Climate Classification System. A description of how this system assigns classifications to each area is detailed below.

Five main climate groups are identified across the world, with each group divided based on patterns of seasonal precipitation and temperature: A (tropical), B (arid), C (temperate), D (continental), and E (polar). All climates are assigned a main group from one of these types, which is the first letter in the classification. Each of these is also assigned a seasonal precipitation subgroup except for E (polar).

Weld County's climate is categorized as mid-latitude steppe, characterized as dry with an annual average temperature below 64°F. It is designated as "BSk" in the Köppen-Geiger Climate Classification System. Summers are dry, with warm to hot weather, but not as hot, overall, as those in BSh climates. Cold winters with some snowfalls are also common, though snowfall is typically less than locations at similar latitudes in more humid climates.

Extremes in Weld County range from a record low temperature of -25°F on January 18, 1984, to 112°F on July 16, 2006. 3.48 inches of rainfall on July 13, 2001, set the 24-hour maximum rainfall record, while 18.2 inches of snowfall on October 12, 1969, set the 24-hour maximum snowfall record[2].

1.1.4. Geography

Weld County is situated on the western edge of the High Plains, within the Front Range Urban Corridor. Its landscape features a flat landscape, including the Pawnee National Grassland in the northeastern part of the County. Several creeks, including the St. Vrain, and three rivers: South Platte River, Little Thompson, and Cache la Poudre (aka – Poudre River) also flow through the County. More on these waterways, and their significance to flood risk in the planning area, is detailed in the risk assessment for Flood in Chapter 3.

Weld County comprises the Greeley Metropolitan Statistical Area, which is a part of the broader Denver-Aurora-Greeley Combined Statistical Area[3]. More information on the population characteristics are discussed in the next subsection, Section 1.1.5.

Counties bordering Weld include Adams County, Morgan County, Logan County, Boulder County, Larimer County, the City and County of Broomfield, Laramie County (WY), and Kimball County (NE).

1.1.5. Demographics

Weld County's population is young in relation to the national average, with a median age of 35.5 years to 39.2 years for the United States. Between the 2010 and 2020 U.S. Decennial Censuses, Weld County experienced a 30.1% growth in population, with a current estimate of 369,745[4].

According to data from the Colorado State Demography Office, Weld County is growing at a rapid rate and has experienced the highest population growth among counties across the state from 2023 to 2024[5], adding 9,529 new residents.

[2] Temperature and precipitation extremes were sourced from the Colorado Climate Center at Colorado State University. https://climate.colostate.edu/extremes.html
[3] Statistical areas for metropolitan and micropolitan areas, as well as those which have been combined, are delineated by the U.S. Office of Management and Budget, which is a part of the Executive Office of the President of the United States. Current and historical delineation files are linked from the U.S. Census Bureau website here.
[4] 2024 U.S. Census Bureau ACS 1-Year Estimate
[5] In terms of population added.

Table 1-1 depicts population projections for the County and the State from the State Demography Office for each Census through 2050.

Table 1-1 Population Forecasts for Weld County and Colorado, 2020 – 2050

Area	2020	2030	2040	2050
Colorado	5,819,337	6,562,402	7,342,121	7,929,215
Weld County	331,895	425,999	550,178	678,612

Key economic sectors for employment and income in Weld County are:

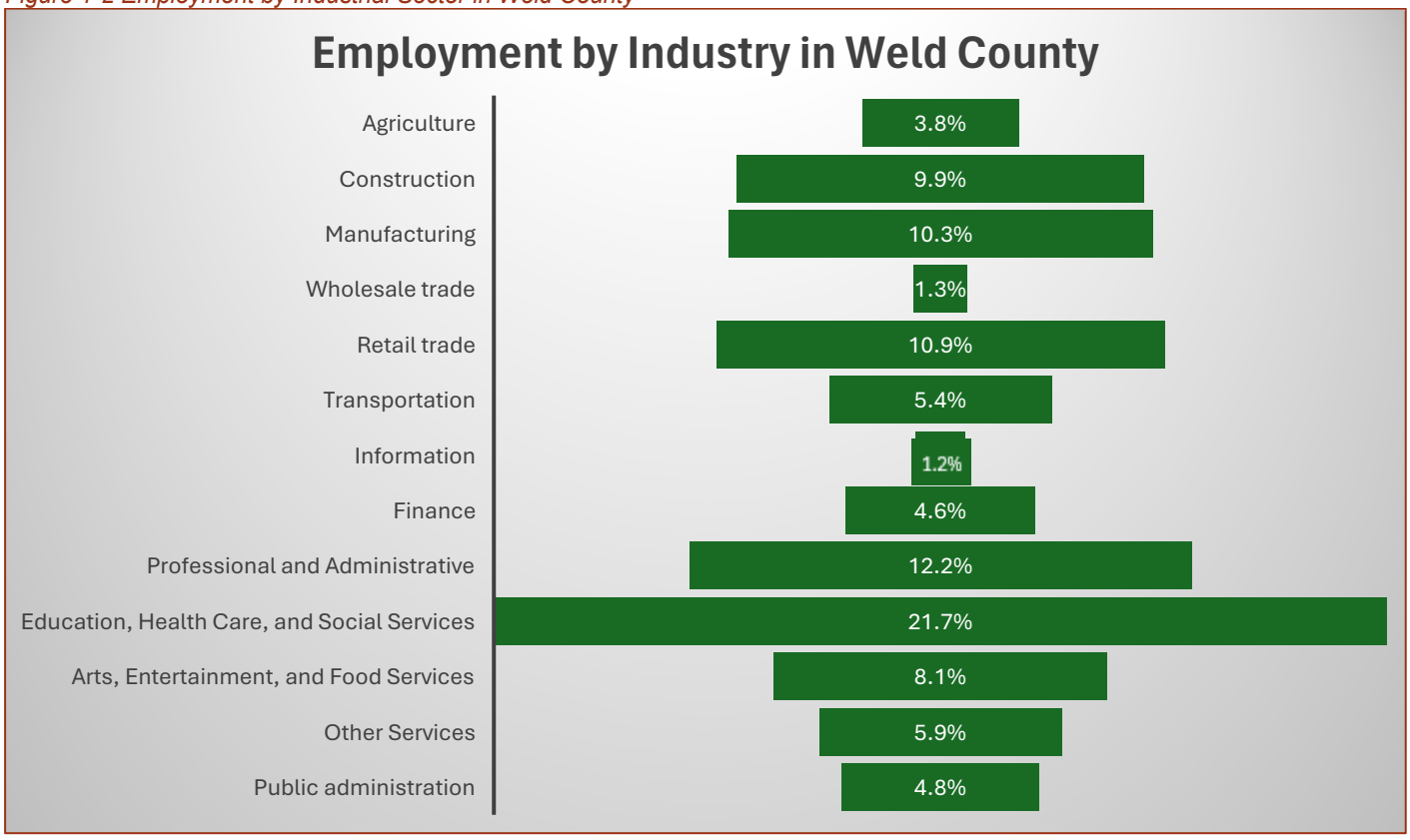
- Manufacturing
- Agriculture
- Energy Production
- Health and Wellness
- Business Services

More information on demographics in Weld County can be found in Appendix C.

1.1.6. Economy

Weld County has a diverse economy, as depicted in Figure 1-2. Education, health care, and social services is the largest employer with 42,514 employees in 2024, or 21.7% of the County's workforce.

Figure 1-2 Employment by Industrial Sector in Weld County[6]



[6] U.S. Census, 2024 ACS 1-Year Estimate, Weld County, CO

Another important driver of Weld County's economy is energy. Due to its location over the DJ Basin, oil and gas extraction has been occurring for decades, powering the County's economy. Numbering 15,828 wells, Weld County has more active oil and gas wells than any other county in Colorado. Over 100 million barrels of oil were produced in Weld County in 2024, representing 82% of the state's oil production[7].

1.2. Participating Jurisdictions

In addition to Weld County, the following jurisdictions are participants in this plan update:

Cities and Towns

- Town of Ault
- City of Dacono
- Town of Eaton
- Town of Erie
- City of Evans
- Town of Firestone
- City of Fort Lupton
- Town of Frederick
- Town of Gilcrest
- City of Greeley
- Town of Johnstown
- Town of Keenesburg
- Town of Kersey
- Town of LaSalle
- Town of Lochbuie
- Town of Mead
- Town of Milliken
- Town of Nunn
- Town of Pierce
- Town of Platteville
- Town of Severance
- Town of Windsor

Special and School Districts

- Central CO Water Conservation District
- Windsor-Severance Fire Protection District
- Weld County School District RE-1
- St. Vrain Valley School District RE-1
- Northern Water
- Weld County School District RE-8
- Platteville Gilcrest Fire Protection District
- Frederick-Firestone Fire Protection District
- Little Thompson Water District

[7] https://www.weld.gov/Government/Departments/Oil-and-Gas-Energy/Current-oil-and-gas-production-report#:~:text=Weld%20County%2C%20a%20consistent%20leader,56%25%20of%20its%20gas%20production.

For inclusion as a participant in this plan, stakeholders and representatives from each participating jurisdiction must either attend at least one meeting or review the plan and provide input. All individuals listed in Table 2-2 and Table 2-3 in Chapter 2 have met this requirement and are recognized as official representatives of their communities or organizations in the 2026 Weld County Hazard Mitigation Plan Update. Their participation signifies their intent to take part in and formally adopt the plan.

1.2.1. Purpose

The purpose of this Update is to:

- Review the implementation of the Mitigation Action Plan outlined in the previous plan.
- Assess and update the risk to existing hazards in the community.
- Assess and update the ongoing mitigation activities in the community.
- Identify and assess any new hazards that pose a threat to citizens and property.
- Evaluate current and potential additional mitigation measures that should be undertaken.
- Update the County's strategy for implementation of its Mitigation Action Plan
- Apply the updated requirements in the 2025 FEMA Planning Review Tool

Hazard mitigation involves recognizing and adapting to natural forces and is defined by the Federal Emergency Management Agency (FEMA) as any sustained action taken to reduce long-term risk to human life and property from natural hazards. Mitigation is a component of emergency management utilized to break recurring cycles of damage and reconstruction that occur when a community is subjected to repeated natural hazards, and therefore, should be a high priority. Table 1-2 summarizes how investments in mitigation can prevent future loss from natural hazards.

Table 1-2 Benefit-to-Cost Ratios of Hazard Mitigation by Hazard Type (National Institute of Building Sciences, 2019 Report)

	Adopt Code	Above Code	Building Retrofit	Lifeline Retrofit	Federal Grants
Overall Benefit-Cost Ratio	**11:1**	**4:1**	**4:1**	**4:1**	**6:1**
Cost ($ billion)	**$1/year**	**$4/year**	**$520**	**$0.60**	**$27**
Benefit ($ billion)	**$13/year**	**$16/year**	**$2200**	**$2.50**	**$160**
Riverine Flood	**6:1**	**5:1**	**6:1**	**8:1**	**7:1**
Wind	**10:1**	**5:1**	**6:1**	**7:1**	**5:1**
Earthquake	**12:1**	**4:1**	**13:1**	**3:1**	**3:1**
Wildland-Urban Interface Fire	**N/A**	**4:1**	**2:1**	**N/A**	**3:1**

Section 322 of the Robert T. Stafford Disaster Relief and Emergency Assistance Act, 42 U.S.C. 5165, enacted under Section 104 the DMA 2K, P.L. 106-390 establishes requirements for local hazard mitigation plans. Local governments are required to have a FEMA-approved local hazard mitigation plan to be eligible for federal funding through FEMA's Hazard Mitigation Grant Program (HMGP).

This Update was developed in partnership with WSB through a contract with Weld County, with funding provided, in part, through a grant from FEMA.

Chapter 2 PLANNING PROCESS

2.1. Overview of the Planning Process

Following the Ten-Step Planning Process based on guidance and requirements from FEMA for the Hazard Mitigation Grant Program and National Flood Insurance Program (NFIP) Community Rating System (CRS), this section details each step followed in the development of this document.

Representatives from participating jurisdictions are referred to as “participants,” and the “Core Planning Team” is a small group of individuals identified by Weld County Emergency Management critical to the development of this plan. The Core Planning Team includes representatives from WSB, who were contracted by Weld County to assist in the development of the 2026 Weld County Hazard Mitigation Plan Update and facilitate the planning process.

At the end of the planning process, each participating jurisdiction presented the plan before their respective governing bodies to be voted upon for approval and adoption. Adoption resolutions or signed letters indicating this approval are included in Appendix E.

2.1.1. Step 1 – Organize to Prepare the Plan

Planning activities for the 2026 Weld County Hazard Mitigation Plan Update began in April 2025 and concluded November 2025. Activities conducted as a part of this planning process followed guidance released in 2023, and updated in 2025, by FEMA to ensure Local Mitigation Planning requirements are met. Review and analysis of each section of the plan was conducted by the planning team. All communities and school districts were invited to participate in the planning process for the Weld County Multi-Jurisdictional Hazard Mitigation Plan Update.

Table 2-1 Meeting Schedule

Meeting	Date	Topics Covered
Kickoff	May 28, 2025	Planning Overview – DHSEM and WSB Review of 2021 Mitigation Goals Capabilities and Plan Integration Discussion Public Survey NFIP and Community Rating System (CRS) 2025 Updated FEMA Guidance
Participant Workshop #1	June 11, 2025	Project Overview Recent Hazard Occurrences Hazard Impact Ranking Mitigation Action Items Public Survey

Meeting	Date	Topics Covered
Core Planning Team Meeting #1	June 17, 2025	Mitigation Goals and Objectives Baseline File and Information Gathering Methodology Jurisdiction Capabilities Survey Critical Infrastructure Public Outreach Methodology Changes to Land Use and Population Patterns Participant Workshop #2 Preview Public Survey Results
Participant Workshop #2	July 16, 2025	CEPA Hazard Risk Assessment Review Existing Action Item Status Update Breakout Session 1 – New Action Items Breakout Session 2 – Hazard Prioritization
Participant Workshop #3	July 30, 2025	Land Use and Population Patterns Exercise – Jurisdiction Capabilities
Core Planning Team Meeting #2	August 6, 2025	Deliverables HMP Integration Into Other Planning Mechanisms Dam EAPs and Inundation Mapping Round Table
Participant Workshop #4	September 3, 2025	HMP Adoption, Monitoring, and Evaluation HMP Integration Into Other Planning Mechanisms Jurisdiction Capabilities HMP Adoption and Approval Process Overview Public Meeting and Survey

Meeting	Date	Topics Covered
Public Meeting	September 17, 2025	Hazard Mitigation Overview Mitigation Project Examples Role of VOADs in Disaster Response and Recovery Hazard Impact Ranking Personal Mitigation Public Survey

Representatives from each participating jurisdiction listed in Table 2-2 were invited to attend meetings through outreach efforts that included email, phone calls, and in-person contact. Each invitee contributed information about their jurisdiction's capabilities, hazard risks, and vulnerabilities, which informed the assessments presented in Chapters 3 and 4 of this plan. A summary of the topics discussed in each meeting is also provided in Table 2-2.

2.1.2. Step 2 – Involve the Public

Public involvement and input in the planning process is critical to gauge perception regarding how hazards impact them, and insight of community response and level of preparedness to hazards. An online survey, available in multiple languages and promoted to County residents, was used to gather this input, along with a meeting held during the evening on September 17, 2025. All feedback collected through these channels were incorporated into the Risk Assessment in Chapter 3 and the Capability Assessment in Chapter 4.

To encourage maximum attendance and participation by the public, a virtual option via Microsoft Teams was provided for residents unable to attend in person. Promotional posts on Weld County OEM and participating jurisdictions' social media accounts, as well as utility bill inserts were utilized to promote both the survey and public meeting. At this meeting, a preview of the plan was made available for public review and feedback. Topics of discussion covered in each meeting are summarized in Table 2-1 above.

2.1.3. Step 3 – Coordinate with Other Agencies and Organizations (Stakeholders)

In addition to participating jurisdictions, neighboring communities, state agencies, businesses, and non-profit organizations who contend with effects of natural hazards were invited to participate. Efforts to ensure inclusion of these interests in this planning process were conducted through email, phone, and in-person discussions to collect insight on how hazards have affected them and their communities, and to determine what programs and capabilities have been implemented to support the County's resilience efforts.

Participant workshops provided critical information on each participating jurisdiction's capabilities and vulnerabilities, and were integrated into other elements of this plan, including the hazard risk assessment and the prioritization of mitigation strategies, mitigation action items, and the mitigation action plan.

Included in this process were data collection activities for hazards that affect Weld County and all participating jurisdictions. Information from public agencies, private organizations, and academia were reviewed to develop profiles of each hazard that are as comprehensive as possible. GIS mapping is included to enhance these profiles and to identify how each community has been affected by each hazard individually, and as a whole.

2.1.4. Step 4 – Assess the Hazard

Each hazard profiled in the 2026 Weld County Hazard Mitigation Plan Update was selected based on those profiled in the 2021 Plan and the 2023 Colorado Enhanced State Hazard Mitigation Plan (ESHMP). Hazard selection was conducted based on deliberation by the Core Planning Team, and prioritization was determined based on feedback from participant input and public feedback.

Chapter 3 contains comprehensive profiles of each hazard selected, as well as the process followed in the selection and assessment of each hazard's risks to the planning area. Data from a variety of sources were used to assess hazards, including the U.S. Geological Survey, State of Colorado Department of Homeland Security and Emergency Management (DHSEM), National Oceanic and Atmospheric Administration (NOAA), National Weather Service (NWS), Colorado Climate Center, and others. These sources are referenced throughout Chapter 3.

2.1.5. Step 5 – Assess the Problem

Hazard data is analyzed based on impacts to public safety, health, buildings, transportation, infrastructure, critical facilities, the natural environment, endangered species, and the economy. Each hazard's location, extent, and previous occurrences are considered in each assessment. Specific vulnerabilities from each participating jurisdiction are also considered, as well as their impacts, both potential and actual. Hazard risks were discussed at meetings throughout the planning process, where members of the Core Planning Team, participants, and the public contributed to the analysis.

County Assessor data and GIS analysis are used to estimate potential losses from flood and grass fire. GIS specialists performed analyses of repetitive loss and severe repetitive loss structures throughout the County, as well as NFIP calculations based on data available from each participating community. Statistics from these analyses are included in the hazard profile for Flood, as well as Sections 3.5 and 4.2.

2.1.6. Step 6 – Set Goals

Hazard mitigation goals and objectives for this update are formulated based on those identified in the previous plan and verified or modified as appropriate to align with Weld County's current objectives and priorities. All hazard mitigation goals are listed in Chapter 4.

2.1.7. Step 7 – Review Possible Activities

Action items from the previous plan were reviewed to determine progress toward completion using the following status categorizations: Completed, Ongoing, Not Completed. Previous actions that are kept or modified for inclusion in this update are noted accordingly in Section 6.3.

A final review of the action items was completed during Participant Workshop #4. This report has been updated to incorporate feedback from both the public and participants, ensuring that each section thoroughly examines hazard impacts and vulnerabilities experienced by the participating jurisdictions.

New mitigation action items, also referred to as Action Items and detailed in Section 4.5, were formulated based on all data and information compiled throughout the planning process and combined with community assessments, hazard observations, vulnerability/capability analyses, and input from plan participants.

Other activities that contribute to community resilience were also reviewed, which include:

- Local plans and regulations
- Structural and infrastructure projects
- Natural systems protection
- Education and outreach programs.

2.1.8. Step 8 – Draft the Action Plan

Prioritized mitigation measures which constitute the Action Plan were revised as necessary and further detailed to identify:

- A brief description of the Action Item
- Lead agency responsible for implementation
- Anticipated time schedule for completion
- Estimated project cost
- Possible sources of funding
- Work Product or Expected Outcome

2.1.9. Step 9 – Adopt the Plan

Core Planning Team members reviewed and approved the 2026 Weld County Hazard Mitigation Plan Update before its submission to Colorado DHSEM and FEMA Region VIII. A two-week public review period followed the Core Team's approval. After incorporating any feedback, the plan was submitted to DHSEM for review, then forwarded to FEMA for final approval. Weld County and each participating jurisdiction formally adopted the plan through individual resolutions, included in Appendix E.

2.1.10. Step 10 – Implement, Evaluate, and Revise

Adoption of the 2026 Weld County Hazard Mitigation Plan Update marks the beginning of ongoing mitigation efforts. Community offices, partner agencies, and private stakeholders will move forward with implementation. Regular meetings of the Core Planning Team will take place to monitor progress, evaluate actions, and recommend updates to the Plan and its Action Items as needed. In accordance with FEMA requirements and 44 CFR § 201, the Plan will undergo a formal review and update at least once every five years.

2.2. Planning Committee Members

All individuals on the Planning Team who participated in the planning process and contributed to the development of this plan are listed in Table 2-2.

Table 2-2 Planning Committee Team Members

Name	Title	Jurisdiction Represented	Contribution to Planning Process
Denise Bradshaw	Emergency Management Coordinator	Weld County Office of Emergency Management	Serve as primary point of contact throughout planning process Attend and participate in meetings
Roy Rudisill	Director/LEPC Chair	Weld County Office of Emergency Management	Serve as secondary point of contact throughout planning process Attend and participate in meetings
David Burns	Senior Emergency Management Coordinator	Weld County Office of Emergency Management	Attend and participate in meetings

Name	Title	Jurisdiction Represented	Contribution to Planning Process
Gracie Marquez	Emergency Management Specialist	Weld County Office of Emergency Management	Attend and participate in meetings
Peter Perez	Director	City of Greeley Office of Emergency Management	Attend and participate in meetings
Merrie Garner	Director	Carbon Valley Emergency Management Agency	Attend and participate in meetings
John Davis	Emergency Manager	Town of Milliken	Attend and participate in meetings
Carlee Porch	Emergency Manager	Town of Windsor	Attend and participate in meetings
Jacqueline Chavez	Safety & Risk Coordinator	City of Fort Lupton	Attend and participate in meetings
Dakota Germer	Chief of Police	Town of Ault	Attend and participate in meetings
Matthew “Brian” Skaggs	Chief of Police	City of Dacono	Attend and participate in meetings
Seth Wambolt	Fire Chief	Town of Eaton	Attend and participate in meetings
Misty Hall	Storm Water Coordinator	Town of Erie	Attend and participate in meetings
Kurt Boudette	Safety and Risk Manager	City of Evans	Attend and participate in meetings
David Angelo	Chief of Police	Town of Firestone	Attend and participate in meetings
Ryan Johnson	Assistant Town Manager	Town of Frederick	Attend and participate in meetings
Jeremy Gleim	Planning and Development Director	Town of Johnstown	Attend and participate in meetings
James “Jim” Jensen	Chief of Police	Town of Keenesburg	Attend and participate in meetings
Gene MacDonald	Town Engineer	Town of Kersey	

Name	Title	Jurisdiction Represented	Contribution to Planning Process
Dom Tatti	Deputy Director of Emergency Management	Town of Greeley	Attend and participate in meetings
Brent Newbanks	Chief of Police	Town of Mead	Attend and participate in meetings
Rick Florence	Chief of Police	Town of Nunn	Attend and participate in meetings
Troy Renken	Town Manager	Town of Platteville	Attend and participate in meetings
Lindsay Radcliff-Coombes	Town Manager	Town of Severance	Attend and participate in meetings
Randy Ray	Executive Director	Central Colorado Water Conservation District	Attend and participate in meetings
Sandi Friedrichsen	Emergency Manager	Windsor-Severance Fire Protection District	Attend and participate in meetings
Roger Stinar	Director of Finance and Operations	Weld RE1 Gilcrest	Attend and participate in meetings
Robert “Bob” Johnson	Safety Preparedness	St. Vrain RE1 Gilcrest	Attend and participate in meetings
Bernie Lodge	Emergency Management Coordinator	Northern Water	Attend and participate in meetings
Matt Concialdi	Division Chief	Platteville-Gilcrest Fire Protection District	Attend and participate in meetings
Gerda Wilcox	Government Operations Volunteer	Red Cross	Attend and participate in meetings

Reviews of preventative measures, property protection, natural resource protection, emergency services, structural flood control projects, and public information were performed during meetings throughout the planning process identified in Table 2-1. Information from these reviews is integrated into this plan and factored into the development of goals, objectives, mitigation measures, and priorities for Action Items. During the planning process, the Core Planning Team reviewed progress, identified issues, received tasks assignments, and advised consultants. Staff from all participating jurisdictions provided feedback on the various hazards that impact their community.

2.3. Plan Participants

As discussed in Section 2.1, and as a part of the established Ten-Step Planning Process, notices and invitations for participation and comment were emailed to local agencies, businesses, and other participants in this update. Representatives from each participating jurisdiction who attended meetings, participated in the planning process, and contributed to this plan's development are listed in Table 2-3, with State and Federal agencies invited to participate listed in Table 2-4.

Table 2-3 Plan Participants – Neighboring Communities, Businesses, and Non-Profit Agencies Contacted

Name	Title	Agency Represented	How Agency Was Contacted/Invited to Participate
Chris "George" Hubert	Operations Manager	Town of Firestone	Email
Tashia Asher	Town Trustee	Town of Nunn	Email
Benito Garcia	Police Chief	Milliken Police Department	Email
Jason Bollhorst	Police Chief	Eaton Police Department	Email
Daniel Bass	Operations Chief	Platteville-Gilcrest Fire Protection District	Email
Curtis "Chris" Weller	Civil Engineer II	Town of Lochbuie	Email
Martin Postma	Principal Planner	City of Thornton	Email
Geoff Butler	Battalion Chief	Poudre Fire Authority	Email
David Pasic	Engineer	Town of Erie	Email
Lynde McCaleb	Outreach Librarian	High Plains Library District	Email
Glenn Adams	EHS Director	University of Northern Colorado	Email
Jake Freier	GIS Coordinator	City of Fort Lupton	Email
Reese Saxton	Operations Manager	Little Thompson Water District	Email
Josh Campbell	Senior Strategic Planner	Town of Erie	Email
Connor Cottrell	Planner II	Town of Lochbuie	Email

Name	Title	Agency Represented	How Agency Was Contacted/Invited to Participate
Scott Brown	Public Works Manager	Town of Erie	Email
Kenneth Chavez	Chief of Police	Severance Police Department	Email
Clint Dudley	Executive Director	Thompson Rivers Parks and Recreation – Johnstown and Milliken	Email
Doug Cook	Director	City of Fort Lupton Parks and Recreation	Email
Wendi Palmer	Civil Engineer III	Town of Erie	Email
Amber Kauffman	District Manager	Little Thompson Water District	Email
Dawn Anderson	Development and Review Manager	Weld County	Email
Brian Hathaway	Floodplain Administrator	City of Greeley	Email
Ian Albert	Commander	Frederick Fire/Police Department	Email
Mike Flowers	Stewardship Project Manager	City of Thornton	Email
Mike Haefele	Commander	Erie Police Department	Email
John Michael Lawler	Associate Planner	City of Dacono	Email
Nathan Mead	Civil Engineer	City of Dacono	Email
Ryan Doyle	Emergency Manager	Thornton Fire Department	Email
Deon Pfenning	Director	Longmont Office of Emergency Management	Email
Katie Hansen	Director of Marketing	Town of Firestone	Email
Carl Dwyer	Chief	Platteville Police Department	Email

Name	Title	Agency Represented	How Agency Was Contacted/Invited to Participate
Maddie Bass	Intern	City of Thornton	Email
Matthew Hortt	Executive Director	High Plains Library District	Email
Mazedur Hossain	City Engineer	City of Evans	Email
Victoria Leonhardt	Senior Urban Transportation Planner	City of Greeley	Email
Lori Wisner	Risk Manager	Town of Erie	Email
Justin Glantz	Commander	Frederick Police Department	Email
Chris Cross	City Administrator	City of Fort Lupton	Email
Cheryl Powell	Town Administrator	Town of Milliken	Email
Bobby Redd	Director	City of Dacono Public Works	Email
David Eisenbraun	Planning Director	Weld County	Email
Jarod Eversole		Ault Police	Email
Kayli Adams	Public Information Officer	Town of Severance	Email
Ben Atkins	Training & Exercise Coordinator	Weld County	Email
Ryan Johnson	Assistant Town Manager	Town of Frederick	Email
Peter Graham	EPR	Weld County Office of Emergency Management	Email

Table 2-4 State and Federal Agencies Contacted

Name	Title	Agency Represented	How Agency Was Contacted
Matt West	Mitigation Plan Supervisor	State of Colorado Department of Homeland Security and Emergency Management	Email
Jason Humble	Mitigation Planning Specialist	State of Colorado Department of Homeland Security and Emergency Management	Email
Bob Heldenbrand	Northeast Field Operations Manager	State of Colorado Department of Homeland Security and Emergency Management	Email
Brent Lounsbury	Emergency Management Coordinator	Colorado Parks and Wildlife	Email
Vernon Koehler	Hazardous Materials Spill Coordinator	U.S. Forest Service	Email
Brendan Janasicwicz	Intern	State of Colorado Department of Homeland Security and Emergency Management	Email
Chris La May	Regional Manager	State of Colorado Department of Local Affairs	Email

2.4. Public Involvement

Public involvement was solicited through an online survey posted online in June 2025, promoted via social media and the County website as well as those of participating jurisdictions. A total of 383 responses to this survey were accumulated during the planning process. Public attendance was also welcomed at a Public Meeting and during participant workshops. All feedback from the survey and additional public participation is incorporated into the vulnerability and impact assessments for each corresponding hazard profiled in Chapter 3 and into the capability assessments in Chapter 4, as appropriate. Additionally, representatives with volunteer organizations that perform work during disaster response and recovery and assist underserved and disadvantaged sectors were extended invitations to participate in Participant Workshops and the Public Meeting to ensure a comprehensive picture of hazard impact on communities and jurisdictions throughout Weld County.

As discussed in Section 2.1.2, a meeting was held outside of standard business hours and organized with the intent of maximizing attendance and participation by Weld County residents otherwise unable to attend Participant Workshops held during the day. This meeting was held at the Weld County Administration Building on September 17, 2025, and elements of the 2026 Weld County Hazard Mitigation Plan Update were presented for review and feedback. Promotion was conducted through social media posts and on the County website, its social media account and those of participating jurisdictions, as well as utility bill inserts. Documentation is included in Appendix B.

2.5. Plans, Documents, and Literature Reviewed

Studies, plans, reports, and technical documents related to the hazard mitigation planning process were reviewed in the inventory, evaluation, planning, and development phases of the 2026 Weld County Hazard Mitigation Plan Update. Emergency Action Plans for each High Hazard Potential Dam (HHPD) were requested for information on inundation impacts to Weld County interests in the event of a failure or other significant incident. In alignment with NFIP participation requirements, floodplain ordinances from each participating community who also participates in the NFIP were reviewed to ensure compliance. These serve as examples of how information in plans, documents, and literature were reviewed and incorporated to identify and describe past and potential future natural hazard occurrences that have affected, or may affect, the planning area. All such resources identified, as well as how each has been incorporated into this plan, are listed in Table 2-5 and Table 2-6.

2.5.1. Literature and Resources Reviewed

Literature and resources containing information on hazards, disaster history, future weather patterns, and local capabilities for Weld County and participating jurisdictions incorporated into this plan are detailed in Table 2-5.

Table 2-5 Sources Used and Information Reviewed/Incorporated into Plan

Agency/Document	Relevant Information Incorporated into Plan
National Oceanic and Atmospheric Administration (NOAA) – National Centers for Environmental Information (NCEI) Storm Events Database	Historical occurrences of weather-based natural hazards
FEMA Disaster Declaration History for Weld County	Historical disaster declarations, impacts, and funding statistics
FEMA Floodplain, FIRM depth maps	Integrated into flood vulnerability assessment, in addition to other components of the HMP
U.S. Census Bureau	Community statistics and overview
Sperry-Piltz Ice Accumulation (SPIA) Index	Analysis of Severe Winter Storm extent
Storm Prediction Center (SPC)	Hazard graphics
Vaisala Annual Lightning Report 2024	Information on density of cloud-to-ground lightning strikes to inform previous occurrences
Websites and social media pages for Weld County and all participating jurisdictions (as available)	Used in the Capabilities Assessment of this plan in conjunction with information from officials from each jurisdiction and organization to identify the existence and opportunities for each capability
National Inventory of Dams	Location of dams with impacts to the County, Hazard potential of these dams
International Code Council (ICC)	Integration of information regarding current building practices to identify areas where future development could be enhanced, and where impacts of hazards could be mitigated
U.S. Drought Monitor (USDM)	Used to determine and delineate drought categories, Historical time series of drought in the planning area
Enhanced Fujita (EF) Tornado Rating Scale	Analysis of Tornado hazard/extent
NWS Residential Tornado Damage Descriptions	Analysis of Tornado hazard/extent

Agency/Document	Relevant Information Incorporated into Plan
Combined NOAA/TORRO Hail Intensity Scale (H Scale)	Analysis of Hail extent
Keetch-Byram Drought Index (KBDI)	Analysis of Grass Fire and Drought extent
Lightning Activity Level (LAL)	Analysis of Lightning extent
FEMA National Risk Index	Analysis of social vulnerability indices
Centers for Disease Control/Agency for Toxic Substances and Disease Registry (CDC/ATSDR) Social Vulnerability Index (SVI)	Analysis of social vulnerability indices
Colorado State Forest Service	Information on Grass Fire applicable to interests in Colorado
Combined Fire Danger Rating & Burning Index (BI)	Analysis of Grass Fire extent
Palmer Drought Severity Index (PDSI)	Analysis of Drought extent
U.S. Geological Survey (USGS)	Analysis of historical Earthquake events
Colorado Geological Survey	Analysis of Soil Hazards in Colorado
U.S. Department of Transportation (U.S. DOT) Pipeline and Hazardous Materials Safety Administration (PHMSA)	Analysis of Hazardous Materials extent
U.S. Coast Guard (USCG) National Response Center	Analysis of previous occurrences of Hazardous Materials

2.5.2. Plans Reviewed

Information from planning mechanisms used by Weld County and participating communities incorporated into this plan are detailed in Table 2-6.

Table 2-6 Plans Reviewed and Incorporated Into the Plan

Plan Title	Relevant Information Incorporated into Plan
2021 Weld County Multi-Jurisdictional Hazard Mitigation Plan	Overview of planning area and participating jurisdictions, Previous hazard risk assessments, Previous vulnerability and capability assessments, mitigation action plan and the strategy for its monitoring and implementation, and mitigation goals and strategies
2023 Colorado Enhanced State Hazard Mitigation Plan	Hazard selection and risk assessments
2018 Milliken Risk Assessment	Hazard risk impact on community, Community capabilities/vulnerabilities assessment
2023 Milliken Comprehensive Plan	Planning for land use, economic development, housing, infrastructure, and community facilities
2015 Colorado Water Plan	Information on state water supply, conservation strategies, agricultural uses, resource management, and state policies
2020 Colorado Resiliency Framework	State-level strategies to enhance resilience to changing weather patterns
2020 Weld County Transportation Plan 2045	Land use planning for transportation, hazardous materials corridors, snow/ice removal procedures
2023 Weld County Population & Development Report	Weld County general, demographic, economic, transportation, and development trends information
2021 Weld County Comprehensive Plan	Land use planning for future development
2024 Colorado Emergency Preparedness Assessment – Weld County Report	General County information, Number of response agencies, hazard risk information, County capabilities, and Lifeline information

Chapter 3 HAZARD IDENTIFICATION AND RISK ASSESSMENT

3.1. List of Identified Hazards

During the development of the 2021 Weld County Hazard Mitigation Plan, hazards were identified using historical data from publicly available databases and input from participants in the planning process. This document expands on those methods by incorporating past federal disaster declarations affecting Weld County, a review of current Flood Insurance Rate Maps (FIRMs), and risk assessment materials developed by plan participants and the public. Differences in risk levels among jurisdictions are identified where applicable.

Table 3-1 Types of Hazards Profiled in This Plan

Hazard	How Identified	Reason for Assessment
Tornado	Data from NCEI, input from Core Planning Group, Stakeholders, and Public	Weld County faces a consistent, perennial threat of tornado occurrence as this hazard occurs at least once each year.
Flood	Data from NCEI, input from Core Planning Group, Stakeholders, and Public	Weld County faces flooding threats not only as a result of heavy rainfall, but also as a result of snowmelt or a combination of both factors.
High Wind	Data from NCEI, input from Core Planning Group, Stakeholders, and Public	Thunderstorms producing high winds are a common occurrence across Weld County. Additionally, strong low-pressure systems can produce high winds outside of thunderstorms that can present a hazard.
Grass Fire	Data from NCEI, input from Core Planning Group, Stakeholders, and Public	A persistent threat of fire affects every municipality in Weld County. Urban fire and grass fire both present hazards for each participating jurisdiction. Since the planning area includes undeveloped areas, grass fire risks are higher there. This hazard was rated as “Very High” during Weld County’s CEPA risk assessment.
Severe Winter Storms/Extreme Cold	Data from NCEI, input from Core Planning Group, Stakeholders, and Public	Severe winter storms and extreme cold frequently occur in the planning area. This hazard can have wide-ranging effects and cascading risks affecting public health and safety.

Hazard	How Identified	Reason for Assessment
Drought	Data from NCEI, input from Core Planning Group, Stakeholders, and Public	Drought can have a variety of impacts on the planning area, including on the quantity and quality of water supply, risk level to grass fire, and co-occurrence with extreme heat/extreme cold and expansive soils
Extreme Heat	Data from NCEI, input from Core Planning Group, Stakeholders, and Public	Extreme heat occurs on a regular basis each summer in the planning area. Extreme heat often coincides with grass fires, drought, and expansive soils.
Dam/Levee Incident	Data from ASDSO, input from Core Planning Group, Stakeholders, and Public	This hazard is profiled in this plan due to potential effects from high hazard dams with identified inundation areas within the planning area.
Hail	Data from NCEI, input from Core Planning Group, Stakeholders, and Public	Hail and severe thunderstorms are a common occurrence in the planning area. The frequency of thunderstorms means the risk of large, damaging hail is an inherent risk with any thunderstorm that affects the area. This hazard was rated as “Very High” during Weld County’s CEPA risk assessment.
Lightning	Data from NCEI and Vaisala, input from Core Planning Group, Stakeholders, and Public	As with other thunderstorm-related hazards, the frequency of thunderstorms translates to an inherent risk of damaging cloud-to-ground lightning strikes that can affect the planning area.
Earthquake	Data from USGS, input from Core Planning Group, Stakeholders, and Public	Ground shaking has been noted in the planning area in the past, and the state of Colorado is considered an active tectonic province.
Soil Hazards – Expansive Soils, Ground subsidence, Erosion, and Deposition	Data from OGS, input from Core Planning Group, Stakeholders, and Public	Expansive soils is a hazard that can produce expensive damage to structures in the planning area and has been observed to have had significant effects in southwestern portions of Weld County.

Hazard	How Identified	Reason for Assessment
Cyber Attack	Data and input from Core Planning Group	A cyberattack can render affected services inoperable, which holds the potential to affect public health and safety across the planning area. This hazard was rated as "Very High" during Weld County's CEPA risk assessment.
Agricultural Hazards – Disease, Pests, and Invasive Species	Input from Core Planning Group and 2023 Colorado Enhanced State Hazard Mitigation Plan	Agriculture represents a substantial portion of Weld County's economy, and this hazard was rated as "Very High" during Weld County's CEPA risk assessment. Any factors which may cause detrimental effects, such as these, can have profound effects on the local economy if left unmitigated.
Public Health Hazards – Infectious Disease	Input from Core Planning Group and 2023 Colorado Enhanced State Hazard Mitigation Plan	As experienced in 2020, infectious disease holds the potential to cause activities that make up everyday life for Weld County residents to halt and pose risks to their health and their well-being.
Hazardous Materials	Input from Core Planning Group and 2023 Colorado Enhanced State Hazard Mitigation Plan	Hazardous materials can cause detrimental effects on the local environment and to residents' health. Despite not being a natural hazard, including this hazard as a part of this planning document allows local officials to develop a unified response both at the organizational/municipal level and at the County and State levels.

3.2. Declared Disaster History

Weld County has received 16 Federal disaster declarations since 1965. These disasters, including the disaster number, date of declaration, and incident type, are listed in Table 3-2.

Table 3-2 State and/or Federally Declared Disasters Since Last Plan Update[8]

Disaster #	Declaration Date	Incident Period	Incident Type
DR-200-CO	6/19/1965	6/19/1965	TORNADOES, SEVERE STORMS, FLOODING
DR-261-CO	5/19/1969	5/19/1969	SEVERE STORMS, FLOODING
DR-379-CO	5/8/1973	5/8/1973	DAM FAILURE
DR-385-CO	5/23/1973	5/23/1973	HEAVY RAINS, SNOWMELT, FLOODING
DR-517-CO	8/2/1976	8/2/1976	SEVERE STORMS, FLASH FLOODING
DR-1186-CO	8/1/1997	7/28/1997 – 8/12/1997	FLOODING
DR-1276-CO	5/17/1999	4/29/1999 – 5/19/1999	SEVERE STORMS, FLOODING, MUDSLIDES, AND LANDSLIDES
DR-1374-CO	5/17/2001	4/11/2001 – 4/22/2001	SEVERE STORMS
DR-1421-CO	6/19/2002	4/23/2002 – 8/6/2002	GRASS FIRE
EM-3185-CO	4/9/2003	3/17/2003 – 3/20/2003	SNOWSTORM
EM-3224-CO	9/5/2005	8/29/2005 – 10/1/2005	HURRICANE KATRINA EVACUATION
DR-1762-CO	5/26/2008	5/22/2008	SEVERE STORMS AND TORNADOES
EM-3365-CO	9/12/2013	9/11/2013 – 9/30/2013	SEVERE STORMS, FLOODING, LANDSLIDES, AND MUDSLIDES
DR-4145-CO	9/14/2013	9/11/2013 – 9/30/2013	SEVERE STORMS, FLOODING, LANDSLIDES, AND MUDSLIDES
EM-3436-CO	3/13/2020	1/20/2020 – 5/11/2023	COVID-19

[8] Data for State and Federally Declared Disasters in this table was sourced from FEMA at the following website: https://www.fema.gov/disaster/declarations

Disaster #	Declaration Date	Incident Period	Incident Type
DR-4498-CO	3/28/2020	1/20/2020 – 5/11/2023	COVID-19 PANDEMIC

3.3. Hazard Probability Rating

Probability describes the frequency that a hazard is likely to occur. Each hazard is assigned a likelihood rating based on the criteria and methods described below:

Probability was determined by calculation using this formula:

$$\frac{Total\ Number\ of\ Events}{Total\ Number\ of\ Years} = \text{Probability (\%) of event occuring in a given year}$$

Based on the above calculation, probability is quantified as follows in Table 3-3:

Table 3-3 Metrics Used to Classify Probabilities of Future Hazard Events

Probability Rating	Probability Percentage	Statistical Frequency of Occurrence
Highly Likely	> 90%	Annually or more
Likely	11% - 89%	Every 1-10 years
Occasional	1% - 10%	Every 11-100 years
Unlikely	< 1%	Every 100 years or less

For example, a given location with 70 tornadoes on record within a 51-year span would yield a calculation of 70 / 51 = 1.4 tornadoes per year, on average. According to the metrics in Table 3-3, this would indicate that tornadoes are assigned a rating of “Highly Likely” for this location.

3.4. Hazard Risk Ranking

In the 2021 Weld County Hazard Mitigation Plan, a formula designed to capture the level of risk of each hazard profiled to the County and participating jurisdictions was used to achieve a categorical designation that represented the risk factor for that hazard.

For this update, this task has been accomplished by using the rankings of each hazard profiled in this plan as indicated in the Weld County 2024 Colorado Emergency Preparedness Assessment (CEPA) conducted by Colorado DHSEM.

To assess risk for each hazard, the CEPA exercise considered the likelihood and consequences of each hazard on a 5-tiered scale ranging from Very Low to Very High, with Very Low garnering one point and Very High garnering five points. These two variables are multiplied together to produce the resultant score, out of a maximum of 25 points possible. Scoring results from Weld County’s 2024 CEPA Risk Assessment are depicted in Table 3-4. Descriptions of each ranking category are outlined in Table 3-5.

Natural hazards and their specific, measurable threats have been evaluated in this plan. In some cases, the hazards analyzed may occur as a consequence of one or more other hazards described in this plan.

Out of the hazards identified in Table 3-4, four hazards that were profiled in this plan were ranked as “Very High,” five were ranked as “High”, four were ranked as “Medium,” two were ranked as “Low,” and one was ranked as “Very Low.” In this table, the hazards that are profiled in this plan have been indicated with an asterisk (*).

Table 3-4 Weld County 2024 CEPA Risk Assessment

Hazard	Likelihood	Consequence	Relative Risk (Total Points)
Animal Disease*	Very High	High	20
Cyber Attack*	Very High	High	20
Hail*	Very High	High	20
Grass Fire*	Very High	High	20
Drought*	High	High	16
Pandemic/Epidemic*	High	High	16
Pest Infestation*	High	High	16
Thunderstorms and Lightning*	High	High	16
Water Contamination	High	High	16
Hazardous Materials Release*	Very High	Medium	15
Tornadoes*	Very High	Medium	15
Active Shooter/Threat	High	Medium	12
Dam and Levee Failure*	Medium	High	12
Explosive Attack/Bomb Threat	Medium	High	12
Flood*	High	Medium	12
Infrastructure Failure	Medium	High	12
Power Failure	High	Medium	12
Severe Wind*	High	Medium	12
Severe Winter Weather*	High	Medium	12

Hazard	Likelihood	Consequence	Relative Risk (Total Points)
Chemical, Biological, and Nuclear Attack	Low	Very High	10
Civil Disorder/Disturbance	Medium	Medium	9
Extreme Temperature – Heat/Cold*	Medium	Medium	9
Erosion and Deposition*	High	Low	8
Radon (Rn), Carbon Monoxide (CO), Methan (CH4) Seeps	High	Low	8
Subsidence & Abandoned Mine Lands*	High	Low	8
Terrorist Attack	Low	High	8
Landslides, Mud/Debris Flows, and Rock Falls	Low	Medium	6
Dense Fog	High	Very Low	4
Earthquake*	Low	Low	4
Mine Accidents	Low	Low	4
Radiological Release	Low	Low	4
Expansive Soils and Heaving Bedrock*	Low	Very Low	2
Wildlife-Vehicle Collisions	Low	Very Low	2
Avalanche	Very Low	Very Low	1

Table 3-5 CEPA Risk Assessment Ranking Criteria

Risk Assessment (Credible Worst-Case Threat)	
Likelihood	
Very Low (1 point)	This event is not expected to occur in Weld County.
Low	The potential for this event to occur exists, but it is very unlikely.

Risk Assessment (Credible Worst-Case Threat)	
Medium	This event could occur, but it does not happen with any regular frequency in Weld County, and current intelligence does not indicate that it is an imminent threat.
High	It is likely that this event will occur in Weld County based on historical precedence or current intelligence reporting.
Very High (5 points)	This event is expected to occur, without question, based on historical precedence or current intelligence reporting.
Consequence	
Very Low (1 point)	This event would produce no **impact** on the people, responders, property, and economy in Weld County.
Low	Impact(s) from this event would be **minimal** on the people, responders, property, and economy of Weld County; response could be accomplished without mutual aid.
Medium	Impact(s) from this event would be **noticeable** on the people, responders, property, and economy of Weld County; mutual aid would be needed from other counties and/or the State.
High	Impact(s) from this event would be **incredibly significant** on the people, responders, property, and economy of Weld County; significant mutual aid resources would need to be called in from neighboring counties, the State, and the Federal government.
Very High (5 points)	**Devasting or potentially catastrophic impacts** on the people, responders, property, and economy of Weld County would be possible; all mutual aid networks (local, State, and Federal) would need to be utilized immediately, and government functions would severely or wholly be compromised.

3.5. Profiled Hazards

This plan profiles 16 hazards which affect Weld County, an increase from the 12 profiled in the 2021 plan. Details of each hazard and its impact on the planning area are provided in each profile in this section. A comparison of the hazards profiled in the 2026 plan versus those profiled in the 2021 plan is shown in Table 3-6.

Each hazard profiled in the 2021 plan is profiled in this update, though some changes to the delineation and characterization of each are made. Details of changes are listed below:

- **Agricultural Hazards (including Disease and Pests)** are expanded to include invasive species, which can have an impact in the planning area, particularly on crops.
- **Cyber Hazards** has been reframed as **Cyber Attack** to more accurately convey the nature of risk posed by this hazard on participating jurisdictions.
- **Dam/Levee Incident** has separated from the Flood profile and characterized as “incidents” as opposed to “failure” to more accurately capture a comprehensive range of risks and hazard events associated with dams and levees.
- **Extreme Temperatures** are profiled separately due to the unique impacts each has on the planning area. **Extreme Heat** is profiled as a distinct hazard, while Extreme Cold has been pulled into the Severe Winter Storms profile.
- **Flood** is profiled as a distinct hazard, separate from Dam & Levee Failure as the nature of the hazard is sufficient to be profiled in a standalone profile.
- **Hazmat Release** is profiled as Hazardous Materials to clearly define what “hazmat” is, and to encompass the range of effects from such occurrences, including releases, spills, and other types of incidents.
- **Land Subsidence** is combined with other soil hazards profiled in the 2023 Colorado Enhanced State Hazard Mitigation Plan to be profiled as Soil Hazards - Expansive Soils, Ground Subsidence, Erosion, and Deposition.
- **Wildfire** is profiled as Grass Fire to capture the primary nature of fire risk across the planning area.
- While **Public Health Hazards** is profiled in this update, it has been distinguished to enhance clarity that the focus of this hazard is on infectious disease.
- Each of the elements within **Severe Storm (including Hail, Lightning, & Winter Storm)** are profiled as distinct hazards in this plan. Further, due to their coincidence, Severe Winter Storms and Extreme Cold are profiled together in this plan.
- Finally, **Tornado and Straight-Line Wind** are profiled distinctly. Straight-Line Wind is profiled in this plan as High Wind to capture high wind impacts on the planning area that occur outside of thunderstorms.
- No changes were made to two hazards from the 2021 plan: **Drought** and **Earthquake**.

Table 3-6 Hazards Profiled in 2021 and 2026 HMPs

2021	2026
Agricultural Hazards (including Disease and Pests)	Agricultural Hazards – Disease, Pests, and Invasive Species
Cyber Hazards	Cyber Attack
Drought	Dam/Levee Incident
Earthquake	Drought
Extreme Temperatures	Earthquake
Flood (including Dam & Levee Failure)	Extreme Heat
Hazmat Release	Grass Fire
Land Subsidence	Flood
Grass Fire	Hail
Public Health Hazards	Hazardous Materials
Severe Storm (including Hail, Lightning, & Winter Storm)	High Wind
Tornado & Straight-Line Wind	Lightning
	Public Health Hazards – Infectious Disease
	Severe Winter Storms/Extreme Cold
	Soil Hazards – Expansive Soils, Ground Subsidence, Erosion, and Deposition
	Tornado

Hazards profiled in the 2026 Plan are categorized as those related to weather, climate, and geological processes, and those which stem from other processes, such as technological, biological, chemical, or structural. Hazards which fall into each of these categories have been listed in Table 3-7.

Table 3-7 Hazards profiled in 2026 Weld County HMP Update by Type

Weather, Climate, and Geological Hazards	Other Hazards
Drought	Agricultural Hazards – Disease, Pests, and Invasive Species
Earthquake	Cyber Attack
Extreme Heat	Dam/Levee Incident
Grass Fire	Hazardous Materials
Flood	Public Health Hazards – Infectious Disease
Hail	
High Wind	
Lightning	
Severe Winter Storms/Extreme Cold	
Soil Hazards – Expansive Soils, Ground subsidence, Erosion, and Deposition	
Tornado	

3.5.1. Agricultural Hazards – Disease, Pests, and Invasive Species

HAZARD RISK RANKING – VERY HIGH

Description

As one of the largest economic sectors in Weld County, risks posed to agriculture are a significant concern, especially those posed by disease, pests, and invasive species.

Disease, as it affects agriculture, manifests in the form of a parasite or pathogen that can infect animals, livestock, and crops that leads to harm and even death.

Pests cause a nuisance in the form of insects, animals, or organisms which negatively affect crop health and yield and produce widespread damage and losses. Examples of such pests can include, but are not limited to, mammals, birds, and insects.

In the previous plan, invasive species were included in the discussion on pests. However, in this plan they are discussed separately to give proper attention to the risks they can pose. Examples of invasive species include noxious weeds and other flora that can rob moisture and nutrients from crops and livestock, further leading to damage, negative impacts on health, and reduced yield capacity.

More details on this hazard and the nature of its effects in Weld County and across the state of Colorado can be found in the 2023 Colorado Enhanced State Hazard Mitigation Plan.

Location

Outside of developed areas prevalent in the southwestern part of Weld County, an overwhelming majority of land cover across the planning area is categorized either as crops or rangeland. Agricultural interests are primarily located in the eastern portion of the County, with a beef processing facility located in Greeley. No impacts have been identified to communities otherwise.

Thus, the location of this hazard extends to nearly all areas in the planning area, with the greatest focus in rural, unincorporated, eastern portions of the County. With that said, this hazard has not been identified as having a significant impact on the following jurisdictions participating in this plan:

- **City of Dacono**
- **Town of Erie**
- **Town of Firestone**
- **Town of Frederick**
- **Town of Garden City**
- **Town of Johnstown**
- **Town of Keenesburg**
- **Town of Kersey**
- **Town of LaSalle**
- **Town of Mead**
- **Town of Milliken**
- **Town of Severance**
- **Town of Windsor**
- **Windsor-Severance Fire Protection District**
- **Weld County School District RE-1**
- **St. Vrain Valley School District RE-1**
- **Weld County School District RE-8**
- **Platteville-Gilcrest Fire Protection District**
- **Frederick-Firestone Fire Protection District**
- **Central Colorado Water Conservancy District**
- **Northern Colorado Water Conservancy District**

Extent

As noted in the 2023 Colorado ESHMP, determining extent in terms of costs for animal disease outbreak losses can be difficult due to cascading effects on the economy, supply chain, and employment. Comprehensive data on specific inventory losses, effects on recreation, or other cascading effects can present challenges when trying to frame this hazard's extent accurately and completely.

If we examine this hazard's extent in the frame of previous occurrences, which are discussed more comprehensively in the next section, an outbreak of Highly Pathogenic Avian Influenza (HPAI) in 2022 infected 9.6 million birds alone, affecting poultry operations. Cascading risks developed when the virus became communicable and human cases began to be reported, which were traced to this outbreak.

Thus, the range of effects which may result from this hazard may range from negligible to millions of livestock impacted, with cascading impacts spreading to humans if the disease becomes a zoonotic infection.

Previous Occurrences

Five reported instances of agricultural disease and pests within the 10-year period between January 1, 2015, and December 31, 2024, in Weld County are discussed below:

- **In 2019, a significant outbreak of vesicular stomatitis virus (VSV) was recorded, which resulted in widespread quarantines of horses, cattle, and other livestock including swine, sheep, goats, llamas, and alpacas. In Weld County, 38 total tests in all livestock (equine, cattle, poultry, sheep, and goats) indicated positive results in association with this outbreak.**
- **In July 2023, 6 cases of West Nile Virus were indicated in Weld County[9].**

[9] https://ag.colorado.gov/animals/reportable-diseases/equine-west-nile-virus

- **Grasshoppers, which have been observed to be as dense as 15 adults per square yard in Colorado**
- **Emerald Ash Borers (EABs), which were presumed infested in 2015, have produced confirmed infestations along the Front Range**
- **USDA's Animal and Plant Health Inspection Service (APHIS) maintain a database of current cases of HPAI, in which 17 reported instances are on record in Weld County between January 1, 2022, which have affected nearly 9.6 million birds[10].**

While outside of the 10-year window evaluated for this plan and calculation of probability found in the next section, a severe infestation of grasshoppers occurred in Weld County in 1973 which prompted a disaster declaration by the U.S. Department of Agriculture. 150,000 acres of rangeland in Weld County were affected, and $45,000 was granted to compensate for extermination costs.

While not tracked officially, invasive plant species have been observed to be common in Weld County. Within the County, the Weed Management Department collaborates with residents to identify plant species and avoid any rapid growth in the area.

Probability of Future Events

By virtue of five observed instances of agricultural hazards over the last 10 years noted in the previous discussion, the probability of future occurrences of such hazards in Weld County is Likely.

More details on the consideration for future occurrences of this hazard are discussed in the next section, within the sub header titled "Impact Effects due to Future conditions, Land Use Development, and Changes in Population Patterns."

Vulnerability and Impact

Table 3-8 Vulnerabilities and Impacts due to Agricultural Hazards in Weld County

Vulnerability	Impact
Farms and ranches in **Unincorporated Weld County** and the **City of Fort Lupton** are susceptible to the full range of agricultural hazards profiled.	Impacts stemming from these occurrences' costs not only these agricultural producers but also produce cascading negative impacts on Weld County's economy.
Communities with grain storage and processing facilities such as feed mills, elevators, and silos are prone to experiencing negative local economic impacts when agricultural hazards profiled occur.	Communities participating in this plan with such facilities include the **Towns of Ault, Eaton, Gilcrest, Keenesburg, Nunn, Pierce, and Platteville**. Negative economic impacts may include loss of revenue at these facilities, which in turn may be passed along to other processing facilities, trucking, and rail industries in the loss of cargo transport, and workers at these facilities.

[10] https://www.aphis.usda.gov/livestock-poultry-disease/avian/avian-influenza/hpai-detections/commercial-backyard-flocks

Vulnerability	Impact
Agricultural processing facilities such as Dairy Specialists in **Evans** and JBS in **Greeley** are negatively impacted when agricultural hazards profiled occur.	Loss of revenue for these facilities may have negative impacts on the local economy. JBS is a large employer in the City of Greeley, and all three facilities identified produces food products, either directly or indirectly, that are distributed nationwide. Thus, in addition to effects on the local economy, cascading impacts on the nation's food supply may result.

Impact Effects Due to Future Conditions, Land Use Development, and Changes in Population Patterns

Future Conditions

Changing weather patterns, particularly those that lead to extended warm seasons, may have an impact on the migration patterns of pests and their presence in the planning area, the vitality of diseases and span of time each year they may produce impacts, and the prevalence of invasive species, both which have produced known impacts in the planning area as well as new species not yet identified here.

Land Use Development

Although communities located in the eastern region of Weld County are less populated than many communities located in the west, agricultural area is more susceptible to the impacts of health hazards that affect livestock and plants. In these communities, the spread of a highly destructive livestock disease or plant pest/disease could have devastating consequences for the local economy and environment. Early detection and a rapid response to a pest or disease infestation are critical to limiting the economic, social, environmental, and public health impacts of such an incident.

Population Patterns

In the event that Weld County's population continues to grow at a rapid pace, invasive species and pests may produce nuisance hazards that transition from agriculture to the built environment and to gardens cultivated by residents. Diseases that become airborne and communicable with humans may also pose a threat as the distance between human residents and livestock decreases.

3.5.2. Cyber Attack

HAZARD RISK RANKING – VERY HIGH

Description

Society is highly dependent on technology for day-to-day operations, and a major cyber-attack could produce significant and widespread impacts. A wide range of organizations and institutions have been affected by cyber-attacks, including critical facilities, businesses, and governments at all levels.

Effects which may result from a cyber-attack include the drastic slowing or halting of productivity for an agency or organization, or potential loss of ability to provide critical services categorized as FEMA Community Lifelines. Such effects can have a profound impact on residents.

Cyber-attacks may also take the form of a data breach, which produces more direct effects on residents, and can also be detrimental to organizational or governmental operations.

As artificial intelligence advances and becomes increasingly integrated into our society, both the risks due to a cyber-attack as well as the capabilities to defend against such attacks are increased. Among the array of risks, artificial intelligence may be used to automate and scale cyber-attacks, making them more efficient and difficult to detect. Conversely, when employed as a defense mechanism, artificial intelligence can enhance threat detection while monitoring user and system behavior for potential anomalies, predict future attacks, and automate incident response.

Location

Since a cybersecurity attack can affect the County's ability to provide services across the entire planning area, the risk to location across the planning area can be considered to be uniform.

Extent

Some examples of the extent of cyberattacks are listed below:

- Can impact use of computers, mobile phones, gaming systems, and other devices
- Can include such items as identity theft or fraud
- Can block access or delete personal documents, pictures, or data on computers
- May target children (and the elderly)
- May cause issues with business services, transportation, and power.

Extent of damage resulting from cyberattacks can range anywhere from mild or unnoticeable, to debilitating and can cause severe disruption to government functions and services.

Previous Occurrences

Previous occurrences of cyber-attacks are difficult to track due to a lack of mandatory reporting structure and subsequent database. Organizations often shield such incidents from public knowledge due to concerns over public perception of their security architecture. **It is for this reason that data on previous occurrences for any participating jurisdictions in Weld County has not been made available in this plan.**

Probability of Future Events

Probability of cyberattack is difficult to quantify given the randomness of how, when, and where (or to whom) attackers conduct their actions. Individuals and organizations, including Weld County and all participating jurisdictions, can reduce the risk of becoming a victim of cyberattack by implementing Protective Actions, such as those identified by FEMA:

- Use strong passwords and two-factor authentication
- Watching suspicious activities
- Check your account statements regularly
- Use secure internet connections
- Keep software up to date and use antivirus solutions to block threats
- Encrypt your files when sending personal information through emails
- Regularly update your files
- Protect your home Wi-Fi network
- Limit the amount of personal information you share online
- Immediately contact banks, credit card companies, and other financial institutions to report breaches. Also, alert and file a report with local authorities in the event of a cyberattack that affects financial accounts.

Due to the difficulty and randomness of this hazard, as well as a lack of data on previous occurrences of this hazard within the planning area, a probability calculation is unable to be provided for this hazard.

Vulnerability and Impact

Table 3-9 Vulnerabilities and Impacts due to Cyber Attack in Weld County

Vulnerability	Impact
Weld County's rapidly increasing population means more people are at risk of the impacts of this hazard, both directly in the form of attacks on them and indirectly in the form of attacks on Weld County and/or jurisdictions within the planning area.	Direct impacts may be isolated or widespread within the planning area, based on the nature of the attack and its target. Widespread impacts, like that which may result from an attack on a governmental agency or organization, hold the potential to **affect the entire population of the planning area**.
As the County's population grows, so does the need for critical infrastructure.	In the event of an attack on one or more elements of critical infrastructure, impacts may be widespread, particularly if the attack incapacitates infrastructure on which **all, or nearly all, of the population relies**.

Cyber-attack is a hazard that holds the potential to affect every jurisdiction participating in this plan.

Impact Effects Due to Future Conditions, Land Use Development, and Changes in Population Patterns

Future Conditions

As the technological landscape evolves, and particularly as artificial intelligence becomes increasingly integrated into our society, so too will the nature of threats from cyber-attacks. The software designed to detect and repel threats will improve, but those threats will also become more capable of producing harm at a similar rate. Attacks that can penetrate defenses hold the potential to produce harmful effects on a large scale.

Land Use Development

As information technology becomes increasingly integrated with physical infrastructure operations, there is an increased risk for wide-scale or high-consequence events that could cause harm or disrupt services upon which our economy and the daily lives of millions of Americans depend. Considering the risk and potential consequences of cyber events, strengthening the security and resilience of cyberspace has become an important homeland security mission. Education for citizens and community partners is key in supporting the battle against cyber hazards.

Population Patterns

With the significant population increase in the County, more people are exposed to the impacts of a potential cyber-hazard. The need for more critical infrastructure increases as population grows, which creates more opportunities for cyber-hazards to disrupt processes crucial to day-to-day operations.

3.5.3. Hail

HAZARD RISK RANKING – VERY HIGH

Description

Hail is defined by the NOAA National Weather Service as showery precipitation in the form of irregular pellets or balls of ice more than 5 mm, or 0.2 inches, in diameter, falling from a cumulonimbus cloud.[11]

Hail forms as rain falls through a cumulonimbus or thunderstorm when clouds encounter an updraft within the storm and accrete more moisture and refreezes. This process can repeat several times, which increases the size of hail, until its weight becomes too heavy for updrafts to lift it, at which point it falls to the surface.

Hail which reaches a threshold of 1.00 inch in diameter can cause the thunderstorm which produced it to be categorized as severe. Hail of this size is categorized as large hail and can produce damage to crops, vehicles, and roofs, and can injure plant life, animals, and humans. It is hail of this size range that will be the focus of this hazard profile.

Public survey responses indicated that this hazard has had the greatest impact on residents over the past 5 years.

More details on this hazard and the nature of its effects in Weld County and across the state of Colorado can be found in the 2023 Colorado Enhanced State Hazard Mitigation Plan.

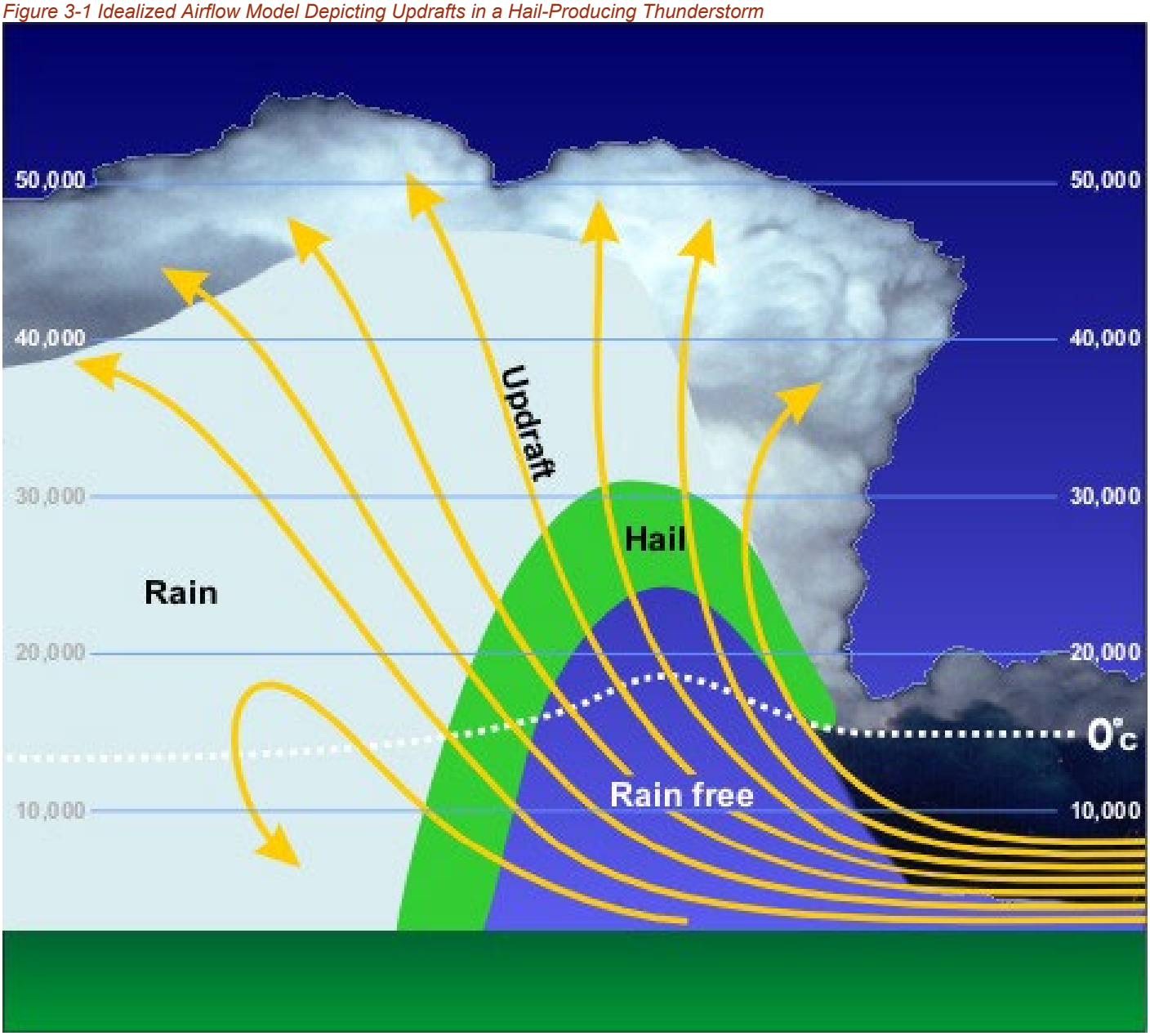
Location

Just as the term “Tornado Alley” has been coined to refer to an area extending from Nebraska southward to Texas that experiences an inordinately high frequency of tornadoes relative to the rest of the United States, Weld County lies within an area that experiences an inordinately high frequency of large hail occurrences relative to the rest of Colorado that is called “Hail Alley.”

One of the mechanisms which aids in the development of hail, and in thunderstorms, is uplift. This mechanism can occur dynamically as buoyant warm, moist air is boosted upward over colder, denser air. It can also notably occur due to orographic uplift, much like that which occurs as air in the lower levels of the atmosphere rides upward along the front range and the eastern slopes of the Rocky Mountains. Figure 3-1 depicts an idealized airflow which shows how warm, moist air becomes forced upward into a thunderstorm, above the level where temperatures fall below the freezing point, for hail to form and where it typically occurs in relation to other features within a classical thunderstorm structure.

[11] https://forecast.weather.gov/glossary.php?letter=h

Figure 3-1 Idealized Airflow Model Depicting Updrafts in a Hail-Producing Thunderstorm



As these thunderstorms grow and mature, they are carried in an eastward direction, which can take them over the planning area, depending upon the location of storm formation and storm motion. Thus, hail is considered common across the entirety of Weld County. **Since thunderstorms affect the entire planning area, and hail is a byproduct of thunderstorms, location of the risk of large hail within the planning area can be considered to be uniform.**

NOAA maintains databases of hail events, particularly those involving hailstones larger than 1.00 inch in diameter. Figure 3-2 depicts the mean number of days across the U.S. where hail exceeding this threshold can be expected annually. This data has been normalized and smoothed for visual representation on a national map, indicating that the planning area typically experiences between two and four such hail events annually.

Figure 3-2 Mean Number of Hail Days Exceeding 1.00 inch in Diameter Annually (NOAA)

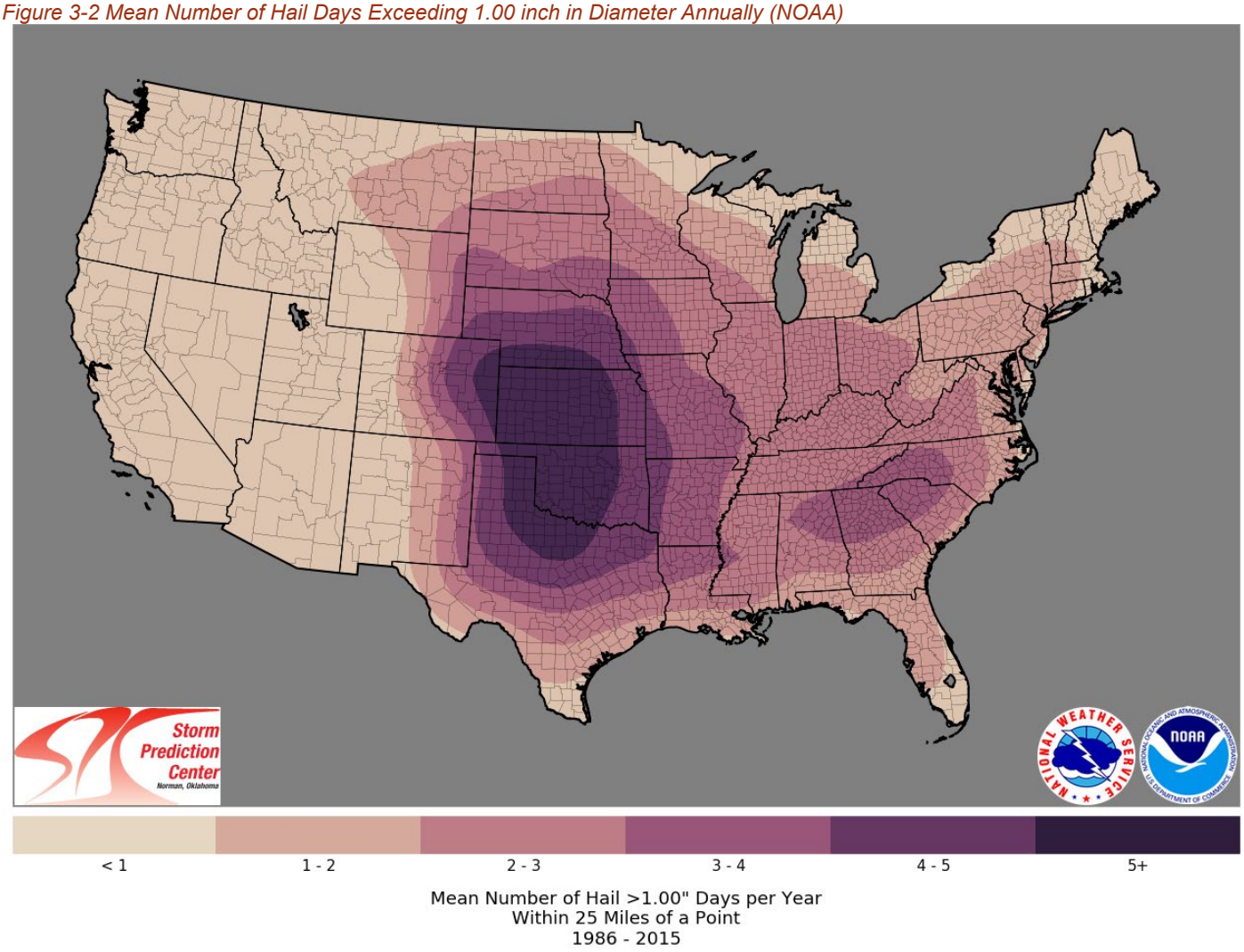
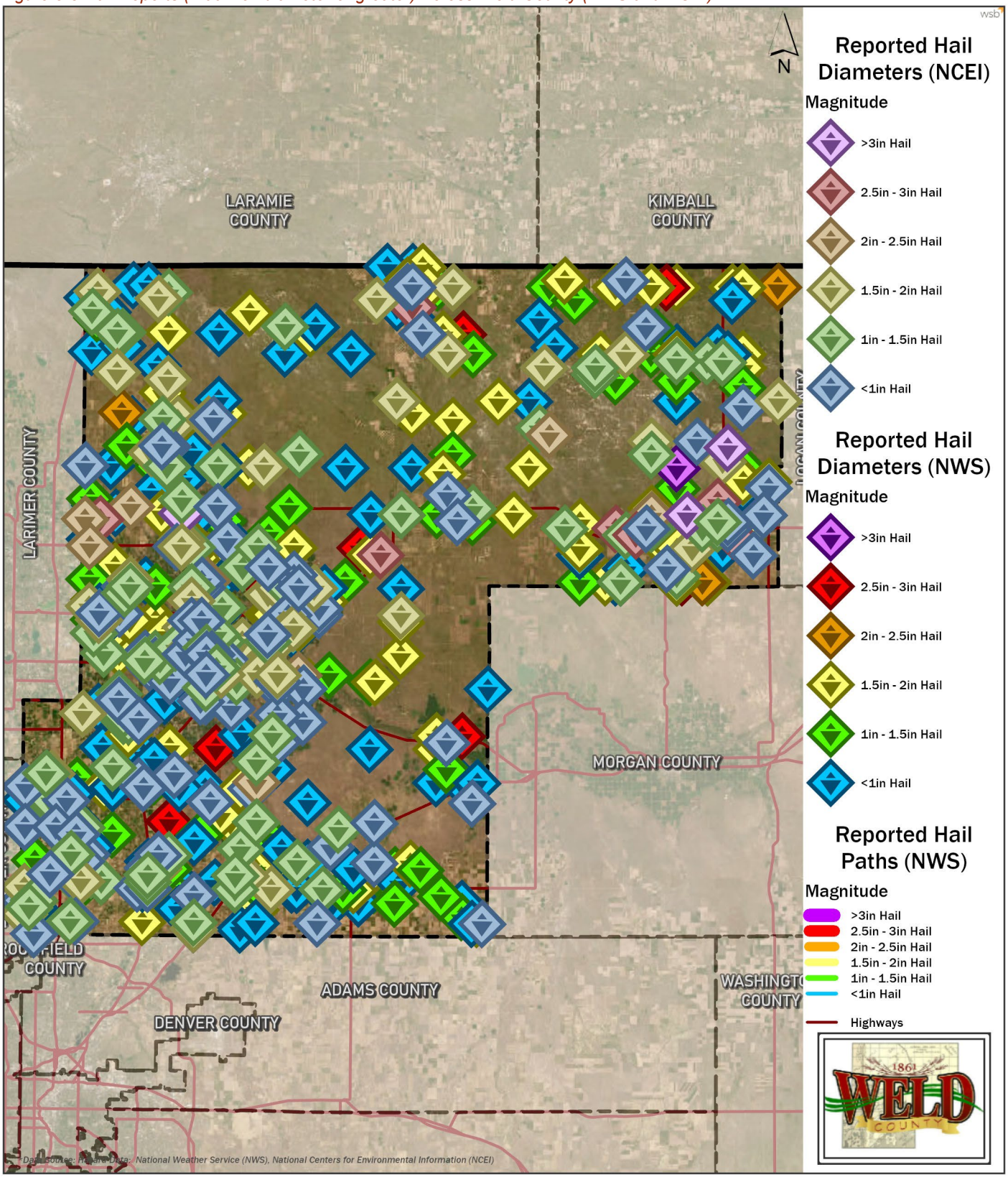


Figure 3-3 Hail Reports (1.00 inch diameter or greater) Across Weld County (NWS and NCEI)



Extent

Damage resulting from hail is primarily a function of the diameter, with the severity of damage directly correlated to the size and speed, which is related to size, and density. Damage can include numerous broken windows and damaged siding, can cause severe damage to vehicles, roofs, and walls, and inflict serious bodily injury.

Table 3-10 provides an overview of how the threat level of hail increases in this manner. Criteria for severe hail in issuance of Severe Thunderstorm Warning products is that which is 1.00 inch in diameter or larger, which correlates to a Hail Threat Level of "High," "Very High," or "Extreme" in this table. Although occurrences of hail increase as the Hail Threat Level decreases, hail sizes which correlate to the "Extreme" threat level as indicated here have been observed in Weld County 30 times since the earliest records for hail occurrences in the planning area appear in the NCEI Storm Events Database. **Thus, the full range of Hail Threat Levels as described in Table 3-10 can be expected in the planning area.**

Table 3-10 Hail Threat Level Correlated to Size and Damage Impact (based on NOAA NWS)

Hail Threat Level	Diameter (in.)	Approximate Size	Typical Damage Impact
Very Low	Up to 0.25	Pea Size	No noticeable damage to the built environment or plant life Limited risk of injury to humans
Low	0.25 – 0.50	Pea to Small Marble	Limited damage to the built environment and plant life Risk of minor injury to humans possible
Moderate	0.50 – 1.00	Small Marble to Quarter	Minor damage to the built environment Significant risk of damage to plant life Elevated risk of injury to humans possible
High	1.00 – 1.75	Quarter to Golf Ball	Moderate damage to the built environment likely, including damage to roofs, windows, and vehicles Extensive damage to plant life possible Significant risk of injury to humans possible
Very High	1.75 – 2.75	Golf Ball to Tennis Ball	Extensive damage to the built environment likely Severe damage to plant life likely Elevated risk of severe injuries to humans

Hail Threat Level	Diameter (in.)	Approximate Size	Typical Damage Impact
Extreme	Larger than 2.75	Baseball (2.75), Grapefruit (4.00), Softball (4.50), and larger	Major damage to the built environment Destruction of plant life likely, including total losses of agricultural crop yields Life-threatening risk to humans

Previous Occurrences

NCEI records show that 90 events of hail 1.00 inch or larger were reported in Weld County between January 1, 2015, and December 31, 2024. Instances of the most notable occurrences of these are listed in Table 3-11.

Table 3-11 Noteworthy Hail Events (1.00 inch or larger) in Weld County (NCEI)

Date	Location(s)	Max Diameter (in.)	Narrative
July 27, 2016	Gill	2.50	Severe thunderstorms produced large hail, from ping pong to tennis ball size, along with intense straight-line winds. A weak tornado was also observed.
July 29, 2016	Eaton, Greeley, Garden City	2.50	Severe thunderstorms produced exceptionally large hail, up to tennis ball size, in addition to damaging straight-line winds. Central Weld County suffered most of the damage, where large hail shattered car windows.
August 19, 2016	Greeley	1.50	Large hail dented cars, damaged shingles, and broke windows in Weld County, where $15,000 in damage was reported.
June 12, 2017	Pierce, Nunn, Severance, Hereford	4.25	Severe thunderstorms produced damaging hail, ranging from quarter to softball size across eastern Larimer and northwestern Weld Counties. According to County and City Emergency Management, hail damage occurred in the northwest part of Weld County including the towns of Pierce and Nunn. Several vehicles sustained broken windshields. The windshields of two patrol vehicles with Weld County Sheriff's Office were damaged. The officers were responding to unrelated calls when their vehicles were struck by golf ball size hail. Light damage to cars and general aviation aircraft were also reported at the Northern Colorado Regional Airport in Loveland.
June 18, 2018	Frederick, Firestone, Keenesburg, Prospect Valley	2.50	In Weld County, several communities received hail damage and flooding due to severe thunderstorms: Frederick, Firestone, Keenesburg and Prospect Valley.

Date	Location(s)	Max Diameter (in.)	Narrative
July 29, 2018	Keota, Greeley	2.50	Severe thunderstorms brought damaging tornadoes, straight-line winds, large hail, and heavy rain across northeast Colorado. The hail ranged in size from quarter to baseball size, and produced peak wind gusts to around 75 mph. There was also widely spread damage to crops, vehicles, roofs, siding, and windows. In Greeley, reports of damage included broken windshields and destroyed gardens.
August 6, 2018	Briggsdale	2.75	Large hail from quarter to baseball size was observed in Weld County as severe thunderstorms affected parts of northeastern Colorado.
May 26, 2019	Buckingham	2.50	Severe thunderstorms broke out across parts of Adams, Arapahoe, Denver, Lincoln, Morgan and Weld counties during the late afternoon and early evening. In Weld County, very large hail from 1 1/2 to 3 inches in diameter was reported along with wind gusts to 60 mph.
September 11, 2019	Buckingham	2.75	Severe thunderstorms produced two tornadoes, along with damaging hail and straight-line winds. The storms impacted parts of eastern Boulder, Logan, Phillips, Sedgwick, and Weld counties. In Weld County, hail up to baseball size was recorded.
September 12, 2019	Stoneham	3.00	Severe thunderstorms produced large hail, up to 3 inches in diameter, in parts of Phillips and Weld counties.
May 20, 2021	Stoneham	3.25	A severe thunderstorm produced large hail over northeast Weld and northwest Logan counties. The hail ranged in size from 2.75 to 3.25 inches in diameter.
July 27, 2022	Severance	2.50	Severe thunderstorms produced damaging wind and hail, along with torrential rainfall across the I-25 Corridor and Northeast Plains. Areas hardest hit included: Eastern Boulder, Douglas, eastern Larimer, Washington, and Weld counties. Hail up to tennis ball size (2.5 inches), was observed near Black Hollow Reservoir east of Fort Collins. Elsewhere the hail ranged from quarter to golf ball size. The hail damaged homes and vehicles. The hail piled up to a foot deep in spots and had to be removed using snowplows. People in the community helped drivers dig out cars and clear the roadway on East Elkhorn Avenue.
July 13, 2023	Stoneham	3.25	Significant agricultural damage was observed in a 4 mile by 4-mile swath. Severe thunderstorms produced large hail and damage winds across parts of Lincoln, Washington, and Weld counties. Significant crop damage was observed northwest of Stoneham in northeast

Date	Location(s)	Max Diameter (in.)	Narrative
			Weld County. In addition, the combination of hail and wind damaged trees and property. The hail ranged in size from 1 to 3.25 inches in diameter, with peak wind gusts estimated up to 70 mph.

Probability of Future Events

Based on the categorizations defined in Table 3-3, and 90 occurrences of hail measuring 1.00” in diameter or larger found in the NCEI database between 2015 and 2024 in Weld County, the probability of this hazard occurring on an annual basis is rated as **Highly Likely**.

Vulnerability and Impact

Table 3-12 Vulnerabilities and Impacts due to Hail in Weld County

Vulnerability	Impact
Damage to crops and injuries to livestock commonly occur due to hail.	Damage to crops may incur losses, which have cascading impacts that extend to grain storage and processing facilities. Injuries to livestock incur costs to farmers and ranchers in the form of medical treatment. **Unincorporated Weld County, the Cities of Evans and Greeley, and the Towns of Ault, Eaton, Gilcrest, Keenesburg, Nunn, Pierce, and Platteville** experience the greatest impacts due to this vulnerability.
Damage to property, including vehicles and buildings, are common due to hail, and have been reported by residents who completed the public survey for this plan.	Repair or replacement costs can cause cascading impacts to the local economy if those costs are great enough that they prohibit residents from trading with local businesses. Further, businesses and organizations that rely on using vehicles as a part of their operations may experience disruptions if hail damage causes a portion or all of their fleet to be out of commission. **All jurisdictions participating in this plan are at risk of experiencing this vulnerability and its impacts.**

Hail is a hazard that affects every jurisdiction participating in this plan, and is rated as the hazard with the greatest perceived impact on the planning area by respondents to the public survey.

Impact Effects Due to Future conditions, Land Use Development, and Changes in Population Patterns

Future conditions

As long-term weather patterns continue to evolve, conditions that support the development of intense thunderstorms are expected to become more favorable, increasing the likelihood that frequency, extent, and intensity will increase. Changes to the duration and location of hail events are either uncertain or not expected to change.

Land Use Development

As Weld County continues to experience growth, increases in development trends will increase the possible detrimental consequences of hail occurrences. Adoption and enforcement of current building code standards for new development is an effective measure that communities can take for community safety.

Population Patterns

Weld County has experienced rapid growth in recent years. While this may translate to a stronger local economy during blue-sky periods, damaging hail events that produce widespread damage across the planning area can have a larger impact on the economy by virtue of an increase in the amount of people that have a need to repair or replace their damaged property, including homes, businesses, and vehicles.

3.5.4. Grass Fire

HAZARD RISK RANKING – VERY HIGH

Description

Fire can occur anywhere in the planning area, though the nature of a fire's cause can vary considerably. Three types of fire can pose significant threats to Weld County and the jurisdictions participating in this plan: grass fire, urban conflagration, and structure fire. Grass Fire can be characterized as any outdoor fire that is not controlled, supervised, arranged, or otherwise permitted by local authorities. It commonly occurs in rural and undeveloped areas but can encroach upon and spread into areas that are more urban and developed. Urban conflagrations are outdoor fires that occur in urban and developed areas and spread throughout a community(s). Structure fires, which begin inside a building, can engulf an entire structure under the right conditions then spread to adjacent properties and structures. Each of these three types of fire described can result in widespread damage to property and pose a threat to life and health of the County's residents.

Grass Fire

According to FEMA P-737, grass fires in the United States are "a common, natural, and essential occurrence" in forests, woodlands, and grasslands.[12] Under conditions monitored by professionals, grass fires can be beneficial in revitalizing the ecosystem and reducing accumulated vegetation. However, a grass fire under uncontrolled circumstances can threaten lives, property, and resources.

Grass Fire conditions include (but are not limited to) the amount, type, distribution, and proximity of vegetation; the flammability of the area structures (homes, businesses, outbuildings, decks, fences), average lot size; road construction; weather patterns, general climate conditions, and hydrology; and area topography. Although WUI conditions exist in every state, the arid climate in Weld County increases the likelihood of wildland fire initiation.

The 4 categories of grass fire experienced throughout the United States are:

1. Interface or intermix fires are fires that are fueled by both wildland vegetation and the built-environment.

[12] https://defensiblespace.org/wp-content/uploads/2021/01/FEMA_2008_P-737-Home-Builders-Guide-to-Construction-in-Wildfire-Zones.pdf

2. Firestorms are events of such extreme intensity that effective suppression is virtually impossible. They occur during extremely dry weather and burn until conditions change, or available fuel is exhausted.
3. Prescribed fires are those that are intentionally set or selected natural fires that are allowed to burn for beneficial purposes.
4. Wildland fires are fueled by natural vegetation and typically occur in national forests and parks.

Urban conflagration

An urban conflagration is a large, destructive fire that spreads beyond natural or artificial barriers[13]. It affects urban and developed areas and can destroy and damage whole sections within a city. It can be expected to result in large monetary loss and can pose a threat to the lives and wellbeing of residents in affected areas.

An urban conflagration is similar to a grass fire, but spreads within a community or developed area as opposed to rural and undeveloped areas. Grass fires that spread into developed areas, though, can become urban conflagrations.

Structure fire

A structure fire is one that burns a home or other improved structure. In addition to the risk of burns sustained by exposure to fire, and even death, smoke from fires can cause an inhalation and exposure hazard to human health as well. These risks are enhanced in structure fires, which can complicate evacuation efforts for individuals inside the burning building and pose a risk to firefighters who are called upon to respond to the fire.

Structure fire, for the scope of this plan, will focus on fires that are ignited within a structure. If a structure becomes engulfed and conditions cause this fire to spread to adjacent properties and structures, it then will be considered an urban conflagration. The key delineation as discussed here lies in whether the fire is contained to the structure of its origin or if it spreads beyond the property, or parcel, on which the structure is located.

More details on this hazard and the nature of its effects in Weld County and across the state of Colorado can be found in the 2023 Colorado Enhanced State Hazard Mitigation Plan.

[13] https://books.google.com/books?id=-lbqlnWXhLEC&q=%22urban+conflagration%22&pg=PA180

Location

Fire and grass fire can occur anywhere within the planning area, including all communities, all school districts, and all special districts, though several factors increase the likelihood that fire will occur in a specific location. Specific location of WUI in Weld County and each participating community, school district, and special district are provided in Appendix D. These factors include age of structures, type of construction, building materials, and their location relative to vegetation (wooded areas, especially red cedars, and open grasslands) can influence the location of grass fire. Mapping from WUI areas and reports from local officials were used to determine grass fire locations.

WUI can be defined as the zone of transition between unoccupied land and human development. It is the line, area, or zone where structures and other human development meet or intermingle with undeveloped wildland or vegetative fuels. To determine the WUI, structures per acre and population per square mile are used. WUI in the planning area is divided into two categories: intermix and interface. Intermix areas have more than one house per 40 acres and have more than 50 percent vegetation. Interface areas have more than one house per 40 acres, have less than 50% vegetation, and are within 1.5 miles of an area over 1,235 acres that is more than 75% vegetated. WUI for Weld County was obtained through the Colorado State Forest Service. Based on the best available data and analyses, the WUI can be used to determine areas of fire hazard location within Weld County, as shown in the extent section.[14]

Two primary areas of the WUI convey potential risk – the Interface and Intermix regions. Residential and business structures developed near grassy and woody fuels are natural risks for this event. In addition, wildland/grassland fires are a strong threat to agricultural areas such as farms and/or ranches, which are widespread across northern and eastern portions of the planning area.

Figure 3-4 depicts the location of Wildland-Urban Interface across the planning area.

[14] SGSF WRAP - Home (southernwildfirerisk.com)

Figure 3-4 Wildland-Urban Interface (WUI) across the planning area

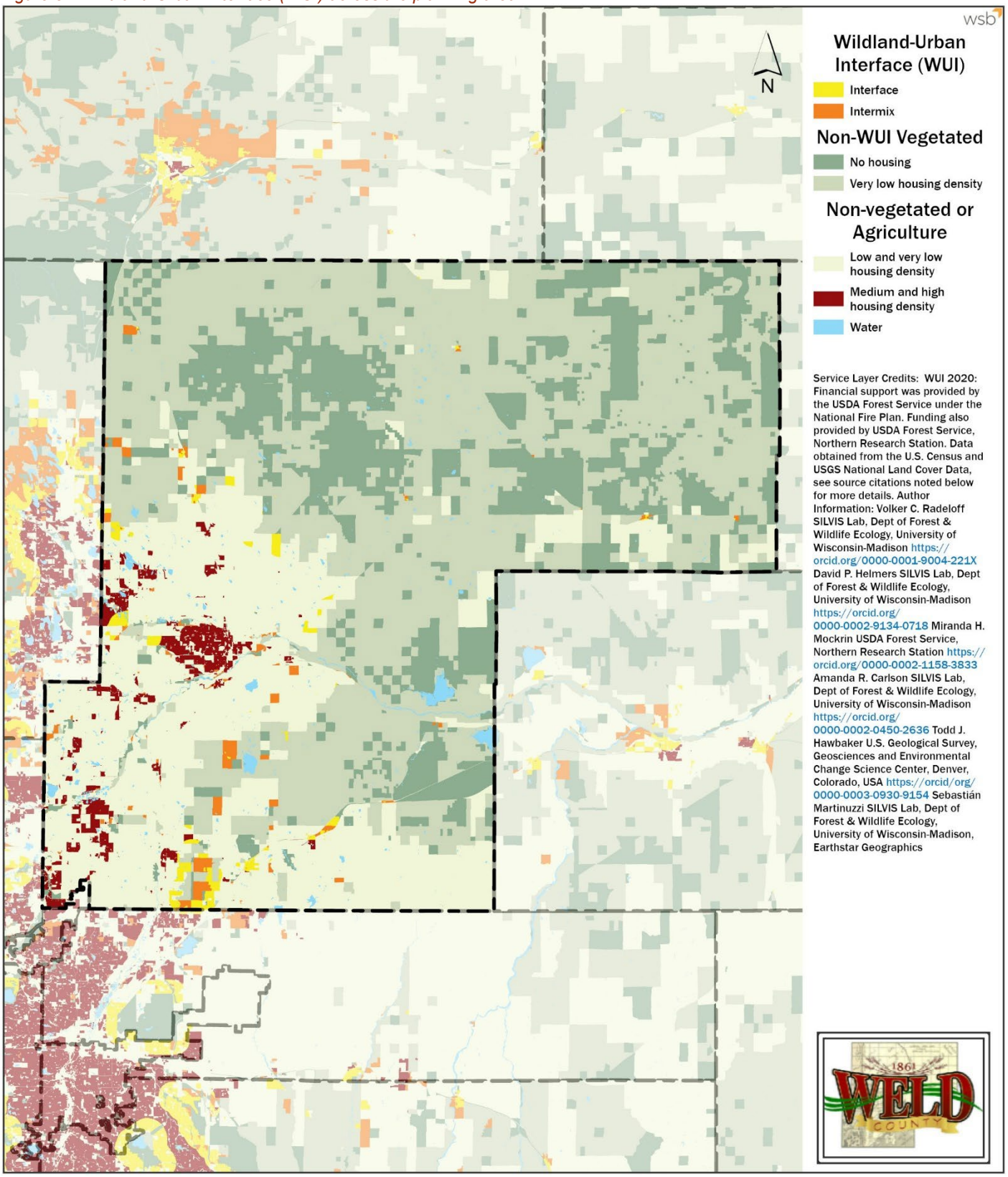
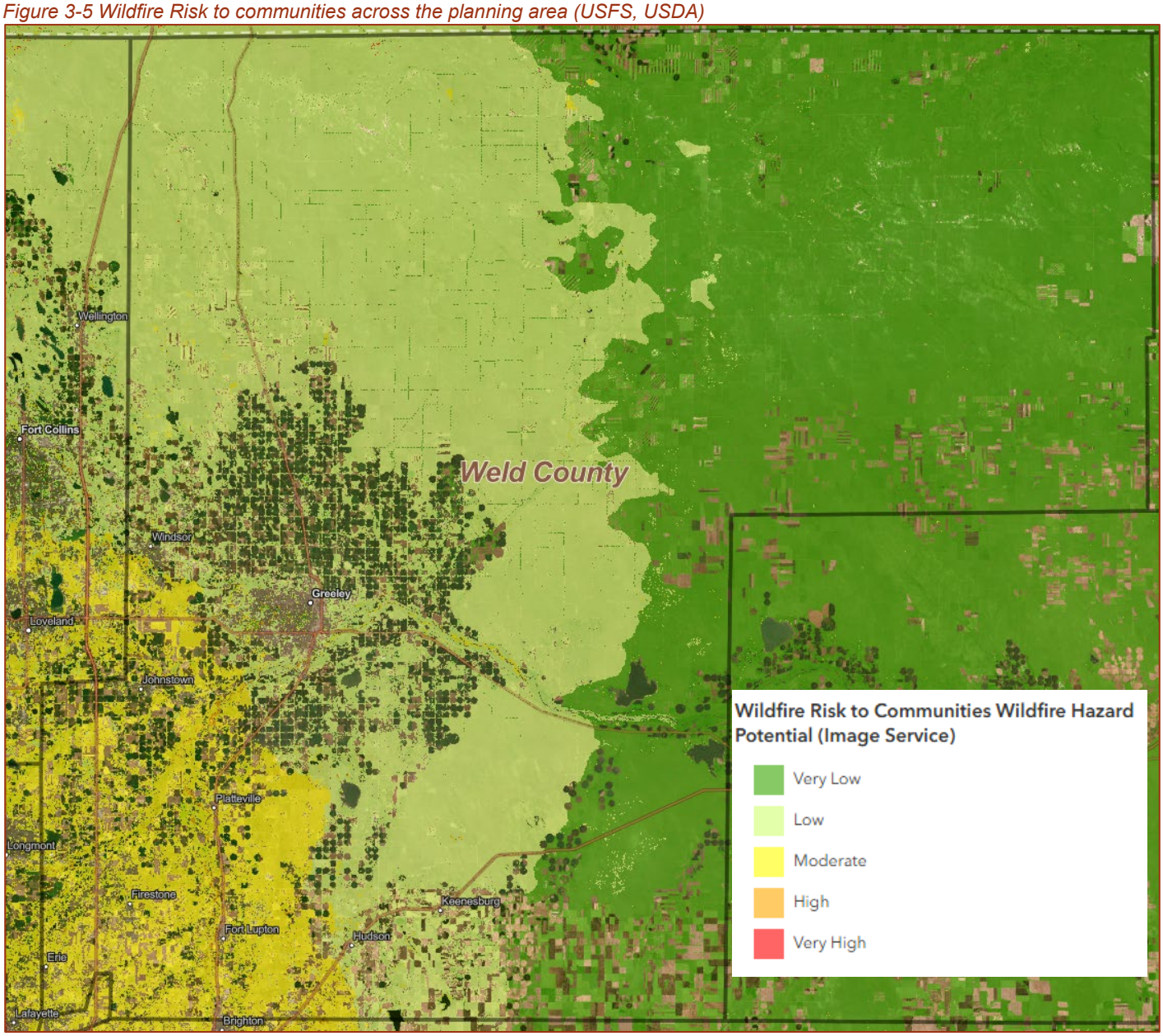


Figure 3-5 Wildfire Risk to communities across the planning area (USFS, USDA)



Extent

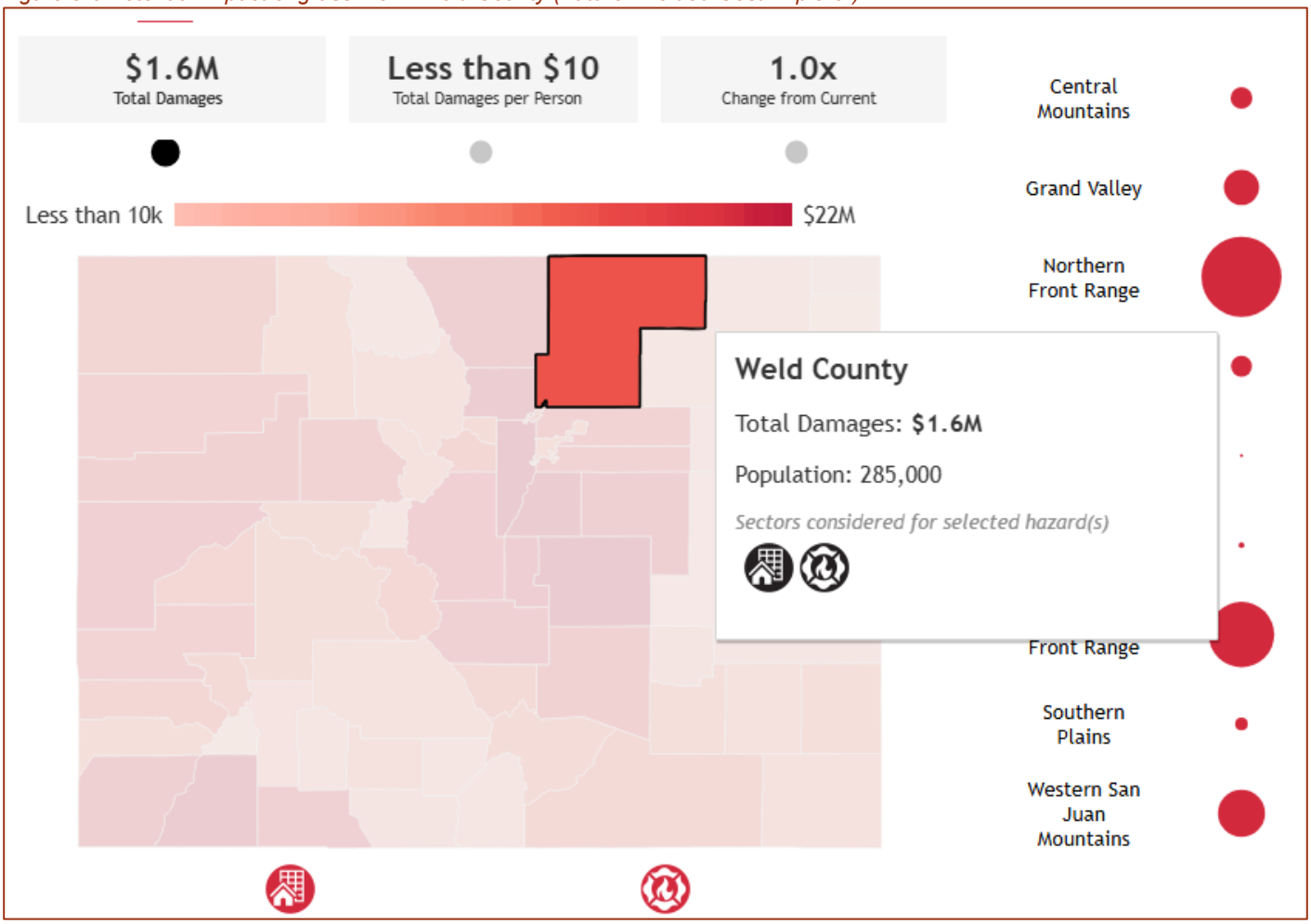
As discussed in the 2023 Colorado ESHMP, extent is variable and depends on factors such as vegetation type, forest health, and density (where forests are present), and topography, as well as atmospheric conditions such as wind, fuel moisture levels, day and nighttime temperatures, and air moisture.

Two resources are used in this plan to assess the extent of grass fire in the planning area. The first is a product released by the U.S. Forest Service (USFS) and U.S. Department of Agriculture (USDA), which translates data pertaining to grass fire risk and produces the output in geospatial form on a map. Figure 3-5 depicts these quantities overlaid on a map of Weld County. As seen in this figure, **grass fire risk in the planning area ranges from "Very Low" in the eastern part of the county to "Moderate" for areas south and southwest of Greeley.**

Another useful metric to analyze grass fire risk is its impact in terms of damage and economic impact. Using the Future Avoided Cost Explorer developed by the Colorado Water Conservation Board, **the potential risk of grass fire to interests in Weld County is depicted in Figure 3-6, where it can be seen that based**

on current population and climate scenarios, $1.6 Million in damages from grass fires may be experienced in the planning area. This figure was calculated based on impacts on the built environment and fire suppression sectors.

Figure 3-6 Potential impact of grass fire in Weld County (Future Avoided Cost Explorer)



Previous Occurrences

Though grass fires are natural occurrences that can regenerate the earth by allowing important nutrients in burnt vegetation to re-enter soils, they become a hazard when communities, and the residents and businesses that make them up, become threatened.

NCEI contains two grass fire events in Weld County in their records between January 1, 2015, and December 31, 2024, which have been depicted in Table 3-14**.** While NCEI can be used as a comprehensive database for hazards related to weather, hazards indirectly related to weather such as grass fires are not reported and recorded in this database as extensively due to several factors. Additionally, there may be discrepancies in the numbers from each source due to differences in data recording and data-keeping methods. Hence, this analysis of previous occurrences of grass fire is supplemented by data from the National Interagency Fire Center's Wildland Fire Incident Location database, which is depicted graphically in Figure 3-7, with supporting data from the most notable of those occurrences between 2015 to 2024 listed in Table 3-13. **This database shows 119 occurrences of grass fires in Weld County between January 1, 2015, and October 31, 2024,** which produced a total of $230,000 in damage. Dollar damage amounts were not available for every occurrence in this database. For those occurrences where that information was available, it was included in the table below.

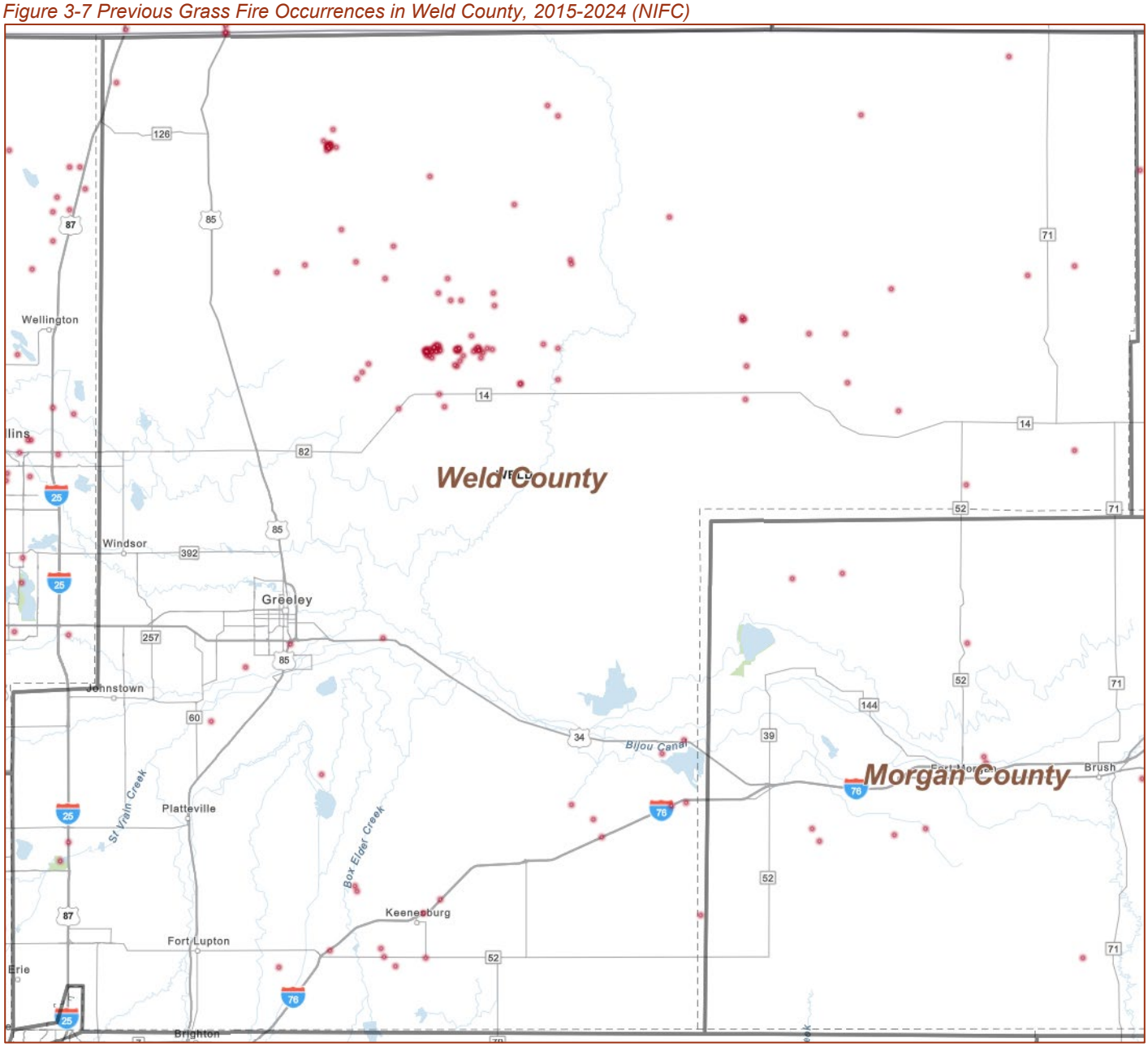
Table 3-13 Notable Previous Grass Fire Occurrences in Weld County, 2015-2024 (NIFC)

Date (begin)	Date (end)	Grass Fire Incident	Size (acres)	Cause	Damage (USD)
October 11, 2015	October 12, 2015	Little Sand	560	Undetermined	$1,000
February 18, 2017	February 22, 2017	96 Fire	631	Human	$1,000
February 24, 2019	February 25, 2019	East Pawnee	857	Human	$10,000
March 19, 2019	March 22, 2019	Keota	1,028	Human	$10,000
March 8, 2020	April 30, 2020	Sand	500	Human	$5,000
June 12, 2020	June 12, 2020	IA 215	325	Human	$1,000
July 13, 2020	July 15, 2020	Wildhorse Fire	428	Natural	$10,000
July 19, 2020	N/A	Sunday Fire	2,000	Undetermined	$50,000
November 15, 2021	November 18, 2021	945 Fire	586	Human	$30,000
March 17, 2024	March 31, 2025	Iron Ladies	1,501	Human	$50,000
September 11, 2024	September 12, 2024	Exit 60	692	Undetermined	$12,000
September 29, 2024	October 3, 2024	Wildhorse 5	1,200	Human	$50,000

Table 3-14 Noteworthy Fire Events in Weld County, 2015-2025 (NCEI)

Date	Narrative
July 29 to August 17, 2024	The Alexander Mountain Fire started on Monday, July 29, 2024, north of US Highway 34 and west of Loveland, Colorado. Evacuations and road closures were in effect for several days. A total of 28 homes and 21 outbuildings were lost in the fire. Final acreage of the fire has been mapped at 9,668 acres. US Highway 34 between Loveland and Estes Park fully reopened on August 8, 2024. All evacuation orders were lifted as of 10:48 a.m. on August 12, exactly two weeks from the time the Alexander Mountain Fire was first reported to dispatch.
September 12, 2024	The fire burning on the border of Weld and Morgan counties quickly consumed about 1,000 acres of vegetation along I-76, according to the Colorado Division of Fire Prevention and Control. It was under control as of 4:15 p.m. The flames and smoke shut down I-76 between Roggen, and Colorado 52 near Wiggins. The fire is believed to have started the day before after a lightning strike. South winds of 30-40 mph fanned the flames northward. No homes were threatened or evacuated. Times were estimated based on media reports.

Figure 3-7 Previous Grass Fire Occurrences in Weld County, 2015-2024 (NIFC)



Probability of Future Events

Based on the categorizations defined in Table 3-3, and 119 grass fires on record in the NIFC database in Weld County between January 1, 2015, and October 31, 2024, the annual probability of fire and grass fires affecting the planning area is rated as **Highly Likely**.

Vulnerability and Impact

Table 3-15 Vulnerabilities and Impacts due to Grass Fire in Weld County

Vulnerability	Impact
Agricultural interests experience direct impacts from grass fires when they impinge upon where crops and livestock are located.	Effects which may result include damage to crops and potentially death or injury to livestock. Agricultural impacts in the planning area are primarily limited to **Unincorporated Weld County, the Cities of Evans and Greeley, and the Towns of Ault, Eaton, Gilcrest, Keenesburg, Nunn, Pierce, and Platteville.**
Grass fire that crosses the WUI and transitions to an urban conflagration can cause a shift in the nature of the fire, as well as the strategies to fight or contain it and cause impacts to affected communities.	Density of structures, building materials used in those structures, defensible space, and other mitigation strategies, as well as codes adopted and enforced in affected communities all play a role in how effectively urban conflagration spreads through developed areas. **This risk and its subsequent impacts extend to all jurisdictions participating in this plan.**

Grass fire is a hazard that affects every jurisdiction participating in this plan.

Impact Effects Due to Future conditions, Land Use Development, and Changes in Population Patterns

Future conditions

Grasslands on the eastern plains and areas within the WUI are at risk of experiencing grass fire, while urban and developed areas are at risk of experiencing structural fires and urban conflagration. As indicated in the 2023 Colorado Enhanced State Hazard Mitigation Plan, grass fire intensity is projected to increase due to an expected upsurge in dry vegetation which can serve as fuel to grass fires. An expected increase in the frequency of droughts will also lead to a corresponding increase in the frequency of grass fire events. Finally, the duration of fire season in Colorado is projected to increase by several weeks, and the occurrence of long-duration grass fires is expected to increase in-kind.

Land Use Development

Future development is a crucial factor to consider in the context of fire mitigation because development and population growth can contribute to increased exposure of people and property to grass fire and increase the likelihood of urban conflagration. During the past few decades, population growth in the Weld County WUI has increased greatly. Subdivisions and other high-density developments have created a situation where wildland fires can involve more buildings than any amount of fire equipment can protect. As development in Weld County expands into wildland areas, people and property are increasingly at risk.

By identifying areas with significant potential for population growth and/or future development in high- risk areas, communities can identify areas of mitigation interest and reduce hazard risks associated with increased exposure.

Grass fire mitigation in the wildland-urban interface has primarily been the responsibility of property owners who choose to build and live in vulnerable zones. In practice, successful grass fire mitigation strategies can be quite involved. The most important aspect of successful suppression is disruption of the continuity of fuels, achieved by creating breaks or

defensible areas. For interface fires, where homes and other structures fill the space, fuel reduction is best accomplished before the fires begin.

Safety zones can be created around structures by reducing or eliminating brush, trees, and vegetation around a home or facility. FEMA recommends using a 30-foot safety zone, including keeping grass below 2 feet tall and clearing all fallen leaves and branches promptly. Additionally, only fire-resistant, or non-combustible materials should be used on roofs and exterior surfaces. Firebreaks -- areas of inflammable materials that create a fuel break and reduce the ability for fires to spread over roads and pathways -- can be planned and designed to serve as grass fire mitigation. Other measures that have proven to be effective to protect the built environment and developed areas from fire and urban conflagration can be implemented through the adoption and enforcement of the latest IBC standard, which is 2024 IBC as of this writing, and implementation of recommendations by IBHS, which can be found on their website: https://ibhs.org/risk-research/wildfire/.

Population Patterns

Weld County's rapid population growth leads to an increased risk not only in the number of people exposed to fire and grass fire threats, but also in where new homes to accommodate the expanding population are built in the WUI.

If fire or grass fire occurrences necessitate evacuations, traffic jams are another threat due to the rapid population growth experienced in the County as people attempt to flee simultaneously.

3.5.5. Drought

HAZARD RISK RANKING – HIGH

Description

As defined by the American Meteorological Society[15], drought is a period of abnormally dry weather sufficiently long enough to cause a serious hydrological imbalance. Drought is a normal part of all climates. It is a relative term, therefore any discussion in terms of precipitation deficit must refer to the precipitation-related activity that is under discussion. For example, there may be a shortage of precipitation during the growing season resulting in crop damage (agricultural drought), or during the winter runoff and percolation season affecting water supplies (hydrological drought).

If drought conditions persist over many years, the direct and indirect economic impacts can be significant. Extreme heat, high winds, and low humidity can worsen drought conditions and make areas more susceptible to grass fire. In addition, human actions and demands for water resources can accelerate drought-related impacts.

More details and nuance on this hazard and the nature of its effects in Weld County and across the state of Colorado can be found in the 2023 Colorado Enhanced State Hazard Mitigation Plan.

Location

Since drought usually affects areas on a larger scale than that of Weld County, the location of this hazard is considered uniform across the planning area.

Drought affects rural and undeveloped areas as well as urbanized areas. Effects on undeveloped areas are widely known to affect agricultural interests but can also affect wildlife and vegetative species in these areas.

Specific impacts on developed areas can include:

- Increased fire hazard

[15] https://glossary.ametsoc.org/wiki/Drought

- Reduced water supplies for municipal/industrial, agricultural, and power uses
- Damage to fish and wildlife habitat
- Increased consumer prices for food
- Reduced tourism and recreational activities
- Unemployment
- Reduced tax revenues because of reduced expenditures
- Foreclosed bank loans to businesses and surrounding farmers.

Extent

A drought's extent is calculated by considering duration as well as severity. While the 2021 Plan utilized the Palmer Drought Severity Index (PDSI) to examine extent, this Index is primarily used in practice as a soil moisture index. Application of the PDSI is better suited for near-term drought forecasts and outlooks. As such, the index provided by the U.S. Drought Monitor (USDM) will be used for this plan to measure extent. Not only does the USDM Index serve as a comprehensive national database for drought hazards, but it also provides historically observed impacts that are state-specific. Using the USDM "Drought Classification" chart in addition to the "State Impacts" description, Table 3-16 describes how categorical drought indices correlate with known impacts in Colorado from previously observed droughts.

Based on the USDM Drought Index, Weld County and participating jurisdictions can expect to experience drought conditions can range from D0 to D4. This value is adjusted weekly through the Climate Prediction Center.

Table 3-16 USDM Index and Historical Drought Impacts Observed in Colorado

Category	Description	Historically Observed Impacts in CO
D0	Abnormally Dry	• Hay production decreases: rangeland is dry • Irrigation begins sooner
D1	Moderate Drought	• Dryland crops suffer • Pheasant population declines: ski season is limited • Rangeland's growth is stunted; little hay is available • Grass fires increase
D2	Severe Drought	• CRP lands suffer • Farmers reduce planting; producers sell cattle • Fire season is extended • Snowpack is low; surface water levels are low; river flow is reduced
D3	Extreme Drought	• City landscapes are dying • Grasshopper and insect infestation are noted • Large fires develop • Pasture conditions worsen • Rafting, fishing, hunting, skiing are reduced; fish kills occur • Reservoirs are extremely low; mandatory water restrictions are implemented; water temperature increases
D4	Exceptional Drought	• Agricultural and recreational economic losses are large • Dust storms and topsoil removal are widespread

Previous Occurrences

By virtue of its semi-arid (Köppen climate classification: BSk) climate, drought is a natural part of the climate in Weld County. However, an ample water supply is critical to the economic well-being of the United States and of Colorado. During droughts, crops do not mature, wildlife and livestock are undernourished, land values decrease, and unemployment increases.

In addition to NOAA NCEI records of drought, the U.S. Drought Monitor, which updates drought conditions across the U.S. on a weekly basis, also maintains records of drought conditions going back to the year 2000. **County-level granularity represents the finest level available for both databases and shows one notable occurrence of drought in Weld County between January 1, 2015, and December 31, 2024.**

Information from the U.S. Drought Monitor in time series format depicted in Figure 3-8 indicates the occurrence of four droughts categorized as severe (D2) or greater in Weld County during the same period. These data are provided below. Any specific impact on participating jurisdictions is noted in each narrative according to the availability of that information. Monetary damage estimates resulting from these drought events were not available in the NCEI database.

Figure 3-8 Historical Drought Conditions in Weld County (2015 to 2024)

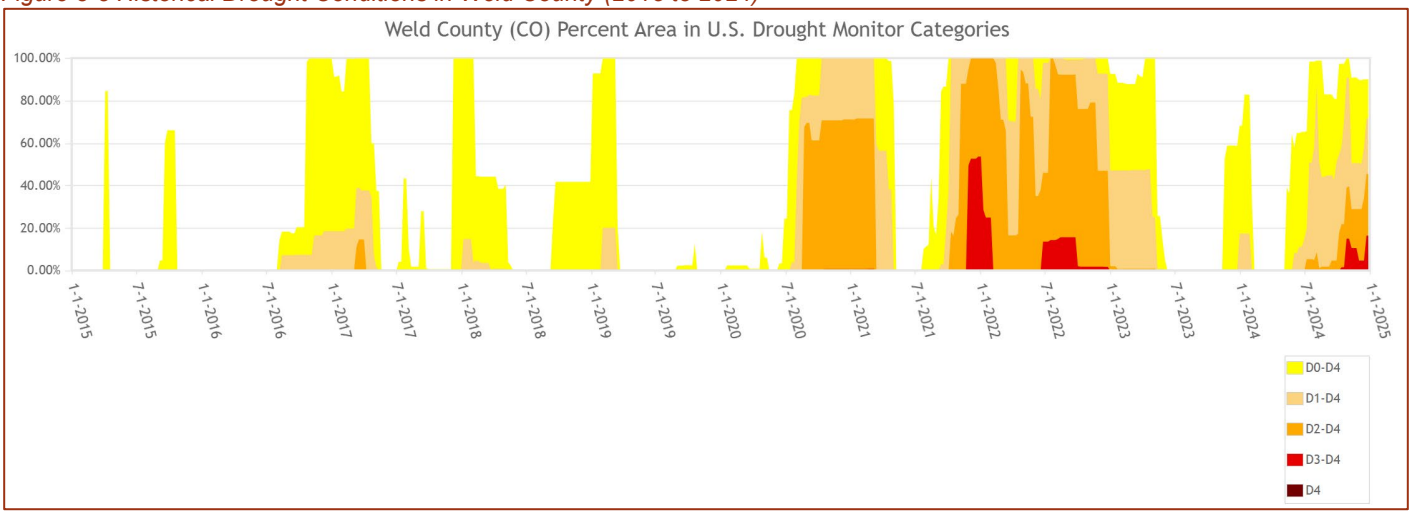


Table 3-17 Noteworthy Drought Impacts in Weld County (2015 to 2024)

Date	Narrative
November to December 2021	Drier than normal conditions during the late summer and autumn months continued into November and December 2021. Much of the Front Range Foothills, South Park, urban corridor, and northeast plains were classified to be in severe to extreme drought (D2/D3) through the month of November. For the month of November, Denver was the 10th driest on record with 0.07 inches and tied for the 2nd least snowy November, with just a trace, also the 3rd warmest. Severe to extreme drought classification (D2/D3) through the month of November in Weld County. In December, Much of the Front Range Foothills, South Park, Urban Corridor, and northeast CO plains were classified to be in severe to extreme drought (D2/D3) through the month of December. These conditions contributed significantly to the Marshall grass fire, the costliest fire in Colorado history. The Front Range experienced a very wet first half of the year, with well above normal precipitation and lush, tall grass growth. However, starting around July, a persistently dry weather pattern set up and held firm through the entire fall and early winter. Vegetation, while typically dry this time of year, was exceptionally dry as very little precipitation had fallen through the entire fall season. The ongoing drought conditions ensured larger fuels such as shrubs and trees were likewise critically dry. From July 1st through December 29th, temperature and precipitation climate records showed Denver was the 2nd warmest, and by far the driest in recorded history (since 1872). Boulder was ranked 2nd warmest for precipitation, while 13th driest in recorded history. Weld County continued to experience severe to extreme drought classification (D2/D3) through the month of December.

Probability of Future Events

Based on the categorizations defined in Table 3-3, and the occurrence of six (6) drought events over the past 10 years that have affected the planning area, the probability of this hazard is rated as **Likely**.

Vulnerability and Impact

Table 3-18 Vulnerabilities and Impacts due to Drought in Weld County

Vulnerability	Impact
Drought impacts are most commonly associated with agricultural interests, producing lost revenue for operators which may cascade to other elements in the supply chain.	Drought impacts are associated with agriculture, farming, aquaculture, horticulture, forestry, or ranching. Examples of drought-induced agricultural impacts include: damage to crop quality; income loss for farmers due to reduced crop yields; reduced productivity of cropland; insect infestation; plant disease; increased irrigation costs; cost of new or supplemental water resource development (wells, dams, pipelines) for agriculture; reduced productivity of rangeland; forced reduction of foundation stock; closure/limitation of public lands to grazing; high cost or unavailability of water for livestock, Christmas tree farms, forestry, raising domesticated horses, bees, fish, shellfish, or horticulture. Such effects extend to **Unincorporated Weld County, the Cities of Fort Lupton and Greeley, and the Towns of Ault, Eaton, Gilcrest, Keenesburg, Nunn, Pierce, and Platteville.**
Non-agricultural impacts of drought may extend to smaller sectors of the economy including lawn care businesses, sales of recreational vehicles and other recreational gear, and plant nurseries.	Examples of drought-induced business impacts could include reduction or loss of employees, change in sales or volume of business, variation in number of calls for service, early closure or late opening for the season, bankruptcy, permanent store closure, economic impacts. **Such effects may extend across the entire planning area and include all participating jurisdictions.**
During periods of drought, the supply of available water distributed to consumers across the planning area may become diminished.	Results which may stem from reduced available water supply include watering restrictions, reduced capacity to fight fires, reduced agricultural output, and threats to public health as a result of growths of coliforms in public water supply reservoirs with lowered water levels. **Such impacts extend across the entire planning area and include all participating jurisdictions.**
Droughts can have an impact on electrical energy in the form of reduced output produced by hydropower generation facilities.	When affected by drought, electricity rates, revenue shortfalls, and/or windfall profits result when hydropower generation is reduced. **Such impacts extend across the entire planning area.**

Vulnerability	Impact
While details about the nature of fire and grass fire are reserved for the Grass Fire profile in this plan, there exists a correlation between drought occurrence and severity with increased risk of grass fire.	Examples of fire impacts include Enactment/easing of burning restrictions, fireworks ban, increased fire risk, occurrence of fire (number of acres burned, number of grass fires compared to average, people displaced, etc.), increase in firefighting personnel, state of emergency during periods of high fire danger, closure of roads land due to fire occurrence or risk. **Such impacts extend across the entire planning area.**
Plants and wildlife not associated with agricultural interests are impacted by drought occurrences.	Plants may transition to dormancy or may not survive extreme and/or prolonged drought events. Wildlife may be forced to migrate to other areas in search of food and water or may not survive. **While most notable in Unincorporated Weld County, such impacts extend across the entire planning area.**

Drought is a hazard that affects every jurisdiction participating in this plan.

Impact Effects Due to Future conditions, Land Use Development, and Changes in Population Patterns

Future conditions

Studies indicate that drought occurrences in coming years are on a long-term trend of increasing in intensity when they do occur. Such effects, if they become realized, will exacerbate the vulnerabilities and impacts discussed in Table 3-18.

Land Use Development

Future development impacts drought hazards by stressing both surface and ground water resources. Agricultural and industrial water users consume substantial amounts of water. Expansion of water- intensive enterprises is limited in a time when water resources are strained. In rapidly growing communities, new water, and sewer systems or significant well and septic sites could use up more of the water available, particularly during periods of drought. Public water systems are monitored, but individual wells and septic systems are not as strictly regulated. Therefore, future development could have a profound impact on the vulnerability of Weld County communities to drought.

Related to both current land use and future development trends, the use of turf grass affects available water supplies. Maintaining lush, green lawns in the semi-arid climate of the Front Range requires copious amounts of water. Urban lawn watering is the single largest water demand on most municipal supplies. Outdoor water use accounts for about 55 percent of the residential water use in the Front Range urban area, most of which is used on turf. Residential and commercial landscaping can impact future drought events and future water use regulations may be able to mitigate this trend.

As Weld County continues to grow, it will consider practical guidelines for determining the impacts of drought such as measuring the economic value of water in alternative uses and objective methods for quantifying non-market impacts of drought on those uses. Additionally, Weld County will consider guidance found within the State of Colorado's Multi-Hazard Mitigation Plan as well as the Colorado Drought Mitigation and Response Plan.

Population Patterns

Society's vulnerability to drought is affected by population growth, urbanization, demographic characteristics, technology, water use trends, government policy, social behavior, and environmental awareness. These factors are continually changing, and society's vulnerability to drought may rise or fall in response to these changes. For example, increasing and shifting populations puts increasing pressure on water and other natural resources—more people need more water.

Weld County's rapidly growing population will exacerbate these effects, increasing this hazard's impacts.

3.5.6. Public Health Hazards – Infectious Disease

HAZARD RISK RANKING – HIGH

Description

As defined by the World Health Organization, *infectious diseases* are pathogenic microorganisms, such as bacteria, viruses, parasites, or fungi that can be spread directly or indirectly from one person to another[16], and can be grouped into three categories:

- Diseases which cause elevated levels of mortality
- Diseases which place on populations heavy burdens of disability
- Diseases which, owing to the rapid and unexpected nature of their spread, can have serious global repercussions (pandemics)

Infectious diseases are typically categorized as either endemic, epidemic, or pandemic. Differences between these three are outlined in Table 3-19.

Table 3-19 Categorizations of Infectious Disease Impact

Category	Description
Endemic	The amount of a particular disease that is usually present in a community. It is also called a baseline.
Epidemic	An increase — often sudden — in the number of cases of a disease above what is normally expected in that population in a specific area.
Pandemic	An epidemic that has spread over several countries or continents and affects many people.

As discussed in the 2023 Colorado ESHMP, for an infectious disease to be considered a pandemic, it must meet three conditions: 1) A new virus subtype must emerge that has not previously circulated in humans, often referred to as a "novel" virus, and therefore there is no pre-existing immunity, 2) This new subtype must be able to cause disease in humans, and 3) The virus must be readily communicable from one person to another, whether through direct or indirect contact.

Location

While endemic and epidemic diseases are considered to have effects that are more localized, such as that of the planning area, pandemics can produce effects of varying severity across the planning area depending upon location, and characteristics of each location that may foster more efficient spread of a particular disease, depending upon the nature of how a disease may spread. For instance, a bacterial infection such

[16] https://www.emro.who.int/health-topics/infectious-diseases/index.html

as E. coli that originates in a fast food chain restaurant location may have more of a focus in Greeley and the southern, southwestern, and west-central portions of Weld County, since those are the areas in closest proximity to where that particular brand has established restaurants. Meanwhile, in areas of the County further away from these developed areas, such as Nunn and Keenesburg, where that restaurant does not have any locations, the occurrence of such cases may be much lower or nonexistent. Conversely, a pandemic, such as the recent COVID-19 occurrence, can affect the entire planning area. These are just conjectural examples intended to demonstrate that the locational effects of infectious disease may be localized, or may affect the entirety of the planning area, and depend upon the specific nature and characteristics of the disease. **Thus, while dependent upon the nature and characteristics of the disease, the location of this hazard may range from isolated occurrences to countywide infections.**

Extent

Just as the location of infectious disease depends upon the nature and characteristics of the type of infection, extent varies across the planning area based on similar factors. Such effects may range from isolated infections to epidemics, based on the categorizations listed in Table 3-19.

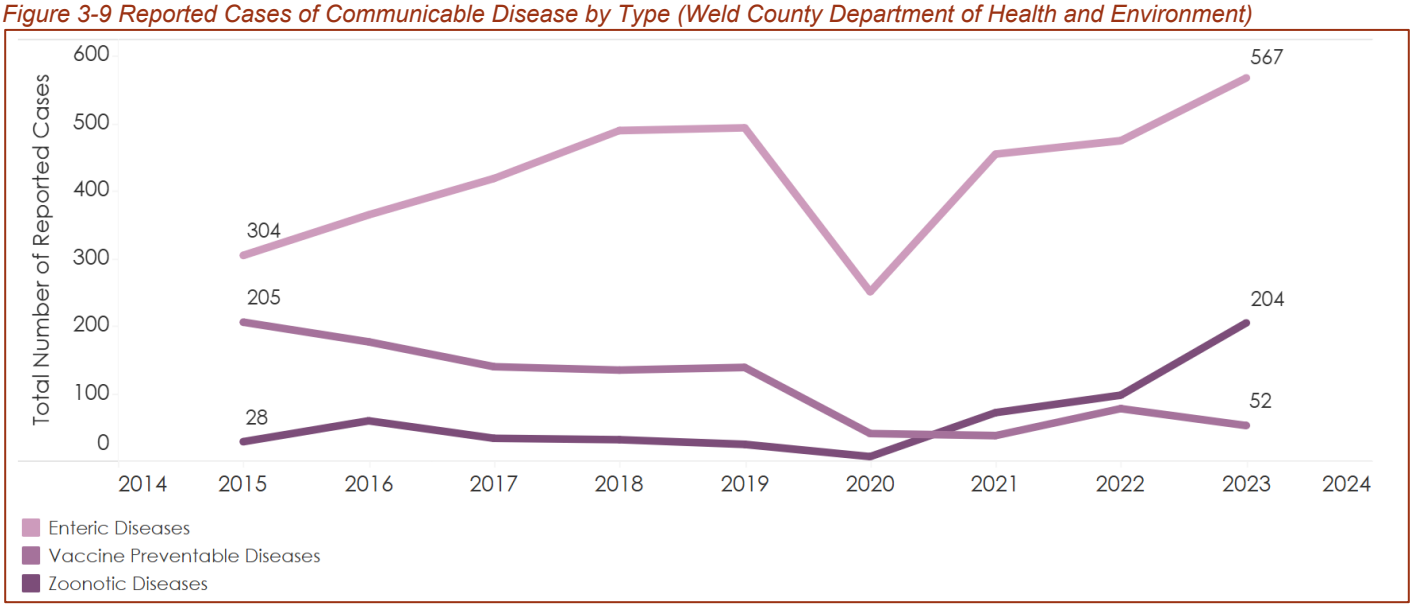
Other factors that can affect the magnitude of infectious disease include aggressiveness and mortality rate of the disease, ease of transmission, preparedness of the medical field, availability of medical supplies, availability of vaccines and treatments.

Cascading risks include economic effects, such as those that were experienced during the COVID-19 pandemic. Reduced capacity of customers and patrons allowed in businesses, reduced hours of operation, and even closures can affect revenues, which can then further affect workers at affected businesses and their economic viability. Risks to such workers who are deemed essential workers are compounded when their exposure to infection is considered.

Previous Occurrences

Weld County's Department of Health and Environment maintains information on reported cases of diseases within the planning area, with a depiction of cases between 2015 and 2023 shown in Figure 3-9.

Figure 3-9 Reported Cases of Communicable Disease by Type (Weld County Department of Health and Environment)



A closer look at each of these types is maintained by this department on its Communicable Disease Data Dashboard. This data is displayed using this tool both through line graph format over time, similar to Figure 3-9, and in a table, which is depicted in Figure 3-10. Also included in this data view are reports for 2024 and 2025, which were not included in the previous figures.

Figure 3-10 Communicable Disease Case Data By Year in Weld County (Weld County Department of Health and Environment)

Enteric Diseases
Zoonotic/Vector-Borne Diseases
Respiratory Disease-Related Hospitalizations

Case Counts by Year

Disease	2020	2021	2022	2023	2024	2025
Hepatitis A, acute	*	*	6			
Vibriosis		3	4	3	7	*
Legionellosis	4	4	9	6	8	3
Shigellosis	4	8	12	17	15	13
Giardiasis	4	11	11	28	22	9
Cryptosporidiosis	19	15	24	26	19	6
Shiga toxin-producing Escherichia coli (STEC)	22	53	52	44	45	21
Salmonellosis	50	78	72	76	91	33
Campylobacteriosis	69	103	101	146	151	47
RSV-associated hospitalization				117	200	264
Influenza-associated hospitalization	181	29	250	130	203	304
Mumps	*			*	3	
Varicella (Chicken Pox)	5	3	8	8	8	*
Pertussis	5	7	12	17	39	35
West Nile virus disease, non-neuroinvasive		9	13	34	7	
West Nile virus disease, neuroinvasive		17	22	20	8	

Probability of Future Events

Based on the categorizations defined in Table 3-3, and multiple occurrences of infectious disease within the planning area each year between 2015 and 2025, the probability of this hazard occurring on an annual basis in the planning area has been rated as **Highly Likely**.

Vulnerability and Impact

Table 3-20 Vulnerabilities and Impacts due to Public Health Hazards in Weld County

Vulnerability	Impact
Mandatory quarantine periods produce cascading risks that affect vulnerable populations in the planning area, such as supply chain shortages.	As seen during the COVID-19 Pandemic in 2020 and 2021, consumer demand for goods combined with mandatory quarantine periods that led to temporary cessation of operations for companies and facilities that manufacture those products, leading to supply chain shortages and challenges in the availability of certain products, some of which those vulnerable populations relied for their health and well-being. Viral trends leading to the spread of misinformation across a broad cross-section of society may cause similar product shortages during future public health hazards, again exposing vulnerability to those residents in the planning area if the supply chain once again becomes affected. **All jurisdictions participating in this plan are susceptible to this vulnerability and its subsequent impacts.**
Depending upon the nature of the disease-causing public health hazard, individuals who contract the disease may be at risk of side effects from medication necessary to treat the condition or may develop other conditions which compound the risk to their health.	For example, several secondary conditions were reported in individuals who contracted COVID-19, particularly in cases deemed “Long COVID”, such as pulmonary fibrosis, myocarditis, stroke, and cognitive impairment.[17,18] **All jurisdictions participating in this plan are susceptible to this vulnerability and its subsequent impacts.**
Suspension of in-class instruction or a move to virtual instruction for public school districts participating in this plan may lead to the loss of critical services categorized as FEMA Community Lifelines for economically disadvantaged students who rely on in-person instruction for those needs.	Services including health monitoring, meals/nutrition, shelter, and internet access are general examples of critical functions that schools provide to students who come from economically disadvantaged homes that may help them thrive and reach their full potential. **Jurisdictions participating in this plan affected by this vulnerability and its subsequent impacts include students and their households in the following school districts: Weld County School District RE-1, St. Vrain RE1, Weld County School District RE-8.**

17 https://pmc.ncbi.nlm.nih.gov/articles/PMC8771021/#:~:text=After%20being%20discharged%20from%20the,lung%20complications%20management%20in%20PCS.

18 https://www.cdc.gov/covid/hcp/clinical-care/underlying-conditions.html

Vulnerability	Impact
Medical care facilities, like hospitals, may become overwhelmed, run out of available beds/rooms, and/or experience challenges in the availability and supply of medical equipment needed to treat patients during high-impact public health hazard events, both for cases related to the ongoing, primary public health hazard or patients who present with other conditions that require medical treatment.	Patients who are unable to receive treatment, or those who are unable to receive the time-sensitive treatment needed for their condition, experience an increased risk to their health and their lives in these situations if they are either unable to receive treatment or experience delays in receiving it. **Residents in unincorporated Weld County and all Cities and Towns participating in this plan are susceptible to this vulnerability and its subsequent impacts.**

This hazard affects every jurisdiction participating in this plan.

Impact Effects Due to Future conditions, Land Use Development, and Changes in Population Patterns

Future conditions

As long-term weather patterns continue to change and evolve, the location of vector-borne disease prevalence is expected to be influenced, though these changes will be specific to location and disease. Intensity of future public health hazards is projected to increase, with disadvantaged populations expected to bear a disproportionate burden due to their reduced ability to access medical care and limited resources available for adaptation strategies. Extent, depending upon the nature of the disease, is expected to increase. Changes in the frequency and/or duration of this hazard require additional research to determine the nature of the effects on public health hazards.

Land Use Development

Future development in the planning area has the potential to change how infectious diseases spread through the community and impact on human health in both the short and long term. An increase in new development in response to the County's rapidly growing population may increase the number of people and facilities exposed to public health hazards and greater population concentrations put more people at risk.

Population Patterns

All residents in the planning area are at risk of public health hazards, though it is important to know that vulnerable populations are the most at risk. Fluctuations in the number of residents in these sectors of the population are difficult to determine and depend upon a variety of circumstances, the analysis for which is outside the scope of this plan. Thus, defining tangible changes in how population patterns will affect this hazard in the planning area are difficult to quantify at this time.

3.5.7. Lightning

HAZARD RISK RANKING – HIGH

Description

Lightning is a visible electrical discharge produced by a thunderstorm. While such a discharge may occur within or between clouds, between the cloud and the air, between a cloud and the ground, or between the ground and a cloud, the latter two types of lightning described here pose a risk to the planning area.

While lightning typically strikes within three miles of its point of contact in the thunderstorm cloud, it is common for lightning to strike 10 to 15 miles from that point.

More details on this hazard and the nature of its effects in Weld County and across the state of Colorado can be found in the 2023 Colorado Enhanced State Hazard Mitigation Plan.

Location

Since lightning is a key byproduct of thunderstorms, and the risk of thunderstorms across the planning area can be uniform, the risk of cloud-to-ground lightning here is therefore considered to be uniform across the planning area.

Extent

NOAA and the U.S. Wildfire Service have developed a metric denoted as the Lightning Activity Level (LAL) to assess the damage potential resulting from lightning, based on lightning activity. This scale is broken into six distinct categories, ranging from LAL 1 to LAL 6. A breakdown of this scale is depicted in Table 3-21 below. **Lightning's extent across the planning area can range between LAL 1 to LAL 6**.

Table 3-21 Lightning Activity Level (LAL)

LAL Value	Description
LAL 1	No Thunderstorms
LAL 2	Isolated thunderstorms. Light rain will occasionally reach the ground. Lightning is very infrequent, 1 to 5 cloud to ground strikes in a five-minute period.
LAL 3	Widely scattered thunderstorms. Light to moderate rain will reach the ground. Lightning is infrequent, 6 to 10 cloud-to-ground strikes in a 5-minute period.
LAL 4	Scattered thunderstorms. Moderate rain is commonly produced. Lightning is frequent, 11 to 15 cloud-to-ground strikes in a 5-minute period.
LAL 5	Numerous thunderstorms. Rainfall is moderate to heavy. Lightning is frequent and intense, greater than 15 cloud-to-ground strikes in a 5-minute period.

LAL Value	Description
LAL 6	Dry lightning (same as LAL 3 but without rain). This type of lightning has the potential for extreme fire activity and is normally highlighted in fire weather forecasts with a Red Flag Warning.

Previous Occurrences

Since NCEI only records lightning data that results in fatality, injury, and/or property or crop damage, reports in their database of this hazard are limited and can be considered sparse and incomprehensive. Vaisala operates and maintains a robust lightning observation network called the National Lightning Detection Network (NLDN), the data from which is released annually in a report they produce. Observed cloud-to-ground lightning flash density per square kilometer across Colorado, with Weld County outlined for reference, are depicted in Figure 3-11 and Figure 3-12. The figures show that from 2016 through 2023, Weld County experienced approximately 2 to 3 cloud-to-ground lightning flashes per square kilometer each year, decreasing to 1 to 2 flashes per square kilometer in 2024. Considering Weld County has a total surface area[19] of 10,321 km^2, **the resultant cloud-to-ground lightning flashes that were observed in Weld County on an annual basis between January 1, 2016, and December 31, 2024, range between 10,321 and 30,963, with a cumulative annual average based on these figures of 24,656.**

[19] U.S. Census records show that Weld County has a total land area of 3,985 mi^2. After applying the 2.59 km^2 to 1 mi^2 conversion ratio, the resultant product shows that in metric units Weld County's total land area is 10,321 km^2. https://data.census.gov/profile/Weld_County,_Colorado?g=050XX00US08123

Figure 3-11 Cloud-to-Ground Lightning Density 2016-2023 in Colorado (Vaisala)

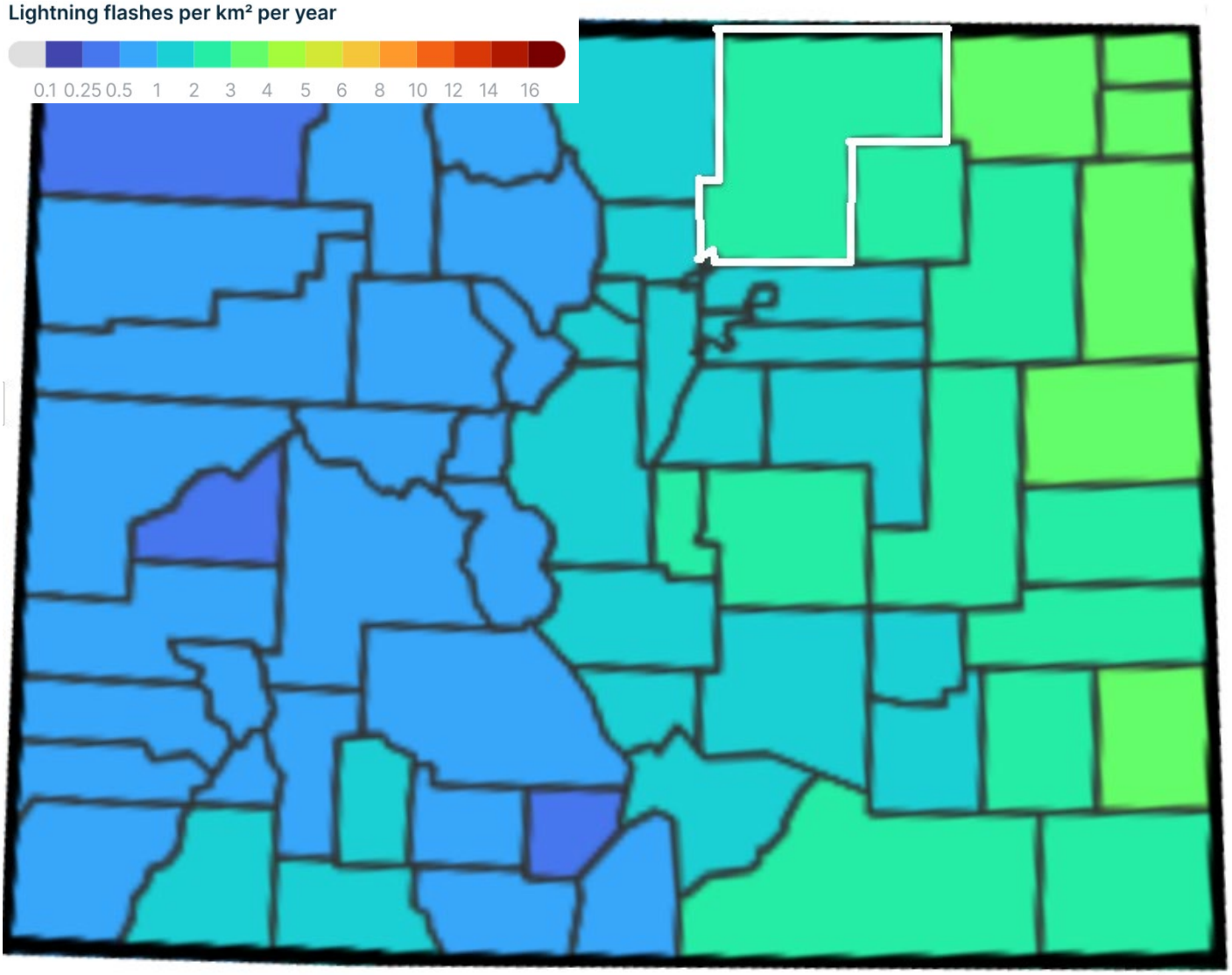
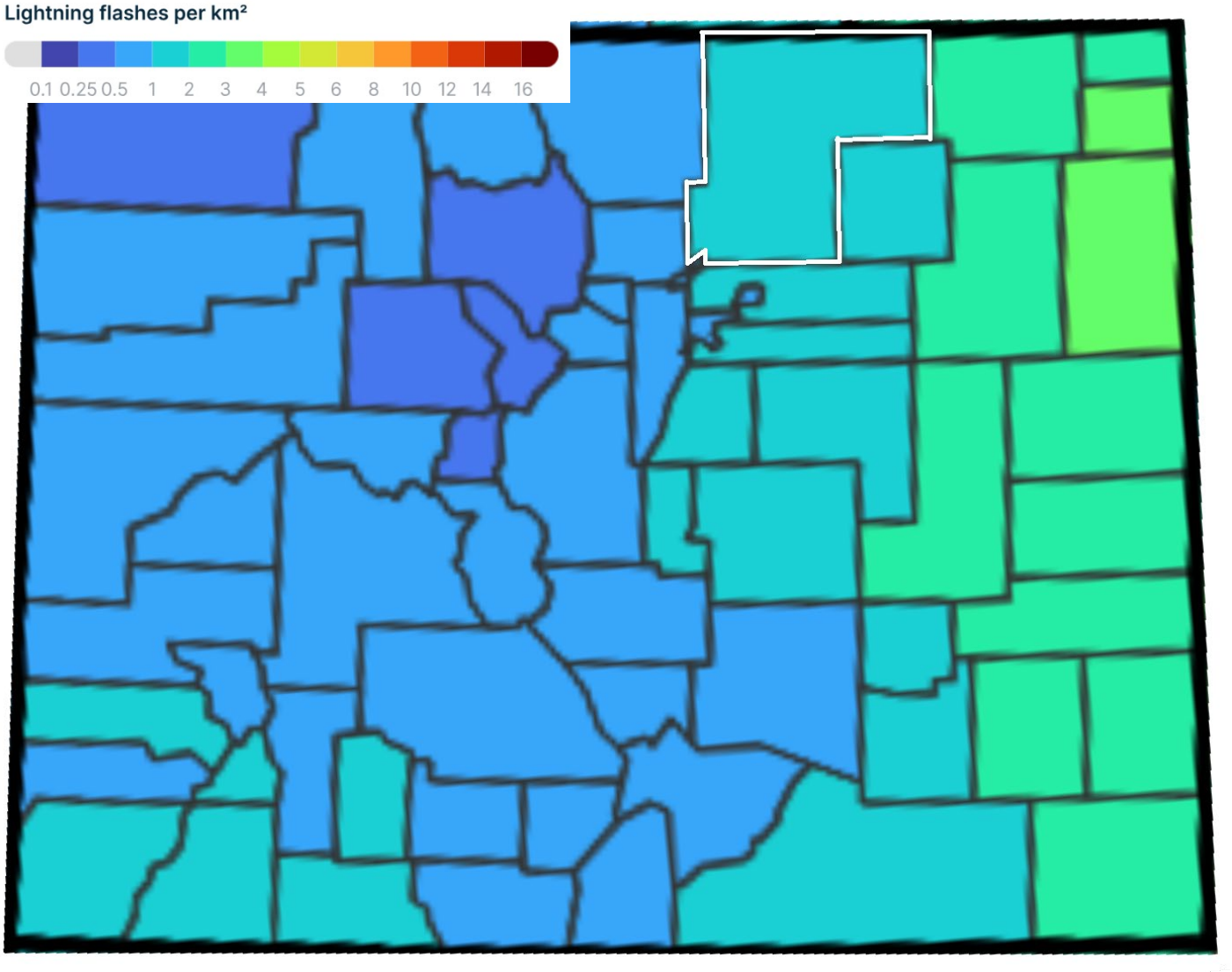


Figure 3-12 Cloud-to-Ground Lightning Density 2024 in Colorado (Vaisala)



Probability of Future Events

Based on the categorizations defined in Table 3-3, and the calculated cumulative annual average number of cloud-to-ground lightning flashes of 24,656 observed in Weld County between 2016 and 2024, the probability of this hazard has been rated as **Highly Likely**.

Vulnerability and Impact

Table 3-22 Vulnerabilities and Impacts due to Lightning in Weld County

Vulnerability	Impact
Lightning strikes cause damage to the built environment, including structures and infrastructure, as well as plant life.	Structural fires ignited by cloud-to-ground lightning strikes can create a financial burden on those with limited financial resources to make repairs to the resultant damage. Businesses which sustain damage may need to close while repairs are performed, which may affect the local economy and cause financial hardship for the workers who lose pay on which they rely for necessities. These impacts may be exacerbated if private and government agencies which provide FEMA Community Lifelines experience an interruption in services which vulnerable populations need on a continuous basis for their health and their lives. **All jurisdictions participating in this plan are susceptible to this vulnerability and its subsequent impacts.**
People who may be outside in the planning area in proximity to nearby thunderstorms and do not take shelter are at an enhanced risk of being struck by lightning.	People attending outdoor events, including sporting matches, those who work outdoors, those participating in recreational activities, or for any other reason who are struck by lightning sustain adverse impacts to their health and risk their lives due to the incredible amount of energy contained in a lightning discharge. **All jurisdictions participating in this plan are susceptible to this vulnerability and its subsequent impacts.**
Power outages, and other interruptions to FEMA Community Lifelines, produce adverse impacts to residents, particularly vulnerable populations who live in the planning area.	Such impacts extend to the local economy when interruptions to business and government operations that lack backup generator power occur. These impacts produce cascading risks to vulnerable populations who rely on continuous availability of these services and resources for their health and their lives. **All jurisdictions participating in this plan are susceptible to this vulnerability and its subsequent impacts.**

Vulnerability	Impact
A cascading risk of grass fire is a common occurrence caused by a cloud-to-ground lightning strike.	When a cloud-to-ground lightning discharge occurs in an area where vegetative fuels are in a state that increases grass fire extent, one hazard leads to another. Such risks may be exacerbated if high winds during and after a thunderstorm occur, particularly if any rainfall that occurs in association with that storm is insufficient to temper the fire's spread/containment. Such a risk becomes further exacerbated if the ignited fire impinges upon a developed area's WUI, crosses it, and transitions to an urban conflagration threat. Further details of the nature of grass fire vulnerabilities and impacts can be found in Section 3.4.7. **All jurisdictions participating in this plan are susceptible to this vulnerability and its subsequent impacts.**

Lightning is a hazard that affects every jurisdiction participating in this plan.

Impact Effects Due to Future conditions, Land Use Development, and Changes in Population Patterns

Future conditions

Despite continually evolving long-term weather patterns, it is unknown whether the duration of thunderstorms which are the source of lightning will change. No changes are expected to the frequency of lightning, its extent, intensity, nor the location affected by this hazard.

Land Use Development

Adoption and enforcement of the most recent ICC-approved building code standards by the County and each jurisdiction participating in this plan can ensure a higher degree of resilience to the hazards posed by lightning on the planning area's built environment.

Population Patterns

Weld County's rapidly growing population leads to an inherently increasing risk of the population exposed to the effects of lightning, including human lightning strikes which pose a risk to health and lives of individuals who sustain direct impacts resulting from such discharges.

3.5.8. Hazardous Materials

HAZARD RISK RANKING – HIGH

Description

According to the Institute of Hazardous Materials Management (IHMM), a hazardous material is defined as "any item or agent (biological, chemical, radiological and/or physical) which has the potential to cause harm to humans, animals, or the environment, either by itself or through interaction with other factors."

Such substances are most often released because of chemical accidents at plant sites or transportation accidents. Accordingly, for regulatory purposes, hazardous materials are divided into two categories: Fixed Sites and Transportation. Both categories pose risks to Weld County and all jurisdictions participating in this plan.

Fixed sites for hazardous materials are also referred to as Tier II sites. These sites are identified as those that store hazardous substances above specified threshold quantities for more than 24 hours at a time and must provide reporting and documentation for these materials under OSHA Hazard Communication Standards.

Transport of hazardous materials within Weld County is conducted primarily over road and rail. Title 42, Article 20 of Colorado Revised Statues governs the public routes on which hazard materials may be transported. CDOT Policy Directive 1903.0, effective May 20, 2010, and CDOT Procedural Directive 1903.1, effective February 3, 2011, govern CDOT's role in the designation of hazardous materials routes. A rigorous process with a list of criteria which must be met is required for CDOT to grant local jurisdictions permission to designate a Colorado roadway as a hazardous materials transport route.

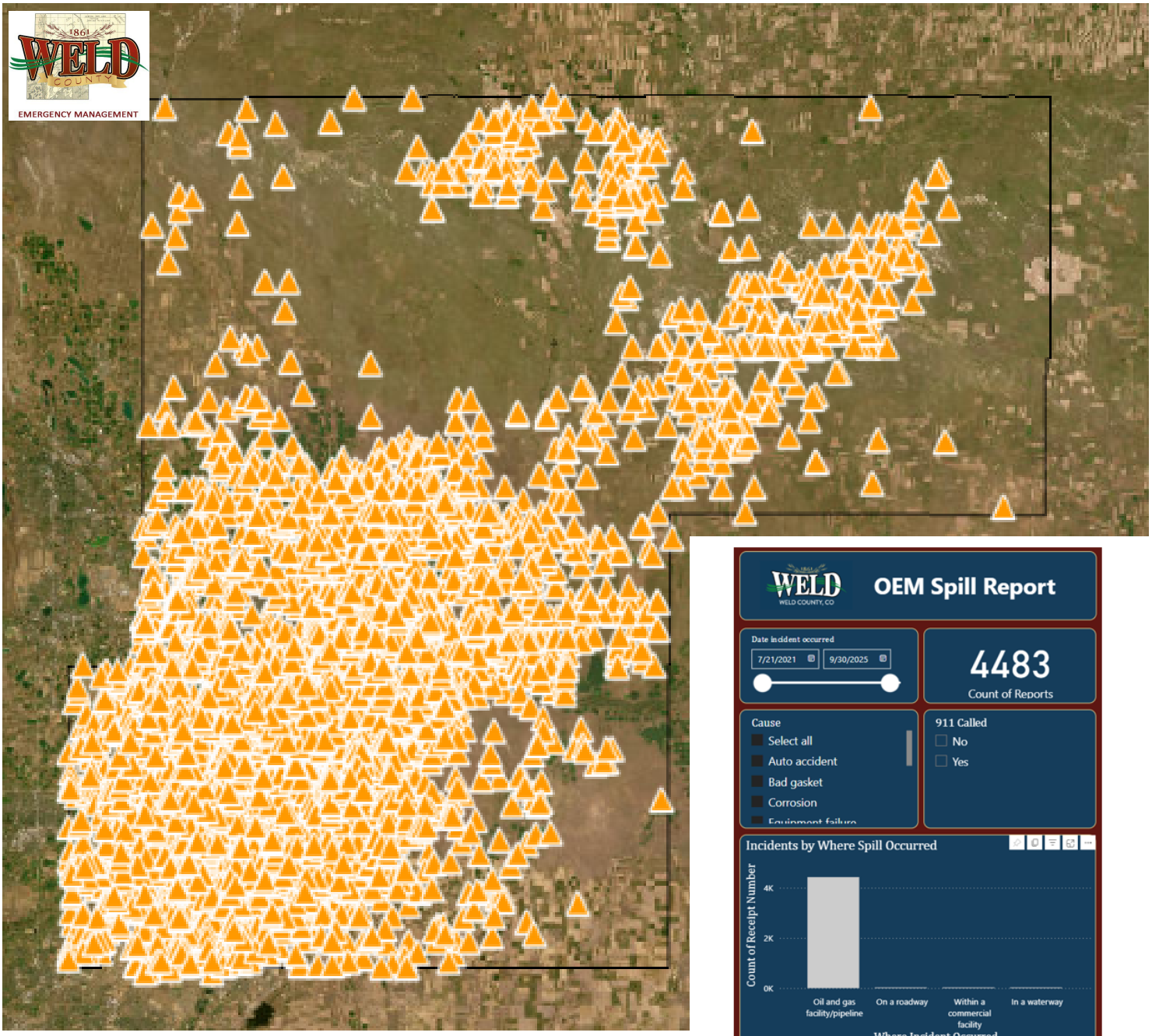
Regulation of hazardous materials in the U.S. is accomplished primarily through the U.S. Environmental Protection Agency (EPA), the U.S. Occupational Safety and Health Administration (OSHA), the U.S. Department of Transportation (USDOT), and the U.S. Nuclear Regulatory Commission (NRC).

To help communities plan for emergencies involving hazardous substances and to allow residents in these community's access to information about these materials, the Emergency Planning and Community Right-to-Know Act (EPCRA) of 1986 was created. As a result, any site with hazardous chemicals above certain threshold levels for any 24-hour period requires a Material Safety Data Sheet (MSDS). Detailed systems for keeping track of these sites have been established by the Federal government through Tier II reporting and communication requirements.

Location

All locations in Weld County, including all participating jurisdictions, are at risk of the effects of a hazardous materials event. Thus, those locations closest to identified Tier II sites and hazardous materials routes within the planning area have the greatest potential for risk to this hazard. Figure 3-13 depicts where these locations are across the planning area.

Figure 3-13 Tier II Sites Across Weld County



Where Incident Occurred	Count of Receipt Number
Oil and gas facility/pipeline	4424
On a roadway	28
Within a commercial facility	27
In a waterway	4

Extent

Given the multitude of hazardous materials and their various effects, it can be difficult to quantify the extent of hazardous materials events in Weld County. Such an examination is outside the scope of this document. With a hazardous substance release, whether accidental or intentional, several potentially exacerbating or mitigating circumstances will affect the severity of the impact, however. Characteristics that can enhance or magnify the effects of a hazardous substance release include:

- Weather conditions, which affect how the hazard occurs and develops (such as wind speed and direction)
- Micro-meteorological effects of buildings and terrain, which alters the dispersion of hazardous substances in compliance with applicable codes (such as building or fire codes)
- Mechanical failures (such as fire protection and containment features), which can increase the damage to the facility itself and to surrounding buildings.
- Land use, population, and building density will be factors contributing to the extent of exposure and impacts incurred.

The severity of a hazardous material incident is dependent not only upon the circumstances described above, but also on the type of substance released, distance from the release, and the related response time for emergency response teams to stabilize and contain the release. **Locations within the planning area closest to a release are at the greatest risk, due to their exposure to higher concentrations of the substance and the limited warning time before being impacted**. **Nonetheless, depending on the substance/material, a release can rapidly travel great distances across the planning area or remain present in the environment for extended periods of time (e.g., centuries to millennia), allowing for greater dispersal and increasing the spatial extent of the impact across the entire planning area**.

Previous Occurrences

During the 10-year period between January 1, 2015, and December 31, 2024, the U.S. Coast Guard National Response Center database returned 308 records of reported hazardous materials incidents in Weld County. These incidents are categorized by type and summarized below in Table 3-23.

Table 3-23 Hazardous Materials Incidents in Weld County by Type 2015 to 2024

Type of Incident	Number of Incidents	Percentage by Type
Fixed Site	94	30.5%
Continuous Release	1	0.3%
Storage Tank, Drilling Platform, or Pipeline	91	29.5%
Unknown Sheen (Usually on Water Surface)	1	0.3%
Mobile Vehicle (Plane, truck, train, ship, etc.)	94	30.5%
Other or Unknown (Railroad Non-Release)	27	8.8%
TOTAL	**308**	**100%**

A notable hazardous materials incident that warrants discussion occurred in the planning area when an oil well owned and operated by Chevron blew out near Galeton on April 6, 2025, just days prior to the initiation of the planning process for this HMP update. A root cause analysis determined an installation issue was the cause, and routine quality control checks failed to identify the issue prior to the event. This was determined

to be a “one-off,” extremely rare occurrence; one which happens on an estimated 30-year interval in Weld County.

County officials noted a very rigorous process which must be met for permits to be issued, and the requirement for each oil and gas site to maintain Emergency Action Plans (EAPs). Further, Weld County maintains an Emergency Response Plan to be used, in part, for response to hazardous materials incidents, and this was the 4th such instance where it was activated. Recovery from this incident is still ongoing concurrent to the development of this HMP update.

Probability of Future Events

Based on the categorizations defined in Table 3-3 and the occurrence of 308 hazardous materials incidents in the planning area between January 1, 2015, and December 31, 2024, the probability of this hazard occurring annually has been assessed as **Highly Likely**.

Vulnerability and Impact

Table 3-24 Vulnerabilities and Impacts due to Hazardous Materials in Weld County

Vulnerability	Impact
A transportation incident involving movement of hazardous materials can cause a wide range of effects.	Impacts resulting from a transportation incident may vary from localized to the immediate site of the incident, to an incident that causes an airborne hazard or fire that has a more extensive geographic and physical impact. **All jurisdictions participating in this plan may experience this vulnerability and its associated impacts.**

Hazardous Materials is a hazard that affects every jurisdiction participating in this plan. As a result of this hazard’s significance in the planning area, Weld County has proactively developed the Weld County Oil and Gas Energy Department for regulatory purposes to manage the growing number of such facilities across the County.

Impact Effects Due to Future conditions, Land Use Development, and Changes in Population Patterns

Future conditions

Despite classification as a synthetic hazard, or one of anthropogenic origin, a relationship between hazardous materials and continuously evolving long-term weather patterns has been observed, particularly in effects associated with airborne hazardous materials.

In terms of air quality, improvements have been made over the past several decades due to technological innovations and federal regulations. Continued technological innovation and enforcement of state and federal regulations are measures that communities participating in this plan can take to mitigate against airborne effects.

However, it should be noted that expected increases in the frequency, duration, and intensity of extreme heat occurrences may lead to the formation of ground-level ozone, which can produce a variety of health impacts including asthma and other respiratory conditions and problems.

Land Use Development

As Weld County continues to experience population growth and development over time, considerations must be made concerning land use and regulations. Increasing development

may cause residential and commercial investment to be closer to railways and identified hazardous and nuclear materials routes.

Population Patterns

Rapid population growth, such as that being experienced in Weld County in recent years, means that more people may be exposed to hazardous materials occurrences. In the event of a large-scale event, local healthcare facilities may become overwhelmed treating individuals who have experienced exposure.

3.5.9. Tornado

HAZARD RISK RANKING – HIGH

Description

A tornado is a violently rotating column of air, usually pendant to a cumulonimbus (cloud), with circulation extending from within the cloud to the ground. This hazard is considered the most destructive of all atmospheric phenomena.[20]

While most tornadoes produce winds of 110 mph or less, the strongest tornadoes have produced observed winds of approximately 300 mph. Regardless of the wind speed produced, the rotational, inward flowing nature of its winds can exacerbate the damage possible from any vortex that develops and reaches the ground. This is a key distinguishing feature between the nature of risk that separates it from high winds.

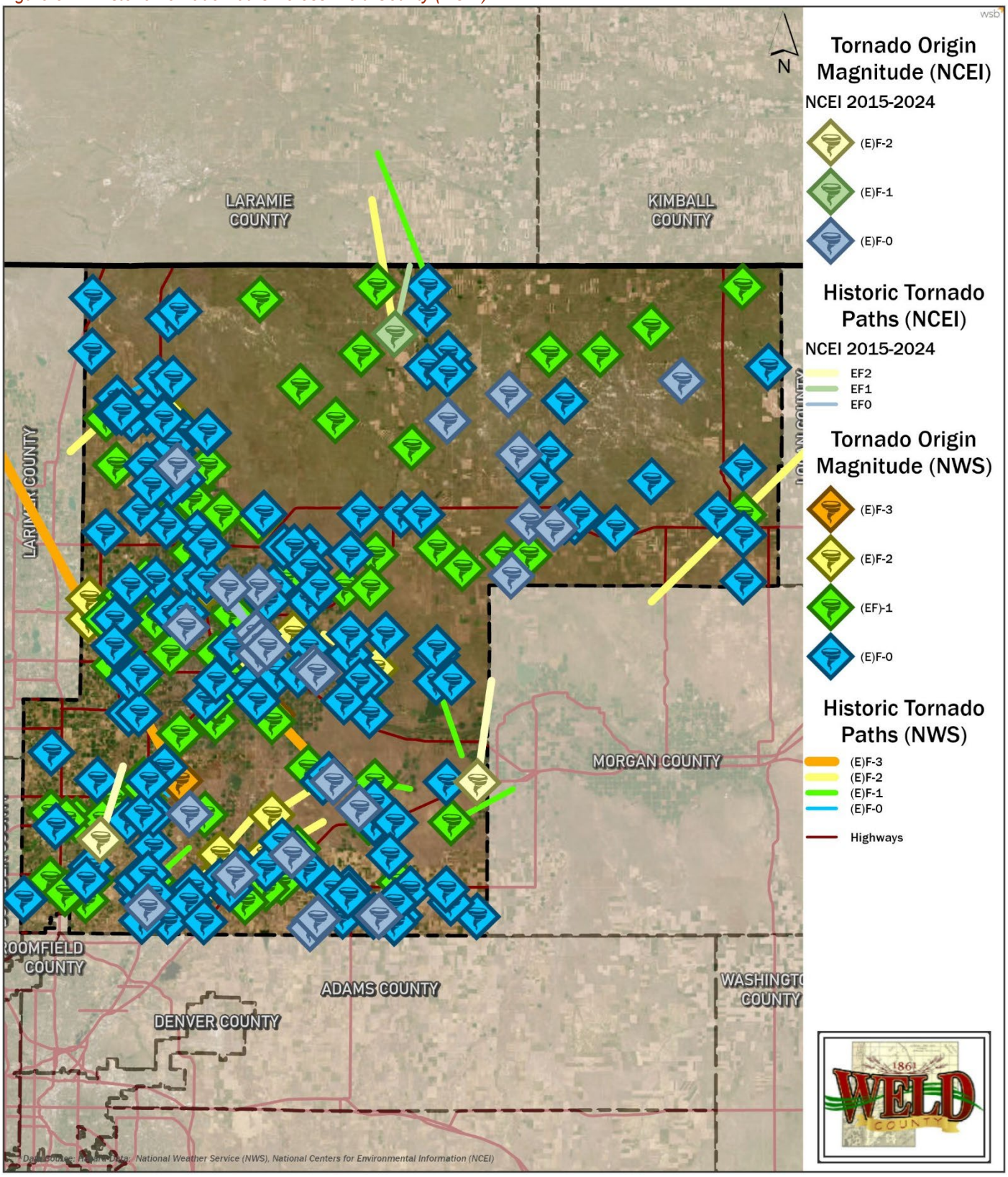
More details on this hazard and the nature of its effects in Weld County and across the state of Colorado can be found in the 2023 Colorado Enhanced State Hazard Mitigation Plan.

Location

Weld County is located just west of the area in the Central and Southern Plains of the United States which has earned the designation of “Tornado Alley,” which extends into the High Plains of eastern Colorado. With respect to state boundaries, however, the planning area can be considered to be in an area of elevated risk, as are all locations east of the Continental Divide and Front Range. **Thus, while all of Weld County has the potential to experience tornado risk, areas where that risk is greater lie in the eastern and northeastern parts of the planning area, and the risk decreases slightly with westward progression.**

[20] https://w1.weather.gov/glossary/index.php?letter=t

Figure 3-14 Historic Tornado Paths Across Weld County (NCEI)



Extent

Between 1971 and January 2007, tornado intensity was rated using the Fujita Scale (or F-Scale) of F0 to F5. This scale was based on wind speed and type of damage done by a tornado on structures and damage to vegetation. After a determination based on ground and/or aerial damage survey, various data such as ground-swirl patterns, radar tracking, and eyewitness testimonies, NWS investigators will assign an official Fujita Scale category to a tornado.

Table 3-25 Enhanced Fujita (EF) Scale for Tornadoes

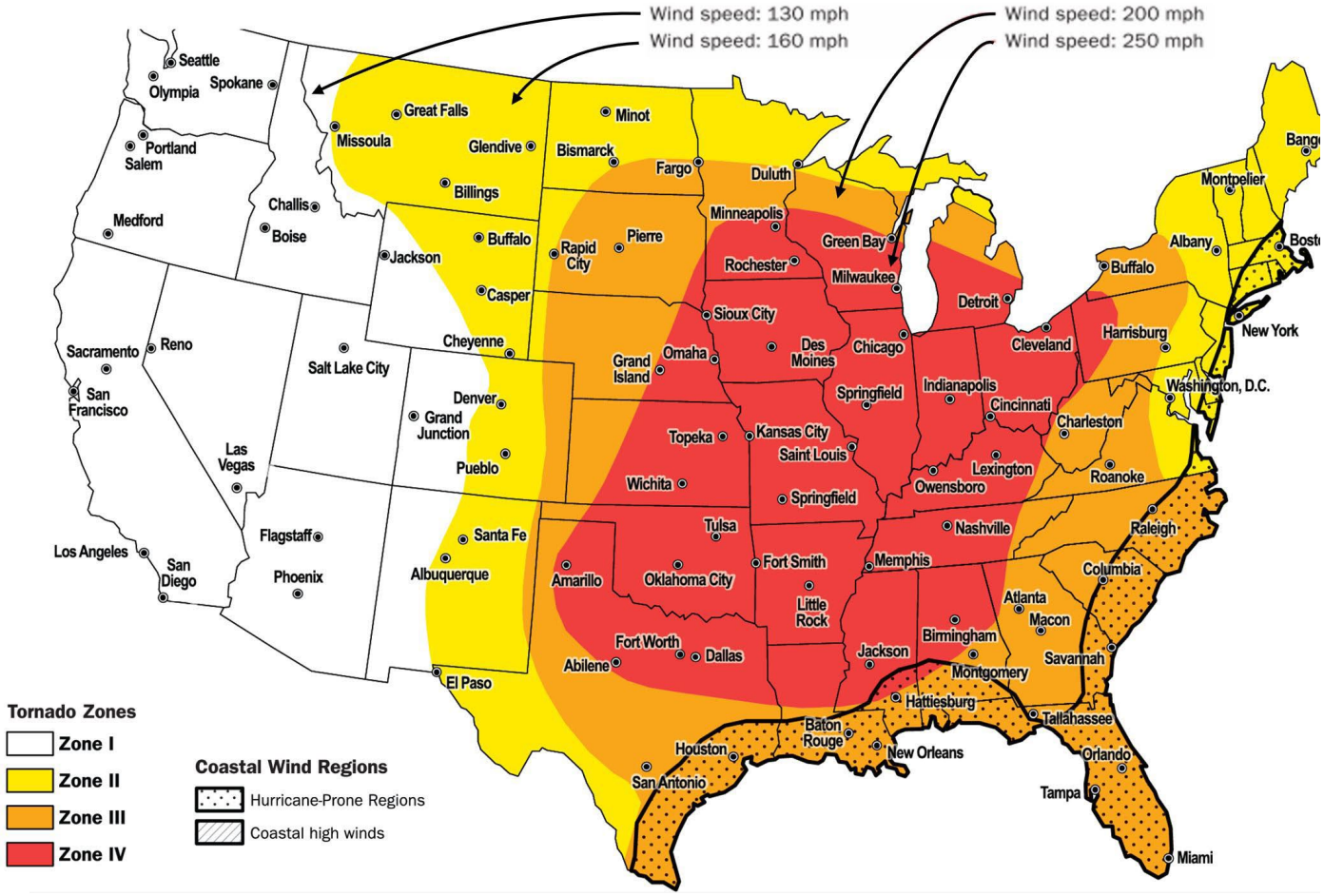
Tornado Rating	3-Second Wind Gust
EF-0	65 mph – 85 mph
EF-1	86 mph – 110 mph
EF-2	111 mph – 135 mph
EF-3	136 mph – 165 mph
EF-4	166 mph – 200 mph
EF-5	> 200 mph

Due to inadequacies in this metric, NOAA revised this scale to become the Enhanced Fujita Scale (EF-Scale), implemented on February 1, 2007, to serve as a replacement for the original Fujita Scale. According to NOAA, the Enhanced Fujita Scale is a "set of wind estimates (not measurements) based on damage." It uses 3-second gusts estimated at the point of damage based on a judgment of eight levels of damage to 28 indicators, such as small barns, single family residences, mobile homes, high rises more than 20 stories, transmission line towers, hardwood trees. In rural areas, where structures are not available, trees, towers and light poles are used as indicators. A tornado's rating is determined by the highest rated indicator. Table 3-25 depicts the Enhanced Fujita Scale in tabular format.

FEMA uses the EF Scale in its most recent guidance on safe rooms.[21] As a supplement to the EF Scale, the ICC 500 (2023) wind speed zone map, depicted in Figure 3-15, has been produced by FEMA as part of their November 2024 update on the ICC/NSSA Standard for the Design and Construction of Storm Shelters. **This figure shows that the entire planning area within Weld County can expect to experience tornado wind speeds up to 160 mph, or between EF-0 and EF-3.**

[21] https://www.fema.gov/sites/default/files/documents/fema_safe-rooms-for-tornadoes-and-hurricanes_p-361.pdf

Figure 3-15 ICC 500-2023 Design Tornado Wind Speed Zone Map with Coastal Wind Regions



Previous Occurrences

Based on tornado reports between January 1, 2015, and December 31, 2024, returned in the NCEI Storm Events Database, there have been 34 tornadoes observed in Weld County on 23 days. Most of these have been assessed as landspouts or EF-0 tornadoes, though one of these in June 2021 was rated an EF-2 and produced over $500,000 in damages. This event, and other notable tornado events that have occurred throughout Weld County's history, including the EF rating, reported property damage, and locations affected for each one between 2015 and 2024, have been included in Table 3-26.

Table 3-26 Notable Tornado Events in Weld County (NCEI)

Date	EF Rating	Property Damage	Location(s)	Narrative
May 15, 1952	F-3	$25,000	Unincorporated Weld County	A 150-yard-wide tornado touched down 4 miles south of Kersey and moved southeast for 7.4 miles before lifting 7.5 miles northwest of Roggen. Injuries to 5 individuals and $25,000 ($304,000 adjusted for inflation) were reported.

Date	EF Rating	Property Damage	Location(s)	Narrative
May 22, 2008	EF-3	$147 Million	Gilcrest, Milliken, Greeley, Windsor, Unincorporated Weld County	A powerful tornado swept north-northwestward across Weld County, carving a path of destruction, nearly 39 miles in length. The tornado, up to one mile wide at times, initially touched down northeast of Platteville and finally lifted 6 miles west-northwest of Wellington. A tornado assessment in the aftermath of the tornado revealed extensive areas of damage. On the enhanced Fujita Scale there were pockets of EF3 damage, mainly near the Missile Silo Park Campground, and to businesses and homes in eastern Windsor. Farmers also reported extensive damage to crops and irrigation equipment. **There was one fatality, and 78 injuries** ranging from broken bones to minor cuts and lacerations. One man was killed when he tried to escape a trailer park in his motor home. Tractor trailers were flipped along U.S. Highway 85, and over 200 power poles were snapped or blown down. Approximately 60,000 people were left without electricity. The tornado overturned 15 railroad cars and destroyed a lumber car on the Great Western Railway of Colorado. The tornado also flattened Windsor's main feedlot and destroyed a dairy barn. Most of the four-hundred cows were killed in the tornado or destroyed later. Preliminary estimates from FEMA indicated 850 homes were damaged, and nearly 300 homes were significantly damaged or destroyed. The Poudre Valley Rural Electric Association reported $1 million of damage to electric transmission lines. Privately insured damages totaled $147 million, making it the state's 4th costliest disaster.

Date	EF Rating	Property Damage	Location(s)	Narrative
May 7, 2016	EF-2	N/A	Unincorporated Weld County	Four tornadoes touched down, one over southern Weld County, one over northeastern Weld County and 2 across western Morgan county. The most significant tornado traveled from just south of I-76 over Weld County across Empire Reservoir and then to the west of Orchard. Several campers were destroyed at Empire Reservoir along with two minor injuries. There were a few areas of EF2 damage, but most were in the EF1 category. The path length was just over 8 miles with a maximum width of 1620 yards. Storm chaser confirmed a multi-vortex tornado near Interstate 76. The tornado continued to track northeast and crossed over Empire Reservoir along the Weld/Morgan County line. At least a dozen trailers were damaged or destroyed. Two campers suffered minor injuries. Many power poles and trees were knocked down. Approximately 10 irrigation pivots were destroyed.
June 12, 2017	EF-1	N/A	Hereford, Unincorporated Weld County	Severe thunderstorms produced damaging hail, ranging from quarter to softball size across eastern Larimer and northwestern Weld Counties. The tornado was assigned a damage rating of EF-1. Areas of sporadic tornado damage were noted from 8 miles south-southwest of Hereford to north of Hereford near the Colorado-Wyoming border. In Weld County, the tornado was approximately 300 yards in width at one point, and its path was 7.24 miles in length, it then crossed over into Wyoming. A tornado touched down southwest of Hereford and continued to quickly move north northeast into Wyoming. Areas of sporadic tornado damage were noted from 8 miles south southwest of Hereford to north of Hereford near the Colorado-Wyoming border. The damage along the patch ranged from EF-0 to EF-1.

Date	EF Rating	Property Damage	Location(s)	Narrative
June 7, 2021	EF-2	$530,500	Firestone, Platteville, Milliken, Unincorporated Weld County	A landspout developed in southwest Weld County, 2 miles southwest of Firestone. The tornado traveled north-northeast and ended 3 miles northwest of Platteville. The tornado reached an intensity of EF-2 on the Enhanced Fujita scale, with estimated wind speeds of 99 mph. There were no injuries, but at least two calves were killed, and several chickens. The cloud base was so high, the landspout was visible from up to40 miles. In total, seven properties sustained damage. Two homes were destroyed, meaning more than 50% of the home sustained damage, with an estimated loss of those homes at $429,176 Three homes were damaged but not destroyed, with the estimated cost of damage at $101,336. Two businesses were hit, a feedlot and a dairy. The feedlot suffered the loss of two buildings; one was caused by a downed power line and the other from the tornado. Downed power lines led to the closure of Weld County Road 21 between Highway 66 and Weld County Road 32.5. The dairy was hit but had limited damage to roofs and some out buildings. The estimated cost of damage to those businesses has not yet been determined. The tornado touched down in southern Weld County. There were no injuries, but at least two calves were killed, and several chickens. Several homes lost windows and roofing material. One home lost an entire wall and most of its roof, and an unattached garage was completely destroyed with the car inside flipped on its roof. Nearby outbuildings sustained damage, and one caught fire due to downed power lines. Downed power lines also led to a closure of WCR 21 between Highway 66 and WCR 32.5.

Probability of Future Events

Based on the categorizations defined in Table 3-3, and 34 records of tornadoes which have affected the planning area recorded in the NCEI database between 2015 and 2024, the probability of this hazard occurring on an annual basis is rated as **Highly Likely**.

Vulnerability and Impact

Table 3-27 Vulnerabilities and Impacts due to Tornado in Weld County

Vulnerability	Impact
Property damage commonly occurs as a result of tornadoes.	Repair and replacement costs can be overwhelming for most residents, but particularly so for vulnerable populations within the planning area. **All jurisdictions participating in this plan may experience this vulnerability and its associated impacts.**
Above-ground electrical infrastructure is at risk of damage due to tornadoes, which may further lead to power outages.	In addition to the safety risk posed by downed power lines, other impacts which may result due to this vulnerability include cancellation of in-person school instruction, or a move to virtual instruction, and health risks to vulnerable populations posed by power outages. When coincidence with periods of extreme temperatures, these impacts can be exacerbated. **All jurisdictions participating in this plan may experience this vulnerability and its associated impacts.**

This hazard affects every jurisdiction participating in this plan.

Impact Effects Due to Future conditions, Land Use Development, and Changes in Population Patterns

Future conditions

As long-term weather patterns continue to change and evolve, it is unclear what impact they will have on the trends of tornadoes in the planning area. It is expected that areas currently vulnerable to tornadoes, including Weld County, will continue to experience vulnerability in the future.

Land Use Development

All current and future structures in Weld County will be exposed to the potential for tornado damage. Adoption and enforcement of the most current building code standards ensure that communities are implementing the most current materials, techniques, and methods to enhance the resilience of the built environment to this hazard.

Structures at the greatest risk will lack a permanent foundation that secures the structure directly to the ground or who's lowest floors are elevated, such as manufactured homes.

As stated in the 2023 Colorado Enhanced State Hazard Mitigation Plan, the rapid growth in Weld County has led it to being identified as sharing the highest risk from tornado events in the state with Adams County.

Population Patterns

Regardless of population trends, vulnerable sectors of the County's population will remain the most prone to the effects of a tornado event. In addition to the vulnerable populations defined as part of this plan's demographic profile, other groups at an enhanced risk of experiencing vulnerabilities and impacts due to this hazard include those in high-density

households, those who live alone, those in manufactured homes, those with limited access to information, and those who rely on outdoor warning devices for their primary source of warnings.

3.5.10. Dam/Levee Incident

HAZARD RISK RANKING – MEDIUM

Description

Dams

FEMA defines a dam as "a barrier constructed across a watercourse for the purpose of storage, control, or diversion of water." Dams typically are constructed of earth, rock, concrete, or tailings (chaff) from mining operations. A dam failure is the collapse, breach, or other failure resulting in downstream flooding. The amount of water impounded in the reservoir behind a dam is measured in acre-feet. An acre-foot is the volume of water that covers an acre of land to a depth of one foot, or approximately 325,000 gallons. As a function of upstream topography, even a small dam may impound or detain many acre-feet or millions of gallons of water.

A break in a dam or levee produces an extremely dangerous flood situation because of the high velocities and large volumes of water released. In the event of a dam or levee failure, the potential energy of the water stored behind even a small dam or levee can cause great property damage, as well as loss of life if there are people downstream from the dam or behind the levee. The extent of inundation may be minimal to uninhabited farmland or catastrophic in an urban environment.

Failure is the most dangerous type of hazard related to dams. Dams can fail by several different means. Three (3) general dam failure models are:

- Natural disaster-related failure – this occurs when a dam is overtopped by floodwaters which create a breach through the embankment.
- Intrinsic structural failure – this includes foundation problems, either under sunny-day circumstances or during high reservoir levels.
- Failure resulting from an act of terrorism or sabotage.

Varying levels of dam failure exist. Partial dam failures include inadequate spillway capacity that causes excess flow to overtop the dam, and internal erosion through the dam or foundation. Complete failure occurs if internal erosion or overtopping results in a total structural breach, releasing a high-velocity wall of debris-laden water rushing downstream, damaging, or destroying everything in its path.

Flooding can occur downstream from a dam without the structure being breached. Sometimes, to prevent overtopping and catastrophic failure, dams are forced to make emergency releases of enormous amounts of water, which can cause downstream flooding.

Levees

As defined by FEMA's National Flood Insurance Program (NFIP), a levee is a structure, usually an earthen embankment, designed and constructed in accordance with sound engineering practices to contain, control, or divert the flow of water to reduce risk from temporary flooding." A levee system consists of two or more levees for the purpose of flood protection.

Damages which may occur due to a levee incident include:

- Overtopping due to flood heights exceeding the levee design-protection elevation;
- Flooding from upstream sources internal to the levee;
- Erosion caused by embankment leaking or "piping" or excessive saturation of a sand levee. "Piping" is internal erosion caused by seepage, and can occur around pipes, through animal burrows, around roots of trees, and other weaknesses.

Improper operation and maintenance, including failure to inspect and repair the seepage problems or manage vegetation.

More details on this hazard and the nature of its effects in Weld County and across the state of Colorado can be found in the 2023 Colorado Enhanced State Hazard Mitigation Plan.

Location

Risks associated with dams are best assessed by examining structures which have the potential to produce the greatest extent of impact within the planning area. Thus, for this plan, High Hazard Potential Dams which could produce inundation and other effects within Weld County are examined. Table 3-28 depicts thirty high hazard potential dams in Weld County and neighboring counties which fit this assessment, with more detailed information on each in the subsequent tables.

Table 3-28 High-Hazard Potential Dams that have the potential to produce inundation within the planning area

High-Hazard Potential Dams				
ID	**Name**	**County**	**Assessed Condition**	**Source**
CO00012	Horse Creek	Weld	Satisfactory	Horse Creek
CO02666	Bull Canal	Weld	Satisfactory	Big Dry Creek
CO03046	Fort Lupton Terminal	Weld	Satisfactory	Beebe Draw (Trib.)
CO01899	Milton Lake	Weld	Satisfactory	Beebe Seep Canal
CO00009	Empire (Outlet Embankment)	Weld	Satisfactory	South Platte River
CO02840	Empire (NW Embankment)	Weld	Satisfactory	South Platte River
CO02842	Empire (East Embankment)	Weld	Satisfactory	South Platte River
CO02841	Empire (McIntyre Dike)	Weld	Satisfactory	South Platte River
CO00112	Riverside (Sanborn Draw)	Weld	Satisfactory	Sanborn Draw
CO01772	Johnstown	Weld	Satisfactory	Big Thompson River
CO02874	Erickson (St. Michael's)	Weld	Satisfactory	Ashcroft Draw
CO00854	Windsor Lake (Kern Reservoir)	Weld	Satisfactory	Cache la Poudre River
CO02989	Hunters Overlook Reservoir (Demaske Dam)	Weld	Satisfactory	N/A
CO00853	Windsor (Big Windsor)	Weld	Satisfactory	Cache la Poudre River
CO03032	Mundt (Little Big Creek)	Weld	Satisfactory	N/A
CO01157	Black Hollow	Weld	Satisfactory	Black Hollow Creek

High-Hazard Potential Dams				
ID	***Name***	***County***	***Assessed Condition***	***Source***
CO01984	Wildhorse	Weld	Not Rated	Wildhorse Creek (Trib.)
CO02667	Rawhide (Hamilton Reservoir)	Larimer	Satisfactory	Coal Creek
CO01406	Floodwater Ret. B-2	Larimer	Satisfactory	Boxelder Creek
CO00512	Floodwater Ret. B-3	Larimer	Satisfactory	Coal Creek
CO00524	Floodwater Ret. B-4	Larimer	Satisfactory	Indian Creek
CO00139	Indian Creek (Cowan Lake)	Larimer	Satisfactory	Indian Creek
CO00129	Cobb Lake	Larimer	Satisfactory	Cache la Poudre River
CO00850	Terry Lake (Larimer & Weld)	Larimer	Satisfactory	Dry Creek
CO02979	East Side Detention Facility (ESDF)	Larimer	Satisfactory	Boxelder Creek
CO00851	Cache la Poudre (Timnath Reservoir #2)	Larimer	Satisfactory	Cache la Poudre River
CO01650	Carter Lake	Larimer	Satisfactory	Dry Creek
CO02922	Dry Creek	Larimer	Satisfactory	Dry Creek
CO00100	Smith Irrigation	Adams	Satisfactory	Todd Creek
CO02865	Dunes	Adams	Satisfactory	South Platte River
CO01888	Barr Lake	Adams	Satisfactory	Beebe Draw
CO00173	Foothills Reservoir	Boulder	Satisfactory	St. Vrain Creek (Trib.)
CO00172	Clover Basin Reservoir	Boulder	Satisfactory	Dry Creek (Trib.)
CO01226	Lagerman Reservoir	Boulder	Satisfactory	Dry Creek (Trib.)
CO00177	Left Hand Valley Reservoir	Boulder	Satisfactory	Dry Creek
CO00215	Boulder North	Boulder	Satisfactory	Dry Creek
CO02819	Boulder South	Boulder	Satisfactory	Little Dry Creek
CO00214	Baseline East	Boulder	Satisfactory	Dry Creek

High-Hazard Potential Dams				
ID	***Name***	***County***	***Assessed Condition***	***Source***
CO00171	Button Rock (Ralph Pierce)	Boulder	Satisfactory	North St. Vrain Creek
CO00231	Kossler	Boulder	Satisfactory	Woods Gulch
CO00247	Gross Reservoir	Boulder	Fair	South Boulder Creek
CO00213	Barker Meadow (Barker)	Boulder	Satisfactory	Middle Boulder Creek

Dam Overviews

In this section, a series of tables presenting information about each High Hazard Potential Dam with effects within the planning area is outlined. **Each table contains information on jurisdictions impacted by an incident at the dam, and latitude and longitude coordinates of the structure, indicating the location impacts from this hazard across the planning area**.

CO00012 - Horse Creek	
Location	Weld County (Lat. 40.007916, Lon. -104.576495) S32 T1.0N R64.0W
Source	Horse Creek
Owner / Operator	Henrylyn Irrigation District
Year Completed	1910
Length / Height	4,800 feet / 39 feet
Surface Area	712 Acres
Construction Material	Earth
Use of Dam	Irrigation
Capacity	15,537 Acre-feet (normal) / 29,739 Acre-feet (Maximum)
Jurisdiction(s) Impacted by a Dam Failure	Kersey
EAP	Yes, 2022

CO02666 – Bull Canal	
Location	Weld County (Lat. 40.014548, Lon. -104.959596) S36 T1.0N R68.0W
Source	Big Dry Creek
Owner / Operator	City of Northglenn
Year Completed	1982
Length / Height	10,491 feet / 65 feet
Surface Area	137 Acres
Construction Material	Earth
Use of Dam	Irrigation
Capacity	4,000 Acre-feet (Normal) / 4,548 Acre-feet (Maximum)
Jurisdiction(s) Impacted by a Dam Failure	Fort Lupton
EAP	Yes, 2024

CO03046 – Fort Lupton Terminal	
Location	Weld County (Lat. 40.099595, Lon. -104.736153) S35 T2.0N R66.0W
Source	Tributary to Beebe Draw
Owner / Operator	City of Fort Lupton
Year Completed	2018
Length / Height	4,475 feet / 38 feet
Surface Area	14 Acres
Construction Material	Earth
Use of Dam	Water Supply
Capacity	253 Acre-feet (Normal) / 324 Acre-feet (Maximum)
Jurisdiction(s) Impacted by a Dam Failure	Unincorporated Weld County
EAP	Yes, 2025

CO01899 – Milton Lake	
Location	Weld County (Lat. 40.238481, Lon. -104.637757) S11 T3.0N R65.0W
Source	Beebe Seep Canal
Owner / Operator	Farmers Reservoir and Irrigation Company
Year Completed	1911
Length / Height	6,099 feet / 50 feet
Surface Area	2,660 Acres
Construction Material	Earth
Use of Dam	Irrigation
Capacity	21,695 Acre-feet (Normal) / 55,650 Acre-feet (Maximum)
Jurisdiction(s) Impacted by a Dam Failure	Kersey
EAP	Yes, 2024

CO00009 – Empire (Outlet Embankment)	
Location	Weld County (Lat. 40.273178, Lon. -104.188757) S34 T4.0N R61.0W
Source	South Platte River
Owner / Operator	Bijou Irrigation Company
Year Completed	1905
Length / Height	2,300 feet / 34 feet
Surface Area	2,616 Acres
Construction Material	Earth
Use of Dam	Fish and Wildlife Pond, Recreation
Capacity	33,817 Acre-feet (Normal) / 44,000 Acre-feet (Maximum)
Jurisdiction(s) Impacted by a Dam Failure	Unincorporated Weld County
EAP	Yes, 2022

CO02840 – Empire (NW Embankment)	
Location	Weld County (Lat. 40.276369, Lon. -104.182473) S26 T4.0N R61.0W
Source	South Platte River
Owner / Operator	Bijou Irrigation Company
Year Completed	1905
Length / Height	1,900 feet / 35 feet
Surface Area	2,842 Acres
Construction Material	Earth
Use of Dam	Fish and Wildlife Pond, Irrigation, Recreation
Capacity	37,710 Acre-feet (Normal) / 50,900 (Maximum)
Jurisdiction(s) Impacted by a Dam Failure	Unincorporated Weld County
EAP	Yes, 2022

CO02842 – Empire (East Embankment)	
Location	Weld County (Lat. 40.276650, Lon. -104.140524) S30 T4.0N R60.0W
Source	South Platte River
Owner / Operator	Bijou Irrigation Company
Year Completed	1905
Length / Height	12,500 feet / 35 feet
Surface Area	2,842 Acres
Construction Material	Earth
Use of Dam	Fish and Wildlife Pond, Irrigation, Recreation
Capacity	37,710 Acre-feet (Normal) / 50,900 (Maximum)
Jurisdiction(s) Impacted by a Dam Failure	Unincorporated Weld County
EAP	Yes, 2022

CO02841 – Empire (McIntyre Dike)	
Location	Weld County (Lat. 40.278034, Lon. -104.167184) S25 T4.0N R61.0W
Source	South Platte River
Owner / Operator	Bijou Irrigation Company
Year Completed	1905
Length / Height	4,100 feet / 35 feet
Surface Area	2,842 Acres
Construction Material	Earth
Use of Dam	Fish and Wildlife Pond, Irrigation, Recreation
Capacity	37,710 Acre-feet (Normal) / 50,900 Acre-feet (Maximum)
Jurisdiction(s) Impacted by a Dam Failure	Unincorporated Weld County
EAP	Yes, 2022

CO00112 – Riverside (Sanborn Draw)	
Location	Weld County (Lat. 40.328503, Lon. -104.243079) S8 T4.0N R61.0W
Source	Sanborn Draw
Owner / Operator	Riverside Irrigation District
Year Completed	1908
Length / Height	23,400 feet / 41 feet
Surface Area	3,811 Acres
Construction Material	Earth
Use of Dam	Irrigation
Capacity	63,303 (Normal) / 91,391 (Maximum)
Jurisdiction(s) Impacted by a Dam Failure	Unincorporated Weld County
EAP	Yes, 2024

CO01772 – Johnstown	
Location	Weld County (Lat. 40.337504, Lon. -104.959180) S1 T4.0N R68.0W
Source	Big Thompson River
Owner / Operator	Town of Johnstown
Year Completed	1925
Length / Height	19 feet / 5,737 feet
Surface Area	35 Acres
Construction Material	Earth
Use of Dam	Water Supply
Capacity	324 Acre-feet (Normal) / 430 Acre-feet (Maximum)
Jurisdiction(s) Impacted by a Dam Failure	Johnstown
EAP	Yes, 2022

CO02874 – Erickson (St. Michael's)	
Location	Weld County (Lat. 40.379501, Lon. -104.789644) S21 T5.0N R66.0W
Source	Ashcroft Draw
Owner / Operator	Private
Year Completed	1906
Length / Height	21 feet / 1,574 feet
Surface Area	15 Acres
Construction Material	Earth
Use of Dam	Irrigation, Recreation
Capacity	142 Acre-feet (Normal) / 190 Acre-feet (Maximum)
Jurisdiction(s) Impacted by a Dam Failure	Evans
EAP	Yes, 2025

CO00854 – Windsor Lake (Kern Reservoir)	
Location	Weld County (Lat. 40.480772, Lon. -104.894899) S16 T6.0N R67.0W
Source	Cache la Poudre River
Owner / Operator	Kern Reservoir and Ditch Company
Year Completed	1904
Length / Height	2,250 feet / 11 feet
Surface Area	197 Acres
Construction Material	Earth
Use of Dam	Irrigation, Recreation
Capacity	3,008 Acre-feet (Normal) / 3,990 Acre-feet (Maximum)
Jurisdiction(s) Impacted by a Dam Failure	Windsor
EAP	Yes, 2023

CO02989 – Hunters Overlook Reservoir (Demaske Dam)	
Location	Weld County (Lat. 40.515819, Lon. -104.887124) S3 T6.0N R67.0W
Source	N/A
Owner / Operator	Hunters Crossing Investments, LLC
Year Completed	2018
Length / Height	4,955 feet / 19 feet
Surface Area	40 Acres
Construction Material	Earth
Use of Dam	Irrigation, Fish, and Wildlife Pond
Capacity	418 Acre-feet (normal) / 542 Acre-feet (maximum)
Jurisdiction(s) Impacted by a Dam Failure	Severance
EAP	Yes, 2024

CO00853 – Windsor (Big Windsor)	
Location	Weld County (Lat. 40.531675, Lon. -104.870568) S34 T7.0N R67.0W
Source	Cache la Poudre River
Owner / Operator	WRCC, Inc.
Year Completed	1978
Length / Height	7,400 feet / 43 feet
Surface Area	842 Acres
Construction Material	Earth
Use of Dam	Irrigation, Fish and Wildlife Pond
Capacity	17,538 Acre-feet (Normal) / 21,100 Acre-feet (Maximum)
Jurisdiction(s) Impacted by a Dam Failure	Windsor
EAP	Yes, 2024

CO03032 – Mundt (Little Big Creek)	
Location	Weld County (Lat. 40.592005, Lon. -104.876006)
Source	Larimer County Canal
Owner / Operator	Mundt Farms (Bryant Mundt)
Year Completed	2020
Length / Height	700 feet / 20 feet
Surface Area	8 Acres
Construction Material	Earth
Use of Dam	Irrigation, Recreation
Capacity	76 Acre-feet (normal) / 98 Acre-feet (maximum)
Jurisdiction(s) Impacted by a Dam Failure	Severance
EAP	Yes, 2020

CO01157 – Black Hollow	
Location	Weld County (Lat. 40.611152, Lon. -104.870686) S34 T8.0N R67.0W
Source	Black Hollow Creek
Owner / Operator	Water Supply & Storage Company
Year Completed	1918
Length / Height	1,260 feet / 42 feet
Surface Area	371 Acres
Construction Material	Earth
Use of Dam	Irrigation
Capacity	8,058 Acre-feet (Normal) / 9,300 Acre-feet (Maximum)
Jurisdiction(s) Impacted by a Dam Failure	Severance
EAP	Yes, 2024

CO02667 – Rawhide (Hamilton Reservoir)	
Location	Larimer County (Lat. 40.848168, Lon. -105.020391) S8 T10.0N R68.0W
Source	Coal Creek
Owner / Operator	Platte River Power Authority
Year Completed	1980
Length / Height	7,200 feet / 90 feet
Surface Area	510 Acres
Construction Material	Earth
Use of Dam	Water Supply
Capacity	15,400 Acre-feet (Normal) / 20,245 (Maximum)
Jurisdiction(s) Impacted by a Dam Failure	Windsor, Greeley
EAP	Yes, 2024

CO01406 – Floodwater Ret. B-2	
Location	Larimer County (Lat. 40.821681, Lon. -105.072228) S24 T10.0N R69.0W
Source	Boxelder Creek
Owner / Operator	North Poudre Irrigation Company
Year Completed	1982
Length / Height	5,420 feet / 66 feet
Surface Area	457 Acres
Construction Material	Earth
Use of Dam	Flood Risk Reduction
Capacity	6,470 Acre-feet (Normal) / 12,005 Acre-feet (Maximum)
Jurisdiction(s) Impacted by a Dam Failure	Ault, Pierce
EAP	Yes, 2024

CO00512 – Floodwater Ret. B-3	
Location	Larimer County (Lat. 40.800010, Lon. -104.992234) S27 T10.0N R68.0W
Source	Coal Creek
Owner / Operator	North Poudre Irrigation Company
Year Completed	1979
Length / Height	3,000 feet / 55 feet
Surface Area	272 Acres
Construction Material	Earth
Use of Dam	Flood Risk Reduction
Capacity	3,839 Acre-feet (Normal) / 6,015 Acre-feet (Maximum)
Jurisdiction(s) Impacted by a Dam Failure	Windsor, Greeley
EAP	Yes, 2024

CO00524 – Floodwater Ret. B-4	
Location	Larimer County (Lat. 40.771094, Lon. -104.957411) S1 T9.0N R68.0W
Source	Indian Creek
Owner / Operator	North Poudre Irrigation Company
Year Completed	1978
Length / Height	1,100 feet / 33 feet
Surface Area	134 Acres
Construction Material	Earth
Use of Dam	Flood Risk Reduction
Capacity	1,270 Acre-feet (Normal) / 2,208 Acre-feet (Maximum)
Jurisdiction(s) Impacted by a Dam Failure	Eaton, Severance, Pierce
EAP	Yes, 2024

CO00139 – Indian Creek (Cowan Lake)	
Location	Larimer County (Lat. 40.746448, Lon. -104.960412) S13 T9.0N R68.0W
Source	Indian Creek
Owner / Operator	North Poudre Irrigation Company
Year Completed	1948
Length / Height	2,600 feet / 34 feet
Surface Area	179 Acres
Construction Material	Earth
Use of Dam	Irrigation
Capacity	1,697 Acre-feet (Normal) / 3,154 Acre-feet
Jurisdiction(s) Impacted by a Dam Failure	Eaton, Severance, Pierce
EAP	Yes, 2024

CO00129 – Cobb Lake	
Location	Larimer County (Lat. 40.651950, Lon. -104.972900) S23 T8.0N R68.0W
Source	Cache la Poudre River
Owner / Operator	WRCC, Inc.
Year Completed	1953
Length / Height	1,000 feet / 58 feet
Surface Area	765 Acres
Construction Material	Earth
Use of Dam	Irrigation
Capacity	22,300 Acre-feet (Normal) / 28,200 Acre-feet (Maximum)
Jurisdiction(s) Impacted by a Dam Failure	Windsor
EAP	Yes, 2024

CO00850 – Terry Lake (Larimer & Weld)	
Location	Larimer County (Lat. 40.617028, Lon. -105.076252)
Source	Dry Creek
Owner / Operator	Larimer & Weld Reservoir Company
Year Completed	1890
Length / Height	6,400 feet / 40 feet
Surface Area	500 Acres
Construction Material	Earth
Use of Dam	Irrigation, Recreation
Capacity	8,345 Acre-feet (Normal) / 9,960 Acre-feet (Maximum)
Jurisdiction(s) Impacted by a Dam Failure	Severance, Eaton, Ault
EAP	Yes, 2024

CO02979 – East Side Detention Facility (ESDF)	
Location	Larimer County (Lat. 40.610494, Lon. -104.988910) S34 T8.0N R68.0W
Source	Boxelder Creek
Owner / Operator	Boxelder Basin Regional Stormwater Authority
Year Completed	2016
Length / Height	7,700 feet / 26 feet
Surface Area	118 Acres
Construction Material	Earth
Use of Dam	Flood Risk Reduction
Capacity	1,166 Acre-feet (Normal) / 1,836 Acre-feet (Maximum)
Jurisdiction(s) Impacted by a Dam Failure	Windsor, Greeley
EAP	Yes, 2022

CO00851 – Cache la Poudre (Timnath Reservoir #2)	
Location	Larimer County (Lat. 40.540867, Lon. -104.959199) S25 T7.0N R68.0W
Source	Cache la Poudre River
Owner / Operator	Cache la Poudre Reservoir Company
Year Completed	1977
Length / Height	3,100 feet / 60 feet
Surface Area	612 Acres
Construction Material	Earth
Use of Dam	Irrigation, Recreation
Capacity	10,070 Acre-feet (Normal) / 16,200 Acre-feet (Maximum)
Jurisdiction(s) Impacted by a Dam Failure	Windsor, Greeley
EAP	Yes, 2023

CO01650 – Carter Lake	
Location	Larimer County (Lat. 40.325010, Lon. -105.212232)
Source	Dry Creek
Owner / Operator	U.S. Bureau of Reclamation
Year Completed	1951
Length / Height	1,235 feet / 214 feet
Surface Area	3.551 Acres
Construction Material	Earth
Use of Dam	Hydroelectric, Irrigation, Water Supply
Capacity	112,228 Acre-feet (Normal) / 116,837 Acre-feet (Maximum)
Jurisdiction(s) Impacted by a Dam Failure	Johnstown, Milliken, Greeley, Evans, LaSalle
EAP	Yes, 2016

CO02922 – Dry Creek	
Location	Larimer County (Lat. 40.294559, Lon. -105.161273) S19 T4.0N R69.0W
Source	Dry Creek
Owner / Operator	Little Thompson Water District
Year Completed	2007
Length / Height	4,817 feet / 62 feet
Surface Area	315 Acres
Construction Material	Earth
Use of Dam	Water Supply
Capacity	8,900 Acre-feet (Normal) / 10,500 Acre-feet (Maximum)
Jurisdiction(s) Impacted by a Dam Failure	Johnstown, Milliken, Greeley, Evans, LaSalle
EAP	Yes, 2020

CO00100 – Smith Irrigation	
Location	Adams County (Lat. 39.976260, Lon. -104.893779) S9 T1.0S R67.0W
Source	Todd Creek
Owner / Operator	Todd Creek Village Metro District
Year Completed	1908
Length / Height	1,073 feet / 22 feet
Surface Area	34 Acres
Construction Material	Earth
Use of Dam	Irrigation, Fish and Wildlife Pond, Recreation
Capacity	257 Acre-feet (Normal) / 429 Acre-feet (Maximum
Jurisdiction(s) Impacted by a Dam Failure	Unincorporated Weld County
EAP	Yes, 2022

CO02865 – Dunes	
Location	Adams County (Lat. 39.903147, Lon. -104.877537) S3 T2.0S R67.0W
Source	South Platte River
Owner / Operator	Denver Board of Water Commissioners
Year Completed	2012
Length / Height	9,100 feet / 67 feet
Surface Area	130 Acres
Construction Material	Earth
Use of Dam	Water Supply
Capacity	5,192 Acre-feet (Normal) / 5,644 Acre-feet (Maximum)
Jurisdiction(s) Impacted by a Dam Failure	Unincorporated Weld County
EAP	Yes, 2024

CO01888 – Barr Lake	
Location	Adams County (Lat. 39.954119, Lon. -104.746219) S23 T1.0S R66.0W
Source	Beebe Draw
Owner / Operator	Farmers Reservoir and Irrigation Company
Year Completed	1893
Length / Height	7,150 feet / 43 feet
Surface Area	1,830 Acres
Construction Material	Earth
Use of Dam	Irrigation
Capacity	31,645 Acre-feet (Normal) / 47,000 Acre-feet (Maximum)
Jurisdiction(s) Impacted by a Dam Failure	Unincorporated Weld County
EAP	Yes, 2024

CO00173 – Foothills Reservoir	
Location	Boulder County (Lat. 40.189088, Lon. -105.220007) S27 T3.0N R70.0W
Source	St. Vrain Creek
Owner / Operator	Highland Ditch Company
Year Completed	1911
Length / Height	3,150 feet / 52 feet
Surface Area	183 Acres
Construction Material	Earth
Use of Dam	Irrigation
Capacity	4,139 Acre-feet (Normal) / 4,983 Acre-feet (Maximum)
Jurisdiction(s) Impacted by a Dam Failure	LaSalle, Evans, Greeley
EAP	Yes, 2020

CO00172 – Clover Basin Reservoir	
Location	Boulder County (Lat. 40.152524, Lon. -105.186368) S12 T2.0N R70.0W
Source	Tributary to Dry Creek
Owner / Operator	Clover Basin Ditch Company
Year Completed	1910
Length / Height	725 feet / 34 feet
Surface Area	62 Acres
Construction Material	Earth
Use of Dam	Irrigation, Recreation
Capacity	584 Acre-feet (Normal) / 984 Acre-feet (Maximum)
Jurisdiction(s) Impacted by a Dam Failure	LaSalle, Evans, Greeley
EAP	Yes, 2023

CO001226 – Lagerman Reservoir	
Location	Boulder County (Lat. 40.133318, Lon. -105.184355) S13 T2.0N R70.0N
Source	Tributary to Dry Creek
Owner / Operator	Xcel Energy
Year Completed	1878
Length / Height	5,145 feet / 34 feet
Surface Area	94 Acres
Construction Material	Earth
Use of Dam	Fish and Wildlife, Recreation, Water Supply
Capacity	923 Acre-feet (Normal) / 1,832 Acre-feet (Maximum)
Jurisdiction(s) Impacted by a Dam Failure	LaSalle, Evans, Greeley
EAP	Yes, 2017

CO00177 – Left Hand Valley Reservoir	
Location	Boulder County (Lat. 40.099673, Lon. -105.261345) S32 T2.0N R70.0W
Source	Dry Creek
Owner / Operator	Left Hand Ditch Company
Year Completed	1952
Length / Height	1,035 feet / 54 feet
Surface Area	113 Acres
Construction Material	Earth
Use of Dam	Irrigation
Capacity	1,624 Acre-feet (Normal) / 2,814 Acre-feet (Maximum)
Jurisdiction(s) Impacted by a Dam Failure	LaSalle, Evans, Greeley
EAP	Yes, 2025

CO00215 – Boulder North	
Location	Boulder County (Lat. 40.078339, Lon. -105.212226) S3 T1.0N R70.0W
Source	Dry Creek
Owner / Operator	City of Boulder
Year Completed	1955
Length / Height	2,652 feet / 44 feet
Surface Area	684 Acres
Construction Material	Earth
Use of Dam	Water Supply, Irrigation, Recreation
Capacity	13,300 Acre-feet (Normal) / 17,700 Acre-feet (Maximum)
Jurisdiction(s) Impacted by a Dam Failure	Erie, Firestone, LaSalle, Evans, Greeley
EAP	Yes, 2018

CO02819 – Boulder South	
Location	Boulder County (Lat. 40.075841, Lon. -105.213345) S3 T1.0N R70.0W
Source	Little Dry Creek
Owner / Operator	City of Boulder
Year Completed	1955
Length / Height	3,198 feet / 45 feet
Surface Area	684 Acres
Construction Material	Earth
Use of Dam	Water Supply, Irrigation, Recreation
Capacity	13,300 Acre-feet (Normal) / 17,700 (Maximum)
Jurisdiction(s) Impacted by a Dam Failure	Erie, Firestone, LaSalle, Evans, Greeley
EAP	Yes, 2018

CO00214 – Baseline East	
Location	Boulder County (Lat. 39.998573, Lon. -105.198472) S2 T1.0S R70.0W
Source	Dry Creek
Owner / Operator	Private
Year Completed	1905
Length / Height	2,300 feet / 40 feet
Surface Area	270 Acres
Construction Material	Earth
Use of Dam	Irrigation, Water Supply
Capacity	5,300 Acre-feet (Normal) / 6,592 Acre-feet (Maximum)
Jurisdiction(s) Impacted by a Dam Failure	Erie
EAP	Yes, 2024

CO00171 – Button Rock (Ralph Pierce)	
Location	Boulder County (Lat. 40.217059, Lon. -105.36705) S20 T3.0N R71.0W
Source	North St. Vrain Creek
Owner / Operator	City of Longmont
Year Completed	1969
Length / Height	925 feet / 210 feet
Surface Area	222 Acres
Construction Material	Earth
Use of Dam	Water Supply
Capacity	16,080 Acre-feet (Normal) / 20,400 Acre-feet (Maximum)
Jurisdiction(s) Impacted by a Dam Failure	Platteville, LaSalle, Evans, Greeley
EAP	Yes, 2024

CO00231 - Kossler	
Location	Boulder County (Lat. 39.977729, Lon. -105.330585) S10 T1.0S R71.0W
Source	Woods Gulch
Owner / Operator	City of Boulder
Year Completed	1909
Length / Height	450 feet / 20 feet
Surface Area	13 Acres
Construction Material	Earth
Use of Dam	Hydroelectric
Capacity	180 Acre-feet (Normal) / 220 Acre-feet (Maximum)
Jurisdiction(s) Impacted by a Dam Failure	Platteville, LaSalle, Evans, Greeley
EAP	Yes, 2025

CO00247 – Gross Reservoir	
Location	Boulder County (Lat. 39.948, Lon. -105.3579) S21 T1.0S R71.0W
Source	South Boulder Creek
Owner / Operator	Denver Water
Year Completed	1955
Length / Height	1,050 feet / 340 feet
Surface Area	413 Acres
Construction Material	Concrete
Use of Dam	Hydroelectric, Water Supply
Capacity	41,000 Acre-feet (Normal) / 46,200 Acre-feet (Maximum)
Jurisdiction(s) Impacted by a Dam Failure	Platteville, LaSalle, Evans, Greeley
EAP	Yes, 2024

CO00213 – Barker Meadow (Barker)	
Location	Boulder County (Lat. 39.965926, Lon. -105.482281) S17 T1.0 S R72.0W
Source	Middle Boulder Creek
Owner / Operator	City of Boulder
Year Completed	1909
Length / Height	760 feet / 177 feet
Surface Area	200 Acres
Construction Material	Concrete
Use of Dam	Hydroelectric, Water Supply
Capacity	11,200 Acre-feet (Normal) / 16,600 Acre-feet (Maximum)
Jurisdiction(s) Impacted by a Dam Failure	Erie, Dacono, Frederick, LaSalle, Evans, Greeley
EAP	Yes, 2022

Levee Overviews

Five levees are located within Weld County, as identified in the National Levee Database. Each one is profiled in the tables below.

Erie – Coal Creek LB (NF)	
Location	Town of Erie, Left Bank of Coal Creek
Source	Coal Creek
Operation and Maintenance Organization	Town of Erie
Year Completed	1994
Length / Height	0.231 miles / 3 feet
People Behind Levee	1,108
Buildings Behind Levee	431
Critical Structures Behind Levee	1
Farmland Behind Levee	4.7 Acres
Jurisdiction(s) Impacted by Levee Failure	Town of Erie

Eagle Crest at Firestone Development	
Location	Town of Firestone, Eagle Crest (I-25 at Firestone Blvd)
Source	N/A
Operation and Maintenance Organization	Town of Firestone
Year Completed	2002
Length / Height	0.994 miles / No Data
People Behind Levee	143
Buildings Behind Levee	21
Critical Structures Behind Levee	0
Farmland Behind Levee	16.7 Acres
Jurisdiction(s) Impacted by Levee Failure	Town of Firestone

North of South Platte River US of 37th Street	
Location	City of Evans, North Bank of South Platte River
Source	South Platte River
Operation and Maintenance Organization	City of Evans
Year Completed	1973
Length / Height	No Data / No Data
People Behind Levee	578
Buildings Behind Levee	146
Critical Structures Behind Levee	1
Farmland Behind Levee	29.8 Acres
Jurisdiction(s) Impacted by Levee Failure	City of Evans, Weld County

North of South Platte River (DS Highway 34)	
Location	Town of Kersey, North Bank of South Platte River
Source	South Platte River
Operation and Maintenance Organization	Weld County
Year Completed	1973
Length / Height	0.999 miles / No Data
People Behind Levee	26
Buildings Behind Levee	10
Critical Structures Behind Levee	0
Farmland Behind Levee	102 Acres
Jurisdiction(s) Impacted by Levee Failure	Weld County

East of South Platte River (DS of Weld County Road)	
Location	City of Greeley
Source	South Platte River
Operation and Maintenance Organization	Weld County
Year Completed	1974
Length / Height	1.005 miles / No Data
People Behind Levee	0
Buildings Behind Levee	0
Critical Structures Behind Levee	0
Farmland Behind Levee	19.8 Acres
Jurisdiction(s) Impacted by Levee Failure	Weld County

Extent

Dams are classified based on the hazard potential they possess in one of three categories: high, significant, or low. This classification is based on the consequences if a dam were to fail, not the potential for failure, nor the existing condition of the dam. For instance, a dam can be considered to have a high hazard potential but be assigned a rating of satisfactory based on its condition. To put it another way, the hazard potential classification assigned to a dam represents the potential impacts it could have on communities downstream in a worst-case scenario.

Hazard potential is based on such factors as the capacity of the structure, distance from the nearest community downstream, population density of that community, and the age of the dam.

Colorado's Dam Safety Program rates the hazard classifications for dams using a three-tier system:

- **High Hazard:** A high hazard rating does not imply or otherwise suggest that a dam suffers from an increased risk of failure. It simply means that if failure were to occur, the resulting consequences would be from direct loss of human lives and extensive property damage.
- **Significant Hazard:** Significant hazard ratings signify dam structures whose failure would result in considerable damage to developed downstream areas and infrastructure, or that may result in an indirect loss of human lives.
- **Low Hazard:** Low hazard dams are those which are located in sparsely populated areas and produce minimal effects in the event of a dam incident. Although the dam and its ancillary features may be totally destroyed, damages to areas downstream would be restricted to undeveloped land with minimal impacts to existing infrastructure.

Assessing the extent of this hazard involves analyses of inundation areas in the event of a dam or levee incident, which provides emergency management officials with the information necessary to mitigate the risk posed by these features.

Previous Occurrences

Weld County is no stranger to dam incidents. Between April 12 and April 13, 1973, the dam at Lower Latham Reservoir failed, which produced disastrous flooding in the Town of Kersey. Governor Love certified $1.5 Million in expenditures and resources utilized in the response to this event by the State of Colorado, local governments, and public agencies. On May 8, 1973, President Nixon issued **DR-379-CO** for Weld County as a result of this event.

In 2013, during a heavy rainfall and flooding event which prompted the issuances of **EM-3365-CO** and **DR-4145-CO**, the levee along the South Platte River in the City of Evans became compromised when a 70-foot gap opened up, which necessitated the sewage treatment plant to cease operations. Further cascading effects were felt by residents who were unable to shower or flush their toilets for over a week.

Other dam incidents resulting from the September 2013 flooding disaster include:

- Baseline East Dam in Boulder County sustained a non-failure incident as a result of flooding, with inflows from Dry Creek into the reservoir behind it deemed uncontrolled. Baseline Northwest also experienced a non-failure incident as slope instability with uncontrolled inflow occurred while rainfall was ongoing.
- Six Mile Reservoir experienced a non-failure incident when uncontrolled inflows and spillway erosion as a result of heavy rainfall.
- Button Rock Dam experienced a non-failure incident when spillway flowing caused damage, prompting reports of the dam being in distress and worries about the events building toward a failure.
- Left Hand Valley in Boulder County experienced a non-failure incident when heavy rainfall led to high reservoir levels, which then led to spillway flows prompting reports that the dam may be in trouble.

In 2018, Empire Dam in far eastern Weld County sustained a non-failure incident where an 8-inch clay pipe was damaged, allowing sediment to be carried away over the years, resulting in the formation of a sink hole.

Finally, a non-failure dam incident in Johnstown on September 25, 2020, occurred as a result of accident/mis operation when excessive/increased seepage was reported. A significant leak was observed during an inspection by the State Dam Inspector when the reservoir was near capacity. An evacuation was not needed however it required an urgent response, and the Emergency Response Plan was activated. At 12:35 a conference call took place between Weld OEM, FRFR, Town of Johnstown, Public Works, and members of the State Division of Water Resources. The plan was to stop the leak in the short term, and a long-term solution would be coordinated between the Town and State.

No injuries, no deaths were reported. Front Range Fire Rescue arrived at 14:41 and proceeded to reduce the leak to a manageable level. Town staff collaborated with dam safety personnel to arrange for a more permanent fix to be completed the following morning. No property damage dollar amount is available, though estimated costs for the repairs were initially evaluated to be $425,000.

Thus, within the 10-year period between January 1, 2015, and December 31, 2024, two occurrences of this hazard that have affected the planning area have been observed, while four occurrences in a 7-year period between September 2013 and September 2020 have also been noted.

Probability of Future Events

Due to 4 occurrences of dam and levee incidents in Weld County or to dams and levees upstream of waterways that flow through Weld County over a period of approximately 7 years between September 2013 and September 2020, the probability of future events occurring in Weld County is rated as **Likely**. Flooding

in association with the heavy rainfall in September 2013 which produced five records of dam and levee incidents are taken due to the widespread nature of the rainfall.

The sheer number of dams and levees in Weld County in combination with others outside the planning area that could produce impacts, means a heightened sense of vigilance must be maintained to ensure the safety of residents and interests across the planning area from inundation risks and other cascading risks that would result from this hazard.

More details on the factors considered for future occurrences of this hazard are discussed further in the next section, within the sub header titled “Impact Effects due to Future Conditions, Land Use Development, and Changes in Population Patterns.”

Vulnerability and Impact

Table 3-29 Vulnerabilities and Impacts due to Dam/Levee Incident in Weld County

Vulnerability	Impact
An event such as that which occurred in Johnstown in 2020 can result in costly repairs.	When a dam incident that necessitates repairs occurs to a dam that is owned by a public entity, taxpayers become the one to shoulder that burden. If the damage requires an increase in taxes, then that burden is increased, which most profoundly affects lower income households. **Such effects may extend countywide and include all dams in Weld County**, but depend upon the location of the dam, its owner, affected jurisdictions, and the proportion of economically disadvantaged people in those affected jurisdictions.
People in and along waterways in the planning area where a dam incident that has occurred upstream and those individuals lack warning notification, or if outdoor warning devices are not present or fail to be activated for whatever reason, are at risk of this hazard.	If such an event occurs and people are unaware that a failure wave is approaching, their lives may be at risk. Such impacts are likely, given the conditions outlined in this scenario, in the following participating jurisdictions: **Unincorporated Weld County, Windsor, Severance, Greeley, Garden City, Evans, LaSalle, Kersey, Johnstown, Milliken, Fort Lupton, and Platteville**.

Direct and indirect (cascading risk) impacts due to Dam/Levee Incidents may affect every jurisdiction participating in this plan. For a more detailed analysis of how each dam presents risks and vulnerabilities to the planning area, and their subsequent impacts, please refer to Appendix F.

Impact Effects Due to Future conditions, Land Use Development, and Changes in Population Patterns

Future conditions

Dam and levee failures, particularly those which have produced effects in Weld County, typically occur as a result of heavy rainfall. As long-term trends for temperatures continue to indicate increases, the ability of the atmosphere to hold more moisture increases, and thus the chances for heavy rainfall events to occur will correspondingly increase.

Conversely, studies show that droughts are also expected to increase in intensity in coming years. Additionally, studies indicate an increased probability of growing temperature extremes each year. Stresses on materials used to construct dams from increased variability

in moisture and temperature hold the potential to increase the likelihood of dam incidents which may affect the planning area.

Land Use Development

Floodplain ordinances, and their enforcement, are crucially important to deter development in floodways, where the highest risk of dam failure waves and flood waters exist. Such regulations are especially important in the face of Weld County's rapidly growing population.

Population Patterns

As Weld County's population continues to grow rapidly, so does residents' risk experiencing dam and levee incidents. Given 4 occurrences occurring within a 7-year span between September 2013 and September 2020, and the sheer number of dams and levees that may produce impacts within the planning area, new residents who may not be familiar with these threats may find themselves caught off guard. As a consequence, those residents, in addition to existing residents who may lack education or awareness of the risks associated with dam and levee incidents, may unknowingly place their lives at risk.

3.5.11. Flood

HAZARD RISK RANKING – MEDIUM

Description

FEMA and the NFIP define flood as a general and temporary condition of partial or complete inundation of 2 or more acres of normally dry land area or 2 or more properties (at least one of which is the policyholder's property) from:

- Overflow of inland or tidal waters, or
- Unusual and rapid accumulation or runoff of surface waters from any source, or
- Mudflow, or
- Collapse or subsidence of land along the shore of a lake or similar body of water because of erosion or undermining caused by waves or currents of water exceeding anticipated cyclical levels that result in a flood as defined above.[22]

Four primary types of flooding may occur in Weld County: flash flooding, urban flooding, riverine flooding, and snowmelt.

Flash flooding is characterized by a rapid and extreme flow of high water into a normally dry area, or a rapid water level rise in a stream or creek above a predetermined flood level, beginning within six hours of the causative event (e.g., intense rainfall, dam failure, debris/ice jam). However, the actual time threshold may vary in various parts of the country. Ongoing flooding can intensify to become flash flooding in cases where intense rainfall results in a rapid surge of rising flood waters. Most flood deaths are due to flash floods.

Flash flooding in Weld County is typically associated with heavy rainfall produced by convective thunderstorms which produce rainfall rates up to 2 inches per hour. Such rainfall rates typically occur over a brief period of time, less than 6 hours. When heavy rain falls on soils saturated from prior rain events, rainfall can converge in local waterways suddenly. Flash floods can reach peak flow within a few minutes. Water from flash floods moves with great force and velocity and can roll boulders, tear out trees, destroy buildings, and sweep away bridges. These walls of water can reach heights of 10 to 30 feet and carry substantial amounts of debris. Although potentially hazardous to life and destructive of property, flash flooding usually lasts only a matter of hours.

[22] https://www.floodsmart.gov/definitions#F

Urban flooding occurs when heavy rainfall runs off of structures, parking lots and streets and converges in culverts and drainage ways, often clogged with debris, causing streets to flood and overwhelm stormwater drainage infrastructure.

Riverine flooding is defined by FEMA as a type of flooding that occurs when streams and rivers exceed the capacity of their natural or constructed channels to accommodate water flow and water overflows the banks, spilling out into adjacent, low-lying, dry land[23].

Snowmelt runoff can cause flooding in Weld County when snowpack from the Rocky Mountains melts rapidly due to rising spring temperatures. This excess water overwhelms streams and channels that originate in or near snowpack areas, particularly during the seasonal transition from winter to spring.

According to the National Flood Insurance Program (NFIP), floods are the costliest and most frequently occurring natural disaster in the United States.[24] In a high-risk flood area, a home is more likely to be damaged by flood than by fire. Some quick flood facts:

- One inch of water in a structure can cause up to $25,000 damage
- Flooding can happen anywhere. Just because a home or other building is not located in a defined floodplain does not exempt it from flood risk. 65% of claims for disaster assistance resulting from flood damage occur in areas outside of the 100-year, or 1% annual probability, floodplain.[25]

More in-depth details on NFIP and which of the jurisdictions participating in this plan also participate in this program are provided in Section 4.2.

As little as 1 foot of moving flood water can sweep away most cars, and 2 feet of moving flood water can carry away SUVs and trucks.

More details on this hazard and the nature of its effects in Weld County and across the state of Colorado can be found in the 2023 Colorado Enhanced State Hazard Mitigation Plan.

Location

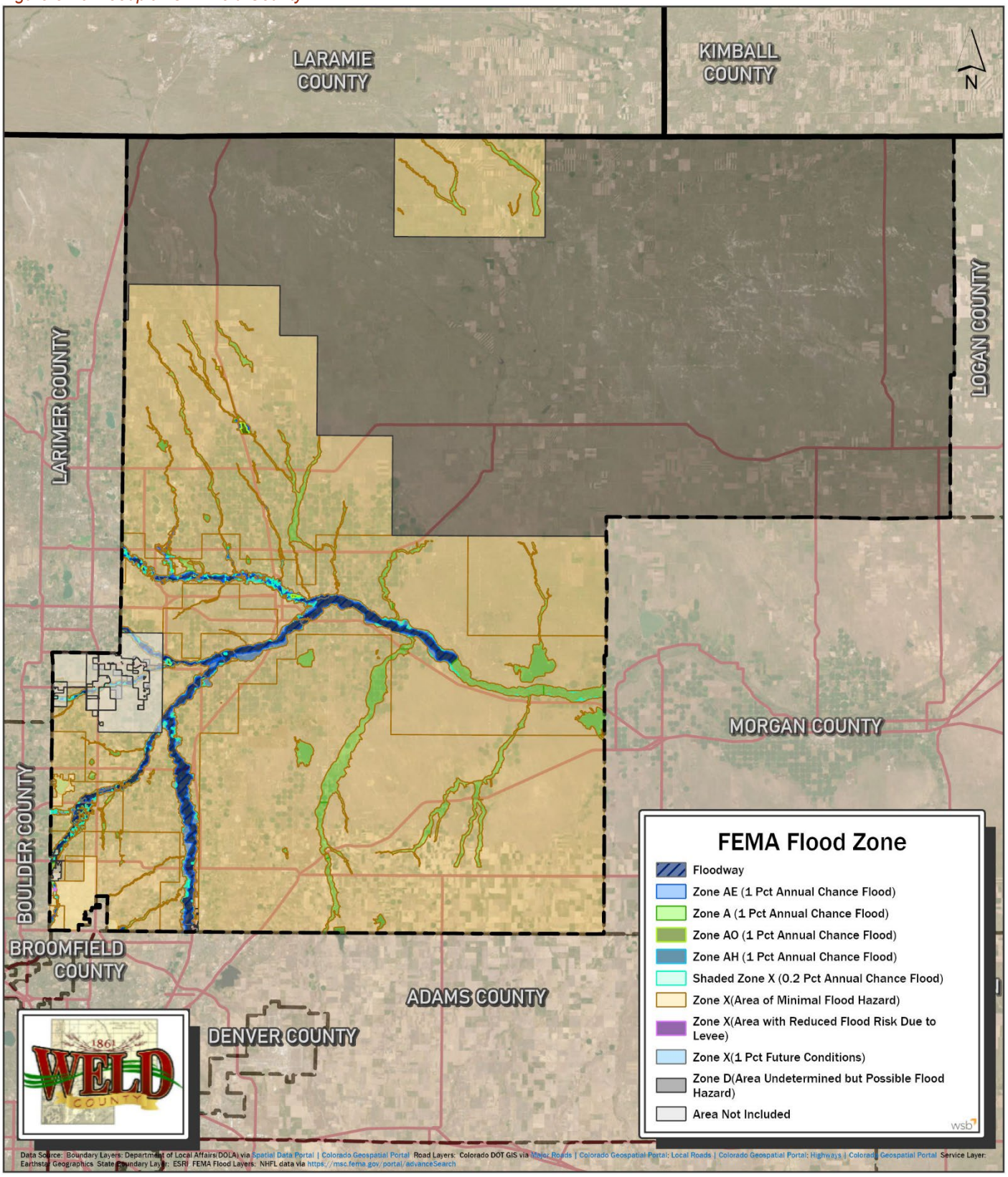
It is a common mantra in the floodplain management community that “anywhere it rains, it can flood.” Thus, all locations in the planning area are at risk of flooding. With that said, flooding risk and types, as well as their impacts, vary from one location to another.

Weld County is considered to have a flat topography relative to areas of higher geographic relief to the west in the mountains and valleys. Despite this reputation, Weld County has numerous canyons, buttes, and rock formations. Such features direct runoff into channels that convey water transport from areas of higher elevation to lower. One of these channels is the South Platte River, which is one of the seven major river basins in Colorado. This watercourse begins in Park County, in the South Park grassland basin at the confluence of the South Fork and Middle Fork of the South Platte River, and enters the planning area from the south, just west of U.S. 85 near Brighton. It flows northward from there before making a gradual turn to the east along the southeastern periphery of Greeley, where it continues into Morgan County just north of U.S. 34.

While the South Platte River is the primary watercourse in the County, several tributaries, and channels feed into it. It is these channels and the floodplains adjacent to them where the risk of flooding in the planning area is the greatest. Additional locations at an increased risk of flooding are developed/built areas such as Greeley, those to the west and northwest of Greeley near Larimer County, along U.S. 85 from Fort Lupton southward, and the Firestone and Frederick areas in the southwestern portion of the County. While these areas represent those locations where the risk stemming from this hazard is greatest, flooding can occur anywhere in the planning area.

[23] https://hazards.fema.gov/nri/riverine-flooding#:~:text=Riverine%20Flooding%20is%20when%20streams,low%2Dlying%2C%20dry%20land
[24] https://community.fema.gov/PreparednessConnect/s/article/Myths-vs-Facts-The-True-Cost-of-Flooding
[25] https://www.tdi.texas.gov/blog/you-live-in-a-floodplain.html

Figure 3-16 Floodplains in Weld County



Extent

On July 13, 2001, the greatest 24-hour rainfall event in Weld County took place when 3.48 inches was recorded[26]. This event produced unofficial estimates of up to 5 inches of rain in the greater Greeley area in about a 2-hour period. Major flooding resulted, with up to 2 feet of water covering numerous roadways and basements of homes and businesses in Greeley flooded. Electrical outages were also observed.

As current trends indicate the potential for an increase in the frequency and intensity of heavy rainfall events over the course of the 21st Century across Weld County, a risk of flooding exists across the entirety of the planning area, with depths of floodwaters affecting built areas of up to 3 feet relative to ground level.

Severity of flooding is determined by several factors including rainfall intensity, duration, and location. Topography and ground cover are contributing factors for floods.

FEMA's NFIP utilizes a system of flood zones to determine insurance rates for properties located within floodplains. Some facts about the effects of flooding on homeowners include:

- It is estimated that the average structure in a Special Flood Hazard Area (SFHA) will experience two feet of flooding, which will result in 25% damage to the structure and 25% damage to its contents.
- As little as one inch of standing floodwater in a home can cause approximately $25,000 in damage.[27]
- Anywhere it rains, it can flood. Thus, it can be assumed that there are no places that are exempt from flooding. Over 40% of NFIP claims come from properties located outside high-risk zones (Zone A).[28]

Definitions of these FIRM zones are depicted in Table 3-30.

Table 3-30 FEMA Flood Insurance Rate Map (FIRM) Zones

FIRM Zones		
Zone A	The 1% Annual Chance (100-year) or Base Floodplain. There are six types of A zones:	
	A	The base floodplain mapped by approximate methods, i.e., BFEs, are not determined. This is often called an unnumbered A zone or an approximate A zone.
	A1-30	These are known as numbered A zones (e.g., A7 or A14). This is the base floodplain where the FIRM shows a BFE (old format).
	AE	The base floodplain where base flood elevations are provided. AE zones are now used on new format FIRMs instead of A1-30 zones.
	AO	The base floodplain with sheet flow, ponding, or shallow flooding. Base flood depths (feet above ground) are provided.
	AH	Shallow flooding base floodplain. BFE's are provided.
	A99	Area to be protected from base flood by levees or Federal flood protection systems under construction. BFEs are not determined.

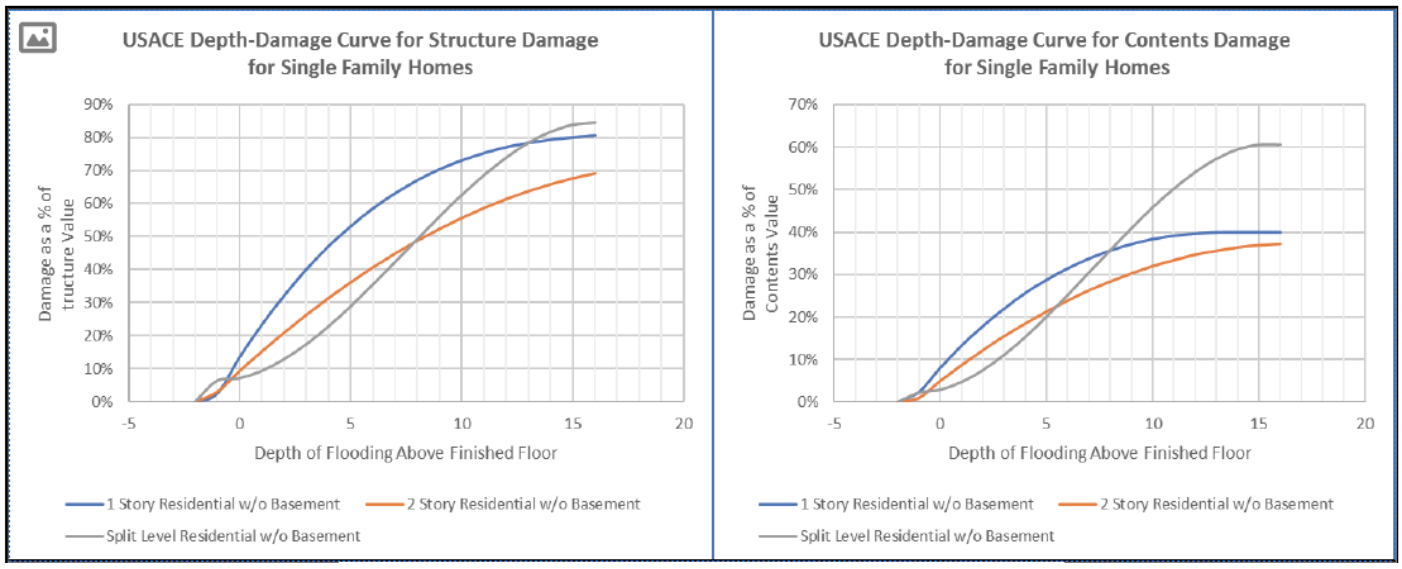
[26] All-time record extremes for the 053553 Greeley UNC station https://climate.colostate.edu/extremes.html
[27] https://www.floodsmart.gov/flood-insurance-cost
[28] https://www.floodsmart.gov/flood-risk

FIRM Zones		
	AR	The base floodplain that results from the de-certification of a previously accredited flood protection system that is in the process of being restored to provide a 100-year or greater level of flood protection.
Zone V and VE	**V**	The coastal area subject to velocity hazard (wave action) where BFEs are not determined on the FIRM.
	VE	The coastal area is subject to velocity hazard (wave action) where BFEs are provided on the FIRM.
Zone B, Zone X (shaded)	Area of moderate flood hazard, usually the area between the limits of the 100-year and the 500-year floods. B zones are also used to designate base floodplains or lesser hazards, such as areas protected by levees from the 100-year flood, or shallow flooding areas with average depths of less than one foot or drainage areas less than one square mile.	
Zone C, Zone X (unshaded)	Area of minimal flood hazard, usually depicted on FIRMs as exceeding the 500-year flood level. Zone C may have ponding and local drainage problems that do not warrant a detailed study or designation as base floodplain. Zone X is the area determined to be outside the 500-year flood.	
Zone D	Area of undetermined but flood hazards.	

The USACE Depth-Damage Curves for Structures are appropriate to estimate the extent of damage based on the structural depth of inundation. Figure 3-17 below represents the generic depth-damage curves for single-family homes and contents used in the FEMA Benefit-Cost Analysis (BCA) software.

Figure 3-17 USACE Generic Depth-Damage Curves for Structure Damage (left) and Contents Damage (right)

Depth-Damage Curve



Previous Occurrences

Fourteen flood events are on record in the NCEI Storm Events Database for the 10-year period between January 1, 2015, and December 31, 2024. Of the 7 incident categories for which disaster declarations have been issued for Weld County since 1953, Flood is most common.

Each record of flooding occurrence accompanied by their event narratives are listed in Table 3-31.

Table 3-31 Noteworthy Flooding Events in Weld County, 2015-2024 (NCEI Storm Events Database)

Date (Begin)	Date (End)	Location(s) Affected	Damage (USD)	Cause	Narrative
May 8, 2015	May 15, 2015	Southern Weld County, along and south of SH 52	$620,000	Heavy Rain	Areal flooding developed along the Cache La Poudre and South Platte River Basins as a combination of heavy rainfall and spring runoff inundated the region. The Cache La Poudre reached flood stage from the 10th to the 14th. The South Platte rose above flood stage at Kersey from the 9th to the 15th. Mandatory evacuations were ordered at the St. Vrain Campground in Weld County along with numerous roads closures across southern, central, and eastern portions of Weld County. Closure of SH 52 south of Wiggins to Hudson was necessary due to water covering the highway, and in some cases through the highway. Heavy rain produced flooding along already swollen creeks and streams in southwestern Weld County, with numerous road closures in the vicinities of Barnesville, Briggsdale, Firestone, Frederick, Ft Lupton, Gill, Highland Lake, Keenesburg, Kersey, Mead, New Raymer, Riverside Reservoir near Masters, Roggen, Riverside Reservoir near Masters, and Windsor.
May 20, 2015	May 29, 2015	Greeley, Windsor	$700,000	Heavy Rain/ Snow melt	The Cache La Poudre and South Platte River rose above flood stage producing a prolonged period of minor to moderate lowland flooding. Numerous county roads along the rivers remain closed due to floodwater. A prolonged period of minor to moderate lowland flooding occurred along the South Platte River, with widespread minor to moderate lowland flooding observed along the Cache La Poudre River.

Date (Begin)	Date (End)	Location(s) Affected	Damage (USD)	Cause	Narrative
June 2, 2015	June 20, 2015	Windsor, Greeley, Johnstown, Firestone, Mead, Milliken, Gilcrest, Platteville	$100,000	Heavy Rain/ Snow melt	A prolonged period of heavy rainfall coupled with snowmelt produced flooding along the Cache La Poudre and South Platte Rivers. The Cache la Poudre near Greeley crested at 9.05 feet on the 13th. The South Platte River near Kersey crested at 11.24 feet on the 14th. Both the Cache La Poudre and South Platte Rivers crested over a foot above flood stage. In Greeley, 6th Avenue was closed due to flooding. The water levels forced the closure of Weld County Road 53. The waters also flooded some nearby homes and farmland. Flash flooding forced numerous road closures in and around Milliken and Platteville on the 13th. Water, up to 3 ft deep, was observed at Division Rd and State Highway 66. State Highway 60 and Forest Rd were also closed due to floodwaters.
July 17, 2016	July 17, 2016	Northeastern Weld County	$15,000	Heavy Rain	Flash flooding was observed 10 miles northeast of New Raymer along small creeks and streams.

Date (Begin)	Date (End)	Location(s) Affected	Damage (USD)	Cause	Narrative
May 8, 2017	May 8, 2017	Peckham, LaSalle, Evans, Greeley, Garden City, Auburn, Kersey, Alden, Gill, Windsor, Severance	$550,000	Heavy Rain	Severe thunderstorms broke out across Denver and the surrounding metro area and produced large damaging hail, strong winds, heavy rain, and flash flooding. According to the Rocky Mountain Insurance Agency Association, the storm was Colorado's most expensive insured catastrophe, around $2.3 billion. It also ranked as the second costliest hailstorm in U.S. history. The group estimated more than 150,000 auto insurance claims and 50,000 homeowner insurance claims would be filed. Severe thunderstorms producing large hail, strong winds and heavy rain impacted areas around Greeley as well. Hail and heavy rain clogged drains and caused flash flooding throughout Greeley. Up to three feet of water covered the roadway near U.S. 34 and U.S. 85. Flooding was reported throughout Greeley. The Greeley Fire Department received 30 calls from flooding. Firefighters helped several residents get out of garden level apartments that had flooded. Several other businesses and buildings suffered flood damage, including Greeley City Hall and an apartment complex in Evans. The Greeley Mall was extensively damaged when water poured into the mall from the roof and debris inundated the main floor. The Frontier Academy Elementary School was also flooded, with administrators canceling classes the following day to clean up the damage. Windsor-Severance Fire Protection District had multiple reports of lightning strikes, including one that hit near Windsor Middle School and set off the school's fire alarms.

Date (Begin)	Date (End)	Location(s) Affected	Damage (USD)	Cause	Narrative
August 10, 2017	August 10, 2017	Lucerne, Greeley, Evans, LaSalle, Keenesburg	N/A	Heavy Rain	Severe thunderstorms produced large hail, torrential rainfall, and quarter-sized hail across parts of Larimer, Lincoln, and Weld counties. The combination of heavy rain and hail overwhelmed the drainage system in Evans and produced widespread street flooding. Nearly 2.4 inches of rain fell in less than 45 minutes. Greeley Public Works briefly closed the roadway near Centerplace and 47th Avenue due to high water. In Weld County, straight-line winds tore the roof off a large outbuilding and caved in an exterior wall. Farm equipment inside the structure was damaged in addition to nearby crops. According to Xcel Energy, about 5,000 customers were without power in the Greeley, Evans, and LaSalle areas for nearly two hours. Strong winds and large hail struck between Keenesburg and Roggen. One farmstead reported their crops were completely flattened. In addition, sixty-six heads of cattle were injured and later euthanized. Heavy rain forced brief road closures in Greeley due to standing water. A trained spotter measured 2.38 inches of rain, which fell in less than 45 minutes.

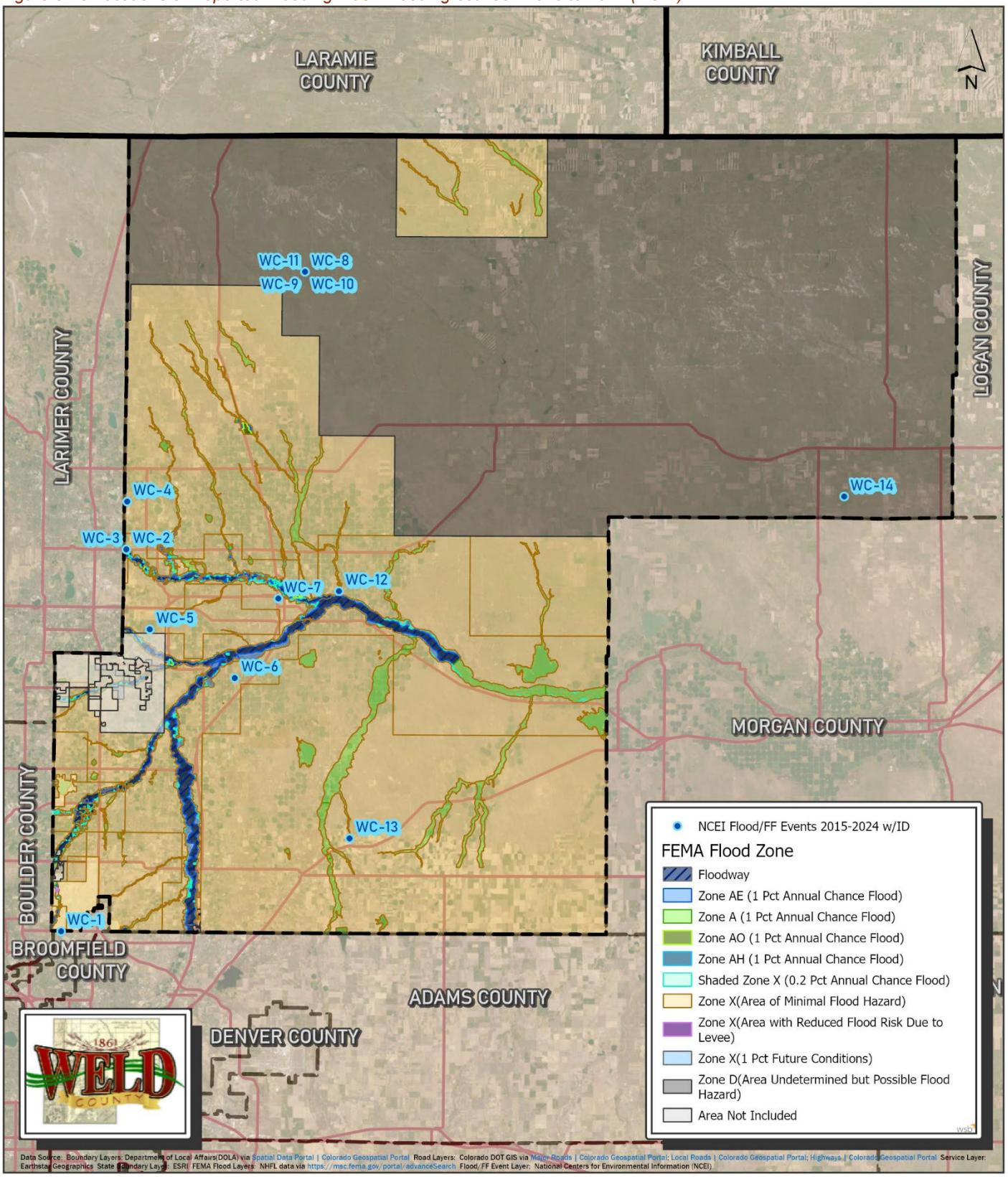
Date (Begin)	Date (End)	Location(s) Affected	Damage (USD)	Cause	Narrative
June 18, 2018	June 19, 2018	Keenesburg, Frederick, Firestone, Roggen, Prospect Valley	$10,000	Heavy Rain	In Weld County, several communities received hail damage and flooding due to severe thunderstorms: Frederick, Firestone, Hudson, Keenesburg and Prospect Valley. Lightning struck an injection well northeast of Hudson, sparking a fire. First responders worked on this incident for several hours. Weld County had several road closures due to flash flooding including Hudson, Keenesburg, Roggen and Prospect Valley. Some of the road closures included: county road 46 from between county roads 45 to 47, county road 63 from county roads 16 to 16.5. Trained spotters measured storm total rainfall from 2.93 inches to 5.53 inches. Several roads were damaged. The frontage road at Interstate 76 and Weld County Road 53 which was inundated by floodwater and completely washed. County roads 16 and 63, and county road 49 and State Highway 52 were partially flooded.
June 30, 2021	July 1, 2021	Rockport, Purcell, Nunn, Pierce, Greeley	$70,000	Heavy Rain	One flash flood occurred on Coal Creek during the early morning hours. A nearby spotter measured 5 inches of rainfall during the event, with a similar report along Coal Creek. In the next event, a flash flood reportedly produced 3 feet of running water. The floodwaters moved several vehicles along with some heavy equipment. Later in the day, severe thunderstorms produced large hail, damaging winds, and flash flooding over portions of Adams and Weld counties. Heavy rainfall, up to 4.4 inches in one hour, caused flash flooding in Greeley. The Greeley Fire Department had to close several streets and conduct multiple water rescues.

Date (Begin)	Date (End)	Location(s) Affected	Damage (USD)	Cause	Narrative
May 11, 2023	May 12, 2023	Dacono, Erie, Wattenberg, Fort Lupton, Lochbuie, Keenesburg, Prospect Valley	$1.25M	Heavy Rain	A slow-moving storm system produced flooding and flash flooding across the urban corridor and northeast plains, with heavy snowfall in the higher mountains of the Front Range. Storm total rainfall during the 3-day event ranged from 4 to 7 inches across the urban corridor and Palmer Divide, with 2 to 5 inches across the plains. Consequently, swollen creeks and streams produced flooding and flash flooding. Dozens of roads in Adams and Weld counties were hit by flooding and were closed due to damage. Weld County closed 23 sections of county roads due to flooding. Roads that were closed or damaged included: Weld County Road 4 from County Roads 15-17, Weld County Road 6 from County Road 23-U.S. 85, Weld County Road 8 from County Road 23-U.S. 85, Weld County Road 10 from CO 79 - County Road 71, Weld County Road 10, from County Road 81-83, Weld County Road 14 from County Road 85-87, Weld County Road 15, from County Road 2-4, Weld County Road 16 from County Road 71-73, Weld County Road 16 from County Road 73-77, Weld County Road 17 from County Road 34-38, Weld County Road 42 from County Road 45-47, Weld County Road 48 from County Road 43-45, Weld County Road 50 from County Road 59-61, Weld County Road 57 from County Road 76-78, Weld County Road 61, from U.S. 34-County Road 50, Weld County Road 63 from U.S. 34-County Road 52, Weld County Road 72 from County Road 33-35, and Weld County Road 74 from CO 392-County Road 79.

Date (Begin)	Date (End)	Location(s) Affected	Damage (USD)	Cause	Narrative
June 11, 2023	June 11, 2023	Windsor, Severance, Johnstown, Milliken	$50,000	Heavy Rain	Very heavy rain occurred across some areas of northeast Colorado from June 11th until the early hours of June 12th with flash flooding in some areas. The worst areas were south and southeast of Fort Collins towards Timnath and Windsor and in the Milliken area. Locations in these areas received from 3.0 to 5.5 inches of rain. Several roads were closed due to flash flooding north of CO-86 and west of I-70. Rainfall amounts in these areas ranged from 2.4 to 3.7 inches. Heavy rain produced flash flooding in and around Milliken to west of Windsor. Storm totals in these areas ranged from 2.5 to 5.0 inches. Several road closures were in place due to standing water.
June 30, 2023	June 30, 2023	Southeastern Weld County, Keenesburg	N/A	Heavy Rain	A person was killed after the car they were driving was swept away by floodwaters. The accident occurred near Weld County Roads 73 and 16. The occupant of the car drove past the roadblocks that prevent vehicles from entering the dangerous floodwaters in the area. The car was found floating in the water with a driver inside the car. In total, there were six vehicles submerged into floodwaters, six human rescues, and five police dog rescues performed by deputies.

Date (Begin)	Date (End)	Location(s) Affected	Damage (USD)	Cause	Narrative
May 28, 2024	May 29, 2024	Windsor, Johnstown, Milliken, Evans, LaSalle, Greeley, Garden City	$3.4M	Heavy Rain	Strong to severe thunderstorms over the eastern plains during the early to mid-evening hours. Storms built northwestward to the Greeley around where it dumps hail and heavy rain causing flooding in parts of Greeley. The downtown area and northeast parts of Greeley experience the heaviest rainfall and worst flooding. There was one death that is storm related. It was unknown at the time, and remains unclear, whether the cause or manner of the death was related in any way to the storm that occurred, the release from the coroner's office said. U.S. Highway 34 closed in both directions between county road 15 and county road 17 due to flooding. Multiple road closures occurred downtown Greeley due to flooding. These included 9th and 10th streets between 10th avenue and 14th avenue, 11th avenue from 8th street to 11th street, and 8th avenue from 10th street to 12th street. As of June 10th, 279 personal properties and businesses have been included in the report (disaster declaration), as well as 77 government buildings and public infrastructure, totaling approximately $3.4 million in damages from the storm.
June 20, 2024	June 20, 2024	Ault, Severance	N/A	Heavy Rain	A broken line of strong to severe thunderstorms tracked northeast across Weld County during the afternoon hours. Heavy rain and small hail were common with isolated intense winds and minor flooding reported. Water was running over Weld County Road 29. The water depth was 10 to 12 inches and spanned 75 yards.

Figure 3-18 Locations of Reported Flooding/Flash Flooding between 2015 to 2024 (NCEI)



Probability of Future Events

Based on the categorizations defined in Table 3-3, and the 14 previous occurrences of flooding in Weld County found in the NCEI database across the 10-year period between January 1, 2015, and December 31, 2024, the probability of flooding is found to be **Highly Likely**.

Vulnerability and Impact

Table 3-32 Vulnerabilities and Impacts due to Flood in Weld County

Vulnerability	Impact
Due to real estate market values for homes in floodplains being lower due to flood risk, economically disadvantaged populations are more likely to experience adverse impacts as a result of flooding.	Such impacts include damage to the structural integrity of their home and the development of mold, the repair costs for which may exceed their capacity to make those needed repairs. Additional impacts include those to their lives and health, initially from the floodwaters, which may contain harmful pollutants and/or cause drowning, and long-term if mold develops in their home and is not remediated. **All jurisdictions participating in this plan are at risk to this set of vulnerabilities and impacts.**
Businesses inundated by flood waters may need to close for a period to make repairs.	Such closures can affect the local economy, and effects may become more widespread depending upon the number of businesses affected. Cascading impacts extend to workers at these businesses who rely on that income. **All jurisdictions participating in this plan are at risk to this set of vulnerabilities and impacts.**
Flash flood waters often contain debris, which exacerbates the damage potential which may be caused to the built environment and the risk to lives of County residents.	Solid objects as well as chemical pollutants can pose a risk to residents and the integrity of structures in the built environment of the planning area when they become caught up in rapidly moving flash flood waters. **All jurisdictions participating in this plan are at risk to this set of vulnerabilities and impacts.**
Damage to public water delivery and sanitary sewer system infrastructure can result from flooding.	Such effects can affect communities' ability to provide critical services as a part of FEMA Community Lifelines, which would have a detrimental effect on all residents. Vulnerable populations would experience outsized impacts. Thus, **all Cities and Towns participating in this plan are at risk to this set of vulnerabilities and impacts.**

Vulnerability	Impact
According to the results of the public survey designed for this hazard mitigation plan, a plurality of respondents indicated that they have declined to purchase flood insurance because they do not live in a high risk floodplain.	According to FEMA[29], 29% of NFIP claims are for properties located outside of high-risk floodplains. A lack of awareness of flood risk among County residents holds the potential for tragic results if a flood event impacts residents who live in properties that have not experienced flooding since the establishment of a structure on their property.

Flooding is a hazard that affects every jurisdiction participating in this plan. A plurality of respondents to the public survey indicated that this hazard was the one that presented the most significant challenges to their day-to-day lives.

Impact Effects Due to Future conditions, Land Use Development, and Changes in Population Patterns

Future conditions

As indicated in the 2023 Colorado Enhanced State Hazard Mitigation Plan, and as long-term weather patterns continue to evolve, the extent and intensity of flash flooding in urban areas hold the potential to expand, particularly in correlation to the increase in impervious surfaces, such as roadways and parking lots, in areas experiencing growth. Additionally flood intensity on the Front Range of the Rocky Mountains was identified to hold the potential to increase in intensity due to the transition from hail to rain, which represents another factor that may increase the potential for flash flooding. No clear indications are present from current and projected trends on the nature of the location, frequency, and duration of flood events. Therefore, no statements can be made about how these elements of flooding may impact the planning area in the future.

Land Use Development

As population continues to increase in Weld County, future development trajectories can be expected to put more people and property, both private and public, at risk of flooding. It is essential that zoning and land use plans consider not only the dollar amount of damage that buildings near waterways could incur, but also the added risk of floodplain development activity that alters the natural flood plain of the area (for example, narrowing the floodplains by building new structures close to rivers and streams). The county as a whole should plan for the likelihood of increased exposure of property and humans to flood events.

Existing floodplain management ordinances are intended to address methods and practices to minimize flood damage to new and substantial home improvement projects as well as to address zoning and subdivision ordinances and state regulations. Currently, Weld County is a National Flood Insurance Program (NFIP) participant and continues to support floodplain management activity at the county and local scale.

Quality construction and compliance with local ordinances which exceed NFIP requirements affords the greatest protection against flooding. Code adoption by local jurisdictions, compliance by builders, and local government inspection of new homes can greatly reduce the risk of flooding. Moving forward, Weld County will continue to support monitoring, analysis, modeling, and the development of decision-support systems and geographic

[29] https://www.floodsmart.gov/flood-zones-and-maps/what-is-my-flood-risk

information applications for floodplain management activities. Additionally, jurisdictions within the county should consider participating in the Community Rating System (CRS).

In addition to land-use planning, zoning, and codes applicable to new development, flood mitigation measures include structural and non-structural measures to address susceptibility of existing structures. Flood mitigation measures such as acquisition, relocation, elevation-in-place, wet/dry flood proofing, and enhanced storm drainage systems all have the potential to effectively reduce the impact of flooding in Weld County.

Table 3-33 NFIP Claims

Jurisdiction	RL Properties*	RL Claims	NFIP Total $ RL Paid	NFIP Claim Locations	NFIP Total $ Claims Paid
Weld County	-	-	-	128	$5,106,546.00
Ault	-	-	-	0	-
Dacono	-	-	-	4	$133,425.00
Eaton	-	-	-	1	-
Erie	-	-	-	2	$986.00
Evans	-	-	-	1	-
Firestone	-	-	-	6	$38,123.00
Fort Lupton	1	3	-	0	-
Frederick	-	-	-	10	$40,593.00
Gilcrest	-	-	-	-	-
Greeley	3	8	-	16	$117,463.00
Johnstown	-	-	-	1	$728,000.00
Keenesburg	-	-	-	-	-
Kersey	1	2	-	-	-
LaSalle	1	2	-	4	$88,671.00
Mead	-	-	-	0	-
Milliken	-	-	-	3	$150,680.00
Nunn	-	-	-	0	-
Pierce	-	-	-	1	$312.00

Jurisdiction	RL Properties*	RL Claims	NFIP Total $ RL Paid	NFIP Claim Locations	NFIP Total $ Claims Paid
Platteville	-	-	-	0	-
Severance	-	-	-	0	-
Windsor	1	2	-	12	$10,763.00
TOTALS	**7**	**17**	**$0.00**	**189**	**$6,415,562.00**

Repetitive Loss properties (RL) are structures covered by a contract for flood insurance made available under the National Flood Insurance Program (NFIP) that: (a) have incurred flood-related damage on two occasions, in which the cost of repair, on the average, equaled or exceeded 25% of the market value of the structure at the time of each flood event; and (b) at the time of the second incidence of flood- related damage, the policy for flood insurance contained Increased Cost of Compliance Coverage.

Weld County has had a total of seventeen RL claims for seven RL properties, as indicated in Table 3-33.

Population Patterns

As Weld County's population continues to grow at a rapid pace, residents new to the area who are unfamiliar with areas that repeatedly experience flooding may find themselves unknowingly at risk during a heavy rainfall event which produces flooding. Additionally, they are subject to an enhanced level of risk if they are unaware of which waterways and water conveyance channels are subject to flash flooding.

3.5.12. High Wind

HAZARD RISK RANKING – MEDIUM

Description

High wind is defined by the National Weather Service as sustained wind speeds of 40 mph or greater lasting for 1 hour or longer, or winds of 58 mph or greater for any duration.[30]

One criterion for a thunderstorm to be considered severe is that it produces winds of at least 58 mph or greater for any duration and is the most common mechanism for the development of high winds which affects the planning area. Straight-line winds, produced by severe thunderstorms, typically accompany a squall line of thunderstorms. As this line develops a “bow” signature on radar, this signals the likelihood of straight-line winds that often exceed 75 mph, and can exceed over 100 mph.

Sustained winds of 40 mph or greater can develop in certain scenarios where an intense low-pressure system produces a tight pressure gradient which results in winds at or above this threshold for several hours.

Another mechanism which can lead to the occurrence of high winds is unique to areas with enhanced geographic relief, like that in and near the planning area, are winds with a downward component to their motion which becomes enhanced along the lee of an orographic ridge. Examples of such winds that affect the planning are katabatic winds and Chinook winds.

Distinction Between High Winds and Tornadoes

While differences in the specific impacts are outlined in profiles for each hazard, and such impacts vary, the primary difference between high winds and tornadoes lies in tornadoes producing concentrated, localized patterns of damage, while high winds produce damage and effects across an area on a much larger scale. The nature of rotating winds around a vortex in a tornado also lead to distinct damage patterns that can be identified by individuals who have received training to spot the differences between damages produced by the two mechanisms. Additionally, the magnitude of tornadic winds can be much stronger than instances of high wind.

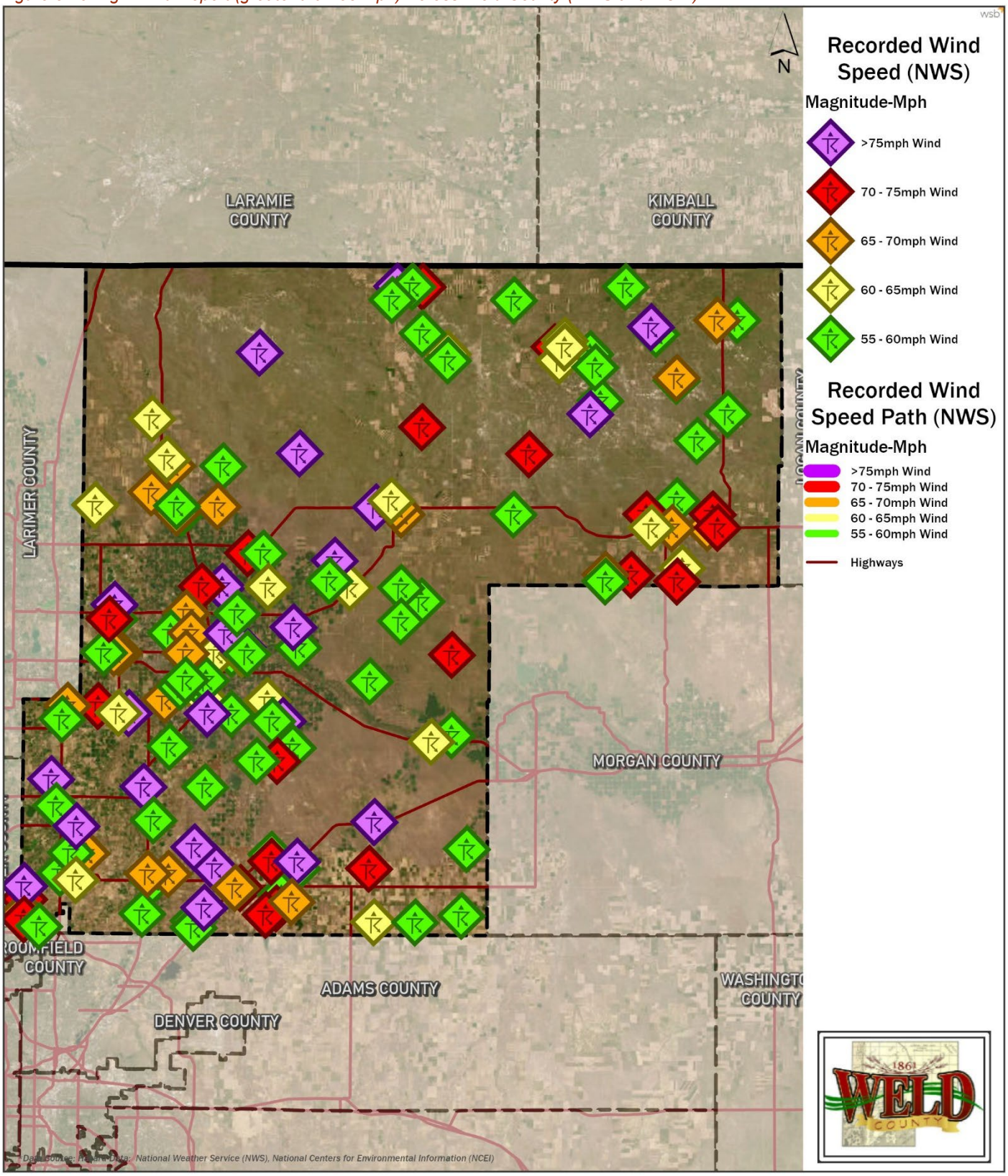
More details on this hazard and the nature of its effects in Weld County and across the state of Colorado can be found in the 2023 Colorado Enhanced State Hazard Mitigation Plan.

Location

Mechanisms that produce high winds mostly affect areas on a scale from county level and larger. High winds which result from thunderstorms typically develop in association with linear squall lines, which often extend across multiple counties, and sometimes even multiple states. **Thus, high winds pose a uniform risk to the entire extent of Weld County**. Locations of high wind reports across the County are depicted in Table 3-31.

[30] https://forecast.weather.gov/glossary.php?letter=h

Figure 3-19 High Wind Report (greater than 58 mph) Across Weld County (NWS and NCEI)



Extent

Description of the extent of high winds is accomplished through use of the Beaufort Wind Scale, which has been depicted in Table 3-34. **Weld County can expect to experience the full range of wind speeds on this scale, which ranges between 0 and 12.**

Table 3-34 Beaufort Wind Scale (NWS)

Beaufort Number	Wind Speed (mph)	Beaufort Number	Wind Speed (mph)	Beaufort Number	Wind Speed (mph)
0	< 1	**5**	18 – 23	**9**	47 – 54
1	1 – 3	**6**	24 – 30	**10**	55 – 63
2	5 – 7	**7**	31 – 38	**11**	64 – 72
3	8 – 12	**8**	39 – 46	**12**	> 73
4	13 – 17				

Previous Occurrences

A query of the NCEI Storm Events Database for high wind events between January 1, 2015, and December 31, 2024, returned 158 high wind reports on 90 days which produced $200,000 in damages in Weld County. Notable high wind events from this period are listed in Table 3-35.

Table 3-35 Noteworthy High Wind Events Across Weld County (NCEI)

Date	Wind Speed (mph)	Location(s) Affected	Narrative
August 19, 2016	80	Greeley	Severe thunderstorms produced winds up to 80 mph at Greeley Airport
August 10, 2017	80	Unincorporated Weld County, Greeley, Evans, LaSalle, Keenesburg, Roggen	Severe thunderstorms produced large hail, torrential rainfall, and quarter-sized hail across parts of Larimer, Lincoln, and Weld counties. In Weld County, straight-line winds tore the roof off a large outbuilding and caved in an exterior wall. Farm equipment inside the structure was damaged in addition to nearby crops. According to Xcel Energy, about 5,000 customers were without power in the Greeley, Evans, and LaSalle areas for nearly two hours. Strong winds and large hail struck between Keenesburg and Roggen. One farmstead reported their crops were completely flattened.

Date	Wind Speed (mph)	Location(s) Affected	Narrative
July 25, 2018	80	Erie, Unincorporated Weld County	Severe thunderstorms moved across Boulder, Broomfield, Douglas, Elbert, and Weld counties. The storms produced winds gusts to around 80 mph, quarter-sized hail, and very heavy rain; they downed trees and damaged homes and vehicles. The storm also caused scattered power outages that took several hours to restore. A powerful storm swept through Erie producing large hail, damaging winds, and heavy rain. The storm dented cars, damaged trees, killed birds and ruined landscaping. Near Jasper Road east of U.S. 287, the storm picked up a 40-foot grain trailer and pushed it about 200 yards into a neighbor's front lawn.
November 29, 2019	85	Nunn, Kersey, Ault, Unincorporated Weld County	A powerful winter storm that moved out of the Southwest and across the Central Rockies and brought a period of high winds and blowing snow to much of the area. Significant travel impacts occurred due to a combination of snow, high winds, and blowing snow. Across the northeast plains, peak gusts ranged from 59 to 69 mph. Nearly 100 trees fell during the storm. Sections of I-76 through northeast Colorado were closed due to ground blizzards caused by the high winds and blowing snow. Near whiteout conditions were reported. This resulted in the opening of shelters for stranded travelers for several hours. Approximately 360 people were sheltered until conditions improved. Road closures included: I-76 from Hudson to Fort Morgan; CO 52 from Hudson to Wiggins; U.S. 34 from Kersey to Wiggins; CO 14 from Ault to Sterling, I-25 Northbound from Wellington to Wyoming border, U.S. 85 from Nunn to the Wyoming state line.
January 17, 2020	80	Unincorporated Weld County	A storm system moved across the region and produced a period of strong winds in the foothills and northeast plains of Colorado.

Date	Wind Speed (mph)	Location(s) Affected	Narrative
June 6, 2020	82	Firestone, Lochbuie, Unincorporated Weld County	A combination of an upper-level trough moving northwest across the state, coupled with a strong surface pressure gradient, led to numerous reports of high wind gusts across the region. Most of the wind damage occurred with the passage of a rare derecho, a large fast-moving complex of thunderstorms with powerful straight-line winds. In addition, strong wind gusts from 59 to 71 mph not associated with the derecho occurred prior to and following the passage of this system over the urban corridor and plains of northeast Colorado. By midday the derecho, which originated over the Great Basin, moved over the northern and central mountains, and then rapidly northeast across the I-25 corridor by midafternoon. These storms then tracked across the plains from late afternoon into the early evening hours. Wind gusts from 60 to 80 mph were common with a few gusts exceeding 90 mph. Xcel Energy said in a press release that more than 208,000 customers lost power because of the storm statewide. Numerous trees in Weld County were uprooted or snapped.
July 13, 2020	80	Briggsdale, Hereford, Unincorporated Weld County	Severe thunderstorms produced intense wind gusts across portions of Grand, Jackson, Larimer, Weld, and Washington counties. Peak wind gusts ranged from 60 to 80 mph. The most extensive damage occurred in Weld County, where several power poles were downed and buildings damaged, including a metal shed which became twisted as a result of the winds.
October 11, 2020	82	Briggsdale, Eaton, Platteville, Severance, Nunn	A fast-moving storm system moved across northern Colorado and produced a period of strong winds in the mountains and foothills initially. The intense winds spread across the northeast plains behind the passage of a strong cold front. Across the urban corridor and northeast plains, peak gusts included: 71 mph near Briggsdale, 69 mph near Limon, 68 mph at Akron, 65 mph near Wiggins, 64 mph near Eaton, Pawnee Buttes, Platteville and Severance; 63 mph at Cedar Point, near Natural Fort Rest Area and Nunn; 62 mph at Superior, 60 mph at Platteville, near Sterling and 11 miles west-northwest of Westplains; 59 mph at Denver International Airport, 7 miles south-southwest of Hugo, near Loveland, and 7 miles northeast of Purcell.

Date	Wind Speed (mph)	Location(s) Affected	Narrative
August 20, 2021	80	Keenesburg	A severe thunderstorm produced damaging winds in and around Keenesburg. Severe thunderstorm uprooted some trees and snapped tree limbs. Some roof damage was observed along with damage to street signs. Damage to several doors to small outbuildings was also reported.
December 15, 2021	83	New Raymer, Unincorporated Weld County	A powerful cold front moved across northern Colorado in the morning. As the cold front swept across the Front Range Foothills, Urban Corridor, and northeast CO plains, strong post-frontal or bora winds developed. The strongest wind gusts ranged from 70 to 95 mph occurred in and near the foothills, and along and north of the I-76 corridor. Several trees were knocked down, and then subsequent high winds and blowing dust occurred across the plains. Some of those trees crashed into nearby homes and onto parked automobiles. Numerous trucks tipped on I-25 and blowing dust resulted in numerous accidents and road closures. Xcel Energy reported that power outages peaked at about 63,000 customers during this high wind event. State Highway 52 was closed from New Raymer to Fort Morgan due to an accident and brown-out conditions.
August 10, 2023	80	Grover	Severe thunderstorms produced intense straight-line winds over portions of Larimer and Weld counties. Peak gusts ranged from 63 mph to 80 mph.

Date	Wind Speed (mph)	Location(s) Affected	Narrative
April 6-7, 2024	93	Briggsdale, I-76 Corridor, Crow Creek, Pawnee Buttes, Nunn, Carr	An intense storm system moved across northeast Colorado on April 6th and then moved northeast into central Nebraska on April 7th. Strong and damaging winds occurred over portions of the mountains, foothills, and northeast plains, from April 6th through April 7th, as the system moved across. Across the northeast plains, the strongest winds were focused along and north of a line from Denver to Fort Morgan to Akron. Winds gusts from 60 to 80 mph were common. There were several reports of downed trees, power poles, and other minor damage where the highest winds occurred. Up to 150,000 customers lost power during the peak of the event. Most of these outages were in and around the Denver area. More than 600 miles of lines were proactively de-energized by XCEL Energy. (This is first time XCEL has done this). Colorado State Patrol was notified of 10 toppled semi-trucks throughout Colorado during the windstorm, most were on the Interstate 25 corridor and on Interstate 70. Numerous small fires were started due to blown over powerlines. Extreme winds occurred from late afternoon 4-6 to early morning 4-7 with numerous wind gusts in the 70-90 mph range and a few topping 90 mph over northern sections of zone 38. Here is a list of the stronger wind gusts: 80 mph Briggsdale at 0143 MST 4-7, 2 NW Briggsdale 73 MPH, Crow Creek 73 MPH, 2 NW Pawnee Buttes 68 MPH, Briggsdale 65 MPH, 93 & 91 mph Buckeye RAWS, 84 & 82 mph 6 SW Carr, 79 mph at Natural Fort (CO/WY Border) and 5 NNW Nunn. High winds destroyed a new barn and rehab center at Chris P's Rescue and Rehabilitation (for pigs) in Pierce, CO.
June 20, 2024	90	LaSalle	A broken line of strong to severe thunderstorms tracked northeast across Weld County during the afternoon hours. Heavy rain and small hail were common with isolated intense winds and minor flooding reported. Multiple powerlines down 22628 county road 39, about 1.5 miles south of La Salle.

Probability of Future Events

Based on the categorizations defined in Table 3-3, and 158 reported instances of high winds, or winds of 58 mph or greater, occurring in the planning area over the 10-year period between January 1, 2015, and December 31, 2024, the probability of this hazard has been rated as **Highly Likely**.

Vulnerability and Impact

Table 3-36 Vulnerabilities and Impacts due to High Wind in Weld County

Vulnerability	Impact
Structures, vehicles, and other property in the planning area are at risk of wind damage.	Flying debris, downed trees and power lines, and the raw force of wind commonly produce damage to the natural and built environment. **All jurisdictions participating in this plan may experience this vulnerability and its associated impacts.**
Power outages which result from high wind events impact the local economy.	Disruption to business operations during extended power outages may mean loss of productivity or stock that must be discarded (i.e. – perishable items in grocery stores). Further, workers at affected businesses who experience a loss of pay as a result of such operational suspensions may find themselves unable to make purchases. When the extent of these factors combines to become a significant consideration is when the local economy may experience a noticeable downturn. **Unincorporated Weld County and all Cities and Towns participating in this plan may experience this vulnerability and its associated impacts.**
Power outages resulting from high wind events put vulnerable populations at risk.	Loss or interruption of FEMA Community Lifelines on which vulnerable populations may rely for continuous availability, like electricity or water service, places their health and even their lives at risk. **All jurisdictions participating in this plan may experience this vulnerability and its associated impacts.**

Vulnerability	Impact
Adoption of outdated building code standards place the built environment in those communities at an elevated risk of experiencing damage resulting from high wind.	Building code standards incorporate the latest advancements in knowledge and methods for construction and materials used to increase the degree of resilience of the built environment against risks posed by hazards, including high wind. Those communities who have not adopted the 2021 or 2024 IBC standard, and whose structures within their jurisdictions may be at risk of damage to ground shaking, and are participating in this plan include: **Dacono, Evans, Firestone, Fort Lupton, Mead, Milliken, Platteville, Severance, and Windsor**. This list represents communities who have indicated the set of codes which have been adopted. Other communities participating in this plan with outdated code standards may be at risk, as well.

High wind is a hazard that affects every jurisdiction participating in this plan, and is rated as the hazard with the second highest perceived impact on the planning area by respondents to the public survey, behind hail.

Impact Effects Due to Future conditions, Land Use Development, and Changes in Population Patterns

Future conditions

Changes in long-term weather patterns as they continuously evolve are projected to produce unknown changes to impacts or no changes in the location, extent, intensity, frequency, and duration of high wind events in the planning area.

Land Use Development

All future structures built in Weld County will be at risk of damage from high winds. Adherence to the latest building code standards for new development that is built to the highest design standards to account for high winds can help Weld County and all participating jurisdictions maintain a higher level of resilience to this hazard.

Population Patterns

Weld County's population has grown rapidly in recent years and is expected to continue. An inherent increase in risk will result by virtue of an increase in the number of residents exposed to high wind events.

3.5.13. Severe Winter Storms/Extreme Cold

HAZARD RISK RANKING – MEDIUM

Description

For the purposes and scope of this plan, a winter storm is defined as a single event or a combination of the following winter weather types occurring over a wide segment of the planning area. Below are definitions for the types of winter weather that can affect Weld County:

- **Extreme Cold** – While considered an ambiguously defined hazard, the Southern Climate Impacts Planning Program (SCIPP) notes that the World Meteorological Organization (WMO) has recommended characterizing a cold wave, and by proxy extreme cold, by its magnitude, duration,

severity, and extent. Magnitude for extreme cold can be defined as temperature which falls below a certain threshold based on local climatology, evaluated either as an absolute or by percentile.

- **Wind Chill** - Apparent temperature that describes the cooling effect on exposed skin by the combination of temperature and wind, expressed as a loss of body heat. An increase in wind speed or decrease in temperature will accelerate the effect. A wind chill factor of 30 degrees or lower on exposed skin will result in frostbite in a matter of minutes.
- **Freezing rain or freezing drizzle** - An occasion when rain or drizzle freezes on surfaces such as trees, power lines, and highways.
- **Ice storm** - Described by the NWS as an occasion when damaging accumulations of ice are expected during freezing rain situations. Significant ice accumulations are usually accumulations of 0.25 inches or greater.
- **Sleet** – Defined as pellets of ice composed of frozen or mostly frozen raindrops or refrozen, partially melted snowflakes. Sleet accumulations can have the appearance of snow on surfaces after it has settled, but sleet is distinguished by a firmer consistency, as opposed to snow, which has a softer consistency.
- **Heavy snow** - Defined as either a snowfall accumulating up to 4 inches in depth in 12 hours or less, or snowfall accumulation of 6 inches or more in 24 hours or less.
- **Blizzard** – While this hazard is a rare occurrence in much of the eastern half of Colorado, blizzards are very impactful events when they do happen. It has two defining characteristics, according to the National Weather Service: falling and/or blowing snow reducing visibility to less than ¼ mile accompanied by sustained wind, or frequent gusts, up to or exceeding 35 mph for 3 hours or longer.

More details on this hazard and the nature of its effects in Weld County and across the state of Colorado can be found in the 2023 Colorado Enhanced State Hazard Mitigation Plan.

Location

Since the areal coverage of upper-level atmospheric system which produces severe winter storms and extreme cold typically span a geographical area larger than that of Weld County, the risk to this hazard can be considered uniform across the entire planning area.

Extent

Extent of severe winter storms and extreme cold can be determined by their duration and severity. Several factors play a part in determining a winter storm's severity, such as precipitation type, precipitation rate, precipitation totals, and temperatures. In this section, we will explore the extent of each type of winter weather in the planning area.

Ice Storms, Sleet, and/or Freezing Rain/Drizzle

Outlined in detail in Table 3-37, the Sperry-Piltz Ice Accumulation (SPIA®) Index is an ice accumulation and damage prediction index developed to predict an ice storm's projected extent based on total accretion or accumulation of ice and associated wind speed. It has been designed to inform planning efforts for schools, power cooperatives, local governments, and other entities to better prepare for severe ice events.

Damaging ice storms are not as common an occurrence in the planning area as other winter hazards. Though, given an optimal dynamic and atmospheric setup, **the planning area can expect to experience a range of impacts anywhere a SPIA Index of 0 to 4**.

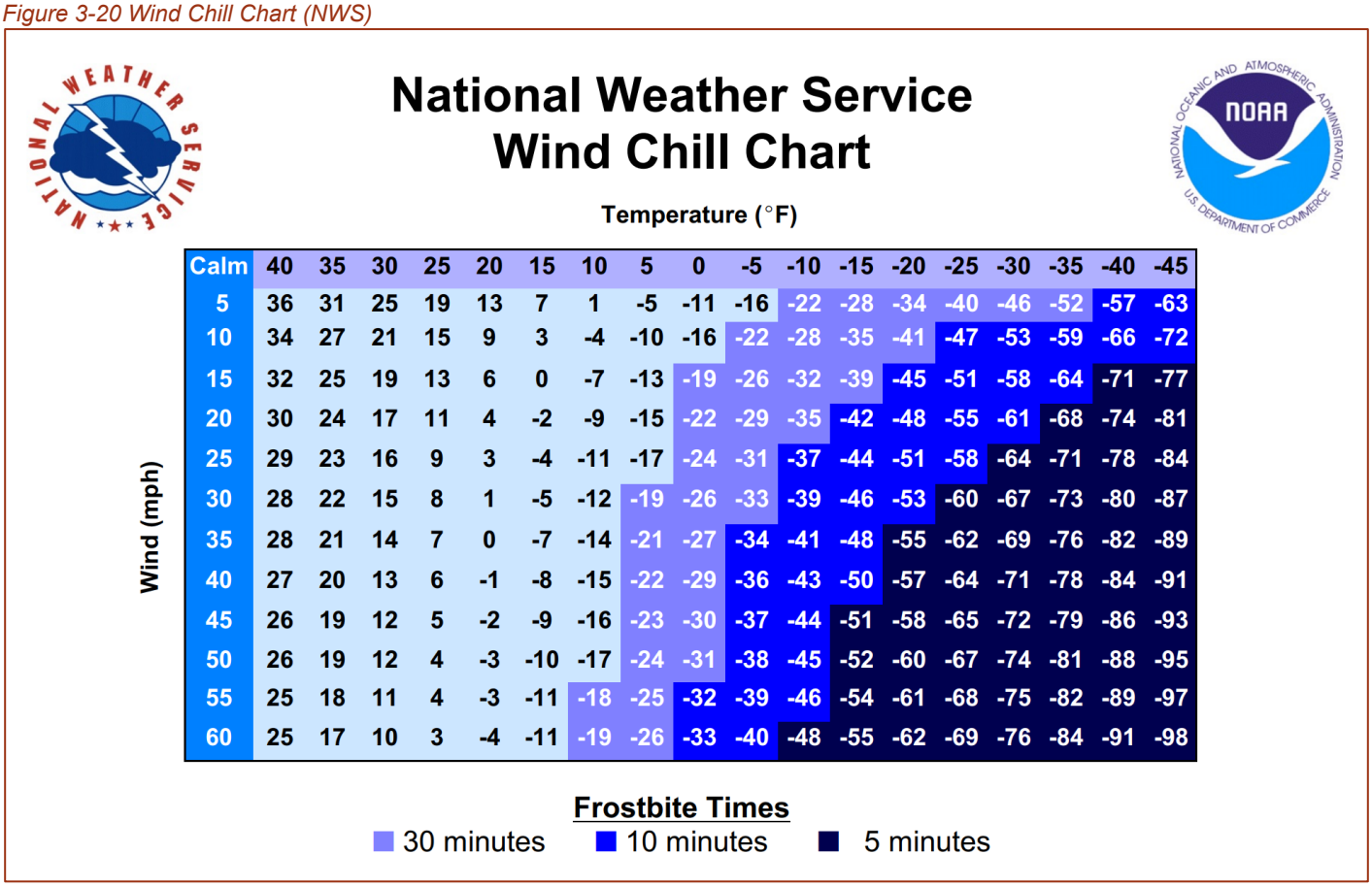
Table 3-37 Sperry-Piltz Ice Accumulation (SPIA) Index

Ice Damage Index	Radial Ice Amount (inches)	Wind (mph)	Damage and Impact Descriptions
0	< 0.25	< 15	Minimal risk of damage to exposed utility systems; no alerts or advisories needed for crews, few outages.
1	0.15 – 0.25	15 – 25	Some isolated or localized utility interruptions are possible, typically lasting only a few hours. Roads and bridges may become slick and hazardous.
	0.25 – 0.50	> 15	
2	0.10 – 0.25	25 – 35	Scattered utility interruptions expected, typically lasting 12 to 24 hours. Roads and travel conditions may be extremely hazardous due to ice accumulation.
	0.25 – 0.50	15 – 25	
	0.50 – 0.75	< 15	
3	0.10 – 0.25	>= 35	Numerous utility interruptions with some damage to main feeder lines and equipment expected. Tree limb damage is excessive. Outages lasting 1 to 5 days.
	0.25 – 0.50	25 – 35	
	0.50 – 0.75	15 – 25	
	0.75 – 1.00	< 15	
4	0.25 – 0.50	>= 35	Prolonged & widespread utility interruptions with extensive damage to main distribution feeder lines & some high voltage transmission lines/structures. Outages lasting 5 to 10 days.
	0.50 – 0.75	25 – 35	
	0.75 – 1.00	15 – 25	
	1.00 – 1.50	< 15	
5	0.50 – 0.75	> = 35	Catastrophic damage to entire exposed utility systems, including both distribution and transmission networks. Outages could last several weeks in some areas. Shelters needed.
	0.75 – 1.00	>= 25	
	1.00 – 1.50	>= 15	
	> 1.50	Any	

Wind Chill and Extreme Cold

Created by the U.S. National Weather Service (NWS) and depicted in Figure 3-20, the Wind Chill Chart indicates frostbite times based on exposure to temperatures as low as -45°F for a range of wind speeds up to 60 mph. In Weld County, the coldest temperature observed was -25°F on January 18, 1984. Winter storms that affect Weld County can produce winds up to, and in excess of, 60 mph. **Thus, if these two factors coincided, a calculated wind chill temperature of -69°F would result and represents the extent of wind chill that can be expected in the planning area, and -25°F represents the extent of extreme cold that can be expected in the planning area.**

Figure 3-20 Wind Chill Chart (NWS)



National Weather Service Wind Chill Chart

Temperature (°F)

Wind (mph)	Calm	40	35	30	25	20	15	10	5	0	-5	-10	-15	-20	-25	-30	-35	-40	-45
5		36	31	25	19	13	7	1	-5	-11	-16	-22	-28	-34	-40	-46	-52	-57	-63
10		34	27	21	15	9	3	-4	-10	-16	-22	-28	-35	-41	-47	-53	-59	-66	-72
15		32	25	19	13	6	0	-7	-13	-19	-26	-32	-39	-45	-51	-58	-64	-71	-77
20		30	24	17	11	4	-2	-9	-15	-22	-29	-35	-42	-48	-55	-61	-68	-74	-81
25		29	23	16	9	3	-4	-11	-17	-24	-31	-37	-44	-51	-58	-64	-71	-78	-84
30		28	22	15	8	1	-5	-12	-19	-26	-33	-39	-46	-53	-60	-67	-73	-80	-87
35		28	21	14	7	0	-7	-14	-21	-27	-34	-41	-48	-55	-62	-69	-76	-82	-89
40		27	20	13	6	-1	-8	-15	-22	-29	-36	-43	-50	-57	-64	-71	-78	-84	-91
45		26	19	12	5	-2	-9	-16	-23	-30	-37	-44	-51	-58	-65	-72	-79	-86	-93
50		26	19	12	4	-3	-10	-17	-24	-31	-38	-45	-52	-60	-67	-74	-81	-88	-95
55		25	18	11	4	-3	-11	-18	-25	-32	-39	-46	-54	-61	-68	-75	-82	-89	-97
60		25	17	10	3	-4	-11	-19	-26	-33	-40	-48	-55	-62	-69	-76	-84	-91	-98

Frostbite Times

30 minutes 10 minutes 5 minutes

Heavy Snow and Blizzard

Heavy snow is the most common type of hazardous winter weather in the planning area. Snow intensity can range from flurries or light snow to heavy snow or blizzard conditions. On October 12, 1969, **a record 24-hour snowfall of 18.2 inches was observed. This represents the standard of expectation for snowfall that can be expected in the planning area on any given day**.

Winter storms most frequently occur in Weld County during the months of astronomical winter (December, January, February). Extreme cold typically occurs in January and February, while snow events can occur at any point between September and May. The most significant snow events tend to occur during the months defined as the winter season and can occur as early as September or as late as mid-May.

Previous Occurrences

On record in the NCEI Storm Events Database are 113 occurrences of Extreme Cold, Wind Chill, Blizzard, Heavy Snow, Winter Storm, and Winter Weather in Weld County between 1/1/2015 and 12/31/2024. The most notable of these are listed and described in Table 3-38.

Table 3-38 Notable Severe Winter Storms and Extreme Cold in Weld County, 2015 to 2024 (NCEI)

Date	Event Type	Location(s)	Narrative
March 23, 2016	Blizzard	Unincorporated Weld County, I-76 Corridor, Greeley, Briggsdale	A powerful blizzard developed across the Front Range of Colorado late on the 22nd and continued through much of the 23rd. The storm tracked east-southeast across Utah on the 22nd, and then into southeast Colorado by the morning of the 23rd. The storm rapidly intensified as it reached eastern Colorado, producing extremely heavy and intense snowfall with snowfall rates exceeding 3 inches per hour at times. In addition to heavy snow, strong winds gusting in excess of 50 mph east of Interstate 25 produced widespread blizzard conditions and zero visibilities. The storm initially began with rain on the plains but quickly changed over to snow during the early morning hours of the 23rd. Snowfall rates of 1 to 2 inches per hour were common, with several inches of snow already accumulating for the morning commute. Many roads became impassable due to the depth of fallen snow, drifting snow, and near zero visibilities during the day. During the peak of the storm, snowfall rates reached or exceeded 3 inches per hour. Widespread road closures occurred, including Interstate 76 from northeast of Denver to the Nebraska state line, Interstate 70 east of Denver to the Kansas state line, and much of I-25, from near Castle Rock to Colorado Springs and from Highway 7 north to the Wyoming border. The Colorado Department of Transportation estimated that over 2,000 vehicles became trapped on I-25 near Monument Hill alone, with hundreds of stuck or abandoned cars elsewhere. Numerous power outages occurred as heavy wet snow accumulated on trees, despite the strong winds. One to 2 feet of snow fell across much of the Front Range Urban Corridor, with over 30 inches in some foothill locations. Most of the snow fell within a 12-hr period from the early morning into the afternoon. In addition, the snow was very heavy and wet, with many areas receiving 1 to 2 inches precipitation. In the foothills, some locations received nearly 3 inches of water from this storm. Sustained winds of 30 to 40 mph were measured in Briggsdale with a peak wind gust of 57 mph. Sustained winds of 30 to 35 mph were observed in Greeley with a peak wind gust of 45 mph.

Date	Event Type	Location(s)	Narrative
May 17, 2017	Heavy Snow	Unincorporated Weld County, Greeley, Briggsdale	A strong spring storm dropped across the Great Basin and then moved eastward across Colorado. Isolated but strong thunderstorms preceded the system on the 17th with hail up to nickel size near Boulder Airport and Brighton. Significant snow fell across the Front Range mountains and foothills over the next couple of days. The heaviest snowfall occurred in Boulder and Larimer Counties. Along the Interstate 25 Corridor, rain turned to snow on the morning of the 18th, heaviest from around Broomfield northward. The heavy wet snow snapped the limbs of fully leaved trees and caused scattered power outages. Eight hundred trees on the campus of Colorado State University were damaged. Some trees in and around Fort Collins completely collapsed under the weight of the snow. A couple of barns collapsed in Larimer County. One was a historic barn in Estes Park, with another in northeast Loveland. Fifty-five heads of cattle were inside the collapsed barn in Loveland; three were injured and later euthanized. Numerous branches and trees snapped around Fort Collins and in the foothills. Elsewhere, several scattered smaller power outages were reported. Three to nearly 5 inches of liquid precipitation occurred, as rain or a mix of rain and snow, fell around Greeley and 12 miles northwest of Briggsdale. Storm totals in the Front Range mountains and foothills included: 42.0 inches near Allenspark, 41.5 inches near Ward, 36 inches at Estes Park, 32 inches near Pinecliffe, 30.5 inches northwest of Golden, 30 inches near Nederland, 26 inches near Breckenridge, 25 inches near Aspen Springs and Bear Lake State Park, 18.5 inches northwest of Rustic, 16 inches at Copper Mountain and Dillon, 15 inches at Drake, 14 inches at Aspen Springs and Deadman Hill, 13 inches at Tower, with 9.5 inches near Evergreen. On the west side of the Interstate 25 Corridor, storm totals included: 10 inches near Superior and Louisville, 6 to 8 inches in and around Fort Collins, 6 inches in Lafayette, 5 inches in Broomfield and Loveland, and 4 inches near Niwot.

Date	Event Type	Location(s)	Narrative
March 13-14, 2019	Blizzard	Unincorporated Weld County, I-76 Corridor, Roggen	A rapidly intensifying storm system or bomb cyclone brought hurricane strength winds to the northeast plains of Colorado, along with moderate to heavy snowfall. Peak wind gusts ranged from 60 to 80 mph. Snowfall ranged from 2 to 6 inches near the base of the foothills, with up to 20 inches in the mountains and foothills. Along the Palmer Divide east of I-25 and the northeast plains of Colorado, storm totals ranged from 4 to 10 inches. Widespread outages, multi-vehicle accidents, and road closures prompted the governor to declare a state of emergency which activated the Colorado National Guard to assist state and local authorities in rescuing hundreds of stranded motorists. A state trooper was struck and killed on Interstate 76. He was at the scene of a vehicle off the road near Roggen when another car lost control and struck him. Road closures included: Interstate 70 from Denver Airport to Limon, and from Golden to Idaho Springs; I-25 from South Denver to Monument Hill; I-76 closed from northeast Denver to Nebraska. The number of people who lost power during the storm totaled 445,000. Xcel Energy called over 500 employees work to restore power with additional 300 out-of-state workers on their way to assist. School buses were used to rescue stranded drivers. At least 33 public school districts were closed on the 13 and 14th. Warming centers and shelters opened area wide.
November 26, 2019	Blizzard	Unincorporated Weld County	A powerful winter storm brought very heavy snowfall to the Front Range Mountains, Foothills, I-25 corridor, and northeast plains. All schools were closed on the 25th and 26th across the entire area, including all the major universities and colleges across northeast and north central Colorado. Federal, state, city, and county offices were closed on the 25th. I-76 and I-70 northeast and east of Denver were closed for 10 and 7 hours, respectively. Other east/west highways including US 34 and US 36, were closed due to blowing and drifting snow. Across the Front Range Foothills, storm totals ranged from 12 to 30 inches. The eastern plains picked up anywhere from 4 to 13 inches of snowfall. Whiteout conditions due to blowing and drifting snow resulted in multiple road closures, as well as the closure of schools, state, and federal buildings.

Date	Event Type	Location(s)	Narrative
March 19-20, 2020	Blizzard	Unincorporated Weld County, I-76 Corridor, Greeley, Frederick, Erie, Firestone	A powerful storm system brought blizzard conditions to the northeast plains of Colorado. Highways closings included portions of eastbound interstates 70 and 76 in eastern Colorado due to strong winds and whiteout conditions. Across portions of the northeast plains of Colorado, blizzard conditions were observed. Storm totals ranged from 3 to 9 inches. Peak wind gusts included: 63 mph in Akron, 56 mph in Limon, 51 mph in Fort Morgan and 49 mph in Greeley and at Denver International Airport. Storm totals included: 8.5 inches in Frederick; 6 inches in Erie; 5 inches near Mead with 4 inches near Firestone. Peak wind gusts to 49 mph caused blowing and drifting snow, along with whiteout conditions.
October 23-25, 2020	Heavy Snow	Unincorporated Weld County, I-25 Corridor	After several weeks of warm, windy, and dry weather that fueled the two largest grass fires in the state's history; a powerful storm system brought welcome relief as it produced heavy snow and frigid temperatures to northern Colorado. In the Front Range mountains and foothills, storm totals ranged from 10 to 20 inches. Along the urban corridor, storm totals from 4 to 12 inches were observed, with the heaviest amounts along and generally west of I-25 and over Weld County, where localized bands of heavy snow developed. Storm totals from 5.5 to 9 inches were observed in Weld County.

Date	Event Type	Location(s)	Narrative
March 13-15, 2021	Blizzard	Unincorporated Weld County, I-25 Corridor	Bands of snow developed over northeast Colorado into the northern mountains and foothills on the 13th, which then intensified overnight. The heavy snow then gradually shifted southward on the 14th and covered much of the area. The snow slowly decreased in the evening with only some lingering light snow across the plains continuing into the morning of the 15th. North winds increased to 25 to 35 mph, on the 14th, with gusts up to 50 mph. All major Interstates were closed except for those areas around Denver and Fort Collins. Extensive drifting snow was observed, with drifts anywhere from 3 to 7 feet deep. The heavy wet snow caused extensive tree damage and produced power outages. Xcel stated the number of customers in northern Colorado affected by power outages exceeded 15,000. Many were left powerless overnight as crews were unable to reach downed power lines. Most of the outages were in Weld County. Snowfall amounts in the Front Range Mountains and Foothills ranged from 20 to 40 inches, with 18 to 30 inches reported along the I-25 Corridor. Strong winds compounded with heavy snowfall made the roadways impassable in the afternoon and evening. Peak wind gusts to 49 mph produced extensive drifting snow. Drifts ranged from 3 to 7 feet deep.
December 13, 2022	Blizzard	Unincorporated Weld County, I-76 Corridor	Periods of moderate to heavy snowfall developed in the mountains, heaviest north of the I-70 Corridor where storm totals ranged from 8 to 24 inches. Snow and blowing snow reduced the visibilities to zero across much of the Interstate 76 and Interstate 70 corridors east of Denver. The snow and blowing snow caused widespread blizzard conditions. Storm totals ranged from 2 to 10 inches and produced whiteout conditions and snow drifts from 5 to 10 feet deep. Nearly every road across northeast Colorado was closed or shutdown including the I-76 and I-70 corridors east of Denver to the state-line. Dozens of school closures were also implemented. Blowing and drifting snow stranded motorists, with dozens of rescues reported. After the snow ended, strong winds and areas of blowing and drifting snow continued through the remainder of the week, which forced some extended road closures. Blizzard conditions with whiteout conditions, with peak gusts from 45 to 50 mph, were observed in Weld County.

Date	Event Type	Location(s)	Narrative
December 21-23, 2022	Cold/Wind Chill	Unincorporated Weld County, I-25 Corridor, I-76 Corridor	A powerful arctic outbreak brought some of the coldest temperatures to northeast Colorado in nearly 30 years. The arctic outbreak impacted the Rockies, the Midwest, Northeast, and Southern United States. Denver dropped to -24°F, one-degree shy of the all-time December record of -25°F set back in 1990. There was also a 75-degree drop, one-degree shy of the all-time 2-day record temperature differential. Across north-central and northeast Colorado, wind chill temperatures ranged from -25°F to -54°F. Power outages impacted up to 6400 customers in the I-25 Corridor. Numerous school districts and county government buildings were closed on the 22nd. Portions of I-25, CO 14, US 287, and US 85 were closed due to squalls and blowing snow near the Wyoming border. Other closures included: CO 14 from Highway 85 to Sterling, US 6 Sterling to Nebraska State line, CO 113 Highway 138 to Nebraska State Line, CO 59 I-76 to Yuma, CO 61 I-76 to Otis, CO 385 Julesburg to Holyoke. Storm totals in the mountains and foothills ranged from 4 to 13 inches, highest at Eldora Ski Area. Across the urban corridor and northeast plains, storm totals ranged from 3 to 9 inches. Wind chill temperatures in Weld County ranged from -25°F to -45°F.
February 22-23, 2023	Extreme Cold/Wind Chill	Unincorporated Weld County	Storm totals in the mountains and foothills ranged from 4 to 7 inches in most areas with up to 14 inches observed near Silverthorne. Along the urban corridor and northeast plains, storm totals ranged from 3 to 6 inches west of Interstate 25, with amounts ranging from 1 to 5 inches elsewhere. Wind chill temperatures on the morning of the 23rd, ranged anywhere from -25F to -35F across the urban corridors and northeast plains.

Date	Event Type	Location(s)	Narrative
January 13-16, 2024	Extreme Cold/Wind Chill	Greeley	Across the plains, a few rounds of light snow were accompanied by below zero temperatures and dangerous wind chills. Some MLK Day events were either canceled or shortened. Total snowfall accumulations across the urban corridor and northeast were light, with storm totals generally less than 6 inches, but the icy conditions did cause some travel impacts. The coldest temperatures during this evening occurred on the 15th and the morning of the 16th. Wind chill temperature dropped to -45F in Greeley, with a low temperature of -29F on the morning of the 16th.

Probability of Future Events

Based on the categorizations defined in Table 3-3, and 113 occurrences of severe winter storms and extreme cold between January 1, 2015 and December 31, 2024 found in the NCEI database, the probability of this hazard affecting the planning area has been rated as **Highly Likely**.

Vulnerability and Impact

Table 3-39 Vulnerabilities and Impacts due to Severe Winter Storms/Extreme Cold in Weld County

Vulnerability	Impact
Severe winter storms and extreme cold commonly produce damage, losses, and other adverse impacts on agricultural interests.	Hypothermia and death in livestock, crop damage, reduced yields, and challenges in transporting harvests and livestock for sale are all impacts which result from severe winter storms and extreme cold. Such effects extend to **Unincorporated Weld County, the Cities of Fort Lupton and Greeley, and the Towns of Ault, Eaton, Gilcrest, Keenesburg, Nunn, Pierce, and Platteville.**

Vulnerability	Impact
Transportation, a FEMA Community Lifeline, can become hampered or even impossible during severe winter weather. Respondents to the public survey for this plan indicate that winter weather commonly produces hazardous travel conditions each winter.	Disruptions to transportation are common during severe winter weather occurrences. Freezing rain/drizzle and snowfall/drifts can cause roadways to become impassable. Further impacts resulting from this can hamper first responders and emergency personnel responding to dispatch calls, which cause an increased level of risk for vulnerable populations, particularly in time-sensitive situations. Other impacts include disruptions to the flow of goods, both outbound from the planning area as well as those coming into and within the planning area. Economic disruptions and availability of products/supplies may result. Finally, a safety hazard for motorists on roadways who become stranded and stuck in their vehicles has occurred in the past and continues to be possible during future severe winter weather and extreme cold events. **All jurisdictions participating in this plan are susceptible to this vulnerability and its subsequent impacts.**
Residents exposed to extreme cold are at risk of hypothermia.	Several scenarios may lead to hypothermia, including drivers stranded in their vehicles, vulnerable populations who lose or do not have access to sufficient electrical power and/or heating, and anyone who spends time outside in these conditions without access to proper cold weather clothing and/or heated shelter. **All jurisdictions participating in this plan are susceptible to this vulnerability and its subsequent impacts.**
Weather-induced cancellation of in-class school sessions, or transition to virtual instruction, can result in a loss of access to FEMA Community Lifelines for students in vulnerable populations.	Students experiencing food and/or shelter insecurity who rely on in-person school instruction lose access to these services provided by schools when severe winter storms necessitate suspension of in-class instruction. **Jurisdictions participating in this plan affected by this vulnerability and its subsequent impacts include students and their households in the following school districts: Weld County School District RE-1, St. Vrain RE1, Weld County School District RE-8.**

Vulnerability	Impact
Power outages, and other interruptions to FEMA Community Lifelines, which occur because of occurrences of this hazard have been observed by residents. Such occurrences may produce adverse impacts, including particularly vulnerable populations who live in the planning area.	Such impacts extend to the local economy when interruptions to business and government operations that lack backup generator power occur. These impacts produce cascading risks to vulnerable populations who rely on continuous availability of these services and resources for their health and their lives. **All jurisdictions participating in this plan are susceptible to this vulnerability and its subsequent impacts.**

This hazard affects every jurisdiction participating in this plan.

Impact Effects Due to Future conditions, Land Use Development, and Changes in Population Patterns

Future conditions

Changes in the frequency of severe winter weather may result in coming years as long-term weather patterns continue to evolve. It is indeterminable at this time whether any impacts will be had on the extent, intensity, or duration of such events. No changes to the location impacts of this hazard are expected.

Land Use Development

Increased development trends corresponding to rapid population growth in the planning area will multiply the possible consequences of severe winter weather. Enforcing and adhering to building codes for new development is imperative for community safety during future climate extremes. As the rural portions of the County continue to grow, consideration of reliable access to rural residents should be prevalent in emergency management and mitigation planning.

Population Patterns

Continued rapid growth in Weld County will inherently lead to an increase in the number of residents exposed to this hazard. Those most vulnerable sectors of the population will see a disproportionate risk due to challenges in their level of access and functional needs in order to maintain the level of treatment and preventative care necessary to sustain their health.

3.5.14. Extreme Heat

HAZARD RISK RANKING – LOW

Description

On the U.S. Department of Homeland Security's ready.gov website, Extreme Heat is defined as a period of high heat and humidity, with temperatures above 90°F for at least two to three days consecutively. Extreme heat causes stress on the human body's internal process to maintain a normal temperature, which can lead to death. Heat is attributed to being the leading cause of weather-related death among all natural hazards.[31] Segments of the population at greater risk from extreme heat are those over the age of 65, children under the age of 5, and overweight individuals.

A term that is synonymous with extreme heat is heat wave. It is an extended period of extreme heat. As defined by the National Weather Service Glossary, a heat wave is a period of abnormally and uncomfortably hot and unusually humid weather that lasts two or more days. While it is not as common in Colorado as it is in other parts of the country, humid conditions can exacerbate the effects of heat. Humidity is not necessarily a prerequisite for extreme heat or heat waves since extreme temperatures alone can cause undue stress on the human body.

More details on this hazard and the nature of its effects in Weld County and across the state of Colorado can be found in the 2023 Colorado Enhanced State Hazard Mitigation Plan.

Location

As discussed in the 2023 Colorado ESHMP, extreme heat has the potential to impact anywhere in the state, although average temperatures vary by area and with changes in elevation.

Given its latitude and classification as a semi-arid climate, Weld County is subject to extreme temperatures. Additionally, with the northern fringes of the Denver metropolitan area infringing into the southern parts of Weld County, the eastern fringes of the Fort Collins metropolitan area infringing into the western parts, and the considerable size of the developed area of Greeley and the surrounding areas in western and southwestern portions of the County, the urban heat island effect is an additional factor that can contribute to heat in the planning area. Characteristics of this effect include nighttime temperatures that are warmer than adjacent suburban, exurban, and rural areas. On a hot, sunny summer day, roof and pavement surface temperatures can reach anywhere from 50°F to 90°F, hotter than the ambient environment, while shaded, vegetated, or moist surfaces, often in more rural areas, are closer to ambient temperatures.[32]

Thus, while all of Weld County is subject to experiencing extreme heat, the effects can be considered the greatest in the southern and southwestern portions of the planning area, where the impacts of the urban heat island effect are most pronounced.

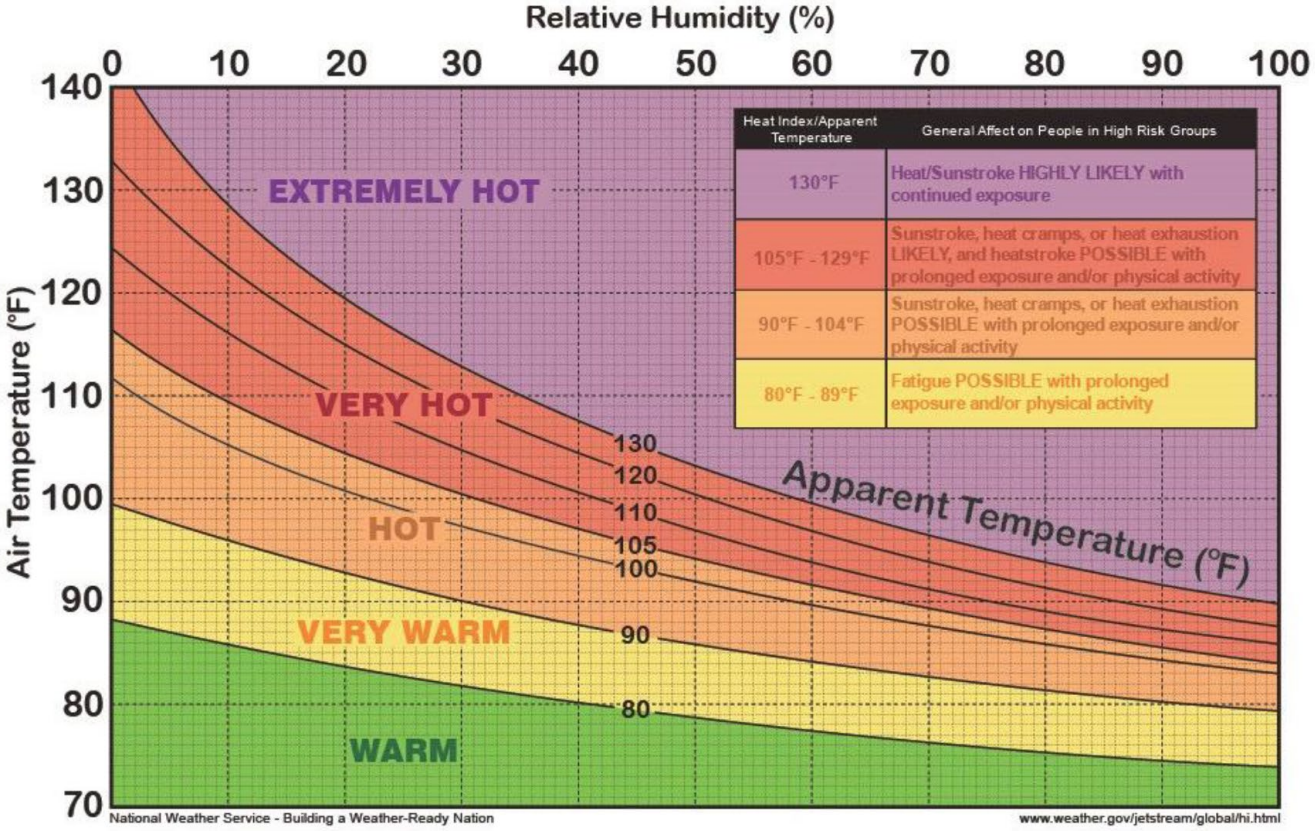
[31] Ready.gov/heat
[32] EPA, "Heat Island Impacts," December 2017, as referenced in the 2023 Colorado ESHMP

Extent

A record maximum temperature in Weld County of 112°F was recorded on July 16, 2006. **Weld County and all participating jurisdictions can expect to experience 42 days each year with temperatures at or above 90°F[33], with 7 of those days where the heat index is 95°F or greater.[34]**

In Figure 3-21, apparent temperatures as correlated with measured air temperature and relative humidity are depicted, with shaded areas indicating associated heat-related effects on health that may occur. **Residents in Weld County can expect to experience conditions in the "Warm" to "Very Hot" range, with corresponding effects including sunstroke, heat cramps, and heat exhaustion possible for individuals who experience prolonged exposure and/or physical activity during extreme heat conditions.**

Figure 3-21 Heat Indices and Heat-Related Health Conditions



A tool designed to protect lives and property from the potential risks of excessive heat, especially those who are most impacted by heat or provide support to those communities, like local emergency managers and other local officials and first responders, is NWS HeatRisk. This metric employs a color-numeric-based index that provides a forecast of the potential level of risk for heat-related impacts to occur over a 24-hour period up to 7 days in the future. It is a useful tool for planning for upcoming episodes of extreme heat and provides recommendations for heat protection for people in affected areas.

Outlined in Figure 3-22, this tool is intended to serve in supplement to official NWS heat watch, warning, and advisory products and provide risk guidance to decision makers and heat-sensitive populations who need to take actions at levels that may be below current NWS heat product levels. **Weld County and all**

[33] https://ephtracking.cdc.gov/Applications/InfoByLocation/
[34] https://firststreet.org/county/weld-county-co/8123_fsid/heat

participating jurisdictions may expect to experience a range of values from Green (0) to Red (3) on the HeatRisk scale presented in Figure 3-22.

Figure 3-22 NWS HeatRisk Tool

Category	Risk of Heat-Related Impacts
Green (0)	Little to no risk from expected heat.
Yellow (1)	**Minor** - This level of heat affects primarily those individuals extremely sensitive to heat, especially when outdoors without effective cooling and/or adequate hydration.
Orange (2)	**Moderate** - This level of heat affects most individuals sensitive to heat, especially those without effective cooling and/or adequate hydration. Impacts possible on some health systems and in heat-sensitive industries.
Red (3)	**Major** - This level of heat affects anyone without effective cooling and/or adequate hydration. Impacts likely in some health systems, heat-sensitive industries, and infrastructure.
Magenta (4)	**Extreme** - This level of rare and/or long-duration extreme heat with little to no overnight relief affects anyone without effective cooling and/or adequate hydration. Impacts likely in most health systems, heat-sensitive industries, and infrastructure.

In Weld County, July and August are climatologically the two hottest months of the year, with a peak average daily maximum temperature of 92.2°F between July 15-20[35] and a peak average daily minimum temperature of 60.1°F between July 21-28.

Previous Occurrences

Referencing the Heat & Health Tracker maintained by the U.S. Centers for Disease Control and Prevention (CDC), which offers a database of information on heat occurrences every four years between 1979 and 2019, this source indicates 8 occurrences where the daily maximum temperature exceeded the 95th percentile of those records in 2015, and 11 occurrences in 2019. **Therefore, in the 10-year period between January 1, 2015, and December 31, 2024, there were 19 occurrences of extreme heat on record in this database in Weld County**.

Probability of Future Events

Based on the categorizations defined in Table 3-3, and 19 occurrences of extreme heat on record in Weld County over the 10-year period between 2015 and 2024, the annual probability of this hazard occurring in the planning area is rated as **Highly Likely**.

[35] Based on calculated daily climate normal between 1991-2020, NOAA NOWData

Vulnerability and Impact

Table 3-40 Vulnerabilities and Impacts due to Extreme Heat in Weld County

Vulnerability	Impact
Agricultural interests experience adverse impacts during extended periods of extreme heat.	Strain on the health and quality of livestock and crops occur during extended periods of extreme heat. Reduced crop yields increased medical/veterinary costs, and livestock deaths which may result can adversely impact the local economy. Further, widespread losses can further have a negative impact on agricultural processing and storage facilities in the planning area and may even extend nationally if output from distribution facilities becomes impacted. Jurisdictions participating in this plan which experience this vulnerability and its subsequent impacts include **Unincorporated Weld County, the Cities of Evans and Greeley, and the Towns of Ault, Eaton, Gilcrest, Keenesburg, Nunn, Pierce, and Platteville.**
Vulnerable populations and those who work and spend extended periods of time outdoors experience disproportionate health risks due to extreme heat.	Heat-related health conditions result when physical strain on the human body when its internal cooling mechanisms are unable to work efficiently enough to regulate its temperature. Effects may range from weakness and reduced capacity to perform physical and mental activities to even death. **This vulnerability and its subsequent impacts extend to all jurisdictions participating in this plan.**

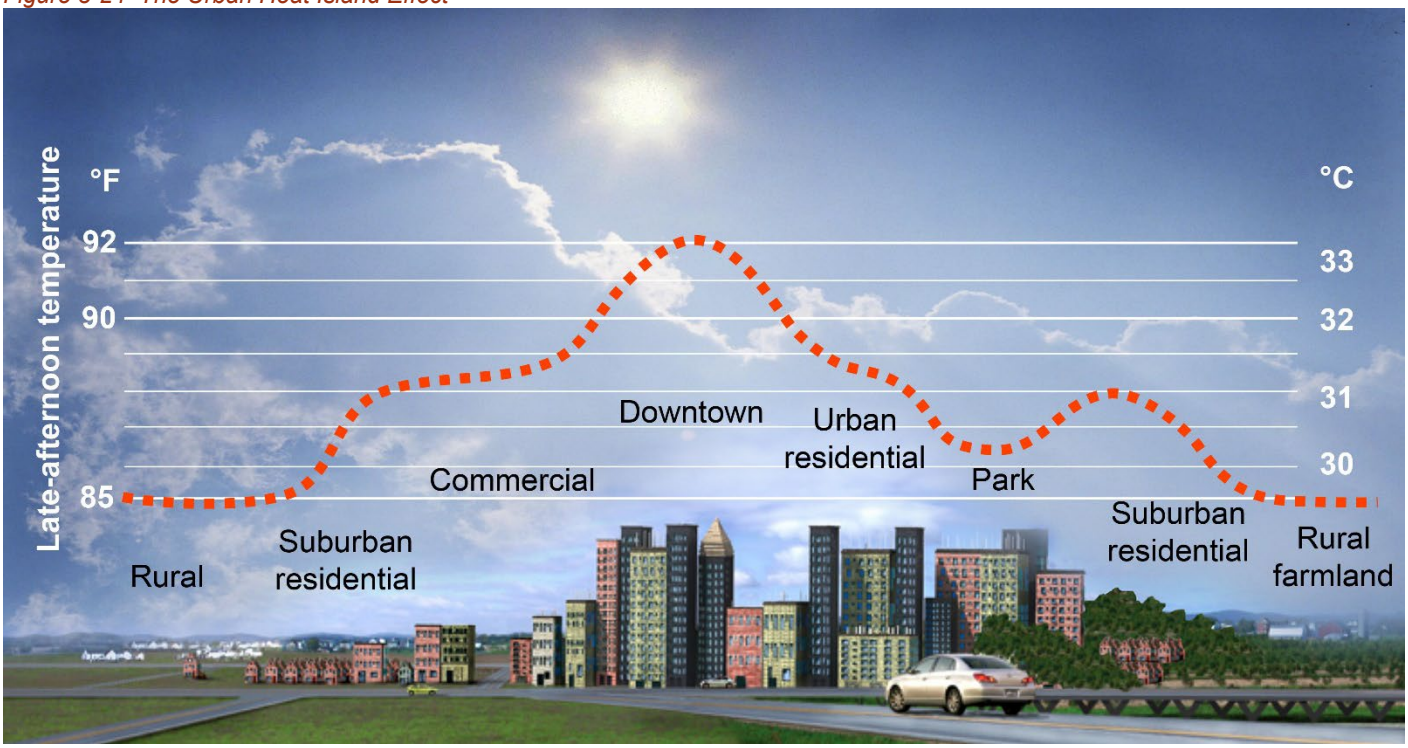
Extreme Heat is a hazard that affects every jurisdiction participating in this plan.

Figure 3-23 Heat and Health Equity[36]



[36] NCA5, https://nca2023.globalchange.gov/

Figure 3-24 The Urban Heat Island Effect[37]



Impact Effects Due to Future conditions, Land Use Development, and Changes in Population Patterns

Future conditions

As long-term weather patterns continue to evolve, trends indicate the likelihood of increased frequency, duration, and intensity of extreme heat occurrences across Colorado. Extreme heat occurrences are also expected to spread northward across northern the northern portion of the state and those at lower elevations.

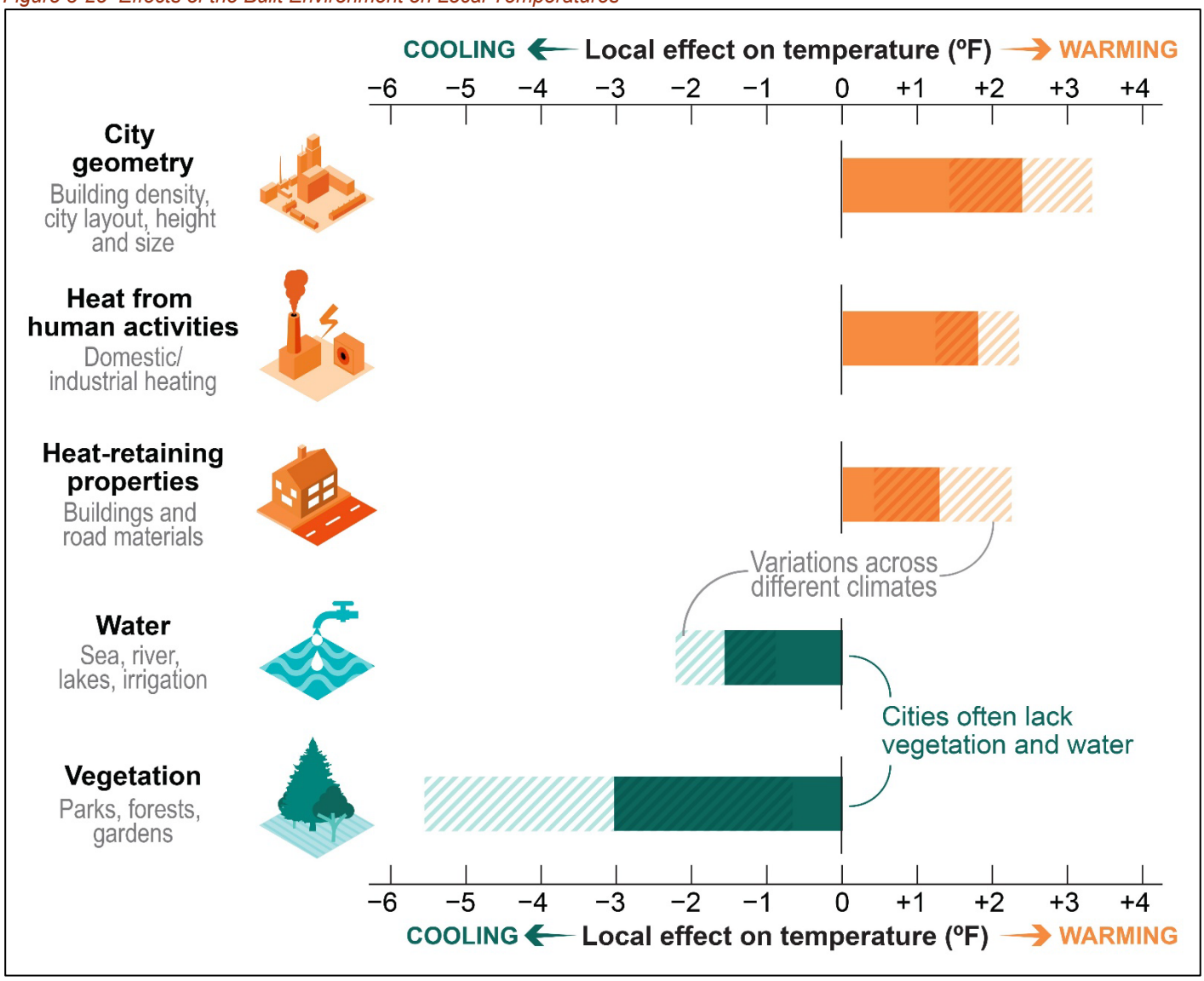
Land Use Development

Increased development trends in and around Weld County will multiply the opportunities for exposure of growing areas to extreme temperatures. Enforcing and adhering to building codes for new development is imperative for community safety during future climate extremes. As the rural portions of the county continue to grow, consideration of reliable access to those rural residents should be prevalent in emergency management and mitigation planning.

Additionally, as the County continues to experience rapid population growth, corresponding increases in the built environment, and the high albedo surfaces that go along with it, will exacerbate the Urban Heat Island effect. Such surfaces include roads, parking lots, and other elements of the built environment that contribute to reflecting heat through solar energy.

[37] NCA5, https://nca2023.globalchange.gov/

Figure 3-25 Effects of the Built Environment on Local Temperatures[38]



Population Patterns

As Weld County's population continues to grow at a rapid pace, and as long-term trends continue to indicate an increase in the frequency, duration, and intensity of extreme heat events, more people in the planning area will be exposed to this hazard.

[38] NCA5, https://nca2023.globalchange.gov/

3.5.15. Soil Hazards – Expansive Soils, Ground Subsidence, Erosion, and Deposition

HAZARD RISK RANKING – LOW

Description

Soil hazards encompass the range of occurrences and characteristics of soils across the planning area that produce a hazard to humans and the built environment. For the scope of this plan, four types of soil hazards have been identified – Expansive Soils, Ground subsidence, Erosion, and Deposition.

Expansive Soils are defined by the U.S. Geological Survey as types of soils that shrink or swell as the moisture content increases or decreases. Structures built on these soils may experience shifting, cracking, and breaking damage as soils shrink and subside or expand.[39] Expansive soils are one of the most significant, widespread, costly, and least publicized geological hazards in Colorado, and is a hazard that has its most notable effects on structures, infrastructure, and the built environment as a whole. While this hazard tends to develop slowly and its effects on the built environment are unnoticeable until the damage is done. Typical damage resulting from expansive soil tends to manifest in the form of structural damage resulting from foundational shifting in response to shrinking or swelling soils.

Ground Subsidence is the sinking of land over human-caused or natural underground voids, and the settlement of native, low-density soils, as defined in the 2023 Colorado ESHMP. Effects of this hazard typically result in serious structural damage to buildings, roads, irrigation ditches, underground utilities, and pipelines. In the planning area, areas of ground subsidence have been identified to coincide with those above abandoned mines.

Erosion and Deposition are soil hazards that involve the movement of soil and earth materials to or from a location. Erosion is defined as the removal and simultaneous transportation of earth materials from one location to another by water, wind, waves, or moving ice (e.g., glaciers). Deposition is the placement of eroded material in a new location[40]. Fluvial or riverine effects are one mechanism that drives the transport of soil and sediment such as erosion and deposition. Erosion in the planning area also commonly occurs due to wind.

More details on each type of this hazard and the nature of their effects in Weld County and across the state of Colorado can be found in the 2023 Colorado Enhanced State Hazard Mitigation Plan.

[39] https://www.usgs.gov/glossary/landslides-glossary#:~:text=Expansive%20soils,shrink%20and%20subside%20or%20expand.
[40] https://planningforhazards.colorado.gov/soil-hazards

Location

Expansive Soils

According to the Colorado Water Knowledge project, sponsored by the Colorado Water Center at Colorado State University in Fort Collins, and the West Greeley Conservation District, Weld County is primarily situated within the Colorado Piedmont section of the Great Plains Province, as depicted in Figure 3-26.

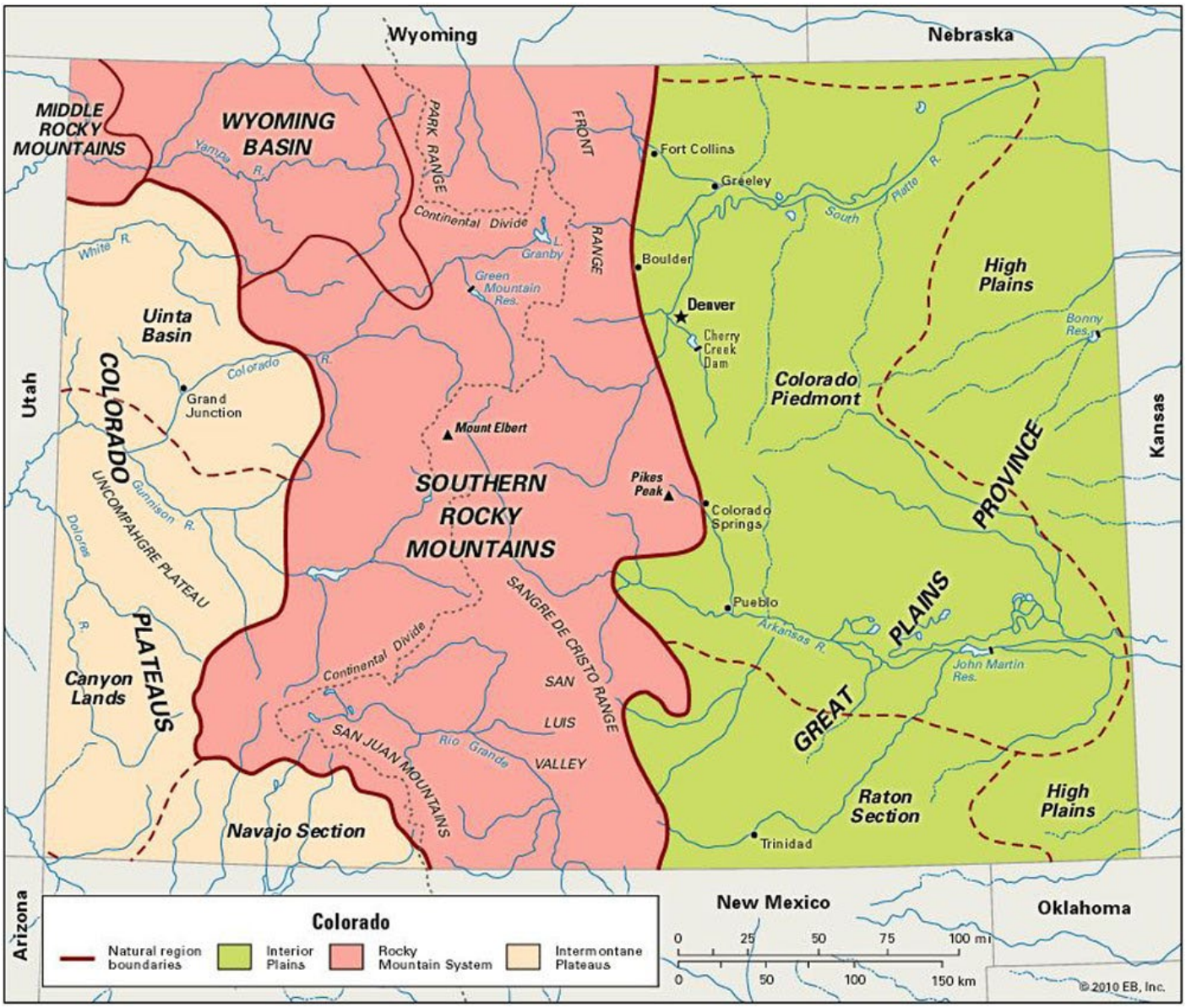
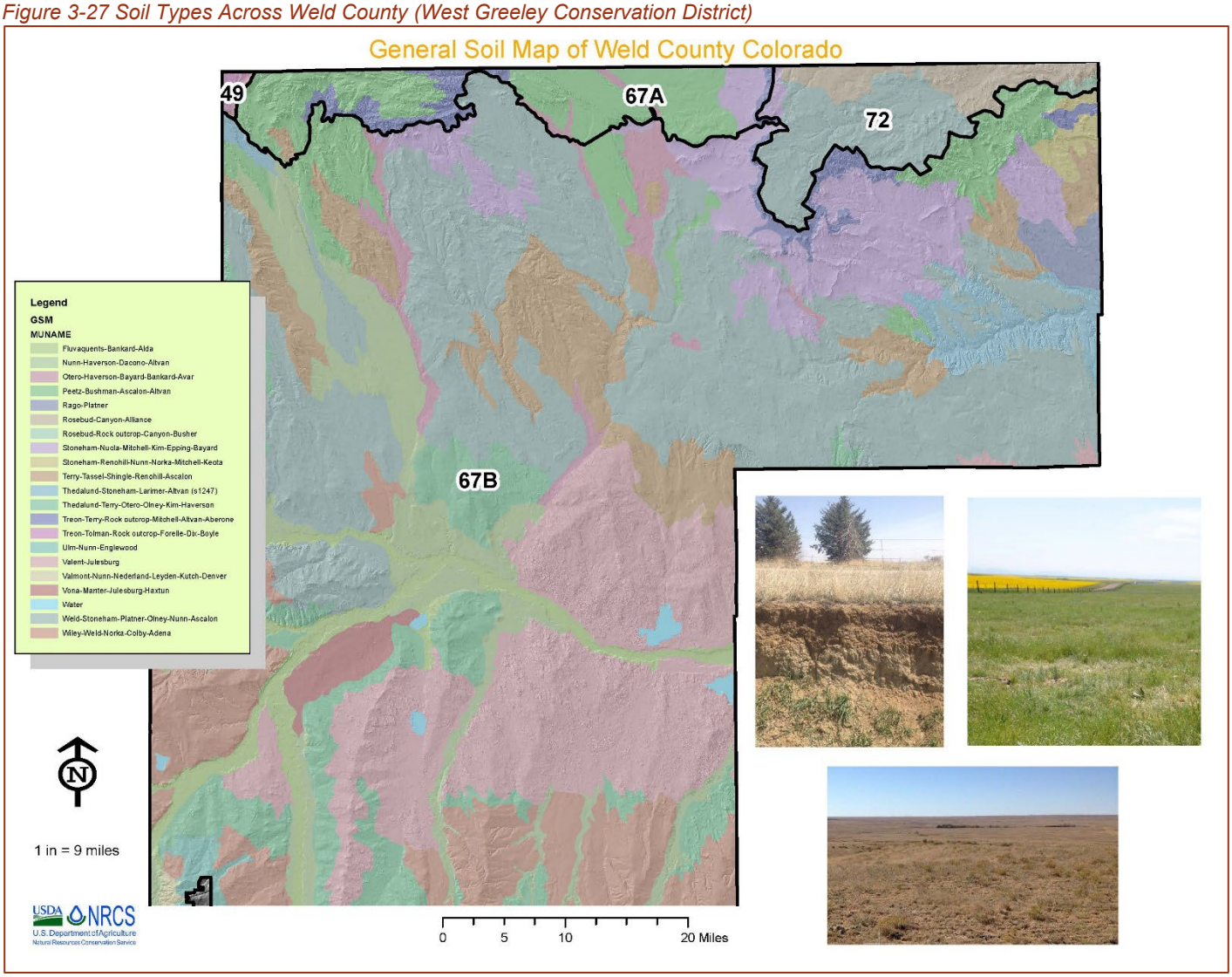


Figure 3-26 Natural Regions of Colorado (Encyclopedia Britannica, via Colorado Water Center)

Weld County is overwhelmingly comprised of three major land resource areas – Central High Plains Northern (67A), Central High Plains Southern (67B), and Central High Plain Tableland (72). Central High Plain Southern (67B) is the predominant area in Weld County, which can be seen in Figure 3-27.

Figure 3-27 Soil Types Across Weld County (West Greeley Conservation District)



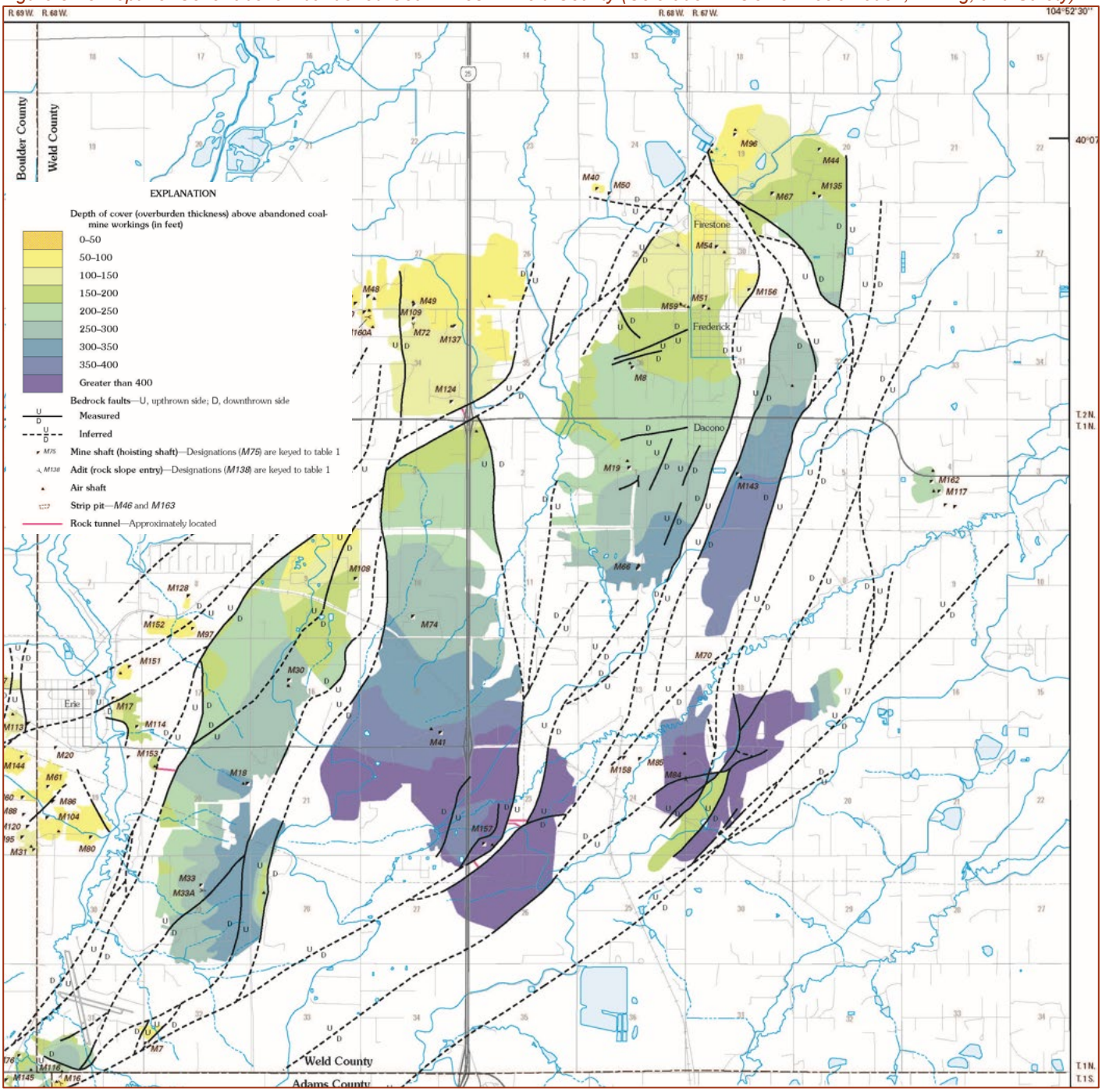
Composition of the soils across the majority of the planning area can be characterized as reworked old alluvium, wind-modified alluvium, and loess on a gently undulating, dissected plain.

Though these types of soils have low to varying linear extensibility, which would indicate a complicated risk to expansive soils across the planning area, Figure 67 in the 2023 Colorado ESHMP indicates areas of high shrink-swell potential of soils across much of the northern parts of the planning area, with scattered areas of notable size in the southwestern and south central portions of the County.

Ground Subsidence

Areas in Weld County that are the most susceptible to ground subsidence are those above abandoned mines, which are most prevalent in the southwestern part of the County. Such areas are referred to as “undermined areas.” In undermined areas, the level of risk is inversely proportional to the depth of cover over the mine. For example, a location with 50 feet of cover over a mine will have a higher risk to ground subsidence than one with 250 feet of cover. In Figure 3-28, a depiction of these areas in Weld County is displayed, showing the depth of cover over each undermined area. The data indicates that the areas surrounding Frederick, Firestone, and Erie are the most susceptible to ground subsidence, while Dacono also faces an **enhanced risk, though to a lesser degree than the previous three communities.**

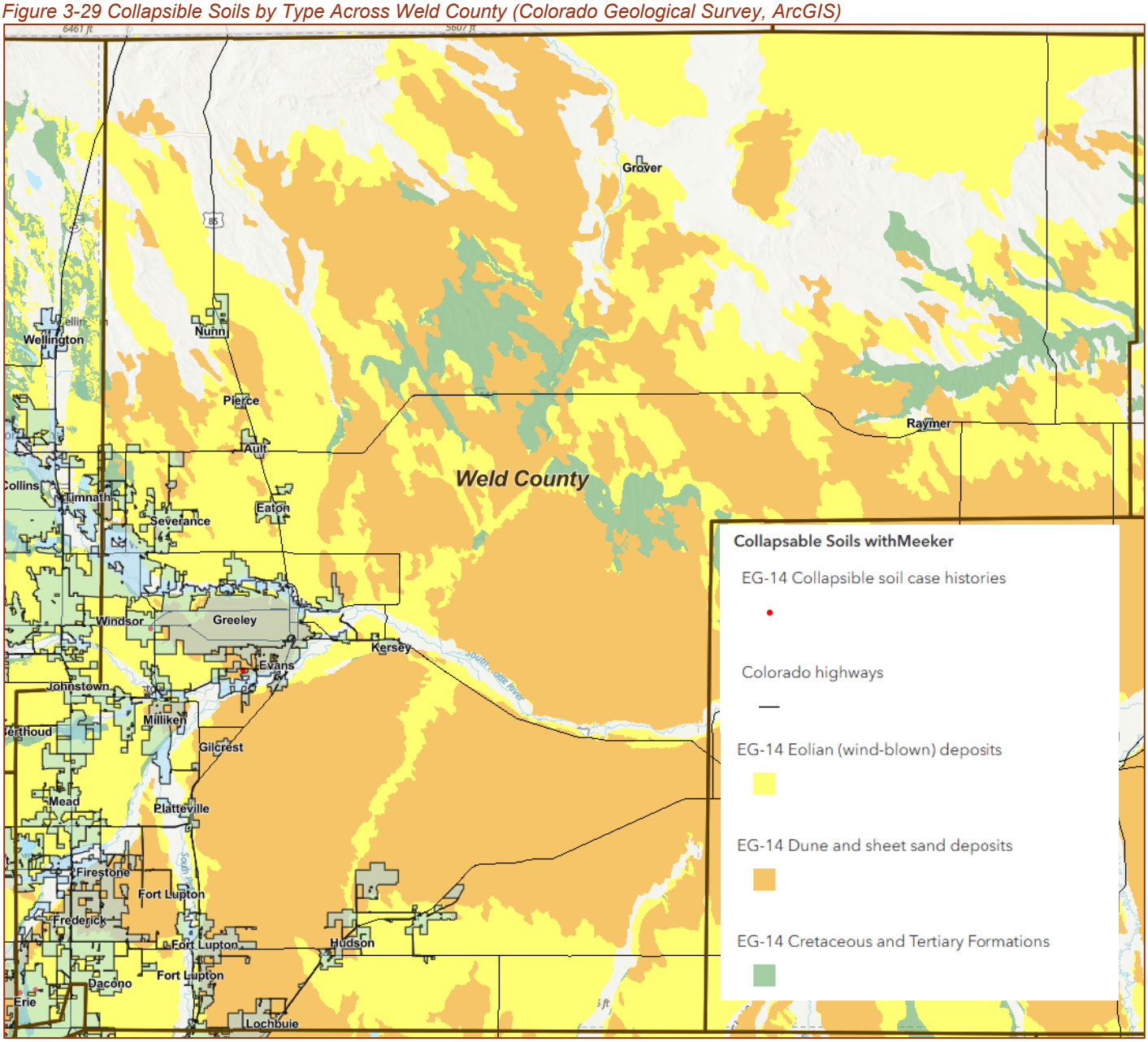
Figure 3-28 Depth of Cover above Abandoned Coal Mines in Weld County (Colorado Division of Reclamation, Mining, and Safety)



As discussed in the 2023 Colorado ESHMP, locations of undermined areas, such as those identified here, are not necessarily a one-to-one match for the exact locations of elevated ground subsidence risk. The areas identified in this discussion and in Figure 3-28 are intended to serve as the basis, however subsidence hazards typically extend beyond the mapped footprint of a mine.

Areas where collapsible soils are present highlight another risk where risk to ground subsidence is elevated. Figure 3-29 depicts collapsible soil types across Weld County. As discussed in the Colorado Geological Survey's "EG-14 Collapsible Soils in Colorado" publication, the areas shaded in orange and yellow in this figure are primarily wind-blown deposits, with the orange areas having once been areas of eolian sand dunes.

Figure 3-29 Collapsible Soils by Type Across Weld County (Colorado Geological Survey, ArcGIS)



Erosion and Deposition

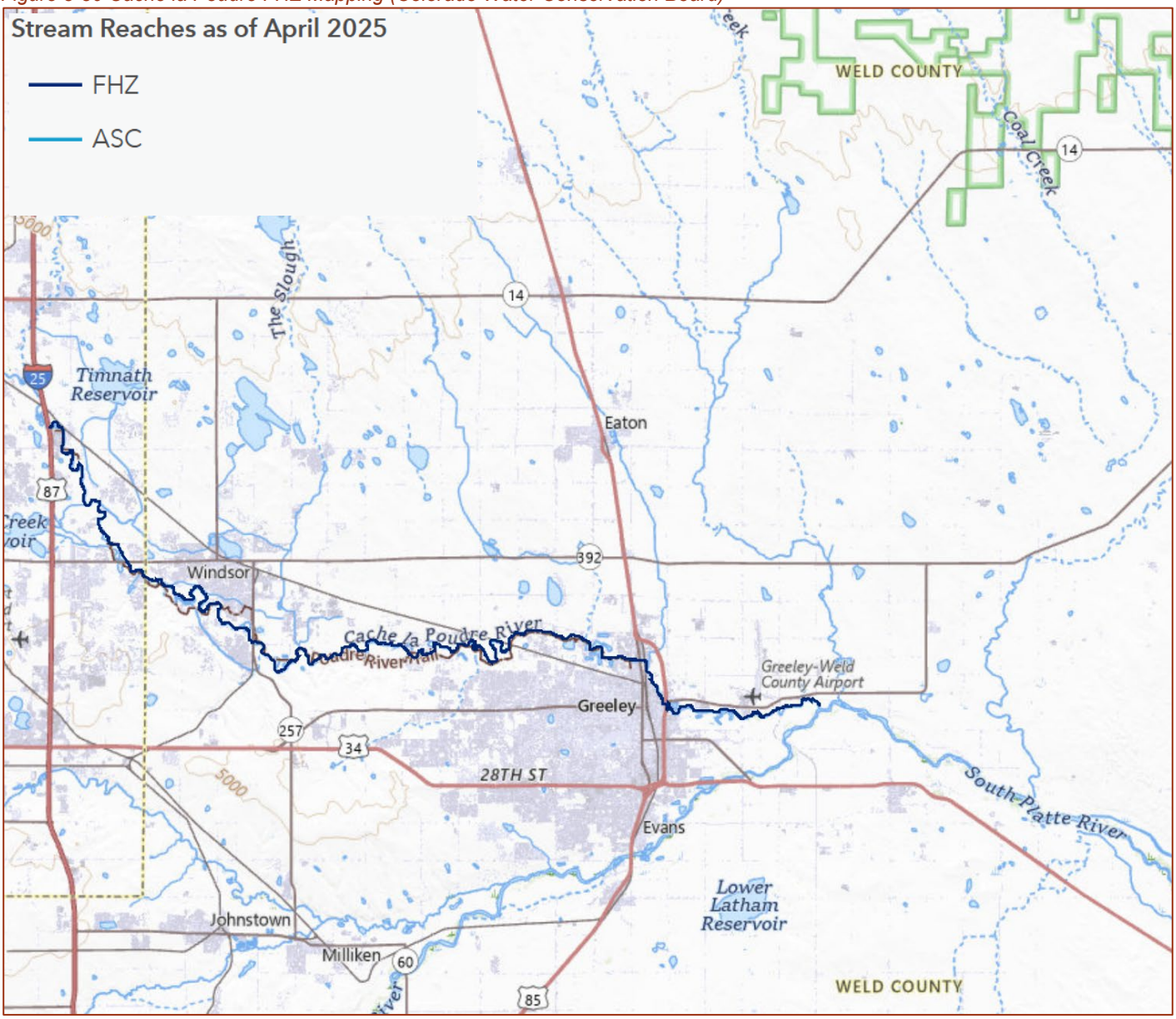
In the "Description" section for this hazard profile, it was discussed that the two primary mechanisms that drive erosion and deposition are fluvial and wind. Locations for each are outlined in this discussion.

Fluvial erosion and deposition are most likely where areas of riverine flood risk exist. More specifically, those areas that have been identified as Fluvial Hazard Zones (FHZs), or areas where a stream has occupied in recent history, may occupy, or may physically influences as the stream stores and transports water, sediment, and debris, are those with the highest risk for fluvial erosion and deposition.

A project of the Colorado Water Conservation Board which seeks to map FHZs was initiated after the 2013 floods to help communities better identify, map, and plan for the flood hazards associated with erosion, deposition, and other dynamic river processes. As of the time frame of the

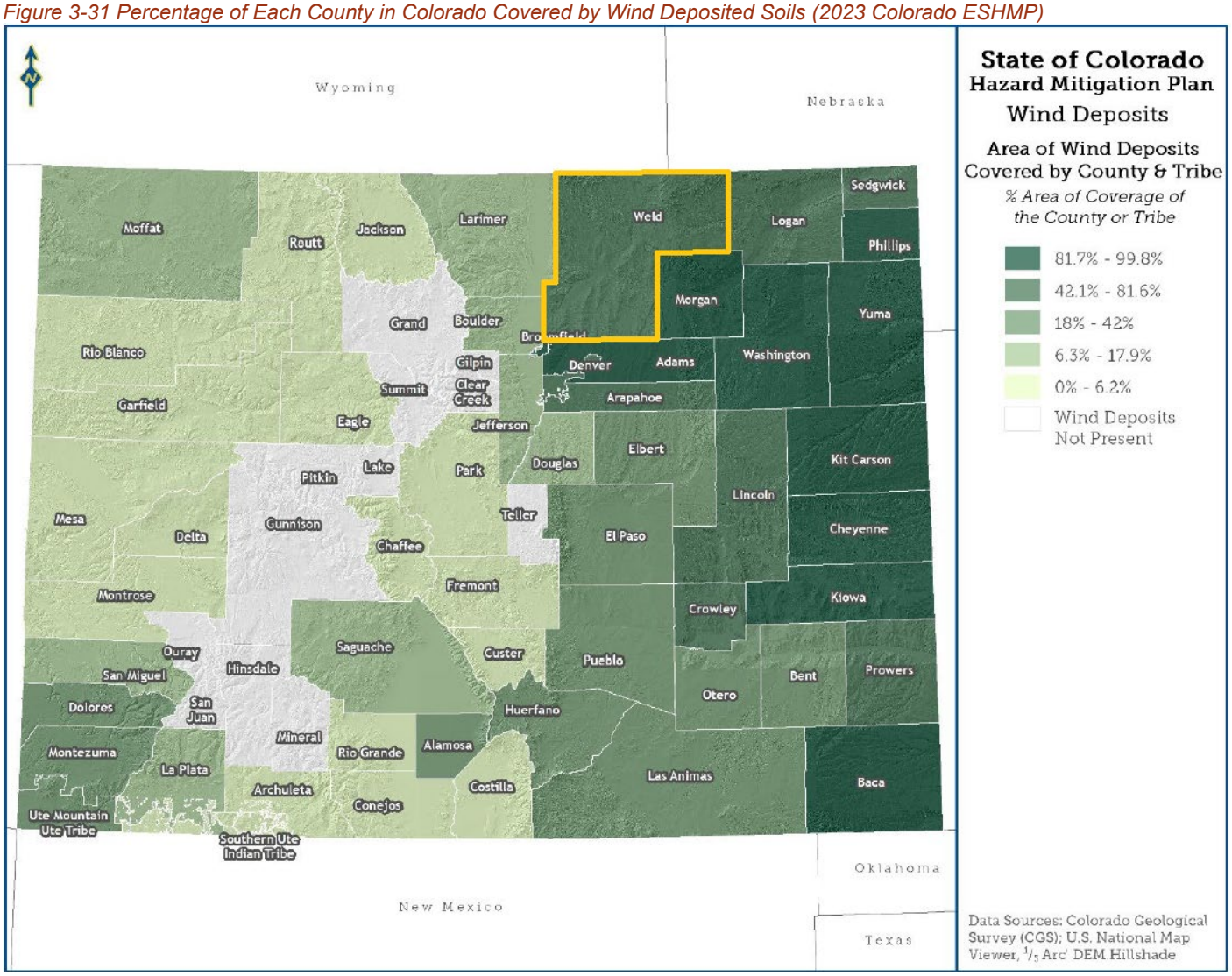
development of this plan in mid-2025, this project is still ongoing, with approximately 20 counties statewide that have been mapped, with several studies that have been partially mapped. **In Weld County, the Cache la Poudre River has been mapped and identified as a location where there is an increased risk of erosion and deposition, and is depicted in Figure 3-30.**

Figure 3-30 Cache la Poudre FHZ Mapping (Colorado Water Conservation Board)



Wind-blown erosion is also prevalent in Weld County. Figure 3-31 depicts each county in Colorado and the corresponding range of percentages of land area covered by wind deposits. As seen here, Weld County is in the grouping that is 2nd from the top, with between 42.1% and 81.6% of the County covered by wind. In general, erosion and deposition by wind is greater than the further east in the state one moves east of the Rocky Mountains. **Thus, it can be said that wind erosion and deposition are a greater risk in eastern and northeastern Weld County than in the west.**

Figure 3-31 Percentage of Each County in Colorado Covered by Wind Deposited Soils (2023 Colorado ESHMP)



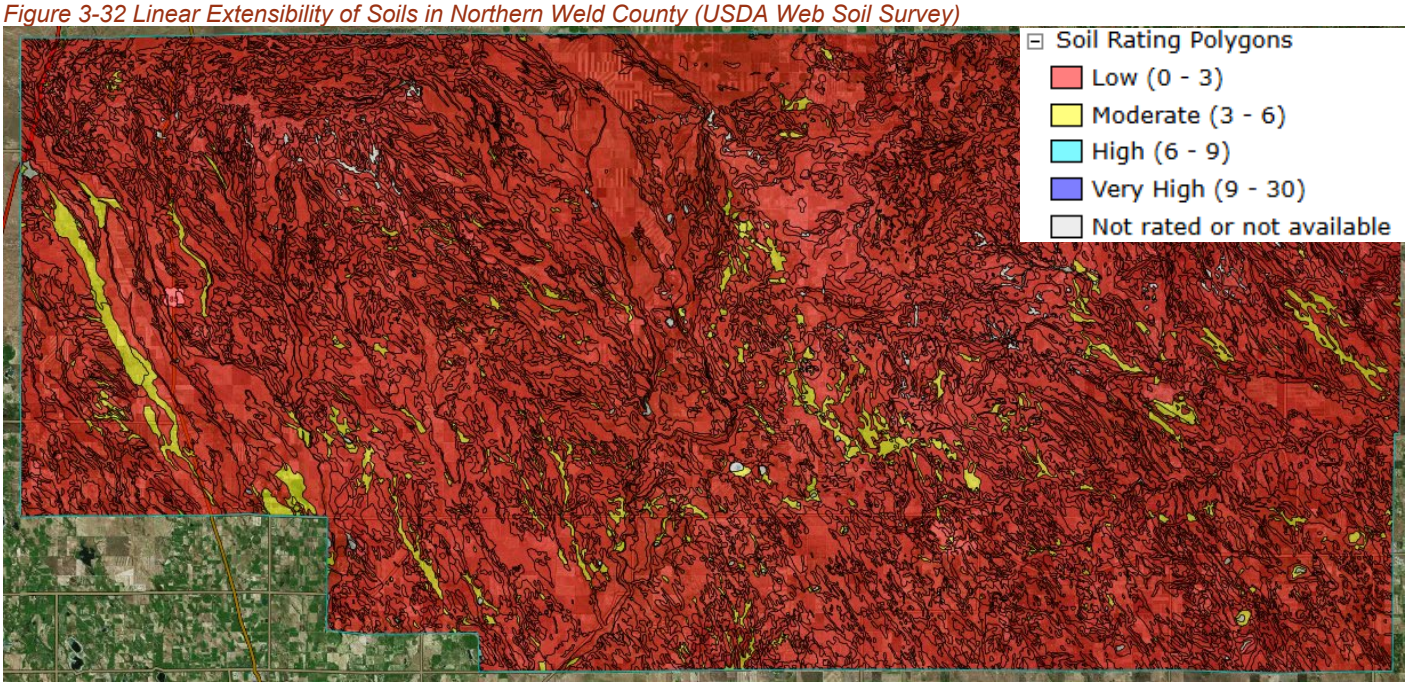
Extent

Linear extensibility, which is a metric used to measure the shrink-swell potential of soils, is one of the most commonly used metrics to assess extent of this hazard. As defined by the USDA, linear extensibility is the change in length of an unconfined clod of soil as moisture content is decreased from a moist to a dry state.[41] Shrink-swell potential is considered low if the soil has a linear extensibility of less than 3%, moderate if it is between 3% to 6%, high if it is between 6% and 9%, and very high if greater than 9%.

Soils in Weld County overwhelmingly have a linear extensibility in the "Low" range, or less than 3%. Areas with the highest linear extensibility are those in the southwestern portion of the County, along the St. Vrain River from the Boulder County line to south of Mead, and along Coal Creek from Broomfield up to its confluence with the St. Vrain River. Linear extensibility in these areas is in the "High" range, or between 6% and 9%, and they represent the areas within the planning area where an increased risk of expansive soils exists.

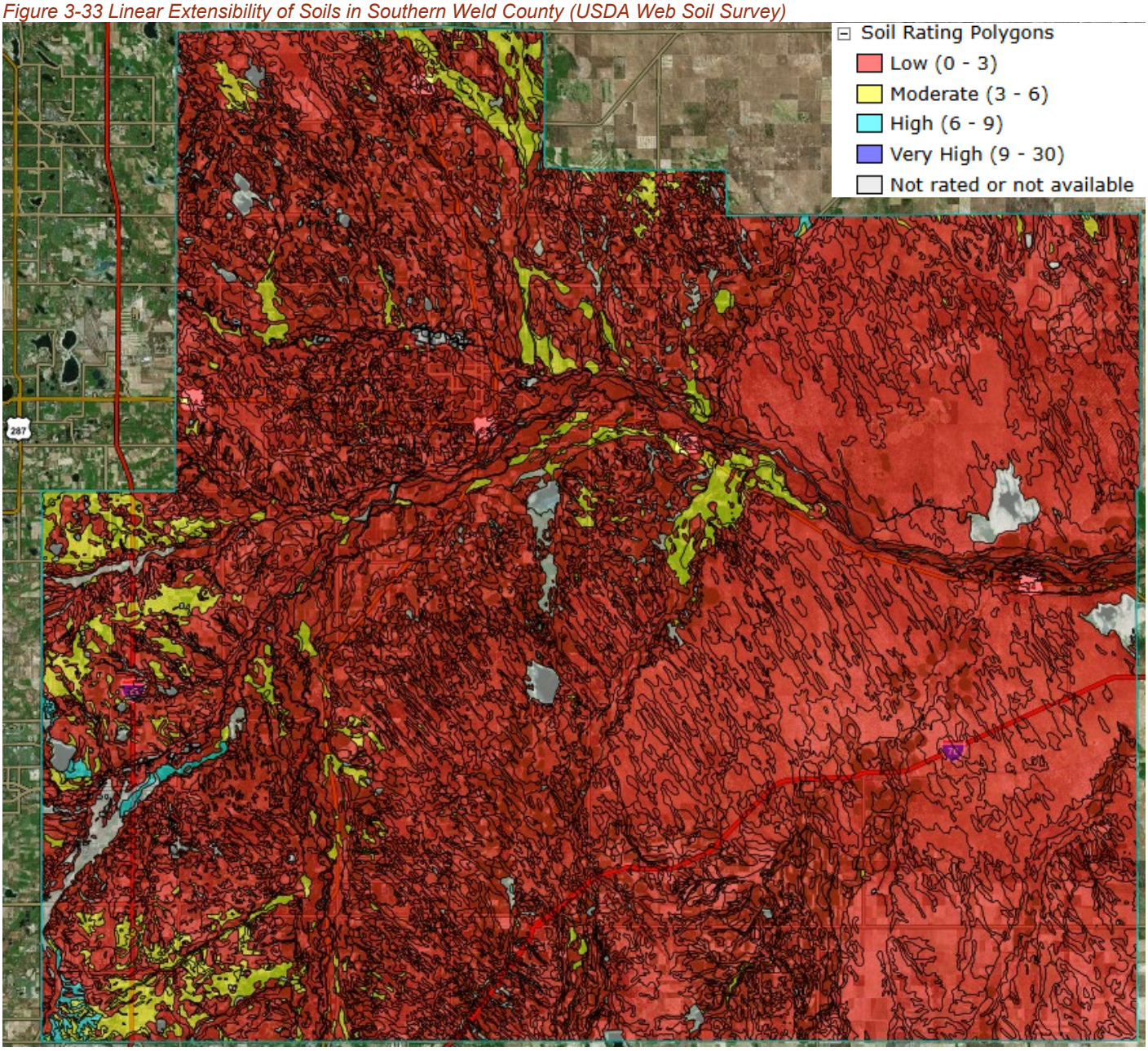
Using the USDA Web Soil Survey, linear extensibility across Weld County was mapped, and has been depicted in Figure 3-32, for northern Weld County, and Figure 3-33 for southern.

Figure 3-32 Linear Extensibility of Soils in Northern Weld County (USDA Web Soil Survey)



[41] https://efotg.sc.egov.usda.gov/references/Delete/2007-12-15/soilpropqual.htm#:~:text=Linear%20extensibility%20refers%20to%20the,moist%20to%20a%20dry%20state

Figure 3-33 Linear Extensibility of Soils in Southern Weld County (USDA Web Soil Survey)



Extent of ground subsidence in Weld County can manifest in the form of sinkholes over undermined areas. Factors which influence extent include the size of a mine, the susceptibility of the soil to collapse, and the composition of the soil. This is information presented in the 2023 Colorado ESHMP, which also states that **several feet of vertical displacement may occur due to ground subsidence, which includes undermined areas in Weld County.**

Fluvial movement of sediment can have a variety of consequences, ranging from negligible to damaging, including reduction of water quality for public water supplies, loss of native aquatic habitat, damage to public utilities and other infrastructure, including roads and bridges. Injuries and loss of life can be a cascading hazard because of this. Extent due to fluvial erosion and deposition are highly variable, and dependent upon the composition of the soil material being eroded/deposited and the depth and velocity of the water carrying this material.

Wind-driven movement of soil is most notable during dust storms, which are a byproduct of high wind events which coincide with periods of drought. Extent resulting from such events can manifest in reduced visibility, which poses a secondary hazard to transportation, reduced air quality, posing a secondary risk for sensitive individuals with respiratory issues, and can also have a pronounced detrimental effect on agricultural interests. When topsoil is eroded and stripped away, agricultural production can be degraded. Given that the agricultural sector is a significant contributor to the economy of Weld County, a significant dust storm or top-soil erosion can cause major reverberations in the local economy.

Previous Occurrences

Due to lack of comprehensive data available online, observations from participants in this planning process were relied upon for previous occurrences of this hazard. In Evans and Erie, participants representing these communities during the planning process noted occurrences of sinkholes in these communities. In Evans, $500,000 damage due to an indeterminate number of sinkholes has occurred in the first 6 months of 2025 alone. In Erie, sinkholes in the past were noted to have caused damage to city streets.

In 2018, Empire Dam in far eastern Weld County sustained a non-failure incident where an 8-inch clay pipe was damaged, which allowed sediment to be carried away over the years, resulting in the formation of a sink hole.

Thus, it can be said that at least three occurrences of soil hazards have occurred in the planning area between July 1, 2016, and June 30, 2025.

Probability of Future Events

Assuming three occurrences of soil hazards in the planning area that have been reported within the ten-year period spanning July 1, 2016, to June 30, 2025, this translates to a 30% probability of occurrence annually. Based on the categorizations defined in Table 3-3, this means that this hazard has a **Likely** probability of occurrence annually in the planning area.

An inherent limitation in the calculation of this probability is the lack of a comprehensive source of reports for soil hazards as profiled in this plan. Other occurrences of these soil hazards that have not been reported or observed by local officials may have occurred during this timeframe.

Vulnerability and Impact

Table 3-41 Vulnerabilities and Impacts due to Soil Hazards in Weld County

Vulnerability	Impact
Expansive soil and ground subsidence are soil hazards that commonly produce damage to the built environment.	Roadways, parking lots, utility delivery lines, and structures are all at risk of impacts from expansive soils and ground subsidence. Damage resulting from these occurrences affect FEMA Community Lifelines such as shelter, transportation, community safety, electrical power, fuel, and water. Disruptions to these services are detrimental to residents, with disproportionately high effects to vulnerable populations who rely on any of these services for their health or their life. Further, the cascading risk potential for hazardous materials occurrences increases when these events cause damage to facilities, vehicles, and delivery lines storing or transporting such substances. **All jurisdictions participating in this plan are at risk of these impacts resulting from expansive soils. Impacts resulting from ground subsidence are limited to the Cities of Dacono and Evans, the Towns of Erie and Frederick, and those portions of Unincorporated Weld County in the southwestern portion of the planning area as identified in Figure 3-28.**
Drainage infrastructure commonly experiences damage due to erosion.	In Colorado, many local jurisdictions have experienced and reported losses to culverts and stormwater drainage structures. Such losses hold the potential to cause cascading risks and exacerbate risks due to flooding. Additionally, FEMA Community Lifelines at risk of these effects including agriculture, food, patient movement, infrastructure, transportation, and water systems. **All jurisdictions participating in this plan are at risk of these impacts resulting from erosion.**

Vulnerability	Impact
Major riverine flood events hold the potential to cause erosion along those waterways, and thus deposition in locations downstream.	Fluvial erosion and deposition due to riverine flooding can affect infrastructure within the planning area, including structural integrity and stability of bridges as a result of bridge scour. As discussed previously in this hazard profile, this commonly occurs in identified Fluvial Hazard Zones, like that along the Cache La Poudre River within the planning area. If a bridge collapse occurs because of this hazard, it can produce impacts on FEMA Community Lifelines such as first responder services and response times (law enforcement, fire, search, and rescue), patient movement, and transportation. If we limit the focus to areas along the identified FHZ on the Cache La Poudre River, **jurisdictions participating in this plan affected by this hazard and resultant impacts include Windsor-Severance Fire Protection District, Town of Windsor, and City of Greeley.**
Wind-driven erosion and deposition produce damage to crops.	A risk that becomes heightened during drought occurrences, wind-blown sediment can erode topsoil and deposit it in areas downwind. When such occurrences occur entirely within the planning area, the effects on the agricultural sector in Weld County are notably pronounced. These impacts extend to **Unincorporated Weld County, the Cities of Fort Lupton and Greeley, and the Towns of Ault, Eaton, Gilcrest, Keenesburg, Nunn, Pierce, and Platteville.**

This hazard affects every jurisdiction participating in this plan.

Impact Effects Due to Future conditions, Land Use Development, and Changes in Population Patterns

Future conditions

As long-term weather patterns continuously change and evolve, current trends and projections indicate that erosion and deposition are expected to increase in line with an increase in the frequency of grass fires and drought events. Intensity is also expected to change due to more intense and more frequent fires, which will exacerbate water runoff. Frequency of erosion and deposition is also expected to increase for this reason. Increases in the number of drought occurrences will also exacerbate conditions for wind-driven erosion and deposition in the planning area. Neither the duration nor the location of this hazard is expected to change.

With respect to expansive soils, current projections indicate a projected increase in the frequency and duration of droughts, which may lead to an increase in the frequency of expansive soil events.

Current projections and trends do not indicate a correlation with ground subsidence events.

Land Use Development

Weld County's rapidly growing population naturally implies an increased need for housing, including the construction of new housing developments. Care must be taken by developers, and by proxy those local permitting authorities, to ensure such developments are established in areas not vulnerable to soil hazards, or others.

Population Patterns

Residents who live over or near an undermined area are at risk of subsidence and are vulnerable to instances of sinkholes developing. Erosion and deposition may cause issues with water quality, which can impact hospitals and vulnerable populations who rely on clean water free from contaminants.

3.5.16. Earthquake

HAZARD RISK RANKING – VERY LOW

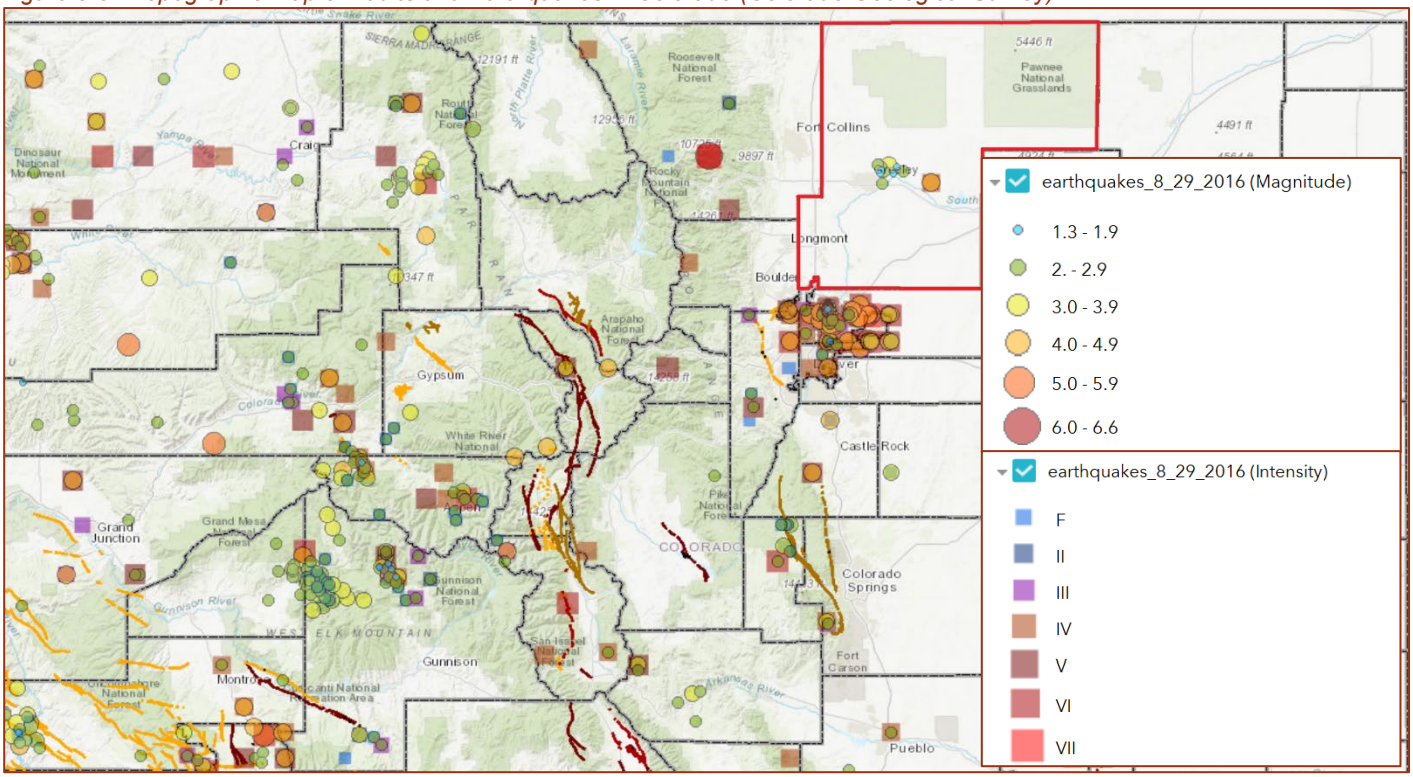
Description

An earthquake is a sudden release of energy that creates a movement in the earth's crust. Most earthquakes occur as the result of slowly accumulating pressure that causes the ground to slip abruptly along a geological fault or fracture line on or near a plate boundary. Waves of vibration which result within the earth create ground motion at the surface that causes the perception of shaking in a complex manner.

More details on this hazard and the nature of its effects in Weld County and across the state of Colorado can be found in the 2023 Colorado Enhanced State Hazard Mitigation Plan.

A topographic map depicting faults and earthquakes in Colorado that would affect Weld County, with the County outlined in red border, is depicted in Figure 3-34. Magnitude and intensity of each earthquake are also depicted. Details on these metrics which assess the intensity of earthquakes are discussed in the next section, "Extent."

Figure 3-34 Topographic Map of Faults and Earthquakes in Colorado (Colorado Geological Survey)



Location

Given an earthquake's possible geographic reach and the fact that a shaking event with an epicenter in a state or other area a considerable distance away from the planning area, **the risk of this hazard is considered uniform across Weld County**.

Extent

Magnitude and intensity measure different earthquake characteristics. Magnitude measures the energy released at the earthquake's source is determined from measurements on seismographs and is commonly referred to as moment magnitude (Mw). Moment magnitude "provides an estimate of earthquake size that is valid over the complete range of magnitudes, a characteristic that was lacking in other magnitude scales."[42] This scale provides the most reliable estimate of an earthquake's size across all magnitudes.

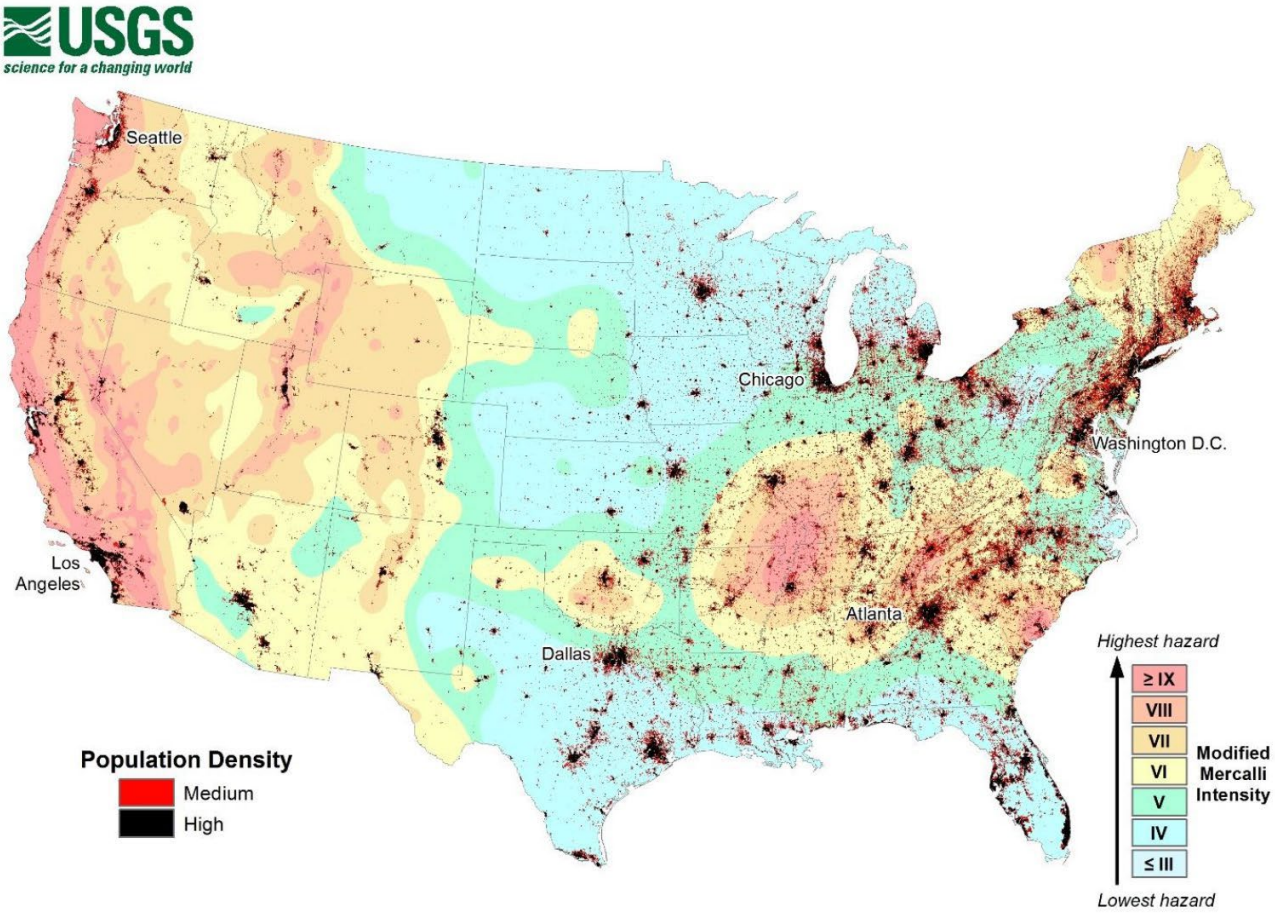
Intensity, on the other hand, measures the shaking produced by the earthquake at a certain location and is determined by the impact of the earthquake on people, human structures, and the natural environment. An intensity scale consists of a series of key responses such as being felt by people indoors and/or outdoors or being awakened from sleep, furniture movement, damaged chimneys, and total destruction. Used to profile intensity in this plan, the Modified Mercalli Intensity (MMI) scale is a metric which estimates shaking intensity from an earthquake at a specific location and takes into consideration the effects the events have on people, objects, and buildings. This scale is characterized by the U.S. Geological Survey (USGS) as one composed of increasing levels of intensity that range from imperceptible shaking to catastrophic destruction, designated by Roman numerals. It does not have a mathematical basis, but instead is an arbitrary ranking based on observed effects.[43]

[42] https://www.usgs.gov/faqs/moment-magnitude-richter-scale-what-are-different-magnitude-scales-and-why-are-there-so-many#:~:text=The%20moment%20magnitude%20provides%20an,lacking%20in%20other%20magnitude%20scales.
[43] https://www.usgs.gov/programs/earthquake-hazards/modified-mercalli-intensity-scale

For the purposes and scope of this plan, a combination of MMI and Mw scales can be used to assess earthquake extent. This combination is depicted visually in Table 3-42.

As depicted in Figure 3-35, USGS data indicate that the planning area can expect to experience an earthquake ranging from imperceptible movement to strong shaking, or those with intensities between 0 and 6 on the Modified Mercalli Intensity scale.

Figure 3-35 Population Exposed to Potentially Damaging Earthquake Ground Shaking (USGS)



USGS map showing (1) the locations of major populations and (2) the intensity of potential earthquake ground shaking that has a 2% chance of occurring in 50 years

Table 3-42 Earthquake Intensities, Classifications, and Potential Damages (USGS)

Intensity (MMI)	Potential Damages	Class (Mw)	Magnitude (Mw)	Description
I	none	Micro	1.0 – 1.9	Not felt except by a very few under especially favorable conditions.
II	none	Minor	2.0 – 2.9	Felt only by a few people at rest, especially on upper floors of buildings.
III	none	Minor	3.0 – 3.9	Felt quite noticeably by people indoors, especially on upper floors of buildings. Many people do not recognize it as an earthquake. Standing motor cars may rock slightly. Vibrations are like the passing of a truck. Duration estimated.
IV	Light	Light	4.0 – 4.9	Felt indoors by any, outdoors by few during the day. At night, some awakened. Dishes, windows, doors disturbed; walls make cracking sound. Sensation like a heavy truck striking building. Standing motor cars rocked noticeably.
V	Light	Moderate	5.0 – 5.9	Felt by nearly everyone; many awakened. Some dishes and windows are broken. Unstable objects overturned. Pendulum clocks may stop.
VI	Light	Strong	6.0 – 6.9	Felt by all, many frightened. Some heavy furniture moved; a few instances of fallen plaster.
VII	Moderate	Major	7.0 – 7.9	Damage is negligible in buildings of superior design and construction; slight to moderate in well-built ordinary structures; considerable damage in poorly built or badly designed structures; some chimneys broken.
VIII	Moderate/ Heavy	Great	8.0 +	Damage slight in specially designed structures; considerable damage in ordinary substantial buildings with partial collapse. Damage is great in poorly built structures. Fall of chimneys, factory stacks, columns, monuments, walls. Heavy furniture overturned.
IX	Heavy			Damage considerable, in specially designed structures; well-designed frame structures thrown out of plumb. Heavy damage, great in substantial buildings, with partial collapse. Buildings shifted off foundations.
X	Very Heavy			Some well-built wooden structures destroyed; most masonry and frame structures destroyed with foundations. Rails bent.

Previous Occurrences

Since 1867, over 700 earthquakes with a magnitude of 2.5 or higher have been recorded in Colorado[44]. According to the Colorado Geological Survey, Colorado is considered an active tectonic province that is being pulled apart across the mountainous, central part of the state along the Rio Grande Rift.

In Figure 3-36, peak ground acceleration (PGA) with a 2% probability of exceedance in a 60-year period for the planning area is depicted. As can be seen, Weld County has historically and can continue to expect PGA between 4 in the eastern part of the county and 12 in the southwest.

Figure 3-36 Colorado Earthquake and Probability Hazard with Peak Ground Acceleration Contours (U.S. Geological Survey)

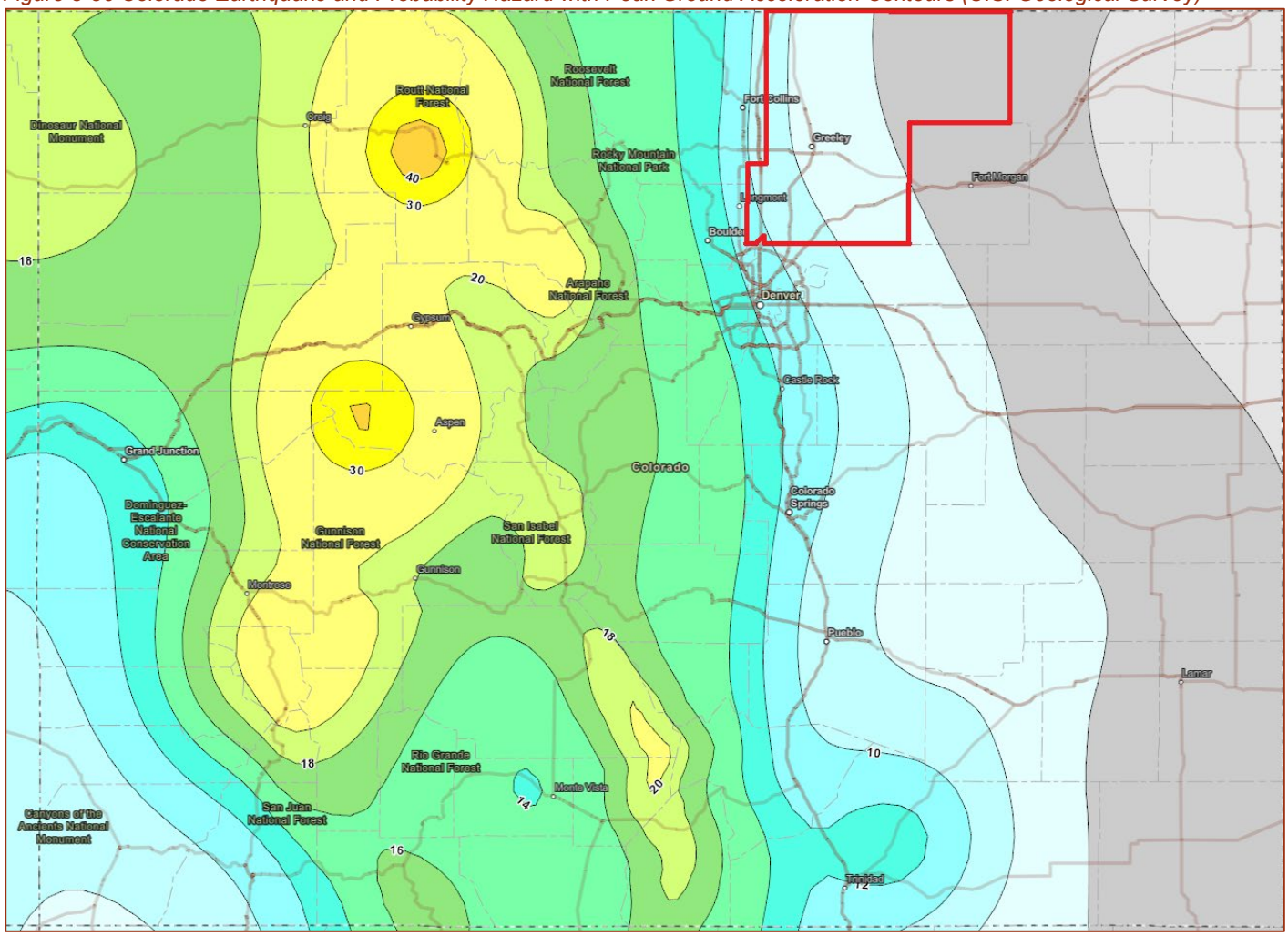


Table 3-42 lists earthquakes in the U.S. Geological Survey Earthquake Catalog between January 1, 2015, and December 31, 2024, that produced shaking felt in Weld County. Three earthquakes during this period were returned by this query.

[44] https://coloradogeologicalsurvey.org/hazards/eq/#:~:text=Colorado%20is%20considered%20an%20active,large%20earthquakes%20in%20the%20future.

Table 3-43 Notable Earthquake Events Felt in Weld County 2015-2024 (USGS Earthquake Catalog)

Date	Intensity of Shaking in Weld County (MMI)	Earthquake Magnitude (Mw)	Epicenter Location
August 23, 2016	II	2.6	1 mi SSE of Eaton, CO
November 6, 2016	III	3.0	5 mi ENE of Greeley, CO
March 30, 2019	II	2.9	4 mi ENE of Greeley, CO

The most recent earthquake to produce shaking over 5.0 Mw occurred in 2011, when a 5.3 Mw (VIII MMI) earthquake occurred southwest of Trinidad and produced shaking in the planning area. The strongest earthquake noted in Weld County occurred in 1882, when an (estimated) 6.6 Mw (VII MMI) earthquake centered in north-central Colorado produced shaking in Weld County.

Probability of Future Events

Based on three recorded earthquakes found in the USGS Earthquake Catalog within the last ten years in Weld County, the probability of an earthquake occurring in the planning area on an annual basis has been rated as **Occasional.**

More details on the factors considered for future occurrences of this hazard are discussed further in the next section, within the sub header titled “Impact Effects due to Future Conditions, Land Use Development, and Changes in Population Patterns.”

Vulnerability and Impact

Table 3-44 Vulnerabilities and Impacts due to Earthquake in Weld County

Vulnerability	Impact
Structures in communities with outdated building codes may be at risk of damage resulting from earthquakes.	International Code Commission (ICC) building codes, referred to as the International Building Code (IBC), are updated on a 3-year cycle, with the most recent codes issued in 2024. In Colorado, no statewide building code is adopted and is instead left to individual communities to adopt and enforce at the local level. Shearing forces associated with ground shaking can produce damage to structures that are distinctive from other hazards, like wind. Thus, communities who adopt the latest IBC standard ensure that they are adhering to the most recent knowledge and standards to protect against such damage. Depending upon the requirements for adoption set forth in each community's governing structure, the length of this process varies. With that considered, those communities who have not adopted the 2021 or 2024 IBC standard, and whose structures within their jurisdictions may be at risk of damage to ground shaking, and are participating in this plan include: **Dacono, Evans, Firestone, Fort Lupton, Mead, Milliken, Platteville, Severance, and Windsor**. This list represents communities who have indicated the set of codes which have been adopted. Other communities participating in this plan with outdated code standards may be at risk, as well.
Ground shaking can cause damage to transportation infrastructure, including bridge collapse.	Damage to the built environment, whether it be to buildings or roads and bridges, may occur as a function of the shearing forces associated with ground shaking. If roads buckle or bridges collapse in the event of an earthquake, response times for emergency dispatches will increase, putting residents' health and lives further at risk from the inherent risks associated with this hazard. **Such effects extend countywide and include all participating jurisdictions.**

Earthquakes are a hazard that holds the potential to affect every jurisdiction participating in this plan.

Impact Effects Due to Future conditions, Land Use Development, and Changes in Population Patterns

Future conditions

As long-term weather patterns evolve, such changes are not expected to influence the nature of earthquakes.

Land Use Development

With the unpredictable nature of earthquake epicenter locations, it is not feasible to identify specific areas where development may exacerbate the risk to an earthquake. It should be assumed that all development increases the risk to the County from the threat of earthquakes.

Standard building codes offer valuable guidance for development across both incorporated and unincorporated areas of Weld County. Contractors and builders should ensure compliance with applicable codes and regulations intended to minimize potential losses to new and existing structures from seismic hazards.

As development continues in the County and its municipalities in response to its rapidly growing population, it will be important for citizens to consult with local building codes as modern building codes require seismic design elements for new construction.

Population Patterns

As population continues to grow at a rapid pace in Weld County, continued enforcement of building codes is an effective measure to mitigate increasing vulnerability and development pressure to the health and lives of residents to protect them from the risks associated with earthquakes.

3.6. Repetitive and Severe Repetitive Loss Structures in Planning Area

FEMA defines a repetitive loss structure as a property insured by the NFIP and has at least two paid flood losses of more than $1,000 in any 10-year period since 1978[45]. A severe repetitive loss structure is defined as an NFIP-insured property, regardless of ownership, which meets at least one of the following paid flood loss criteria since 1978:

- Has incurred flood-related damage which four or more separate payments have been made, with the amount of each claim (including building and contents payments) exceeding $5,000, and with the cumulative amount of such claim's payments exceeding $20,000; or
- For which at least two separate claims payments (building payments only) have been made under such coverage, with the cumulative amount of such claims exceeding the market value of the building.

Weld County has 7 Repetitive Loss properties – 1 in each of the following communities: Fort Lupton, Kersey, LaSalle, and Windsor, and 3 in Greeley. This data is listed in Table 3-45.

Repetitive Losses for each jurisdiction by parcel type are depicted in Table 3-46. Data for each property listed as residential and commercial were available to the planning team, however other property types were not available, nor is the amount paid for these claims. All Repetitive Loss properties in the planning area are residential properties.

Table 3-45 Repetitive Loss (RL) Properties in Each Participating Jurisdiction in Weld County

Jurisdiction	RL Properties*	RL Claims	NFIP Total $ RL Paid
Weld County (Unincorporated)	-	-	-
Ault	-	-	-
Dacono	-	-	-
Eaton	-	-	-
Erie	-	-	-
Evans	-	-	-
Firestone	-	-	-
Fort Lupton	1	3	-
Frederick	-	-	-
Gilcrest	-	-	-
Greeley	3	8	-

[45] https://www.fema.gov/about/glossary/repetitive-loss-structure

Jurisdiction	RL Properties*	RL Claims	NFIP Total $ RL Paid
Johnstown	-	-	-
Keenesburg	-	-	-
Kersey	1	2	-
LaSalle	1	2	-
Lochbuie	-	-	-
Mead	-	-	-
Milliken	-	-	-
Nunn	-	-	-
Pierce	-	-	-
Platteville	-	-	-
Severance	-	-	-
Windsor	1	2	-
TOTALS	**7**	**17**	**$0.00**

Table 3-46 Repetitive Losses in Weld County Parcel Type

	Residential	Commercial	Other	TOTAL
Weld County (Unincorporated)	-	-	-	-
Ault	-	-	-	-
Dacono	-	-	-	-
Eaton	-	-	-	-
Erie	-	-	-	-
Evans	-	-	-	-
Firestone	-	-	-	-
Fort Lupton	1	-	-	1
Frederick	-	-	-	-

	Residential	Commercial	Other	TOTAL
Gilcrest	-	-	-	-
Greeley	3	-	-	**3**
Johnstown	-	-	-	-
Keenesburg	-	-	-	-
Kersey	1	-	-	**1**
LaSalle	1	-	-	**1**
Lochbuie	-	-	-	-
Mead	-	-	-	-
Milliken	-	-	-	-
Nunn	-	-	-	-
Pierce	-	-	-	-
Platteville	-	-	-	-
Severance	-	-	-	-
Windsor	1	-	-	**1**
TOTALS	**7**	**0**	**0**	**7**

Chapter 4 CAPABILITIES ASSESSMENT AND MITIGATION STRATEGY

4.1. Capabilities Assessment

Each subsection herein identifies jurisdictions that responded to the capabilities surveys, indicating which ones possess the specific capabilities listed in the tables for each category.

4.1.1. Existing Institutions, Plans, and Ordinances

Table 4-1 Authorities of Jurisdictions to Implement Regulatory Tools

Jurisdiction	Building Code	Zoning Ordinance	Subdivision Ordinance	Floodplain Ordinance	Site Plan Review Requirements	Comprehensive Plan	Capital Improvement Plan	Economic Development Plan	Emergency Operations Plan	Continuity of Operations Plan
Weld County	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Ault	✓	✓	✓	✓	✓	✓				
Dacono	✓	✓	✓	✓	✓	✓	✓		✓	✓
Eaton	✓	✓	✓	✓		✓				
Erie	✓	✓	✓	✓	✓	✓	✓			✓
Evans	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Firestone	✓	✓	✓	✓	✓	✓	✓		✓	
Fort Lupton	✓	✓		✓	✓	✓	✓		✓	
Frederick	✓	✓	✓	✓	✓	✓	✓	✓	✓	
Gilcrest	✓	✓	✓	✓	✓	✓	✓	✓		✓

Jurisdiction	Building Code	Zoning Ordinance	Subdivision Ordinance	Floodplain Ordinance	Site Plan Review Requirements	Comprehensive Plan	Capital Improvement Plan	Economic Development Plan	Emergency Operations Plan	Continuity of Operations Plan
Greeley	✓	✓		✓	✓	✓	✓	✓	✓	✓
Johnstown	✓	✓	✓	✓	✓	✓	✓			
Keenesburg	✓	✓	✓	✓	✓	✓			✓	
Kersey	✓	✓	✓	✓	✓	✓				
LaSalle	✓	✓	✓	✓	✓	✓		✓		
Lochbuie	✓	✓	✓	✓	✓	✓				
Mead	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Milliken	✓	✓	✓	✓	✓	✓	✓			
Nunn	✓	✓	✓	✓	✓	✓			✓	
Pierce	✓	✓	✓		✓	✓				
Platteville	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Severance	✓	✓	✓	✓	✓	✓	✓	✓	✓	
Windsor	✓	✓	✓	✓	✓		✓	✓	✓	✓

All communities listed in Table 4-1 were invited to complete a capabilities survey designed to gather information from representatives with the exception of the Town of Ault, who responded affirmatively during a Stakeholder Workshop that they have a Comprehensive Plan. Blanks for the other capabilities listed in this table for this community are not necessarily an indication that this community lacks those capabilities. Possession of those capabilities for this community should be considered unknown until their existence can be confirmed or denied.

Building Codes

Building codes in Colorado are adopted and enforced by each community on an individual basis, and do not adhere to a uniform state standard.

Of the fourteen communities who responded to the Capabilities Survey, all fourteen indicated they have adopted building codes. The standard adopted by each community varies, with all having adopted the 2018 IBC standard or newer.

Zoning and Subdivision Ordinances

Hazard mitigation plans allow local communities who implement zoning and subdivision ordinances to consider whether their land use practices enhance their resilience to hazards or make them more vulnerable. In return, these communities are afforded an opportunity to assess these ordinances to align them with practices that will enhance the resilience of their community against the hazards that affect them the most.

All officials from communities listed in Table 4-1 indicate the implementation of zoning ordinances. All except Fort Lupton indicate the implementation of subdivision ordinances.

Floodplain Ordinance

As stated in the 2023 Colorado Enhanced State Hazard Mitigation Plan, floodplain ordinances provide the community with strategies, projects, and measures with the objective to reduce risk and impacts of future flooding.

Floodplain ordinances are required for all communities who participate in NFIP. More details on NFIP participation and which communities participating in this plan are NFIP communities may be found in Section 4.2. All communities listed in Table 4-1 indicate the implementation of floodplain ordinances.

Site Plan Review Requirements

Site plan review requirements outline how a site should be developed based on specific, predefined criteria. By incorporating measures that strengthen resilience to the natural hazards most relevant to their area, communities can use these requirements to enhance the resilience of new developments and improve their overall risk profile.

Site plan review is encoded into ordinances for each of the communities listed in Table 4-1.

Comprehensive Plan

Elements of hazard mitigation in comprehensive plans include recommendations for improving resilience to flooding, drainage, and stormwater systems.

Weld County's 2021 Hazard Mitigation Plan indicated that hazard mitigation would be incorporated into the next update of their Comprehensive Plan.

In addition to the communities listed in Table 4-1, officials from the Town of Ault indicate that they are in the process of updating their Comprehensive Plan concurrent to the development of this plan and intend to include updated relevant information from this document.

Capital Improvement Plan

Capital Improvement Plans (CIPs) schedule the capital spending and investments necessary for public improvements such as school, roads, libraries, and fire services. All communities participating in this plan have indicated that they have or are included as a part of a CIP except for Ault, Keenesburg, and Nunn.

Economic Development Plan

Economic development plans are strategic frameworks designed to stimulate economic growth, attract investments, and enhance the quality of life within a community. Of the fourteen communities who responded to the Capabilities Survey designed to gather information on capabilities possessed by each jurisdiction participating in this plan, five indicated that they have adopted an economic development plan.

Emergency Operations Plan

An Emergency Operations Plan (EOP) is a comprehensive document that outlines the procedures and responsibilities for responding to various emergencies and disasters within a specific jurisdiction.

Of the communities participating in this plan who have given indications of their capabilities, only Ault, Erie, and Milliken have indicated that they do not have an Emergency Operations Plan.

4.1.2. Administrative and Technical Capabilities

Table 4-2 Administrative and Technical Capabilities by Jurisdiction

Jurisdiction	Floodplain Manager/Administrator	Mutual Aid Agreement(s)	Warning Systems/ Services/Devices	GIS/HAZUS-skilled Personnel	Backup Electrical Generator(s)	Emergency Management	Grant Writer(s)
Weld County	✓	✓	✓	✓	✓	✓	✓
Ault	✓		✓	✓		✓	✓
Dacono	✓	✓		✓	✓	✓	✓
Eaton	✓		✓			✓	✓
Erie	✓	✓	✓	✓	✓	✓	✓
Evans	✓	✓	✓	✓	✓	✓	
Firestone	✓	✓		✓	✓	✓	✓
Fort Lupton	✓		✓	✓	✓	✓	✓
Frederick	✓	✓	✓	✓		✓	
Gilcrest	✓	✓	✓	✓	✓	✓	✓
Greeley	✓	✓	✓	✓	✓	✓	✓
Johnstown	✓	✓	✓	✓	✓		✓
Keenesburg	✓	✓	✓	✓			✓
Kersey	✓				✓		✓
LaSalle	✓		✓				

Jurisdiction	Floodplain Manager/Administrator	Mutual Aid Agreement(s)	Warning Systems/ Services/Devices	GIS/HAZUS-skilled Personnel	Backup Electrical Generator(s)	Emergency Management	Grant Writer(s)
Lochbuie	✓		✓		✓		✓
Mead	✓	✓		✓	✓	✓	✓
Milliken	✓		✓	✓	✓	✓	✓
Nunn	✓	✓	✓		✓	✓	✓
Pierce			✓		✓		
Platteville	✓		✓	✓	✓	✓	✓
Severance	✓	✓			✓		✓
Windsor	✓			✓	✓	✓	✓

Floodplain Manager/Administrator

A floodplain manager or administrator enforce community flood damage prevention regulations, review, and update community and NFIP flood maps, plans, and policies, oversee the community's floodplain management program, and maintain any necessary education and/or experience requirements for floodplain certifications, licenses, or registrations. All communities who agree to participate in NFIP are required to designate such an individual, though this individual may shoulder additional responsibilities in the community.

All communities who responded to the Community Capabilities Survey have indicated the presence of a floodplain manager or administrator for their community, either expressly or implicitly by virtue of the community's participation in NFIP.

Warning Systems/Services/Devices

Warning systems, services, and devices are intended to communicate imminent threats to public safety, including those posed by the hazards profiled in this plan. Examples of these include outdoor warning sirens and devices, subscription services, Reverse 911, IPAWS, and EAS. A plurality of respondents to the public survey indicated this capability holds the highest importance to them in their communities.

Outdoor warning devices are located in portions of unincorporated Weld County, Erie, Evans, Fort Lupton, Keenesburg, Milliken, Nunn, and Platteville.

4.1.3. Financial Capabilities

Table 4-3 Metrics of Financial Capability by Jurisdiction

Jurisdiction	Capital Improvements Project Funding	Authority to levy taxes for specific purposes	Water, Sewer, Gas, or Electric Service Fees	Incur fees for new development	Incur debt through general obligation funds and special tax bonds	Community Development Block Grant	Federal funding programs	State funding programs
Weld County	✓	✓		✓	✓		✓	✓
Ault			✓	✓				
Dacono	✓	✓	✓	✓	✓			
Eaton			✓	✓				
Erie	✓	✓	✓	✓	✓			
Evans	✓	✓	✓	✓	✓			
Firestone	✓	✓	✓	✓	✓			
Fort Lupton	✓	✓	✓	✓	✓			
Frederick	✓	✓	✓	✓	✓	✓	✓	✓
Gilcrest	✓		✓	✓	✓			
Greeley	✓	✓	✓	✓	✓	✓	✓	✓
Johnstown	✓	✓	✓	✓	✓			
Keenesburg	✓	✓	✓	✓	✓			
Kersey		✓	✓	✓	✓			
LaSalle		✓	✓	✓	✓			
Lochbuie			✓	✓	✓			
Mead	✓	✓	✓	✓	✓			

Jurisdiction	Capital Improvements Project Funding	Authority to levy taxes for specific purposes	Water, Sewer, Gas, or Electric Service Fees	Incur fees for new development	Incur debt through general obligation funds and special tax bonds	Community Development Block Grant	Federal funding programs	State funding programs
Milliken	✓		✓	✓	✓			
Nunn			✓	✓				
Pierce			✓					
Platteville	✓	✓	✓	✓	✓			
Severance	✓	✓	✓	✓	✓			
Windsor	✓		✓					

Table 4-4 Sources of External Funding and Intended Uses

Possible Funding Sources	Uses
Capital Improvements Program (CIP)	Used for various infrastructure projects throughout the county and participating communities
Incur debt through General Obligation or special tax bonds	Funding specifically identified projects
Community Development Block Grant (CDBG)	Used to enhance infrastructure, public facilities, economic development projects, housing rehabilitation projects, and more in low to moderate-income areas
Hazard Mitigation Grant Program (HMGP)*	Post-disaster rebuilding to include mitigation measures aimed at reducing loss of life and property from future disasters
Flood Mitigation Assistance (FMA)*	Projects that reduce or eliminate the risk of repetitive flood damage to NFIP-insured structures
Building Resilient Infrastructure and Communities (BRIC)*	Projects that reduce overall risk to population and structures from future disasters and natural hazards, while also reducing reliance on federal funding to respond to future disasters

Possible Funding Sources	Uses
Pre-Disaster Mitigation (PDM)*	Sustainable cost-effective projects are designed to reduce the risk to individuals and property from future natural hazards, while also reducing reliance on federal funding for future disasters.
Federal Highway Administration (FHWA) Funding	FHWA funding is used for eligible transportation projects
Safeguarding Tomorrow Revolving Loan Fund*	Projects that reduce disaster risks for homeowners, businesses, nonprofit organizations, and communities to help them build climate resilience
Emergency Management Performance Grant (EMPG)	Projects that develop emergency management capabilities and provide resources required for the implementation of the National Preparedness System, which outlines an organized process for everyone in the whole community to move forward with their preparedness activities and achieve the National Preparedness Goal.
Federal, State, and County Highway, Roads, and Bridges funds	Projects which build, maintain, repair, and improve upon roadways within the planning area

** Requires adoption of a FEMA-approved hazard mitigation plan*

4.1.4. Education and Outreach Capabilities

Table 4-5 Education and Outreach Capabilities by Jurisdiction

Jurisdiction	Ongoing public education or information programs	Natural disaster or safety-related programs	StormReady Certification	Firewise USA® Community
Weld County	✓	✓	✓	
Ault	✓			
Dacono				
Eaton	✓			

Jurisdiction	Ongoing public education or information programs	Natural disaster or safety-related programs	StormReady Certification	Firewise USA® Community
Erie				
Evans	✓			
Firestone	✓			
Fort Lupton				
Frederick	✓	✓		
Greeley	✓	✓	✓	
Johnstown				
Keenesburg	✓			
Kersey	✓			
LaSalle	✓			
Lochbuie				
Mead	✓			
Milliken				
Nunn	✓			
Pierce				
Platteville	✓			
Severance				
Windsor	✓			

Public Information/Education Programs

Weld County Office of Emergency Management (OEM) has a community education program that includes providing information at community events. Weld County OEM also maintains information for the public on their website: https://www.weld.gov/Government/Departments/Office-of-Emergency-Management.

Other communities participating in this plan who have indicated public outreach and/or education initiatives include:

City of Greeley's Office of Emergency Management also offers digital outreach to the City's residents through their website[46] and social media accounts.

Through their town's newsletter, the Towns of Kersey and LaSalle offer public information on hazard awareness.

Natural Disaster/Safety-Related Programs

Programs relating to natural disaster safety are offered through Weld County OEM and include IPAWS and the CodeRed mobile application. Respondents to the public survey indicated that the CodeRed mobile application was the leading way in which they receive information on hazards, including warnings.

StormReady Certification

Though available to counties, communities, government/military sites, universities, and commercial sites, only Weld County and the 233rd Space Group of the Air National Guard are StormReady certified.

Firewise USA® Community

Through NFPA's Firewise USA® program, communities are afforded the opportunity to reduce their risk of destruction from grass fire. None of the jurisdictions participating in this plan are Firewise communities.

4.1.5. School District Capability Assessment

Table 4-6 Capabilities by Participating School District

Jurisdiction	Safety/Hazard Personnel	Hazard Trainings for Teachers and Staff	Sufficient Staffing Levels	Fundraising Capabilities	FEMA Community Lifelines	Safe Room(s)/Storm Shelter(s)	Backup Electrical Generator(s)	Hazard Monitoring and Response Procedures	Virtual Capabilities
Weld County School District RE-1	✓	✓	✓	✓	✓	✓	✓	✓	✓
Saint Vrain Valley School District	✓	✓		✓	✓	✓		✓	✓

[46] https://greeleyco.gov/government/public-safety/office-of-emergency-management

Jurisdiction	Safety/Hazard Personnel	Hazard Trainings for Teachers and Staff	Sufficient Staffing Levels	Fundraising Capabilities	FEMA Community Lifelines	Safe Room(s)/Storm Shelter(s)	Backup Electrical Generator(s)	Hazard Monitoring and Response Procedures	Virtual Capabilities
Weld County School District RE-8				✓	✓				✓

Of the school district capabilities profiled, Weld County School District RE-1 has indicated they possess all 9 listed in Table 4-6, while St. Vrain Valley School District has 7 of the 9. In their response to a survey designed to garner input on each of these capabilities from the school districts participating in this plan, they indicated a need for more staff and a lack of backup electrical generators. In addition to the capabilities identified in this table, Weld County School District RE-8 also has a grants and federal programs position on staff that also serves as liaison for the District's McKinney-Vento and Child Welfare programs. Blank cells in this table do not necessarily indicate a lack of capability for the School District, but rather may serve as a lack of indication as to whether or not that District possesses that capability.

4.1.6. Capabilities of Special Districts

Table 4-7 Capabilities by Participating Special District

Jurisdiction	Emergency Operations Plan	Continuity of Operations Plan	Planning/Development/ GIS Personnel	Mutual Aid Agreement(s)	Backup Electrical Generator(s)	Emergency Management	Grant Writer(s)	Authority to levy taxes for specific purposes	Incur debt through general obligation funds and taxes
Central Colorado Water Conservancy District			✓		✓		✓		
Little Thompson				✓				✓	✓

Jurisdiction	Emergency Operations Plan	Continuity of Operations Plan	Planning/Development/ GIS Personnel	Mutual Aid Agreement(s)	Backup Electrical Generator(s)	Emergency Management	Grant Writer(s)	Authority to levy taxes for specific purposes	Incur debt through general obligation funds and taxes
Water District									
Northern Water			✓			✓		✓	✓
Platteville-Gilcrest Fire Protection District				✓	✓				
Windsor-Severance Fire Rescue	✓	✓	✓	✓	✓	✓	✓		

Special districts participating as jurisdictions in this plan indicated varying levels of capabilities of those profiled in Table 4-7. Descriptions of each capability listed in this table can be found in Sections 4.1.1 – 4.1.3. Blank cells in this table do not necessarily indicate a lack of capability for the District, but rather may serve as a lack of indication as to whether or not that District possesses that capability.

4.1.7. Opportunities for Each Jurisdiction to Build on Their Capabilities

Table 4-8 Ability to Expand on Existing Capabilities

Capability/Capability Gap	Ability to Expand/Improve
Weld County and Municipalities	
	Develop Community Grass Fire Protection Plans for County and each municipality
	Join CRS Program
School Districts	
	Lightning detection capabilities for outdoor venues
	Obtain and install backup electrical generators
Special Districts	
	Obtain and install backup electrical generators
	Develop Community Grass Fire Protection Plans (Fire Protection Districts) or Drought Resilience Plans (Water Districts)

4.2. NFIP Participation

FEMA's National Flood Insurance Program is a significant part of any community's flood mitigation efforts. The U.S. Congress established the National Flood Insurance Program (NFIP) with the passage of the National Flood Insurance Act of 1968. The NFIP is a federal program enabling property owners in participating jurisdictions to purchase insurance as a protection against flood losses in exchange for state, county and community floodplain management regulations that reduce future flood damage.

Participation in NFIP is based on an agreement between individual jurisdictions and the Federal government. If a jurisdiction adopts and enforces a floodplain management ordinance to reduce future flood risk to new construction in floodplains, the Federal government will make flood insurance available within the community as a financial protection against floods by reducing the escalating costs of repairing damages to buildings and contents caused by floods.

There are three basic components of the NFIP:

- Identifying and mapping flood-prone communities through Flood Insurance Studies;
- Requiring communities to adopt and enforce floodplain management regulations; and
- Providing flood insurance available nationally across the United States.

Of the communities participating in this plan, the following are also participants in FEMA's National Flood Insurance Program (NFIP):

- Weld County
- Town of Ault
- City of Dacono
- Town of Eaton
- Town of Erie
- City of Evans
- Town of Firestone
- City of Fort Lupton
- Town of Frederick
- Town of Gilcrest
- City of Greeley
- Town of Johnstown
- Town of Keenesburg
- Town of Kersey
- Town of La Salle
- Town of Mead
- Town of Milliken
- Town of Nunn
- Town of Pierce
- Town of Platteville
- Town of Severance
- Town of Windsor

Lochbuie is not a current NFIP participant at the time of the development of this plan.

These communities will continue to comply with all provisions of the program in good faith and will seek and implement measures to enhance their resilience to flooding through strategies such as coordinating with the Colorado Water Conservation Board (CWCB) and FEMA to develop and update maps and regulations related to special flood hazard areas within their jurisdictional boundaries and, through a consistent monitoring process, will adjust floodplain management practices to reduce the risk of flooding to people and property.

The effective date of Weld County's FIRM is September 26, 2024.

Table 4-9 NFIP and CRS Participation Details

Participating Jurisdiction	CID	Effective Map Date	Policies in Force	Total $ Coverage
Weld County	080266	9/26/2024	215	$56,710,000
Ault	080179	1/20/2016	4	$1,529,000
Dacono	080236	1/20/2016	14	$3,975,000
Eaton	080180	1/20/2016	4	$1,400,000
Erie	080181	10/24/2024	28	$8,001,000
Evans	080182	11/30/2023	18	$4,999,000
Firestone	080241	9/26/2024	16	$3,613,000
Fort Lupton	080183	11/30/2023	5	$1,591,000
Frederick	080244	9/26/2024	16	$5,036,000
Gilcrest	080213	11/30/2023	-	-
Greeley	080184	11/30/2023	59	$22,782,000

Participating Jurisdiction	CID	Effective Map Date	Policies in Force	Total $ Coverage
Johnstown	080250	1/15/2021	3	$728,000
Keenesburg	080251	1/20/2016	-	-
Kersey	080185	11/30/2023	-	-
LaSalle	080186	11/30/2023	1	$350,000
Mead	080218	9/26/2024	2	$600,000
Milliken	080187	11/30/2023	7	$2,640,000
Nunn	080188	1/20/2016	6	$917,000
Pierce	080189	1/20/2016	19	$3,808,000
Platteville	080190	11/30/2023	1	$304,000
Severance	080317	1/20/2016	9	$2,812,000
Windsor	080264	11/30/2023	42	$13,916,000
		TOTALS	**471**	**$136,380,000.00**

Floodplain hazard maps for the County and each participating jurisdiction, which include FEMA Floodplain information, may be found in Appendix D.

Included in the stipulations for participation in NFIP is a requirement for floodplain ordinances containing specific elements that each community must include and enforce. Details of these requirements are outlined in the following discussion.

Floodplain Ordinances

Floodplain ordinances protect people and assets from flooding by incorporating design, storage, and other standards with proven flood mitigation outcomes into enforceable regulation. Included in the criteria for NFIP compliance, communities must codify floodplain ordinances into their overall regulatory structure. Ordinances for NFIP participating communities who are also participating in this plan are included in this section and include restrictions on new development on parcels within Special Flood Hazard Areas (SFHAs) within the community for any new construction or substantial improvements within areas identified as Zone AE floodplains on FIRMs. Enforcement of these ordinances by communities is also required as a prerequisite for participation.

Continued compliance with NFIP requirements for all participating communities will be implemented through maintenance and enforcement of their floodplain ordinances, requiring elevation certificates for any new development, particularly for any new development within a Special Flood Hazard Area (SFHA), nor permitting any new development within any areas identified as Zone AE on any FIRMs within Weld County, and inspecting areas of active development to ensure compliance with permit conditions. This enforcement is, and will continue to be, overseen by Weld County's Floodplain Administrator.

Any new development within Special Flood Hazard Areas must be restricted, including that which arises from Substantial Damage/Substantial Improvement to a property. More information on this topic is discussed in Section 4.3.

When a community pursues participation in FEMA's National Flood Insurance Program (NFIP), one of the requirements is the development, adoption, and enforcement of ordinances designed to regulate development within that jurisdiction's floodplains[47]. During a community's onboarding as a new NFIP participant, FEMA provides them with flood hazard information, or minimum requirements of participation in the program, upon which floodplain management regulations are based. Communities use this information to craft ordinances which meet or exceed these requirements. Ensuring that each NFIP-participating community takes into account flood hazards in official actions relating to land management and use, to the extent which they are known, is the primary purpose of such regulations. These requirements are encoded into Federal law under 44 CFR § 60.3.

In Table 4-10 below are references indicating the floodplain management ordinance or regulation for Weld County and each community participating in this hazard mitigation plan who also participates in NFIP. Each reference is a clickable link that will open that ordinance or regulation in an internet browser window.

Table 4-10 Floodplain Ordinance for each NFIP-Participating Jurisdiction

Jurisdiction	NFIP Participant?	Ordinance Reference (URL Link)
Weld County	Yes	Weld County Floodplain Management Ordinance: Chapter 23, Article XI
Ault	Yes	Town of Ault Floodplain Management Ordinance: Chapter 15.10
Dacono	Yes	City of Dacono Floodplain Damage Prevention Ordinance: Chapter 18, Article 6
Eaton	Yes	Town of Eaton Flood Damage Prevention Ordinance: Chapter VII, Section V
Erie	Yes	Town of Erie Flood Damage Prevention Ordinance: Title 10, Chapter 14
Evans	Yes	City of Evans Flood Damage Prevention Ordinance: Title 16, Chapter 16.04
Firestone	Yes	Town of Firestone Floodplain Regulations: Title 15, Chapter 15.52
Fort Lupton	Yes	City of Fort Lupton Floodplain Regulations: Chapter 16, Article X, Section 16-10.01
Frederick	Yes	Town of Frederick Land Use Code: Article 8

[47] https://www.fema.gov/about/glossary/floodplain-management-ordinances

Jurisdiction	NFIP Participant?	Ordinance Reference (URL Link)
Gilcrest	Yes	Town of Gilcrest Flood Damage Prevention Ordinance: Chapter 16, Article III, Section 16-50
Greeley	Yes	City of Greeley Floodplain Overlay District: Title 24, Chapter 10, Section 24-1001
Johnstown	Yes	Town of Johnstown Land Use and Development Code (LUDC): Article 10, Section 17-10-2 Floodplain Management & Flood Damage Prevention
Keenesburg	Yes	Town of Keenesburg Floodplain Damage Prevention Ordinance: Chapter 18, Article III
Kersey	Yes	Town of Kersey Land Development Code: Chapter 22, Article VI: Flood Damage Prevention
LaSalle	Yes	Town of LaSalle Flood Damage Prevention Regulations: Chapter 14
Lochbuie	No	
Mead	Yes	Town of Mead Flood Damage Prevention Ordinance: Chapter 16, Article XII
Milliken	Yes	Town of Milliken Floodplain Areas Ordinance: Chapter 16, Article IV, Division 1
Nunn	Yes	Town of Nunn Flood Damage Prevention Ordinance: Chapter 17.84
Pierce	Yes	Town of Pierce Flood Damage Prevention Ordinance: Chapter 16, Article 11
Platteville	Yes	Town of Platteville Flood Damage Prevention Regulations: Chapter 14
Severance	Yes	Town of Severance Land Use Code: Article 10 – Flood Damage Prevention
Windsor	Yes	Town of Windsor Flood Damage Prevention Ordinance: Chapter 15, Article XIV

Community Rating System (CRS)

Neither Weld County nor any participating communities have elected to participate in the CRS program as of this writing.

Table 4-11 CRS Classification Structure

CRS Level	Credit Points	Policy Discount
Class 1	4500+	45%
Class 2	4000-4499	40%
Class 3	3500-3999	35%
Class 4	3000-3499	30%
Class 5	2500-2999	25%
Class 6	2000-2499	20%
Class 7	1500-1999	15%
Class 8	1000-1499	10%
Class 9	500-999	5%
Class 10	0-499	0%

NFIP's Community Rating System (CRS) is a voluntary incentive program that recognizes and encourages community floodplain management practices that exceed the minimum requirements of NFIP. Residents of communities who elect to participate in CRS are rewarded with policy discounts on their NFIP flood insurance policies. This discount structure is shown in Table 4-10.

CRS has 19 activities, each with between one and thirteen elements which provide credit points. Participating communities are organized into classes from 1 to 10, with 1 being the highest possible rating. The system is stratified into 500-point increments for each class.

Neither Weld County nor any communities participating in this plan are CRS participants currently. Should the County or any participating communities elect to participate in the future, this plan is compliant with CRS requirements for hazard mitigation plans, which will allow them to ease their way into the program seamlessly.

While numerous creeks and channels are scattered across the planning area, flooding risks in Weld County are primarily tied to a handful that cross the southern portion of the planning area:

- South Platte River
- Cache la Poudre River
- Little Thompson River
- St. Vrain Creek
- Coal Creek
- Boulder Creek

Additional flooding threats may be found in localized areas where impermeable surfaces allow rainwater to collect or where runoff may overwhelm drainage infrastructure. Areas with significant coverage of impermeable surfaces are the greatest in and around Greeley and points to the west, southwest, and south.

Given the County's risk of flooding from riverine sources as well as urban, participating in CRS would serve to benefit Weld County and all participating communities. Doing so would allow those communities to enhance their resilience against flooding and would also provide residents with a discount on flood insurance on policies purchased through NFIP.

4.3. Implementation of Substantial Improvement/Damage Provisions

Substantial damage, as defined by FEMA, refers to damage of any origin sustained by a structure whereby the cost of restoring the structure to its pre-damaged condition would equal or exceed 50 percent of the market value of the structure prior to the occurrence of damage.[48] This includes structures that have incurred substantial damage, regardless of the actual repair work performed. This does not, however, include any project: 1) for improvement of a structure to correct existing violations of state or local health, sanitary, or safety code specifications which have been identified by a local code enforcement official and which are the minimum necessary to assure safe living conditions, or 2) any alteration of a "historic structure", provided that the alteration will not preclude the structure's continued designation as a "historic structure."

A designated local official, usually an assessor, building official, or floodplain manager, is responsible for determining properties with substantial damage or improvement. **Federal statute 44 CFR § 60.3 requires all NFIP participating communities to adopt floodplain regulations to include substantial damage/improvement. Floodplain ordinances for all NFIP-participating jurisdictions are outlined in Appendix A.**

When an event results in substantial damage, floodplain managers in NFIP-participating jurisdictions will comply with all required ordinances to enact the substantial damage/improvement provisions of floodplain management regulations. **Chapter 23, Article X of Weld County Zoning Code describes the enforcement of all County zoning codes, including those found in Article XI – Floodplain Management Ordinance, where substantial improvement requirements are detailed.**

4.4. Mitigation Goals

Review, analysis, and prioritization of mitigation actions were conducted by the planning team. Mitigation action items were developed based on the goals and objectives in Table 4-11. Implementation of these goals through projects, initiatives, and regulations will serve to reduce deaths, injuries, property damage, environmental losses, and economic and financial losses to the County and its residents. As indicated in Section 1.2.1, investments in hazard mitigation are both logistically and fiscally sound. Not only do such investments enhance resilience and improve the safety and wellbeing of its residents, but these activities also serve to advance community goals and raise the quality of life for its residents. Resulting from such actions are communities which are more livable, resilient, and sustainable.

[48] https://www.ecfr.gov/current/title-44/chapter-I/subchapter-B/part-59

Table 4-12 Mitigation Goals for the 2026 Weld County Hazard Mitigation Plan Update

Goals	Objectives
GOAL 1: Protect people, property, and natural resources while decreasing the economic impacts of disasters.	1A. Develop and expand public outreach and education programs to enhance awareness of hazard risks, community Lifelines, and options to reduce their personal risks to hazards
	1B. Proactively identify and reduce hazard impacts for individuals in Weld County with disabilities and other access and functional needs
	1C. Integrate any state, regional, and local hazard mitigation projects, initiatives, and planning programs to protect Weld County's natural resources and promote initiatives that support sustainable mitigation activities
	1D. Encourage (and facilitate as practicable) the development of redundant systems needed to support public health and quality of life of the rapidly growing population in Weld County
GOAL 2: Improve the capabilities at the County, municipal, and organizational levels to ensure continuous operation and availability of critical Lifeline services and reduce disaster losses	2A. Incorporate risk reduction principles into policy documents, County and municipal initiatives, and institutional planning mechanisms across all participating jurisdictions
	2B. Maintain relationships with area partners through collaborations and mutual aid agreements on long-term planning efforts
	2C. Reduce the vulnerability of local assets and Lifeline services to impacts and risks from hazards
	2D. Implement grass fire mitigation and watershed protection strategies through partnerships with public and private organizations
	2E. Increase understanding of locations and people affected by each hazard; potential impacts and how each is tied to threats, hazards, vulnerability, and what measures need to be taken to protect life, safety, health, and property
GOAL 3: Increase community resilience by engaging residents and community leaders in education about preparedness and mitigation strategy	3A. Expand training for officials, volunteers, and first responders on hazard risk reduction, Lifeline impacts, and mitigation options
	3B. Advance initiatives to educate residents of nature-based mitigation solutions that simultaneously reduce risk and increase resilience and sustainability while also providing increased opportunities for leisure and recreation and improved quality of life

Goals	Objectives
	3C. Promote existing initiatives and develop new ones to allow the public to engage with public leaders and officials to learn about risks from natural hazards and how to reduce those risks.
GOAL 4: Support the active participation of communities in Weld County in HMP monitoring, implementation, and updates to support FEMA eligibility for mitigation funding and additional grant funding opportunities that reduce hazard risk	4A. Identify funding sources suited for each project and increase awareness of all available funding options available through various federal, state, regional, and local sources
	4B. Integrate planning documents across all organizations, municipalities, and the County to support each other and to support hazard mitigation objectives and goals outlined in this plan

4.4.1. Guiding Principles

To meet the planning area's mitigation goals and overall mission statement, mitigation actions area guided by several principles which are actionable components of the Mitigation Goals section of this plan. Not every action will meet all principles listed below, but each action will fill at least one.

- **Minimize property loss/damage from natural hazard events**
- **Protect public health and safety**
- **Increase public awareness of risk from natural hazards**
- **Continue to assess and update hazard risk for local areas**
- **Improve forecasting of natural hazard events**
- **Improve building construction and enforce current building codes to reduce the dangers of natural hazards**
- **Improve governmental and public response to natural hazard disasters**
- **Limit or cease development in high-risk areas**
- **Ensure that jurisdictions maintain NFIP participation, or make efforts to become involved in NFIP**

4.4.2. Action Types

According to FEMA, a mitigation action is a policy, project, activity, or process taken to reduce or eliminate long-term risk to people, property, and the environment from hazards. Based on the guiding principles in the previous section, the types of mitigation actions reviewed to reduce long-term vulnerability include:

- **Preventative Activities**
- **Floodplain Management Regulation/Current & Future Conditions**
- **Property Protection Activities**
- **Natural Resource Protection Activities**
- **Emergency Services Activities**
- **Structural Projects**
- **Public Information Activity**

4.5. Mitigation Action Items

Weld County and each jurisdiction participating in this plan developed mitigation action items to enhance their community's resilience to the hazards profiled. **Tables with details of each mitigation action identified were created, and have been included in Appendix A.**

Chapter 5 PLAN MAINTENANCE AND INTEGRATION

5.1. Continued Public Involvement

On September 17, 2025, a public meeting was held and an overview of hazard mitigation activities, including the planning process for the development of this plan update, was outlined. Additionally, engagement through an interactive survey during the meeting was facilitated to gather information from attendees on how they have been impacted by various hazards. Finally, an open invitation to complete the public survey was extended through presentation of the URL address to the survey and a QR code that pointed to the website where it is located.

Weld County OEM fosters public engagement on hazard mitigation needs and projects through two primary vehicles: website and social media. Details of each are discussed below:

Website

A section of the Weld County website devoted to Weld County's Office of Emergency Management is devoted to this plan. Information on this site includes background information, contacts in the department, meeting dates and times, and links to the public survey and supporting documentation.

Additionally, the Weld County OEM website maintains pages highlighting community involvement activities, information on measures residents can take to improve personal preparedness, information on previously declared disasters in Weld County, and whole community planning initiatives.

Social Media

A promotional flyer, included in Appendix B, was designed and distributed to points of contact from each participating jurisdiction to post on social media and/or print and post in public spaces in their jurisdiction. Also included in Appendix B are some examples of promotional posts by participating jurisdictions.

Both vehicles serve to not only engage residents in the planning process for this update but also continue to provide information to the public outside of the update process. Additionally, the Weld County Board of County Commissioners hold meetings open to the public on a biweekly basis, each Monday and Wednesday at 9:00 a.m. in the Commissioner's Assembly Room of the Administration Building, 1150 O Street, in Greeley.

Some underserved and disadvantaged populations may have more difficulty being involved in participation efforts. One example of how Weld County will ensure inclusion is by continually working through advocacy groups who communicate with these segments of the population on a regular basis. These groups can serve as an information gathering vehicle to provide County officials with concerns that are important to these groups. Additionally, Colorado's Digital Accessibility Law, HB21-1110 requires conformance of web content hosted or posted by local governments to Web Content Accessibility Guidelines (WCAG) 2.1 Level AA, and this plan will be posted in compliance.

5.2. Plan Monitoring, Evaluating, and Updating

Tracking Mitigation Actions

A summary status report containing updates on mitigation action items in this plan will be provided to Weld County Board of County Commissioners and made publicly available on an annual basis and will include progress of projects identified. Additionally, Weld County OEM staff will meet with jurisdictions who participated in this plan update on a bimonthly basis to review progress on projects identified in this plan's mitigation action items. Weld County Office of Emergency Management will oversee reviews and tracking mitigation actions to ensure each of the goals, objectives, and action items remain relevant to changing conditions and hazards within the planning area.

Evaluating Plan Effectiveness

Annual evaluations by the planning team will ensure the plan's effectiveness. Risk assessments will be reviewed to confirm that hazard information, vulnerabilities, and impacts reflect current conditions. Goals and mitigation strategies will undergo scrutiny to align with jurisdictional priorities and address any newly identified risks.

Representatives from each jurisdiction will submit annual reports summarizing maintenance process outcomes, the integration of the HMP into local planning mechanisms, and the progress of mitigation actions. Public feedback, successes, and challenges in coordination will inform these evaluations. Updates will also incorporate public input to address ongoing community concerns.

Updating the Plan

Preparation for the 2031 update to this plan will begin 24 months before its expiration. County planning team meetings will focus on updating the risk assessment and revising mitigation goals and objectives, which will then inform priorities for mitigation strategies in the update. Draft updates will be submitted to Colorado Emergency Management for review 12 months before expiration, with revisions incorporated based on their feedback. Final approval from FEMA will follow, and participating jurisdictions will adopt the updated plan by resolution approved by their governing bodies.

Actions during the 48–60 months of the plan cycle will include convening the local planning team, issuing a Request for Qualifications (RFQ), securing grants, selecting a contractor, and writing the updated plan.

Weld County Emergency Management will oversee the monitoring and update process, ensuring meetings are scheduled, team members are notified, and a roster of participating jurisdictions is assembled.

Table 5-1 Plan Maintenance Schedule

Meeting Year	Topic
2026	Monitor Plan Progress and Hazard Activity
2028	Monitor Plan Progress, Hazard Activity, and Begin to Plan for Update Process
2029	Initiate 2031 HMP Update Planning Process
2031	Adopt 2031 HMP Update and Begin Monitoring Process

5.3. Integration of Data, Goals, and Action Items into Other Planning Mechanisms

Describing the Integration Process

A comprehensive set of plans is maintained by Weld County, developed in a multi-disciplinary environment where departments across the County, agencies from each jurisdiction, and representatives from community advocacy groups, the private sector, and non-profit organizations provide input and feedback.

Upon approval by FEMA, this plan will be used to inform the County's Emergency Operations Plan (EOP) and the Recovery Plan (RP) to integrate the highest priority mitigation actions identified in this plan into coordinated planning and response efforts described in the EOP.

Regular meetings by planning team members will serve to identify opportunities for integration of this plan into additional planning mechanisms as appropriate, ensuring alignment with the goals and objectives of this plan.

Integration of this plan into planning mechanisms for each community participating in this plan has been outlined in each one's annex.

Identifying Planning Mechanisms

In addition to the two plans previously discussed, County plans that benefit from this plan's content integration include the Comprehensive Plan, Capital Improvements Plan, Stormwater Management Plan, Floodplain Management Plan, Watershed Plan, Continuity of Operations Plan, Recovery Plan, and Land Use Development Plans.

Other mechanisms identified for integration include zoning ordinances, floodplain management regulations, and school district safety and operational plans. Flood mitigation strategies can enhance land use and zoning regulations, while capital improvement plans will prioritize projects that reduce vulnerability to hazards.

Information Integration Processes for Weld County

Weld County OEM coordinates with other County departments to integrate mitigation strategies into ordinances, infrastructure projects, and countywide plan. Annual updates will evaluate progress and identify opportunities where further action is needed. Structural mitigation measures, such as improved codes and ordinances, stormwater drainage improvements, etc. will be assessed annually. Development of recommended plans and studies, particularly those with countywide impacts, will also be considered annually.

Processes by which the integration of this plan into planning mechanisms for each community participating in this plan has been outlined in their corresponding annex.

5.4. Previous Integration of Data, Goals, and Action Items into Other Planning Mechanisms

Section 4.1 and each community annex detail how each jurisdiction has integrated the 2021 Weld County Hazard Mitigation Plan into other planning mechanisms. Weld County and participating jurisdictions used this plan to inform updates to comprehensive plans, zoning ordinances, floodplain management regulations, and emergency response plans.

Alignment between the 2021 Plan and capital improvements projects was achieved by prioritizing development that reduces risks to hazards.

By integrating the 2021 Plan into local planning mechanisms, jurisdictions enhanced their resilience to hazards, thereby protecting their residents. Specific examples include:

- A wildfire that encroached upon Keenesburg's periphery prompted Town officials to review current evacuation procedures and consider the development of an evacuation plan.
- A growing threat to communities from cybersecurity incidents prompted City officials in Dacono to review the 2021 Weld County HMP, how it coordinates with their Data Recovery Plan, and identified two actions to ensure continuity of FEMA Community Lifelines, including the consideration of adopting a redundant ISP such as Starlink or HughesNet.
- Officials in Erie, concerned about hail damage to public vehicles, consulted the 2021 Weld County HMP to inform an initiative to protect the Town's fleet.

Annual evaluations provided opportunities to assess progress and ensure continued integration of mitigation actions and information from the 2021 HMP into local plans. Weld County OEM facilitated alignment between that plan and ongoing planning, ensuring that its strategies were incorporated into both short-term and long-term projects.

Plan Maintenance Schedule

Task	Responsible Party	Frequency	Performance Metric	Documentation Method
Annual Review of Mitigation Actions	County OEM + Jurisdictional Reps	Annually (Q1)	% of actions completed or updated	Meeting minutes, updated matrix
Public Engagement	Planning Team	Annually	# of participants, feedback received	Survey results, outreach logs
Integration with Local Plans	Planning & Zoning	Ongoing	# of plans referencing HMP	Crosswalk table
5-Year Update Preparation	County OEM	Year 4–5	Draft plan submitted to DHSEM	Draft document, review checklist

Chapter 6 PLAN UPDATE INFORMATION

6.1. Changes in Jurisdictional Development

Changes in land use across the planning area have been depicted in Figure 6-1. Most notable are the increases in built area from Ault southward to Eaton, Kersey, and Keenesburg, and points to the west of those locations within the planning area. Such changes hold the potential to increase risks to these communities from flood, soils hazards, grass fire, hail, lightning, severe winter storms/extreme cold, high wind, and tornadoes.

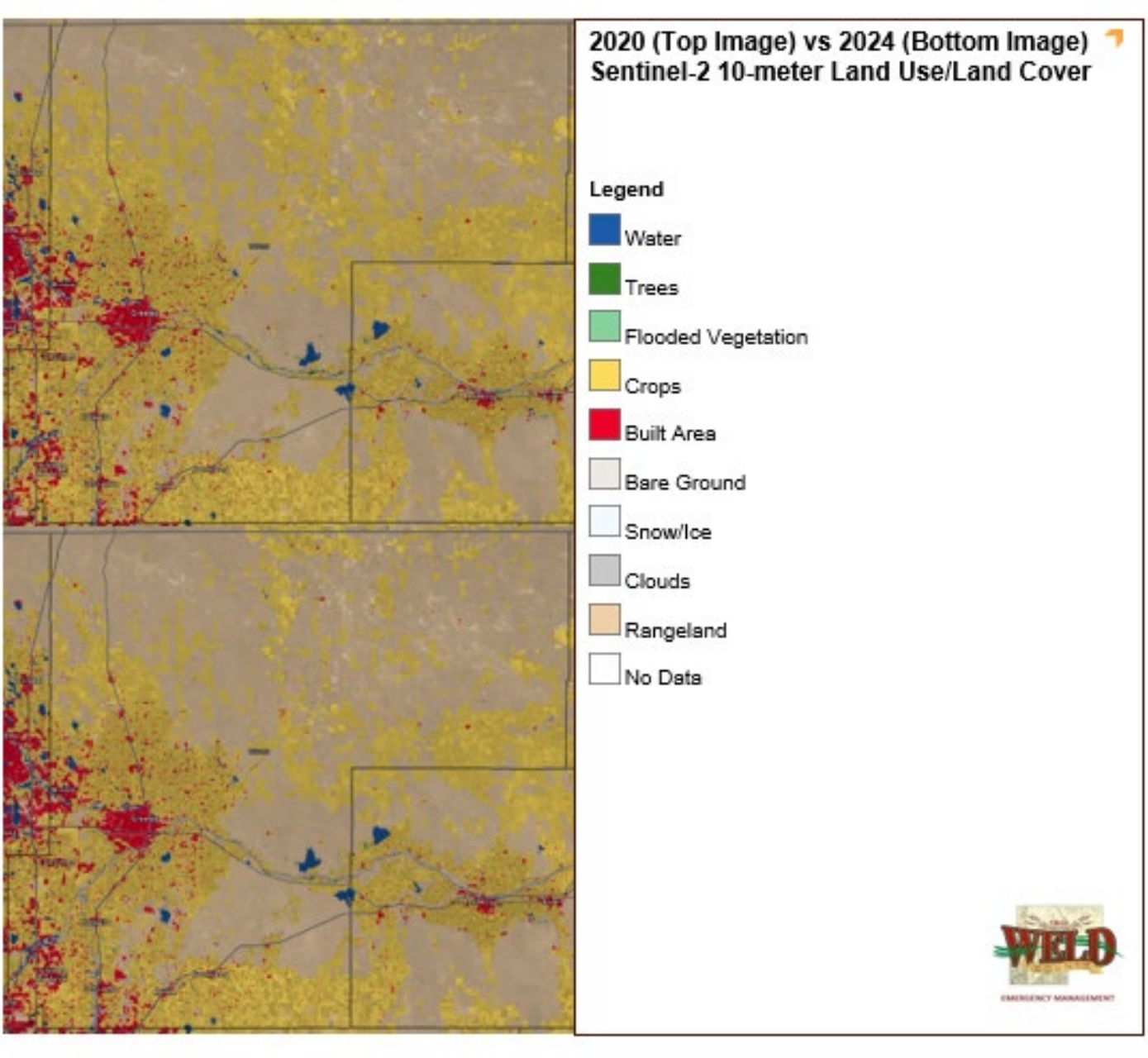
Other changes to land use include some increases in areal coverage of water, which is attributed to development of stormwater runoff basins, such as detention and retention ponds, in areas experiencing rapid growth in development. Such is the case in the southern part of the County. Effects on hazard risk, assuming this is the case, would result in a net improvement or net neutral change in risk to flood. Exact impacts would require further study, which is outside of the scope of this plan.

No other notable changes to land use in Weld County were noted from this analysis.

6.2. Changes in Jurisdictional Priorities

Jurisdictional priorities can change suddenly or gradually over time, depending upon the political environment which exists locally, and the level of appetite for change. Overall, there have been no significant changes in priorities across the planning area.

Figure 6-1 Changes in Land Use Across Weld County, 2020 to 2024 (Sentinel-2 10m Satellite)



6.3. Status of Previous Mitigation Action Items

In this section, status updates for Weld County mitigation action items are given. For those identified in the 2021 Plan for each community, please refer to that community's annex.

Table 6-1 Status of Previous Weld County Action Items

Weld County Action Item	Status
County Resiliency, Building of Lifelines	Ongoing
Subcomponents in all Jurisdictions	Ongoing
Lifeline Integration – Health and Medical Resiliency	Ongoing
Alert Flood Warning System	Ongoing
Improve Dam Safety	Ongoing
Establish an ongoing or annual Public Education Campaign regarding Hazards and Emergency Management	Ongoing
Inventory Critical Facilities within the Floodplain to Determine if they should be Protected	Ongoing
Public Warning System - IPAWS Awareness and Training	Ongoing
StormReady / Weather Safety	Ongoing
WCR 120,110,108 Low Water Crossing	Ongoing
Bridge 19/46.5A	Ongoing
Bridge 54/13A	Ongoing
Bridge 60.5/49A	Ongoing
Bridge 34/17A	Ongoing
Galeton Drainage Project	Ongoing
Gill Drainage Project	Ongoing

Appendix A Mitigation Action Items

In this appendix, each mitigation action item that has been identified during the planning process is included, as well as considerations that factored into each one, including prioritization criteria, costs, benefits, guiding principles, and types of mitigation actions.

Below is a table of contents for this appendix with clickable references that lead to the locations of each jurisdiction's mitigation action items.

Jurisdiction	Mitigation Action Items Location
Weld County	Page A-7
Town of Ault	Page A-7
City of Dacono	Page A-18
Town of Eaton	Page A-28
Town of Erie	Page A-31
City of Evans	Page A-49
Town of Firestone	Page A-51
City of Fort Lupton	Page A-69
Town of Frederick	Page A-77
Town of Gilcrest	Page A-83
City of Greeley	Page A-89
Town of Johnstown	Page A-115
Town of Keenesburg	Page A-128
Town of Kersey	Page A-135
Town of LaSalle	Page A-147
Town of Lochbuie	Page A-164
Town of Mead	Page A-173
Town of Milliken	Page A-176
Town of Nunn	Page A-195

Jurisdiction	Mitigation Action Items Location
Town of Pierce	Page A-209
Town of Platteville	Page A-215
Town of Severance	Page A-219
Town of Windsor	Page A-265
Central Colorado Water Conservation District	Page A-7
Little Thompson Water District	Page A-161
Northern Water	Page A-7
Windsor-Severance Fire Protection District	Page A-219
Platteville-Gilcrest Fire Protection District	Page A-215
Frederick-Firestone Fire Protection District	Page A-80
Weld County RE-1 School District	Page A-275
Weld County RE-8 School District	Page A-7
St. Vrain Valley School District	Page A-7

A.1 Action Item Prioritization

Table A-1 Benefit Criteria Considered When Evaluating Action Items

Criteria	Description
Public Safety	How effective will the action be at protecting lives and preventing injuries?
Critical Infrastructure	Will the action safeguard assets vital for the community's functioning?
Other Public Property	How significant will the action be in eliminating or reducing damage to infrastructure and public open spaces? What is the approximate dollar value of the expected benefit(s)?
Other Private Property	How significant will the action be in eliminating or reducing damage to private property? What is the approximate dollar value of the expected benefit(s)?
Development	Does the action mitigate or prevent development in high-risk areas?
Environmental	Will the action include natural solutions or safeguard the environment?
Partnerships	Will the action provide an opportunity to foster new partnerships or strengthen existing ones?
NFIP	Will the action maintain, increase, or commence a jurisdiction's compliance with NFIP requirements? (For more information, see the capability section)
Other Community Objectives	Does the action advance other community objectives, such as capital improvements, economic development, environmental quality, or open space preservation?

A.1.1 Costs

Table A-2 Cost Criteria Considered When Evaluating Action Items

Criteria	Description
Technical	Is the mitigation action technically feasible? Is it financially feasible? Is it a long-term solution?
Construction	Is the action financially feasible?
Political	Is there overall public support for the mitigation action? Is there the political will to support it?
Legal	Does the community have the authority to implement the action?
Environmental	What are the potential environmental impacts of the action? Will it comply with environmental regulations?
Social	Will the proposed action adversely affect one segment of the population? Will the action disrupt established neighborhoods, break up voting districts, or cause the relocation of marginalized people?
Administrative	Does the community have the personnel and administrative capabilities to implement the action and maintain it or does it require outside help? Will this strain community resources excessively? Could the cost of maintaining partnerships necessary to complete this project be burdensome?

A.1.2 Benefit-Cost Review

Table A-3 Visualizing and Understanding Benefit-Cost Reviews and Ratings

Costs			
Classification	**Description**	**Classification**	**Description**
High	The action meets many priority benefit criteria and/or meets these criteria to a significant degree	Low	The action does not strain community resources and minimal external assistance is required
Medium	The action meets some priority benefit criteria and/or meets criteria to a moderate degree	**Medium**	The action could strain community resources, making external assistance a significant component of the action
Low	The action meets almost no priority benefit criteria and/or meets criteria to a minimal degree	**High**	The action strains community resources significantly; external assistance, which is crucial, is not guaranteed



A.2 Guiding Principles and Action Types

A.2.1 Guiding Principles

To meet the planning area's mitigation goals and overall mission statement, mitigation actions area guided by several principles which are actionable components of the Mitigation Goals section of this plan. Not every mitigation action will meet all principles listed below, but each action will fill at least one.

- **Minimize property loss/damage from natural hazard events**
- **Protect public health and safety**
- **Increase public awareness of risk from natural hazards**
- **Continue to assess and update hazard risk for local areas**
- **Improve forecasting of natural hazard events**
- **Improve building construction and enforce current building codes to reduce the dangers of natural hazards**
- **Improve governmental and public response to natural hazard disasters**
- **Limit or cease development in high risk areas**
- **Ensure that jurisdictions maintain NFIP participation, or make efforts to become involved in NFIP**

A.2.2 Action Types

According to FEMA, a mitigation action is a policy, project, activity, or process taken to reduce or eliminate long-term risk to people, property, and the environment from hazards. Based on the guiding principles in the previous section, the types of mitigation actions reviewed to reduce long-term vulnerability include:

- **Preventative Activities**
- **Floodplain Management Regulation/Current & Future Conditions**
- **Property Protection Activities**
- **Natural Resource Protection Activities**
- **Emergency Services Activities**
- **Structural Projects**
- **Public Information Activity**

A.3 Mitigation Action Items

Within this section are all mitigation action items which have been identified during the planning process for this plan update. Each action item is represented by one table, including the name of the proposed project, action type, goal(s) addressed, FEMA Community Lifeline(s) addressed, hazard(s) addressed, jurisdictions included in the action, an overview of the issue which the action item is intended to address, a description of the action item, the lead agency and any supporting agencies for the project, target completion date, potential funding sources, expected cost (if known), and any progress milestones to note (current as of the development of this plan).

Table A-4 Weld County Mitigation Action Items

Weld County-1	Map Dam and Levee Inundation Areas Across Weld County		
Project Name	Map Dam and Levee Inundation Areas Across Weld County		
Action Type	Property Protection Activities, Emergency Services Activities	**Goals and Objectives Addressed**	Goals 1b, 1c, 2e
Lifeline(s) Addressed	Safety and Security		
Priority	Medium	**Hazards Addressed**	**Dam/Levee Incident**
Jurisdiction(s)	Weld County, Town of Ault, City of Dacono, Town of Eaton, Town of Erie, City of Evans, Town of Firestone, City of Fort Lupton, Town of Frederick, Town of Gilcrest, City of Greeley, Town of Johnstown, Town of Keenesburg, Town of Kersey, Town of LaSalle, Town of Lochbuie, Town of Mead, Town of Milliken, Town of Nunn, Town of Pierce, Town of Platteville, Town of Severance, Town of Windsor, Central Colorado Water District, Northern Water, Weld County RE-8 Schools, St. Vrain Valley School District		
Issue	Inundation mapping for dams and levees that inundate areas within Weld County is lacking		
Action Description	Interests within Weld County are at risk of inundation from tens of dams inside and outside of County boundaries. This project would identify high hazard potential dams which hold the potential to produce inundation within Weld County and provide mapping for these inundation areas to equip Weld County OEM to better plan and mitigate against risks associated with a dam incident.		
Lead Agency	Weld County Office of Emergency Management	**Support Agencies**	Colorado Division of Water Resources, NRCS Colorado, USACE Omaha District – Denver Regulatory Office, U.S. Bureau of Land Management, U.S. Bureau of Reclamation
Target Completion Date	2030		
Potential Funding Sources	FEMA HMGP, NRCS Watershed, USACE Low Interest Loans, CWCB Non Reimbursable Project Investment Grant	**Expected Cost (if Known)**	$150,000
Progress Milestones	TBD		

Weld County-2	Update and Enhance Public Alert and Warning Systems		
Project Name	Update and Enhance Public Alert and Warning Systems		
Action Type	Emergency Services Activities	**Goals and Objectives Addressed**	Goal 1a
Lifeline(s) Addressed	Safety and Security, Communications		
Priority	High	**Hazards Addressed**	Hail, Grass Fire, Public Health Hazards, Lightning, Hazardous Materials, Tornado, Dam/Levee Incident, Flood, High Wind, Severe Winter Storms/Extreme Cold, Extreme Heat, Earthquake
Jurisdiction(s)	Weld County, Town of Ault, City of Dacono, Town of Eaton, Town of Erie, City of Evans, Town of Firestone, City of Fort Lupton, Town of Frederick, Town of Gilcrest, City of Greeley, Town of Johnstown, Town of Keenesburg, Town of Kersey, Town of LaSalle, Town of Mead, Town of Milliken, Town of Nunn, Town of Pierce, Town of Platteville, Town of Severance, Town of Windsor, Central Colorado Water District, Northern Water, Weld County RE-8 Schools, St. Vrain Valley School District		
Issue	Identify and remedy gaps in public alert and warning coverage		
Action Description	Map outdoor warning device locations and audible coverage to identify gaps in that coverage. Obtain warning devices to remedy those gaps. Additionally, identify deficiencies where participation or subscription to Code Red alert system is lower and develop initiatives to promote and encourage download and use of app and services.		
Lead Agency	Weld County Office of Emergency Management	**Support Agencies**	Weld County RCC
Target Completion Date	2030		
Potential Funding Sources	Weld County General Fund, 9-1-1 User Fees	**Expected Cost (if Known)**	$200,000
Progress Milestones	January-December 2026: Update Emergency Alert System, Update County website and any promotinal materals. 2027-2030: Distribute, broadcast, and training on new materials		

Weld County-3	Reduce Flooding and Damage to Low Water Crossings		
Project Name	Low Water Crossing Project CR 108/110/120		
Action Type	Floodplain Management Regulation/Current & Future Conditions	**Goals and Objectives Addressed**	Goal 3a
Lifeline(s) Addressed	Infrastructure, Transportation		
Priority	High	**Hazards Addressed**	Flood, Dam/Levee Incident
Jurisdiction(s)	Weld County		
Issue	CR 108/110/120 are low water crossings, the project is designed to reduce flooding and damage to roadways.		
Action Description	The projects at these sites are intended to reduce flood hazards by lowering the depth of floodwater passing over the surface of these roads and eliminate damage to the roadways. Lowering the depth of water overtopping a road, and concrete lining the roadway with cutoff walls upstream and downstream through the floodplain results in better public safety. This project is currently planned to be completed in 2030.		
Lead Agency	Weld County Public Works	**Support Agencies**	Weld County Planning
Target Completion Date	2030		
Potential Funding Sources	Weld County General Fund, Drainage Impact Fees	**Expected Cost (if Known)**	$1,497,000
Progress Milestones	Design 2027, Right of Way Acquisition 2028, Utility Relocates 2029, Construction 2030		

Weld County-4	Identify and Assess Critical Facilities in Floodplains		
Project Name	Identify and Assess Critical Facilities in Floodplains		
Action Type	Emergency Services Activities	**Goals and Objectives Addressed**	Goals 2a, 2c
Lifeline(s) Addressed	Safety and Security, Health and Medical, Water Systems		
Priority	High	**Hazards Addressed**	Flood, Dam/Levee Incident
Jurisdiction(s)	Weld County, Town of Ault, City of Dacono, Town of Eaton, Town of Erie, City of Evans, Town of Firestone, City of Fort Lupton, Town of Frederick, Town of Gilcrest, City of Greeley, Town of Johnstown, Town of Keenesburg, Town of Kersey, Town of LaSalle, Town of Mead, Town of Milliken, Town of Nunn, Town of Pierce, Town of Platteville, Town of Severance, Town of Windsor, Central Colorado Water District, Northern Water, Weld County RE-8 Schools, St. Vrain Valley School District		
Issue	Critical facilities in Weld County located in floodplains increase vulnerability of residents, particularly those considered vulnerable populations who rely more heavily on local government services, to flood and dam/levee incident.		
Action Description	This will be a 4-phase project: 1) Identify critical facilities across the planning area, 2) Assess Risk and Vulnerability of identified facilities, 3) Determine measures to protect these facilities, 4) Implement protective measures and conduct continuous monitoring		
Lead Agency	Weld County Office of Emergency Management	**Support Agencies**	n/a
Target Completion Date	2030		
Potential Funding Sources	Weld County General Fund	**Expected Cost (if Known)**	$200,000
Progress Milestones	TBD		

Weld County-5	Maintain StormReady Certification and Increase Participation		
Project Name	Maintain StormReady Certification and Increase Participation		
Action Type	Emergency Services Activities	**Goals and Objectives Addressed**	1a, 1b, 2a, 2c, 2e, 3a, 3b, 3c
Lifeline(s) Addressed	Safety & Security, Communications		
Priority	High	**Hazards Addressed**	Hail, Grass Fire, Lightning, Tornado, Flood, High Wind, Severe Winter Storms/Extreme Cold, Extreme Heat
Jurisdiction(s)	Weld County, Town of Ault, City of Dacono, Town of Eaton, Town of Erie, City of Evans, Town of Firestone, City of Fort Lupton, Town of Frederick, Town of Gilcrest, City of Greeley, Town of Johnstown, Town of Keenesburg, Town of Kersey, Town of LaSalle, Town of Mead, Town of Milliken, Town of Nunn, Town of Pierce, Town of Platteville, Town of Severance, Town of Windsor, Central Colorado Water District, Northern Water, Weld County RE-8 Schools, St. Vrain Valley School District		
Issue	Collaborate with 11-County Northeast Colorado Emergency Management Cooperative to maintain participation in NWS StormReady® Program and encourage all participating jurisdictions to receive StormReady® certification		
Action Description	Collaborate with 11-County Northeast Colorado Emergency Management Cooperative to maintain participation in NWS StormReady® Program and encourage all participating jurisdictions to receive StormReady® certification		
Lead Agency	Weld County Office of Emergency Management	**Support Agencies**	All jurisdictions identified above, Northeast Colorado Emergency Management Cooperative
Target Completion Date	12 to 60 months		
Potential Funding Sources	Weld County General Fund	**Expected Cost (if Known)**	Cost TBD based on Training, education, equipment, technology, and administrative costs
Progress Milestones	Host a weather spotter training class annually in coordination with local communities and the National Weather Service (2026-2030).		

Weld County 6	Conduct Hazard Education and Community Resilience Initiative		
Project Name	Conduct Hazard Education and Community Resilience Initiative		
Action Type	Public Information Activity, Preventative Activities	**Goals and Objectives Addressed**	1a, 3b, 3c
Lifeline(s) Addressed	Safety & Security		
Priority	Medium	**Hazards Addressed**	All Profiled Hazards – Agricultural Hazards, Cyber Attack, Hail, Grass Fire, Drought, Public Health Hazards, Lightning, Hazardous Materials, Tornado, Dam/Levee Incident, Flood, High Wind, Severe Winter Storms/Extreme Cold, Extreme Heat, Soil Hazards, Earthquake
Jurisdiction(s)	Weld County, Town of Ault, City of Dacono, Town of Eaton, Town of Erie, City of Evans, Town of Firestone, City of Fort Lupton, Town of Frederick, Town of Gilcrest, City of Greeley, Town of Johnstown, Town of Keenesburg, Town of Kersey, Town of LaSalle, Town of Mead, Town of Milliken, Town of Nunn, Town of Pierce, Town of Platteville, Town of Severance, Town of Windsor, Central Colorado Water District, Northern Water, Weld County RE-8 Schools, St. Vrain Valley School District		
Issue	Assess and measure community resilience across Weld County in order to build upon existing preparedness education to address gaps in resilience. From these assessments, a tool will be developed to measure results on an annual basis to evaluate the effectiveness of preparedness outreach and adjust outreach methodology accordingly.		
Action Description	Assess and measure community resilience across Weld County in order to build upon existing preparedness education to address gaps in resilience. From these assessments, a tool will be developed to measure results on an annual basis to evaluate the effectiveness of preparedness outreach and adjust outreach methodology accordingly.		
Lead Agency	Weld County Office of Emergency Management	**Support Agencies**	All jurisdictions listed above
Target Completion Date	12 to 60 months		
Potential Funding Sources	Weld County Special Project Funding, Private Grants, Community Development Block Grant, Hazard Mitigation Grant Program	**Expected Cost (if Known)**	$200,000

Progress Milestones	n/a

Weld County 7	**Enhance Lifeline Resilience Through Development of COOP**		
Project Name	Enhance Lifeline Resilience Through Development of COOP		
Action Type	Preventative Activities	**Goals and Objectives Addressed**	1a, 1b, 1d, 2a, 2b, 2c, 2e, 3a, 3b, 3c, 4a
Lifeline(s) Addressed	All FEMA Community Lifelines		
Priority	Medium	**Hazards Addressed**	All Profiled Hazards – Agricultural Hazards, Cyber Attack, Hail, Grass Fire, Drought, Public Health Hazards, Lightning, Hazardous Materials, Tornado, Dam/Levee Incident, Flood, High Wind, Severe Winter Storms/Extreme Cold, Extreme Heat, Soil Hazards, Earthquake
Jurisdiction(s)	Weld County, Town of Ault, City of Dacono, Town of Eaton, Town of Erie, City of Evans, Town of Firestone, City of Fort Lupton, Town of Frederick, Town of Gilcrest, City of Greeley, Town of Johnstown, Town of Keenesburg, Town of Kersey, Town of LaSalle, Town of Mead, Town of Milliken, Town of Nunn, Town of Pierce, Town of Platteville, Town of Severance, Town of Windsor, Central Colorado Water District, Northern Water, Weld County RE-8 Schools, St. Vrain Valley School District		
Issue	Ensure continuous provision of FEMA Community Lifelines		
Action Description	Enhance resilience for communities across Weld County through development of a Continuation of Operations Plan (COOP) that ensures critical facilities and businesses are able to maintain essential functions during and after a disaster.		
Lead Agency	Weld County Office of Emergency Management	**Support Agencies**	All participating jurisdictions identified above
Target Completion Date	12 to 60 months		
Potential Funding Sources	MR Program, EIAF, Rural Economic Development Initiative (REDI), FMA, DOE, CRO, CDBG	**Expected Cost (if Known)**	$500,000
Progress Milestones	n/a		

Weld County 8	Enhance Flood Warning System		
Project Name	Enhance Flood Warning System		
Action Type	Floodplain Management Regulation/Current & Future Conditions	**Goals and Objectives Addressed**	1a, 1b, 1c, 1d, 2a, 2b, 2c, 2e, 4a
Lifeline(s) Addressed	Emergency Services Activities		
Priority	Medium	**Hazards Addressed**	Flood, Dam/Levee Incident
Jurisdiction(s)	Weld County, Town of Ault, City of Dacono, Town of Eaton, Town of Erie, City of Evans, Town of Firestone, City of Fort Lupton, Town of Frederick, Town of Gilcrest, City of Greeley, Town of Johnstown, Town of Keenesburg, Town of Kersey, Town of LaSalle, Town of Mead, Town of Milliken, Town of Nunn, Town of Pierce, Town of Platteville, Town of Severance, Town of Windsor, Central Colorado Water District, Northern Water, Weld County RE-8 Schools, St. Vrain Valley School District		
Issue	Add stream gauges in areas upstream of communities along waterways vulnerable to flash flooding to increase warning lead time.		
Action Description	Add stream gauges in areas upstream of communities along waterways vulnerable to flash flooding to increase warning lead time.		
Lead Agency	Weld County Office of Emergency Management	**Support Agencies**	All participating jurisdictions listed above
Target Completion Date	12 to 60 months		
Potential Funding Sources	Weld County General Fund, Hazard Mitigation Grant Program	**Expected Cost (if Known)**	$500,000
Progress Milestones	Maintain current monitoring systems and track high risk areas. Conduct assessments during flooding events and document flooding in incident reports. Identify and install additional gauge locations based on assessments and damage or evacuations that resulted from the flooding events.		

Weld County 9	Establish Public Education Campaign Specific to Dam/Levee Hazard		
Project Name	Establish Public Education Campaign Specific to Dam/Levee Hazard		
Action Type	Public Information Activity, Property Protection Activities	**Goals and Objectives Addressed**	1a, 2e, 3b, 3c
Lifeline(s) Addressed	Safety & Security, Health & Medical, Communications		
Priority	Medium	**Hazards Addressed**	Dam/Levee Incident
Jurisdiction(s)	Weld County, Town of Ault, City of Dacono, Town of Eaton, Town of Erie, City of Evans, Town of Firestone, City of Fort Lupton, Town of Frederick, Town of Gilcrest, City of Greeley, Town of Johnstown, Town of Keenesburg, Town of Kersey, Town of LaSalle, Town of Mead, Town of Milliken, Town of Nunn, Town of Pierce, Town of Platteville, Town of Severance, Town of Windsor, Central Colorado Water District, Northern Water, Weld County RE-8 Schools, St. Vrain Valley School District		
Issue	Several waterways that flow through Weld County originate in high elevation areas to the west, with the water that runs in those streams controlled by aging dams and those categorized as High Hazard Potential Dams.		
Action Description	Through this mitigation action, Weld County intends to develop and maintain a public education initiative to prepare residents on what actions to take in the event of a dam failure upstream of these waterways.		
Lead Agency	Weld County Office of Emergency Management	**Support Agencies**	n/a
Target Completion Date	12 to 60 months		
Potential Funding Sources	Weld County General Fund, Private Partnerships	**Expected Cost (if Known)**	$100,000
Progress Milestones	TBD		

Weld County 10	Rebuild Bridges Vulnerable to Overtopping During Flood Events		
Project Name	Rebuild Bridges Vulnerable to Overtopping During Flood Events		
Action Type	Structural Projects	**Goals and Objectives Addressed**	1b, 2e, 3a, 4a
Lifeline(s) Addressed	Transportation		
Priority	High	**Hazards Addressed**	Flood, Dam/Levee Incident
Jurisdiction(s)	Weld County, Town of Ault, City of Dacono, Town of Eaton, Town of Erie, City of Evans, Town of Firestone, City of Fort Lupton, Town of Frederick, Town of Gilcrest, City of Greeley, Town of Johnstown, Town of Keenesburg, Town of Kersey, Town of LaSalle, Town of Mead, Town of Milliken, Town of Nunn, Town of Pierce, Town of Platteville, Town of Severance, Town of Windsor, Central Colorado Water District, Northern Water, Weld County RE-8 Schools, St. Vrain Valley School District		
Issue	Some bridges in Weld County are vulnerable to overtopping during flood events		
Action Description	Identify and rebuild bridges vulnerable to overtopping during flood events in order to enhance safety of motorists traveling on these bridges and reduce necessity of bridge closures.		
Lead Agency	Weld County Public Works	**Support Agencies**	Colorado Department of Transportation
Target Completion Date	12 to 48 months		
Potential Funding Sources	Weld County General Fund, US Department of Transportation ROUTES, US Department of Transportation Build America Bureau for Innovative Project Financing, US Department of Transportation Better Utilizing Investments to Leverage Development (BUILD) Grant	**Expected Cost (if Known)**	$35,803,000
Progress Milestones	Design Phase 2026, ROW Acquisition 2027, Utility relocates 2027, Construction 2027-2029		

Weld County-11	Biosecurity and Community Awareness for Ag Threats		
Project Name	Biosecurity and Community Awareness for Ag Threats		
Action Type	Emergency Services Activities, Public Information Activity	**Goals and Objectives Addressed**	1d, 2a, 2b, 2c, 2e, 3a, 4b
Lifeline(s) Addressed	Communications, Health & Medical, Food, Hydration, & Shelter		
Priority	High	**Hazards Addressed**	Agricultural Hazards
Jurisdiction(s)	Weld County, Town of Ault, City of Dacono, Town of Eaton, Town of Erie, City of Evans, Town of Firestone, City of Fort Lupton, Town of Frederick, Town of Gilcrest, City of Greeley, Town of Johnstown, Town of Keenesburg, Town of Kersey, Town of LaSalle, Town of Mead, Town of Milliken, Town of Nunn, Town of Pierce, Town of Platteville, Town of Severance, Town of Windsor, Central Colorado Water District, Northern Water, Weld County RE-8 Schools, St. Vrain Valley School District		
Issue	Collaborate with agricultural producers in Weld County to conduct biosecurity assessments, identify gaps, and potential remedying solutions in order to reduce impacts and spread of agricultural disease outbreaks.		
Action Description	Collaborate with agricultural producers in Weld County to conduct biosecurity assessments, identify gaps, and potential remedying solutions in order to reduce impacts and spread of agricultural disease outbreaks.		
Lead Agency	Weld County Office of Emergency Management	**Support Agencies**	TBD
Target Completion Date	12 to 60 months		
Potential Funding Sources	Weld County General Fund, DHSEM Grants, USDA NIFA Grant	**Expected Cost (if Known)**	TBD
Progress Milestones	2026 Update Animal Response plans for Weld County, include a Biosecurity component specific to action for going onto and off of a possible infected property.		

Table A-5 City of Dacono Mitigation Action Items

Dacono-1	Improve Stormwater Drainage on Colorado Blvd		
Project Name	Improve Stormwater Drainage on Colorado Blvd		
Action Type	Structural Projects	**Goals and Objectives Addressed**	1b, 2c, 4a
Lifeline(s) Addressed	Transportation		
Priority	High	**Hazards Addressed**	Flood, Dam/Levee Incident
Jurisdiction(s)	City of Dacono		
Issue	During flood events, Colorado Boulevard overtops with flood water, preventing passage and potentially damaging the infrastructure. Colorado Boulevard is a major north-south collector road that serves as an alternative to I-25.		
Action Description	A bridge must be designed and constructed to ensure that Colorado Boulevard stays open during flood events, and is not damaged from flood waters.		
Lead Agency	City of Dacono	**Support Agencies**	n/a
Target Completion Date	12 to 60 months		
Potential Funding Sources	Local, FEMA Hazard Mitigation Grant Program (HMGP), DOLA Grant	**Expected Cost (if Known)**	$5,000,000
Progress Milestones	TBD		

Dacono-2	Develop Data and Network Recovery Plan		
Project Name	Develop Data and Network Recovery Plan		
Action Type	Emergency Services Activities	**Goals and Objectives Addressed**	1b, 1d, 2a, 2c, 3a, 4b
Lifeline(s) Addressed	Safety & Security, Communications		
Priority	High	**Hazards Addressed**	Cyber Attack
Jurisdiction(s)	City of Dacono		
Issue	There is currently no plan in place for disaster recovery should the city's data and network be compromised. This could result in confusion and inefficient action in the event of a cyber attack.		
Action Description	The city should adopt a disaster recovery plan for data and network compromise.		
Lead Agency	City of Dacono City Manager	**Support Agencies**	n/a
Target Completion Date	12 to 24 months		
Potential Funding Sources	Local	**Expected Cost (if Known)**	$150,000
Progress Milestones	Commission Plan, Adopt plan		

Dacono-3	Construct Covered Parking for City Vehicles		
Project Name	Construct Covered Parking for City Vehicles		
Action Type	Property Protection Activities	**Goals and Objectives Addressed**	2c
Lifeline(s) Addressed	Safety & Security		
Priority	Medium	**Hazards Addressed**	Hail, Severe Winter Storms/Extreme Cold, Extreme Heat
Jurisdiction(s)	City of Dacono		
Issue	The city's vehicle fleet is exposed to the elements and is at risk of being damaged by hail.		
Action Description	Covered parking to protect the city's fleet of vehicles is needed to protect them from hazards associated with hail damage, severe winter storms, and extreme heat		
Lead Agency	City of Dacono Public Works	**Support Agencies**	n/a
Target Completion Date	12 to 36 months		
Potential Funding Sources	Local, FEMA Hazard Mitigation Grant Program	**Expected Cost (if Known)**	$600,000
Progress Milestones	Design, Advertising, Construction		

Dacono-4	Improve Stormwater Drainage Along Highway 52		
Project Name	Improve Stormwater Drainage Along Highway 52		
Action Type	Structural Projects	**Goals and Objectives Addressed**	1b, 2c, 2e, 4a
Lifeline(s) Addressed	Transportation		
Priority	High	**Hazards Addressed**	Flood
Jurisdiction(s)	City of Dacono		
Issue	During flood events, HWY-52 overtops with flood water from the Tri-Town Basin, preventing passage and potentially damaging the infrastructure. HWY-52 serves as a major East-West arterial road for the region.		
Action Description	Install box culverts along Highway 52 near the Godding Hollow and Tri-Town Basins to improve stormwater drainage during heavy rain events.		
Lead Agency	City of Dacono Public Works	**Support Agencies**	Town of Frederick Engineering
Target Completion Date	12 to 60 months		
Potential Funding Sources	FEMA Hazard Mitigation Grant Program (HMGP), State of Colorado DOLA Grant	**Expected Cost (if Known)**	$5,000,000
Progress Milestones	Design, Advertising, Construction		

Dacono-5	Highway 52 Godding Hollow Basin Drainage Improvements		
Project Name	Highway 52 Godding Hollow Basin Drainage Improvements		
Action Type	Structural Projects	**Goals and Objectives Addressed**	1b, 2c, 2e, 4a
Lifeline(s) Addressed	Transportation		
Priority	High	**Hazards Addressed**	Flood
Jurisdiction(s)	City of Dacono		
Issue	During flood events, HWY-52 overtops with flood water from the Godding Hollow basin preventing passage and potentially damaging the infrastructure. HWY-52 serves as a major East-West arterial road for the region.		
Action Description	Box culverts must be installed under the highway to convey adequate storm water during large storms.		
Lead Agency	City of Dacono Public Works	**Support Agencies**	Town of Frederick Engineering
Target Completion Date	12 to 60 months		
Potential Funding Sources	FEMA Hazard Mitigation Grant Program (HMGP), State of Colorado DOLA Grant	**Expected Cost (if Known)**	$2,000,000
Progress Milestones	Design, Advertising, Construction		

Dacono-6	Implement Lightning Detection and Public Warning			
Project Name	Implement Lightning Detection and Public Warning			
Action Type	Preventative Activities	**Goals and Objectives Addressed**	1a, 2c, 2e, 4a	
Lifeline(s) Addressed	Communications, Safety & Security			
Priority	Medium	**Hazards Addressed**	Lightning	
Jurisdiction(s)	City of Dacono			
Issue	The city has numerous open spaces that are used frequently by residents, where they could be exposed to lightning strikes.			
Action Description	Obtain and install lightning detection and warning systems to protect residents in open spaces across the City from the threat of lightning strikes			
Lead Agency	City of Dacono Parks & Recreation	**Support Agencies**	n/a	
Target Completion Date	12 to 48 months			
Potential Funding Sources	Local, FEMA Hazard Mitigation Grant Program	**Expected Cost (if Known)**	$150,000	
Progress Milestones	Procurement, Installation			

Dacono-7	Prairie Dog Abatement		
Project Name	Prairie Dog Abatement		
Action Type	Preventative Activities	**Goals and Objectives Addressed**	1b, 1c, 2e
Lifeline(s) Addressed	Safety & Security, Health & Medical		
Priority	Medium	**Hazards Addressed**	Agricultural Hazards
Jurisdiction(s)	City of Dacono		
Issue	Vacant and agricultural land in Dacono is overrun with a prairie dog infestation. Prairie dogs can carry numerous infectious diseases that can transmit to humans, pets, and other animals.		
Action Description	Prairie Dogs have been identified as an invasive species and poses a threat human health		
Lead Agency	City of Dacono Community Development	**Support Agencies**	n/a
Target Completion Date	12 to 48 months		
Potential Funding Sources	Local, State of Colorado DOLA Grant	**Expected Cost (if Known)**	$200,000
Progress Milestones	Research animal abatement companies, contract abatement services		

Dacono-8	Procure ISP Redundancy		
Project Name	Procure ISP Redundancy		
Action Type	Preventative Activities	**Goals and Objectives Addressed**	1b, 1d, 2a, 2c, 3a
Lifeline(s) Addressed	Communications		
Priority	High	**Hazards Addressed**	Cyber Attack
Jurisdiction(s)	City of Dacono		
Issue	There is currently only one internet service provider in the city of Dacono. In the event of this ISP having a severe failure, the city would not have internet service.		
Action Description	Procure an agreement with a backup internet service provider (ISP) in order to have a reliable fallback in the event that a cyber attack causes a disruption to the City's current ISP		
Lead Agency	City of Dacono IT	**Support Agencies**	n/a
Target Completion Date	12 to 24 months		
Potential Funding Sources	Local	**Expected Cost (if Known)**	$150,000
Progress Milestones	Purchase Satellite Internet Service		

Dacono-9	Connect and Loop Water Distribution System		
Project Name	Connect and Loop Water Distribution System		
Action Type	Structural Projects	**Goals and Objectives Addressed**	1b, 2c, 2e
Lifeline(s) Addressed	Water Systems, Food, Hydration, & Shelter, Health & Medical		
Priority	High	**Hazards Addressed**	Drought
Jurisdiction(s)	City of Dacono Public Works		
Issue	The City currently purchases water through master meters from Central Weld Water District. As a result, the city has multiple water “islands” where the water distribution system is not connected to other city infrastructure. This makes the water distribution system less resilient. In the event of a drought or infrastructure damage, the city may be unable to supply water to all residents.		
Action Description	Connect and loop the City’s water distribution system to eliminate water service “islands” where the water service infrastructure is not connected to other City infrastructure, to reduce water shortage impacts during periods of drought.		
Lead Agency	City of Dacono	**Support Agencies**	n/a
Target Completion Date	12 to 60 months		
Potential Funding Sources	Local, State of Colorado DOLA Grant	**Expected Cost (if Known)**	$6,000,000
Progress Milestones	Design, Bid, Construction		

Dacono-10	Construct Additional Water Storage		
Project Name	Construct Additional Water Storage		
Action Type	Structural Projects	**Goals and Objectives Addressed**	1b, 2c, 2e
Lifeline(s) Addressed	Water Systems, Food, Hydration, & Shelter, Health & Medical		
Priority	High	**Hazards Addressed**	Drought
Jurisdiction(s)	City of Dacono		
Issue	Current water storage capacity leaves the City in a vulnerable situation in the event of a drought. Additional water storage capacity is needed in order to ensure water availability during periods of drought and to ensure potable water quality.		
Action Description	Current water storage capacity leaves the City in a vulnerable situation in the event of a drought. Additional water storage capacity is needed in order to ensure water availability during periods of drought and to ensure potable water quality.		
Lead Agency	City of Dacono Public Works	**Support Agencies**	n/a
Target Completion Date	12 to 60 months		
Potential Funding Sources	Local, State of Colorado DOLA Grant	**Expected Cost (if Known)**	$25,000,000
Progress Milestones	Design, Bid, Construction		

Table A-6 Town of Eaton Mitigation Action Items

Eaton-1	Master Drainage Study		
Project Name	Master Drainage Study		
Action Type	Floodplain Management Regulation/Current & Future Conditions	**Goals and Objectives Addressed**	1b, 1c, 2a, 2c, 2e, 4b
Lifeline(s) Addressed	Safety & Security		
Priority	High	**Hazards Addressed**	Flood, Agricultural Hazards
Jurisdiction(s)	Town of Eaton		
Issue	North side of town by Hwy 85 is often impacted, Cheyenne Avenue, 74 ½, 5th St, Eaton Commons Park and WCR 35 S of Collins, Collins and Elm, are all locations that are impacted by these flooding events. Roads are often closed due to extensive flooding.		
Action Description	Conduct master drainage study		
Lead Agency	Town of Eaton Public Works & Engineering	**Support Agencies**	Town of Eaton Planning & Development
Target Completion Date	12 to 60 months		
Potential Funding Sources	Local, Colorado DOLA Grant, FEMA Flood Mitigation Assistance, FEMA Hazard Mitigation Grant Program	**Expected Cost (if Known)**	$3,000,000
Progress Milestones	Kickoff meeting (Completed) Drainage Plan (end of 2026) Additional projects to be added afterward		

Eaton-2	Cybersecurity Fortification		
Project Name	Cybersecurity Fortification		
Action Type	Emergency Services Activities, Property Protection Activities	**Goals and Objectives Addressed**	1b, 1d, 2a, 2c, 3a
Lifeline(s) Addressed	Communications		
Priority	High	**Hazards Addressed**	Cyber Attack
Jurisdiction(s)	Town of Eaton		
Issue	A cyber attack could significantly impact the community, impacting water distribution, payroll, billing. Such impacts may also include data breaches and impacts to critical services.		
Action Description	Enhance and complement existing training and network checks of all systems through revised policy, continuing training and network checks, and upgrading IT equipment as needed.		
Lead Agency	Town of Eaton IT, Town of Eaton Police Department	**Support Agencies**	Third Party IT Contractor
Target Completion Date	12 to 24 months		
Potential Funding Sources	Local, State and Federal Grants (as needed)	**Expected Cost (if Known)**	Policy Development: $1,200 IT Upgrades: $65,000
Progress Milestones	Roll out by mid-2026 This action will be implemented on a continual and ongoing basis		

Eaton-3	Obtain Backup Generator for Wastewater Treatment Plant		
Project Name	Obtain Backup Generator for Wastewater Treatment Plant		
Action Type	Emergency Services Activities	**Goals and Objectives Addressed**	1b, 1d, 2c
Lifeline(s) Addressed	Water Systems, Food, Hydration, & Shelter, Health & Medical		
Priority	Medium	**Hazards Addressed**	Hail, Grass Fire, Lightning, Tornado, High Wind, Severe Winter Storms/Extreme Cold, Extreme Heat, Earthquake
Jurisdiction(s)	Town of Eaton		
Issue	Previous power outages have affected the sewage plant, resulting in some functions being non-operational. Extended power outages would impact the health and well-being of residents in the community.		
Action Description	In order to ensure continual service of a critical FEMA Community Lifeline, the Town of Eaton seeks to obtain and install a backup electrical generator for the Town's wastewater treatment plant.		
Lead Agency	Town of Eaton Public Works & Engineering	**Support Agencies**	n/a
Target Completion Date	24 to 36 months		
Potential Funding Sources	Local, FEMA Hazard Mitigation Grant Program (HMGP)	**Expected Cost (if Known)**	$1,000,000
Progress Milestones	As identified in the Capital Improvements Plan, the goal is to complete this project in 2027.		

Table A-7 Town of Erie Mitigation Action Items

Erie-1	Public Education for Agricultural Hazards		
Project Name	Public Education for Agricultural Hazards		
Action Type	Public Information Activity	**Goals and Objectives Addressed**	1a, 2e, 3c
Lifeline(s) Addressed	Food, Hydration, Shelter		
Priority	Medium	**Hazards Addressed**	Agricultural Hazards
Jurisdiction(s)	Town of Erie		
Issue	Provide education to the growing population in Erie regarding personal behaviors that can impact surface waters, including impacts to pollinator habitats.		
Action Description	Public education in newsletters or social media about water quality, safe pesticide/herbicide application at a resident level. Include information how pesticides and herbicides impact pollinators and their habitat.		
Lead Agency	Town of Erie Stormwater	**Support Agencies**	Town of Erie Parks
Target Completion Date	12 to 60 months		
Potential Funding Sources	Local Budget, Stormwater Fund, Staff Time	**Expected Cost (if Known)**	n/a
Progress Milestones	Continuous and Ongoing		

Erie-2	Cybersecurity		
Project Name	Ongoing Cybersecurity Training for Town Staff		
Action Type	Emergency Services Activity	**Goals and Objectives Addressed**	1d, 2c, 3a
Lifeline(s) Addressed	Safety and Security		
Priority	High	**Hazards Addressed**	Cyber Attack
Jurisdiction(s)	Town of Erie		
Issue	Cyber-attacks are becoming increasingly complex. While tactics generally remain the same, like Phishing, bad actors continue to leverage advancing tools to evolve their processes.		
Action Description	Provide ongoing training to Town employees on how cyber attacks happen, how to identify them, and how to report suspicious emails, packages, etc, protecting the Town from cyber-attacks by educating all staff members on how attacks happen and what to look for to help prevent them by providing regular security training and phishing tests.		
Lead Agency	Town of Erie IT	**Support Agencies**	n/a
Target Completion Date	12 to 60 months		
Potential Funding Sources	Local Budget, General Fund, Staff Time	**Expected Cost (if Known)**	n/a
Progress Milestones	n/a		

Erie-3	SCADA System Upgrades		
Project Name	SCADA System Upgrades		
Action Type	Preventative Activities	**Goals and Objectives Addressed**	2c
Lifeline(s) Addressed	Safety and Security, Water Systems		
Priority	High	**Hazards Addressed**	Cyber Attack
Jurisdiction(s)	Town of Erie		
Issue	Upgrade the Town's SCADA System		
Action Description	SCADA system upgrades to protect water supply and regulate effluent releases		
Lead Agency	Town of Erie IT	**Support Agencies**	Town of Erie Utilities
Target Completion Date	12 to 48 months		
Potential Funding Sources	Local Budget	**Expected Cost (if Known)**	n/a
Progress Milestones	n/a		

Erie-4	Levee/Dam Operation and Maintenance Plan		
Project Name	Levee/Dam Operation and Maintenance Plan		
Action Type	Emergency Services Activities	**Goals and Objectives Addressed**	1b, 1c, 2a, 2b, 2c, 2d, 2e, 3a, 4b
Lifeline(s) Addressed	Safety and Security		
Priority	High	**Hazards Addressed**	Flood, Dam/Levee Incident
Jurisdiction(s)	Town of Erie		
Issue	In need of an updated Levee/Dam Operation and Maintenance Plan		
Action Description	Create a Levee/Dam Operation and Maintenance Plan that promotes staff expertise to inspect and maintain the levee that is consistent with USACE requirements.		
Lead Agency	Town of Erie Public Works	**Support Agencies**	USACE Omaha District – Denver Office
Target Completion Date	12 to 24 months		
Potential Funding Sources	Local	**Expected Cost (if Known)**	n/a
Progress Milestones	n/a		

Erie-5	Zone 2 Tank and Pump Station		
Project Name	Zone 2 Tank and Pump Station		
Action Type	Structural Projects	**Goals and Objectives Addressed**	1d, 2c
Lifeline(s) Addressed	Water Systems		
Priority	High	**Hazards Addressed**	Drought
Jurisdiction(s)	Town of Erie		
Issue	Ensure water supply		
Action Description	The new tank and pump station will increase storage and pressure for system to increase the supply of water. Meet current and future demand and ensure reliability. Maintaining water quality		
Lead Agency	Town of Erie Utilities	**Support Agencies**	Town of Erie Public Works
Target Completion Date	12 to 36 months		
Potential Funding Sources	Local	**Expected Cost (if Known)**	$32,000,000
Progress Milestones	Design 2026 Construction 2027		

Erie-6	Zone 3 Tank and Pump Station- Nine Mile		
Project Name	Zone 3 Tank and Pump Station- Nine Mile		
Action Type	Structural Projects	**Goals and Objectives Addressed**	1d, 2c
Lifeline(s) Addressed	Water Systems and Food, Hydration, Shelter		
Priority	High	**Hazards Addressed**	Drought
Jurisdiction(s)	Town of Erie		
Issue	Ensure water supply		
Action Description	Construction of the Zone 3 tank and pump station will increase pressure, increased storage for the system, and decreased pump activation time for Zone 4B. Water availability and distribution. Meet current and future demand and ensure reliability. Maintaining water quality.		
Lead Agency	Town of Erie Utilities	**Support Agencies**	Town of Erie Public Works
Target Completion Date	12 to 48 months		
Potential Funding Sources	Local	**Expected Cost (if Known)**	$35,000,000
Progress Milestones	Design 2026 Construction 2027		

Erie-7	Extreme Heat Planning and Response Plan		
Project Name	Extreme Heat Planning and Response Plan		
Action Type	Emergency Services Activities	**Goals and Objectives Addressed**	1c, 2c, 3c, 4b
Lifeline(s) Addressed	Health and Medical, Food, Hydration, and Medical,		
Priority	Medium	**Hazards Addressed**	Extreme Heat, Drought
Jurisdiction(s)	Town of Erie		
Issue	Planning for extreme heat		
Action Description	Develop an Extreme Heat Planning and Response Plan		
Lead Agency	Town of Erie Sustainability	**Support Agencies**	Town of Erie Planning and Development
Target Completion Date	12 to 60 months		
Potential Funding Sources	Local	**Expected Cost (if Known)**	n/a
Progress Milestones	Draft and Adoption		

Erie-8	Construction of the North Water Treatment Plant		
Project Name	Construction of the North Water Treatment Plant		
Action Type	Structure and Infrastructure Projects, Water Systems	**Goals and Objectives Addressed**	1d
Lifeline(s) Addressed	All Lifelines		
Priority	High	**Hazards Addressed**	Drought, Fire/Grass Fire
Jurisdiction(s)	Town of Erie		
Issue	Construction of the North Water Treatment Plant will create redundancy for water treatment if the existing plant was not functioning.		
Action Description	Construction of the North Water Treatment Plant will result in system capacity. Ensure water availability. Meet current and future demand and ensure reliability. Maintaining water quality.		
Lead Agency	Town of Erie Utilities	**Support Agencies**	Town of Erie Public Works
Target Completion Date	12 to 36 months		
Potential Funding Sources	Local, State of Colorado DOLA Grant, FEMA Hazard Mitigation Grant Program	**Expected Cost (if Known)**	$176,000,000
Progress Milestones	Pilot Programs Design Construction		

Erie-9	111th Drainage Design/Construction		
Project Name	111th Drainage Design/Construction		
Action Type	Structural Project	**Goals and Objectives Addressed**	1b, 2e, 4a
Lifeline(s) Addressed	All		
Priority	Medium	**Hazards Addressed**	Flood
Jurisdiction(s)	Town of Erie		
Issue	Reduce flood water overtopping of 111th St.		
Action Description	Design a solution for road overtopping during storm events.		
Lead Agency	Town of Erie Public Works	**Support Agencies**	Mile High Flood District
Target Completion Date	12 to 30 months		
Potential Funding Sources	Local Budget Stormwater Fund and Mile High Flood District	**Expected Cost (if Known)**	$2,000,000
Progress Milestones	Design Construction		

Erie-10	Coal Creek Analysis and Project Programming South of Erie Parkway		
Project Name	Coal Creek Analysis and Project Programming South of Erie Parkway		
Action Type	Emergency Services Activities	**Goals and Objectives Addressed**	1b, 2a, 2c, 2e, 4b
Lifeline(s) Addressed	All		
Priority	Medium	**Hazards Addressed**	Flood
Jurisdiction(s)	Town of Erie		
Issue	Identify improvements needed for stormwater maintenance along Coal Creek. And improve the function of Coal Creek.		
Action Description	Evaluating improvements to Erie Parkway by developing a Strategic Plan for implementing improvements to Coal Creek. Stabilize the creek from vertical erosion that is risking the towns trail system and irrigation pond. Provide maintenance access to water quality facilities adjacent to the creek.		
Lead Agency	Town of Erie Public Works	**Support Agencies**	n/a
Target Completion Date	12 to 24 months		
Potential Funding Sources	Local Stormwater Fund	**Expected Cost (if Known)**	$250,000
Progress Milestones	n/a		

Erie-11	Coal Creek Reach 2 and Reach 4 Improvements		
Project Name	Coal Creek Reach 2 and Reach 4 Improvements		
Action Type	Floodplain Management Regulation/Current & Future Conditions	**Goals and Objectives Addressed**	1b, 1c, 2c, 2e
Lifeline(s) Addressed	All		
Priority	High	**Hazards Addressed**	Flood
Jurisdiction(s)	Town of Erie		
Issue	Flood mitigation and creek restoration		
Action Description	Address creek function and remove structures from the SFHA		
Lead Agency	Town of Erie Utilities	**Support Agencies**	Town of Erie Public Works
Target Completion Date	12 to 42 months		
Potential Funding Sources	Town of Erie: Stormwater Fund, Transportation Fund, FEMA Hazard Mitigation Grant Program (HMGP), and MHFD	**Expected Cost (if Known)**	$26,000,000
Progress Milestones	Complete Design and Construction		

Erie-12	WCR7 and SH52 Culvert Upsizing		
Project Name	WCR7 and SH52 Culvert Upsizing		
Action Type	Structural Projects	**Goals and Objectives Addressed**	1b, 2c, 4a
Lifeline(s) Addressed	All		
Priority	High	**Hazards Addressed**	Flood
Jurisdiction(s)	Town of Erie, Town of Frederick		
Issue	The existing culvert is undersized		
Action Description	Prevent road overtopping to convey 100yr storm under SH52. Prevent overtopping of SH52. Protect property and infrastructure		
Lead Agency	Town of Erie Public Works	**Support Agencies**	Colorado Department of Transportation, Town of Frederick Public Works
Target Completion Date	12 to 60 months		
Potential Funding Sources	Town of Erie Local Budget and Stormwater Fund	**Expected Cost (if Known)**	$5,000,000
Progress Milestones	n/a		

Erie-13	Colliers Hill Regional Pond Outfall Structure Redesign		
Project Name	Colliers Hill Regional Pond Outfall Structure Redesign		
Action Type	Property Protection Activities	**Goals and Objectives Addressed**	1c, 2c
Lifeline(s) Addressed	All		
Priority	High	**Hazards Addressed**	Flood
Jurisdiction(s)	Town of Erie		
Issue	Lack of downstream release during major storm events		
Action Description	Address downstream release during major storm events.		
Lead Agency	Town of Erie Public Works	**Support Agencies**	Town of Erie Utilities
Target Completion Date	12 to 24 months		
Potential Funding Sources	Local - Budget Colliers Hill Urban Renewal Authority	**Expected Cost (if Known)**	$1,000,000
Progress Milestones	Design Construction		

Erie-14	CIRSA HailSens360		
Project Name	CIRSA HailSens360		
Action Type	Awareness Program	**Goals and Objectives Addressed**	1b, 2c
Lifeline(s) Addressed	Safety & Security		
Priority	High	**Hazards Addressed**	Hail
Jurisdiction(s)	Town of Erie		
Issue	The Town of Erie is in a hail prone area. Storms tend to develop quickly, not allowing time to protect vehicles.		
Action Description	Sign-up for HailSens360		
Lead Agency	Town of Erie	**Support Agencies**	Town of Erie: Utilities, Police, Public Works, IT, Administration, Parks
Target Completion Date	12 to 60 months		
Potential Funding Sources	Local	**Expected Cost (if Known)**	n/a
Progress Milestones	n/a		

Erie-15	Erie Police Department Expansion Project		
Project Name	Erie Police Department Expansion Project		
Action Type	Structural Projects, Property Protection Activities	**Goals and Objectives Addressed**	2c
Lifeline(s) Addressed	Safety and Security		
Priority	High	**Hazards Addressed**	Hail
Jurisdiction(s)	Town of Erie		
Issue	Currently, police vehicles do not have protection from hail. If there is a severe hail event that damages police vehicles, the Town cannot provide essential services.		
Action Description	Construction of the Police Department Expansion will include covered parking for police vehicles.		
Lead Agency	City of Erie Public Works, Police Department	**Support Agencies**	n/a
Target Completion Date	n/a		
Potential Funding Sources	Local	**Expected Cost (if Known)**	n/a
Progress Milestones	Design Construction		

Erie-16	Update Standard Operating Procedures for Spill Response and Containment		
Project Name	Update Standard Operating Procedures for Spill Response and Containment		
Action Type	Emergency Services Activities	**Goals and Objectives Addressed**	1b, 1c
Lifeline(s) Addressed	Safety and Security, Transportation		
Priority	High	**Hazards Addressed**	Hazardous Materials
Jurisdiction(s)	Town of Erie, Weld County		
Issue	Update Standard Operating Procedure		
Action Description	Update a Standard Operating Procedure for Spill Response and Containment		
Lead Agency	Town of Erie Utilities and Public Works	**Support Agencies**	Weld County Office of Emergency Management, Weld County LEPC
Target Completion Date	12 to 24 months		
Potential Funding Sources	Local	**Expected Cost (if Known)**	n/a
Progress Milestones	Plan update		

Erie-17	CodeRed Membership for Emergency Alerts		
Project Name	CodeRed Membership for Emergency Alerts		
Action Type	Emergency Services Activities	**Goals and Objectives Addressed**	1a
Lifeline(s) Addressed	Safety and Security, Communication, Food, Hydration, Shelter,		
Priority	High	**Hazards Addressed**	High Wind, Lightning, Severe Winter Storms/Extreme Cold, and Tornado
Jurisdiction(s)	Town of Erie		
Issue	Provide a service to notify residents of hazards by phone, text, or email.		
Action Description	Join CodeRed to improve notification options for residents to notify them of hazards.		
Lead Agency	Town of Erie Police Department	**Support Agencies**	Town of Erie Risk Management
Target Completion Date	n/a		
Potential Funding Sources	General Fund	**Expected Cost (if Known)**	n/a
Progress Milestones	Active Membership		

Erie-18	Mine Subsidence Mitigation for Town Property for Facility Expansion		
Project Name	Mine Subsidence Mitigation for Town Property for Facility Expansion		
Action Type	Structural Projects	**Goals and Objectives Addressed**	1b, 1c, 2a, 2c, 2e, 4a, 4b
Lifeline(s) Addressed	Safety and Security, Communication, Food, Hydration, Shelter,		
Priority	High	**Hazards Addressed**	Soil Hazard
Jurisdiction(s)	Town of Erie		
Issue	A proposed development area has identified mine subsidence issues. The area will need to be stabilized prior to any development.		
Action Description	Developing a Mine Subsidence Mitigation Plan to mitigate historical mine subsidence area to allow for development.		
Lead Agency	Town of Erie Economic Development	**Support Agencies**	n/a
Target Completion Date	12 to 24 months		
Potential Funding Sources	Erie General Fund	**Expected Cost (if Known)**	$5,000,000
Progress Milestones	Plan Development and Implementation		

Table A-8 City of Evans Mitigation Action Items

Evans-1	Eastside Storm Drainage Master Plan		
Project Name	Eastside Storm Drainage Master Plan		
Action Type	Floodplain Management Regulation/Current & Future Conditions, Property Protection Activities	**Goals and Objectives Addressed**	1b, 2c, 2e, 3b, 4a, 4b
Lifeline(s) Addressed	Safety & Security, Transportation		
Priority	Medium	**Hazards Addressed**	Flooding
Jurisdiction(s)	City of Evans		
Issue	Flooding caused by the storm drainage system		
Action Description	Multi-phased, multi-year design and construction of flood mitigation including drainage systems, improvement of retention basins and implementing watershed management		
Lead Agency	City of Evans Engineering	**Support Agencies**	
Target Completion Date	12 to 60 months		
Potential Funding Sources	City Enterprise funds, such as Stormwater, water, sales tax, and City will be actively looking for federal funds such as FEMA Hazard Mitigation Grant Program (HMGP) and FEMA Flood Mitigation Assistance (FMA)	**Expected Cost (if Known)**	TBD
Progress Milestones	Continuous and Ongoing		

Evans-2	Public Alert and Warning Systems		
Project Name	Public Alert and Warning Systems		
Action Type	Emergency Services Activities	**Goals and Objectives Addressed**	1b, 2e
Lifeline(s) Addressed	Safety & Security		
Priority	High	**Hazards Addressed**	Hail, Grass Fire, Public Health Hazards, Lightning, Hazardous Materials, Tornado, Dam/Levee Incident, Flood, High Wind, Severe Winter Storms/Extreme Cold, Extreme Heat, Earthquake
Jurisdiction(s)	City of Evans		
Issue	Adopt and implement the Weld County Public Alert and Warning Systems		
Action Description	Adopt and implement the Weld County Public Alert and Warning Systems		
Lead Agency	City of Evans Police Department	**Support Agencies**	Weld County Office of Emergency Management
Target Completion Date	12 to 60 months		
Potential Funding Sources	Local, Weld County General Fund	**Expected Cost (if Known)**	TBD
Progress Milestones	2025 – 2026 for the ADA Transition Plan Update to be completed. The Transition Plan Update will identify mitigation needs and priorities which will take place over a 5 – 10-year timeline.		

Table A-9 Town of Firestone Mitigation Action Items

Firestone 1	Remove Invasive Species from Public Property		
Project Name	Remove Invasive Species from Public Property		
Action Type	Natural Resource Protection Activities	**Goals and Objectives Addressed**	2D
Lifeline(s) Addressed	Safety & Security, Health & Medical		
Priority	Low	**Hazards Addressed**	Agricultural Hazards
Jurisdiction(s)	Town of Firestone		
Issue	Invasive species pose concerns in parks and open spaces by harming ecosystems, degrading cultural resources, and impacting visitor experiences.		
Action Description	Identify if the Town of Firestone has any invasive species on public property that could be removed/replaced. This can be done in coordination and with support of agricultural programs or agencies through Weld County or the State of Colorado.		
Lead Agency	Town of Firestone Parks & Trails	**Support Agencies**	Weld County Office of Emergency Management
Target Completion Date	12 to 60 months		
Potential Funding Sources	Local, Colorado Department of Agriculture (CDA) Noxious Weed Grant, USDA NIFA Grant	**Expected Cost (if Known)**	TBD
Progress Milestones	Continuous and Ongoing		

Firestone 2	Partner with Weld County OEM to Provide Education to Residents to Address Agricultural Hazards		
Project Name	Partner with Weld County OEM to Provide Education to Residents to Address Agricultural Hazards		
Action Type	Public Information Activity	**Goals and Objectives Addressed**	1A, 2D
Lifeline(s) Addressed	Food, Hydration, & Shelter, Health & Medical		
Priority	Low	**Hazards Addressed**	Agricultural Hazards
Jurisdiction(s)	Town of Firestone		
Issue	There are many Weld County residents who live in a more rural setting, yet are very close to Firestone jurisdiction. These residents are often engaged and follow the Town of Firestone for updates, news and information.		
Action Description	Support Weld County Office of Emergency Management's educational campaigns that are targeted toward residents to address invasive species, diseases, and pests.		
Lead Agency	Town of Firestone Marketing & Communications	**Support Agencies**	Weld County Office of Emergency Management
Target Completion Date	12 to 60 months		
Potential Funding Sources	Local, Weld County General Fund	**Expected Cost (if Known)**	TBD
Progress Milestones	Continuous and Ongoing		

Firestone 3	Develop IT Master Plan		
Project Name	Develop IT Master Plan		
Action Type	Preventative Activities	**Goals and Objectives Addressed**	1, and 1C
Lifeline(s) Addressed	Safety and Security: Government Services, Community Safety; Communications: Infrastructure		
Priority	Medium	**Hazards Addressed**	Cyber Attack
Jurisdiction(s)	Town of Firestone		
Issue	IT systems are continuously vulnerable to Cyber-attacks, which can result in a wide range of damages to the operation of critical services, including data theft, financial losses, public safety risks, reputation, and legal standing.		
Action Description	Develop an IT Master Plan that includes standard operating procedures for a cyber attack scenario that would impact the Town's ability to operate efficiently and in an effective manner.		
Lead Agency	Town of Firestone IT	**Support Agencies**	n/a
Target Completion Date	12 to 24 months		
Potential Funding Sources	General Fund, Water and Stormwater Fund	**Expected Cost (if Known)**	$2,500
Progress Milestones	Concurrent with Hazard Mitigation Plan, which will be completed by 1st quarter 2026		

Firestone-4	Cyber Attack Training		
Project Name	Cyber Attack Training		
Action Type	Emergency Services Activities	**Goals and Objectives Addressed**	3 and 4
Lifeline(s) Addressed	Safety and Security: Government Services, Community Safety; Communications: Alerts, Warnings		
Priority	Moderate	**Hazards Addressed**	Cyber Attack
Jurisdiction(s)	Town of Firestone		
Issue	Cyber attack training is important employees are the first line of defense — and also the most common entry point for attackers. Training allows the organization to provide the tools needed for employees to spot red flags, avoid making mistakes that attackers rely on, and helps protect the Town's sensitive data.		
Action Description	Implement education and training for all staff, boards/commissions, and any new hires on preventing cyber attacks and provide them with a process that they can follow to reduce operational, financial, and public safety impacts.		
Lead Agency	Town of Firestone	**Support Agencies**	Timber Lan Inc. Weld County PSIT
Target Completion Date	12 months		
Potential Funding Sources	General Fund, Water and Stormwater Fund	**Expected Cost (if Known)**	$2,500
Progress Milestones	Training Plan completed by end of 1st quarter 2026		

Firestone -5	Develop Water Conservation Community Campaign		
Project Name	Develop Water Conservation Community Campaign		
Action Type	Public Information Activity	**Goals and Objectives Addressed**	3, 3B, 4, 4C
Lifeline(s) Addressed	Food, Hydration & Shelter, Health & Medical		
Priority	Medium	**Hazards Addressed**	Drought
Jurisdiction(s)	Town of Firestone		
Issue	Water conservation is crucial for individuals/families for many reasons. Most importantly, it helps ensure water availability for the future and for residents, they always want to find ways to lower their water bills. Oftentimes, people are unaware of resources that are available to them that will help them conserve water.		
Action Description	Partner with area resources to educate the community on water conservation programs and benefits.		
Lead Agency	Town of Firestone	**Support Agencies**	n/a
Target Completion Date	12 – 60 Months		
Potential Funding Sources	Firestone Water Fund	**Expected Cost (if Known)**	TBD
Progress Milestones	(Monthly in the high-water use months)		

Firestone-6	Update Drought Management Plan		
Project Name	Update Drought Management Plan		
Action Type	Emergency Services Activities	**Goals and Objectives Addressed**	1b, 1c, 1d, 2a, 2c, 2d, 2e, 3a, 4a, 4b
Lifeline(s) Addressed	Safety & Security		
Priority	Medium	**Hazards Addressed**	Drought
Jurisdiction(s)	Town of Firestone		
Issue	Update the Town of Firestone Drought Management Plan		
Action Description	Update plan		
Lead Agency	Town of Firestone Planning & Development,	**Support Agencies**	Carbon Valley Emergency Management Agency
Target Completion Date	12 to 60 months		
Potential Funding Sources	Local	**Expected Cost (if Known)**	TBD
Progress Milestones	n/a		

Firestone-7	Develop Inventory of Stormwater Infrastructure in Need of Repair, Improvement, or Replacement		
Project Name	Develop Inventory of Stormwater Infrastructure in Need of Repair, Improvement, or Replacement		
Action Type	Structural Projects	**Goals and Objectives Addressed**	2, 2A, 3, 3A
Lifeline(s) Addressed	Safety & Security, Transportation		
Priority	Medium	**Hazards Addressed**	Flood
Jurisdiction(s)	Town of Firestone		
Issue	Deteriorating Culverts under roadways are now starting to show signs of failure. Failed culverts limit the pathway for stormwater to drain properly and can cause roadway closures, hampering vehicular traffic and Emergency response.		
Action Description	Develop an inventory of stormwater infrastructure in need of repair, improvement, or replacement to include a rating system for prioritization to ensure the highest priority needs are addressed within budgetary constraints and add larger projects to Capital Improvement Plan budget.		
Lead Agency	Town of Firestone Engineering & Utilities	**Support Agencies**	n/a
Target Completion Date	12 to 60 months		
Potential Funding Sources	Local, FEMA Hazard Mitigation Grant Program, FEMA Flood Mitigation Assistance Grant	**Expected Cost (if Known)**	$50,000/annually
Progress Milestones	TBD		

Firestone 8	Develop an Outfall System Plan		
Project Name	Develop an Outfall System Plan		
Action Type	Floodplain Management Regulation/Current & Future Conditions	**Goals and Objectives Addressed**	1
Lifeline(s) Addressed	Safety & Security		
Priority	High	**Hazards Addressed**	Flood
Jurisdiction(s)	Town of Firestone		
Issue	Firestone was originally included in the South Weld I-25 Corridor Master Drainage Plan from 1999. Several jurisdictions that were a part of that plan, including Frederick and Dacono, chose to update their drainage plans without including neighboring jurisdictions. Therefore, Firestone will need to update and modernize our drainage plans.		
Action Description	Develop an Outfall System Plan that analyzes Firestone's existing stormwater drainage system and identifies existing drainage and flooding problems, predict how future development would impact these issues, and develop prioritized, cost-estimated plans for infrastructure improvements to manage stormwater effectively and prevent flooding.		
Lead Agency	Town of Firestone Planning & Development	**Support Agencies**	Town of Firestone Engineering & Utilities
Target Completion Date	12 to 18 months		
Potential Funding Sources	Local	**Expected Cost (if Known)**	$347,799
Progress Milestones	TBD		

Firestone-9	Update Town of Firestone's Floodplain Ordinance			
Project Name	Update Town of Firestone's Floodplain Ordinance			
Action Type	Floodplain Management Regulation/Current & Future Conditions	**Goals and Objectives Addressed**	1	
Lifeline(s) Addressed	Safety & Security, Food, Hydration, & Shelter			
Priority	High	**Hazards Addressed**	Flooding	
Jurisdiction(s)	Town of Firestone			
Issue	The Town's current floodplain regulations are spread over multiple sections of the Town's Municipal Code. Several outdated references and requirements need modernization and updated. In addition, in 2025 the Town received input and recommendations from the Colorado Water Conservation Board on suggested edits.			
Action Description	Update the Town of Firestone's Floodplain Ordinance to enhance floodplain management and enhance the Town's resilience against the effects of flooding			
Lead Agency	Town of Firestone Planning & Development	**Support Agencies**	n/a	
Target Completion Date	12 to 18 months			
Potential Funding Sources	Local	**Expected Cost (if Known)**	Staff time	
Progress Milestones	n/a			

Firestone-10	Partner With Frederick and Dacono on Godding Hollow Outfall Drainage Improvement Projects		
Project Name	Partner With Frederick and Dacono on Godding Hollow Outfall Drainage Improvement Projects		
Action Type	Structural Projects	**Goals and Objectives Addressed**	3
Lifeline(s) Addressed	Safety & Security		
Priority	Medium	**Hazards Addressed**	Flooding
Jurisdiction(s)	Town of Firestone, Town of Frederick, City of Dacono, Weld County		
Issue	The Godding Hollow drainageway currently does not outfall to the St. Vrain River, but diverts into an irrigation ditch.		
Action Description	Construct Godding Tri-Town Basin Outfall Improvements to create a formal and right-sized basin outfall that efficiently conveys stormwater runoff.		
Lead Agency	Town of Firestone Engineering & Utilities, Town of Frederick Engineering, City of Dacono Community Development	**Support Agencies**	Weld County Planning & Development
Target Completion Date	12 to 60 months		
Potential Funding Sources	Local, FEMA Hazard Mitigation Grant Program	**Expected Cost (if Known)**	$10,000,000
Progress Milestones	Design complete by 2028 Construction in 2029		

Firestone-11	Partner with Frederick and Dacono to Update Floodplain Mapping		
Project Name	Partner with Frederick and Dacono to Update Floodplain Mapping		
Action Type	Floodplain Management Regulation/Current & Future Conditions	**Goals and Objectives Addressed**	3, 3B
Lifeline(s) Addressed	Safety & Security		
Priority	High	**Hazards Addressed**	Flooding
Jurisdiction(s)	Town of Firestone, Town of Frederick, City of Dacono, Town of Erie		
Issue	After several jurisdictions have tried to adopt new drainage plans without the support of neighboring jurisdictions, it has become apparent that new, basin-wide floodplain maps are needed to ensure all jurisdictions are included and have a say in drainage and flood decisions that have multi-jurisdictional impacts.		
Action Description	Partner with jurisdictions in the Godding Hollow Drainage Basin in Weld County to implement new basin-wide floodplain maps.		
Lead Agency	Town of Firestone Engineering & Utilities, Town of Frederick GIS/Mapping, City of Dacono Community Development, Town of Erie Planning & Development	**Support Agencies**	Weld County Planning & Development
Target Completion Date	12 to 36 months		
Potential Funding Sources	Local, FEMA Hazard Mitigation Grant Program, FEMA Flood Mitigation Assistance	**Expected Cost (if Known)**	TBD
Progress Milestones	Implement new Basin-wide Floodplain Maps		

Firestone 12	Complete Facilities Master Plan		
Project Name	Complete Facilities Master Plan		
Action Type	Property Protection Activities	**Goals and Objectives Addressed**	1, 3, 3B
Lifeline(s) Addressed	Safety & Security		
Priority	Low	**Hazards Addressed**	Hail
Jurisdiction(s)	Town of Firestone		
Issue	Fleet units that are essential for emergency response are currently vulnerable to hail damage due to insufficient covered storage. Damage could reduce the Town's ability to deploy units for emergency response.		
Action Description	Complete the Facilities Master Plan to determine storage and parking needs for equipment and vehicles to be protected from the effects of severe weather.		
Lead Agency	Town of Firestone Planning & Development	**Support Agencies**	n/a
Target Completion Date	12 to 36 months		
Potential Funding Sources	General fund and .6% Sales tax	**Expected Cost (if Known)**	$150,000-$850,000
Progress Milestones	TBD		

Firestone 13	Implement Hailsense Program		
Project Name	Implement Hailsense Program		
Action Type	Emergency Services Activities	**Goals and Objectives Addressed**	3, 3A, 3B
Lifeline(s) Addressed	Safety & Security		
Priority	Medium	**Hazards Addressed**	Hail
Jurisdiction(s)	Town of Firestone		
Issue	Not all employees have access to weather updates and information while working outside of their offices. This can lead to being caught off guard by dangerous weather situations.		
Action Description	Implement Hailsense (CIRSA) Program and add all relevant employees who work outdoors and/or are first responders. Maintain database of employees using Hailsense and update at least quarterly.		
Lead Agency	Town of Firestone Human Resources	**Support Agencies**	n/a
Target Completion Date	12 to 18 monhts		
Potential Funding Sources	Firestone General Fund	**Expected Cost (if Known)**	TBD
Progress Milestones	TBD		

Firestone-14	Obtain and Install Lightning Detectors		
Project Name	Obtain and Install Lightning Detectors		
Action Type	Preventative Activities	**Goals and Objectives Addressed**	3, 3A
Lifeline(s) Addressed	Safety & Security		
Priority	Medium	**Hazards Addressed**	Lightning
Jurisdiction(s)	Town of Firestone		
Issue	There is a lack of on-site lightning detectors at outdoor facilities, such as parks and ballfields. These facilities are often used during the peak of severe weather season, and are occupied with large groups of people of various ages. While in these facilities, people are often distracted by their activity and not aware of incoming weather changes.		
Action Description	Install lightning detection systems in public spaces, including parks and recreational facilities, and train staff on public alert procedures.		
Lead Agency	Town of Firestone Parks & Trails	**Support Agencies**	Carbon Valley Parks and Recreation District
Target Completion Date	12 to 30 months		
Potential Funding Sources	Local, FEMA Hazard Mitigation Grant Program (HMGP)	**Expected Cost (if Known)**	$8,000-$10,000 each
Progress Milestones	Identify all locations where systems can be utilized for public safety, seek installation and equipment cost proposals, seek partnerships, seek authorization from governing bodies, plan for installation and communication strategy		

Firestone 15	Conduct Severe Weather Awareness Campaign		
Project Name	Conduct Severe Weather Awareness Campaign		
Action Type	Public Information Activity	**Goals and Objectives Addressed**	4, 4A, 4B
Lifeline(s) Addressed	Safety & Security, Communications		
Priority	Medium	**Hazards Addressed**	Flood, Hail, High Wind, Lightning, Severe Winter Storms/Extreme Cold, Tornado
Jurisdiction(s)	Town of Firestone		
Issue	Inconsistent schedule of messaging and education to the community about severe weather, mitigation items, and steps to keep the community safe.		
Action Description	Establish public outreach campaigns with agencies in other Carbon Valley communities and Carbon Valley Emergency Management Agency to alert and warn the public on what actions to take when severe weather is imminent.		
Lead Agency	Town of Firestone Marketing & Communications	**Support Agencies**	Carbon Valley Emergency Management Agency
Target Completion Date	12 to 60 months		
Potential Funding Sources	Local	**Expected Cost (if Known)**	Staff time
Progress Milestones	Continuous and Ongoing		

Firestone 16	Implement Surge Protection Measures in all Town of Firestone Facilities		
Project Name	Implement Surge Protection Measures in all Town of Firestone Facilities		
Action Type	Property Protection Activities	**Goals and Objectives Addressed**	3, 3A
Lifeline(s) Addressed	Safety & Security		
Priority	Medium	**Hazards Addressed**	Lightning
Jurisdiction(s)	Town of Firestone		
Issue	Electrical, mechanical, and communication systems in critical facilities are at risk of damage or failure during storm surge events, which could disrupt emergency response and essential services.		
Action Description	Ensure all Town of Firestone facilities have adequate surge protection to prevent damage to equipment and machines during thunderstorms.		
Lead Agency	Town of Firestone Engineering & Utilities	**Support Agencies**	n/a
Target Completion Date	12 to 48 months		
Potential Funding Sources	Local	**Expected Cost (if Known)**	$8,000-12,000
Progress Milestones	n/a		

Firestone-17	Partner with State Agencies to Conduct Mine Subsidence Hazard Analysis and Review		
Project Name	Partner with State Agencies to Conduct Mine Subsidence Hazard Analysis and Review		
Action Type	Property Protection Activities	**Goals and Objectives Addressed**	1, 1D, 3, 3B
Lifeline(s) Addressed	All		
Priority	High	**Hazards Addressed**	Soil Hazards
Jurisdiction(s)	Town of Firestone		
Issue	Like many Colorado municipalities, the Town of Firestone does not have a staff position with expertise in the topic of historic coal mining and its related subsidence hazards, analysis, mitigation, standards, construction and inspections. The Town would rely on outside agencies and consultants to perform those functions.		
Action Description	Partner with Colorado Geological Survey (CGS) and the Colorado Division of Reclamation, Mining, and Safety (DRMS) to review mine subsidence hazard risk and scoping for potential mitigation efforts related to development and construction in undermined areas of Town.		
Lead Agency	Town of Firestone Engineering & Utilities	**Support Agencies**	Colorado Geological Survey, Colorado Division of Reclamation, Mining, and Safety
Target Completion Date	12 to 18 months		
Potential Funding Sources	Local	**Expected Cost (if Known)**	TBD
Progress Milestones	TBD		

Firestone 18	Partner with CGS on New Development Referrals		
Project Name	Partner with CGS on New Development Referrals		
Action Type	Property Protection Activities	**Goals and Objectives Addressed**	1, 1D, 3, 3B
Lifeline(s) Addressed	Food, Hydration, & Shelter		
Priority	High	**Hazards Addressed**	Soil Hazards
Jurisdiction(s)	Town of Firestone		
Issue	New developments in the Town of Firestone may be subject to specific soil conditions and/or historical coal mining leading to potential subsidence and hazards. Like many Colorado municipalities, the Town of Firestone does not have a staff position with expertise in the topic of historic coal mining and its related subsidence hazards, analysis, and recommendations for mitigation for the approval and construction of new development.		
Action Description	Establish a process to ensure all new development referrals are sent to Colorado Geological Survey (CGS) for review of risk to soil hazards and coordinate with CGS to ensure necessary studies, reports, contacts, and processes are efficient and satisfactory for their review and comment.		
Lead Agency	Town of Firestone	**Support Agencies**	Colorado Geological Survey
Target Completion Date	12 to 60 months		
Potential Funding Sources	Local	**Expected Cost (if Known)**	n/a
Progress Milestones	Continuous and Ongoing		

Table A-10 City of Fort Lupton Mitigation Action Items

City of Fort Lupton-1	Warning Systems		
Project Name	Warning Systems		
Action Type	Emergency Services Activities	**Goals and Objectives Addressed**	1B, 1D, 3B, 4A, 4B, 4C
Lifeline(s) Addressed	Safety and Security; Communications		
Priority	High	**Hazards Addressed**	Severe Winter Storms, Tornado, Flood, Hail, Extreme Heat, Fire/Wildfire, High Wind
Jurisdiction(s)	City of Fort Lupton		
Issue	As the community grows additional outdoor warning sirens will be needed to help cover areas outside the current range of the sirens already functioning. We will also continue to grow the notification systems that push out to phone, email, and text. Weather Radio awareness and distribution if capable will help grow communications outside of the signup options.		
Action Description	Install an early warning system to minimize loss of life and increase public safety and get individual equipment and signups for notifications on warning systems at County and City.		
Lead Agency	City of Fort Lupton Fire Department	**Support Agencies**	Weld County Office of Emergency Management
Target Completion Date	12 to 36 months		
Potential Funding Sources	City Capital Improvements Budget, Private Funding, FEMA Hazard Mitigation Grant Program	**Expected Cost (if Known)**	$120,000-150,000
Progress Milestones	n/a		

City of Fort Lupton-2	Potable Water Resiliency		
Project Name	Potable Water Resiliency		
Action Type	Planning, Infrastructure, Education	**Goals and Objectives Addressed**	1C, 1D, 3A, 3B, 4B, 4C
Lifeline(s) Addressed	Food Water Shelter, Health and Medical, Safety and Security		
Priority	High	**Hazards Addressed**	Drought, Fire/Wildfire
Jurisdiction(s)	City of Fort Lupton		
Issue	Identify single source issues and create redundancy in potable supply and distribution of the supply to maximize water delivery security to the community.		
Action Description	Add Emergency Connection with CWCWD and installing additional looping to ensure multiple routes of water delivery to all sections of the community.		
Lead Agency	City of Fort Lupton Public Works	**Support Agencies**	Central Weld County Water District
Target Completion Date	12 to 48 months		
Potential Funding Sources	City Capital Improvements Budget, Colorado DOLA Grant	**Expected Cost (if Known)**	n/a
Progress Milestones	n/a		

City of Fort Lupton-3	Water Storage		
Project Name	Water Storage		
Action Type	Preventative Activities	**Goals and Objectives Addressed**	1C, 1D, 3A, 3B, 4B
Lifeline(s) Addressed	Food Water Shelter, Safety & Security, Health and Medical		
Priority	Medium	**Hazards Addressed**	Drought, Extreme Heat, Fire/Wildfire
Jurisdiction(s)	City of Fort Lupton		
Issue	The City requires water storage for augmentation planning of well use. Additional storage capacity will provide redundancy in the event severe drought.		
Action Description	Multiple opportunities are available due to gravel mining operations within City limits. Conversion of existing WWTP Lagoons to storage is underway. Ongoing for additional storage opportunities.		
Lead Agency	City of Fort Lupton Public Works	**Support Agencies**	Colorado Water Conservation Board (CWCB)
Target Completion Date	12 to 60 months		
Potential Funding Sources	City Capital Improvements Budget, Utility Fund, Water Sales Tax, CWCB Grant	**Expected Cost (if Known)**	WWTP Lagoons - $12,000,000 Additional 900 Ac-ft - $12,000,000
Progress Milestones	WWTP Lagoon – Slurry Wall Construction - Aug 2025 Mining begins - Oct 2025		

City of Fort Lupton-4	Well Inclusions		
Project Name	Well Inclusions		
Action Type	Structural Projects	**Goals and Objectives Addressed**	1C, 2B, 3A, 3B, 4B
Lifeline(s) Addressed	Food Water Shelter, Safety & Security, Energy		
Priority	Medium	**Hazards Addressed**	Drought, Fire/Wildfire, Extreme Heat
Jurisdiction(s)	City of Fort Lupton		
Issue	The City is expanding new water supplies that the well system is part of. Having diversified water supplies will provide redundancy in the event of a natural disaster.		
Action Description	A non-potable well system for water supply is operating in the city. The installation and distribution system for the well system continues to grow to help offset potable water demands. The system continues to provide a source that if needed could integrate to a mixed system to produce treated water. The addition of key wells will help to insure functionality of the pressurized system. Will also look to include source water protection plan for all wells.		
Lead Agency	City of Fort Lupton Public Works	**Support Agencies**	Colorado Water Conservation Board
Target Completion Date	12 to 60 months		
Potential Funding Sources	City Capital Improvements Budget, Utility Fund, Water Sales Tax, CWCB Grant	**Expected Cost (if Known)**	$500,000
Progress Milestones	n/a		

City of Fort Lupton-5	Localized Flooding		
Project Name	Localized Flooding		
Action Type	Structural Projects	**Goals and Objectives Addressed**	1A, 1C, 1D, 2A, 2B, 2C, 2D, 3A, 3B, 4B, 4C
Lifeline(s) Addressed	Safety and Security; Transportation		
Priority	High	**Hazards Addressed**	Flood, Hail
Jurisdiction(s)	City of Fort Lupton		
Issue	Existing storm drainage infrastructure is undersized and aging. Many CMP require replacement with larger RCP. Multiple major drainage basins have no viable outfall to the west. Hail events compound the problem with clogging of the drains.		
Action Description	Storm Sewer systems to direct flows west to be designed and constructed. Storm sewer / channeled outfall along future 14th Street extension to discharge to existing Golden Pond detention facility. Identify and map storm sewer network, prioritize replacement. Update Stormwater Master Drain Plan. Work toward natural infiltration options.		
Lead Agency	City of Fort Lupton Planning & Building	**Support Agencies**	Weld County Office of Emergency Management, Colorado Department of Transportation
Target Completion Date	12 to 60 months		
Potential Funding Sources	Storm Drainage Fund (Revision of fee basis on % pervious surface per lot/parcel), Colorado DOLA Grant	**Expected Cost (if Known)**	$3,500,000
Progress Milestones	Harrison Ave storm drain completed 2024 GIS mapping and camera inspection summer 2026 CR 31/14th St outfall - Coordination begun / Develop design and participation method. (under way) Kahil outfall completed 2021 Update Master Drainage Plan - 2027		

City of Fort Lupton-6	Emergency Shelter Generator		
Project Name	Emergency Shelter Generator		
Action Type	Emergency Services Activities	**Goals and Objectives Addressed**	1C, 1D, 3A, 3B, 4A, 4B, 4C
Lifeline(s) Addressed	Safety and Security; Food, Water, Shelter;		
Priority	Medium	**Hazards Addressed**	Extreme Heat, Fire/Wildfire, Flood, Hail, Lightning, Public Health Hazards – Infectious Disease, Severe Winter Storms/Extreme Cold, Tornado
Jurisdiction(s)	City of Fort Lupton		
Issue	Currently there is no back-up power to this location to support emergency coordination functions.		
Action Description	The wiring and installation of a generator and a transfer switch would allow for a reliable back up power source at a single critical city facility. This generator would support city staff and services at this location and would allow for the relocation of staff and continuity of critical services. It is identified as an emergency shelter location. In addition, emergency support related services and functions could be coordinated from this location. Critical emergency support functions operation of the Emergency Operations Center (EOC), location of the Policy Group meeting area and information center, the Joint Information Center (JIC) and local law enforcement operations could also function at this location if need be.		
Lead Agency	City of Fort Lupton Planning & Building	**Support Agencies**	n/a
Target Completion Date	12 to 42 months		
Potential Funding Sources	City Capital Improvements Budget, FEMA Hazard Mitigation Grant Program	**Expected Cost (if Known)**	$250,000-500,000
Progress Milestones	Have been evaluating funding options but are limited from grants currently, will keep looking for options.		

City of Fort Lupton 7	Inclement Weather Resistance Capability		
Project Name	Inclement Weather Resistance Capability		
Action Type	Property Protection Activities	**Goals and Objectives Addressed**	1A, 1B, 1C, 1D, 2A, 3A, 3B, 4A
Lifeline(s) Addressed	Safety & Security, Food Water Shelter		
Priority	Low	**Hazards Addressed**	Hail, High Wind, Extreme Heat, Tornado
Jurisdiction(s)	City of Fort Lupton		
Issue	With increased weather events hail has been a costly to the region with hail and high winds.		
Action Description	Update codes to have more durable products for the region for new builds and replacement roofs/siding. Look at ways to create spaces with covered parking to limit damage to vehicles. Police Department coverage would help ensure that the fleet stays in operation to protect and serve. Tree maintenance programs to help with high wind safety.		
Lead Agency	Fort Lupton Planning and Building	**Support Agencies**	Fort Lupton Police Department
Target Completion Date	12 to 60 months		
Potential Funding Sources	City Capital Improvements Fund, Colorado DOLA Grant	**Expected Cost (if Known)**	n/a
Progress Milestones	n/a		

City of Fort Lupton-8	Hazardous Materials Response Planning		
Project Name	Hazardous Materials Response Planning		
Action Type	Emergency Services Activities	**Goals and Objectives Addressed**	1C,1D, 3B,4A,4B
Lifeline(s) Addressed	Safety & Security, Education, Transportation, Food Water Shelter		
Priority	Low	**Hazards Addressed**	Hazardous Materials
Jurisdiction(s)	City of Fort Lupton		
Issue	Potential Chemical spills from trains running through the middle of town in close proximity to recreation center, schools, public building, parks and residents		
Action Description	Develop emergency evacuations plans. Determine size of evacuation area by anticipating weather patterns. Look at locations to move services and citizens.		
Lead Agency	City of Fort Lupton Police Department	**Support Agencies**	Weld County Office of Emergency Management, Weld County LEPC
Target Completion Date	12 to 24 months		
Potential Funding Sources	Local	**Expected Cost (if Known)**	n/a
Progress Milestones	n/a		

Table A-11 Town of Frederick Mitigation Action Items

Frederick-1	Install Air & Water Quality Monitoring Equipment		
Project Name	Install Air & Water Quality Monitoring Equipment		
Action Type	Natural Resource Protection Activities	**Goals and Objectives Addressed**	1d, 2c, 2e
Lifeline(s) Addressed	Hazardous Materials		
Priority	High	**Hazards Addressed**	Hazardous Materials
Jurisdiction(s)	Town of Frederick, Weld County		
Issue	There is a need for air and water quality monitoring equipment near oil and gas facilities		
Action Description	Install air and/or groundwater monitoring devices near legacy Oil and Gas facilities identified to have a high risk for contamination. Prioritize wells near homes, schools, water bodies, and known or documented contamination sites.		
Lead Agency	Town of Frederick Engineering	**Support Agencies**	Town of Frederick GIS/Mapping, Carbon Valley Emergency Management Agency, Weld County Office of Emergency Management
Target Completion Date	12 to 60 months		
Potential Funding Sources	Local, Weld County General Fund, Colorado Department of Public Health & Environment Grant	**Expected Cost (if Known)**	TBD
Progress Milestones	TBD		

Frederick-2	Improve Stormwater Drainage Along Highway 52		
Project Name	Improve Stormwater Drainage Along Highway 52		
Action Type	Structural Projects	**Goals and Objectives Addressed**	1b, 2c, 2e, 4a
Lifeline(s) Addressed	Safety & Security, Transportation		
Priority	High	**Hazards Addressed**	Flood
Jurisdiction(s)	Town of Frederick, City of Dacono		
Issue	Flood control and drainage improvements adjacent to Hwy 52 near Washington St. to reduce/eliminate overtopping of floodwaters. Roadway should not be used as a weir (existing condition). Includes Godding Hollow Drainage.		
Action Description	Install stormwater drainage and flood control improvements adjacent to Highway 52 to reduce or eliminate overtopping of floodwaters.		
Lead Agency	Town of Frederick Public Works, City of Dacono Public Works	**Support Agencies**	n/a
Target Completion Date	12 to 60 months		
Potential Funding Sources	Town of Frederick, City of Dacono, Mile High Flood Control District, Colorado Department of Transportation, Colorado DOLA Grant, FEMA Flood Mitigation Assistance, FEMA Hazard Mitigation Grant Program	**Expected Cost (if Known)**	TBD
Progress Milestones	TBD		

Frederick 3	Develop Oil & Gas Well Control Incident Response Plan		
Project Name	Develop Oil & Gas Well Control Incident Response Plan		
Action Type	Emergency Services Activities	**Goals and Objectives Addressed**	1b, 2a, 2b, 2c, 2e, 4b
Lifeline(s) Addressed	Hazardous Materials		
Priority	High	**Hazards Addressed**	Hazardous Materials
Jurisdiction(s)	Town of Frederick		
Issue	Create action plan (based on lessons learned from the Chevron Galeton release) to address waterway contamination, resident displacement. Action plan should help coordinate emergency response protocols and review of ERP's and TRP's provided by operators. Establish a plan for and understand emergency evacuation zones and their radii from potential well control incidents.		
Action Description	Partner with well operators to develop an Incident Response Plan to include response procedures and role identification, emergency evacuation zones based on radii from well control incident site. Incorporate lessons learned from Chevron Galeton release in March 2025.		
Lead Agency	Town of Frederick Planning	**Support Agencies**	n/a
Target Completion Date	12 to 36 months		
Potential Funding Sources	Local, Colorado Department of Public Health & Environment, Colorado Department of Local Affairs	**Expected Cost (if Known)**	TBD
Progress Milestones	TBD		

Table A-12 Frederick-Firestone Fire Protection District Action Items

Frederick-Firestone Fire Protection District-1	Develop Community Outreach, Education, and Opt-In Campaign for Reverse Notification System		
Project Name	Develop Community Outreach, Education, and Opt-In Campaign for Reverse Notification System		
Action Type	Public Information Activity	**Goals and Objectives Addressed**	1, 1B, 4, 4A, 4B
Lifeline(s) Addressed	Safety and Security Communications		
Priority	High	**Hazards Addressed**	Grass Fire, Flood, Tornado, High Wind, Severe Winter Storms/Extreme Cold, Hazardous Materials
Jurisdiction(s)	Frederick-Firestone Fire Protection District, City of Dacono, Town of Frederick, Town of Firestone		
Issue	The percentage of residents who have opted in to the reverse notification system is lower than desired, limiting the reach of timely public warnings during emergencies. Many residents are also unfamiliar with the different types of alert and warning systems they may encounter		
Action Description	Develop and implement a coordinated, multi-jurisdictional outreach, education, and outreach campaign to increase community opt-in rates for the reverse notification system.		
Lead Agency	City of Dacono, Town of Frederick, Town of Firestone, FFFPD	**Support Agencies**	Carbon Valley Emergency Management Agency (CVEMA)
Target Completion Date	Ongoing, Annually March-May timeframe		
Potential Funding Sources	Local	**Expected Cost (if Known)**	Staff time, $600-1200 print materials and media
Progress Milestones	• Establish campaign goals, target audiences, and messaging strategy • Develop outreach and education copy and materials explaining alert systems and opt-in process • Launch campaign with coordinated multi-platform rollout • Monitor opt-in rates and adjust tactics as needed • Evaluate campaign effectiveness and document lessons learned		

Frederick-Firestone Fire Protection District-2	Develop a District-Wide Continuity of Operations Plan		
Project Name	Develop a District-Wide Continuity of Operations Plan		
Action Type	Emergency Services Activities	**Goals and Objectives Addressed**	1B, 1C, 3B, 4C
Lifeline(s) Addressed	Safety and Security Government Services Health and Medical		
Priority	High	**Hazards Addressed**	Wildfire, Winter Storm, Tornado, Flood, Utility Failure, Cyber Attack, Pandemic, All-Hazard
Jurisdiction(s)	Frederick-Firestone Fire Protection District		
Issue	FFFPD does not have a comprehensive Continuity of Operations Plan to ensure the ability to maintain the highest level of fire, rescue, and emergency response services during major disruptions. Without a COOP, incidents affecting facilities, personnel, or communications could significantly slow service delivery and hinder recovery efforts.		
Action Description	Develop and implement a Continuity of Operations Plan (COOP) that identifies essential functions, roles to perform those functions, alternate facilities, delegation of authority, orders of succession, interoperable communications, protection of vital records, devolution, and reconstitution processes, and conduct training exercises to validate plan effectiveness.		
Lead Agency	Frederick-Firestone Fire Protection District	**Support Agencies**	Carbon Valley Emergency Management Agency (CVEMA), Town of Firestone, Town of Frederick
Target Completion Date	December 2026		
Potential Funding Sources	Local Contributions, Competitive HMGP grants	**Expected Cost (if Known)**	$10,000-20,000
Progress Milestones	• Scope project, assign planning team • Workshops and data collection • Draft plan • Finalize, train, and exercise		

Frederick-Firestone Fire Protection District-3	Develop a Community Wildfire Protection Plan		
Project Name	Develop a Community Wildfire Protection Plan		
Action Type	Emergency Services Activities	**Goals and Objectives Addressed**	1C, 1D, 2B, 3A, 4A
Lifeline(s) Addressed	Safety and Security Food, Water, Shelter Health and Medical		
Priority	High	**Hazards Addressed**	Grass Fire, Drought, Extreme Heat
Jurisdiction(s)	Frederick-Firestone Fire Protection District, Town of Firestone, Town of Frederick		
Issue	FFFPD, the Town of Firestone, and the Town of Frederick do not have a jointly developed and adopted Community Wildfire Protection Plan. Without a CWPP, these jurisdictions lack a coordinated framework for wildfire risk assessment, fuel reduction priorities, defensible space guidelines, and public education strategies.		
Action Description	Develop and adopt a joint Community Wildfire Protection Plan covering the jurisdictional areas of Frederick-Firestone Fire Protection District, Town of Firestone, and Town of Frederick inclusive of stakeholder and community input to include a community wildfire risk assessment, identification of at-risk critical infrastructure, prioritized fuel reduction and mitigation projects, defensible space recommendations, public education components, and an implementation strategy. Additionally, identification of strategies to reduce wildfire impacts to facilities and infrastructure that provide food, water, and shelter to the community will be prioritized.		
Lead Agency	FFFPD	**Support Agencies**	Town of Firestone, Town of Frederick, Carbon Valley Emergency Management Agency (CVEMA), Colorado State Forest Service
Target Completion Date	December 2027		
Potential Funding Sources	Local, Colorado State Forest Service Grant, FEMA Hazard Mitigation Grant Program	**Expected Cost (if Known)**	$50,000-250,000
Progress Milestones	n/a		

Table A-13 Town of Gilcrest Mitigation Action Items

Gilcrest 1	Master Drainage Plan		
Project Name	Master Drainage Plan		
Action Type	Property protection activities	**Goals and Objectives Addressed**	Do a Master Drainage Plan, clean culverts and identify improvement in dry swales next to roads and other water mitigation efforts
Lifeline(s) Addressed	Safety		
Priority	High	**Hazards Addressed**	Flood
Jurisdiction(s)	Town of Gilcrest		
Issue	Flooding		
Action Description	Hire a consultant and engage PW on identifying areas of mechanical improvement, engage pre-canned messages for communication alerts, and identify areas where sandbagging will divert water		
Lead Agency	Town of Gilcrest	**Support Agencies**	n/a
Target Completion Date	12-36 months		
Potential Funding Sources	Local, Colorado DOLA Grant, FEMA Hazard Mitigation Grant Program	**Expected Cost (if Known)**	TBD
Progress Milestones	n/a		

Gilcrest 2	Public Shelter/ Home Hardening		
Project Name	Public Shelter/ Home Hardening		
Action Type	Property Protection Activities	**Goals and Objectives Addressed**	1, 2, 3, 4
Lifeline(s) Addressed	Safety & Security		
Priority	High	**Hazards Addressed**	Tornado, High Wind
Jurisdiction(s)	Town of Gilcrest		
Issue	Limited shelters for individuals who can't shelter in place		
Action Description	Develop communication alerts that can be immediately dispatchable through social media and IPAWS in English and Spanish, coordinate with RE-1 for shelter protocols, and develop a program to anchor mobile homes, IGA for bus to move citizens to a shelter. Communication needed for sirens, which kind of disaster. Get citizens into Code Red. Partner with Weld Re-1 to provide shelter for residents unable to shelter in place/ communication alerts, home hardening		
Lead Agency	Town of Gilcrest	**Support Agencies**	Weld County RE-1 Schools
Target Completion Date	12-36 months		
Potential Funding Sources	State, Local, FEMA Hazard Mitigation Grant Program (HMGP)	**Expected Cost (if Known)**	n/a
Progress Milestones	n/a		

Gilcrest 3	Fuel Reduction		
Project Name	Fuel Reduction		
Action Type	Natural Resource Protection Activities	**Goals and Objectives Addressed**	1b, 1c, 2a, 2c, 2d, 2e, 3b, 3c, 4a, 4b
Lifeline(s) Addressed	Protection		
Priority	Low	**Hazards Addressed**	Grass Fire
Jurisdiction(s)	Town of Gilcrest/ Platteville Fire District		
Issue	Fuels in and near the WUI place the Town and its interests at risk of fire		
Action Description	Build community fuel breaks, conduct regular fuel thinning, identify defensive space around WUI homes,-+-+- build communication alerts for residents, education for residents on fuel thinning, evacuation routes, Central Weld MOU water pressure.Citizens cert training. Identify areas in GUI where fuels can be reduced or eliminated		
Lead Agency	Town of Gilcrest Planning & Zoning	**Support Agencies**	Platteville Fire District
Target Completion Date	6-36 months		
Potential Funding Sources	Local	**Expected Cost (if Known)**	n/a
Progress Milestones	n/a		

Gilcrest-4	Barrier Training		
Project Name	Barrier Training		
Action Type	Property Protection Activities	**Goals and Objectives Addressed**	1, 2, 3, 4
Lifeline(s) Addressed	Safety & Security, Health & Medical		
Priority	Medium	**Hazards Addressed**	Hazardous Materials
Jurisdiction(s)	Town of Gilcrest, Platteville Fire District		
Issue	Need for training		
Action Description	Train first responders in spill response and containment techniques, create community shelter in place protocols for chemical release scenarios, create pre-canned communication alerts for hazardous materials transported on Hwy 85, install barriers in accident prone portions on south Hwy 85 that may divert spills from reaching the town. Cert teams help with film. Train first responders, community shelter-in-place protocols, physical barriers		
Lead Agency	Platteville Police Department	**Support Agencies**	Colorado Department of Transportation, Union Pacific Railroad
Target Completion Date	6-24 months		
Potential Funding Sources	Local, State, U.S. Forest Service Community Wildfire Defense Grant	**Expected Cost (if Known)**	n/a
Progress Milestones	n/a		

Gilcrest-5	Communication Alerts/ Shelter in place Protocols		
Project Name	Communication Alerts/ Shelter in place Protocols		
Action Type	Emergency Services Activities	**Goals and Objectives Addressed**	1b, 2c
Lifeline(s) Addressed	Communications		
Priority	High	**Hazards Addressed**	Severe Weather, Hail
Jurisdiction(s)	Town of Gilcrest		
Issue	Develop communication alerts/ shelter-in-place protocols		
Action Description	Develop a severity action plan for severe weather events between the three jurisdictions, coordinate with RE-1 for shelter protocols, create pre-canned communication alerts for IPAWS and social media		
Lead Agency	Town of Gilcrest Public Safety	**Support Agencies**	n/a
Target Completion Date	6-24 months		
Potential Funding Sources	Local	**Expected Cost (if Known)**	n/a
Progress Milestones	n/a		

Gilcrest-6	Increase Cybersecurity		
Project Name	Increase Cybersecurity		
Action Type	Emergency Services Activities	**Goals and Objectives Addressed**	1b, 2c
Lifeline(s) Addressed	Security		
Priority	Low	**Hazards Addressed**	Cybersecurity
Jurisdiction(s)	Town Gilcrest		
Issue	Update Hazard mitigations plans, Comp plan, and COOP		
Action Description	Provide active training for employees and update Hazard mitigations plans, Comp plan, and COOP		
Lead Agency	Town of Gilcrest IT, Town of Gilcrest Public Safety	**Support Agencies**	n/a
Target Completion Date	6 to 48 months		
Potential Funding Sources	Local	**Expected Cost (if Known)**	n/a
Progress Milestones	Currently addressing employee education and ongoing education on social engineering		

Table A-14 City of Greeley Mitigation Action Items

Greeley 1	Public Education & Outreach		
Project Name	Public Education & Outreach		
Action Type	Public Information Activity	**Goals and Objectives Addressed**	1A, 3B, 3C, 4B
Lifeline(s) Addressed	Communications		
Priority	Medium	**Hazards Addressed**	All Hazards Profiled – Agricultural Hazards, Cyber Attack, Hail, Grass Fire, Drought, Public Health Hazards, Lightning, Hazardous Materials, Tornado, Dam/Levee Incident, Flood, High Wind, Severe Winter Storms/Extreme Cold, Extreme Heat, Soil Hazards, Earthquake
Jurisdiction(s)	City of Greeley		
Issue	Effective hazard mitigation depends on widespread public understanding of risks and protective actions, yet many residents remain unregistered with emergency alert systems and lack access to reliable, hazard-specific preparedness information. Greeley's diverse population—including non-English speakers, seniors, and unhoused individuals—faces additional barriers to receiving emergency notifications and accessing disaster preparedness resources, increasing vulnerability during emergencies.		
Action Description	Develop a comprehensive plan to expand emergency alert registration and implement multilingual promotional campaigns to ensure inclusive access to information. The plan will include the development and distribution of hazard-specific educational materials, as well as hosting community workshops focused on household and business resiliency. Efforts will also include integrating notification platforms for Greeley city employees with public messaging systems to improve coordination and consistency. Collaboration with schools, faith-based organizations, and nonprofits will strengthen outreach and help build a more informed and prepared community.		
Lead Agency	City of Greeley Emergency Management	**Support Agencies**	City of Greeley Parks and Recreation
Target Completion Date	60 months		
Potential Funding Sources	Local Budget; FEMA Hazard HMGP; Colorado Department of Public Health and Environment	**Expected Cost (if Known)**	$100,000
Progress Milestones	TBD		

Greeley 2	Community Wildfire Protection Plan		
Project Name	Community Wildfire Protection Plan		
Action Type	Emergency Services Activities	**Goals and Objectives Addressed**	1, 2, 3, 4
Lifeline(s) Addressed	Safety and Security		
Priority	High	**Hazards Addressed**	Grass Fire
Jurisdiction(s)	City of Greeley		
Issue	Projected increases in frequency and intensity of extreme heat events and drought increase the vulnerability to Grassland Urban Interface (GUI) fires. Increasing population near new annexed open space has increased the life safety risk adjacent to GUI fires.		
Action Description	Create a Community Wildfire Protection Plan (CWPP) with a focus on GUI zones. This plan will model GUI fire behavior into future annexation areas, map vulnerable areas using drought and heat indicators, and recommend defensible space standards showing vegetation management zones. The plan will be showcased throughout the community to education and promote community readiness and home hardening practices.		
Lead Agency	City of Greeley Fire Department	**Support Agencies**	Culture Parks and Recreation, Public Works & Transportation, Communications and Engagement, Office of Emergency Management
Target Completion Date	60 Months		
Potential Funding Sources	Local, Forest Service Grant; Colorado Natural Hazards Grant; FEMA PDM Grant	**Expected Cost (if Known)**	$120,000
Progress Milestones	TBD		

Greeley 3	Control Burn and Mowing		
Project Name	Control Burn and Mowing		
Action Type	Natural Resource Protection Activities	**Goals and Objectives Addressed**	1B, 1D, 2C, 2D, 3B, 4A
Lifeline(s) Addressed	Safety and Security		
Priority	High	**Hazards Addressed**	Grass Fire
Jurisdiction(s)	City of Greeley		
Issue	Accumulated dry vegetation stemming from previous wet seasons has elevated wildfire risk across newly annexed open spaces. Overgrowth of noxious weeds and unmanaged fuel loads near residential zones pose a direct threat to life safety and increase Grassland Urban Interface (GUI) fire exposure. As the city creates more open space and annexes undeveloped areas, more vegetation management is needed.		
Action Description	This action item aims to implement targeted vegetation management across natural areas, open spaces, and roadside ditches to reduce fire fuels. To accomplish this, we would train burn bosses and conduct annual controlled burns. Conduct rotational mowing to limit fuel near high-risk interface zones. Prioritize parcels adjacent to vulnerable populations. Promote community awareness around ecological burning and defensible space benefits.		
Lead Agency	City of Greeley Culture Parks and Recreation	**Support Agencies**	Greeley: Fire Department, Public Works & Transportation, Communications and Engagement, Office of Emergency Management
Target Completion Date	60 Months		
Potential Funding Sources	Local Budget; Colorado State Forest Service Grant; FEMA PDM Grant	**Expected Cost (if Known)**	$500,000
Progress Milestones	The city identifies areas every year to be mitigated and partners with other agencies to perform control burns.		

Greeley 4	Enhanced Floodplain Regulations		
Project Name	Enhanced Floodplain Regulations		
Action Type	Floodplain Management Regulation/Current & Future Conditions	**Goals and Objectives Addressed**	1A
Lifeline(s) Addressed	Safety and security		
Priority	Medium	**Hazards Addressed**	Flood
Jurisdiction(s)	City of Greeley		
Issue	Flood hazards continue to pose a significant threat to public safety, infrastructure, and property, creating a need to evaluate and update local floodplain management policies. The City of Greeley currently lacks sufficient floodplain regulations to adequately reduce flood risk. Creating these regulations, informed by individual property assessment and legal navigation, is necessary to enhance community resilience and align with mitigation goals.		
Action Description	Research, propose, and execute comprehensive land use planning utilizing evaluation and modeling to identify potential flooding of high-density development areas. Utilize this model to prohibit new development in high-risk flood zones and identify open space and natural floodplain areas. Align city zoning areas with updated flood risk map data and Colorado Water Conservation Board (CWCB) flood hazard mapping. The Cache la Poudre River is the city's primary regulatory floodplain, though future annexation areas would also include areas along South Platte River, and this rezoning effort will reduce future flood risk, protect critical infrastructure, and maintain ecological integrity.		
Lead Agency	City of Greeley Community Development	**Support Agencies**	Greeley: Public Works & Transportation, Office of Emergency Management
Target Completion Date	60 Months		
Potential Funding Sources	Local Budget; FEMA HMGP; Colorado Water Conservation Board (CWCB) Risk MAP Implementation Support	**Expected Cost (if Known)**	$375,000
Progress Milestones	n/a		

Greeley-5	Drought Resilience Program		
Project Name	Drought Resilience Program		
Action Type	Natural Resource Protection Activities	**Goals and Objectives Addressed**	2B
Lifeline(s) Addressed	Food, Hydration and Shelter; Water systems		
Priority	Medium	**Hazards Addressed**	Drought
Jurisdiction(s)	City of Greeley		
Issue	The drought risk has increased in our area due to climate change, rapid population growth, and declining mountain snowpack. The Cache la Poudre watershed has experienced drought conditions in nearly 60% of weeks since 2000, with projections showing higher water stress by 2050. Greeley's Integrated Water Resource Plan (2023) identifies climate-driven hydrologic variability, reduced Colorado River Basin yields, and rising irrigation demand as critical threats to water reliability.		
Action Description	Launch a multi-departmental drought resiliency initiative focused on assessing additional water supplies and preserving watershed health. Incorporate drought-tolerant native vegetation into landscape planning. Support water efficiency education programs (Flush and Flow, Garden in a Box, irrigation system audits, etc.) for community members, schools, and local businesses. Integrate water efficiency metrics into utility billing and customer outreach platforms. Align with Colorado Water Conservation Board (CWCB) conservation guidance and regional water efficiency goals.		
Lead Agency	City of Greeley Water and Sewer	**Support Agencies**	Greeley: Culture Parks and Recreation, Public Works & Transportation
Target Completion Date	60 Months		
Potential Funding Sources	Local Budget,CWCB Water Plan Grant; FEMA HMGP; USDA Natural Resources Conservation Service (NRCS) Drought Assistance	**Expected Cost (if Known)**	$1,500,000
Progress Milestones	n/a		

Greeley 6	Extreme Heat Resilience Program		
Project Name	Extreme Heat Resilience Program		
Action Type	Natural Resource Protection Activities	**Goals and Objectives Addressed**	1B, 1C, 1D, 2B, 2C, 2D, 4C
Lifeline(s) Addressed	Food, Hydration and Shelter		
Priority	High	**Hazards Addressed**	Extreme Heat
Jurisdiction(s)	City of Greeley		
Issue	Rising summer temperatures, increasing energy costs, a growing unhoused population, and more frequent wildfire-related power shutoffs during red flag days are creating heightened risks of heat-related illness and injury. Vulnerable populations, outdoor workers, and individuals without access to adequate cooling are most at risk. These challenges are further compounded by urban heat island effects, limited shade infrastructure in public spaces, and insufficient access to cold water and public cooling centers.		
Action Description	Develop a citywide Extreme Heat Resiliency Program that strengthens community preparedness and protection during periods of extreme heat. The program would expand the *Share the Shade* tree planting initiative and install shade structures in parks, transit stops, and public gathering areas to reduce heat exposure in public spaces. It would also establish public cooling centers and hydration stations, with targeted outreach to unhoused individuals and others at higher risk. Additionally, the program would include the development of outdoor work rest-cycle policies to protect workers, a public education campaign focused on heat illness prevention, hydration, and available cooling resources, and comprehensive heat risk mapping to identify and prioritize the most vulnerable areas and populations.		
Lead Agency	Greeley Culture Parks and Recreation	**Support Agencies**	Greeley: Communications and Engagement, Homeless and Housing Solutions, Office of Emergency Management
Target Completion Date	60 Months		
Potential Funding Sources	Local Budget; Colorado Resiliency Office Technical Assistance Grants; FEMA HMGP	**Expected Cost (if Known)**	$2,000,000
Progress Milestones	n/a		

Greeley 7	Back Up Power Generators		
Project Name	Back Up Power Generators		
Action Type	Emergency Services Activities	**Goals and Objectives Addressed**	1C, 3A, 3B
Lifeline(s) Addressed	Energy		
Priority	Medium	**Hazards Addressed**	All Profiled Hazards – Agricultural Hazards, Cyber Attack, Hail, Grass Fire, Drought, Public Health Hazards, Lightning, Hazardous Materials, Tornado, Dam/Levee Incident, Flood, High Wind, Sever Winter Storms/Extreme Cold, Extreme Heat, Soil Hazards, Earthquake
Jurisdiction(s)	City of Greeley		
Issue	City Hall, City Center North, and some fire stations in Greeley lack permanent backup power systems. These sites support essential functions for city government and public safety. Considering disaster-related outages and utility shutoff protocols, the absence of generator systems threatens the continuity of government operations and emergency service delivery during critical hazard events.		
Action Description	Procure and install permanent generator systems at critical infrastructure sites to ensure uninterrupted operation of emergency services and other essential services during a disaster		
Lead Agency	Greeley Public Works & Transportation	**Support Agencies**	Greeley: Office of Emergency Management, Fire Department, Water and Sewer Department
Target Completion Date	60 Months		
Potential Funding Sources	Local Budget; Municipal Bond Issue; FEMA HMGP; Colorado Energy/Mineral Impact Assistance Fund (EIAF); Colorado Resiliency Office Technical Assistance Grants; Private Utility grants;	**Expected Cost (if Known)**	$5,000,000
Progress Milestones	n/a		

Greeley 8	Downtown Building Flood Protection		
Project Name	Downtown Building Flood Protection		
Action Type	Structural Projects	**Goals and Objectives Addressed**	1A, 1C, 3A, 3B
Lifeline(s) Addressed	Safety and security		
Priority	Medium	**Hazards Addressed**	Flood
Jurisdiction(s)	City of Greeley		
Issue	The City of Greeley's Downtown district has experienced repeated flooding events resulting in millions of dollars in damages. This vulnerability stems from its low-lying position adjacent to the Cache la Poudre River and aging, undersized stormwater infrastructure. Without targeted mitigation, commercial, public, and cultural assets remain at ongoing risk.		
Action Description	Deploy doorway water flood gates and external stormwater barriers on priority downtown structures. Install sump pumps and seal vulnerable exterior features including windows, thresholds, and foundation joints to prevent water ingress. Retention runoff planning for new construction projects.		
Lead Agency	Greeley Public Works & Transportation	**Support Agencies**	Greeley Office of Emergency Management
Target Completion Date	60 Months		
Potential Funding Sources	Local Budget; Municipal Bond Issue; FEMA HMGP; DOLA Resilience Planning Grants; State Emergency Preparedness or Capital Improvement Grants	**Expected Cost (if Known)**	$5,000,000
Progress Milestones	n/a		

Greeley 9	Poudre River Flood Mitigation Master Plan		
Project Name	Poudre River Flood Mitigation Master Plan		
Action Type	Natural Resource Protection Activities	**Goals and Objectives Addressed**	1A; 2A; 2C; 3A; 3B
Lifeline(s) Addressed	Safety and Security Transportation; Water system		
Priority	Medium	**Hazards Addressed**	Flooding
Jurisdiction(s)	City of Greeley		
Issue	The Poudre River within Greeley has been shortened by approximately 15% since 1950, resulting in accelerated flows, increased sediment transport, and heightened bank erosion. Combined with inflexible infrastructure in the existing floodplain and continued development pressures, these changes are increasing flood exposure and infrastructure vulnerability. Without proactive intervention, flood risks to people and property will continue to grow as the river becomes further disconnected from its natural floodplain.		
Action Description	Develop a policy-first master plan to guide the reconnection of the Poudre River to its natural floodplain and reduce flood risk through data-driven planning and design. The master plan will model multiple flood scenarios to identify optimal conveyance, storage, and overbank pathways, ensuring both safety and ecological function. It will include the drafting and adoption of updated floodplain policies and development standards aligned with FEMA's Risk MAP data and Colorado Water Conservation Board guidance. The plan will also evaluate the redesign of critical bridge crossings and the strategic placement of new stormwater outfalls within a widened, more naturalized channel—targeting widths of up to 650 feet where feasible. In addition, it will coordinate right-of-way acquisition, easements, and phased capital improvements that integrate habitat restoration with effective, sustainable flood mitigation		
Lead Agency	Greeley Public Works & Transportation	**Support Agencies**	Greeley: Culture Parks and Recreation, Water and Sewer, Community Development, Office of Emergency Management
Target Completion Date	60 Months		
Potential Funding Sources	Local Budget; FEMA HMGP; State and Federal Grants	**Expected Cost (if Known)**	$1,000,000
Progress Milestones	n/a		

Greeley 10	Stormwater Infrastructure Assessment and Upgrade		
Project Name	Stormwater Infrastructure Assessment and Upgrade		
Action Type	Structural Projects	**Goals and Objectives Addressed**	1A,2A,2C,3A,3B
Lifeline(s) Addressed	Safety and security; Hazardous materials; Water systems		
Priority	Medium	**Hazards Addressed**	Flood; Hazardous Material Release; Severe Storm
Jurisdiction(s)	City of Greeley		
Issue	Greeley's aging and undersized stormwater infrastructure lacks adequate drainage capacity during high-precipitation events, leading to increased urban flooding and the potential mobilization of hazardous materials through runoff. Without system upgrades, the city faces growing vulnerability to flood impacts and challenges in maintaining compliance with stormwater management regulations.		
Action Description	Conduct a comprehensive assessment to evaluate system performance and capacity. Based on the findings, implement targeted upgrades to critical stormwater infrastructure, including enlarging culverts and inlets, replacing undersized pipelines, enhancing detention basin capacity, and integrating green infrastructure solutions to improve water quality and resilience. Where feasible, incorporate smart flow monitoring technology to optimize system performance, support proactive maintenance, and enable early detection of overloads or failures.		
Lead Agency	Greeley Public Works & Transportation	**Support Agencies**	Greeley: Water and Sewer, Office of Emergency Management
Target Completion Date	60 Months		
Potential Funding Sources	Local Budget; Local Capital Improvement Budget; Municipal Bonds; Stormwater Utility Fees; FEMA HMGP	**Expected Cost (if Known)**	$5,000,000
Progress Milestones	City has already identified that a stormwater engineering firm is needed to conduct the comprehensive assessment		

Greeley 11	12th Street Outfall Project		
Project Name	12th Street Outfall Project		
Action Type	Structural Projects	**Goals and Objectives Addressed**	1A,2A,2C,3A,3B
Lifeline(s) Addressed	Safety and Security; Hazardous Materials		
Priority	Medium	**Hazards Addressed**	Flood; Hazardous Material Release; Severe Storm
Jurisdiction(s)	City of Greeley		
Issue	Downtown Greeley, East Greeley, the railroad corridor, and Highway 85 experience recurring flooding during heavy rainfall due to outdated and insufficient stormwater infrastructure, with the area around 12th Street and 7th Street being particularly vulnerable. Ongoing improvements are part of a seven-phase flood mitigation project scheduled for completion in 2032, with Phases 2 through 4 currently in design.		
Action Description	The City of Greeley is designing Phases 2-4. The project includes: • Installation of large-diameter storm drainpipes • Water quality vaults and swales to treat runoff before discharge • Roadway upgrades including sidewalks, curbs, and gutters along 12th Street and 7th Avenue • Replacing aged waterline in alignments to allow room for new storm drain infrastructure		
Lead Agency	Greeley Public Works & Transportation	**Support Agencies**	Greeley: Water and Sewer, Culture Parks and Recreation, Office of Emergency Management
Target Completion Date	60 Months		
Potential Funding Sources	Local Budget; Local Capital Improvement Budget; Municipal Bond Issue; FEMA HMGP; State and Federal Grants	**Expected Cost (if Known)**	$81,000,000
Progress Milestones	Phase 1A completed in 2024 Phase 1B completed in 2025		

Greeley 12	7th Street Outfall Project		
Project Name	7th Street Outfall Project		
Action Type	Structural Projects	**Goals and Objectives Addressed**	1A; 2A; 2C; 3A; 3B
Lifeline(s) Addressed	Transportation		
Priority	Medium	**Hazards Addressed**	Flood
Jurisdiction(s)	City of Greeley		
Issue	Downtown Greeley, East Greeley, the railroad corridor, and Highway 85 experience recurring flooding during heavy rainfall due to outdated and insufficient stormwater infrastructure, with the area around 12th Street and 7th Street being particularly vulnerable. This 5-phase effort is expected to be completed by 2032.		
Action Description	This project will deliver phases 1–5 to establish a high-capacity outfall and corridor improvements to include: • Construct approximately one mile of large box culvert and adjacent collection system discharging to the Poudre near 7th Street, with a main line crossing beneath Union Pacific and Great Western tracks near 6th Street and 7th Avenue. • Integrate water quality infrastructure to treat runoff prior to river discharge. • Pair river restoration with trail enhancements for multi-benefit outcomes. • Upgrade roadway elements (sidewalks, curbs, gutters) along the corridor. • Coordinate improvements to outdated water and sanitary sewer mains with Water & Sewer to minimize future conflicts		
Lead Agency	Public Works & Transportation	**Support Agencies**	Water and Sewer, Culture Parks and Recreation, Office of Emergency Management
Target Completion Date	60 Months		
Potential Funding Sources	Local Budget; Local Capital Improvement Budget; Municipal Bond Issue; FEMA HMGP; State and Federal Grants	**Expected Cost (if Known)**	$52,000,000
Progress Milestones	n/a		

Greeley 13	Gold Hill Pipeline		
Project Name	Gold Hill Pipeline		
Action Type	Structural Projects	**Goals and Objectives Addressed**	1B,3A,3B,4A
Lifeline(s) Addressed	Health and Medical; Water system		
Priority	Medium	**Hazards Addressed**	Public Health Hazards
Jurisdiction(s)	City of Greeley		
Issue	Greeley owns and relies on two major water treatment facilities—Bellvue and Boyd, located in Larimer County. These plants currently lack a direct transmission connection, leaving the system vulnerable to service disruptions if either plant is taken offline. Recent events like the Cameron Peak Fire have underscored the need for redundancy in water infrastructure to protect over 200,000 community members.		
Action Description	Construct the Gold Hill Transmission Pipeline to connect the Bellvue and Boyd treatment plants, enabling treated water to flow in both directions. This will close the transmission gap, reduce reliance on pumping, and allow for flexible water routing during emergencies. The project also supports regional water sharing and operational efficiency across the northern Colorado region.		
Lead Agency	Greeley Water and Sewer	**Support Agencies**	Greeley Office of Emergency Management
Target Completion Date	60 Months		
Potential Funding Sources	Local Budget; Local Capital Improvement Budget; Municipal Bond Issue; FEMA HMGP; Colorado Department of Local Affairs (DOLA) Resilience Planning Grants;	**Expected Cost (if Known)**	$21,000,000
Progress Milestones	Casing installed under Hwy 257 in 2024, project can proceed without closing highway		

Greeley 14	Wetland and Riparian Habitat Restoration		
Project Name	Wetland and Riparian Habitat Restoration		
Action Type	Natural Resource Protection Activities	**Goals and Objectives Addressed**	2A, 2C, 2D
Lifeline(s) Addressed	Water systems		
Priority	Medium	**Hazards Addressed**	Soil and Flood
Jurisdiction(s)	City of Greeley		
Issue	Decades of channelization, urban development, and the spread of invasive vegetation have significantly degraded Greeley's natural wetlands and riparian corridors. Between 1950 and 2019, the Cache la Poudre River within city limits lost nearly 15% of its length, leading to increased sediment transport, downstream flooding, and bank erosion. These changes have diminished aquatic habitat quality and disrupted vital wetland ecosystems essential to the region's environmental health and flood resilience.		
Action Description	Implement a multi-phase restoration initiative focused on the most degraded sections of agricultural ditches the Cache la Poudre River and its adjacent wetlands. The project will begin with detailed mapping of erosion hotspots and areas of habitat loss, followed by the removal of invasive species and the application of targeted bank stabilization techniques. Restoration efforts will include replanting native cottonwoods, willows, and wetland grasses, as well as reintroducing natural river meanders and overflow zones to restore hydrologic function and ecosystem balance. This effort supports Greeley's broader ecological, flood mitigation, and recreational goals.		
Lead Agency	Greeley Culture Parks and Recreation	**Support Agencies**	Greeley: Public Works & Transportation; West Greeley Conservation District; Coalition for the Poudre River Watershed
Target Completion Date	60 Months		
Potential Funding Sources	Local Budget; FEMA HMGP; Colorado Department of Local Affairs (DOLA) Resilience Planning Grants;	**Expected Cost (if Known)**	$10,000,000
Progress Milestones	n/a		

Greeley 15	Bridge Assessments		
Project Name	Bridge Assessments		
Action Type	Structural Projects	**Goals and Objectives Addressed**	1B, 3A, 3B
Lifeline(s) Addressed	Transportation		
Priority	Medium	**Hazards Addressed**	Earthquake
Jurisdiction(s)	City of Greeley		
Issue	Highway 85 and Highway 34 bridges serve as vital transportation arteries for Greeley and surrounding jurisdictions. However, years of exposure to traffic vibration, urban encampments, and fluctuating river flows have compromised structural components. These conditions heighten vulnerability to seismic events and high-flow scenarios, posing risks to public safety and emergency access.		
Action Description	Initiate a comprehensive bridge assessment program targeting Highway 85 and 34 crossings. Key activities include structural inspections using LiDAR and ground-penetrating radar. Seismic modeling and stress testing under projected earthquake scenarios. Hydrologic analysis of river flow impacts on substructure integrity. Documentation of under-bridge activity and its effects on load-bearing elements. Development of retrofit designs and maintenance schedules. This action supports Greeley's transportation resilience goals and aligns with CDOT's statewide bridge safety initiatives.		
Lead Agency	Greeley Public Works & Transportation	**Support Agencies**	Greeley: Colorado Department of Transportation (CDOT); Police Department; Office of Emergency Management
Target Completion Date	60 Months		
Potential Funding Sources	Local Budget; Local Capital Improvement Budget; Municipal Bond Issue; FEMA PDM Grant; Colorado Department of Local Affairs (DOLA) Infrastructure Grants	**Expected Cost (if Known)**	$2,000,000
Progress Milestones	n/a		

Greeley 16	Historical Building Protection		
Project Name	Historical Building Protection		
Action Type	Preventative Activities	**Goals and Objectives Addressed**	1C,3A,3B,4C
Lifeline(s) Addressed	Safety and Security, Health and Medical		
Priority	Medium	**Hazards Addressed**	Public Health Hazards
Jurisdiction(s)	City of Greeley		
Issue	The historic buildings in Greeley are highly visited by the public and longtime standing cultural sites. Each site contains valuable cultural artifacts and irreplaceable materials. Aging pipes within the structures have experienced occasional leaks, which if undetected or uncontrolled may cause black mold formation or compromise the building's structural integrity. Remodels in historic recognized building often involve additional regulations/cost when updated in accordance with the U.S. Department of Interior.		
Action Description	Install a system of smart leak detection sensors paired with automatic shut-off valves in the plumbing infrastructure of the historic property. These tools will provide real-time alerts and automatic water supply interruption in the event of a leak, reducing the risk of uncontrolled discharge. This action will preserve cultural heritage, prevent repetitive loss, and support long-term community resilience.		
Lead Agency	Greeley Culture Parks and Recreation	**Support Agencies**	Greeley Public Works & Transportation
Target Completion Date	60 Months		
Potential Funding Sources	Local Budget; Local Capital Improvement Budget; FEMA (HMGP); Colorado State Historical Fund; Colorado Resiliency Office – Technical Assistance Grants; Colorado Energy/Mineral Impact Assistance Fund (EIAF)	**Expected Cost (if Known)**	$500,000
Progress Milestones	n/a		

Greeley 17	Continuity of Operations Plan		
Project Name	Continuity of Operations Plan		
Action Type	Emergency Services Activities	**Goals and Objectives Addressed**	1A; 2B; 3C; 4A
Lifeline(s) Addressed	Safety and Security; Communications; Transportation; Energy		
Priority	High	**Hazards Addressed**	All
Jurisdiction(s)	City of Greeley		
Issue	The City of Greeley's Continuity of Operations Plan (COOP) is outdated and no longer reflects the city's expanded departmental structure, critical functions, or evolving hazard landscape. Maintaining an up-to-date COOP is essential to ensuring continuity of government and the delivery of vital services during emergencies. However, due to the plan's complexity and limited staffing and resources within the Office of Emergency Management, completing a comprehensive update internally is not feasible. A full modernization effort will require significant coordination across departments and engagement to ensure alignment with current state and federal standards.		
Action Description	Develop and issue a Request for Proposals (RFP) to lead a comprehensive, citywide update of the Continuity of Operations Plan (COOP). The project scope will include conducting hazard-informed audits, interdepartmental risk assessments, essential functions mapping, and dependency modeling to identify critical operational linkages. Final deliverables will include a validated and modernized COOP document, training sessions for departmental leadership, and an implementation timeline with defined revision triggers to ensure long-term plan maintenance and relevance.		
Lead Agency	City of Greeley Office of Emergency Management	**Support Agencies**	Greeley: Information Technology; Human Resources; Legal
Target Completion Date	60 Months		
Potential Funding Sources	Local Budget; Colorado DHSEM Resilience Grant	**Expected Cost (if Known)**	$225,000
Progress Milestones	n/a		

Greeley 18	Highway 34 Overpasses		
Project Name	Highway 34 Overpasses		
Action Type	Structural Projects	**Goals and Objectives Addressed**	1A; 1C; 3A; 3C
Lifeline(s) Addressed	Transportation; Safety and Security		
Priority	High	**Hazards Addressed**	Hazardous Materials
Jurisdiction(s)	City of Greeley		
Issue	The intersections at Hwy 34 and 35th/47th Avenues are among the most congested and crash-prone in Greeley. At-grade crossings pose significant risks for pedestrians, cyclists, traffic accidents, and roadway hazardous material incidents. The current configuration limits emergency response and transportation mobility.		
Action Description	Construct grade-separated interchanges at 35th and 47th Avenues along Hwy 34. The 35th Avenue interchange will use a tight diamond with parclo-loop configuration; the 47th Avenue interchange will adopt a diverging diamond design. These upgrades will eliminate traffic signals, improve emergency access, reduce crash rates, and support multimodal transit integration. The project includes pedestrian tunnels, safety, ADA compliance, and a regional mobility hub at Centerplate. First and final mile enhancements will be explored to create a safe experience when accessing the mobility hub.		
Lead Agency	Greeley Public Works & Transportation	**Support Agencies**	Colorado Department of Transportation; Greeley Office of Emergency Management; Greeley Community Development
Target Completion Date	60 Months		
Potential Funding Sources	Local Budget; Municipal Bond Issue; Federal INFRA Grant	**Expected Cost (if Known)**	$117,500,000 Total • $47M for 35th Avenue interchange • $45M for 47th Avenue interchange • $25M for mobility hub and pedestrian tunnel
Progress Milestones	n/a		

Greeley 19	Tornado Shelter Assessment		
Project Name	Tornado Shelter Assessment		
Action Type	Emergency Services Activities	**Goals and Objectives Addressed**	1A; 2B; 4A; 4C
Lifeline(s) Addressed	Safety and Security		
Priority	Medium	**Hazards Addressed**	Tornado; High Wind; Severe Winter Storms/Extreme Cold
Jurisdiction(s)	City of Greeley		
Issue	Greeley faces elevated tornado risk with no centralized or certified registry of hardened shelter locations in public infrastructure. Additionally, high-attendance public events such as the Greeley Stampede, Arts Picnic, and Blues Fest currently operate without designated, engineer-certified safe refuge zones. This gap poses significant life safety risks during severe storm events at a large gathering. Integration of weather-safe shelter access into event planning, supported by structural certification and visible signage, should be prioritized.		
Action Description	Launch a targeted engineering assessment of existing public-use structures across high-occupancy venues and municipal properties to determine their viability as certified tornado shelters. This includes a comprehensive review by licensed structural engineers of buildings frequently used during large public events for conformance with FEMA P-361 and ICC-500 shelter standards. The assessment will identify structurally sound locations suitable for temporary refuge. Recommend retrofits or reinforcements for marginally compliant structures. Establish a GIS-based registry of certified shelter sites. Integrate designated safe areas into local event planning protocols. Add signage at each certified location.		
Lead Agency	Greeley Public Works & Transportation	**Support Agencies**	Greeley: Office of Emergency Management, Culture Parks and Recreation
Target Completion Date	60 Months		
Potential Funding Sources	Local Budget; Local Capital Improvement Budget; Municipal Bond Issue; Colorado DHSEM Planning Grant; FEMA HMGP	**Expected Cost (if Known)**	$5,000,000
Progress Milestones	n/a		

Greeley 20	Network 2.0 Upgrades		
Project Name	Network 2.0 Upgrades		
Action Type	Emergency Services Activities	**Goals and Objectives Addressed**	1B; 3A; 3B; 4A
Lifeline(s) Addressed	Safety and Security, Communications, Government Services		
Priority	High	**Hazards Addressed**	Cyber Attack
Jurisdiction(s)	City of Greeley		
Issue	Greeley faces heightened threats from cyber actors with advanced tactics and techniques utilizing Microsoft's shared environment and utilizing Artificial Intelligence to create realistic and targeted malicious attacks. The current network was designed before these types of attacks existed and has a flat topology allowing attackers the ability for lateral movement to critical infrastructure. The IT Infrastructure Division performed a network assessment and gap analysis to determine enhanced security utilizing artificial intelligence and zero-trust principles.		
Action Description	The gap analysis identified the HPE Aruba Network ecosystem as an optimal solution with the following focus areas: AI to optimize network performance, enhance security, and streamline operations. A security-first approach, implementing zero-trust principles and providing tools for securing devices and data. Solutions that extend from the network edge to the cloud, across wired, wireless, and SD-WAN networks.		
Lead Agency	Greeley Information Technology	**Support Agencies**	City of Greeley Office of Emergency Management
Target Completion Date	9 Months		
Potential Funding Sources	Local Budget; State Cybersecurity Grant Program; FEMA Pre-Disaster Mitigation Grant	**Expected Cost (if Known)**	$1,000,000
Progress Milestones	n/a		

Greeley 21	Cyber Resilience Program		
Project Name	Cyber Resilience Program		
Action Type	Emergency Services Activities	**Goals and Objectives Addressed**	1B, 3A, 3B, 4A
Lifeline(s) Addressed	Safety and Security, Communications, Government Services		
Priority	High	**Hazards Addressed**	Cyber Attack
Jurisdiction(s)	City of Greeley		
Issue	Greeley faces increasing cybersecurity threats from malicious actors exploiting Microsoft's shared environment and artificial intelligence to conduct sophisticated, targeted attacks. The city's current defense systems provide visibility within the M365 cloud but lack comprehensive on-premises monitoring, resulting in critical gaps in log collection, lateral movement detection, privilege-escalation alerts, and vulnerability management. These deficiencies increase the risk of undetected intrusions and delayed incident response.		
Action Description	The City of Greeley's Information Technology Department, through its Cybersecurity Division, conducted a comprehensive risk assessment and data sensitivity analysis to evaluate network protection standards. The resulting gap analysis identified critical needs, including implementation of a Security Information and Event Management (SIEM) system, Extended Detection and Response (XDR) capabilities, a robust Vulnerability Management program, and a 24/7 managed Security Operations Center (SOC) to strengthen real-time threat detection and response across the city's network infrastructure.		
Lead Agency	Greeley Information Technology	**Support Agencies**	Greeley Office of Emergency Management
Target Completion Date	60 Months		
Potential Funding Sources	Local Capital Improvement Budget; State Cybersecurity Grant Program	**Expected Cost (if Known)**	$300,000
Progress Milestones	n/a		

Greeley 22	Cloud-Based Identity Transition		
Project Name	Cloud-Based Identity Transition		
Action Type	Emergency Services Activities	**Goals and Objectives Addressed**	1B, 3A, B, 4A
Lifeline(s) Addressed	Safety and Security, Communications, Government Services		
Priority	High	**Hazards Addressed**	Cyber Attack
Jurisdiction(s)	City of Greeley		
Issue	Greeley faces escalating cybersecurity risks from increasingly sophisticated, AI-driven attacks exploiting vulnerabilities within Microsoft's shared environment. The city's current hybrid Azure configuration, which relies on on-premises Active Directory for primary authentication, limits rapid response to account compromises and expands the overall attack surface, increasing the potential for system intrusion and service disruption.		
Action Description	Transition from a hybrid Azure Active Directory (AD) configuration to a fully cloud-based Azure AD environment to eliminate dependency on on-premises infrastructure for identity management and remove a key vulnerability point. This migration will strengthen security through the implementation of Multi-Factor Authentication (MFA), conditional access policies, and zero-trust segmentation, enhancing protection for critical systems. Microsoft Intune will be used to streamline device management, enabling rapid remote configuration, policy enforcement, and patch deployment. The transition will also reduce opportunities for lateral movement during a security compromise, decreasing the overall attack surface. Additionally, it will improve incident response agility by allowing immediate account actions—such as disablement or creation—directly within the cloud, ensuring faster containment and recovery during cyber events.		
Lead Agency	Greeley Information Technology	**Support Agencies**	Greeley Office of Emergency Management
Target Completion Date	60 Months		
Potential Funding Sources	Local Budget; State Cybersecurity Grant Program; FEMA Pre-Disaster Mitigation Grant	**Expected Cost (if Known)**	$300,000
Progress Milestones	n/a		

Greeley 23	Trusted Domain Initiative		
Project Name	Trusted Domain Initiative		
Action Type	Emergency Services Activities	**Goals and Objectives Addressed**	1B; 3A; 3B; 4A
Lifeline(s) Addressed	Safety and Security, Communications, Government Services		
Priority	High	**Hazards Addressed**	Cyber Attack
Jurisdiction(s)	City of Greeley		
Issue	Greeley faces increasing cybersecurity risks from advanced, AI-driven campaigns designed to mimic legitimate communications and target city systems. The absence of a verified government domain increases the likelihood of phishing, impersonation, and misinformation. Adopting the .GOV domain would strengthen public trust, improve credibility, and enhance security by clearly identifying official city communications. Consolidating independent and unmonitored departmental websites under the primary GreeleyCO.gov domain would further reduce the city's attack surface, limit denial-of-service vulnerabilities, and prevent the creation of fraudulent or look-alike domains.		
Action Description	The City of Greeley has developed and soft-launched GreeleyCO.gov, which is currently undergoing internal and external testing, including redirect protocols from the legacy website. All departmental sites have been consolidated under this unified domain to centralize security controls, streamline management, and enhance resilience against denial-of-service (DoS) attacks. The next major phase will transition all city email accounts to the GreeleyCO.gov domain, following completion of the Azure AD migration to ensure a secure and seamless implementation.		
Lead Agency	Greeley Information Technology	**Support Agencies**	Greeley Office of Emergency Management
Target Completion Date	24 Months		
Potential Funding Sources	Local Budget; State Cybersecurity Grant Program	**Expected Cost (if Known)**	$250,000
Progress Milestones	Phase 1: Launched new GreeleyCO.gov site in mid-2025		

Greeley 24	Debris Management Plan		
Project Name	Debris Management Plan		
Action Type	Emergency Services Activities	**Goals and Objectives Addressed**	1, 2, 3, 4
Lifeline(s) Addressed	Safety and security; Transportation; Hazardous materials		
Priority	Medium	**Hazards Addressed**	Hail, Grass Fire, Tornado, Dam/Levee Incident, Flood, High Wind, Severe Winter Storms/Extreme Cold, Soil Hazards, Earthquake
Jurisdiction(s)	City of Greeley		
Issue	Greeley currently lacks a comprehensive Debris Management Plan, leaving the city unprepared to efficiently manage the large volumes of debris generated by natural disasters, severe storms, or other emergency events. Without a structured plan, debris removal operations can be delayed, resources may be misallocated, and public safety and recovery efforts can be compromised. Developing a formal Debris Management Plan is essential to ensure rapid, coordinated, and safe debris clearance, minimize environmental impacts, and support timely community recovery.		
Action Description	Develop a comprehensive Debris Management Plan to guide the City of Greeley in the rapid and coordinated removal, transport, and disposal of debris following natural disasters, severe storms, or other emergency events. A qualified contractor will be engaged to assist with plan development, bringing expertise in best practices, logistics, and regulatory compliance. The plan will be designed to adhere to all applicable state and federal regulations, both for the planning process and for the handling, storage, and disposal of debris, ensuring safe, efficient, and environmentally responsible operations during emergency response and recovery.		
Lead Agency	Greeley Office of Emergency Management	**Support Agencies**	Greeley Public Works and Transportation
Target Completion Date	60 Months		
Potential Funding Sources	Local Budget; Colorado DHSEM Resilience Grant; FEMA PDMG	**Expected Cost (if Known)**	$250,000
Progress Milestones	n/a		

Greeley 25	Sediment Control and Water Protection Project		
Project Name	Sediment Control and Water Protection Project		
Action Type	Natural Resource Protection Activities	**Goals and Objectives Addressed**	1, 2, 3, 4
Lifeline(s) Addressed	Water Systems		
Priority	Medium	**Hazards Addressed**	Grass Fire, Soil Hazards
Jurisdiction(s)	City of Greeley		
Issue	The 2020 Cameron Peak Fire left large areas of Greeley's watershed stripped of vegetation, increasing the risk of heavy sediment and debris washing into streams during storms. This sedimentation threatens the city's water supply, making treatment more difficult and costly. Preventing sediment from reaching the water supply is especially challenging in rugged, backcountry terrain, where traditional transportation methods for construction materials—such as vehicles, horses, or helicopters—are limited by accessibility, cost, or environmental impact. Innovative, sustainable approaches are needed to safely deliver materials for hazard mitigation structures that reduce sediment flow and protect water quality.		
Action Description	Implement a backcountry sediment mitigation project by constructing beaver-dam-like barriers in fire-affected areas of the watershed to slow sediment and debris from reaching streams. Due to the rugged terrain, innovative transportation methods will be used to deliver construction materials safely and efficiently. The project will follow best practices for hazard mitigation and environmental protection, ensuring barriers are strategically placed to reduce sediment flow, protect water quality, and enhance watershed resilience.		
Lead Agency	Greeley Water and Sewer	**Support Agencies**	Greeley Office of Emergency Management, Larimer Office of Emergency Management
Target Completion Date	60 Months		
Potential Funding Sources	Local Budget; Local Capital Improvement Budget; Colorado DHSEM Resilience Grant; FEMA PDMG; FEMA Mitigation Grant	**Expected Cost (if Known)**	$500,000
Progress Milestones	n/a		

Greeley 26	Pond Water Preservation Initiative			
Project Name	Pond Water Preservation Initiative			
Action Type	Natural Resource Protection Activities	**Goals and Objectives Addressed**	1A, 2B, 3C, 4C	
Lifeline(s) Addressed	Water Systems			
Priority	High	**Hazards Addressed**	Drought and Extreme Heat	
Jurisdiction(s)	City of Greeley in Larimer County			
Issue	Greeley's water holding ponds are experiencing significant water loss due to evaporation, reducing the volume of raw water available for treatment at city water plants. This loss not only decreases operational efficiency but also increases treatment costs and places additional strain on water resources, particularly during periods of drought or high temperatures. Implementing mitigation strategies is critical to conserving water, maintaining reliable supply, and supporting long-term resilience of the city's water system.			
Action Description	Implement a water evaporation mitigation project for Greeley's holding ponds to reduce water loss prior to treatment. Strategies may include installing floating covers or shade structures, applying surface treatments to limit evaporation, and optimizing pond management practices to maintain water levels efficiently. These measures will also help reduce algae growth, which can complicate water treatment processes. The project will conserve water, improve operational efficiency at treatment plants, and support the long-term sustainability and resilience of the city's water supply system.			
Lead Agency	Greeley Water and Sewer	**Support Agencies**	Greeley Office of Emergency Management, Larimer Office of Emergency Management	
Target Completion Date	60 Months			
Potential Funding Sources	Local Budget; Local Capital Improvement Budget; Colorado DHSEM Resilience Grant; FEMA PDMG; FEMA Mitigation Grant	**Expected Cost (if Known)**	$500,000	
Progress Milestones	n/a			

Table A-15 Town of Johnstown Mitigation Action Items

Johnstown 1	Stormwater Master Plan		
Project Name	Stormwater Master Plan		
Action Type	Emergency Services Activities	**Goals and Objectives Addressed**	1b, 2c
Lifeline(s) Addressed	Planning, Critical Infrastructure Development		
Priority	High	**Hazards Addressed**	Flooding, Dam/Levee Incident
Jurisdiction(s)	Town of Johnstown		
Issue	Planning, Critical Infrastructure Development		
Action Description	Finalize and adopt Stormwater Master Plan		
Lead Agency	Town of Johnstown Planning & Development	**Support Agencies**	n/a
Target Completion Date	6-12 Months		
Potential Funding Sources	Local	**Expected Cost (if Known)**	n/a
Progress Milestones	n/a		

Johnstown 2	Adopt Wildfire Resiliency Code		
Project Name	Adopt Wildfire Resiliency Code		
Action Type	Property Protection Activities	**Goals and Objectives Addressed**	1, 2, 3, 4
Lifeline(s) Addressed	Safety		
Priority	Medium	**Hazards Addressed**	Grass Fire
Jurisdiction(s)	Town of Johnstown, Loveland Fire Rescue, Front Range Fire Rescue		
Issue	Update and Adopt Wildfire Resiliency Code		
Action Description	Adopt Wildfire Resiliency Code		
Lead Agency	Town of Johnstown Planning & Development	**Support Agencies**	n/a
Target Completion Date	6-12 Months		
Potential Funding Sources	Local	**Expected Cost (if Known)**	n/a
Progress Milestones	n/a		

Johnstown 3	Adopt and Implement 2024 IBC and IFC Building Codes		
Project Name	Adopt and Implement 2024 IBC and IFC Building Codes		
Action Type	Preventative Activities	**Goals and Objectives Addressed**	1, 2, 3, 4
Lifeline(s) Addressed	Food, Hydration, & Shelter		
Priority	Medium	**Hazards Addressed**	Wildfire
Jurisdiction(s)	Town of Johnstown, Front Range Fire Rescue, Loveland Fire Rescue		
Issue	Current building code standards are out of date		
Action Description	Adopt and Implement 2024 IBC and IFC Codes		
Lead Agency	Town of Johnstown Planning & Development	**Support Agencies**	n/a
Target Completion Date	6-12 Months		
Potential Funding Sources	Local	**Expected Cost (if Known)**	n/a
Progress Milestones	n/a		

Johnstown 4	Develop and train on earthquake response protocols		
Project Name	Develop and train on earthquake response protocols		
Action Type	Emergency Services Activities	**Goals and Objectives Addressed**	1, 2, 3, 4
Lifeline(s) Addressed	Planning		
Priority	Low	**Hazards Addressed**	Earthquake
Jurisdiction(s)	Town of Johnstown		
Issue	Lack of action plan		
Action Description	Create and implement earthquake response plan		
Lead Agency	Town of Johnstown Planning & Development	**Support Agencies**	n/a
Target Completion Date	12 to 24 months		
Potential Funding Sources	Local	**Expected Cost (if Known)**	n/a
Progress Milestones	n/a		

Johnstown 5	Update landscaping standards in Development Code		
Project Name	Update landscaping standards in Development Code		
Action Type	Property Protection Activities	**Goals and Objectives Addressed**	1, 2, 3, 4
Lifeline(s) Addressed	Public Safety		
Priority	Medium	**Hazards Addressed**	Drought, Grass Fire
Jurisdiction(s)	Town of Johnstown		
Issue	Due to risk of drought and grass fire to structures there is a need for updated landscaping standards		
Action Description	Adopt new water-wise landscaping standards designed to reduce risks associated with drought and grass fire to structures in Town		
Lead Agency	Town of Johnstown Planning & Development	**Support Agencies**	n/a
Target Completion Date	12-24 Months		
Potential Funding Sources	Local, FEMA Hazard Mitigation Grant Program	**Expected Cost (if Known)**	n/a
Progress Milestones	n/a		

Johnstown 6	Create and launch community water conservation campaigns		
Project Name	Create and launch community water conservation campaigns		
Action Type	Public Information Activity	**Goals and Objectives Addressed**	1, 2, 3, 4
Lifeline(s) Addressed	Education		
Priority	Medium	**Hazards Addressed**	Drought, Grass Fire
Jurisdiction(s)	Town of Johnstown		
Issue	Materials are needed to educate the public		
Action Description	Launch townwide water conservation campaigns to enhance residents' awareness of water conservation practices to mitigate impacts from drought and grass fire.		
Lead Agency	Town of Johnstown Communications	**Support Agencies**	n/a
Target Completion Date	18-36 Months		
Potential Funding Sources	Local, FEMA Hazard Mitigation Grant Program	**Expected Cost (if Known)**	n/a
Progress Milestones	n/a		

Johnstown 7	Integrate requirements for shaded areas in new development into land use code		
Project Name	Integrate requirements for shaded areas in new development into land use code		
Action Type	Natural Resource Protection Activities	**Goals and Objectives Addressed**	1, 2, 3, 4
Lifeline(s) Addressed	Health & Medical, Safety & Security		
Priority	Low	**Hazards Addressed**	Extreme Heat
Jurisdiction(s)	Town of Johnstown		
Issue	Issues with land codes		
Action Description	Amend land use code to require shaded areas in all new developments		
Lead Agency	Town of Johnstown Planning & Development	**Support Agencies**	n/a
Target Completion Date	24-36 Months		
Potential Funding Sources	Local	**Expected Cost (if Known)**	n/a
Progress Milestones	n/a		

Johnstown 8	Integrate technology (GIS) for road salt/sand reserves		
Project Name	Integrate technology (GIS) for road salt/sand reserves		
Action Type	Preventative Activities	**Goals and Objectives Addressed**	1, 2, 3, 4
Lifeline(s) Addressed	Transportation		
Priority	High	**Hazards Addressed**	Severe Winter Storms/Extreme Cold
Jurisdiction(s)	Town of Johnstown		
Issue	Integrate technology (GIS) for road salt/sand reserves		
Action Description	Use GIS based technology and software to monitor route and material data for winter storm preparation		
Lead Agency	Town of Johnstown Public Works	**Support Agencies**	n/a
Target Completion Date	12-18 Months		
Potential Funding Sources	Local	**Expected Cost (if Known)**	n/a
Progress Milestones	n/a		

Johnstown 9	Update Transportation Master Plan		
Project Name	Update Transportation Master Plan		
Action Type	Emergency Services Activities	**Goals and Objectives Addressed**	1, 2, 3, 4
Lifeline(s) Addressed	Transportation		
Priority	Medium	**Hazards Addressed**	Hazardous Materials
Jurisdiction(s)	Town of Johnstown		
Issue	Update Plan		
Action Description	Adopt an updated Transportation Master Plan		
Lead Agency	Town of Johnstown Planning & Development, Colorado Department of Transportation	**Support Agencies**	n/a
Target Completion Date	18 Months		
Potential Funding Sources	Local, US Department of Transportation ROUTES, US Department of Transportation Build America Bureau for Innovative Project Financing, US Department of Transportation Better Utilizing Investments to Leverage Development (BUILD) Grant	**Expected Cost (if Known)**	n/a
Progress Milestones	n/a		

Johnstown 10	Conduct a Resilience Study		
Project Name	Conduct a Resilience Study		
Action Type	Emergency Services Activities, Property Protection Activities	**Goals and Objectives Addressed**	1, 2, 3, 4
Lifeline(s) Addressed	Safety & Security		
Priority	Medium	**Hazards Addressed**	All profiled hazards – Agricultural Hazards, Cyber Attack, Hail, Grass Fire, Drought, Public Health Hazards, Lightning, Hazardous Materials, Tornado, Dam/Levee Incidents, Flood, High Wind, Severe Winter Storms/Extreme Cold, Extreme Heat, Soil Hazards, Earthquake
Jurisdiction(s)	Town of Johnstown, Front Range Fire Rescue, Loveland Fire Rescue		
Issue	Public education needed		
Action Description	Conduct a resilience study for evaluation of critical facilities, redundancies, etc.		
Lead Agency	Town of Johnstown Planning & Development	**Support Agencies**	n/a
Target Completion Date	24-48 Months		
Potential Funding Sources	Local, FEMA Hazard Mitigation Grant Program	**Expected Cost (if Known)**	n/a
Progress Milestones	n/a		

Johnstown 11	Participate in 2031 Hazard Mitigation Plan Updates for Weld and Larimer Counties		
Project Name	Participate in 2031 Hazard Mitigation Plan Updates for Weld and Larimer Counties		
Action Type	Emergency Services Activities	**Goals and Objectives Addressed**	1, 2, 3, 4
Lifeline(s) Addressed	Safety & Security		
Priority	High	**Hazards Addressed**	All profiled hazards – Agricultural Hazards, Cyber Attack, Hail, Grass Fire, Drought, Public Health Hazards, Lightning, Hazardous Materials, Tornado, Dam/Levee Incidents, Flood, High Wind, Severe Winter Storms/Extreme Cold, Extreme Heat, Soil Hazards, Earthquake
Jurisdiction(s)	Town of Johnstown, Weld County		
Issue	Updated HMP		
Action Description	Continue to be a participating jurisdiction in future hazard mitigation updates for Weld County and Larimer County		
Lead Agency	Town of Johnstown Planning & Development, Town of Johnstown Town Manager, Weld County Office of Emergency Management, Larimer County Office of Emergency Management	**Support Agencies**	n/a
Target Completion Date	12-60 Months		
Potential Funding Sources	Local	**Expected Cost (if Known)**	n/a
Progress Milestones	n/a		

Johnstown 12	Integrate GIS mapping technology into the Town's development process		
Project Name	Integrate GIS mapping technology into the Town's development process		
Action Type	Property Protection Activities, Floodplain Management Regulation/Current & Future Conditions	**Goals and Objectives Addressed**	1, 2, 3, 4
Lifeline(s) Addressed	Food, Hydration & Shelter, Health & Medical, Energy, Communications, Transportation, Water Systems		
Priority	Medium	**Hazards Addressed**	All profiled hazards – Agricultural Hazards, Cyber Attack, Hail, Grass Fire, Drought, Public Health Hazards, Lightning, Hazardous Materials, Tornado, Dam/Levee Incidents, Flood, High Wind, Severe Winter Storms/Extreme Cold, Extreme Heat, Soil Hazards, Earthquake
Jurisdiction(s)	Town of Johnstown		
Issue	Maps needed to identify hazards		
Action Description	Use GIS technology to map hazard risks for long-range planning, infrastructure, natural space, and education		
Lead Agency	Town of Johnstown Planning & Development	**Support Agencies**	n/a
Target Completion Date	24-36 Months		
Potential Funding Sources	Local	**Expected Cost (if Known)**	n/a
Progress Milestones	n/a		

Johnstown 13	Create a list of “shovel-ready” mitigation projects for integration into Capital Improvement Plan		
Project Name	Create a list of “shovel-ready” mitigation projects for integration into Capital Improvement Plan		
Action Type	Structural Projects	**Goals and Objectives Addressed**	1, 2, 3, 4
Lifeline(s) Addressed	Food, Hydration, & Shelter, Transportation		
Priority	Low	**Hazards Addressed**	All profiled hazards – Agricultural Hazards, Cyber Attack, Hail, Grass Fire, Drought, Public Health Hazards, Lightning, Hazardous Materials, Tornado, Dam/Levee Incidents, Flood, High Wind, Severe Winter Storms/Extreme Cold, Extreme Heat, Soil Hazards, Earthquake
Jurisdiction(s)	Town of Johnstown		
Issue	Capital improvement plan is needed		
Action Description	Integrate shovel ready mitigation projects with a Capital Improvement Plan.		
Lead Agency	Town of Johnstown Planning & Development	**Support Agencies**	n/a
Target Completion Date	36-48 Months		
Potential Funding Sources	Local	**Expected Cost (if Known)**	n/a
Progress Milestones	n/a		

Table A-16 Town of Keenesburg Mitigation Action Items

Keenesburg-1	Animal Disease Reduction		
Project Name	Animal disease reduction		
Action Type	Preventative Activities	**Goals and Objectives Addressed**	All
Lifeline(s) Addressed	Food, Hydration, Shelter		
Priority	High	**Hazards Addressed**	Agricultural Hazards
Jurisdiction(s)	Town of Keenesburg		
Issue	Colorado and Weld County were hit very hard in 2022 and 2024 by High Path Avian Influenzas. Several large egg laying facilities were hit with HPAI in 2022 requiring euthanasia of the chickens at the facilities. In 2024 we had another round of HPAI, this on showed the spread to cattle and livestock workers, however, no works ever tested positive for HPAI. This issue also applies to Dairy Farms and the Biosecurity needed for their farms.		
Action Description	Update Animal Response plans for Weld County, Include a Biosecurity component specific to action for going onto and off of a possible infected property. Coordinate with Weld Public Health and Environment on training for proper PPE for going onsite to investigate an incident. Coordinate with the Depart. of Ag for training and workshops for management teams. Coordinate with the Extension Office to provide education materials to 4H members and share the information to the Ag Community.		
Lead Agency	Weld County Office of Emergency Management	**Support Agencies**	Weld County Public Health and Environment, Weld County-Colorado State University Extension Office, Colorado Department of Agriculture, Colorado Department of Homeland Security and Emergency Management, Colorado Department of Public Health and Environment
Target Completion Date	12 to 60 months		
Potential Funding Sources	Weld County General Fund, DHSEM Grant, Colorado Department of Agriculture Grant	**Expected Cost (if Known)**	n/a
Progress Milestones	1. Update Animal Response Plan, 2. Provide training for proper PPE, 3. Provide education to 4-H members and agricultural community on identification and response.		

Keenesburg-2	Cybersecurity Planning		
Project Name	Cybersecurity planning		
Action Type	Preventative Activities, Property Protection Activities	**Goals and Objectives Addressed**	2a, 2c
Lifeline(s) Addressed	Safety & Security, Communications		
Priority	Medium	**Hazards Addressed**	Cyber Attack
Jurisdiction(s)	Town of Keenesburg		
Issue	Mitigate cyber risks and create a recovery plan		
Action Description	Create an incident response plan to guide response and recovery in the event of a cyber attack or other loss or exfiltration of data.		
Lead Agency	Town of Keenesburg Town Manager	**Support Agencies**	Third Party IT Services Vendor
Target Completion Date	12 – 48 months		
Potential Funding Sources	Annual Town Budget	**Expected Cost (if Known)**	Staff time
Progress Milestones	Initial stakeholder meeting and planning session, second stakeholder meeting for plan refinement, plan publication, plan testing and evaluation		

Keenesburg-3	Procure Know Be4 Subscription		
Project Name	Procure Know Be4 Subscription		
Action Type	Preventative Activities, Property Protection Activities	**Goals and Objectives Addressed**	2a, 2c
Lifeline(s) Addressed	Safety & Security, Communications		
Priority	Low to Medium	**Hazards Addressed**	Cyber Attack
Jurisdiction(s)	Town of Keenesburg		
Issue	Most cyber events can be traced to the human element. We will train and test Town staff in basic cyber security best practices to avert some human risks to data security and systems.		
Action Description	The Town will acquire a subscription to KnowBe4, a commercial cyber security software. The software simulates phishing attacks that the Town will use to test and educate staff how to avoid typical cyber risks of ransomware, spam, phishing and malware.		
Lead Agency	Town of Keenesburg Town Manager	**Support Agencies**	CIRSA
Target Completion Date	12 to 18 months		
Potential Funding Sources	Annual Town Budget	**Expected Cost (if Known)**	n/a
Progress Milestones	Acquisition and implementation		

Keenesburg-4	Develop Public Safety and Community Hazard Outreach and Education Program		
Project Name	Develop Public Safety and Community Hazard Outreach and Education Program		
Action Type	Public Information Activity	**Goals and Objectives Addressed**	1a, 3b, 3c
Lifeline(s) Addressed	All		
Priority	High	**Hazards Addressed**	All profiled hazards: Agricultural Hazards, Cyber Attack, Hail, Grass Fire, Drought, Public Health Hazards, Lightning, Hazardous Materials, Tornado, Dam/Levee Incident, Flood, High Wind, Severe Winter Storms/Extreme Cold, Extreme Heat, Soil Hazards, Earthquake
Jurisdiction(s)	Town of Keenesburg		
Issue	Educate Town residents as a measure to equip them with knowledge to reduce their personal risk in order to increase the resilience of the Town, overall, to all hazards profiled in this plan.		
Action Description	The Town will increase public awareness of local hazards and community preparedness through multiple channels of outreach and communication. The Town will leverage social media, newsletters, community events and community messaging systems to repeatedly expose citizens and visitors to preparedness, mitigation, and resilience education. The Town will leverage real-time communication tools to keep the public informed in the event of actual hazardous events.		
Lead Agency	Southeast Weld Fire Protection District	**Support Agencies**	Weld County Office of Emergency Management
Target Completion Date	12 to 60 months		
Potential Funding Sources	Town Annual Budget	**Expected Cost (if Known)**	Staff time and Town-owned tools
Progress Milestones	n/a		

Keenesburg-5	Improve stormwater drainage along Kiser Street		
Project Name	Kiser Street Drainage		
Action Type	Structural Project	**Goals and Objectives Addressed**	2c
Lifeline(s) Addressed	Safety, Transportation		
Priority	Low to Medium	**Hazards Addressed**	Flood
Jurisdiction(s)	Town of Keenesburg		
Issue	The project will address poor drainage and localized flooding near WCR 59 and Kiser Avenue		
Action Description	The Town will address localized flooding that sometimes occurs during storms by redirecting storm water and installing curb and gutter and storm drains.		
Lead Agency	Town of Keenesburg Public Works	**Support Agencies**	n/a
Target Completion Date	12 to 24 months		
Potential Funding Sources	Town Capital Fund	**Expected Cost (if Known)**	$1,000,000
Progress Milestones	Project design/engineering, award, construction, completion		

Keenesburg-6	Develop Public Safety Messaging and Mitigation Processes to Reduce Grass Fire Risk		
Project Name	Develop Public Safety Messaging and Mitigation Processes to Reduce Grass Fire Risk		
Action Type	Preventative Activities, Property Protection Activities, Natural Resource Protection Activities, Public Information Activity	**Goals and Objectives Addressed**	All
Lifeline(s) Addressed	Safety & Security, Shelter		
Priority	Low	**Hazards Addressed**	Grass Fire
Jurisdiction(s)	Town of Keenesburg		
Issue	The Town is flanked by agricultural land that during certain weather/seasons is combustible.		
Action Description	The Town will coordinate with the local fire district to develop public safety messaging and mitigation processes in the event of a range fire.		
Lead Agency	Southeast Weld Fire Protection District	**Support Agencies**	Weld County Office of Emergency Management, Weld County Sheriff's Office
Target Completion Date	12 to 60 months		
Potential Funding Sources	Town Operating Budget	**Expected Cost (if Known)**	Staff time
Progress Milestones	n/a		

Keenesburg-7	Acquire HailSens360		
Project Name	Acquire HailSens360		
Action Type	Property Protection Activities	**Goals and Objectives Addressed**	All
Lifeline(s) Addressed	Safety & Security, Communication		
Priority	Medium	**Hazards Addressed**	Hail
Jurisdiction(s)	Town of Keenesburg		
Issue	Hail is one of four hazards that, among those profiled in this plan, pose the highest risk to the Town of Keenesburg and its residents		
Action Description	Acquire and deploy HailSens360, a hailstorm early warning system. The system can provide up to 90 minutes advanced notice of encroaching hailstorms. In turn, the Town can push notice to the community advising them to protect assets and seek shelter.		
Lead Agency	Town of Keenesburg Town Manager	**Support Agencies**	n/a
Target Completion Date	12 to 18 months		
Potential Funding Sources	Town Annual Budget	**Expected Cost (if Known)**	Included in Town's risk pool coverages
Progress Milestones	Acquisition, Deployment		

Table A-17 Town of Kersey Mitigation Action Items

Kersey-1	Clark Street Flood Control Interceptor Project		
Project Name	Clark Street Flood Control Interceptor Project		
Action Type	Structural Projects	**Goals and Objectives Addressed**	3
Lifeline(s) Addressed	Safety & Security; Food, Water & Shelter; Transportation		
Priority	High	**Hazards Addressed**	Flood
Jurisdiction(s)	Town of Kersey		
Issue	Project will address a flood hazard affecting the community along Clark Street. This hazard can produce significant property damages due to flooding and can affect the travelling public as well.		
Action Description	Project will address a flood hazard affecting the community along Clark Street. This hazard can produce significant property damages due to flooding and can affect the travelling public as well.		
Lead Agency	Town of Kersey Public Works	**Support Agencies**	Colorado Department of Homeland Security and Emergency Management
Target Completion Date	12 to 24 months		
Potential Funding Sources	Local, FEMA Hazard Mitigation Grant Program	**Expected Cost (if Known)**	$2,200,000
Progress Milestones	2025 – Design; 2026 - Construction		

Kersey-2	Campbell Street Flood Control Interceptor Project		
Project Name	Campbell Street Flood Interceptor Project		
Action Type	Structural Projects	**Goals and Objectives Addressed**	1, 3, and 4
Lifeline(s) Addressed	Safety & Security; Food, Water & Shelter; Transportation		
Priority	High	**Hazards Addressed**	Flood
Jurisdiction(s)	Town of Kersey		
Issue	Project will address a flood hazard affecting the community along Campbell Street. This hazard can produce significant property damages due to flooding and can affect the travelling public as well.		
Action Description	Improve stormwater drainage along Campbell Street in order to reduce street flooding risk and property damages to nearby structures.		
Lead Agency	Town of Kersey Public Works	**Support Agencies**	Colorado Department of Homeland Security and Emergency Management
Target Completion Date	12 to 24 months		
Potential Funding Sources	Local, FEMA Hazard Mitigation Grant Program	**Expected Cost (if Known)**	Design: $253,000 HMGP Application: $2,000,000
Progress Milestones	Design – 2027 (to provide a “shovel-ready” construction project)		

Kersey-3	McIntyre Street Flood Control Interceptor Project		
Project Name	McIntyre Street Flood Control Interceptor Project		
Action Type	Structural Project	**Goals and Objectives Addressed**	1, 3, and 4
Lifeline(s) Addressed	Safety & Security, Food, Water & Shelter, Transportation		
Priority	High	**Hazards Addressed**	Flood
Jurisdiction(s)	Town of Kersey		
Issue	Project will address a flood hazard affecting the community along McIntyre Street. This hazard can produce significant property damages due to flooding and can affect the travelling public as well.		
Action Description	Improve stormwater drainage along McIntyre Street in order to reduce street flooding risk and property damages to nearby structures.		
Lead Agency	Town of Kersey Public Works	**Support Agencies**	Colorado Department of Homeland Security and Emergency Management
Target Completion Date	12 to 60 months		
Potential Funding Sources	Local, FEMA Hazard Mitigation Grant Program	**Expected Cost (if Known)**	Design: $253,000 HMGP Application: $2,000,000
Progress Milestones	Design: 2029 (to provide a “shovel-ready” construction project)		

Kersey-4	Community Preparedness Education Initiative		
Project Name	Community Preparedness Education Initiative		
Action Type	Public Information Activity	**Goals and Objectives Addressed**	1, 3, and 4
Lifeline(s) Addressed	Safety & Security, Food, Water & Shelter, Transportation, Communication		
Priority	High	**Hazards Addressed**	Drought, Earthquake, Soil Hazards, Extreme Heat, Flood, Hail, Lightning, Severe Winter Storms/Extreme Cold, High Wind, Tornado, Public Health Hazards, Hazardous Materials
Jurisdiction(s)	Town of Kersey		
Issue	There are many emergency management issues that need to be reinforced with public education so that citizens know what risks they face, what protective actions they can take, and what government programs are in place to assist them.		
Action Description	Integrate elements of the 2026 Weld County Hazard Mitigation Plan into the Town's Comprehensive Plan and use the Town Newsletter as a vehicle to implement a community preparedness education initiative to enhance the resilience and awareness of residents against hazards.		
Lead Agency	Town of Kersey Planning	**Support Agencies**	Weld County Office of Emergency Management, Platte Valley Fire District
Target Completion Date	12 to 60 months		
Potential Funding Sources	Local, Colorado Department of Local Affairs Grant, FEMA Hazard Mitigation Grant Program	**Expected Cost (if Known)**	$2,500
Progress Milestones	Since 2009, Weld County OEM and many participating jurisdictions have continued to make public preparedness outreach and education a priority. The Town of Kersey will continue to work with Weld County OEM on community preparedness education and hazard identification.		

Kersey-5	Update Comprehensive Plan and Land Use Code		
Project Name	Update Comprehensive Plan and Land Use Code		
Action Type	Floodplain Management Regulation/Current & Future Conditions, Property Protection Activities	**Goals and Objectives Addressed**	1 and 4
Lifeline(s) Addressed	Safety & Security, Food, Water & Shelter, Transportation		
Priority	High	**Hazards Addressed**	Flood, Drought, Soil Hazards, Severe Winter Storms/Extreme Cold, Extreme Heat, Public Health Hazards
Jurisdiction(s)	Town of Kersey		
Issue	Kersey's strategic plan was updated last year. As Kersey continues to grow, staff will look to amend the plan as appropriate.		
Action Description	Through integration of the 2020 Colorado Resiliency Framework and the 2026 Weld County Hazard Mitigation Plan, strategies to help the Town adapt to future hazard impacts will be integrated into its Comprehensive Plan, and will be used to inform enhanced land use codes.		
Lead Agency	Town of Kersey Planning	**Support Agencies**	Weld County Planning & Development Services, First Responder Agencies
Target Completion Date	12 to 60 months		
Potential Funding Sources	Local, Colorado Department of Local Affairs Grant	**Expected Cost (if Known)**	Staff time as needed
Progress Milestones	Applied for a DOLA grant in August 2022, notified that Kersey will receive $62,500 in November 2022, entered into a contract with DOLA in the beginning of 2023.		

Kersey-6	Implement Colorado Raw Water Study Into Town Planning Framework		
Project Name	Implement Colorado Raw Water Study into Town Planning Framework		
Action Type	Preventative Activities	**Goals and Objectives Addressed**	1, 4
Lifeline(s) Addressed	Safety & Security, Food, Water, & Shelter		
Priority	High	**Hazards Addressed**	Public Health Hazards, Drought
Jurisdiction(s)	Town of Kersey		
Issue	Kersey is entirely dependent upon Weld Central Water and its one input into town.		
Action Description	Integrate findings from Colorado Raw Water Study into the Town's planning framework as a guide to enhance Kersey's long-term resilience. It will include strategies that will help the community adapt to future challenges including disasters and climate change while enhancing our natural systems and, economy and quality of life. The project provides the opportunity to actively engage and educate the community about the challenges we face.		
Lead Agency	Town of Kersey Planning	**Support Agencies**	Weld County Public Works, First Responder Agencies
Target Completion Date	12 to 60 months		
Potential Funding Sources	Local, Colorado Department of Local Affairs Grant	**Expected Cost (if Known)**	Staff time
Progress Milestones	Applied for a DOLA grant in August 2022, notified that Kersey will receive funding in November 2022, entered into a contract with DOLA in the beginning of 2023. Staff is continuing to research raw water sources.		

Kersey-7	Adopt and Implement 2024 IBC Standards		
Project Name	Adopt and Implement 2024 IBC Standards		
Action Type	Property Protection Activities	**Goals and Objectives Addressed**	1
Lifeline(s) Addressed	Safety & Security, Food, Water & Shelter		
Priority	High	**Hazards Addressed**	Hail, Grass Fire, Lightning, Tornado, Dam/Levee Incidents, Flood, High Wind, Severe Winter Storms/Extreme Cold, Extreme Heat, Soil Hazards, Earthquake
Jurisdiction(s)	Town of Kersey		
Issue	Kersey seeks to increase resilience of future development against the hazards that affect the community		
Action Description	Adopt and implement 2024 IBC Standards into Town code structure to apply to new development		
Lead Agency	Town of Kersey Planning	**Support Agencies**	Kersey Housing Authority and Safebuilt
Target Completion Date	12 to 24 months		
Potential Funding Sources	Local, Colorado Department of Local Affairs Grant	**Expected Cost (if Known)**	Staff time
Progress Milestones	Applied for a DOLA grant in August 2022, notified that Kersey would receive funding in November 2022, and entered into a contract with DOLA in the beginning of 2023 to complete an initial Housing Study.		

Kersey-8	Replace Town Servers and Hardware with Updated Systems		
Project Name	Replace Town Servers and Hardware with More Secure Updated Systems		
Action Type	Preventative Activities	**Goals and Objectives Addressed**	1, 3
Lifeline(s) Addressed	Safety & Security, Communications		
Priority	High	**Hazards Addressed**	Cyber Attack
Jurisdiction(s)	Town of Kersey		
Issue	Kersey is in need of cyber security measures.		
Action Description	Proactively implement a hardware replacement project to upgrade Town servers to replace outdated, more vulnerable equipment.		
Lead Agency	Town of Kersey Engineering	**Support Agencies**	n/a
Target Completion Date	12 – 18 months		
Potential Funding Sources	Local	**Expected Cost (if Known)**	$25,000, plus staff time
Progress Milestones	n/a		

Kersey-9	Harden Wastewater Treatment Plant		
Project Name	Harden Wastewater Treatment Plant		
Action Type	Structural Projects	**Goals and Objectives Addressed**	3, 4
Lifeline(s) Addressed	Safety & Security, Communications		
Priority	High	**Hazards Addressed**	Cyber Attack, Hail, Grass Fire, Drought, Public Health Hazards, Lightning, Hazardous Materials, Tornado, Flood, High Wind, Sever Winter Storms/Extreme Cold, Earthquake
Jurisdiction(s)	Town of Kersey		
Issue	Kersey is in need of facility hardening measures, and has identified a facility hardening project for its wastewater treatment plant		
Action Description	Retrofit and harden Kersey's wastewater treatment plant against a range of hazards identified above.		
Lead Agency	Town of Kersey Public Works	**Support Agencies**	n/a
Target Completion Date	12 to 60 months		
Potential Funding Sources	Local, FEMA Hazard Mitigation Grant Program	**Expected Cost (if Known)**	$20,000
Progress Milestones	Continuous Process		

Kersey-10	Partner with USDA to Develop Public Outreach Program		
Project Name	Partner with USDA to Develop Public Outreach Program		
Action Type	Public Information Activity	**Goals and Objectives Addressed**	4
Lifeline(s) Addressed	Food, Water, & Shelter		
Priority	Medium	**Hazards Addressed**	Agricultural Hazards
Jurisdiction(s)	Town of Kersey		
Issue	Kersey is an agricultural community with farm land and feed lots surrounding the Town.		
Action Description	Partner with USDA to develop suitable public outreach programs for Kersey residents		
Lead Agency	Town of Kersey Community Experience & Recreation	**Support Agencies**	USDA
Target Completion Date	12 to 60 months		
Potential Funding Sources	Local, USDA NIFA Grant	**Expected Cost (if Known)**	$20,000
Progress Milestones	Continuous Process		

Kersey-11	Partner with Weld County OEM to Develop Public Outreach		
Project Name	Partner with Weld County OEM to Develop Public Outreach		
Action Type	Public Information Activity	**Goals and Objectives Addressed**	4
Lifeline(s) Addressed	Food, Water, & Shelter		
Priority	Medium	**Hazards Addressed**	Earthquake, Tornado, High Wind
Jurisdiction(s)	Town of Kersey		
Issue	Kersey experiences risk to tornado, high wind, and earthquake		
Action Description	Partner with Weld County OEM to develop a public outreach process and for a preliminary study to determine the need for tornado shelters		
Lead Agency	Town of Kersey Community Experience & Recreation	**Support Agencies**	Weld County Office of Emergency Management
Target Completion Date	12 to 60 months		
Potential Funding Sources	Local, Weld County General Fund	**Expected Cost (if Known)**	$20,000
Progress Milestones	Continuous Process		

Kersey-12	Partner with Platte Valley Fire Protection District to Develop Public Outreach for Grass Fire		
Project Name	Partner with Platte Valley Fire Protection District to Develop Public Outreach for Grass Fire		
Action Type	Public Information Activity	**Goals and Objectives Addressed**	4
Lifeline(s) Addressed	Food, Water, & Shelter, Safety & Security		
Priority	High	**Hazards Addressed**	Grass Fire
Jurisdiction(s)	Town of Kersey		
Issue	Kersey is at moderate to high risk for prairie fire.		
Action Description	Partner with Platte Valley Fire Protection District to develop a suitable public outreach process with Kersey residents		
Lead Agency	Town of Kersey Community Experience & Recreation	**Support Agencies**	Platte Valley Fire Protection District
Target Completion Date	12 to 60 months		
Potential Funding Sources	Local, Platte Valley Fire District Fund	**Expected Cost (if Known)**	$20,000
Progress Milestones	Continuous Process		

Table A-18 Town of LaSalle Mitigation Action Items

LaSalle-1	Develop Master Drainage Plan		
Project Name	Develop Master Drainage Plan		
Action Type	Floodplain Management Regulation/Current & Future Conditions	**Goals and Objectives Addressed**	1d, 3a, 3b, 4b
Lifeline(s) Addressed	Safety & Security, Food, Water, & Shelter, Transportation		
Priority	High	**Hazards Addressed**	Flood
Jurisdiction(s)	Town of LaSalle		
Issue	Project will address a flood risks affecting the community. This hazard can produce significant property damages due to flooding and can affect the travelling public as well.		
Action Description	Reduce significant property damages and other flooding impacts through development of a comprehensive master drainage plan		
Lead Agency	City of LaSalle Public Works	**Support Agencies**	Colorado Department of Homeland Security and Emergency Management
Target Completion Date	12 to 36 months		
Potential Funding Sources	Local, FEMA Hazard Mitigation Grant Program	**Expected Cost (if Known)**	$250,000
Progress Milestones	Study complete: 2028		

LaSalle-2	Upgrade Stormwater Drainage Infrastructure Along Sunset Drive		
Project Name	Upgrade Stormwater Drainage Infrastructure Along Sunset Drive		
Action Type	Structural Project	**Goals and Objectives Addressed**	3b
Lifeline(s) Addressed	Transportation		
Priority	Low to Medium	**Hazards Addressed**	Flood
Jurisdiction(s)	Town of LaSalle		
Issue	Project will address a drainage issue affecting the community along Sunset Drive.		
Action Description	Reconstruct curbs and install upgraded gutters to improve stormwater drainage along Sunset Drive		
Lead Agency	City of LaSalle Public Works	**Support Agencies**	n/a
Target Completion Date	12 to 24 months		
Potential Funding Sources	Local	**Expected Cost (if Known)**	$299,000
Progress Milestones	Design: 2025, Construction: 2026		

LaSalle-3	Develop and Implement Community Preparedness Education Initiative		
Project Name	Develop and Implement Community Preparedness Education Initiative		
Action Type	Public Information Activity	**Goals and Objectives Addressed**	1d, 3b, 4a, 4b, 4c
Lifeline(s) Addressed	Safety & Security, Food, Water, & Shelter, Transportation, Communication		
Priority	High	**Hazards Addressed**	All profiled hazards – Agricultural Hazards, Cyber Attack, Hail, Grass Fire, Drought, Public Health Hazards, Lightning, Hazardous Materials, Tornado, Dam/Levee Incidents, Flood, High Wind, Severe Winter Storms/Extreme Cold, Extreme Heat, Soil Hazards, Earthquake
Jurisdiction(s)	Town of LaSalle		
Issue	There are many emergency management issues that need to be reinforced with public education so that citizens know what risks they face, what protective actions they can take, and what government programs are in place to assist them.		
Action Description	Integrate the Town's Comprehensive Plan into a public education initiative to prepare residents for hazards that affect the community.		
Lead Agency	Town of LaSalle Public Works, Town of LaSalle Planning & Zoning	**Support Agencies**	Weld County Office of Emergency Management, Platte Valley Fire District
Target Completion Date	12 to 60 months		
Potential Funding Sources	Local, FEMA Hazard Mitigation Grant Program	**Expected Cost (if Known)**	$2,500
Progress Milestones	Continuous and Ongoing		

LaSalle-4	Develop Maintenance Program for Town Emergency Power Systems		
Project Name	Develop Maintenance Program for Town Emergency Power Systems		
Action Type	Emergency Services Activities	**Goals and Objectives Addressed**	3a, 4b
Lifeline(s) Addressed	Safety & Security, Energy		
Priority	Medium	**Hazards Addressed**	Cyber Attack, Grass Fire, Lightning, Tornado, Dam/Levee Incident, High Wind, Severe Winter Storms/Extreme Cold, Extreme Heat, Soil Hazards, Earthquake
Jurisdiction(s)	Town of LaSalle		
Issue	Severe weather events can cause power outages to the Town Offices and Facilities. Critical staff need to stay connected to Town networks and communication systems. Town offices are also used for command posts. Damage assessment data collection points, and points for citizens.		
Action Description	To ensure reliable operation in the event of power outages, a regular maintenance program must be developed and implemented so that critical services provided by the community can continue uninterrupted.		
Lead Agency	Town of LaSalle Public Works	**Support Agencies**	Weld County Office of Emergency Management, First Responder Agencies
Target Completion Date	12 to 24 months		
Potential Funding Sources	Local, Colorado Department of Local Affairs	**Expected Cost (if Known)**	Staff time
Progress Milestones	2026 – Evaluation of additional generator capacity needed		

LaSalle-5	Conduct Research to Devise Water Resource Strategies		
Project Name	Town of LaSalle, Colorado: Raw Water Study and Nonpotable Reservoir		
Action Type	Emergency Services Activities	**Goals and Objectives Addressed**	3b ,4b
Lifeline(s) Addressed	Safety & Security, Food, Water, & Shelter		
Priority	High	**Hazards Addressed**	Drought, Public Health Hazards, Agricultural Hazards, Grass Fire, Severe Winter Storms/Extreme Cold, Soil Hazards, Earthquake
Jurisdiction(s)	Town of LaSalle		
Issue	LaSalle is entirely dependent upon Weld Central Water and its one input into town. Nonpotable water can be enhanced with the construction of a reservoir that the Town can include in its augmentation plan.		
Action Description	Develop a secondary source of water to serve businesses and residents in LaSalle, and develop an engagement and education initiative for residents to increase awareness of challenges the community faces with water resources.		
Lead Agency	Town of LaSalle Public Works	**Support Agencies**	Weld County Office of Emergency Management
Target Completion Date	12 to 60 months		
Potential Funding Sources	Local, Colorado Department of Local Affairs Grant	**Expected Cost (if Known)**	Staff time
Progress Milestones	The Town is interested in applying for a DOLA grant in 2026 to help fund a Raw Water Study. The Town is currently coordinating with CWCWD for a potential secondary water source.		

LaSalle-6	Adopt and Implement Updated Building Code Standards and Update Town Zoning Code		
Project Name	Adopt and Implement Updated Building Code Standards and Update Town Zoning Code		
Action Type	Property Protection Activities	**Goals and Objectives Addressed**	3b, 4b
Lifeline(s) Addressed	Safety & Security, Food, Water, & Shelter		
Priority	High	**Hazards Addressed**	All profiled hazards – Agricultural Hazards, Cyber Attack, Hail, Grass Fire, Drought, Public Health Hazards, Lightning, Hazardous Materials, Tornado, Dam/Levee Incidents, Flood, High Wind, Severe Winter Storms/Extreme Cold, Extreme Heat, Soil Hazards, Earthquake
Jurisdiction(s)	Town of LaSalle		
Issue	LaSalle seeks to increase resilience of future development against the hazards that affect the community		
Action Description	Adopt and implement 2024 IBC Standards into Town code structure to apply to new development		
Lead Agency	Town of LaSalle Planning & Zoning	**Support Agencies**	Weld County Building Department, Weld County Planning and Development Services
Target Completion Date	12 to 36 months		
Potential Funding Sources	Local, Colorado Department of Local Affairs Grant	**Expected Cost (if Known)**	Staff time
Progress Milestones	Goal: Update Zoning Code by 2027		

LaSalle-7	Upgrade Town Computer Systems		
Project Name	Upgrade Town Computer Systems		
Action Type	Property Protection Activities	**Goals and Objectives Addressed**	1d, 3a
Lifeline(s) Addressed	Safety & Security, Communications		
Priority	High	**Hazards Addressed**	Cyber Attack
Jurisdiction(s)	Town of LaSalle		
Issue	LaSalle is in need of cyber security measures.		
Action Description	Conduct an evaluation of current systems to replace and upgrade outdated hardware systems which may be vulnerable to external threats.		
Lead Agency	Town of LaSalle Public Safety	**Support Agencies**	n/a
Target Completion Date	12 to 60 months		
Potential Funding Sources	Local	**Expected Cost (if Known)**	$25,000, plus staff time
Progress Milestones	2026: Complete evaluation of existing systems		

LaSalle-8	Upgrade and Harden Sanitary Sewer and Wastewater Infrastructure		
Project Name	Upgrade and Harden Sanitary Sewer and Wastewater Infrastructure		
Action Type	Structural Projects	**Goals and Objectives Addressed**	3a, 4b
Lifeline(s) Addressed	Safety & Security, Communications		
Priority	High	**Hazards Addressed**	Public Health Hazards, Soil Hazards, Earthquake
Jurisdiction(s)	Town of LaSalle		
Issue	LaSalle is in need of facility hardening measures		
Action Description	Evaluation and upgrade/hardening of the Town's sanitary sewer and wastewater infrastructure is needed in order to ensure reliable service and enhanced resilience against threats posed by hazards.		
Lead Agency	Town of LaSalle Public Works	**Support Agencies**	n/a
Target Completion Date	12 to 60 months		
Potential Funding Sources	Local, FEMA Hazard Mitigation Grant Program	**Expected Cost (if Known)**	$500,000
Progress Milestones	2026: Complete evaluation		

LaSalle-9	Community Impact Study: Severe Weather Shelters		
Project Name	Community Impact Study: Severe Weather Shelters		
Action Type	Structural Projects	**Goals and Objectives Addressed**	4a, 4b, 4c
Lifeline(s) Addressed	Food, Water, & Shelter		
Priority	High	**Hazards Addressed**	Hail, Lightning, Tornado, High Wind
Jurisdiction(s)	Town of LaSalle		
Issue	Due to the potential impact of severe storms, long-term power outages, tornados, proximity of hazmat routes for both adjacent railroad and US 85, and the lack of sheltering capabilities in the community; the impact from natural hazards and cascading events, require LaSalle to acquire outside assistance to shelter local residents.		
Action Description	Conduct a Community Impact Study to identify areas of town where residents are vulnerable to hazards which require feasible sheltering solutions. Shelters to be built will be designed to withstand winds up to 200 mph and be stocked with sufficient supplies.		
Lead Agency	Town of LaSalle Public Works	**Support Agencies**	Weld County Office of Emergency Management
Target Completion Date	12 to 24 months		
Potential Funding Sources	Local, Colorado Department of Local Affairs, FEMA Hazard Mitigation Grant Program	**Expected Cost (if Known)**	n/a
Progress Milestones	2026: Initiate public process program		

LaSalle-10	Purchase and Install Backup Electrical Generators for Town Critical Facilities and Shelters		
Project Name	Purchase and Install Backup Electrical Generators for Town Critical Facilities and Shelters		
Action Type	Preventative Activities	**Goals and Objectives Addressed**	4a, 4b
Lifeline(s) Addressed	Food, Water, & Shelter		
Priority	High	**Hazards Addressed**	Cyber Attack, Grass Fire, Lightning, Tornado, High Wind, Severe Winter Storms/Extreme Cold, Extreme Heat
Jurisdiction(s)	Town of LaSalle		
Issue	LaSalle experiences risks to the hazards identified in this mitigation action item that can cause power outages		
Action Description	Purchase and install backup electrical generators for Town critical facilities to ensure the continued operation of services critical to residents.		
Lead Agency	Town of LaSalle Public Safety	**Support Agencies**	Weld County Office of Emergency Management
Target Completion Date	12 to 30 months		
Potential Funding Sources	Local, Colorado Department of Local Affairs, FEMA Hazard Mitigation Grant Program	**Expected Cost (if Known)**	$20,000
Progress Milestones	2026: Initiate public process program Continuous and ongoing		

LaSalle-11	Partner with Weld County OEM to Develop Public Outreach Process for Grass Fire Education		
Project Name	Partner with Weld County OEM to Develop Public Outreach Process for Grass Fire Education		
Action Type	Public Information Activity	**Goals and Objectives Addressed**	4a, 4b
Lifeline(s) Addressed	Food, Water, & Shelter, Safety & Security		
Priority	High	**Hazards Addressed**	Grass Fire
Jurisdiction(s)	Town of LaSalle		
Issue	LaSalle experiences risk to grass fire		
Action Description	Partner with Weld County Office of Emergency Management to conduct a public outreach process for grass fire		
Lead Agency	Town of LaSalle Public Safety	**Support Agencies**	Weld County Office of Emergency Management
Target Completion Date	12 to 60 months		
Potential Funding Sources	Local, Weld County General Fund	**Expected Cost (if Known)**	$20,000
Progress Milestones	2026: Initiate public process program Continuous and ongoing		

LaSalle-12	Partner with Platte Valley Fire Protection District to Develop Public Outreach Process		
Project Name	Partner with Platte Valley Fire Protection District to Develop Public Outreach Process		
Action Type	Public Information Activity	**Goals and Objectives Addressed**	4a, 4b
Lifeline(s) Addressed	Food, Water, & Shelter, Safety & Security		
Priority	Low	**Hazards Addressed**	Grass Fire
Jurisdiction(s)	Town of LaSalle		
Issue	LaSalle experiences risk to grass fire		
Action Description	Partner with Platte Valley Fire Protection District to develop a public outreach and education initiative to enhance residents' awareness of and preparedness against the threats posed by grass fire.		
Lead Agency	Town of LaSalle	**Support Agencies**	Platte Valley Fire Protection District
Target Completion Date	12 to 60 months		
Potential Funding Sources	Local, Platte Valley Fire Protection District Fund	**Expected Cost (if Known)**	$20,000
Progress Milestones	2026: Initiate public process program Continuous and ongoing		

LaSalle-13	Partner with Union Pacific Railroad to Develop Emergency Access Solutions at Railroad Crossings		
Project Name	Partner with Union Pacific Railroad to Develop Emergency Access Solutions at Railroad Crossings		
Action Type	Emergency Services Activities	**Goals and Objectives Addressed**	3b, 4b
Lifeline(s) Addressed	Food, Water, & Shelter, Safety & Security		
Priority	High	**Hazards Addressed**	All Profiled Hazards – Agricultural Hazards, Cyber Attack, Hail, Grass Fire, Drought, Public Health Hazards, Lightning, Hazardous Materials, Tornado, Dam/Levee Incident, Flood, High Wind, Severe Winter Storms/Extreme Cold, Extreme Heat, Soil Hazards, Earthquake
Jurisdiction(s)	Town of LaSalle		
Issue	Emergency access is compromised in LaSalle by the UPRR crossings. The RR Drive Bridge over the Union Ditch is in need of replacement.		
Action Description	Emergency access and response capabilities are currently hindered at Union Pacific Railroad crossings when trains obstruct those intersections. When these situations occur, response times become increased, which leave those residents in need of emergency services at risk. A partnership to be developed with Union Pacific Railroad and the Town of LaSalle will seek to remedy these occurrences in order to ensure continued efficient response capabilities by the Town to residents in need of emergency services during hazard events.		
Lead Agency	Town of LaSalle Public Safety	**Support Agencies**	Colorado Department of Transportation
Target Completion Date	12 to 60 months		
Potential Funding Sources	Town of LaSalle, Colorado Department of Transportation, US Department of Transportation ROUTES, US Department of Transportation Build America Bureau for Innovative Project Financing, US Department of	**Expected Cost (if Known)**	n/a

	Transportation Better Utilizing Investments to Leverage Development (BUILD) Grant		
Progress Milestones	2026: Initiation		

Table A-19 Little Thompson Water District Action Items

Little Thompson Water District-1	Greeley Emergency Interconnect		
Project Name	Greeley Emergency Interconnect		
Action Type	Emergency Services Activities	**Goals and Objectives Addressed**	Distribution System Resilience
Lifeline(s) Addressed	Food, Water, & Shelter		
Priority	Medium	**Hazards Addressed**	Flood, Grass Fire
Jurisdiction(s)	Little Thompson Water District, City of Greeley		
Issue	Big Thompson River flood or critical infrastructure fire could isolate our Northern customers if damaged.		
Action Description	Customers in northern portions of Little Thompson Water District are at risk of service discontinuity in the event of flood or grass fire impacting water delivery infrastructure. This project would remedy this vulnerability by installing an emergency interconnect to the City of Greeley's water supply to ensure continued service.		
Lead Agency	Little Thompson Water District, City of Greeley Public Works	**Support Agencies**	Weld County Public Works, Larimer County Engineering
Target Completion Date	12 to 60 months		
Potential Funding Sources	Little Thompson Water District Fund, Colorado Department of Local Affairs Grant, FEMA Hazard Mitigation Grant Program	**Expected Cost (if Known)**	n/a
Progress Milestones	n/a		

Little Thompson Water District-2	Conduct River Crossing Water Scour Analysis		
Project Name	Conduct River Crossing Water Scour Analysis		
Action Type	Structural Projects	**Goals and Objectives Addressed**	Distribution System Resilience
Lifeline(s) Addressed	Food, Water, & Shelter		
Priority	Medium	**Hazards Addressed**	Flood, Dam/Levee Incident
Jurisdiction(s)	Little Thompson Water District		
Issue	Identify potential areas of improvement needed for water crossings during a flood event.		
Action Description	Perform a water scour analysis where District water mains cross rivers to identify potential areas of needed improvement		
Lead Agency	Little Thompson Water District	**Support Agencies**	n/a
Target Completion Date	12 to 60 months		
Potential Funding Sources	Little Thompson Water District, Colorado Department of Local Affairs Grant, FEMA Hazard Mitigation Grant Program	**Expected Cost (if Known)**	n/a
Progress Milestones	n/a		

Little Thompson Water District-3	Conduct Public Outreach Initiative to Increase Reverse 911 Participation		
Project Name	Conduct Public Outreach Initiative to Increase Reverse 911 Participation		
Action Type	Public Information Activity	**Goals and Objectives Addressed**	1a, 2e
Lifeline(s) Addressed	Safety & Security, Communications		
Priority	Medium	**Hazards Addressed**	Grass Fire, Public Health Hazards, Hazardous Materials, Tornado, Dam/Levee Incident, Flood, High Wind, Severe Winter Storms/Extreme Cold, Extreme Heat, Earthquake
Jurisdiction(s)	Little Thompson Water District		
Issue	Reverse 911 not reaching all our customers		
Action Description	Remedy current gaps in resident participation in Reverse 911 program by conducting public outreach initiative and expanding availability of program to residents in Little Thompson Water District where the service currently is unavailable.		
Lead Agency	Little Thompson Water District	**Support Agencies**	Weld County Office of Emergency Management, Larimer County Office of Emergency Management
Target Completion Date	12 to 60 months		
Potential Funding Sources	Little Thompson Water District, Colorado Department of Local Affairs Grant, FEMA Hazard Mitigation Grant Program	**Expected Cost (if Known)**	n/a
Progress Milestones	n/a		

Table A-20 Town of Lochbuie Action Items

Lochbuie-1	Hazard Emergency Planning and Public Outreach		
Project Name	Hazard Emergency Planning and Public Outreach		
Action Type	Emergency Services Activities, Public Information Activity	**Goals and Objectives Addressed**	1A, 1B, 1C, 1D, 3A, 3B, 4A, 4B, 4C
Lifeline(s) Addressed	Safety & Security		
Priority	Medium	**Hazards Addressed**	All Profiled Hazards - All Profiled Hazards – Agricultural Hazards, Cyber Attack, Hail, Grass Fire, Drought, Public Health Hazards, Lightning, Hazardous Materials, Tornado, Dam/Levee Incident, Flood, High Wind, Severe Winter Storms/Extreme Cold, Extreme Heat, Soil Hazards, Earthquake
Jurisdiction(s)	Town of Lochbuie		
Issue	Lack of information and emergency planning resources for Barr Lake incidents, i.e. flooding and dam failure.		
Action Description	Develop Emergency Action/Operations Plan for Town of Lochbuie, incorporating a public education outreach initiative to inform and prepare residents to deal with hazard impacts		
Lead Agency	Town of Lochbuie Community Development	**Support Agencies**	National Weather Service Forecast Office Boulder
Target Completion Date	12 to 60 months		
Potential Funding Sources	Local	**Expected Cost (if Known)**	n/a
Progress Milestones	n/a		

Lochbuie-2	Develop and Implement Cyber Security Training Program for Town of Lochbuie Staff		
Project Name	Develop and Implement Cyber Security Training Program for Town of Lochbuie Staff		
Action Type	Preventative Activities, Property Protection Activities	**Goals and Objectives Addressed**	4A, 4B, 4C
Lifeline(s) Addressed	Safety & Security		
Priority	Medium	**Hazards Addressed**	Cyber Attack
Jurisdiction(s)	Town of Lochbuie		
Issue	Lack of cybersecurity training for growing Town staff.		
Action Description	Develop and implement a cyber security training program for staff at the Town of Lochbuie		
Lead Agency	Town of Lochbuie Community Development	**Support Agencies**	n/a
Target Completion Date	12 to 24 months		
Potential Funding Sources	Local	**Expected Cost (if Known)**	n/a
Progress Milestones	n/a		

Lochbuie-3	Map Potential Hazardous Materials Impact Areas		
Project Name	Identify and Map Locations and Potential Impact Areas of Hazardous Materials (Oil & Gas) Facilities in Town		
Action Type	Property Protection Activities, Natural Resource Protection Activities	**Goals and Objectives Addressed**	1A,1B,1C,1D, 4A,4B,4C
Lifeline(s) Addressed			
Priority	Low	**Hazards Addressed**	Hazardous Materials
Jurisdiction(s)	Town of Lochbuie		
Issue	Lack of location resources for sensitive oil and gas facilities in the Town and surrounding area.		
Action Description	Identify and map hazardous materials facilities with potential impact zones within the Town of Lochbuie and share findings with Lochbuie Police Department and Hudson Fire Protection District for their support during such events.		
Lead Agency	Town of Lochbuie Community Development	**Support Agencies**	Town of Lochbuie Police Department, Hudson Fire Protection District, Weld County LEPC
Target Completion Date	12 to 60 months		
Potential Funding Sources	Local	**Expected Cost (if Known)**	
Progress Milestones	n/a		

Lochbuie-4	Floodplain Mapping Study – South Beebe Seep		
Project Name	Weld County Floodplain Mapping Study for South Beebe Seep and Investigate Joining the National Flood Insurance Program.		
Action Type	Floodplain Management Regulation/Current & Future Conditions	**Goals and Objectives Addressed**	1A, 1C
Lifeline(s) Addressed			
Priority	Low	**Hazards Addressed**	Flood
Jurisdiction(s)	Town of Lochbuie		
Issue			
Action Description	Town is located within potential floodplain of S Beebe Draw, need to properly map with Weld County.		
Lead Agency	Town of Lochbuie Community Development	**Support Agencies**	Weld County Planning and Zoning, Mile High Flood District
Target Completion Date	18 to 36 months		
Potential Funding Sources	Local, Weld County General Fund, Mile High Flood District Fund	**Expected Cost (if Known)**	n/a
Progress Milestones	n/a		

Lochbuie-5	Join NFIP and Implement Floodplain Ordinances Reflective of Flood Risk in Town		
Project Name	Join NFIP and Implement Floodplain Ordinances Reflective of Flood Risk in Town		
Action Type	Floodplain Management Regulation/Current & Future Conditions	**Goals and Objectives Addressed**	1A, 2A, 2C, 2E, 3C
Lifeline(s) Addressed	Food, Hydration, & Shelter		
Priority	Low	**Hazards Addressed**	Flood, Dam/Levee Incident
Jurisdiction(s)	Town of Lochbuie		
Issue	The Town of Lochbuie is not currently an NFIP participant		
Action Description	Apply and seek participation in the National Flood Insurance Program and adopt/implement floodplain ordinances required for participation as well as those reflective of flood risk in each part of town that meet or exceed NFIP minimum requirements		
Lead Agency	Town of Lochbuie Community Development	**Support Agencies**	Mile High Flood District, Colorado Water Conservation Board
Target Completion Date	18 to 36 months		
Potential Funding Sources	Local, Mile High Flood District	**Expected Cost (if Known)**	n/a
Progress Milestones	n/a		

Lochbuie-6	Establish and Maintain Communication Channels between Town and Public Health Authorities		
Project Name	Identify Contacts and Open Communication Between the Town and Pertinent Health Authorities.		
Action Type	Emergency Services Activities	**Goals and Objectives Addressed**	1C, 4A
Lifeline(s) Addressed	Safety & Security		
Priority	Medium	**Hazards Addressed**	Agricultural Hazards, Public Health Hazards
Jurisdiction(s)	Town of Lochbuie		
Issue	Lack of information and planning for health hazards.		
Action Description	Identify contacts at various health agencies, open communication between the Town and these various agencies, and incorporate these contacts into the Town's EAPs.		
Lead Agency	Town of Lochbuie Community Development	**Support Agencies**	Weld County Health and Environment, Adams County Health Department, Colorado Department of Public Health and Environment, Colorado Department of Agriculture, US Department of Agriculture, Center for Disease Control
Target Completion Date	12 to 18 months		
Potential Funding Sources	Local	**Expected Cost (if Known)**	n/a
Progress Milestones	n/a		

Lochbuie-7	Integrate Water Conservation Into Town Code		
Project Name	Update Town Code and Ordinances Regarding Water Conservation.		
Action Type	Preventative Activities	**Goals and Objectives Addressed**	1A, 1B, 1C, 2A, 2C
Lifeline(s) Addressed	Food, Water, & Shelter		
Priority	Low	**Hazards Addressed**	Drought
Jurisdiction(s)	Town of Lochbuie		
Issue	Outdated water conservation ordinances need reviewed and updated.		
Action Description	Review the Town's code on water use restrictions and water conservation. Assess the ability of current code requirements to fulfill the Town's need for water in a drought as the Town's population rapidly expands. Update the code as needed.		
Lead Agency	Town of Lochbuie Community Development, Town of Lochbuie Town Board	**Support Agencies**	n/a
Target Completion Date	12 to 18 months		
Potential Funding Sources	Local	**Expected Cost (if Known)**	n/a
Progress Milestones	n/a		

Lochbuie-8	Incorporate Information on Earthquake From 2026 Weld County HMP into Town EAPs and Planning Mechanisms and Develop Public Education Initiative		
Project Name	Assess the Earthquake Hazard, Incorporate Information into Town EAPs and Planning, Disseminate Knowledge to Town Residents.		
Action Type	Preventative Activities	**Goals and Objectives Addressed**	1A, 1B, 1C, 2A, 2C, 2E, 3A, 3B, 3C, 4A
Lifeline(s) Addressed	Safety & Security		
Priority	Low	**Hazards Addressed**	Earthquake
Jurisdiction(s)	Town of Lochbuie		
Issue	Lack of information on Earthquake disasters that may impact the Town.		
Action Description	Assess and better understand the hazard posed to the Town by earthquakes. Share this knowledge with residents on an annual basis. Incorporate this knowledge into Town planning and emergency action plans. Determine need for further hazard mitigation and remediation.		
Lead Agency	Town of Lochbuie Community Development	**Support Agencies**	Weld County Office of Emergency Management
Target Completion Date	12 to 18 months		
Potential Funding Sources	Local	**Expected Cost (if Known)**	n/a
Progress Milestones	n/a		

Lochbuie-9	Obtain and Install Outdoor Warning Devices		
Project Name	Expand Tornado/Severe Weather Sirens As Town Expands		
Action Type	Emergency Services Activities	**Goals and Objectives Addressed**	1B, 1D, 3A, 3B, 4B, 4C
Lifeline(s) Addressed	Safety & Security		
Priority	Medium	**Hazards Addressed**	Grass Fire, Hazardous Materials, Tornado, Hail, High Wind, Dam/Levee Incident, Flood
Jurisdiction(s)	Town of Lochbuie		
Issue	Lack of warning sirens to cover the newly annexed developments to the Town.		
Action Description	Procure, install, and regularly test outdoor warning devices in places where current coverage gaps exist, and educate public on siren tone assignments		
Lead Agency	Town of Lochbuie Police Department	**Support Agencies**	Hudson Fire Protection District, Weld County LEPC, Colorado Division of Water Resources - Dam Safety Branch
Target Completion Date	18 to 36 months		
Potential Funding Sources	Local, FEMA Hazard Mitigation Grant Program	**Expected Cost (if Known)**	Approximately $150,000
Progress Milestones	n/a		

Table A-21 Town of Mead Mitigation Action Items

Mead-1	Harden Public Facilities Against Hazard Threats		
Project Name	Harden Public Facilities Against Hazard Threats		
Action Type	Property Protection Activities, Structural Projects	**Goals and Objectives Addressed**	1B, 2C, 4A
Lifeline(s) Addressed	Safety & Security; Food, Hydration, & Shelter; Water Systems		
Priority	Medium	**Hazards Addressed**	Hail, Grass Fire, Lightning, Tornado, Flood, High Wind, Severe Winter Storms/ Extreme Cold, Extreme Heat, Earthquake
Jurisdiction(s)	Town of Mead		
Issue	Flying debris is the primary mechanism of injury and death in high wind/tornado events. Incorporating measures to lessen or prevent damage will also lesson insurance claims from damage.		
Action Description	Evaluate weaknesses of public facilities in the Town against hazards identified and develop a plan to harden those facilities, including but not limited to durable and damage-resistant coverings		
Lead Agency	Town of Mead Engineering	**Support Agencies**	Town of Mead Public Works, Weld County Office of Emergency Management
Target Completion Date	24 to 60 months		
Potential Funding Sources	Local, FEMA Hazard Mitigation Grant Program	**Expected Cost (if Known)**	
Progress Milestones			

Mead-2	Deploy Communications Redundancy for First Responders		
Project Name	Deploy Communications Redundancy for First Responders		
Action Type	Emergency Services Activities	**Goals and Objectives Addressed**	1D, 2C
Lifeline(s) Addressed	Communications,		
Priority	Low	**Hazards Addressed**	All Profiled Hazards – Agricultural Hazards, Cyber Attack, Hail, Grass Fire, Drought, Public Health Hazards, Lightning, Hazardous Materials, Tornado, Dam/Levee Incident, Flood, High Wind, Severe Winter Storms/Extreme Cold, Extreme Heat, Soil Hazards, Earthquake
Jurisdiction(s)	Town of Mead		
Issue	Communications failure for emergency personnel can cause catastrophic results during a community crisis. Deploying backup redundant communications lessens the possibility that emergency services will lose communications during an emergency.		
Action Description	Procure and deploy backup communications system to ensure continuous communications during disaster response		
Lead Agency	Town of Mead Police Department	**Support Agencies**	n/a
Target Completion Date	12 to 18 months		
Potential Funding Sources	Local	**Expected Cost (if Known)**	n/a
Progress Milestones	n/a		

Mead-3	Increase Protection Against Cyber Security Threats		
Project Name	**Cybersecurity Upgrades**		
Action Type	Preventative Activities	**Goals and Objectives Addressed**	1C, 1D, 2A, 2C
Lifeline(s) Addressed	Safety & Security, Communications		
Priority	High	**Hazards Addressed**	Cyber Attack
Jurisdiction(s)	Town of Mead		
Issue	Vulnerabilities exist in the Town's systems		
Action Description	Upgrade and secure connected systems vulnerable to cyber threats.		
Lead Agency	Town of Mead IT	**Support Agencies**	Town of Mead Police Department
Target Completion Date	12 to 18 months		
Potential Funding Sources	Local	**Expected Cost (if Known)**	n/a
Progress Milestones	n/a		

Table A-22 Town of Milliken Mitigation Action Items

Milliken-1	Milliken Agricultural Aviation Risk Reduction Project Part 1			
Project Name	Milliken Agricultural Aviation Risk Reduction Project Part 1			
Action Type	Public Information Activity, Emergency Services Activities	**Goals and Objectives Addressed**	4a, 4b, and 4c	
Lifeline(s) Addressed	Safety and security; Communications; Transportation; Hazardous Materials;			
Priority	Medium	**Hazards Addressed**	Agricultural Hazards	
Jurisdiction(s)	Town of Milliken			
Issue	Milliken has a significant agricultural community in and immediately surrounding its borders. Due to this part of the community, crop dusters fly low to apply various products onto crops. A plane failure or product application failure could cause loss of life and injuries within the community and potentially create a hazardous materials incident.			
Action Description	Provide two Public Awareness Campaigns (PAC) yearly to bring awareness to the community that the use of crop dusters are normal, routine actions within the farming and agriculture communities. Provide action steps to take in the event of an emergency (shelter-in-place, respiratory protection, etc.) Promote the opt-in use of CodeRed in Weld County for emergency messaging.			
Lead Agency	Town of Milliken Police Department, Town of Milliken Community Development	**Support Agencies**	Weld County Office of Emergency Management, School District RE-5J	
Target Completion Date	Promote the first PAC in the spring of 2026, the second PAC in the fall of 2026, and then repeat those actions annually.			
Potential Funding Sources	General operating budget, taking into account the time required to create the PAC.	**Expected Cost (if Known)**	Unknown cost; anticipated to be minimal.	
Progress Milestones	n/a			

Milliken-2	Milliken Agricultural Aviation Risk Reduction Project Part 2		
Project Name	Milliken Agricultural Aviation Risk Reduction Project Part 2		
Action Type	Public Information Activity, Emergency Services Activities	**Goals and Objectives Addressed**	4a, 4c
Lifeline(s) Addressed	Safety and Security; Communications; Transportation; Hazardous Materials		
Priority	Medium	**Hazards Addressed**	Agricultural Hazards
Jurisdiction(s)	Town of Milliken		
Issue	Milliken has a significant agricultural community in and immediately surrounding the jurisdiction. Due to this part of the community, crop dusters fly low to apply various products onto crops. A plane failure or product application failure could cause loss of life and injuries within the community and potentially create a hazardous materials incident.		
Action Description	Collaborate with the farming and agriculture communities and crop-dusting providers to determine if an emergency response plan exists for plane failures or emergencies. If so, coordinate multidisciplinary training (private sector, fire, law, EMS, Town of Milliken). Training should be tiered and include a seminar, workshop, functional exercise, and a tabletop exercise. Frequency will be determined after a clearer understanding exists for time, personnel, and financial commitments. If no emergency plan exists, request an emergency plan be produced.		
Lead Agency	Town of Milliken Police Department, Town of Milliken Community Development	**Support Agencies**	Weld County Office of Emergency Management, Weld County Colorado State University Extensio
Target Completion Date	12 Months		
Potential Funding Sources	General operating budget/training budget	**Expected Cost (if Known)**	n/a
Progress Milestones	- Identify crop-dusting providers - Determine if an emergency response plan exists		

Milliken-3	Irrigation Infrastructure Flood Mitigation Awareness Project		
Project Name	Irrigation Infrastructure Flood Mitigation Awareness Project		
Action Type	Public Information Activity	**Goals and Objectives Addressed**	1b, 1d, 2b, 4a, 4c
Lifeline(s) Addressed	Safety and Security; Communications; Water		
Priority	Medium	**Hazards Addressed**	Agriculture and Flooding
Jurisdiction(s)	Town of Milliken		
Issue	Irrigation ditches overflow and cause flooding into communities and/or over roadways.		
Action Description	Collaborate with local ditch rider providers for how the issue is addressed. Determine if repairs or changes must be made and assign that to the appropriate agency. Consider developing a notification plan between the Town of Milliken and ditch rider providers. Educate the community on the risks of flooding and the preparatory and mitigative actions they can take to reduce their risk.		
Lead Agency	Town of Milliken Public Works	**Support Agencies**	n/a
Target Completion Date	12 to 24 months		
Potential Funding Sources	General budget (prioritizing and allocating time toward this project)	**Expected Cost (if Known)**	n/a
Progress Milestones	1. Identify ditch rider providers 2. Assign an individual to this task		

Milliken-4	Milliken Cybersecurity Resilience Project		
Project Name	Milliken Cybersecurity Resilience Project		
Action Type	Preventative Activities, Property Protection Activities, Emergency Services Activities	**Goals and Objectives Addressed**	1b, 1c, 1d, 3a, 3b
Lifeline(s) Addressed	Safety and Security; Communications; Water Systems; Hazardous Materials		
Priority	High	**Hazards Addressed**	Cyber Attack
Jurisdiction(s)	Town of Milliken		
Issue	Cyber attacks are becoming more sophisticated; increasing the risk and impact toward the Town of Milliken. An attack against the Town may cause significant, cascading effects to citizens and guests of Milliken.		
Action Description	Increase the level of training provided to Town of Milliken employees. Add required cyber security training. Create an emergency response plan to address what action steps occur if the Town experiences a cyber-attack.		
Lead Agency	Town of Milliken IT	**Support Agencies**	n/a
Target Completion Date	24 to 36 months		
Potential Funding Sources	Local	**Expected Cost (if Known)**	Consider using free courses from trusted organizations
Progress Milestones	Implement training by the second quarter of 2026. Complete the emergency management plan in 18 – 24 months. Completion of this plan includes training Town employees and providing two functional exercises.		

Milliken-5	Municipal Fleet Hardening and Hail Mitigation Project			
Project Name	Municipal Fleet Hardening and Hail Mitigation Project			
Action Type	Property Protection Activities	**Goals and Objectives Addressed**	3a and 3b	
Lifeline(s) Addressed	Safety and Security			
Priority	Medium	**Hazards Addressed**	Hail	
Jurisdiction(s)	Town of Milliken			
Issue	Hail storms cause repeat damage to municipal government vehicles.			
Action Description	Evaluate space or facilities where covered parking may be constructed to reduce hail damage to Town of Milliken vehicles/equipment.			
Lead Agency	Town of Milliken Public Works	**Support Agencies**	n/a	
Target Completion Date	24 – 36 Months			
Potential Funding Sources	Capital budget	**Expected Cost (if Known)**	Unknown	
Progress Milestones	1. Identify space where covered parking can be constructed and how many facilities will need a covered parking structure. 2. Determine how many vehicles will need covered parking. Consider what vehicles can be pulled into Town shops. Consider future expansion of Town fleet and account for that quantity when constructing covered parking.			

Milliken-6	Milliken Emergency Shelter Capability and Resilience Project		
Project Name	Milliken Emergency Shelter Capability and Resilience Project		
Action Type	Planning, Infrastructure, and Education	**Goals and Objectives Addressed**	1d, 4b, and 4c
Lifeline(s) Addressed	Safety and Security; Food, Hydration, Shelter		
Priority	Medium	**Hazards Addressed**	All profiled hazards: Agricultural Hazards, Cyber Attack, Hail, Grass Fire, Drought, Public Health Hazards, Lightning, Hazardous Materials, Tornado, Dam/Levee Incident, Flood, High Wind, Severe Winter Storms/Extreme Cold, Extreme Heat, Soil Hazards, Earthquake
Jurisdiction(s)	Town of Milliken		
Issue	The Town of Milliken has identified one community shelter facility where community members can evacuate to in the event of disaster. The Town also recognizes the space may be too small to accommodate a large number of citizens. A second location has been identified but lacks a backup power generator. There are a limited number of people who may be able to staff the shelter.		
Action Description	Write a comprehensive sheltering plan. Consider identifying Colorado Voluntary Organizations Active in Disaster (VOAD). Evaluate additional facilities that may be used as a shelter that already have the desired infrastructure.		
Lead Agency	Town of Milliken Community Development	**Support Agencies**	Town of Milliken Administration, Thompson Rivers Parks and Recreation District, Milliken PD, and American Red Cross
Target Completion Date	24 – 36 Months		
Potential Funding Sources	Local, FEMA Hazard Mitigation Grant Program (HMGP)	**Expected Cost (if Known)**	n/a
Progress Milestones	n/a		

Milliken-7	Procure and Install Outdoor Warning Devices			
Project Name	Milliken Outdoor Warning System Enhancement Project			
Action Type	Emergency Services Activities	**Goals and Objectives Addressed**	1b, 4c	
Lifeline(s) Addressed	Safety and Security; Communications; Food, Hydration, Shelter			
Priority	High	**Hazards Addressed**	Hail, Grass Fire, Lightning, Hazardous Materials, Tornado, Dam/Levee Incident, Flood, High Wind	
Jurisdiction(s)	Town of Milliken			
Issue	The Town of Milliken has outdoor venues/attractions, such as the golf course, dog park, recreation center, etc. that require a mechanism to alert the public to imminent tornado.			
Action Description	Add one or more tornado sirens in the Town. Prioritize location(s) based on outdoor public gathering data. A maintenance plan will be developed. Provide the public with tornado siren education.			
Lead Agency	Town of Milliken Police Department	**Support Agencies**	Front Range Fire Rescue, Weld Office of Emergency Management	
Target Completion Date	24 Months			
Potential Funding Sources	Local, FEMA Hazard Mitigation Grant Program	**Expected Cost (if Known)**	n/a	
Progress Milestones	1. Using data, identify and prioritize the location of one or more tornado sirens in the Town of Milliken 2. Determine what funding streams are available to aid the Town			

Milliken-8	Municipal Lightning Hazard Mitigation Project			
Project Name	Municipal Lightning Hazard Mitigation Project			
Action Type	Public Information Activity, Emergency Services Activities	**Goals and Objectives Addressed**	1b, 1d, 4c	
Lifeline(s) Addressed	Safety and Security; Health and Medical; Communications			
Priority	Medium	**Hazards Addressed**	Lightning	
Jurisdiction(s)	Town of Milliken			
Issue	Milliken experiences risk to lightning.			
Action Description	Produce and disseminate a lightning PAC through social media platforms. Collaborate with RE-5J to provide instruction materials in two or more languages to hand out in Friday folders. Convene a small committee to provide a recommendation on the potential installation of lightning detection or lightning protection systems and/or to add a local weather station at congested parks or open spaces.			
Lead Agency	Town of Milliken Public Works	**Support Agencies**	Weld County Office of Emergency Management, School District RE-5J	
Target Completion Date	12 to 36 months			
Potential Funding Sources	Local, FEMA Hazard Mitigation Grant Program (HMGP)	**Expected Cost (if Known)**	n/a	
Progress Milestones	n/a			

Milliken-9	Milliken Public Health Awareness and Preparedness Project		
Project Name	Milliken Public Health Awareness and Preparedness Project		
Action Type	Public Information Activity	**Goals and Objectives Addressed**	4a, 4b, 4c
Lifeline(s) Addressed	Health and Medical; Food, Hydration, Shelter		
Priority	Medium	**Hazards Addressed**	Public Health Hazards
Jurisdiction(s)	Town of Milliken		
Issue	The Town of Milliken follows the guidance provided by public health organizations, such as the Weld County Department of Public Health and Environment. The Town encourages residents to do the same. Residents can increase their knowledge of public health hazards to equip them to make well-informed decisions.		
Action Description	The Town of Milliken and supporting agencies will coordinate and collaborate together to provide routine public awareness campaigns. Campaigns will include a wide range of topics. Some examples include: heat wave, air quality, mold remediation, lead abatement, boil water, mosquito control, stigma reduction, and more. Match some hazards to the seasons they are most prevalent to occur during.		
Lead Agency	Town of Milliken Community Development	**Support Agencies**	Weld County Department of Public Health and Environment, Weld County Office of Emergency Management
Target Completion Date	12 to 24 months		
Potential Funding Sources	General Operating Budget	**Expected Cost (if Known)**	Minimal
Progress Milestones	1. Identify public health agencies with a vested interest in promoting public health resilience campaigns 2. Create a small group to determine what the frequency of PH PACs (monthly, bi-monthly, etc.) and to identify relevant topics		

Milliken-10	Community High-wind Planning and Preparedness Project			
Project Name	Community High-wind Planning and Preparedness Project			
Action Type	Emergency Services Activity	**Goals and Objectives Addressed**	1c	
Lifeline(s) Addressed	Safety and Security; Health and Medical; Transportation; Hazardous Materials			
Priority	High	**Hazards Addressed**	High Wind	
Jurisdiction(s)	Town of Milliken			
Issue	High wind events are frequent in the Town of Milliken. High winds cause flying projectiles, limited visibility, may cause disruptions to power, etc. A significant high wind event will impact continuity of operations within the Town.			
Action Description	The action description is twofold. First, identify three independent debris storage areas in the Town. These debris storage areas will be identified proactively for future events. A signed agreement or template for agreement must be produced during the process. Second, the Town will pursue a debris management contract with an outside vendor to be enacted when the Town has exceeded its capacity to provide debris management services. This service may be used anytime accumulated debris exceeds the Town's capacity to manage.			
Lead Agency	Town of Milliken Community Development	**Support Agencies**	Parks and Open Spaces Director, Weld County Office of Emergency Management; Town Finance Director; Town attorney; contracted services	
Target Completion Date	12 to 36 months			
Potential Funding Sources	Local, Colorado Department of Local Affairs grant	**Expected Cost (if Known)**	Unknown	
Progress Milestones	n/a			

Milliken-11	Milliken Frozen Water Pipe Prevention Project		
Project Name	Milliken Frozen Water Pipe Prevention Project		
Action Type	Public Information Activity, Property Protection Activities	**Goals and Objectives Addressed**	4b
Lifeline(s) Addressed	Safety and Security; Food, Hydration, Shelter; Water Systems		
Priority	High	**Hazards Addressed**	Extreme Cold
Jurisdiction(s)	Town of Milliken		
Issue	Each cold season, frozen water pipes are a common and routine response for first responders. Oftentimes, freezing water pipes is preventable.		
Action Description	Provide public education pertaining to the effects of cold weather on water pipes. Public education can be displayed on Town social media platforms, coordinated with School District RE-5J for Friday folders, and taught to local HOAs. Providing this information in English and Spanish languages will capture a high percentage of Town residents. Explore the possibility of cold weather information being a handout that is included during the real estate purchasing process, or, if possible, as a handout in rental agreements.		
Lead Agency	Town of Milliken Public Works	**Support Agencies**	Weld County Office of Emergency Management
Target Completion Date	12 to 60 months		
Potential Funding Sources	General operating budget	**Expected Cost (if Known)**	Minimal
Progress Milestones	Annually and ongoing		

Milliken-12	Milliken Earthquake Preparedness and Response Planning Project		
Project Name	Milliken Earthquake Preparedness and Response Planning Project		
Action Type	Emergency Services Activities	**Goals and Objectives Addressed**	1b, 3a
Lifeline(s) Addressed	Safety & Security, Food, Hydration, & Shelter, Health & Medical, Energy, Communications, Transportation, Hazardous Materials, Water Systems		
Priority	Low	**Hazards Addressed**	Earthquake
Jurisdiction(s)	Town of Milliken		
Issue	Low-risk does not mean no-risk. There is no known earthquake response plan in the Town of Milliken.		
Action Description	An annex to the Emergency Operations Plan shall be created for earthquakes.		
Lead Agency	Town of Milliken Police Department	**Support Agencies**	Weld Office of Emergency Management
Target Completion Date	12 to 36 months		
Potential Funding Sources	Local	**Expected Cost (if Known)**	Minimal
Progress Milestones	n/a		

Milliken-13	Milliken Emergency Shelter Identification and Expansion Project			
Project Name	Milliken Emergency Shelter Identification and Expansion Project			
Action Type	Structural Projects, Emergency Services Activities	**Goals and Objectives Addressed**	1b, 1c	
Lifeline(s) Addressed	Safety and Security; Food, Hydration, Shelter; Health and Medical; Communications			
Priority	Medium	**Hazards Addressed**	Extreme Heat, Severe Winter Storms/Extreme Cold, Flood, Grass Fire, Public Health Hazards, Hazardous Materials, Dam/Levee Incident, Soil Hazards	
Jurisdiction(s)	Town of Milliken			
Issue	The Town of Milliken has one identified shelter for evacuations. Identifying one or more shelter locations is a best practice. The Milliken Athletic Complex is an ideal second location, however, it does not have a generator.			
Action Description	Adding a generator to this facility makes it an ideal sheltering facility (contains showers, a large parking lot, a commercial kitchen, and more).			
Lead Agency	Town of Milliken Police Department	**Support Agencies**	Thompson Rivers Parks and Recreation District (TRPR), Weld County Office of Emergency Management	
Target Completion Date	36 to 48 months			
Potential Funding Sources	Local, FEMA Hazard Mitigation Grant Program (HMGP)	**Expected Cost (if Known)**	Unknown	
Progress Milestones	n/a			

Milliken-14	Municipal Hazardous Materials Risk Reduction and Safety Project		
Project Name	Municipal Hazardous Materials Risk Reduction and Safety Project		
Action Type	Emergency Services Activity	**Goals and Objectives Addressed**	1b, 1c, 3a, 3b
Lifeline(s) Addressed	Safety and Security; Energy; Hazardous Materials; Water Systems; Communications		
Priority	High	**Hazards Addressed**	Hazardous Materials
Jurisdiction(s)	Town of Milliken		
Issue	The Town must use hazardous materials (fuels, chemicals, pesticides/insecticides, etc.) in the normal performance of their daily activities. Hazardous materials naturally pose a threat (spill, leak, inhalation, etc.).		
Action Description	Request an outside agency to conduct a vulnerability assessment of one Town-owned facility containing storage of hazardous materials. The lessons learned from a vulnerability assessment at one facility can be carried over to additional facilities. Post assessment, provide Town employees with annual training (safety/security, handling, notification process, isolation actions, etc.).		
Lead Agency	Town of Milliken Public Works	**Support Agencies**	Weld County Office of Emergency Management, Colorado Information Analysis Center
Target Completion Date	12 to 18 months		
Potential Funding Sources	Local	**Expected Cost (if Known)**	Minimal
Progress Milestones	n/a		

Milliken-15	Milliken Water Infrastructure Assessment and Mitigation Project		
Project Name	Milliken Water Infrastructure Assessment and Mitigation Project		
Action Type	Preventative Activities	**Goals and Objectives Addressed**	1b, 3a, 3b
Lifeline(s) Addressed	Food, Hydration, Shelter; Water Systems		
Priority	High	**Hazards Addressed**	Drought
Jurisdiction(s)	Town of Milliken		
Issue	It is possible that the Town's water distribution system has unrealized water leaks, breaks, high consumption areas, and unaccounted losses. Left unchecked, it would be a contributing factor affecting drought conditions.		
Action Description	Conduct a survey and assessment for potential water leaks, breaks, high consumption areas, and unaccounted for losses in the Town's water distribution system. This results yielded from the assessment will provide objective information that will aid in informed decision-making for subsequent action steps.		
Lead Agency	Town of Milliken Public Works	**Support Agencies**	Town of Milliken Water Department, Central Weld County Water District
Target Completion Date	12 to 18 months		
Potential Funding Sources	Local, Colorado Department of Local Affairs grant	**Expected Cost (if Known)**	Unknown
Progress Milestones	n/a		

Milliken-16	Milliken Erosion Control and Flood Risk Reduction Project		
Project Name	Milliken Erosion Control and Flood Risk Reduction Project		
Action Type	Structural Projects	**Goals and Objectives Addressed**	2c, 2d, 3b, 4b
Lifeline(s) Addressed	Safety and Security; Transportation		
Priority	Medium	**Hazards Addressed**	Soil Hazards, Flood
Jurisdiction(s)	Town of Milliken		
Issue	Natural erosion combined with human-caused erosion can be a contributing factor to localized flooding and riverine flooding. In part, topsoil can be deposited into rivers, thereby raising the riverbed and causing the river to overflow. Additionally, in places where vegetation is sparse or non-existent, rivers can flow faster and with more force for downstream communities.		
Action Description	Produce an interactive community PAC where Town employees and community volunteers work together to implement vegetative controls (planting ground cover, trees, or grasses) and creating buffer strips and riparian zones by adding vegetative controls along local rivers		
Lead Agency	Town of Milliken Public Works	**Support Agencies**	University of Northern Colorado, Colorado State University, Colorado Water Conservation Board
Target Completion Date	36 – 60 Months		
Potential Funding Sources	Local, FEMA Hazard Mitigation Grant Program	**Expected Cost (if Known)**	Unknown
Progress Milestones	n/a		

Milliken-17	Milliken Wildfire Risk Reduction and Preparedness Project		
Project Name	Milliken Wildfire Risk Reduction and Preparedness Project		
Action Type	Preventative Activities, Property Protection Activities, Natural Resource Protection Activities, Public Information Activity	**Goals and Objectives Addressed**	1d, 2c, 3a, 4b, 4c
Lifeline(s) Addressed	Safety and Security; Food, Hydration, Shelter		
Priority	Medium	**Hazards Addressed**	Grass Fire
Jurisdiction(s)	Town of Milliken		
Issue	There are several recent examples of large, catastrophic fires. The Town of Milliken is no exception to this possibility.		
Action Description	Produce an annual PAC pertaining to residents and business owners creating defensible space around their property to help limit the potential of fire spread. The Town will consider providing one or more additional Town cleanup days where they provide a drop off site; including consideration for a hazmat drop off site. The Town will also conduct its own assessment of defensible space around all of its assets.		
Lead Agency	Town of Milliken Public Works	**Support Agencies**	Front Range Fire Rescue, Town of Milliken Parks and Open Space Departments
Target Completion Date	12 to 60 months		
Potential Funding Sources	Local	**Expected Cost (if Known)**	Unknown
Progress Milestones	Continuous and Ongoing		

Milliken-18	Milliken Localized Flood Monitoring and Early Warning Project			
Project Name	Milliken Localized Flood Monitoring and Early Warning Project			
Action Type	Floodplain Management Regulation/Current & Future Conditions	**Goals and Objectives Addressed**	1b, 1d, 3a, 3b, 4c	
Lifeline(s) Addressed	Safety and Security; Communications; Transportation; Water Systems			
Priority	High	**Hazards Addressed**	**Flood**	
Jurisdiction(s)	Town of Milliken			
Issue	River level gauges are too far upstream from Milliken to be beneficial for localized flooding (awareness and notification).			
Action Description	Conduct a flood inundation assessment of Milliken and evaluate ideal locations to place river level gauges.			
Lead Agency	Town of Milliken Community Development	**Support Agencies**	n/a	
Target Completion Date	12 to 36 Months			
Potential Funding Sources	Local, FEMA Flood Mitigation Assistance, FEMA Hazard Mitigation Grant Program	**Expected Cost (if Known)**	Unknown	
Progress Milestones	n/a			

Milliken-19	Weld County Dam Safety and Flood Risk Reduction Project		
Project Name	Weld County Dam Safety and Flood Risk Reduction Project		
Action Type	Structural Projects	**Goals and Objectives Addressed**	1a, 1b, 1c, 1d, 2a, 2b, 2c, 2d, 2e, 3a, 3b, 3c, 4a, 4b
Lifeline(s) Addressed	Safety and Security; Food, Hydration, Shelter		
Priority	Medium	**Hazards Addressed**	Dam/Levee Incident, Flooding
Jurisdiction(s)	Town of Milliken		
Issue	Weld County has several rivers downstream from high elevations, where flooding can rapidly impact heavily populated communities. Many dams show signs of aging infrastructure. Despite regular inspections and assessments of earthen dams throughout the county, persistent weather patterns can quickly compromise dam integrity, leading to potential failures.		
Action Description	Identify areas of Town where stormwater drainage is an issue and remedy though implementation of appropriate infrastructure enhancements.		
Lead Agency	Town of Milliken Public Works	**Support Agencies**	Weld County Office of Emergency Management, Colorado Water Conservation Board
Target Completion Date	12 to 60 months		
Potential Funding Sources	Local general operating budget	**Expected Cost (if Known)**	Minimal
Progress Milestones	Continuous and Ongoing		

Table A-23 Town of Nunn Mitigation Action Items

Nunn 1	Develop Master Drainage Plan		
Project Name	Develop Master Drainage Plan		
Action Type	Floodplain Management Regulation/Current & Future Conditions	**Goals and Objectives Addressed**	1d, 2, 3a-3b, 4
Lifeline(s) Addressed	Safety & security, transportation, health & medical		
Priority	High	**Hazards Addressed**	Flood
Jurisdiction(s)	Town of Nunn		
Issue	Road flooding, flood plain hazard		
Action Description	Conduct engineering, surveying, and community outreach as part of development of a master drainage plan to guide and identify future flood mitigation projects.		
Lead Agency	Town of Nunn Building/Planning	**Support Agencies**	n/a
Target Completion Date	24 months		
Potential Funding Sources	Local, FEMA Hazard Mitigation Grant Program	**Expected Cost (if Known)**	$97,000
Progress Milestones	n/a		

Nunn 2	Renovate and Upgrade Water Tower		
Project Name	Renovate and Upgrade Water Tower		
Action Type	Structural Projects	**Goals and Objectives Addressed**	1c, 2c &2d, 3a &3b
Lifeline(s) Addressed	Food/water/shelter		
Priority	High	**Hazards Addressed**	Drought, Grass Fire, Agricultural Hazards
Jurisdiction(s)	Town of Nunn		
Issue	Aging infrastructure of water tower and access for emergency services		
Action Description	Upgrade the aging infrastructure of the old water tower and install a bulk fill station for residents and emergency services resources.		
Lead Agency	Town of Nunn Public Works	**Support Agencies**	Nunn fire protection district
Target Completion Date	36 months		
Potential Funding Sources	Local, Colorado Water Conservation Board, Colorado Department of Public Health and Environment, USDA NIFA Grant	**Expected Cost (if Known)**	$650,000
Progress Milestones	n/a		

Nunn 3	Map Fire Hydrants, Replace as Needed, and Develop Testing Schedule		
Project Name	Map Fire Hydrants, Replace as Needed, and Develop Testing Schedule		
Action Type	Emergency Services Activities	**Goals and Objectives Addressed**	1c, 3a & 3b
Lifeline(s) Addressed	Safety & security, health & medical, food/water/shelter		
Priority	Medium	**Hazards Addressed**	Grass Fire
Jurisdiction(s)	Town of Nunn		
Issue	There isn't a mapping of fire hydrant locations, testing schedule, and hydrants are of different models requiring adaptive fittings by emergency personnel.		
Action Description	Map locations of all fire hydrants in Nunn, modernize outdated hydrants to ensure uniform fittings, and develop a testing schedule to ensure reliable operation		
Lead Agency	Town of Nunn Public Works, Town of Nunn Volunteer Fire Department	**Support Agencies**	n/a
Target Completion Date	60 months		
Potential Funding Sources	Local, Colorado State Forest Service Wildfire Risk Mitigation Grant, U.S. Forest Service Community Wildfire Defense Grant	**Expected Cost (if Known)**	n/a
Progress Milestones	n/a		

Nunn 4	Obtain and Install Outdoor Warning Devices		
Project Name	Obtain and Install Outdoor Warning Devices		
Action Type	Emergency Services Activities	**Goals and Objectives Addressed**	1b-1d, 4
Lifeline(s) Addressed	Communication, health & Medical, Food/water/shelter, Safety & Security		
Priority	High	**Hazards Addressed**	Hail, Grass Fire, Lightning, Hazardous Materials, Tornado, Dam/Levee Incident, Flood, High Wind
Jurisdiction(s)	Town of Nunn		
Issue	The aged and insufficient single warning siren in Nunn needs updated and number of sirens increased. The need to expand the area of warning has increased with growth requiring additional sirens to be located on each side of highway 85. The addition of increased train activity prevents adequate detection of siren warnings on the east side of town.		
Action Description	One outdoor warning siren in the Town does not provide sufficient audible coverage to alert residents outdoors when impending hazards threaten the community. Nunn seeks to obtain and install enough outdoor warning devices to provide sufficient audible coverage across Nunn.		
Lead Agency	Town of Nunn Police Department	**Support Agencies**	Weld County Office of Emergency Management
Target Completion Date	60 months		
Potential Funding Sources	Local, FEMA Hazard Mitigation Grant Program	**Expected Cost (if Known)**	n/a
Progress Milestones	n/a		

Nunn 5	Construct Emergency Shelters		
Project Name	Construct Emergency Shelters		
Action Type	Structural Projects	**Goals and Objectives Addressed**	1b &1d, 3b, 4
Lifeline(s) Addressed	Safety &security, communication, health & medical, food/water/shelter		
Priority	Medium	**Hazards Addressed**	Hail, Lightning, Tornado, High Wind
Jurisdiction(s)	Town of Nunn		
Issue	Our tornado shelter is unable to be renovated to become FEMA-approved emergency shelter, requiring new shelters to be built.		
Action Description	Construct emergency shelters meeting FEMA approval requirements with sufficient capacity to meet Town needs.		
Lead Agency	Town of Nunn Building/Planning, Town of Nunn Police Department	**Support Agencies**	Weld County Office of Emergency Management
Target Completion Date	60 months		
Potential Funding Sources	Local, FEMA Hazard Mitigation Grant Program	**Expected Cost (if Known)**	n/a
Progress Milestones	n/a		

Nunn 6	Develop Community Cooling Station at Veterans Park		
Project Name	Develop Community Cooling Station at Veterans Park		
Action Type	Emergency Services Activities	**Goals and Objectives Addressed**	1d, 2c & 2d, 3b, 4
Lifeline(s) Addressed	Health & medical		
Priority	Low	**Hazards Addressed**	Extreme Heat
Jurisdiction(s)	Town of Nunn		
Issue	The limited resources combined with increased temperatures		
Action Description	Develop and install a community cooling station and splash pad at Veterans Park to provide residents a location to seek relief from extreme heat events.		
Lead Agency	Town of Nunn Public Works	**Support Agencies**	n/a
Target Completion Date	60 months		
Potential Funding Sources	Local, Colorado Department of Local Affairs Grant, FEMA Hazard Mitigation Grant Program	**Expected Cost (if Known)**	n/a
Progress Milestones	n/a		

Nunn 7	Harden Public Buildings Against Hazard Impacts		
Project Name	Harden Public Buildings Against Hazard Impacts		
Action Type	Property Protection Activities	**Goals and Objectives Addressed**	3a, 3b
Lifeline(s) Addressed	Energy, safety & security		
Priority	High	**Hazards Addressed**	Hail, Grass Fire, Lightning, Tornado, Flood, High Wind, Severe Winter Storms/Extreme Cold, Extreme Heat, Soil Hazards, Earthquake
Jurisdiction(s)	Town of Nunn Planning and Building		
Issue	Aging electrical and inadequate upgrades to community center electrical system requires upgrade to maintain Safe and stable electrical service.		
Action Description	Upgrade resilience of Town buildings to harden against hazard impacts to ensure continuous provision of FEMA Community Lifelines.		
Lead Agency	Town of Nunn Building/Planning	**Support Agencies**	Weld County Office of Emergency Management
Target Completion Date	12 to 24 months		
Potential Funding Sources	Local, U.S. Housing and Urban Development (HUD) Community Development Block Grant (CDBG)	**Expected Cost (if Known)**	$12,000
Progress Milestones	n/a		

Nunn 8	Modernize and Secure Town Technology		
Project Name	Modernize and Secure Town Technology		
Action Type	Preventative Activities	**Goals and Objectives Addressed**	1b, 1c, 3a, 3b
Lifeline(s) Addressed	Communication, energy, safety & security		
Priority	Medium	**Hazards Addressed**	Cyber Attack
Jurisdiction(s)	Town of Nunn		
Issue	Community's computer systems are aging and at risk of intrusion.		
Action Description	Upgrade all computers and users move to Microsoft 365, increasing security. Setting up town specific network with file server and domain controller, Install malware protection, and upgrade all aging computers.		
Lead Agency	Town of Nunn Town Clerk	**Support Agencies**	n/a
Target Completion Date	60 months		
Potential Funding Sources	Local	**Expected Cost (if Known)**	$22,000
Progress Milestones	n/a		

Nunn 9	Implement Tree Planting Initiative		
Project Name	Implement Tree Planting Initiative		
Action Type	Natural Resource Protection Activities, Preventative Activities	**Goals and Objectives Addressed**	1d, 2a, 2c, 2d, 3b, 4
Lifeline(s) Addressed	Health and Medical		
Priority	High	**Hazards Addressed**	Agricultural Hazards, Flood, Extreme Heat, Soil Hazards
Jurisdiction(s)	Town of Nunn		
Issue	Aging green infrastructure leads to loss of ecosystem, unhealthy trees, and invasive pests and tree species.		
Action Description	Plant healthy trees to re-forest riparian areas, parks, and cemetery, increase water absorption with drip systems, improve ecosystem and local habitat.		
Lead Agency	Town of Nunn Public Works	**Support Agencies**	Forest Service and Colorado Tree Coalition
Target Completion Date	60 months		
Potential Funding Sources	Local, Colorado Tree Coalition Grants	**Expected Cost (if Known)**	$2,000 yearly
Progress Milestones	Annual and Ongoing		

Nunn-10	Construct Covered Parking for Town Vehicles		
Project Name	Construct Covered Parking for Town Vehicles		
Action Type	Structural Projects, Property Protection Activities	**Goals and Objectives Addressed**	1b, 1c, 3a, 3b
Lifeline(s) Addressed	Safety & Security, Transportation		
Priority	Medium	**Hazards Addressed**	Hail, Severe Winter Storms/Extreme Cold, Extreme Heat
Jurisdiction(s)	Town of Nunn		
Issue	Hail repeatedly breaking windows of public works equipment.		
Action Description	Construct resilient covered parking to protect Town vehicles from hazard impacts		
Lead Agency	Town of Nunn Public Works	**Support Agencies**	n/a
Target Completion Date	60 months		
Potential Funding Sources	Local, FEMA Hazard Mitigation Grant Program	**Expected Cost (if Known)**	n/a
Progress Milestones	n/a		

Nunn 11	Develop Testing Schedule and Remediate Asbestos in Public Buildings		
Project Name	Develop Testing Schedule and Remediate Asbestos in Public Buildings		
Action Type	Property Protection Activities	**Goals and Objectives Addressed**	1d, 3a, 3b
Lifeline(s) Addressed	Health and Medical		
Priority	High	**Hazards Addressed**	Public Health Hazards
Jurisdiction(s)	Town of Nunn		
Issue	Aging infrastructure requires testing and remediation of asbestos		
Action Description	Test and remediate asbestos in Town public buildings		
Lead Agency	Town of Nunn Public Works, Weld County Health and Environment	**Support Agencies**	n/a
Target Completion Date	12 to 24 months		
Potential Funding Sources	Local, Housing and Urban Development (HUD) Community Development Block Grant (CDBG)	**Expected Cost (if Known)**	$12,000 testing + removal if necessary
Progress Milestones	n/a		

Nunn 12	Evaluate, Design, and Implement Motor Oil Containment and Recycling System		
Project Name	Evaluate, Design, and Implement Motor Oil Containment and Recycling System		
Action Type	Natural Resource Protection Activities	**Goals and Objectives Addressed**	1c, 3a, 3b
Lifeline(s) Addressed	Health & medical, safety & security, transportation, hazmat facility		
Priority	Medium	**Hazards Addressed**	Hazardous Materials
Jurisdiction(s)	Town of Nunn		
Issue	The storage method for used motor oil is not contained adequately and has no documented disposal or storage process or controls in place. Evaluate and ensure adequate storage and controls in place for the public works department storage of used motor oil.		
Action Description	Evaluate and ensure adequate storage and controls in place for Nunn's Public Works department storing motor oil.		
Lead Agency	Town of Nunn Public Works	**Support Agencies**	n/a
Target Completion Date	60 months		
Potential Funding Sources	Local, Colorado Department of Public Health & Environment Recycling Grant	**Expected Cost (if Known)**	n/a
Progress Milestones	n/a		

Nunn 13	Prairie Dog Abatement		
Project Name	Prairie Dog Abatement		
Action Type	Preventative Activities	**Goals and Objectives Addressed**	1b-1d, 2b, 2c, 3a, 3b, 4a, 4b
Lifeline(s) Addressed	Health & medical, Safety & security		
Priority	Medium	**Hazards Addressed**	Agricultural Hazards
Jurisdiction(s)	Town of Nunn		
Issue	Encroaching invasive species of plants and animals		
Action Description	Prairie Dogs have been identified as an invasive species and poses a threat human health		
Lead Agency	Town of Nunn Public Works	**Support Agencies**	Weld County Office of Emergency Management
Target Completion Date	36 months		
Potential Funding Sources	Local, Colorado Department of Local Affairs (DOLA) Grant	**Expected Cost (if Known)**	n/a
Progress Milestones	n/a		

Nunn 14	Conduct Capacities Study for Town Emergency Services		
Project Name	Conduct Capacities Study for Town Emergency Services		
Action Type	Emergency Services Activity	**Goals and Objectives Addressed**	1c, 2b, 3a, 4b, 4c
Lifeline(s) Addressed	Health & Medical, safety & security transportation, communication,		
Priority	Low	**Hazards Addressed**	All Profiled Hazards – Agricultural Hazards, Cyber Attack, Hail, Grass Fire, Drought, Public Health Hazards, Lightning, Hazardous Materials, Tornado, Dam/Levee Incident, Flood, High Wind, Severe Winter Storms/Extreme Cold, Extreme Heat, Soil Hazards, Earthquake
Jurisdiction(s)	Town of Nunn		
Issue	Future growth and rural location require consideration for future emergency services		
Action Description	Conduct a capacities and planning study to evaluate future emergency services and associated infrastructure needs to support the continued flow of critical emergency response services during disaster events.		
Lead Agency	Town of Nunn Building/Planning	**Support Agencies**	Nunn Fire Protection District, Nunn Police Department, Ambulance services, Weld County
Target Completion Date	60 months		
Potential Funding Sources	Local, Nunn Fire Protection District Fund, Colorado Department of Local Affairs Grant	**Expected Cost (if Known)**	n/a
Progress Milestones	n/a		

Table A-24 Town of Pierce Mitigation Action Items

Pierce 1	Identify Shelters in Town and Designate as Critical Facilities		
Project Name	Identify Shelters in Town and Designate as Critical Facilities		
Action Type	Emergency Services Activities	**Goals and Objectives Addressed**	1b, 2c, 2e
Lifeline(s) Addressed	Food, Hydration, & Shelter		
Priority	High	**Hazards Addressed**	Hail, Grass Fire, Lightning, Tornado, Dam/Levee Incident, Flood, High Wind, Severe Winter Storms/Extreme Cold, Extreme Heat, Earthquake
Jurisdiction(s)	Town of Pierce		
Issue	Lack of shelter for vulnerable populations		
Action Description	Identify shelters in Town and officially designate them as critical facilities.		
Lead Agency	Town of Pierce Planning & Zoning	**Support Agencies**	n/a
Target Completion Date	12-60 Months		
Potential Funding Sources	Local	**Expected Cost (if Known)**	n/a
Progress Milestones	n/a		

Pierce 2	Resurface and Develop Maintenance Program for Hazardous Materials and Evacuation Routes through Town		
Project Name	Resurface and Develop Maintenance Program for Hazardous Materials and Evacuation Routes through Town		
Action Type	Emergency Services Activities	**Goals and Objectives Addressed**	1b, 2c, 2e
Lifeline(s) Addressed	Transportation		
Priority	Medium	**Hazards Addressed**	Grass Fire, Hazardous Materials, Dam/Levee Incident, Flood
Jurisdiction(s)	Town of Pierce		
Issue	Routes through Town are in need of repair, including those used for hazardous materials transport and identified as evacuation routes		
Action Description	Resurface hazardous materials transportation routes and evacuation routes through		
Lead Agency	Town of Pierce Public Works	**Support Agencies**	n/a
Target Completion Date	12-60 Months		
Potential Funding Sources	Local, Weld County Intergovernmental Agreements, US Department of Transportation ROUTES, US Department of Transportation Build America Bureau for Innovative Project Financing, US Department of Transportation Better Utilizing Investments to Leverage Development (BUILD) Grant	**Expected Cost (if Known)**	n/a
Progress Milestones	n/a		

Pierce 3	Develop Community Preparedness Education/Outreach Initiative		
Project Name	Develop Community Preparedness Education/Outreach Initiative		
Action Type	Public Information Activity	**Goals and Objectives Addressed**	1, 2c, 2e, 3b, 3c
Lifeline(s) Addressed	Education		
Priority	High	**Hazards Addressed**	All Profiled Hazards – Agricultural Hazards, Cyber Attack, Hail, Grass Fire, Drought, Public Health Hazards, Lightning, Hazardous Materials, Tornado, Dam/Levee Incident, Flood, High Wind, Severe Winter Storms/Extreme Cold, Extreme Heat, Soil Hazards, Earthquake
Jurisdiction(s)	Town of Pierce		
Issue	There is a need for education materials		
Action Description	Develop a community preparedness education initiative to enhance the resilience and awareness of residents against hazards.		
Lead Agency	Town of Pierce Administration	**Support Agencies**	Weld County Office of Emergency Management
Target Completion Date	12-60 Months		
Potential Funding Sources	Local, FEMA Hazard Mitigation Grant Program	**Expected Cost (if Known)**	n/a
Progress Milestones	n/a		

Pierce 4	Improve Stormwater Drainage Along Town Thoroughfares		
Project Name	Improve Stormwater Drainage Along Town Thoroughfares		
Action Type	Structural Projects	**Goals and Objectives Addressed**	1b, 2c, 2e, 4a
Lifeline(s) Addressed	Transportation		
Priority	High	**Hazards Addressed**	Flood
Jurisdiction(s)	Town of Pierce		
Issue	County Roads and locations along other thoroughfares in the Town experience flooding during heavy rain events, and require improved stormwater drainage to ensure safety and reliable transportation for first responders during flood events.		
Action Description	Undertake projects to improve stormwater drainage along Town thoroughfares		
Lead Agency	Town of Pierce Public Works	**Support Agencies**	n/a
Target Completion Date	12-60 Months		
Potential Funding Sources	Local, FEMA Hazard Mitigation Grant Program	**Expected Cost (if Known)**	n/a
Progress Milestones	n/a		

Pierce 5	Obtain and Install Backup Generators at all Town Critical Facilities		
Project Name	Obtain and Install Backup Generators at all Town Critical Facilities		
Action Type	Emergency Services Activities	**Goals and Objectives Addressed**	1b, 1d, 2c, 4a
Lifeline(s) Addressed	All		
Priority	Medium	**Hazards Addressed**	Cyber Attack, Lightning, Tornado, High Wind, Severe Winter Storms/Extreme Cold, Extreme Heat, Earthquake
Jurisdiction(s)	Town of Pierce		
Issue	Critical facilities in Town lack or have insufficient electrical backup generation capacity, which may cause an interruption in critical FEMA Community Lifelines during times of disaster		
Action Description	Town buildings, including Town Hall and critical facilities, require backup electrical generators to ensure the continuation of FEMA Community Lifelines during times of disaster.		
Lead Agency	Town of Pierce Administration	**Support Agencies**	Weld County Office of Emergency Management
Target Completion Date	12- 60 Months		
Potential Funding Sources	Local, FEMA Hazard Mitigation Grant Program	**Expected Cost (if Known)**	n/a
Progress Milestones	n/a		

Pierce 6	Construct Standalone Emergency Shelter		
Project Name	Construct Standalone Emergency Shelter		
Action Type	Structural Projects	**Goals and Objectives Addressed**	1b, 2c, 2e, 4a
Lifeline(s) Addressed	Food, Hydration, & Shelter		
Priority	High	**Hazards Addressed**	Hail, Grass Fire, Lightning, Hazardous Materials, Tornado, Dam/Levee Incident, Flood, High Wind, Severe Winter Storms/Extreme Cold, Extreme Heat, Earthquake
Jurisdiction(s)	Town of Pierce		
Issue	The Town is in need of increased shelter capacity for residents' wellbeing during times of disaster		
Action Description	Develop an emergency shelter and identify as a Town critical facility to assist residents in times of disaster		
Lead Agency	Town of Pierce Public Works	**Support Agencies**	n/a
Target Completion Date	12-60 Months		
Potential Funding Sources	Local, FEMA Hazard Mitigation Grant Program	**Expected Cost (if Known)**	n/a
Progress Milestones	n/a		

Table A-25 Town of Platteville and Platteville-Gilcrest Fire Protection District Action Items

Platteville-Gilcrest Fire Protection District 1	Fire Mitigation and Assessment Program		
Project Name	Fire Mitigation and Assessment Program		
Action Type	Property Protection Activities	**Goals and Objectives Addressed**	
Lifeline(s) Addressed	Food, water, Shelter; safety and security		
Priority	Medium	**Hazards Addressed**	Grass Fire
Jurisdiction(s)	Platteville-Gilcrest Fire Protection District, Town of Platteville, Town of Gilcrest		
Issue	Wildfire can quickly spread with high winds and dry conditions. PGFPD has a mainly rural district with 2 small townships that are connected to the rural area grasslands. There are many houses and structures that have overgrown grass, trees, and other fire hazards in a WUI location.		
Action Description	Conduct property assessments using industry standards and the Ready. Set. Goal. model. Our wildland team will take the lead to provide expertise and guidance to property owners. From the assessment performed, help facilitate the mitigation work through the fire district or a reputable company.		
Lead Agency	Platteville-Gilcrest Fire Protection District	**Support Agencies**	
Target Completion Date	12–36 months		
Potential Funding Sources	Platteville-Gilcrest Fire Protection District Fund, FEMA Hazard Mitigation Grant Program	**Expected Cost (if Known)**	TBD
Progress Milestones	N/A		

Platteville-Gilcrest Fire Protection District 2	Develop Multi-Hazard Emergency Shelters Equipped With Backup Generators		
Project Name	Develop Multi-Hazard Emergency Shelters Equipped With Backup Generators		
Action Type	Structural Projects	Action Type	Structural Projects
Lifeline(s) Addressed	Food, water, shelter	Lifeline(s) Addressed	Food, water, shelter
Priority	Medium	Priority	Medium
Jurisdiction(s)	Platteville-Gilcrest Fire Protection District, Town of Platteville, Town of Gilcrest, Weld County RE-1 School District		
Issue	Currently there are no available shelters for warming, cooling, or housing during a disaster, extreme temperature event (severe freeze, or severe heat) with power outage.		
Action Description	Develop emergency shelters capable of withstanding hazard impacts and install backup generators at Platteville Elementary School, Platteville Middle School, Gilcrest Elementary School, and Gilcrest High School.		
Lead Agency	Platteville-Gilcrest Fire Protection District	Lead Agency	Platteville-Gilcrest Fire Protection District
Target Completion Date	12-24 months		
Potential Funding Sources	Weld County RE-1 School District Fund, Platteville-Gilcrest Fire Protection District Fund, FEMA Hazard Mitigation Grant Program, Housing and Urban Development (HUD) Community Development Block Grant (CDBG)	Potential Funding Sources	Weld County RE-1 School District Fund, Platteville-Gilcrest Fire Protection District Fund, FEMA Hazard Mitigation Grant Program, Housing and Urban Development (HUD) Community Development Block Grant (CDBG)
Progress Milestones	N/A		

Platteville-Gilcrest Fire Protection District 3	Develop Community Education Initiative		
Project Name	Develop Community Education Initiative		
Action Type	Public Information Activity	**Goals and Objectives Addressed**	1a, 3b, 3c
Lifeline(s) Addressed	Safety & Security		
Priority	Medium	**Hazards Addressed**	All Profiled Hazards – Agricultural Hazards, Cyber Attack, Hail, Grass Fire, Drought, Public Health Hazards, Lightning, Hazardous Materials, Tornado, Dam/Levee Incident, Flood, High Wind, Severe Winter Storms/Extreme Cold, Extreme Heat, Soil Hazards, Earthquake
Jurisdiction(s)	Platteville-Gilcrest Fire Protection District, Town of Platteville, Town of Gilcrest		
Issue	Provide community education for all-hazard disaster preparedness		
Action Description	Provide community education for all-hazard disaster preparedness		
Lead Agency	Platteville-Gilcrest Fire Protection District	**Support Agencies**	n/a
Target Completion Date	12 to 24 months		
Potential Funding Sources	Platteville-Gilcrest Fire Protection District Fund	**Expected Cost (if Known)**	n/a
Progress Milestones	Continuous and Ongoing		

Platteville-Gilcrest Fire Protection District 4	Conduct Flood Mitigation Assessment		
Project Name	Conduct Flood Mitigation Assessment		
Action Type	Floodplain Management Regulation/Current & Future Conditions	**Goals and Objectives Addressed**	1, 2, 3, 4
Lifeline(s) Addressed	All		
Priority	High	**Hazards Addressed**	**Flood**
Jurisdiction(s)	Platteville-Gilcrest Fire Protection District, Town of Platteville, Town of Gilcrest		
Issue	Procure flood assessment and mitigation firm to assess the District's waterways, culverts and roads to determine mitigation projects needed to protect communities from flooding.		
Action Description	Procure flood assessment and mitigation firm to assess the District's waterways, culverts and roads to determine mitigation projects needed to protect communities from flooding.		
Lead Agency	Platteville-Gilcrest Fire Protection District	**Support Agencies**	Town of Platteville Public Works, Town of Platteville Planning & Zoning, Town of Platteville Police Department, Town of Gilcrest Public Works, Town of Gilcrest Planning & Zoning, Town of Gilcrest Public Safety
Target Completion Date	12 to 24 months		
Potential Funding Sources	Local, Platteville-Gilcrest Fire Protection District Fund, FEMA Hazard Mitigation Grant Program	**Expected Cost (if Known)**	n/a
Progress Milestones	n/a		

Table A-26 Town of Severance and Windsor-Severance Fire Protection District Mitigation Action Items

Severance 1	Establish Cooling Centers in Underserved Areas		
Project Name	Establish Cooling Centers in Underserved Areas		
Action Type	Emergency Services Activities	**Goals and Objectives Addressed**	1b, 2c, 2e, 3c
Lifeline(s) Addressed	Food, Hydration, & Shelter, Health & Medical		
Priority	High	**Hazards Addressed**	Extreme Heat
Jurisdiction(s)	Town of Severance, Windsor-Severance Fire Protection District		
Issue	Establish cooling centers in underserved areas and promote public awareness on their existence and preparedness for extreme heat		
Action Description	Establish cooling centers in underserved areas and promote public awareness on their existence and preparedness for extreme heat		
Lead Agency	Windsor-Severance Fire Protection District	**Support Agencies**	Town of Severance Police Department, Weld County School District RE-4, Weld County Office of Emergency Management
Target Completion Date	12 to 36 months		
Potential Funding Sources	Local	**Expected Cost (if Known)**	n/a
Progress Milestones	n/a		

Severance 2	Plant Trees and Establish Shaded Canopies in High-Use Parks and Along Sidewalks		
Project Name	Plant Trees and Establish Shaded Canopies in High-Use Parks and Along Sidewalks		
Action Type	Natural Resource Protection Activities	**Goals and Objectives Addressed**	2a, 2e, 3b
Lifeline(s) Addressed	Health & Medical		
Priority	High	**Hazards Addressed**	Extreme Heat
Jurisdiction(s)	Town of Severance, Windsor-Severance Fire Protection District		
Issue	Plant trees and establish shaded canopies in high-use parks and along Town sidewalks to increase green cover and reduce urban heat island effects		
Action Description	Plant trees and establish shaded canopies in high-use parks and along Town sidewalks to increase green cover and reduce urban heat island effects		
Lead Agency	Town of Severance Emergency Management	**Support Agencies**	Town of Severance Police Department, Weld County School District RE-4, Windsor-Severance Fire Protection District, Weld County Office of Emergency Management
Target Completion Date	12 to 36 months		
Potential Funding Sources	Local, Colorado State Forestry Service Colorado IRA Urban & Community Forestry Grant, FEMA Hazard Mitigation Grant Program	**Expected Cost (if Known)**	TBD
Progress Milestones	n/a		

Severance 3	Distribute Fans and Air Conditioners, and Provide Utility Bill Assistance, to Vulnerable Populations		
Project Name	Distribute Fans and Air Conditioners, and Provide Utility Bill Assistance, to Vulnerable Populations		
Action Type	Emergency Services Activities	**Goals and Objectives Addressed**	1, 2c, 2e, 3c
Lifeline(s) Addressed	Health & Medical		
Priority	High	**Hazards Addressed**	Extreme Heat
Jurisdiction(s)	Town of Severance, Windsor-Severance Fire Protection District		
Issue	Vulnerable populations experience unique and elevated risks to extreme heat		
Action Description	Provide fans, air conditioners, or utility bill assistance to vulnerable populations		
Lead Agency	Windsor-Severance Fire Protection District	**Support Agencies**	Town of Severance Emergency Management, Weld County RE-4 School District, Severance Police Department, Weld County Office of Emergency Management
Target Completion Date	12 to 36 months		
Potential Funding Sources	Local, FEMA Hazard Mitigation Grant Program, American Red Cross partnership	**Expected Cost (if Known)**	TBD
Progress Milestones	n/a		

Severance 4	Establish Heat Alert Notification System		
Project Name	Establish Heat Alert Notification System		
Action Type	Public Information Activity	**Goals and Objectives Addressed**	1, 2e
Lifeline(s) Addressed	Communications		
Priority	High	**Hazards Addressed**	Extreme Heat
Jurisdiction(s)	Town of Severance, Windsor-Severance Fire Protection District		
Issue	Gaps in messaging for extreme heat alerts exist		
Action Description	Distribute extreme heat alerts via emergency notification systems		
Lead Agency	Windsor-Severance Fire Protection District	**Support Agencies**	Town of Severance Police Department, Weld County Office of Emergency Management
Target Completion Date	12 to 36 months		
Potential Funding Sources	Local, Weld County General Fund, FEMA Hazard Mitigation Grant Program	**Expected Cost (if Known)**	n/a
Progress Milestones	n/a		

Severance 5	Harden and Insulate Water Lines in Public Buildings		
Project Name	Harden and Insulate Water Lines in Public Buildings		
Action Type	Property Protection Activities	**Goals and Objectives Addressed**	1, 2, 3, 4
Lifeline(s) Addressed	Water Systems		
Priority	High	**Hazards Addressed**	Severe Winter Storms/Extreme Cold
Jurisdiction(s)	Town of Severance, Windsor-Severance Fire Protection District		
Issue	Harden and insulate water lines in public buildings and low-income housing		
Action Description	Harden and insulate water lines in public buildings and low-income housing		
Lead Agency	Town of Severance Emergency Management, Windsor-Severance Fire Protection District	**Support Agencies**	Weld County RE-4 School District, Severance Police Department, Weld County Office of Emergency Management
Target Completion Date	12 to 36 months		
Potential Funding Sources	Local, FEMA Hazard Mitigation Grant Program, Housing and Urban Development (HUD) Community Development Block Grant (CDBG)	**Expected Cost (if Known)**	TBD
Progress Milestones	n/a		

Severance 6	Establish Salt/Sand Reserves For Roadways Under Town Jurisdiction		
Project Name	Establish Salt/Sand Reserves For Roadways Under Town Jurisdiction		
Action Type	Preventative Activities	**Goals and Objectives Addressed**	1b, 2c
Lifeline(s) Addressed	Transportation		
Priority	High	**Hazards Addressed**	Severe Winter Storms/Extreme Cold
Jurisdiction(s)	Town of Severance		
Issue	Establish and maintain road salt/sand reserves for roads maintained by the Town of Severance		
Action Description	Establish and maintain road salt/sand reserves for roads maintained by the Town of Severance		
Lead Agency	Town of Severance Public Works	**Support Agencies**	n/a
Target Completion Date	12 to 60 months		
Potential Funding Sources	Local	**Expected Cost (if Known)**	TBD
Progress Milestones	Continuous and Ongoing		

Severance 7	Obtain/Install Backup Electrical Generators in Shelters and Town Critical Facilities		
Project Name	Obtain/Install Backup Electrical Generators in Shelters and Town Critical Facilities		
Action Type	Emergency Services Activities	**Goals and Objectives Addressed**	1b, 1d, 2c, 2e
Lifeline(s) Addressed	All		
Priority	High	**Hazards Addressed**	Severe Winter Storms/Extreme Cold
Jurisdiction(s)	Town of Severance		
Issue	Obtain and install emergency backup electrical generators in shelters and key Town critical facilities		
Action Description	Obtain and install emergency backup electrical generators in shelters and key Town critical facilities		
Lead Agency	Town of Severance Emergency Management, Windsor-Severance Fire Protection District	**Support Agencies**	Weld County RE-4 School District, Weld County Office of Emergency Management
Target Completion Date	12 to 36 months		
Potential Funding Sources	Local, FEMA Hazard Mitigation Grant Program	**Expected Cost (if Known)**	TBD
Progress Milestones	n/a		

Severance 8	Review and Update Snow Route Maps and Establish Snow Clearance Zones		
Project Name	Review and Update Snow Route Maps and Establish Snow Clearance Zones		
Action Type	Emergency Services Activities	**Goals and Objectives Addressed**	1b, 2c, 2e
Lifeline(s) Addressed	Transportation		
Priority	High	**Hazards Addressed**	Severe Winter Storms/Extreme Cold
Jurisdiction(s)	Town of Severance, Windsor-Severance Fire Protection District		
Issue	Review and update snow route maps and establish snow clearance zones		
Action Description	Review and update snow route maps and establish snow clearance zones		
Lead Agency	Town of Severance Public Works, Windsor-Severance Fire Protection District	**Support Agencies**	Weld County RE-4 School District, Severance Police Department, Weld County Office of Emergency Management
Target Completion Date	12 to 36 months		
Potential Funding Sources	Local	**Expected Cost (if Known)**	n/a
Progress Milestones	n/a		

Severance 9	Map and Identify Hazardous Materials Transport Routes Near Residential and School Zones		
Project Name	Map and Identify Hazardous Materials Transport Routes Near Residential and School Zones		
Action Type	Emergency Services Activities	**Goals and Objectives Addressed**	1b, 2a, 2c, 2e
Lifeline(s) Addressed	Hazardous Materials		
Priority	High	**Hazards Addressed**	Hazardous Materials
Jurisdiction(s)	Town of Severance, Windsor-Severance Fire Protection District		
Issue	Identify hazardous materials transport routes near residential and school zones, and maintain mapping to include updates as needed		
Action Description	Identify hazardous materials transport routes near residential and school zones, and maintain mapping to include updates as needed		
Lead Agency	Town of Severance Emergency Management, Windsor-Severance Fire Protection District	**Support Agencies**	Weld County RE-4 School District, Weld County Office of Emergency Management
Target Completion Date	12 to 36 months		
Potential Funding Sources	Local, Weld County General Fund, Colorado Department of Public Health & Environment Grant	**Expected Cost (if Known)**	TBD
Progress Milestones	n/a		

Severance 10	Train First Responders In Spill Response and Containment Techniques			
Project Name	Train First Responders In Spill Response and Containment Techniques			
Action Type	Emergency Services Activities	**Goals and Objectives Addressed**	3a	
Lifeline(s) Addressed	Hazardous Materials			
Priority	High	**Hazards Addressed**	Hazardous Materials	
Jurisdiction(s)	Town of Severance, Windsor-Severance Fire Protection District			
Issue	Train first responders in spill response and containment techniques			
Action Description	Train first responders in spill response and containment techniques			
Lead Agency	Town of Severance Emergency Management, Windsor-Severance Fire Protection District	**Support Agencies**	Weld County Office of Emergency Management	
Target Completion Date	12 to 36 months			
Potential Funding Sources	Local, Weld County General Fund, Colorado Department of Public Health & Environment Grant	**Expected Cost (if Known)**	TBD	
Progress Milestones	n/a			

Severance 11	Develop Shelter-In-Place Protocols for Chemical Release Scenarios		
Project Name	Develop Shelter-In-Place Protocols for Chemical Release Scenarios		
Action Type	Emergency Services Activities	**Goals and Objectives Addressed**	1a-1c, 2, 3a, 4b
Lifeline(s) Addressed	Hazardous Materials		
Priority	High	**Hazards Addressed**	Hazardous Materials
Jurisdiction(s)	Town of Severance, Windsor-Severance Fire Protection District		
Issue	Create community shelter-in-place protocols for chemical release scenarios		
Action Description	Create community shelter-in-place protocols for chemical release scenarios		
Lead Agency	Town of Severance Emergency Management, Windsor-Severance Fire Protection District	**Support Agencies**	n/a
Target Completion Date	12 to 36 months		
Potential Funding Sources	Local	**Expected Cost (if Known)**	n/a
Progress Milestones	n/a		

Severance 12	Expand Stormwater Drainage Capacity of Culverts, Ditches, and Stormwater Basins		
Project Name	Expand Stormwater Drainage Capacity of Culverts, Ditches, and Stormwater Basins		
Action Type	Structural Projects	**Goals and Objectives Addressed**	1b, 1c, 2c, 2e, 4a
Lifeline(s) Addressed	Safety & Security		
Priority	High	**Hazards Addressed**	Flood
Jurisdiction(s)	Town of Severance		
Issue	Expand and maintain culverts, ditches, and stormwater basins to improve runoff during heavy rain events		
Action Description	Expand and maintain culverts, ditches, and stormwater basins to improve runoff during heavy rain events		
Lead Agency	Town of Severance Public Works	**Support Agencies**	
Target Completion Date	12 to 36 months		
Potential Funding Sources	Local, FEMA Flood Mitigation Assistance, FEMA Hazard Mitigation Grant Program	**Expected Cost (if Known)**	TBD
Progress Milestones	TBD		

Severance 13	Establish Procedures for Regular Review, Update, and Enforcement of Floodplain Zoning to Limit New Development		
Project Name	Establish Procedures for Regular Review, Update, and Enforcement of Floodplain Zoning to Limit New Development		
Action Type	Floodplain Management Regulation/Current & Future Conditions	**Goals and Objectives Addressed**	1c, 2a, 2c, 2e, 3b, 4b
Lifeline(s) Addressed	Safety & Security		
Priority	High	**Hazards Addressed**	Flood
Jurisdiction(s)	Town of Severance		
Issue	Establish procedures to regularly review, update, and enforce floodplain zoning to limit new development in floodplains		
Action Description	Establish procedures to regularly review, update, and enforce floodplain zoning to limit new development in floodplains		
Lead Agency	Town of Severance Planning	**Support Agencies**	n/a
Target Completion Date	12 to 36 months		
Potential Funding Sources	Local, FEMA Flood Mitigation Assistance, FEMA Hazard Mitigation Grant Program	**Expected Cost (if Known)**	TBD
Progress Milestones	n/a		

Severance 14	Harden and Anchor Storage Tanks		
Project Name	Harden and Anchor Storage Tanks		
Action Type	Structural Projects	**Goals and Objectives Addressed**	2c, 2e
Lifeline(s) Addressed	Hazardous Materials		
Priority	High	**Hazards Addressed**	Flood, Hazardous Materials
Jurisdiction(s)	Town of Severance		
Issue	Storage tanks for hazardous materials are at risk of movement during flood events		
Action Description	Anchor storage tanks to prevent movement caused by flood waters		
Lead Agency	Town of Severance Public Works	**Support Agencies**	n/a
Target Completion Date	12 to 36 months		
Potential Funding Sources	Local, Colorado Department of Public Health & Environment Grant, Housing and Urban Development (HUD) Community Development Block Grant (CDBG)	**Expected Cost (if Known)**	TBD
Progress Milestones	TBD		

Severance 15	Improve Management of Stormwater Runoff and Drainage Through Planning and Regulation		
Project Name	Improve Management of Stormwater Runoff and Drainage Through Planning and Regulation		
Action Type	Floodplain Management Regulation/Current & Future Conditions	**Goals and Objectives Addressed**	1b, 1c, 2c, 2e, 4
Lifeline(s) Addressed	All		
Priority	High	**Hazards Addressed**	Flood
Jurisdiction(s)	Town of Severance		
Issue	Some areas of town experience repetitive flooding and are in need of flood mitigation		
Action Description	Implement regulations that limit development in areas that experience repetitive flooding		
Lead Agency	Town of Severance Planning	**Support Agencies**	n/a
Target Completion Date	12 to 36 months		
Potential Funding Sources	Local, FEMA Flood Mitigation Assistance (FMA)	**Expected Cost (if Known)**	TBD
Progress Milestones	TBD		

Severance 16	Establish 100-Foot Defensible Space Zones Around Structures in the WUI		
Project Name	Establish 100-Foot Defensible Space Zones Around Structures in the WUI		
Action Type	Property Protection Activities	**Goals and Objectives Addressed**	1a, 1b, 1c, 2c, 2d, 2e, 3b, 3c, 4
Lifeline(s) Addressed	Safety & Security, Food, Hydration, & Shelter		
Priority	High	**Hazards Addressed**	Grass Fire
Jurisdiction(s)	Town of Severance, Windsor-Severance Fire Protection District		
Issue	Establish defensible space zones of at least 100-feet around homes and structures in the WUI in Severance and the Windsor-Severance Fire Protection District		
Action Description	Establish defensible space zones of at least 100-feet around homes and structures in the WUI in Severance and the Windsor-Severance Fire Protection District		
Lead Agency	Windsor-Severance Fire Protection District, Town of Severance Planning	**Support Agencies**	n/a
Target Completion Date	12 to 36 months		
Potential Funding Sources	Local, FEMA Fire Management Assistance Grant, U.S. Forest Service Community Wildfire Defense Grant	**Expected Cost (if Known)**	n/a
Progress Milestones	n/a		

Severance 17	Enforce Use of Fire-Resistant Materials in New Construction and Improvements of Roofs, Siding, and Vents		
Project Name	Enforce Use of Fire-Resistant Materials in New Construction and Improvements of Roofs, Siding, and Vents		
Action Type	Property Protection Activities	**Goals and Objectives Addressed**	1b, 1c, 2a, 2c, 2e, 3c, 4b
Lifeline(s) Addressed	Safety & Security, Food, Hydration, & Shelter		
Priority	High	**Hazards Addressed**	Grass Fire
Jurisdiction(s)	Windsor-Severance Fire Protection District, Town of Severance		
Issue	Structures not up to code are vulnerable to risks associated with grass fire		
Action Description	Enforce fire-resistant roofing, siding, and venting in local codes		
Lead Agency	Town of Severance Planning, Windsor-Severance Fire Protection District	**Support Agencies**	n/a
Target Completion Date	12 to 36 months		
Potential Funding Sources	Local	**Expected Cost (if Known)**	TBD
Progress Milestones	n/a		

Severance 18	Establish Community Fuel Breaks and Conduct Regular Wildfire Fuel Thinning			
Project Name	Establish Community Fuel Breaks and Conduct Regular Wildfire Fuel Thinning			
Action Type	Preventative Activities	**Goals and Objectives Addressed**	1a, 1b, 1c, 2c, 2d, 2e, 3b	
Lifeline(s) Addressed	Safety & Security			
Priority	High	**Hazards Addressed**	Grass Fire	
Jurisdiction(s)	Windsor-Severance Fire Protection District, Town of Severance			
Issue	Build community fuel breaks and conduct regular fuel thinning			
Action Description	Build community fuel breaks and conduct regular fuel thinning			
Lead Agency	Windsor-Severance Fire Protection District, Town of Severance Public Works	**Support Agencies**	n/a	
Target Completion Date	12 to 36 months			
Potential Funding Sources	Local	**Expected Cost (if Known)**	n/a	
Progress Milestones	n/a			

Severance 19	Install Wildfire Evacuation Route Signage and Conduct Community Drills		
Project Name	Install Wildfire Evacuation Route Signage and Conduct Community Drills		
Action Type	Public Information Activity	**Goals and Objectives Addressed**	1a, 1b, 2c-2e, 3
Lifeline(s) Addressed	Safety & Security		
Priority	High	**Hazards Addressed**	Grass Fire
Jurisdiction(s)	Windsor-Severance Fire Protection District, Town of Severance		
Issue	Provide wildfire evacuation route signage and conduct community drills to increase public awareness		
Action Description	Provide wildfire evacuation route signage and conduct community drills to increase public awareness		
Lead Agency	Windsor-Severance Fire Protection District	**Support Agencies**	n/a
Target Completion Date	12 to 36 months		
Potential Funding Sources	Local, FEMA Hazard Mitigation Grant Program (HMGP)	**Expected Cost (if Known)**	n/a
Progress Milestones	n/a		

Severance 20	Establish Policies for Burn Restrictions and Conduct Public Education Initiative Geared Toward Landowners		
Project Name	Establish Policies for Burn Restrictions and Conduct Public Education Initiative Geared Toward Landowners		
Action Type	Property Protection Activities, Public Information Activity	**Goals and Objectives Addressed**	1a, 3b, 3c, 4
Lifeline(s) Addressed	Safety & Security, Food, Hydration, & Shelter		
Priority	High	**Hazards Addressed**	Grass Fire
Jurisdiction(s)	Town of Severance, Windsor-Severance Fire Protection District		
Issue	Establish burn restriction policies and educate landowners		
Action Description	Establish burn restriction policies and educate landowners		
Lead Agency	Windsor-Severance Fire Protection District, Town of Severance Planning	**Support Agencies**	n/a
Target Completion Date	12 to 36 months		
Potential Funding Sources	Local, FEMA Fire Management Assistance Grant, U.S. Forest Service Community Wildfire Defense Grant	**Expected Cost (if Known)**	TBD
Progress Milestones	n/a		

Severance 21	Harden and Retrofit Public Buildings and Schools and Emergency Shelters to Withstand Seismic Forces		
Project Name	Harden and Retrofit Public Buildings and Schools and Emergency Shelters to Withstand Seismic Forces		
Action Type	Property Protection Activities	**Goals and Objectives Addressed**	1b, 2b, 2c, 2e
Lifeline(s) Addressed	Food, Hydration, & Shelter, Safety & Security		
Priority	High	**Hazards Addressed**	Earthquake
Jurisdiction(s)	Town of Severance		
Issue	Retrofit public schools and emergency shelters to withstand seismic activity		
Action Description	Retrofit public schools and emergency shelters to withstand seismic activity		
Lead Agency	Town of Severance Building & Permits	**Support Agencies**	Weld County RE-4 School District
Target Completion Date	12 to 36 months		
Potential Funding Sources	Local, Housing and Urban Development (HUD) Community Development Block Grant (CDBG)	**Expected Cost (if Known)**	TBD
Progress Milestones	TBD		

Severance 22	Secure Utilities, Water Heaters, and Heavy Equipment in Public Buildings		
Project Name	Secure Utilities, Water Heaters, and Heavy Equipment in Public Buildings		
Action Type	Property Protection Activities	**Goals and Objectives Addressed**	1c, 2c
Lifeline(s) Addressed	Safety & Security		
Priority	High	**Hazards Addressed**	Earthquake
Jurisdiction(s)	Town of Severance, Windsor-Severance Fire Protection District		
Issue	Secure utilities, water heaters, and heavy equipment in public facilities		
Action Description	Secure utilities, water heaters, and heavy equipment in public facilities		
Lead Agency	Town of Severance Engineering, Windsor-Severance Fire Protection District	**Support Agencies**	Weld County Office of Emergency Management
Target Completion Date	12 to 36 months		
Potential Funding Sources	Local, Weld County General Fund	**Expected Cost (if Known)**	TBD
Progress Milestones	n/a		

Severance 23	Develop Response Protocols for Earthquakes and Train First Responders		
Project Name	Develop Response Protocols for Earthquakes and Train First Responders		
Action Type	Emergency Services Activities	**Goals and Objectives Addressed**	2, 3a, 4b
Lifeline(s) Addressed	Safety & Security		
Priority	High	**Hazards Addressed**	Earthquake
Jurisdiction(s)	Town of Severance, Windsor-Severance Fire Protection District		
Issue	Develop response protocols for earthquake and train first responders		
Action Description	Develop response protocols for earthquake and train first responders		
Lead Agency	Town of Severance Police Department, Windsor-Severance Fire Protection District	**Support Agencies**	Weld County Office of Emergency Management
Target Completion Date	12 to 36 months		
Potential Funding Sources	Local	**Expected Cost (if Known)**	n/a
Progress Milestones	n/a		

Severance 24	Develop Public Education Initiative to Encourage Installation of Safe Rooms in Homes, Schools, and Retrofit Community Centers for use as Shelters		
Project Name	Develop Public Education Initiative to Encourage Installation of Safe Rooms in Homes, Schools, and Retrofit Community Centers for use as Shelters		
Action Type	Public Information Activity	**Goals and Objectives Addressed**	1b, 2c, 2e, 4a
Lifeline(s) Addressed	Food, Hydration, & Shelter		
Priority	High	**Hazards Addressed**	Hail, High Wind, Tornado
Jurisdiction(s)	Town of Severance		
Issue	Encourage installation of safe rooms in homes, schools, and retrofit community centers for use as shelters for severe thunderstorms hazards		
Action Description	Encourage installation of safe rooms in homes, schools, and retrofit community centers for use as shelters for severe thunderstorms hazards		
Lead Agency	Town of Severance Planning	**Support Agencies**	Weld County RE-4 School District, Severance Police Department, Windsor-Severance Fire Protection District, Weld County Office of Emergency Management
Target Completion Date	12 to 36 months		
Potential Funding Sources	Local, FEMA Hazard Mitigation Grant Program	**Expected Cost (if Known)**	TBD
Progress Milestones	TBD		

Severance 25	Bury or Harden Utility Lines in New Subdivisions or Critical Service Zones		
Project Name	Bury or Harden Utility Lines in New Subdivisions or Critical Service Zones		
Action Type	Structural Projects	**Goals and Objectives Addressed**	1b, 2b, 2c, 4a
Lifeline(s) Addressed	Energy		
Priority	High	**Hazards Addressed**	Grass Fire, High Wind, Lightning, Severe Winter Storms/Extreme Cold, Soil Hazards, Tornado
Jurisdiction(s)	Town of Severance		
Issue	Above ground utility infrastructure is at risk of damage and resultant power outages during hazard events		
Action Description	Bury or harden utility lines in new subdivisions or critical service zones		
Lead Agency	Town of Severance Public Works	**Support Agencies**	Xcel Energy
Target Completion Date	12 to 36 months		
Potential Funding Sources	Local	**Expected Cost (if Known)**	TBD
Progress Milestones	TBD		

Severance 26	Retrofit and Harden Public Buildings Against High Wind		
Project Name	Retrofit and Harden Public Buildings Against High Wind		
Action Type	Property Protection Activities	**Goals and Objectives Addressed**	1b, 2c
Lifeline(s) Addressed	All		
Priority	High	**Hazards Addressed**	Tornado, High Wind
Jurisdiction(s)	Town of Severance, Windsor-Severance Fire Protection District		
Issue	Damage to public buildings resulting from high wind events is possible		
Action Description	Retrofit public buildings with wind-resistant materials		
Lead Agency	Town of Severance Planning, Windsor-Severance Fire Protection District	**Support Agencies**	n/a
Target Completion Date	12 to 36 months		
Potential Funding Sources	Local, FEMA Hazard Mitigation Grant Program, FEMA 406 Mitigation Grant	**Expected Cost (if Known)**	TBD
Progress Milestones	TBD		

Severance 27	Obtain and Distribute NOAA Weather Radios to Residents		
Project Name	Obtain and Distribute NOAA Weather Radios to Residents		
Action Type	Public Information Activity	**Goals and Objectives Addressed**	1, 3c
Lifeline(s) Addressed	Communications		
Priority	High	**Hazards Addressed**	Hail, Grass Fire, Public Health Hazards, Lightning, Hazardous Materials, Tornado, Dam/Levee Incident, Flood, High Wind, Severe Winter Storms/Extreme Cold, Extreme Heat, Earthquake
Jurisdiction(s)	Town of Severance, Windsor-Severance Fire Protection District		
Issue	Obtain and distribute NOAA weather radios to residents as part of a broader public engagement and education strategy.		
Action Description	Obtain and distribute NOAA weather radios to residents as part of a broader public engagement and education strategy.		
Lead Agency	Town of Severance Emergency Management, Windsor-Severance Fire Protection District	**Support Agencies**	Weld County Office of Emergency Management
Target Completion Date	12 to 36 months		
Potential Funding Sources	Local, FEMA Hazard Mitigation Grant Program	**Expected Cost (if Known)**	TBD
Progress Milestones	n/a		

Severance 28	Post Shelter and Emergency Signage in Parks and Public Spaces		
Project Name	Post Shelter and Emergency Signage in Parks and Public Spaces		
Action Type	Public Information Activity	**Goals and Objectives Addressed**	1a, 1d, 2c
Lifeline(s) Addressed	Safety & Security		
Priority	High	**Hazards Addressed**	All Profiled Hazards – Agricultural Hazards, Cyber Attack, Hail, Grass Fire, Drought, Public Health Hazards, Lightning, Hazardous Materials, Tornado, Dam/Levee Incident, Flood, High Wind, Severe Winter Storms/Extreme Cold, Extreme Heat, Soil Hazards, Earthquake
Jurisdiction(s)	Town of Severance		
Issue	Post shelter and emergency signage in parks and public spaces		
Action Description	Post shelter and emergency signage in parks and public spaces		
Lead Agency	Town of Severance Parks & Recreation	**Support Agencies**	Town of Severance Emergency Management, Windsor-Severance Fire Protection District
Target Completion Date	12 to 36 months		
Potential Funding Sources	Local, FEMA Hazard Mitigation Grant Program	**Expected Cost (if Known)**	TBD
Progress Milestones	n/a		

Severance 29	Coordinate With Schools, Elderly Living Centers, and Daycare Facilities to Conduct Tornado Drills		
Project Name	Coordinate With Schools, Elderly Living Centers, and Daycare Facilities to Conduct Tornado Drills		
Action Type	Public Information Activity	**Goals and Objectives Addressed**	1a, 1b, 2b, 3c
Lifeline(s) Addressed	Safety & Security		
Priority	High	**Hazards Addressed**	Tornado
Jurisdiction(s)	Town of Severance		
Issue	Conduct tornado drills in schools, elderly living centers, and daycares on an annual basis		
Action Description	Conduct tornado drills in schools, elderly living centers, and daycares on an annual basis		
Lead Agency	Town of Severance Emergency Management	**Support Agencies**	Weld County RE-4 School District, Weld County Office of Emergency Management
Target Completion Date	12 to 36 months		
Potential Funding Sources	Local	**Expected Cost (if Known)**	n/a
Progress Milestones	n/a		

Severance 30	Implement Water-Wise Landscaping or Xeriscaping Techniques on Town Property		
Project Name	Implement Water-Wise Landscaping or Xeriscaping Techniques on Town Property		
Action Type	Natural Resource Protection Activities	**Goals and Objectives Addressed**	1c, 2c
Lifeline(s) Addressed	Water Systems		
Priority	High	**Hazards Addressed**	Drought
Jurisdiction(s)	Town of Severance		
Issue	Implement water-wise landscaping or xeriscaping techniques on Town property		
Action Description	Implement water-wise landscaping or xeriscaping techniques on Town property		
Lead Agency	Town of Severance Public Works	**Support Agencies**	n/a
Target Completion Date	12 to 36 months		
Potential Funding Sources	Local	**Expected Cost (if Known)**	n/a
Progress Milestones	n/a		

Severance 31	Develop Water Reuse and Graywater Systems for Non-Potable Water Systems and Public Irrigation		
Project Name	Develop Water Reuse and Graywater Systems for Non-Potable Water Systems and Public Irrigation		
Action Type	Natural Resource Protection Activities	**Goals and Objectives Addressed**	1c, 1d, 2c, 2d
Lifeline(s) Addressed	Water Systems		
Priority	High	**Hazards Addressed**	Drought
Jurisdiction(s)	Town of Severance		
Issue	Develop water reuse and graywater systems for public irrigation (non-potable systems)		
Action Description	Develop water reuse and graywater systems for public irrigation (non-potable systems)		
Lead Agency	Town of Severance Public Works	**Support Agencies**	n/a
Target Completion Date	12 to 36 months		
Potential Funding Sources	Local, Colorado DOLA Grant	**Expected Cost (if Known)**	TBD
Progress Milestones	n/a		

Severance 32	Repair and Harden Aging Water Infrastructure Against Extreme Weather		
Project Name	Repair and Harden Aging Water Infrastructure Against Extreme Weather		
Action Type	Structural Projects	**Goals and Objectives Addressed**	2e, 4a
Lifeline(s) Addressed	Water Systems		
Priority	High	**Hazards Addressed**	Drought, Earthquake, Extreme Heat, Severe Winter Storms/Extreme Cold, Soil Hazards, Tornado
Jurisdiction(s)	Town of Severance, Windsor-Severance Fire Protection District		
Issue	Repair aging water infrastructure to prevent loss as a result of extreme weather events		
Action Description	Repair aging water infrastructure to prevent loss as a result of extreme weather events		
Lead Agency	Town of Severance Public Works, Windsor-Severance Fire Protection District	**Support Agencies**	n/a
Target Completion Date	12 to 36 months		
Potential Funding Sources	Local, Colorado DOLA, FEMA Hazard Mitigation Grant Program	**Expected Cost (if Known)**	TBD
Progress Milestones	TBD		

Severance 33	Develop and Deploy Public Education Initiative on Water Conservation During Drought		
Project Name	Develop and Deploy Public Education Initiative on Water Conservation During Drought		
Action Type	Public Information Activity	**Goals and Objectives Addressed**	1a-1c, 3b, 3c
Lifeline(s) Addressed	Food, Hydration, & Shelter, Health & Medical		
Priority	High	**Hazards Addressed**	Drought
Jurisdiction(s)	Town of Severance, Windsor-Severance Fire Protection District		
Issue	Launch community water conservation campaign to ensure adequate water supply during periods of drought		
Action Description	Launch community water conservation campaign to ensure adequate water supply during periods of drought		
Lead Agency	Town of Severance Public Works, Windsor-Severance Fire Protection District	**Support Agencies**	n/a
Target Completion Date	12 to 36 months		
Potential Funding Sources	Local, FEMA Hazard Mitigation Grant Program	**Expected Cost (if Known)**	n/a
Progress Milestones	n/a		

Severance 34	Conduct Annual Cybersecurity Audit on Town Systems		
Project Name	Conduct Annual Cybersecurity Audit on Town Systems		
Action Type	Preventative Activities	**Goals and Objectives Addressed**	2a, 2c
Lifeline(s) Addressed	All		
Priority	High	**Hazards Addressed**	Cyber Attack
Jurisdiction(s)	Town of Severance		
Issue	Conduct annual cybersecurity audits for Town systems		
Action Description	Conduct annual cybersecurity audits for Town systems		
Lead Agency	Town of Severance IT	**Support Agencies**	n/a
Target Completion Date	12 to 60 months		
Potential Funding Sources	Local, Cybersecurity and Infrastructure Security Agency (CISA) Cybersecurity Grant	**Expected Cost (if Known)**	TBD
Progress Milestones	Annual and Ongoing		

Severance 35	Enhance Cybersecurity Measures for Connected Town Assets		
Project Name	Enhance Cybersecurity Measures for Connected Town Assets		
Action Type	Property Protection Activities	**Goals and Objectives Addressed**	1b, 1d, 2a, 2c, 3a, 4a
Lifeline(s) Addressed	All		
Priority	High	**Hazards Addressed**	Cyber Attack
Jurisdiction(s)	Town of Severance		
Issue	Implement multi-factor authentication, access controls, endpoint protection, and firewalls on town infrastructure and connected systems		
Action Description	Implement multi-factor authentication, access controls, endpoint protection, and firewalls on town infrastructure and connected systems		
Lead Agency	Town of Severance IT	**Support Agencies**	n/a
Target Completion Date	12 to 36 months		
Potential Funding Sources	Local, Cybersecurity and Infrastructure Security Agency (CISA) Cybersecurity Grant	**Expected Cost (if Known)**	TBD
Progress Milestones	n/a		

Severance 36	Develop and Implement Cybersecurity Training Initiative for Town Staff		
Project Name	Develop and Implement Cybersecurity Training Initiative for Town Staff		
Action Type	Emergency Services Activities	**Goals and Objectives Addressed**	1b, 2c, 3a
Lifeline(s) Addressed	All		
Priority	High	**Hazards Addressed**	Cyber Attack
Jurisdiction(s)	Town of Severance		
Issue	Provide cybersecurity training for all Town of Severance staff		
Action Description	Provide cybersecurity training for all Town of Severance staff		
Lead Agency	Town of Severance IT	**Support Agencies**	n/a
Target Completion Date	12 to 60 months		
Potential Funding Sources	Local, Cybersecurity and Infrastructure Security Agency (CISA) Cybersecurity Grant	**Expected Cost (if Known)**	TBD
Progress Milestones	n/a		

Severance 37	Develop, Test, and Update (as Needed) Cybersecurity Incident Response and Disaster Recovery Plans		
Project Name	Develop, Test, and Update (as Needed) Cybersecurity Incident Response and Disaster Recovery Plans		
Action Type	Emergency Services Activities	**Goals and Objectives Addressed**	1c, 2a, 2c, 3a
Lifeline(s) Addressed	All		
Priority	High	**Hazards Addressed**	Cyber Attack
Jurisdiction(s)	Town of Severance		
Issue	Develop and test incident response and disaster recovery plans		
Action Description	Develop and test incident response and disaster recovery plans		
Lead Agency	Town of Severance IT	**Support Agencies**	n/a
Target Completion Date	12 to 36 months		
Potential Funding Sources	Local, Cybersecurity and Infrastructure Security Agency (CISA) Cybersecurity Grant	**Expected Cost (if Known)**	TBD
Progress Milestones	n/a		

Severance 38	Partner with State and Federal Cyber Task Forces for Threat Intelligence Assessments		
Project Name	Partner with State and Federal Cyber Task Forces for Threat Intelligence Assessments		
Action Type	Emergency Services Activities	**Goals and Objectives Addressed**	1b, 2a-2c, 3a
Lifeline(s) Addressed	All		
Priority	High	**Hazards Addressed**	Cyber Attack
Jurisdiction(s)	Town of Severance, Windsor-Severance Fire Protection District		
Issue	Partner with state and federal cyber task forces for threat intelligence sharing		
Action Description	Partner with state and federal cyber task forces for threat intelligence sharing		
Lead Agency	Town of Severance IT	**Support Agencies**	Weld County Office of Emergency Management
Target Completion Date	12 to 36 months		
Potential Funding Sources	Local, Cybersecurity and Infrastructure Security Agency (CISA) Cybersecurity Grant	**Expected Cost (if Known)**	TBD
Progress Milestones	n/a		

Severance 39	Drought & Water Shortage (Water Infrastructure Repair)		
Project Name	Drought & Water Shortage (Water Infrastructure Repair)		
Action Type	Structural Projects	**Goals and Objectives Addressed**	1b, 2c
Lifeline(s) Addressed	Water Systems		
Priority	High	**Hazards Addressed**	Drought
Jurisdiction(s)	Town of Severance, Windsor-Severance Fire Protection District		
Issue	Repair aging water infrastructure to prevent loss		
Action Description	Repair aging water infrastructure to prevent loss		
Lead Agency	Town of Severance Public Works, Windsor-Severance Fire Protection District	**Support Agencies**	Weld County RE-4 School District, Weld County Office of Emergency Management
Target Completion Date	12–36 months		
Potential Funding Sources	FEMA BRIC, HMGP, Local Budget, State Resilience Funds	**Expected Cost (if Known)**	TBD
Progress Milestones	N/A		

Severance 40	Drought & Water Shortage (Water Conservation)			
Project Name	Drought & Water Shortage (Water Conservation)			
Action Type	Public Information Activity	**Goals and Objectives Addressed**	1a-1c, 2b-2e, 3	
Lifeline(s) Addressed	Water Systems, Food, Hydration, & Shelter, Health & Medical			
Priority	High	**Hazards Addressed**	Drought	
Jurisdiction(s)	Town of Severance, Windsor-Severance Fire Protection District			
Issue	Launch community water conservation campaigns.			
Action Description	Launch community water conservation campaigns.			
Lead Agency	Town of Severance Public Works, Windsor-Severance Fire Protection District	**Support Agencies**	Weld County RE-4 School District	
Target Completion Date	12–36 months			
Potential Funding Sources	FEMA BRIC, HMGP, Local Budget, State Resilience Funds	**Expected Cost (if Known)**	TBD	
Progress Milestones	N/A			

Severance 41	Cybersecurity (Annual Audit)		
Project Name	Cybersecurity (Annual Audit)		
Action Type	Emergency Services Activities	**Goals and Objectives Addressed**	1b, 2a-2c, 4a
Lifeline(s) Addressed	All		
Priority	High	**Hazards Addressed**	Cyber Attack
Jurisdiction(s)	Town of Severance, Windsor-Severance Fire Protection District		
Issue	Integrate cybersecurity risk management into critical infrastructure planning, increase protection of sensitive data and essential operations, improve employee awareness, strengthen regional partnerships and access to intelligence through conducting annual cybersecurity audits for Town systems.		
Action Description	Conduct annual cybersecurity audits for Town systems.		
Lead Agency	Town of Severance IT, Windsor-Severance Fire Protection District	**Support Agencies**	Weld County RE-4 School District, Weld County Office of Emergency Management
Target Completion Date	12 to 36 months		
Potential Funding Sources	Local, Cybersecurity and Infrastructure Security Agency (CISA) Cybersecurity Grant	**Expected Cost (if Known)**	TBD
Progress Milestones	n/a		

Severance 42	Cybersecurity (Multi-factor Authentication)		
Project Name	Cybersecurity (Multi-factor Authentication)		
Action Type	Emergency Services Activities	**Goals and Objectives Addressed**	1b, 2c
Lifeline(s) Addressed	All		
Priority	High	**Hazards Addressed**	Cyber Attack
Jurisdiction(s)	Town of Severance, Windsor-Severance Fire Protection District		
Issue	Integrate cybersecurity risk management into critical infrastructure planning, increase protection of sensitive data and essential operations, improve employee awareness, strengthen regional partnerships and access to intelligence by implementing multi-factor authentication and access controls on town infrastructure.		
Action Description	Implement multi-factor authentication and access controls on town infrastructure.		
Lead Agency	Town of Severance IT, Windsor-Severance Fire Protection District	**Support Agencies**	Weld County RE-4 School District, Weld County Office of Emergency Management
Target Completion Date	12 to 36 months		
Potential Funding Sources	Local, Cybersecurity and Infrastructure Security Agency (CISA) Cybersecurity Grant	**Expected Cost (if Known)**	TBD
Progress Milestones	n/a		

Severance 43	Cybersecurity (Employee Training)		
Project Name	Cybersecurity (Employee Training)		
Action Type	Emergency Services Activities	**Goals and Objectives Addressed**	2c, 3a
Lifeline(s) Addressed	All		
Priority	High	**Hazards Addressed**	Cyber Attack
Jurisdiction(s)	Town of Severance, Windsor-Severance Fire Protection District		
Issue	Integrate cyber-security risk management into critical infrastructure planning, increase protection of sensitive data and essential operations, improve employee awareness, strengthen regional partnerships and access to intelligence by providing cyber-security training for all Town of Severance Staff.		
Action Description	Provide cybersecurity training for all Town of Severance Staff		
Lead Agency	Town of Severance IT, Windsor-Severance Fire Protection District	**Support Agencies**	Weld County RE-4 School District, Weld County Office of Emergency Management
Target Completion Date	12 to 36 months		
Potential Funding Sources	Local, Cybersecurity and Infrastructure Security Agency (CISA) Cybersecurity Grant	**Expected Cost (if Known)**	TBD
Progress Milestones	n/a		

Severance 44	Cybersecurity (Incident Response)		
Project Name	Cybersecurity (Incident Response)		
Action Type	Emergency Services Activities	**Goals and Objectives Addressed**	1c, 2a-2c, 3a
Lifeline(s) Addressed	All		
Priority	High	**Hazards Addressed**	Cyber Attack
Jurisdiction(s)	Town of Severance, Windsor-Severance Fire Protection District		
Issue	Integrate cyber-security risk management into critical infrastructure planning, increase protection of sensitive data and essential operations, improve employee awareness, strengthen regional partnerships and access to intelligence by developing and testing incident response and disaster recovery plans.		
Action Description	Develop and test incident response and disaster recovery plans.		
Lead Agency	Town of Severance IT, Windsor-Severance Fire Protection District	**Support Agencies**	Weld County RE-4 School District, Weld County Office of Emergency Management
Target Completion Date	12 to 36 months		
Potential Funding Sources	Local, Cybersecurity and Infrastructure Security Agency (CISA) Cybersecurity Grant	**Expected Cost (if Known)**	TBD
Progress Milestones	n/a		

Severance 45	Cybersecurity (Endpoint Protection)		
Project Name	Cybersecurity (Endpoint Protection)		
Action Type	Property Protection Activities	**Goals and Objectives Addressed**	2a, 2c
Lifeline(s) Addressed	All		
Priority	High	**Hazards Addressed**	Cyber Attack
Jurisdiction(s)	Town of Severance, Windsor-Severance Fire Protection District		
Issue	Integrate cyber-security risk management into critical infrastructure planning, increase protection of sensitive data and essential operations, improve employee awareness, strengthen regional partnerships and access to intelligence by installing endpoint protection and firewalls across all municipal departments.		
Action Description	Install endpoint protection and firewalls across all municipal departments.		
Lead Agency	Town of Severance IT, Windsor-Severance Fire Protection District	**Support Agencies**	Weld County RE-4 School District, Weld County Office of Emergency Management
Target Completion Date	12 to 36 months		
Potential Funding Sources	Local, Cybersecurity and Infrastructure Security Agency (CISA) Cybersecurity Grant	**Expected Cost (if Known)**	TBD
Progress Milestones	n/a		

Severance 46	Cybersecurity (Intelligence Sharing)		
Project Name	Cybersecurity (Intelligence Sharing)		
Action Type	Emergency Services Activities	**Goals and Objectives Addressed**	1b, 2a-2c
Lifeline(s) Addressed	All		
Priority	High	**Hazards Addressed**	Cyber Attack
Jurisdiction(s)	Town of Severance, Windsor-Severance Fire Protection District		
Issue	Integrate cyber-security risk management into critical infrastructure planning, increase protection of sensitive data and essential operations, improve employee awareness, strengthen regional partnerships and access to intelligence by partnering with state and federal cyber task forces for threat intelligence sharing.		
Action Description	Partner with state and federal cyber task forces for threat intelligence sharing.		
Lead Agency	Town of Severance IT, Windsor-Severance Fire Protection District	**Support Agencies**	Weld County RE-4 School District, Weld County Office of Emergency Management
Target Completion Date	12 to 36 months		
Potential Funding Sources	Local, Cybersecurity and Infrastructure Security Agency (CISA) Cybersecurity Grant	**Expected Cost (if Known)**	TBD
Progress Milestones	n/a		

Table A-27 Town of Windsor Mitigation Action Items

Windsor-1	Develop Annual Exercise Schedule as Part of Integrated Preparedness Plan		
Project Name	Develop Annual Exercise Schedule as Part of Integrated Preparedness Plan		
Action Type	Emergency Services Activity	**Goals and Objectives Addressed**	1b, 3a
Lifeline(s) Addressed	Safety & Security		
Priority	Medium	**Hazards Addressed**	All Profiled Hazards – Agricultural Hazards, Cyber Attack, Hail, Grass Fire, Drought, Public Health Hazards, Lightning, Hazardous Materials, Tornado, Dam/Levee Incident, Flood, High Wind, Severe Winter Storms/Extreme Cold, Extreme Heat, Soil Hazards, Earthquake
Jurisdiction(s)	Town of Windsor		
Issue	Create a robust exercise program to keep first responders and town officials educated on their roles and responsibilities in the event of a disaster event. Include a yearly exercise cadence in the annual Integrated Preparedness Plan.		
Action Description	Create a robust exercise program to keep first responders and town officials educated on their roles and responsibilities in the event of a disaster event. Include a yearly exercise cadence in the annual Integrated Preparedness Plan.		
Lead Agency	Town of Windsor Emergency Management	**Support Agencies**	n/a
Target Completion Date	12–60 months		
Potential Funding Sources	Local	**Expected Cost (if Known)**	N/A
Progress Milestones	N/A		

Windsor 2	Harden Windsor Wastewater Treatment Plant Against Hazard Impacts		
Project Name	Harden Windsor Wastewater Treatment Plant Against Hazard Impacts		
Action Type	Preventative Activities	**Goals and Objectives Addressed**	1A, 1D
Lifeline(s) Addressed	Safety & Security, Water Systems		
Priority	Medium	**Hazards Addressed**	Cyber Attack, Grass Fire, Drought, Public Health Hazards, Lightning, Hazardous Materials, Flood, Severe Winter Storms/Extreme Cold, Earthquake
Jurisdiction(s)	Town of Windsor		
Issue	Harden Windsor Wastewater Treatment Plant against hazard impacts to ensure continued, reliable service of FEMA Community Lifeline		
Action Description	Harden Windsor Wastewater Treatment Plant against hazard impacts to ensure continued, reliable service of FEMA Community Lifeline		
Lead Agency	Town of Windsor Public Works	**Support Agencies**	N/A
Target Completion Date	12–60 months		
Potential Funding Sources	Local, Housing and Urban Development (HUD) Community Development Block Grant (CDBG)	**Expected Cost (if Known)**	N/A
Progress Milestones	N/A		

Windsor 3	Develop Annual Review Procedure for Windsor Drought Response Plan		
Project Name	Develop Annual Review Procedure for Windsor Drought Response Plan		
Action Type	Preventative Activities	**Goals and Objectives Addressed**	2A, 2C
Lifeline(s) Addressed	Water Systems		
Priority	Medium	**Hazards Addressed**	Drought
Jurisdiction(s)	Town of Windsor		
Issue	Develop Annual Review Procedure for Windsor Drought Response Plan and act on lacking capabilities by The Office of Emergency Management.		
Action Description	Develop Annual Review Procedure for Windsor Drought Response Plan and act on lacking capabilities by The Office of Emergency Management.		
Lead Agency	Town of Windsor Emergency Management	**Support Agencies**	N/A
Target Completion Date	12–60 months		
Potential Funding Sources	Local	**Expected Cost (if Known)**	N/A
Progress Milestones	N/A		

Windsor 4	Develop Community Education Initiative for Extreme Heat		
Project Name	Develop Community Education Initiative for Extreme Heat		
Action Type	Public Information Activity	**Goals and Objectives Addressed**	1A, 2A, 2C
Lifeline(s) Addressed	Safety and Security		
Priority	Medium	**Hazards Addressed**	Extreme Heat
Jurisdiction(s)	Town of Windsor		
Issue	Provide community education on how to prepare for extreme heat, via downloadable documents on the Windsor website, and through social media posts.		
Action Description	Provide community education on how to prepare for extreme heat, via downloadable documents on the Windsor website, and through social media posts.		
Lead Agency	Town of Windsor Emergency Management	**Support Agencies**	N/A
Target Completion Date	12–60 months		
Potential Funding Sources	Local, Weld County General Fund	**Expected Cost (if Known)**	N/A
Progress Milestones	N/A		

Windsor 5	Develop Community Wildfire Protection Plan		
Project Name	Develop Community Wildfire Protection Plan		
Action Type	Property Protection Activities, Natural Resource Protection Activities	**Goals and Objectives Addressed**	1B, 1C
Lifeline(s) Addressed	Safety and Security		
Priority	Medium	**Hazards Addressed**	Grass Fire
Jurisdiction(s)	Town of Windsor		
Issue	Develop a Community Wildfire Protection Plan to enhance the resilience of Windsor businesses and residents against grass fire risks.		
Action Description	Develop a Community Wildfire Protection Plan to enhance the resilience of Windsor businesses and residents against grass fire risks.		
Lead Agency	Town of Windsor Emergency Management	**Support Agencies**	Town of Windsor Community Development
Target Completion Date	12–60 months		
Potential Funding Sources	Local, Colorado State Forest Service Wildfire Risk Mitigation Grant, U.S. Forest Service Community Wildfire Defense Grant	**Expected Cost (if Known)**	N/A
Progress Milestones	N/A		

Windsor 6	Develop Maintenance Procedures and Schedule for Town Stormwater Drainage Infrastructure		
Project Name	Develop Maintenance Procedures and Schedule for Town Stormwater Drainage Infrastructure		
Action Type	Floodplain Management Regulation/Current & Future Conditions, Preventative Activities	**Goals and Objectives Addressed**	1B, 1D
Lifeline(s) Addressed	Water Systems		
Priority	Medium	**Hazards Addressed**	Flood
Jurisdiction(s)	Town of Windsor		
Issue	Develop maintenance procedures and schedule for Windsor's stormwater drainage infrastructure		
Action Description	Develop maintenance procedures and schedule for Windsor's stormwater drainage infrastructure to include: 1. Improve maintenance access by cutting brush. 2. Repair eroded channel areas. 3. Maintain outfalls.		
Lead Agency	Town of Windsor Public Works	**Support Agencies**	N/A
Target Completion Date	12–60 months		
Potential Funding Sources	Local	**Expected Cost (if Known)**	N/A
Progress Milestones	N/A		

Windsor 7	Procure a Contracted Meteorologist to Provide Weather Consulting for Community Events		
Project Name	Procure a Contracted Meteorologist to Provide Weather Consulting for Community Events		
Action Type	Preventative Activities, Public Information Activity	**Goals and Objectives Addressed**	1B
Lifeline(s) Addressed	Safety and Security		
Priority	Medium	**Hazards Addressed**	Hail, Grass Fire, Lightning, Tornado, Flood, High Wind, Severe Winter Storms/Extreme Cold, Extreme Heat.
Jurisdiction(s)	Town of Windsor		
Issue	Procure meteorological consulting and forecast services to ensure public safety from weather-related hazards for community events and operations		
Action Description	Procure meteorological consulting and forecast services to ensure public safety from weather-related hazards for community events and operations		
Lead Agency	Town of Windsor Emergency Management	**Support Agencies**	N/A
Target Completion Date	12–60 months		
Potential Funding Sources	Local	**Expected Cost (if Known)**	N/A
Progress Milestones	N/A		

Windsor 8	Ensure All Town First Responders Have Ready Access to Emergency Response Guide		
Project Name	Ensure All Town First Responders Have Ready Access to Emergency Response Guide		
Action Type	Emergency Services Activities	**Goals and Objectives Addressed**	2A, 2B, 2C
Lifeline(s) Addressed	Communications		
Priority	Medium	**Hazards Addressed**	Hazardous Materials
Jurisdiction(s)	Town of Windsor		
Issue	Provide education on and ensure that mobile devices possessed by all first responders have a readily accessible copy of the Town of Windsor's Emergency Response Guide for reference during response to hazardous materials event.		
Action Description	Provide education on and ensure that mobile devices possessed by all first responders have a readily accessible copy of the Town of Windsor's Emergency Response Guide for reference during response to hazardous materials event.		
Lead Agency	Town of Windsor Police Department	**Support Agencies**	N/A
Target Completion Date	12–60 months		
Potential Funding Sources	Local	**Expected Cost (if Known)**	N/A
Progress Milestones	N/A		

Windsor 9	Develop All-Hazards Community Education Initiative		
Project Name	Develop All-Hazards Community Education Initiative		
Action Type	Public Information Activity	**Goals and Objectives Addressed**	1A-1D, 2A-2E, 3A-3C, 4A, 4B
Lifeline(s) Addressed	Safety and Security		
Priority	Medium	**Hazards Addressed**	All Profiled Hazards – Agricultural Hazards, Cyber Attack, Hail, Grass Fire, Drought, Public Health Hazards, Lightning, Hazardous Materials, Tornado, Dam/Levee Incident, Flood, High Wind, Severe Winter Storms/Extreme Cold, Extreme Heat, Soil Hazards, Earthquake
Jurisdiction(s)	Town of Windsor		
Issue	Develop an initiative to educate/inform Windsor residents on how to prepare for/prevent hazards through social media campaign as well as other methods, as appropriate.		
Action Description	Develop an initiative to educate/inform Windsor residents on how to prepare for/prevent hazards through social media campaign as well as other methods, as appropriate.		
Lead Agency	Town of Windsor Emergency Management	**Support Agencies**	Weld County Office of Emergency Management
Target Completion Date	12–60 months		
Potential Funding Sources	Local, Weld County General Fund	**Expected Cost (if Known)**	N/A
Progress Milestones	N/A		

Windsor 10	Obtain and Install Backup Electrical Generator for Public Buildings and Develop Regular Testing and Maintenance Plan		
Project Name	Obtain and Install Backup Electrical Generator for Public Buildings and Develop Regular Testing and Maintenance Plan		
Action Type	Structural Projects	**Goals and Objectives Addressed**	1A, 1B, 1C 2A, 2C
Lifeline(s) Addressed	Energy, Safety and Security		
Priority	Medium	**Hazards Addressed**	Hail, Grass Fire, Lightning, Hazardous Materials, Tornado, Dam/Levee Incident, Flood, High Wind, Severe Winter Storms/Extreme Cold, Extreme Heat, Earthquake
Jurisdiction(s)	Town of Windsor		
Issue	Obtain and Install back up electrical generators for public buildings and develop a plan for regular testing and maintenance to ensure reliable operation		
Action Description	Obtain and Install back up electrical generators for public buildings and develop a plan for regular testing and maintenance to ensure reliable operation		
Lead Agency	Town of Windsor Emergency Management	**Support Agencies**	N/A
Target Completion Date	12–60 months		
Potential Funding Sources	Local, FEMA Hazard Mitigation Grant Program	**Expected Cost (if Known)**	N/A
Progress Milestones	N/A		

Table A-28 Weld County RE-1 School District Action Items

Weld County RE-1 Schools-1	Construct Fire-Safe Rooms for District's Lithium Backup Battery Packs		
Project Name	Construct Fire-Safe Rooms for District's Lithium Backup Battery Packs		
Action Type	Property Protection Activities	**Goals and Objectives Addressed**	1B
Lifeline(s) Addressed	Energy and Shelter		
Priority	Medium	**Hazards Addressed**	Grass Fire, Hazardous Materials
Jurisdiction(s)	Weld County School RE-1 School District		
Issue	A potential risk of damage to school facilities exists in buildings which house the District's battery backup packs.		
Action Description	Construct fire rated rooms in each building that is housing Generac lithium battery backup packs. This is a preventive measure to lower property damage and ensure students and staff safety if one of the packs were to malfunction and catch fire.		
Lead Agency	Weld County RE-1 School District	**Support Agencies**	n/a
Target Completion Date	12 to 24 months		
Potential Funding Sources	District Capital Improvements Fund	**Expected Cost (if Known)**	n/a
Progress Milestones	n/a		

Weld County RE-1 Schools-2	District Emergency Response Sites		
Project Name	District Emergency Response Sites		
Action Type	Property Protection Activities	**Goals and Objectives Addressed**	1A, 1B, 1C, 3B, 3C
Lifeline(s) Addressed	Safety & Security		
Priority	Medium	**Hazards Addressed**	Hail, Grass Fire, Public Health Hazards, Hazardous Materials, Tornado, Dam/Levee Incident, Flood, High Wind, Severe Winter Storms/Extreme Cold, Earthquake
Jurisdiction(s)	Weld County RE-1 School District		
Issue	Weld County School District RE-1 has partnered with Red Cross and local fire departments (Platteville/Gilcrest and La Salle) to set up emergency caches of supplies (cots, blankets) accessible in each of the district's towns to be available in an emergency.		
Action Description	Identify and evaluate sites to be used as emergency response rendezvous points during hazardous conditions and disaster response.		
Lead Agency	Weld County RE-1 School District	**Support Agencies**	Platteville-Gilcrest Fire Protection District, Town of LaSalle Fire Department, Red Cross
Target Completion Date	12 to 60 months		
Potential Funding Sources	School District funds, Red Cross	**Expected Cost (if Known)**	n/a
Progress Milestones	Continuous and Ongoing		

Weld County RE-1 Schools-3	District Facility Master Plan		
Project Name	District Facility Master Plan		
Action Type	Property Protection Activities	**Goals and Objectives Addressed**	2A, 2C
Lifeline(s) Addressed	Safety & Security		
Priority	High	**Hazards Addressed**	All Profiled Hazards – Agricultural Hazards, Cyber Attack, Hail, Grass Fire, Public Health Hazards, Lightning, Tornado, Dam/Levee Incident, Flood, High Wind, Severe Winter Storms/Extreme Cold, Extreme Heat, Soil Hazards, Earthquake
Jurisdiction(s)	Weld County RE-1 School District		
Issue	Develop a master facility plan to identify aging facilities in the District in need of renovation to ensure ability to withstand hazards.		
Action Description	Develop a master facility plan to identify aging facilities in the District in need of renovation to ensure ability to withstand hazards.		
Lead Agency	Weld County RE-1 School District	**Support Agencies**	n/a
Target Completion Date	12 to 60 months		
Potential Funding Sources	School District Bond	**Expected Cost (if Known)**	n/a
Progress Milestones	Present bond measure for approval in 2026 local election cycle.		

Appendix B Planning Process Documentation

Contained in this appendix is information documenting the planning process and participation by stakeholders in the 2025 Weld County Hazard Mitigation Plan Update. This documentation includes sign-in sheets and agendas from each meeting, as well as promotional materials and documentation of all outreach initiatives undertaking during the planning process.

Figure B-1 Project Kickoff Meeting Agenda

2025 Weld County Hazard Mitigation Plan Update
Kickoff Meeting Agenda

May 28, 2025, 9:00 a.m. - 11:00 a.m.
Weld County Administration Building, Events Room
Greeley, CO

I. Welcome and Introductions

II. Opening Thoughts from Weld County – Denise Bradshaw

III. CO DHSEM – Matt West

IV. Project Overview and Meetings

   a. A little about WSB and our Methodology

   b. Meeting schedule and format

V. Planning Process

VI. Why Hazard Mitigation?

VII. Mitigation Goals Review

VIII. Capabilities & Plan Integration Discussion

IX. Public Survey

X. NFIP and Community Rating System (CRS)

XI. 2025 Updated FEMA Guidance

XII. "How can you help?"

XIII. Next Steps and Q&A

Figure B-2 Project Kickoff Meeting Sign-In Sheets

2025 Weld County Hazard Mitigation Plan Update
Kickoff Meeting Sign-In Sheet

May 28, 2025, 9:00 a.m. – 11:00 a.m.
Weld County Administration Building, Events Room
Greeley, CO

	Name	Title	Organization	Email
1	Wendi Lemons	Planning & Grants Project Manager	WSB Engineering	wendi.lemons@wsbeng.com
2	Archie Losey	Hazard Mitigation Planner	Meshek & Associates	archie.losey@wsbeng.com
3	Justin Glantz	Commander	Frederick PD	JGlantz@frederickco.gov
4	Gracie Marquez	EM Specialist	Weld OEM	gmarquez@weld.gov
5	Roy Rudisill	OEM Director	Weld OEM	rrudisill@weld.gov
ON-LINE	Denise Bradshaw	Weld OEM Coord.	Weld OEM	dbradshaw@weld.gov
6	Dave Burns	Weld OEM Coord.	Weld OEM	dburns@weld.gov
7	David Angelo	Firestone PD	Police Chief	DAngelo@Firestoneco.gov
8	Chris Hubert "George"	Operation Manager	Town of Firestone	ghubert@firestoneco.gov
9	Tasha Asher	Trustee	Town of Nunn	tasher@townofnunnco.gov
10	Peter Perez	Director OEM	City of Greeley	peter.perez@greeleygov.com
11	Sandra Friedrichsen	Fire Marshal | EM	Windsor Severance FR	Sfriedrichsen@wsfr.us
12	Amber Kauffman	District Manager	Little Thompson Water	akauffman@ltwd.org
13	Benito Garcia	Chief	Milliken P.D.	bgarcia@millikenco.gov

2025 Weld County Hazard Mitigation Plan Update
Kickoff Meeting Sign-In Sheet

May 28, 2025, 9:00 a.m. – 11:00 a.m.
Weld County Administration Building, Events Room
Greeley, CO

	Name	Title	Organization	Email
1	Wendi Lemons	Planning & Grants Project Manager	WSB Engineering	wendi.lemons@wsbeng.com
2	Archie Losey	Hazard Mitigation Planner	Meshek & Associates	archie.losey@wsbeng.com
3	Justin Glantz	Commander	Frederick PD	JGlantz@frederickco.gov
4	Gracie Marquez	EM Specialist	Weld OEM	gmarquez@weld.gov
5	Roy Rudisill	OEM Director	Weld OEM	rrudisill@weld.gov
ON-LINE	Denise Bradshaw	Weld OEM Coord.	Weld OEM	dbradshaw@weld.gov
6	Dave Burns	Weld OEM Coord.	Weld OEM	dburns@weld.gov
7	David Angelo	Firestone PD	Police Chief	DAngelo@Firestoneco.gov
8	Chris Hubert "George"	Operation Manager	Town of Firestone	ghubert@firestoneco.gov
9	Tasha Asher	Trustee	Town of Nunn	tasher@townofnunnco.gov
10	Peter Perez	Director OEM	City of Greeley	peter.perez@greeleygov.com
11	Sandra Friedrichsen	Fire Marshal | EM	Windsor Severance FR	Sfriedrichsen@wsfr.us
12	Amber Kauffman	District Manager	Little Thompson Water	akauffman@LTWD.org
13	Benito Garcia	Chief	Milliken P.D.	bgarcia@millikenco.gov

2025 Weld County Hazard Mitigation Plan Update
Kickoff Meeting Online Sign-In Sheet

May 28, 2025, 9:00 a.m. – 11:00 a.m.

Name	Title	Organization	Email
Wendi Lemons	Planning & Grants Project Manager	WSB Engineering	wendi.lemons@wsbeng.com
Archie Losey	Hazard Mitigation Planner	WSB Engineering	archie.losey@wsbeng.com
Denise Bradshaw	Emergency Management Coordinator	Weld County Office of Emergency Management	dbradshaw@weld.gov
Matthew "Brian" Skaggs	Chief of Police	Dacono	mskaggs@cityofdacono.com
Merrie Garner	EMA Director – Carbon Valley	Dacono, Frederick, Firestone, Frederick-Firestone Fire Protection District	mgarner@fffd.us
Clint Dudley	Executive Director	Thompson Rivers Parks & Recreation – Johnstown and Milliken	cdudley@trpr.org
Ian Albert	Commander Fire/Police Dept	Frederick	ialbert@frederickco.gov
Vernon Koehler	Hazmat Spill Coordinator	U.S. Forest Service	vernon.koehler@usda.gov
David Burns	Senior Emergency Management Coordinator	Weld County Office of Emergency Management	dburns@weld.gov
James (Jim) Jensen	Chief of Police	Keenesburg	jjensen@keenesburg.org
Wendi Palmer	Civil Engineer III	Erie	wpalmer@erieco.gov
Martin Postma	Principal Planner	Thornton	martin.postma@thorntonco.gov
Lindsay Radcliff-Coombes	Town Manager	Severance	lcoombes@townofseverance.org

Name	Title	Organization	Email
Carlee Porch	Emergency Manager	Windsor	cporch@windsorgov.com
Mike Flowers	Stewardship Project Manager	Thornton	mike.flowers@thorntonco.gov
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Mike Haefele	Commander	Erie Police	mhaefele@erieco.gov
Randy Ray	Executive Director	Central Colorado Water Conservation District	rray@ccwcd.org
John Michael Lawler	Planner	Dacono	jmlawler@cityofdacono.com
John Davis	Emergency Manager	Front Range Fire Rescue/Milliken	jdavis@frfr.co
Nathan Mead	Civil Engineer	Dacono	nmead@cityofdacono.com
Roger Stinar	Director of Finance and Ops	Weld County	stinarr@wcsdre1.org
Bobby Redd	Public Works Director	Dacono	bredd@cityofdacono.com
Gene MacDonald	Town Engineer	Kersey, LaSalle	gene@glmdesigngroup.com
Ryan Doyle	Emergency Manager	Thornton	ryan.doyle@thorntonco.gov
Kurt Boudette	Safety and Risk Manager	Evans	kboudette@evanscolorado.gov
Deon Pfenning	Emergency Management Director	Longmont	deon.pfenning@longmontcolorado.gov
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Roy Rudisill	Director/LEPC Chair	Weld County Office of Emergency Management	rrudisill@weld.gov
Robert (Bob) Johnson	Safety Preparedness	St. Vrain Valley Schools	Johnson_Robert_A@svvsd.org
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Maddie Bass	Long Range Planning Intern	Thornton	maddie.bass@thorntonco.gov

Name	Title	Organization	Email
Bernie Lodge	Emergency Management Coordinator	Northern Water	blodge@northernwater.org
Matthew Hortt	Executive Director	High Plains Library District	mhortt@highplains.us
Jeremy Gleim	Planning and Development Director	Johnstown	jgleim@johnstownco.gov
Ken Chavez	Chief of Police	Severance	kchavez@townofseverance.org
Mazedur Hossain	City Engineer	Evans	mhossain@evanscolorado.gov
Dakota Germer	Police Chief	Ault	dgermer@aultcolorado.gov
Geoff Butler	Battalion Chief	Poudre Fire Authority	geoff.butler@poudre-fire.org
Victoria Leonhardt	Senior Urban Transportation Planner	Greeley	victoria.leonhardt@greeleygov.com
Bob Heldenbrand	NE Field Ops Manager	State of Colorado Department of Homeland Security and Emergency Management	bob.heldenbrand@state.co.us

Figure B-3 Participant Workshop #1 Agenda

2025 Weld County Hazard Mitigation Plan Update
Participant Workshop 1 Agenda

June 11, 2025, 9:00 a.m. - 11:00 a.m.
Carbon Valley EMA
Frederick, CO

I. Welcome and Introductions

II. Kickoff Meeting Recap

III. Project Overview

IV. Recent Notable Hazard Occurrences
   a. Oil Well Blowout – Hazardous Materials
   b. Floods – 2023 and 2024
   c. 2021 Firestone EF2 Tornado

V. Hazard Impact Ranking – 2021 vs 2025

VI. Mitigation Action Items
   a. Name that Hazard Game
   b. What Makes a Good Action Item
   c. Funding Resources
   d. FEMA Guidance on Action Items
   e. Review and Discussion of 2021 Mitigation Action Items

VII. Public Survey

VIII. "How can you help?"

IX. Next Steps

X. Closing

Figure B-4 Participant Workshop #1 Sign-In Sheets

2025 Weld County Hazard Mitigation Plan Update
Participant Workshop #1 Sign-In Sheet

June 11, 2025, 9:00 a.m. – 11:00 a.m.
Carbon Valley EMA
Frederick, CO

Name	Title	Organization	Email
Wendi Lemons	Planning & Grants Project Manager	WSB Engineering	wendi.lemons@wsbeng.com
Archie Losey	Hazard Mitigation Planner	WSB Engineering	archie.losey@wsbeng.com
Matt West	Mitigation Planning Supervisor	DHSEM	matthew.west@state.co.us
David Burns	Sr. EM Coordinator	Weld OEM	dlburns@weld.gov
Tasha Asher	Town of Nunn EM	Nunn	tasher@townofnunnco.gov
Jacqueline Chavez	City of Fort Lupton	Fort Lupton	jchavez@fortlupton.gov
Chris Cross	City Administrator	Fort Lupton	ccross@fortluptonco.gov
Ryan Johnson	Assistant Town Mgr.	Frederick	rjohnson@frederickco.gov
Ben Atkins	T+E	WELD OEM	BATKINS@WELD.GOV
Kate Hanson	Communications/MKT	Town of Firestone	khansen@firestoneco.gov
Ian Albert	Commander	Frederick PD	ialbert@frederickco.gov
Benito Garcia	Chief	Milliken P.D.	bgarcia@millikenco.gov
Lori Wisner	Risk & ADA Manager	Erie	lwisner@erieco.gov

Name	Title	Organization	Email
Merrie Garner	EM Director	CVEMA (Firestone, Frederick, Dacono, FFFD)	mgarner@fffd.us
Steve Iacino	Assistant Chief	FFFPD	siacino@fffd.us
PETER PEREZ	EM DIRECTOR	City of Greeley	peter.perez@greeleygov.com
John Michael Lawter	Associate Planner	City of Dacono	johnmlawter96@gmail.com
JASON BOLLHORST	Chief of Police	Eaton PD	jbollhorst@eatonco.org
Denise Bradshaw	Em coordinator	Weld County	dbradshaw@weld.gov

Participant Workshop 1 June 11, 2025, 9:00 a.m. – 11:00 a.m

2025 Weld County Hazard Mitigation Plan Update
Participant Workshop #1 Online Sign-In Sheet

June 11, 2025, 9:00 a.m. – 11:00 a.m.

Name	Title	Organization	Email
Wendi Lemons	Planning & Grants Project Manager	WSB Engineering	wendi.lemons@wsbeng.com
Archie Losey	Hazard Mitigation Planner	WSB Engineering	archie.losey@wsbeng.com
Merrie Garner	Director	Carbon Valley Emergency Management Agency	mgarner@fffd.us
Bob Heldenbrand	Northeast Field Operations Manager	State of Colorado Department of Homeland Security and Emergency Management	bob.heldenbrand@state.co.us
Kurt Boudette	Safety and Risk Manager	Evans	kboudette@evanscolorado.gov
James Jensen	Police Chief	Keenesburg	jjensen@keenesburg.org
Gene McDonald	Town Engineer	Kersey/LaSalle	gene@glmdesigngroup.com
Denise Bradshaw	Emergency Management Coordinator	Weld County Office of Emergency Management	dbradshaw@weld.gov
Clint Dudley	Executive Director	Thompson Rivers Parks and Rec – Johnstown and Milliken	cdudley@trpr.org
Randy Ray	Executive Director	Central Colorado Water Conservation District	rray@ccwcd.org
Bobby Redd	Public Works Director	Dacono	bredd@cityofdacono.com
John Michael Lawler	Associate Planner	Dacono	jmlawler@cityofdacono.com
David Pasic	Engineer	Erie	dpasic@erieco.gov

Name	Title	Organization	Email
Mike Haefele	Police Commander	Erie	mhaefele@erieco.gov
Wendi Palmer	Civil Engineer III	Erie	wpalmer@erieco.gov
Ian Albert	Police Commander	Frederick	ialbert@frederickco.gov
Roger Stinar	Director of Finance and Operations	Gilcrest RE-1	stinarr@wcsdre1.org
Ken Fernandez	Police Chief	LaSalle	kfernandez@lasalletown.com
Larry Lorentzen	Operations Director	LaSalle	llorentzen@lasalletown.com
Bernie Lodge	Emergency Management Coordinator	Northern Colorado Water Conservation District	blodge@northernwater.org
Jordan Cable	Mayor	Nunn	townofnunn.jcable@ezlink.com
Vernon Koehler	Hazardous Materials Spill Coordinator	U.S. Forest Service - Pawnee National Grasslands	vernon.koehler@usda.gov
Lynde McCaleb	Outreach Librarian	High Plains Library District	lmccaleb@highplains.us
Matt Hortt	Executive Director	High Plains Library District	mhortt@highplains.us
Ryan Doyle	Emergency Manager	Thornton	ryan.doyle@thorntonco.gov
Kenneth Chavez	Police Chief	Severance PD	kchavez@townofseverance.org
Carlee Porch	Emergency Manager	Windsor	cporch@windsorgov.com
Jake Rockwell	Emergency Manager	Yuma County	jrockwell@co.yuma.co.us
Kayli Adams	Public Information Officer	Severance	kadams@townofseverance.org

Participant Workshop 1 June 11, 2025, 9:00 a.m. – 11:00 a.m

Figure B-5 Core Group Meeting #1 Agenda

2025 Weld County Hazard Mitigation Plan Update
Agenda - Core Group Meeting #1

June 17, 2025, 2:00 p.m. – 4:00 p.m.
Microsoft Teams

1. Meeting Overview
2. Recap of Participant Workshop #1
3. Objectives and Goals Discussion
4. Baseline file and information gathering methodology
    a. Set master deadlines and "due-outs"
    b. Discuss templates to be used for information gathering
    c. Provide update on shared file system access
5. Participant Capabilities Survey
6. Critical Infrastructure discussion
7. Public Outreach methodology discussion
8. Changes to land use and population
9. Next Steps/Participant #2 Preview
    a. Action Item Workshop
10. Public survey results to date
10. Closing

Figure B-6 Core Group Meeting #1 Sign-In Sheet

2025 Weld County Hazard Mitigation Plan Update
Core Group Meeting #1 Sign-In Sheet

June 17, 2025, 2:00 p.m. – 3:30 p.m.
Microsoft Teams

Name	Title	Organization	Email
Wendi Lemons	Planning & Grants Project Manager	WSB Engineering	wendi.lemons@wsbeng.com
Archie Losey	Hazard Mitigation Planner	WSB Engineering	archie.losey@wsbeng.com
Denise Bradshaw	Emergency Management Coordinator	Weld County Office of Emergency Management	dbradshaw@weld.gov
Merrie Garner	Director	Carbon Valley Emergency Management Agency	mgarner@fffd.us
John Davis	Emergency Manager	Milliken/Front Range Fire Rescue	jdavis@frfr.co
Jacki Chavez	Safety & Risk Coordinator	Fort Lupton	jchavez@fortluptonco.gov
Carlee Porch	Emergency Manager	Windsor	cporch@windsorgov.com
Peter Perez	Director	Greeley Office of Emergency Management	peter.perez@greeleygov.com
David Burns	Senior Emergency Management Coordinator	Weld County Office of Emergency Management	dburns@weld.gov

Figure B-7 Participant Workshop #2 Agenda

2025 Weld County Hazard Mitigation Plan Update
Participant Workshop 2 Agenda

Action Item Workshop

July 16, 2025, 9:00 a.m. - 11:00 a.m.
Fort Lupton Public Library
Fort Lupton, CO

I. Welcome and Introductions

   a. Update from Denise

   b. Plan Update Status from WSB

   c. Survey Results Update/Questions

II. Workshop Overview & Ground Rules

III. Recap of CEPA Hazard Risk Assessment and profiled hazards

IV. Existing Action Item Discussion

V. Group Breakout Sessions-New Action Item Creation

VI. Group Review & Report Out

VII. Prioritization Discussion

VIII. Next Steps and Closing

Next Participant Workshop July 30th 1pm-3pm in Kersey

Figure B-8 Participant Workshop #2 Sign-In Sheets

2025 Weld County Hazard Mitigation Plan Update
Action Item Workshop Meeting #2 Sign-In Sheet

July 16, 2025, 9:00 a.m. – 11:00 a.m.
Fort Lupton Public Library
Frederick, CO

Name	Title	Organization	Email
Wendi Lemons	Planning & Grants Project Manager	WSB Engineering	wendi.lemons@wsbeng.com
Archie Losey	Hazard Mitigation Planner	WSB Engineering	archie.losey@wsbeng.com
JOHN DAVIS	EMERGENCY MANAGER	MILLIKEN AND FRONT RANGE FIRE RESCUE	JDAVIS@FRFR.CO
JASON HUMBLE	MITIGATION SPECIALIST	DHSEM	jason.humble@state.CO.US
Lindsay Radcliff Coombes	DEPUTY TOWN MANAGER	SEVERANCE	lcoombes@TownofSeverance.org
Kayli Adams	PIO	Severance	kadams@townofseverance.org
TROY Renken	Town Manager	Ft. Treville	trenken@fortlupton.org
Randy Ray	EX. DIRECTOR	CCWCD	RRAY@CCWCD.ORG
Curtis Weller	Civil Eng	Lochbuie	cweller@Lochbuie.org
Connor Cottrell	Planner	Lochbuie	ccottrell@Lochbuie.org
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Ryan Johnson	Assistant Town Mgr	Town of Frederick	rjohnson@frederickco.gov
Chris Cross	City Administrator	Ft Lupton City of	ccross@fortluptonco.gov
David Pasic	Public Works Director	Erie, CO	dpasic@erieco.gov

Name	Title	Organization	Email
Tasha Ashi	Trustee	Town of Nunn	
Nate Mead	Civil Engineer	City of Dacono	nmead@cityofdacono.com
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Chris Lamay	Regional Manager	DOLA	chris.lamay@state.co.us
Roy Rudisill	Director	Weld OEM	rrudisill@weld.gov
Gerda Wilcox	Gov Ops Vol.	Red Cross	gerda.wilcox@redcross.org
Gracie Marquez	EM Specialist	Weldoem	gmarquez@weld.gov
Jim Jenson	Chief of Police	Keenesburg	jjenson@keenesburg.org
Dom Tatti	Deputy Director	Greeley	Dominic.Tatti@greeleygov.com
David Burns	Sr. EM Coord.	Weld County	dlburns@weld.gov
Denise Bradshaw	Emergency Manager	Weld County	dbradshaw@weld.gov
Reese Saxton	Operations Manager	Little Thompson Water District	rsaxton@ltwd.org
Matt West	Planning Supervisor	DHSEM	matthew.west@state.co.us
Jason Humble	Planning Specialist	"	jason.humble@state.co.us

Action Item Workshop

July 16, 2025, 9:00 a.m. – 11:00 a.m.

2025 Weld County Hazard Mitigation Plan Update
Participant Workshop #2 Sign-In Sheet

July 16, 2025, 9:00 a.m. – 11:00 a.m.
Fort Lupton Public Library
Fort Lupton, CO

Name	Organization	Title	Email
Ryan Doyle	Thornton	Emergency Manager	ryan.doyle@thorntonco.gov
Wendi Palmer	Erie	Civil Engineer III	wpalmer@erieco.gov
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Cheryl Powell	Milliken	Town Administrator	cpowell@millikenco.gov

Name	Organization	Title	Email
Benito Garcia	Milliken	Police Chief	bgarcia@millikenco.gov
Wendi Lemons	WSB	Senior Grants Project Manager	wendi.lemons@wsbeng.com
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Martin Postma	Thornton	Principal Planner	martin.postma@thorntonco.gov
Deon Pfenning	Longmont	Director of Emergency Management	deon.pfenning@longmontcolorado.com
Carlee Porch	Windsor	Emergency Manager	cporch@windsorgov.com
David Angelo	Firestone	Police Chief	dangelo@firestoneco.gov
Gene MacDonald	Kersey and LaSalle	Town Engineer	gene@glmdesigngroup.com
Scott Brown	Erie	PW Manager	sbrown@erieco.gov
Josh Campbell	Erie	Senior Strategic Planner	jcampbell@erieco.gov
Kurt Boudette	Evans	Safety and Risk Manager	kboudette@evanscolorado.gov

Figure B-9 Participant Workshop #3 Agenda

2025 Weld County Hazard Mitigation Plan Update
Participant Workshop 3 Agenda

July 30, 2025, 1:00 p.m. - 3:00 p.m.
446 First Street, Kersey, CO 80644

I. Welcome and Introductions

II. Meeting Overview

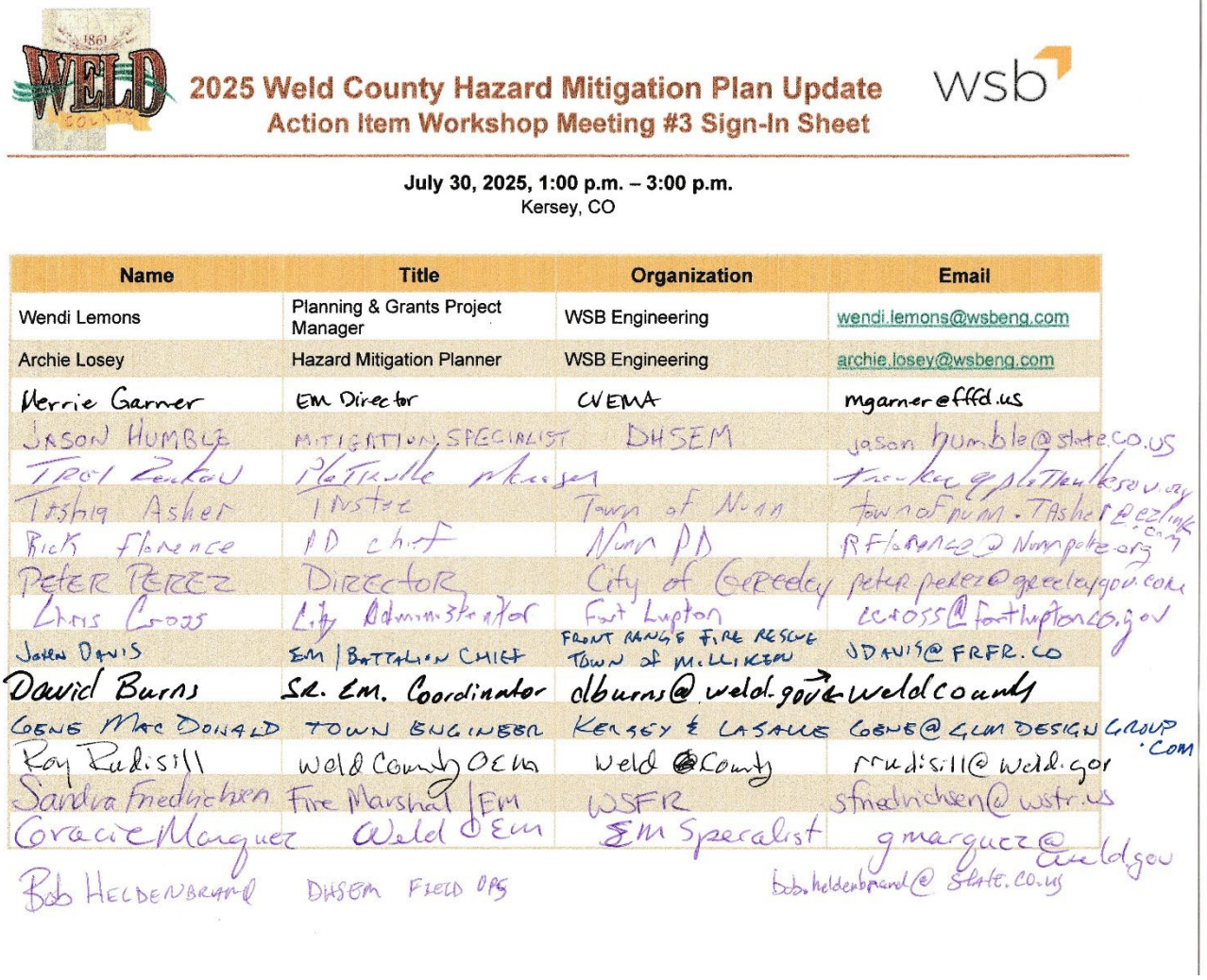
III. Land Use and Population Change Exercise

IV. Capabilities Discussion and Exercise

V. Next Steps

VI. Closing

Figure B-10 Participant Workshop #3 Sign-In Sheets



2025 Weld County Hazard Mitigation Plan Update
Action Item Workshop Meeting #3 Sign-In Sheet

July 30, 2025, 1:00 p.m. – 3:00 p.m.
Kersey, CO

Name	Title	Organization	Email
Wendi Lemons	Planning & Grants Project Manager	WSB Engineering	wendi.lemons@wsbeng.com
Archie Losey	Hazard Mitigation Planner	WSB Engineering	archie.losey@wsbeng.com
Merrie Garner	EM Director	CVEMA	mgarner@fffd.us
JASON HUMBLE	MITIGATION SPECIALIST	DHSEM	jason.humble@state.co.us
TROY [illegible]	[illegible] Manager		[illegible]
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Rick Florence	PD chief	Nunn PD	RFlorence@Nunnpolice.org
PETER PEREZ	DIRECTOR	City of Greeley	peter.perez@greeleygov.com
Chris Cross	City Administrator	Fort Lupton	ccross@fortluptonco.gov
JASEN DAVIS	EM / BATTALION CHIEF	FRONT RANGE FIRE RESCUE TOWN of MILLIKEN	JDAVIS@FRFR.CO
David Burns	Sr. Em. Coordinator	dlburns@weld.gov ← weldcounty	
GENE MACDONALD	TOWN ENGINEER	KERSEY & LASALLE	GENE@GLMDESIGNGROUP.COM
Ray Rudisill	Weld County OEM	Weld @ County	rrudisill@weld.gov
Sandra Friedrichsen	Fire Marshal / EM	WSFR	sfriedrichsen@wsfr.us
Gracie Marquez	Weld OEM	EM Specialist	gmarquez@weld.gov
Bob HELDENBRAND	DHSEM FIELD OPS		bob.heldenbrand@state.co.us

2025 Weld County Hazard Mitigation Plan Update
Participant Workshop 3 Sign-In Sheet

July 30, 2025, 1:00 p.m. – 3:00 p.m.
446 First Street, Kersey, CO 80644

Name	Title	Organization	Email
Roy Rudisill	Director of Emergency Management	Weld County Office of Emergency Management	rrudisill@weld.gov
David Burns	Emergency Management Coordinator	Weld County Office of Emergency Management	dburns@weld.gov
Dakota Germer	Chief of Police	Town of Ault	dgermer@townofault.org
Benito Garcia	Chief of Police	Milliken Police Department	bgarcia@millikenco.gov
Lori Wisner	Risk Manager	Town of Erie	lwisner@erieco.gov
Martin Postma	Principal Planner	City of Thornton	martin.postma@thorntonco.gov
Misty Hall	Storm Water Coordinator	Town of Erie	mhall@erieco.gov
Conner Cottrell	Planner II	Town of Lochbuie	ccottrell@lochbuie.org
Kayli Adams	Public Information Officer	Town of Severance	kadams@townofseverance.org
Clint Dudley	Chairman of United Way	United Way Weld County	cdudley@trpr.org
James Jensen	Police Chief	Keenesburg Police Department	jjensen@keenesburg.org

Name	Title	Organization	Email
John Michael Lawler	Associate Planner	City of Dacono	jmlawler@cityofdacono.com
Kurt Boudette	Safety and Risk Manager	City of Evans	kboudette@evanscolorado.gov
Merrie Garner	Emergency Management Director	Frederick-Firestone Fire District	mgarner@fffd.us
Nathan Mead	Civil Engineer	City of Dacono	nmead@cityofdacono.com
Randy Ray	Executive Director	Central Colorado Water Conservation District	rray@ccwcd.org
Amber Kauffman	District Manager	Little Thompson Water District	akauffman@ltwd.org
Reese Saxton	Operations Manager	Little Thompson Water District	rsaxton@ltwd.org
Sara Thomas	Hazard Mitigation Planner	WSB Engineering	sara.thomas@wsbeng.com
Archie Losey	Hazard Mitigation Planner	WSB Engineering	archie.losey@wsbeng.com
Wendi Lemons	Planning & Grants Project Manager	WSB Engineering	wendi.lemons@wsbeng.com
Allison Whitsitt	Director, Emergency Management	WSB Engineering	allison.whitsitt@wsbeng.com

Figure B-11 Core Group Meeting #2 Agenda

2025 Weld County Hazard Mitigation Plan Update
Agenda - Core Group Meeting #2

August 6, 2025, 2:00 p.m. – 3:30 p.m.
Microsoft Teams

1. Deliverables
    a. Critical Infrastructure Inventory
    b. Capabilities Survey
    c. Action Items

2. Integration of HMP and other Planning Mechanisms
    a. Tracking action items post plan approval

3. Dam EAPs
    a. Inundation maps

4. Round Table

10. Closing

Figure B-12 Core Group Meeting #2 Sign-In Sheet

2025 Weld County Hazard Mitigation Plan Update
Core Group Meeting #2 Sign-In Sheet

August 6, 2025, 2:00 p.m. – 3:30 p.m.
Microsoft Teams

Name	Title	Organization	Email
Wendi Lemons	Planning & Grants Project Manager	WSB Engineering	wendi.lemons@wsbeng.com
Archie Losey	Hazard Mitigation Planner	WSB Engineering	archie.losey@wsbeng.com
Sara Thomas	Hazard Mitigation Planner	WSB Engineering	sara.thomas@wsbeng.com
Denise Bradshaw	Emergency Management Coordinator	Weld County Office of Emergency Management	dbradshaw@weld.gov
Roy Rudisill	Director/LEPC Chair	Weld County Office of Emergency Management	rrudisill@weld.gov
David Burns	Senior Emergency Management Coordinator	Weld County Office of Emergency Management	dburns@weld.gov
Peter Perez	Director	City of Greeley Office of Emergency Management	peter.perez@greeleygov.com
Merrie Garner	Director	Carbon Valley Emergency Management Agency	mgarner@fffd.us
John Davis	Emergency Manager	Milliken/Front Range Fire Rescue	jdavis@frfr.co
Carlee Porch	Emergency Manager	Town of Windsor	cporch@windsorgov.com

Figure B-13 Participant Workshop #4 Agenda

2025 Weld County Hazard Mitigation Plan Update
Participant Workshop 4 Agenda

September 3, 2025, 1:00 p.m. - 3:00 p.m.
501 8th Avenue, Greeley, CO 80631

I. Welcome and Introductions

II. Meeting Overview

III. 2025 HMP Adoption, Monitoring, and Evaluation

IV. 2025 HMP Integration into Other Community Planning Mechanisms

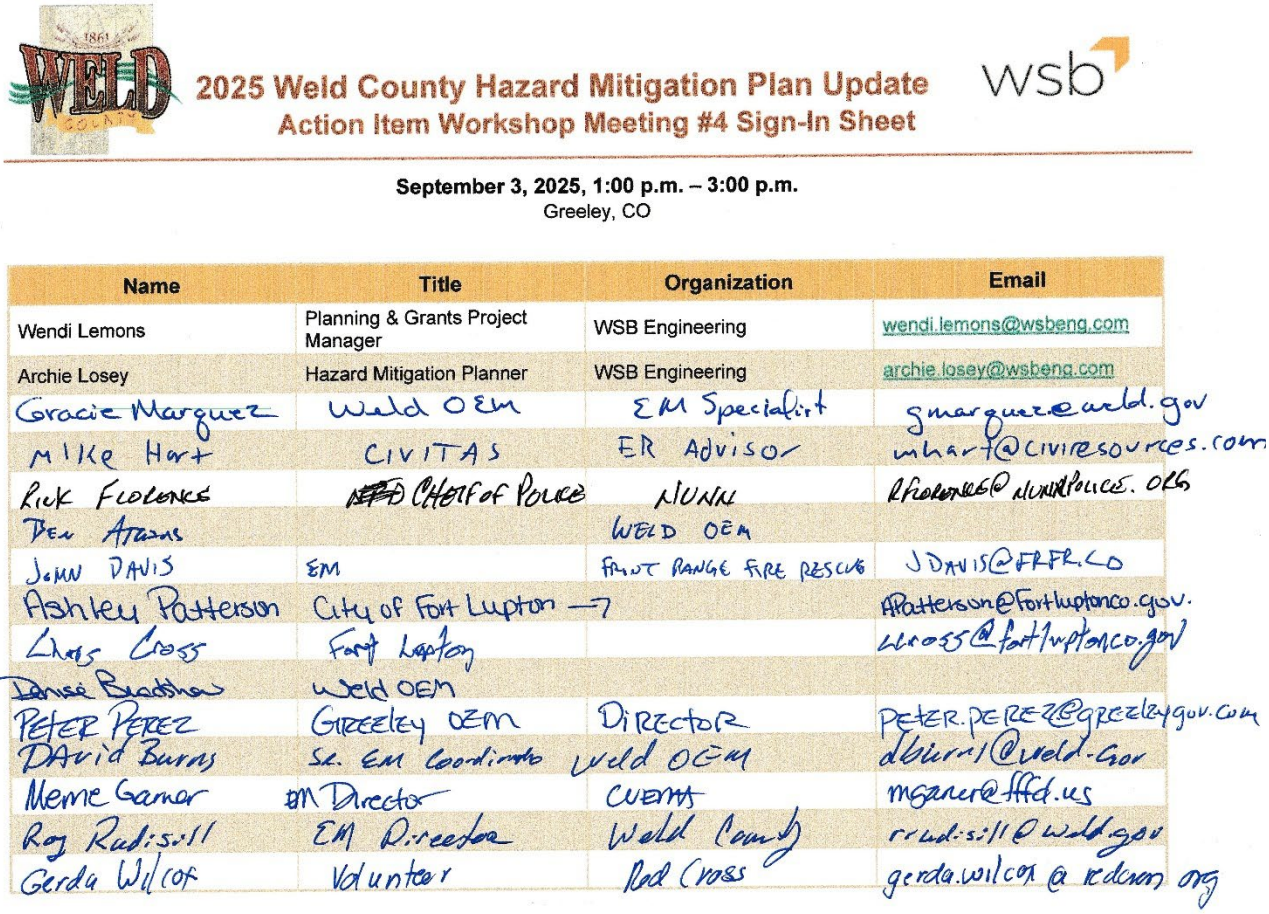
V. Community Capabilities

VI. HMP Adoption and Approval Process

VII. Public Meeting and Survey

VIII. Closing

Figure B-14 Participant Workshop #4 Sign-In Sheets



2025 Weld County Hazard Mitigation Plan Update
Action Item Workshop Meeting #4 Sign-In Sheet

wsb

September 3, 2025, 1:00 p.m. – 3:00 p.m.
Greeley, CO

Name	Title	Organization	Email
Wendi Lemons	Planning & Grants Project Manager	WSB Engineering	wendi.lemons@wsbeng.com
Archie Losey	Hazard Mitigation Planner	WSB Engineering	archie.losey@wsbeng.com
Gracie Marquez	Weld OEM	EM Specialist	gmarquez@weld.gov
Mike Hart	CIVITAS	ER Advisor	mhart@civiresources.com
Rick Florence	~~NEED~~ Chief of Police	NUNN	RFlorence@nunnpolice.org
Ben Atkins		WELD OEM	
John Davis	EM	Front Range Fire Rescue	JDavis@FRFR.co
Ashley Patterson	City of Fort Lupton →		APatterson@Fortluptonco.gov.
Chris Cross	Fort Lupton		ccross@fortluptonco.gov
Denise Bradshaw	Weld OEM		
Peter Perez	Greeley OEM	Director	PETER.PEREZ@greeleygov.com
David Burns	Sr. EM Coordinator	Weld OEM	dburns1@weld.gov
Meme Garner	EM Director	CUEMA	mgarner@fffd.us
Roy Radisill	EM Director	Weld County	rradisill@weld.gov
Gerda Wilcox	Volunteer	Red Cross	gerda.wilcox@redcross.org

Name	Title	Organization	Email
Trey Zenker	Manager	Nitrille	trenker@nitrille.org
Bob Heldenbrand	Field Manager	DHSEM	bob.heldenbrand@state.co.us
Peter Graham	EPR MGR	Weld	pgraham@weld.gov
Surya Verma	EH Intern	Weld	verma.surya23@gmail.com
Dom Tatti	Deputy Dir.	Greeley OEM	dominic.tatti@greeleygov.com

Participant Workshop #4 September 3, 2025, 1:00 p.m. – 3:00 p.m.

2025 Weld County Hazard Mitigation Plan Update
Participant Workshop #4 Online Sign-In Sheet

September 3, 2025, 1:00 p.m. – 3:00 p.m.
Greeley, CO

Name	Title	Organization	Email
Dakota Germer	Chief	Ault Police Department	dgermer@townofault.org
Denise Bradshaw	Emergency Management Coordinator	Weld County Office of Emergency Management	dbradshaw@weld.gov
Justin Glantz	Commander	Frederick Police Department	jglantz@frederickco.gov
Chris "George" Hubert	Operations Manager	Town of Firestone	ghubert@firestoneco.gov
Gene MacDonald	Town Engineer	Towns of Kersey & LaSalle	gene@glmdesigngroup.com
Connor Cottrell	Planner II	Town of Lochbuie	ccottrell@lochbuie.org
Clint Dudley	Executive Director	Thompson Rivers Parks & Rec – Milliken/Johnstown	cdudley@trpr.org
Benito Garcia	Chief	Milliken Police Department	bgarcia@millikenco.gov
Martin Postma	Principal Planner	City of Thornton	martin.postma@thorntonco.gov
Josh Campbell	Senior Strategic Planner	Town of Erie	jcampbell@erieco.gov
Lindsay Radcliff-Coombes	Town Manager	Town of Severance	lcoombes@townofseverance.org

Name	Title	Organization	Email
Katie Hansen	Director Of Marketing & Communications	Town of Firestone	khansen@firestoneco.gov
Deon Pfenning	Director	Longmont Office of Emergency Management	deon.pfenning@longmontcolorado.com
Misty Hall	Storm Water Coordinator	Town of Erie	mhall@erieco.gov
Lori Wisner	Risk Manager	Town of Erie	lwisner@erieco.gov
James "Jim" Jensen	Chief	Keenesburg Police Department	jjensen@keenesburg.org
Brent Newbanks	Chief	Mead Police Department	bnewbanks@townofmead.org
John Michael Lawler	Associate Planner	City of Dacono	jmlawler@cityofdacono.com
Kurt Boudette	Safety and Risk Manager	City of Evans	kboudette@evanscolorado.gov
David Angelo	Chief	Firestone Police Department	dangelo@firestoneco.gov
Sara Thomas	Hazard Mitigation Planner	WSB	sara.thomas@wsbeng.com
Archie Losey	Hazard Mitigation Planner	WSB	archie.losey@wsbeng.com
Lori Saine	Town Administrator	Town of Gilcrest	lori@townofgilcrest.org
Jeremy Gleim	Planning and Development Director	Town of Johnstown	jgleim@johnstownco.gov

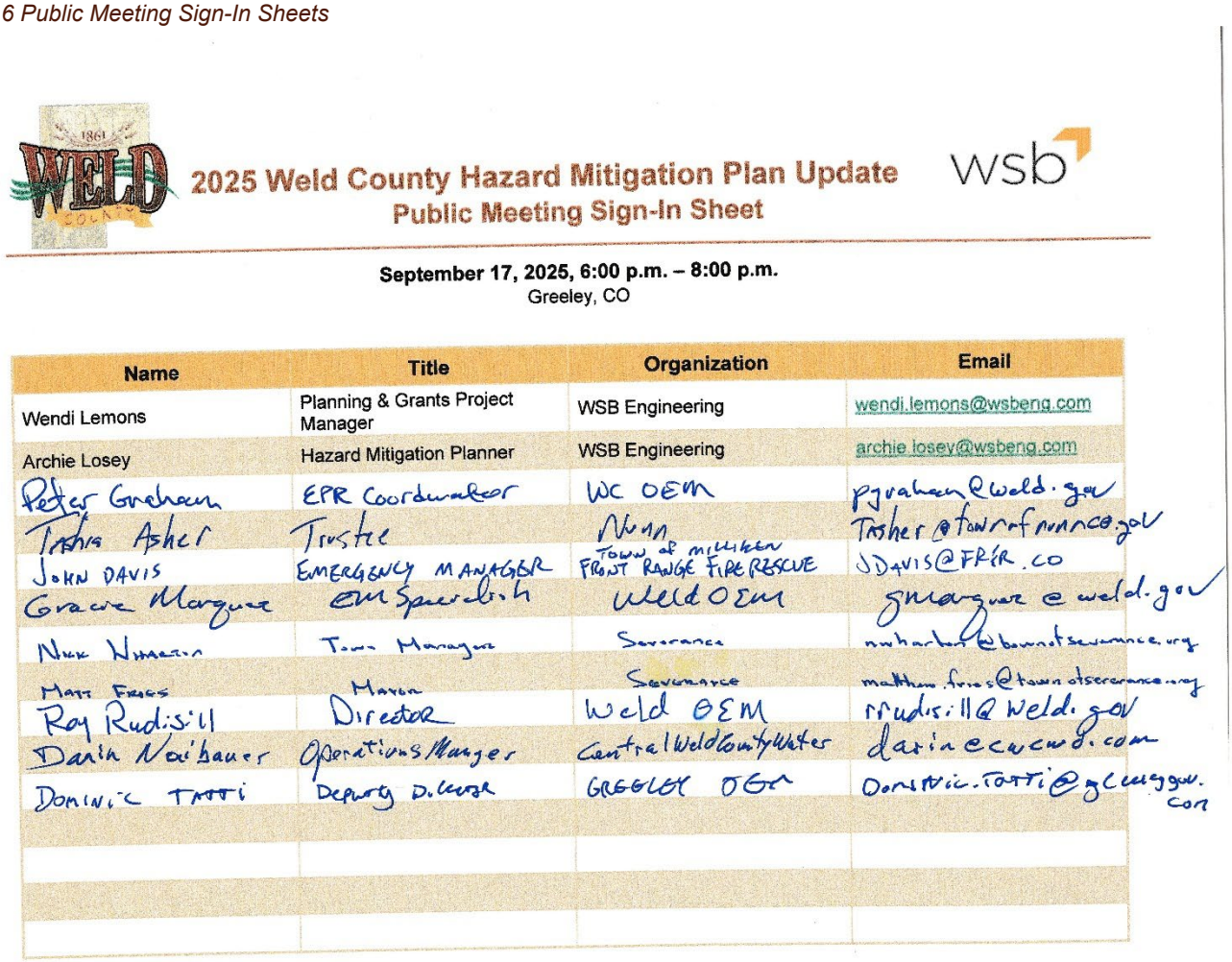
Figure B-15 Public Meeting Agenda

2025 Weld County Hazard Mitigation Plan Update
Public Meeting Agenda

September 17, 2025, 6:00 p.m. - 8:00 p.m.
Weld County Administration Building
1150 O Street, Greeley, CO 80631

1. Welcome
2. Hazard Mitigation – What is it and why do it?
    a. From planning to action
    b. Benefits of hazard mitigation and planning
    c. How can you mitigate?
3. Mitigation Project Examples
4. VOADs – What are they and what is their role?
5. Hazard Ranking Activity
6. Public Survey
7. HMP Review and Approval Process – Public, Local, State, and FEMA
8. Closing Remarks

Figure B-16 Public Meeting Sign-In Sheets



2025 Weld County Hazard Mitigation Plan Update
Public Meeting Sign-In Sheet

September 17, 2025, 6:00 p.m. – 8:00 p.m.
Greeley, CO

Name	Title	Organization	Email
Wendi Lemons	Planning & Grants Project Manager	WSB Engineering	wendi.lemons@wsbeng.com
Archie Losey	Hazard Mitigation Planner	WSB Engineering	archie.losey@wsbeng.com
Peter Graham	EPR Coordinator	WC OEM	pgraham@weld.gov
Trisha Asher	Trustee	Town of Milliken	Tasher@townofmilliken.gov
John Davis	Emergency Manager	Front Range Fire Rescue	JDavis@FRFR.co
Grace Marquez	EM Specialist	Weld OEM	gmarquez@weld.gov
Nick Wharton	Town Manager	Severance	nwharton@townofseverance.org
Matt Fries	Mayor	Severance	matthew.fries@townofseverance.org
Ray Rudisill	Director	Weld OEM	rrudisill@weldgov
Darin Noelbauer	Operations Manager	Central Weld County Water	darin@cwcwd.com
Dominic Tatti	Deputy Director	Greeley OEM	Dominic.Tatti@greeleygov.com

2025 Weld County Hazard Mitigation Plan Update
Public Meeting Sign-In Sheet

September 17, 2025, 6:00 p.m. – 8:00 p.m.
Weld County Administration Building
1150 O Street, Greeley, CO

Name	Title	Organization	Email/Phone
Benton Roesler	Disaster Program Manager	Northern Colorado Red Cross	970-226-5728
Misty Hall	Storm Water Coordinator	Town of Erie	mhall@erieco.gov
Bob Heldenbrand	Northeast Field Operations Manager	Colorado Department of Homeland Security and Emergency Management	bob.heldenbrand@state.co.us
Peter Perez	Director	City of Greeley Office of Emergency Management	peter.perez@greeleygov.com
Merrie Garner	Director	Carbon Valley Emergency Management Agency	mgarner@fffd.us
Matthew Hortt	Executive Director	High Plains Library District	mhortt@highplains.us
Kurt Boudette	Safety and Risk Manager	City of Evans	kboudette@evanscolorado.gov
Cynthia Martin	Senior CDBG Analyst	Weld County Community Development	cmartin@weld.gov
Archie Losey	Hazard Mitigation Planner	WSB	archie.losey@wsbeng.com

Figure B-17 Participant Tracking Information

2025 Weld County Hazard Mitigation Plan Update

PARTICIPANT TRACKER

Information presented in the table below indicates individuals who were invited to be participants and stakeholders in the planning process for the update of the 2025 Weld County Hazard Mitigation Plan Update, as well as their attendance for each meeting during the planning process.

Each meeting was assigned a one or two character abbreviation. Attendance for a particular meeting is indicated by a cell filled with a dark gold color, indicated here: . Character abbreviations for each meeting are as follows: **K** – Kickoff Meeting, **P1** – Participant Workshop #1, **C1** – Core Group Meeting #1, **P2** - Participant Workshop #2, **P3** - Participant Workshop #3, **C2** – Core Group Meeting #2, **P4** - Participant Workshop #4, **P/V** – Public/VOAD Meeting.

Name	Organization	Title	Email/Phone	K	P1	C1	P2	P3	C2	P4	P/V
Denise Bradshaw	Weld County Office of Emergency Management	Emergency Management Coordinator	dbradshaw@weld.gov	■	■	■	■		■	■	
Roy Rudisill	Weld County Office of Emergency Management	Director/LEPC Chair	rrudisill@weld.gov	■			■	■	■	■	■
Peter Perez	City of Greeley Office of Emergency Management	Director	peter.perez@greeleygov.com	■	■	■		■	■	■	■
Merrie Garner	Carbon Valley Emergency Management Agency	Director	mgarner@fffd.us	■		■	■	■	■	■	■
David Burns	Weld County Office of Emergency Management	Senior Emergency Management Coordinator	dburns@weld.gov	■		■	■	■	■	■	
Jacqueline Chavez	City of Fort Lupton	Safety & Risk Coordinator	jchavez@fortluptonco.gov	■		■					
Gracie Marquez	Weld County Office of Emergency Management	Emergency Management Specialist	gmarquez@weld.gov	■			■	■		■	■

Name	Organization	Title	Email/Phone	K	P1	C1	P2	P3	C2	P4	P/V
David Angelo	Firestone Police Department	Police Chief	dangelo@firestoneco.gov	■			■			■	
Chris "George" Hubert	Town of Firestone	Operations Manager	ghubert@firestoneco.gov	■						■	
Tashia Asher	Town of Nunn	Town Trustee	townofnunn.tasher@ezlink.com, tasher@townofnunnco.gov	■			■	■			■
Benito Garcia	Milliken Police Department	Chief	bgarcia@millikenco.gov	■			■	■		■	
Matt West	State of Colorado Department of Homeland Security and Emergency Management	Mitigation Plan Supervisor	matthew.west@state.co.us	■			■				
Jason Humble	State of Colorado Department of Homeland Security and Emergency Management	Mitigation Planning Specialist	jason.humble@state.co.us				■	■			
Dominic Tatti	City of Greeley	Deputy Director	dominic.tatti@greeleygov.com	■			■			■	■
Jason Bollhorst	Eaton Police Department	Chief	jbollhorst@eatonco.org	■							
Matt Concialdi	Platteville/Gilcrest Fire Protection District	Division Chief	mconcialdi@pgfpd.org	■							
Daniel Bass	Platteville/Gilcrest Fire Protection District	Operations Chief	dbass@pgfpd.org	■							
Brent Newbanks	Town of Mead	Chief of Police	bnewbanks@townofmead.org	■						■	
Curtis "Chris" Weller	Town of Lochbuie	Civil Engineer II	cweller@lochbuie.org	■	■		■				

Name	Organization	Title	Email/Phone	K	P1	C1	P2	P3	C2	P4	P/V
John Davis	Milliken/Front Range Fire Rescue	Emergency Manager	jdavis@frfr.co	■	■	■	■	■	■	■	■
Martin Postma	City of Thornton	Principal Planner	martin.postma@thorntonco.gov	■	■		■	■		■	
Geoff Butler	Poudre Fire Authority	Battalion Chief	geoff.butler@poudre-fire.org	■	■						
Archie Losey	WSB	Hazard Mitigation Planner	archie.losey@wsbeng.com	■	■	■	■	■	■	■	■
Rick Florence	Nunn Police Department	Chief of Police	rflorence@nunnpolice.org	■	■		■	■		■	
David Pasic	Town of Erie	Engineer	dpasic@erieco.gov		■		■	■			
Lynde McCaleb	High Plains Library District	Outreach Librarian	lmccaleb@highplains.us	■	■						
Wendi Lemons	WSB	Senior Grants Project Manager	wendi.lemons@wsbeng.com	■	■	■	■	■	■	■	■
Gene MacDonald	Towns of Kersey and LaSalle	Town Engineer	gene@glmdesigngroup.com	■	■		■	■		■	
Glenn Adams	University of Northern Colorado	EHS Director	glenn.adams@unco.edu		■						
Jake Freier	City of Fort Lupton	GIS Coordinator	jfreier@fortluptonco.gov		■						
Reese Saxton	Little Thompson Water District	Operations Manager	rsaxton@ltwd.org	■	■		■	■			
Josh Campbell	Town of Erie	Senior Strategic Planner	jcampbell@erieco.gov		■		■			■	
Connor Cottrell	Town of Lochbuie	Planner II	ccottrell@lochbuie.org	■	■		■	■		■	
James "Jim" Jensen	Keenesburg Police Department	Chief of Police	jjensen@keenesburg.org	■	■		■	■		■	
Scott Brown	Town of Erie	PW Manager	sbrown@erieco.gov		■		■				
Kenneth Chavez	Severance Police Department	Chief of Police	kchavez@townofseverance.org	■	■						

Name	Organization	Title	Email/Phone	K	P1	C1	P2	P3	C2	P4	P/V
Clint Dudley	Thompson Rivers Parks and Rec – Johnstown and Milliken	Executive Director	cdudley@trpr.org	■	■			■		■	
	United Way Weld County	Chairman									
Doug Cook	City of Fort Lupton Parks and Recreation	Director	dcook@fortluptonco.gov		■						
Wendi Palmer	Town of Erie	Civil Engineer III	wpalmer@erieco.gov	■	■		■				
Robert "Bob" Johnson	St. Vrain Valley School District	Safety Preparedness	johnson_robert_a@svvsd.org	■	■						
Roger Stinar	Gilcrest RE-1	Director of Finance and Operations	stinarr@wcsdre1.org	■	■		■				
Travis Stinar	Gilcrest RE-1	Director of Operations	stinart@wcsdre1.org								
Sandi Friedrichsen	Windsor-Severance Fire Protection District	Fire Marshal/Emergency Manager	sfriedrichsen@wsfr.us	■	■			■			
Lindsay Radcliff-Coombes	Town of Severance	Town Manager	lcoombes@townofseverance.org	■	■		■			■	
Amber Kauffman	Little Thompson Water District	District Manager	akauffman@ltwd.org	■	■		■	■			
Carlee Porch	Town of Windsor	Emergency Manager	cporch@windsorgov.com	■	■	■	■		■		
Kurt Boudette	City of Evans	Safety and Risk Manager	kboudette@evanscolorado.gov	■	■		■	■		■	■
Dawn Anderson	Weld County	Development and Review Manager	danderson@weld.gov		■						
Jeremy Gleim	Town of Johnstown	Planning and Development Director	jgleim@johnstownco.gov	■	■					■	

Name	Organization	Title	Email/Phone	K	P1	C1	P2	P3	C2	P4	P/V
Misty Hall	Town of Erie	Storm Water Coordinator	mhall@erieco.gov		■		■	■		■	■
Brian Hathaway	City of Greeley	Floodplain Administrator	brian.hathaway@greeleygov.com		■						
Randy Ray	Central Colorado Water Conservation District	Executive Director	rray@ccwcd.org	■	■		■	■			
Seth Wambolt	Eaton Fire Protection District	Fire Chief	swambolt@eatonfire.org		■						
Matthew "Brian" Skaggs	Dacono Police Department	Chief of Police	mskaggs@cityofdacono.com	■			■				
Ian Albert	Frederick Fire/Police Department	Commander	ialbert@frederickco.gov	■							
Mike Flowers	City of Thornton	Stewardship Project Manager	Mike.Flowers@thorntonco.gov	■							
Mike Haefele	Erie Police Department	Commander	mhaefele@erieco.gov	■							
John Michael Lawler	City of Dacono	Associate Planner	jmlawler@cityofdacono.com	■	■			■		■	
Nathan Mead	City of Dacono	Civil Engineer	nmead@cityofdacono.com	■			■	■			
Ryan Doyle	Thornton Fire Department	Emergency Manager	ryan.doyle@thorntonco.gov	■			■				
Deon Pfenning	Longmont Office of Emergency Management	Director	deon.pfenning@longmontcolorado.com	■			■			■	
Katie Hansen	Town of Firestone	Director of Marketing	khansen@firestoneco.gov	■						■	
Carl Dwyer	Platteville Police Department	Chief	cdwyer@plattevillegov.org	■							
Maddie Bass	City of Thornton	Intern	maddie.bass@thorntonco.gov	■							

Name	Organization	Title	Email/Phone	K	P1	C1	P2	P3	C2	P4	P/V
Bernie Lodge	Northern Colorado Water Conservation District	Emergency Management Coordinator	blodge@northernwater.org								
Matthew Hortt	High Plains Library District	Executive Director	mhortt@highplains.us								
Mazedur Hossain	City of Evans	City Engineer	mhossain@evanscolorado.gov								
Dakota Germer	Ault Police Department	Chief	dgermer@townofault.org								
Victoria Leonhardt	City of Greeley	Senior Urban Transportation Planner	victoria.leonhardt@greeleygov.com								
Bob Heldenbrand	DHSEM	Northeast Field Operations Manager	bob.heldenbrand@state.co.us								
Jordan Cable	Town of Nunn	Mayor	townofnunn.jcable@ezlink.com								
Lori Wisner	Town of Erie	Risk Manager	lwisner@erieco.gov								
Wesley LaVanchy	Town of Eaton	Town Administrator	wesley@eatonco.org								
Troy Renken	Town of Platteville	Town Manager	trenken@plattevillegov.org								
David Brand	Platteville Public Works	Director	dbrand@plattevillegov.org								
Dan Dean	Town of Milliken	Mayor Pro Tem									
Sharon Sullivan	Town of Ault	Town Clerk	sullis@townofault.org								
Stacy Brown	Town of Kersey	Town Manager	sbrown@kerseygov.com								
Danna Ortiz	Town of Kersey	Town Planner	dortiz@kerseygov.com								
Justin Glantz	Frederick Police Department	Commander	jglantz@frederickco.gov								
Zo Steiber	City of Fort Lupton	Mayor	mayor@fortluptonco.gov								

Name	Organization	Title	Email/Phone	K	P1	C1	P2	P3	C2	P4	P/V
Chris Cross	City of Fort Lupton	City Administrator	ccross@fortluptonco.gov				■	■		■	
Aron Lam	Town of Keenesburg	Mayor	mayor@keenesburg.org								
Christina Fernandez	Town of Keenesburg	Clerk	cfernandez@keenesburg.org								
Cheryl Powell	Town of Milliken	Town Administrator	cpowell@millikenco.gov				■				
Mary Strutt	Town of Mead	Town Clerk	mstrutt@townofmead.org								
Erika Rasmussen	Town of Mead	Town Engineer	erasmussen@townofmead.org								
Darren Jaques	Windsor-Severance Fire Protection District	Deputy Chief of Operations	djaques@wsfr.us								
Nicholas Wharton	Town of Severance	Town Manager	nwharton@townofseverance.org								■
Joe DeSalvo	Evans Fire Protection District	Fire Chief	jdesalvo@evansfiredistrict.org								
Kristina Duran	Town of Pierce	Town Clerk	kduran@piercecolo.gov								
AJ Euckert	Town of Lochbuie	Town Administrator	ajeuckert@lochbuie.org								
Bryce Borders	Firestone Police Department	Deputy Chief	bborders@firestoneco.gov								
Jennifer Krieger	City of Dacono	City Manager	jkrieger@cityofdacono.com								
Bobby Redd	City of Dacono Public Works	Director	bredd@cityofdacono.com	■							
David Eisenbraun	Weld County	Planning Director	deisenbraun@weld.gov				■				
Diana Aungst	Weld County	Principal Planner	daungst@weld.gov								
Eric Lucas	Town of Windsor	Deputy Town Manager	elucas@windsorgov.com								
Brian Rowe	Town of Windsor	Director of Public Works	browe@windsorgov.com								

Name	Organization	Title	Email/Phone	K	P1	C1	P2	P3	C2	P4	P/V
Scott Sedgwick	Hudson Police Department	Chief of Police	ssedgwick@hudsoncolorado.org								
Bryce Lange	Town of Hudson	Town Manager	manager@hudsoncolorado.org								
Joe Hammock	Town of Hudson	Mayor	jhammock@hudsoncolorado.org								
Larry Lorentzen	Town of LaSalle	Operations Director	llorentzen@lasalletown.com								
Ken Fernandez	LaSalle Police Department	Chief of Police	kfernandez@lasalletown.com								
Barry Schaeffer	Town of LaSalle	Public Works Director	bsschaeffer@lasalletown.com								
Brent Lounsbury	Colorado Parks and Wildlife	Emergency Management Coordinator	brent.lounsbury@state.co.us								
Kim Bloemen	Gilcrest RE-1 School District	Superintendent	bloemenk@wcsdre1.org								
Dr. Brian Childress	Gilcrest RE-1 School District		childressb@wcsdre1.org								
Lori Saine	Town of Gilcrest	Town Administrator	lori@townofgilcrest.org								
Josilyn Lutze	Logan County	Emergency Manager	lutzej@logancountyco.gov								
Roger Doll	Morgan County	Emergency Manager	rdoll@co.morgan.co.us								
Broc Pelle	Phillips County	Emergency Manager									
Jake Rockwell	Yuma County	Emergency Manager	jrockwell@co.yuma.co.us								
Bryant McCall	Washington County	Emergency Manager	oem@co.was								
Jordan Hansen	JBS	Director of Safety and Health	Jordan.Hansen@jbssa.com								

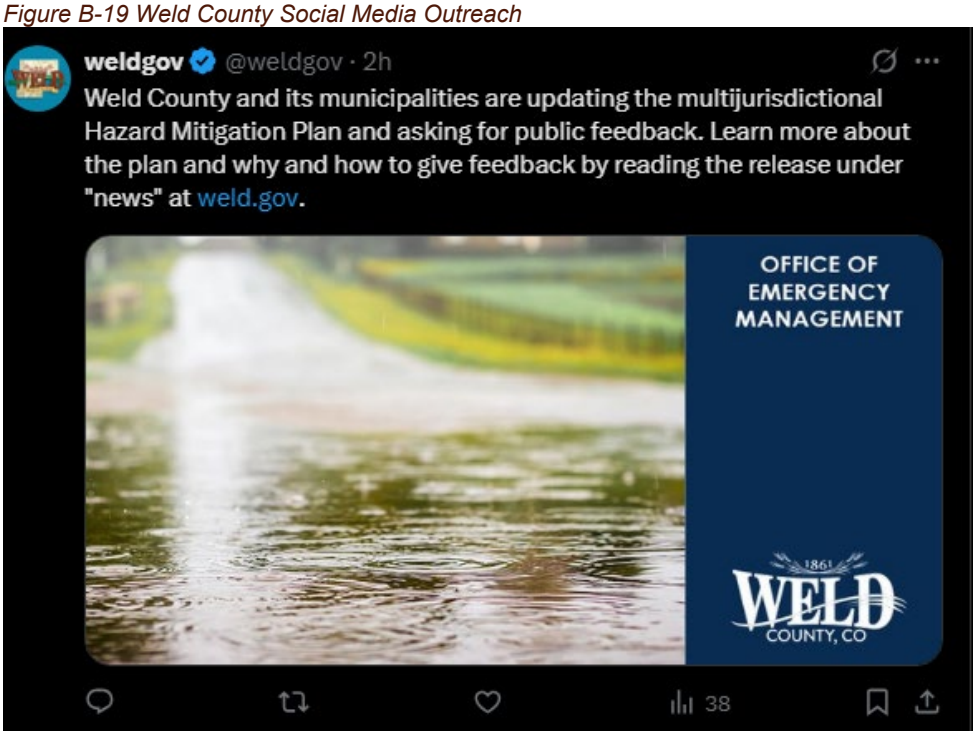
Name	Organization	Title	Email/Phone	K	P1	C1	P2	P3	C2	P4	P/V
Richard Peebles	St. Vrain Valley School District	Executive Director of Safety and Security	peebles_richard@svvsd.org								
Danielle May	Banner Health	Emergency Management Program Manager	danielle.may@bannerhealth.com								
Chrissy Breit	FRPRD	Interim General Manager	Chrissy.Breit@frprdistrict.com								
Ashica Smith	FRPRD	Strategic Communications Specialist	Ashica.Smith@frprdistrict.com								
Johan Van Niewenhuizen	Weld County RE-8 School District	Interim Assistant Superintendent	jnieuwenhuizen@weld8.org								
Stephanie Hackett	City of Brighton	Emergency Manager	shackett@brightonco.gov								
Vernon Koehler	U.S. Forest Service	Hazardous Materials Spill Coordinator	vernon.koehler@usda.gov	■							
Brian Foss	City of Thornton	Stewardship Project Administrator	brian.foss@thorntonco.gov								
Rachelle Plas	City of Thornton	Civil Engineer	rachelle.plas@thorntonco.gov								
Emily Hunt	City of Thornton	Water Treatment & Quality Manager	emily.hunt@thorntonco.gov								
Jarod Eversole	Ault Police						■				
Kayli Adams	Town of Severance	Public Information Officer	kadams@townofseverance.org				■	■			
Ben Atkins	Weld County	Training & Exercise Coordinator	batkins@weld.gov				■			■	
Ryan Johnson	Town of Frederick	Assistant Town Manager	rjohnson@frederickco.gov				■				

Name	Organization	Title	Email/Phone	K	P1	C1	P2	P3	C2	P4	P/V
Peter Graham	Weld County Office of Emergency Management	EPR	pgraham@weld.gov				■			■	■
Brendan Janasicwicz	State of Colorado Department of Homeland Security and Emergency Management	Intern	brendan.janasicwicz@state.co.gov				■				
Chris La May	DOLA	Regional Manager	chris.la.may@state.co.gov				■				
Gerda Wilcox	Red Cross	Government Operations Volunteer	gerda.wilcox@redcross.org				■			■	
Allison Whitsitt	WSB	Director, Emergency Management	allison.whitsitt@wsbeng.com					■			
Sara Thomas	WSB	Hazard Mitigation Planner	sara.thomas@wsbeng.com					■	■	■	
Mike Hart	Civitas	ER Advisor	mhart@civiresources.com							■	
Ashley Patterson	City of Fort Lupton	Safety and Risk Coordinator	apatterson@fortluptonco.gov							■	
Surya Verma	Weld County	EH Intern	vermasurya23@gmail.com							■	
Matthew Fries	Town of Severance	Mayor	matthew.fries@townofseverance.org								■
Darin Newbauer	Central Weld County Water District	Operations Manager	darin@cwcwd.com								■
Benton Roesler	Northern Colorado Red Cross	Disaster Program Manager	970-226-5728								■
Cynthia Martin	Weld County Community Development	Senior CDBG Analyst	cmartin@weld.gov								■

Figure B-18 Public Promotional Flyer #1



Figure B-19 Weld County Social Media Outreach





W

Figure B-20 Severance Social Media Outreach

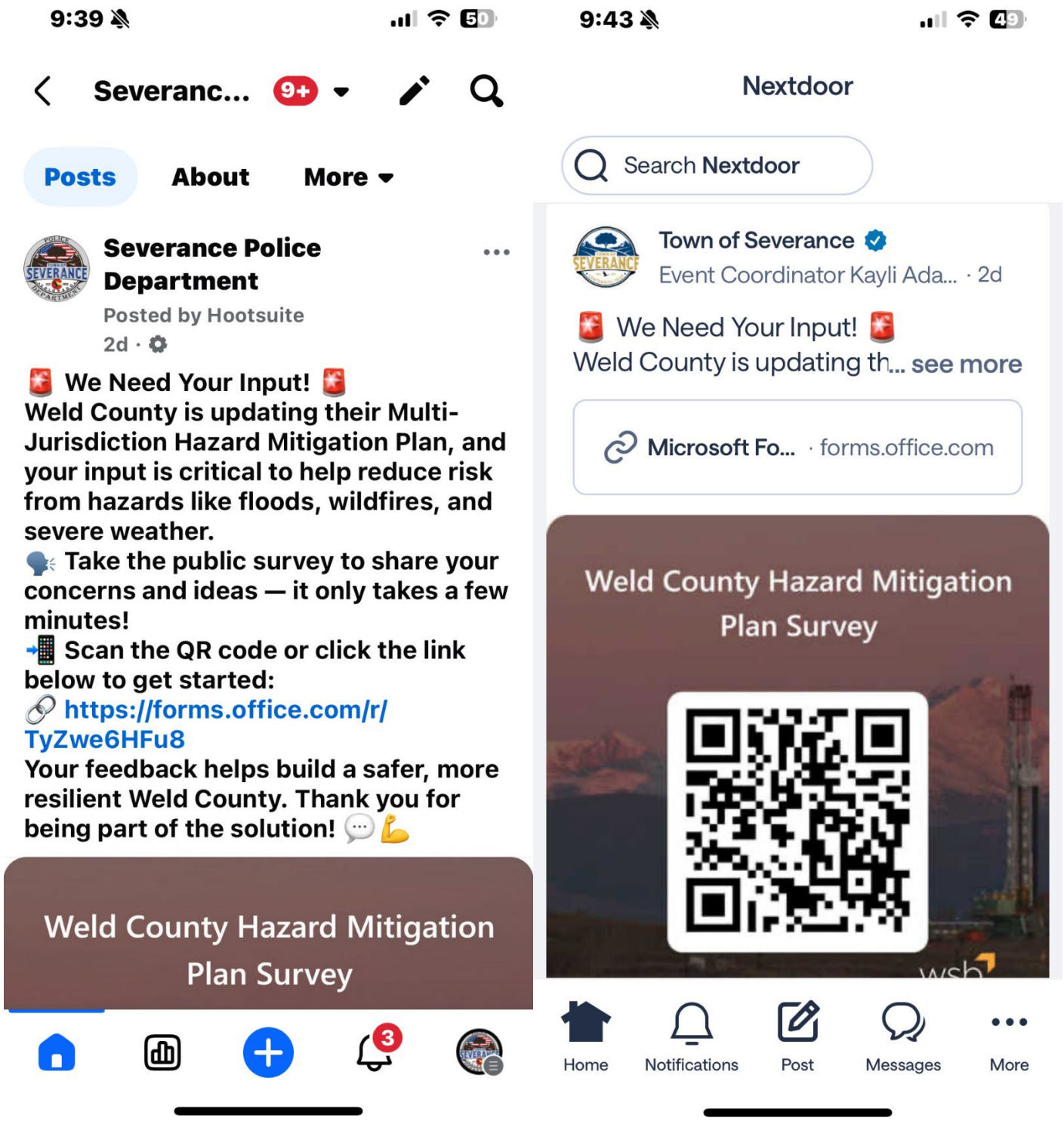


Figure B-21 Evans Website Outreach

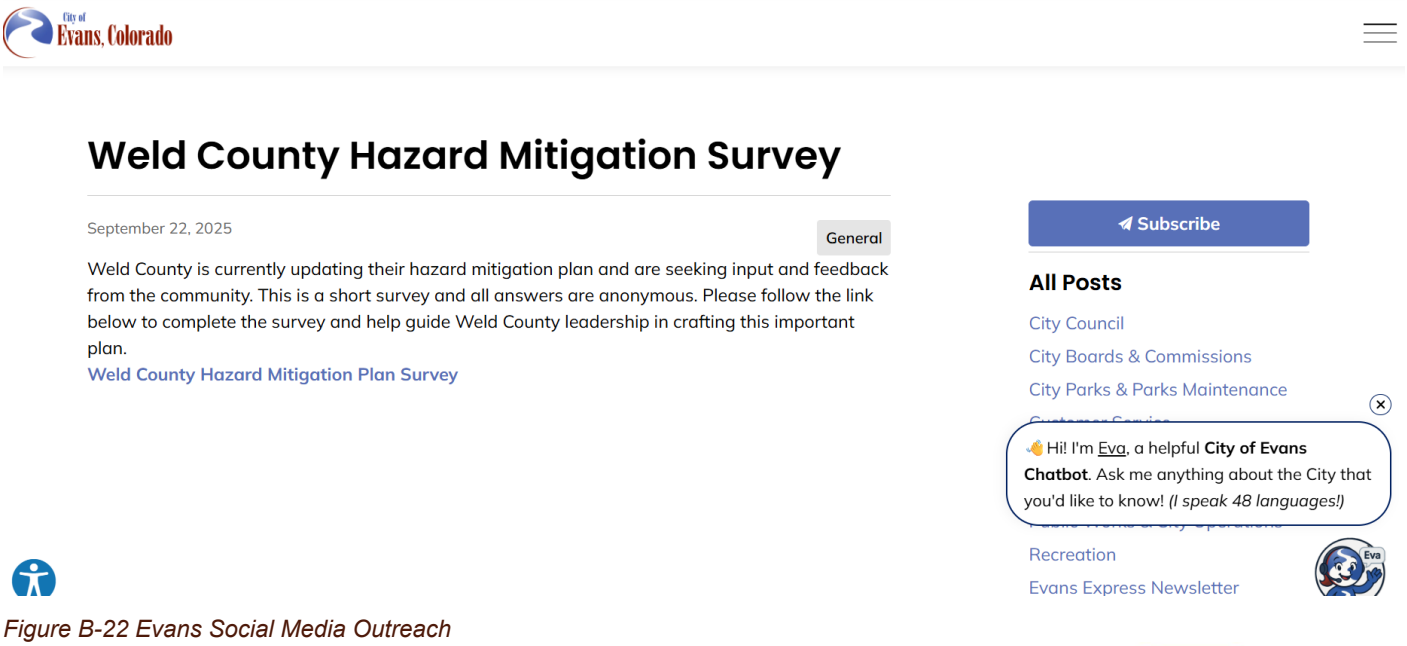
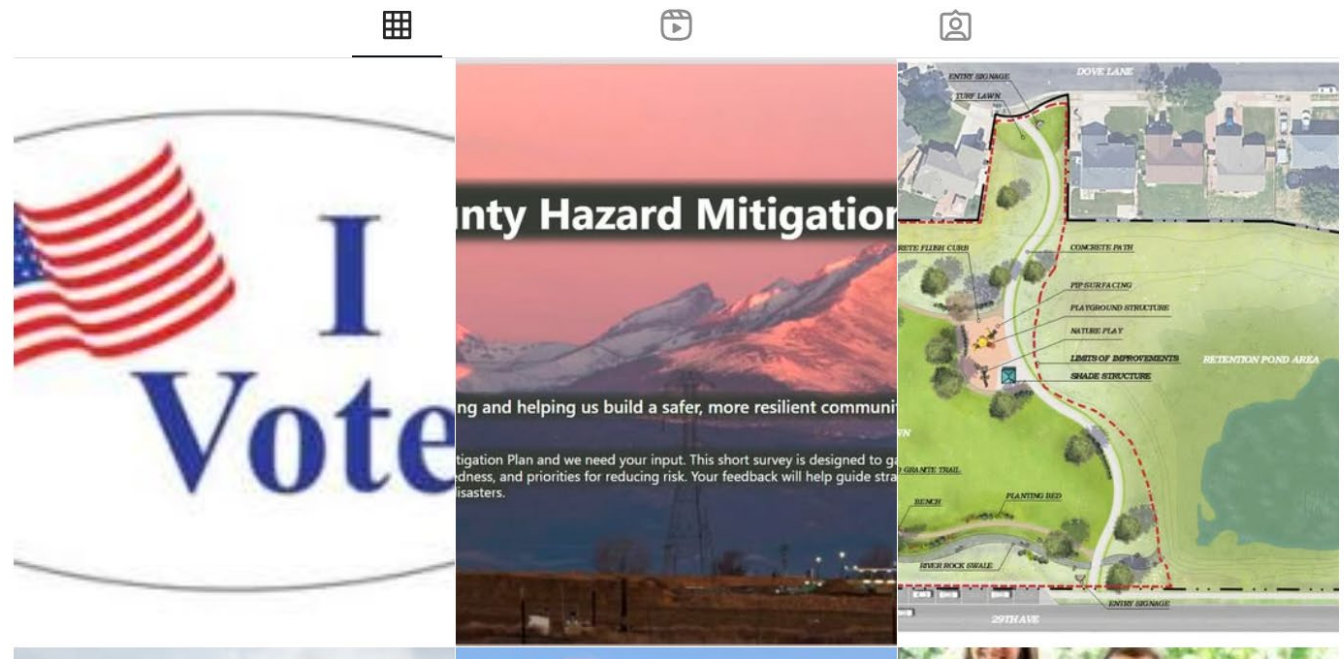


Figure B-22 Evans Social Media Outreach



Email or phone

City of Evans



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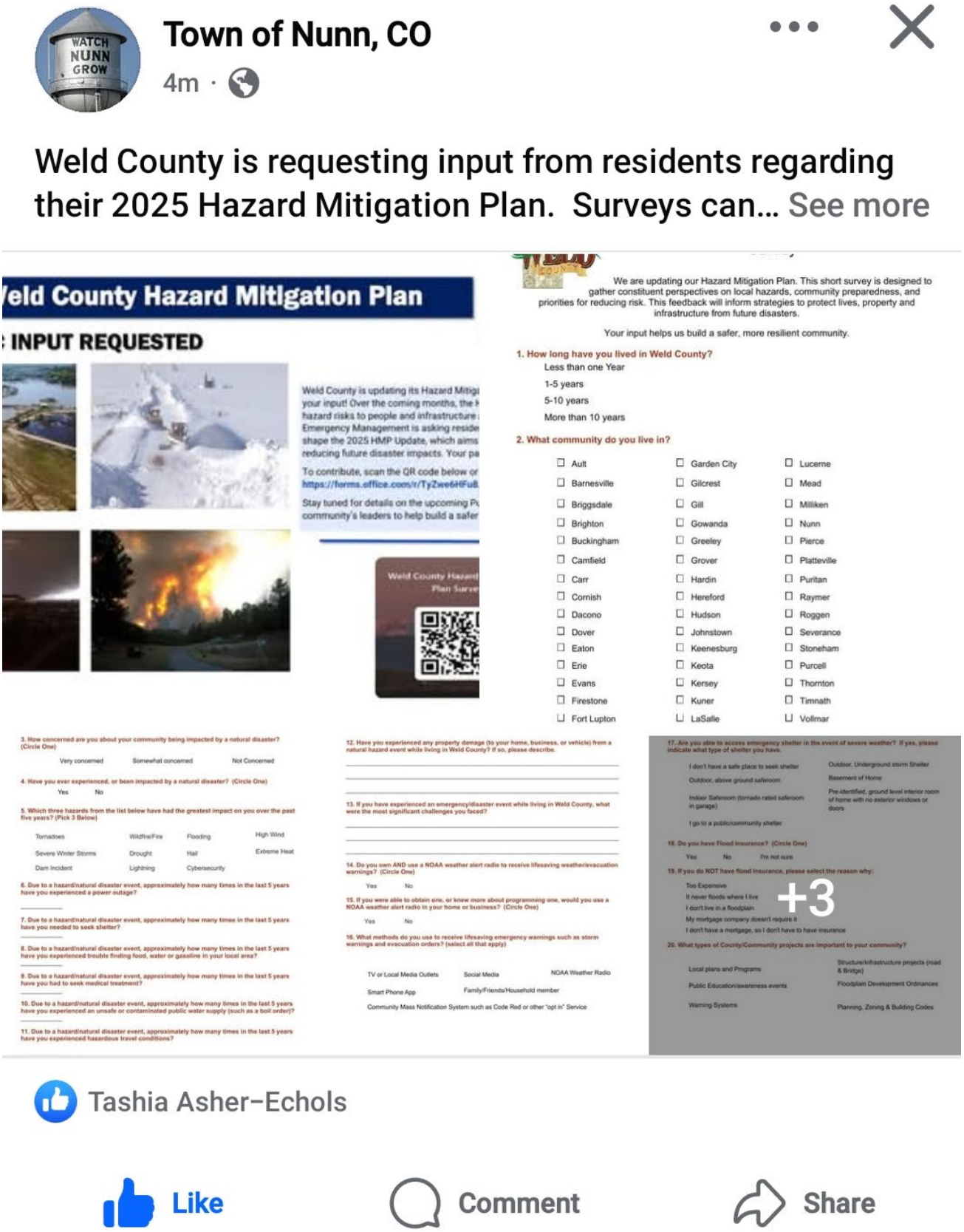
Weld County is currently updating their hazard mitigation plan and are seeking input and feedback from the community. This is a short survey and all answers are anonymous. Please follow the link below to complete the survey and help guide Weld County leadership in crafting this important plan.
https://tinyurl.com/5y7k53kh



1

Like Comment

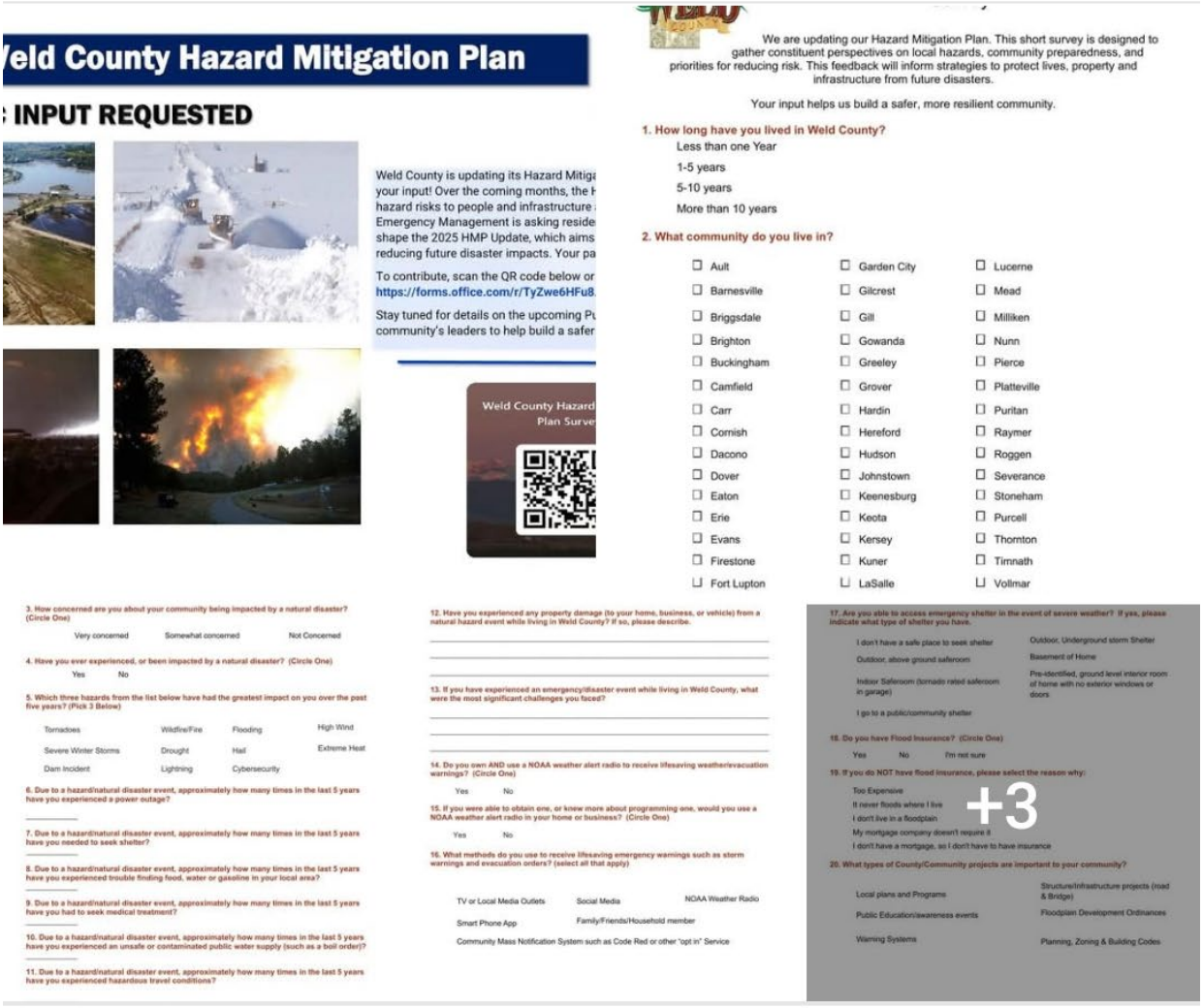
Figure B-23 Nunn Social Media Outreach



Town of Nunn, CO

Jun 6 ·

Weld County is requesting input from residents regarding their 2025 Hazard Mitigation Plan. Surveys can be found below or on our website. We will also have surveys located in Town Hall.



Like Comment Share

Tashia Asher-Echols

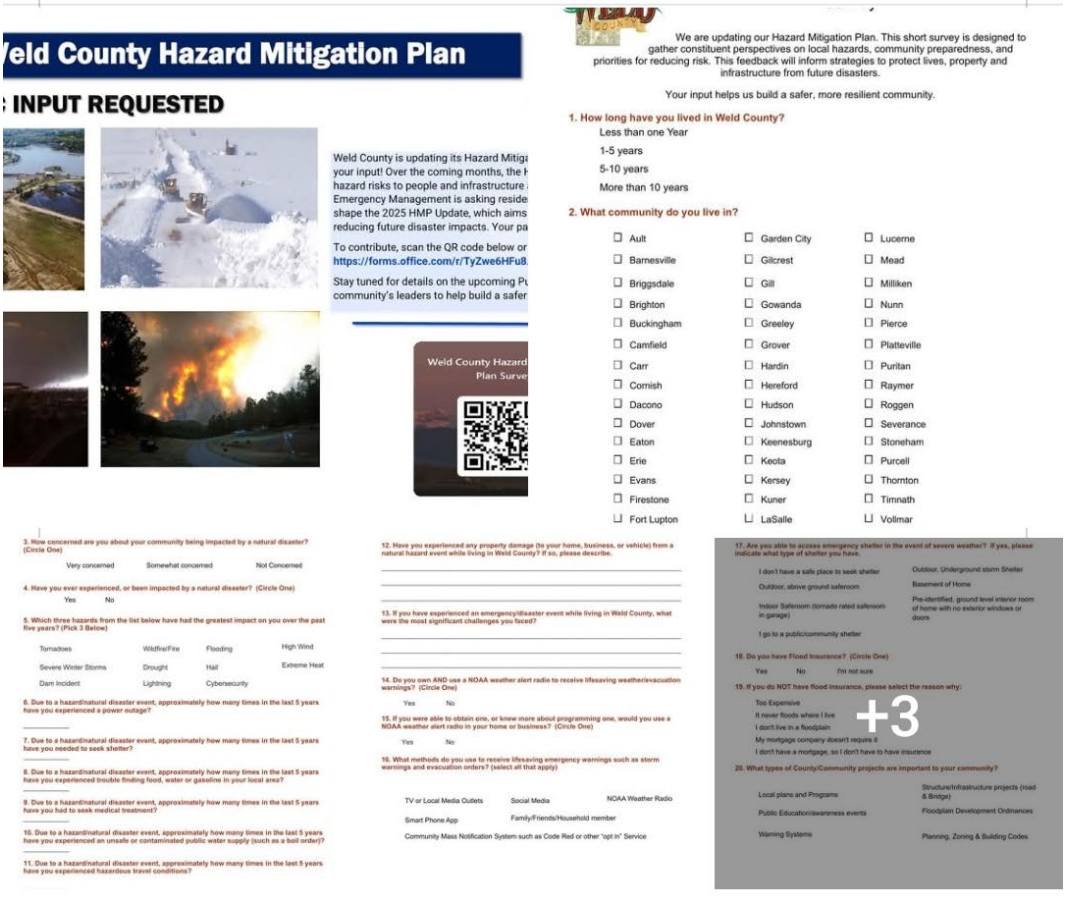
Nunn CO Connect (local o...

Tashia Asher–Echols
Top contributor · 1m ·

Weld county asking for your inout in building the hazard mitigation plan. It only takes a minute. Thank you

Town of Nunn, CO
Jun 6 ·

Weld County is requesting input from residents regarding their 2025 Hazard Mitigation Pla... See more



Like Comment Send

Town of Nunn, CO

10m ·

Don't forget to give your input on the Weld County Hazard Mitigation Plan. Follow the QR code for quick easy access to the survey!



Public meeting details and schedule

How to participa

Weld County Hazard Mitigation Plan history

Hazard mitiga

Tashia Asher-Echols

Small Town Talk Eaton, Ault, Pierc...

Stephanie Kelly · 17m ·

Town of Nunn, CO

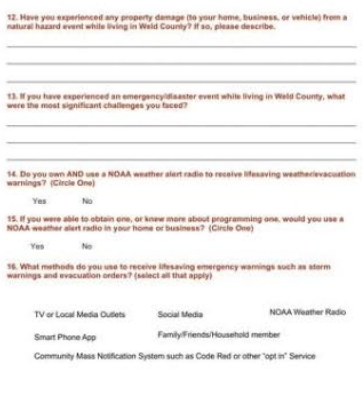
Jun 6 ·

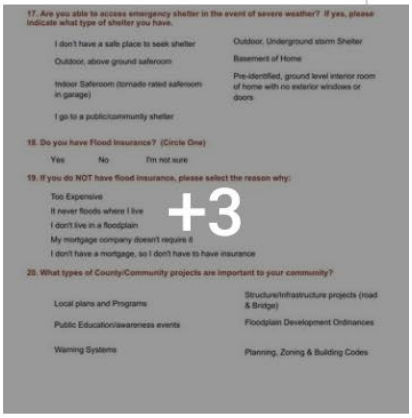
Weld County is requesting input from residents regarding their 2025 Hazard Mitigation Plan. Surveys can be found below or on our website. We … See more







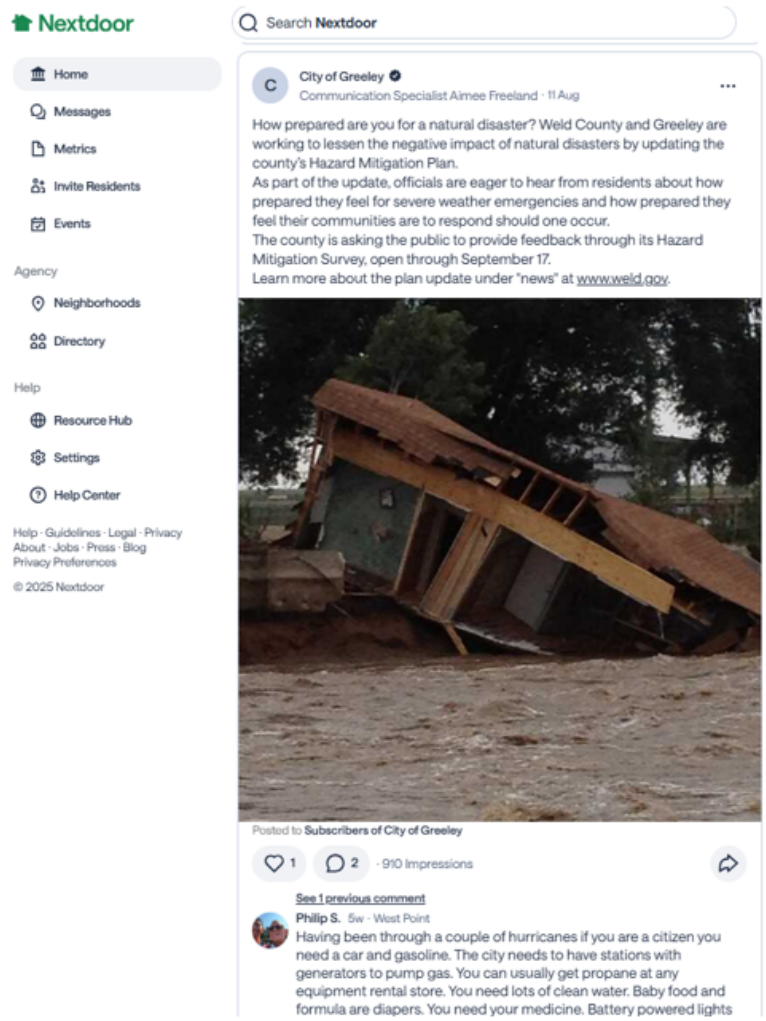




Like Comment Send

Figure B-24 Greeley Social Media Outreach

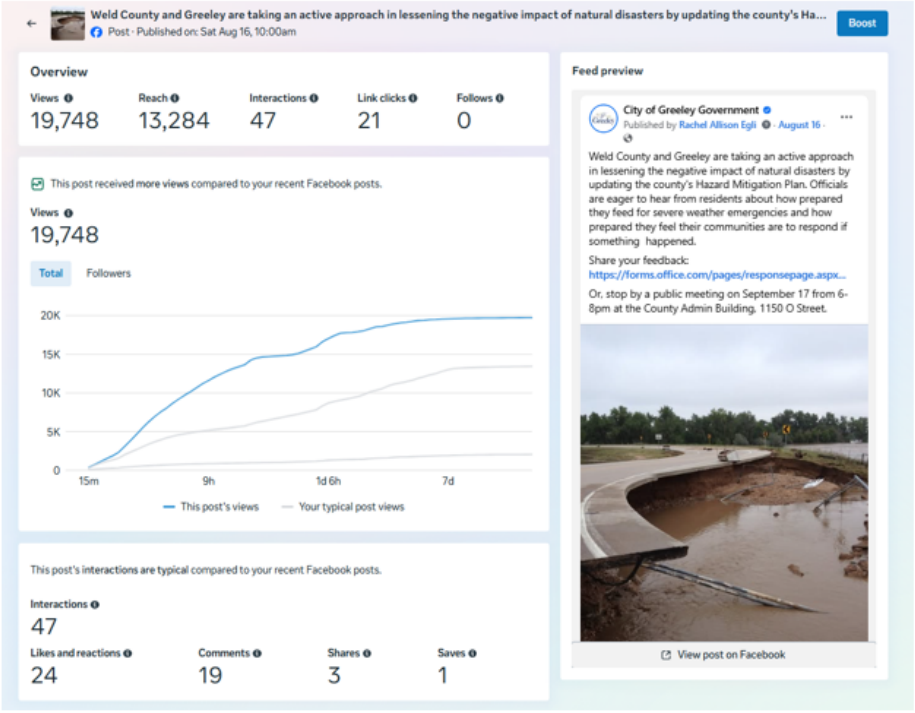
City NextDoor – August 11



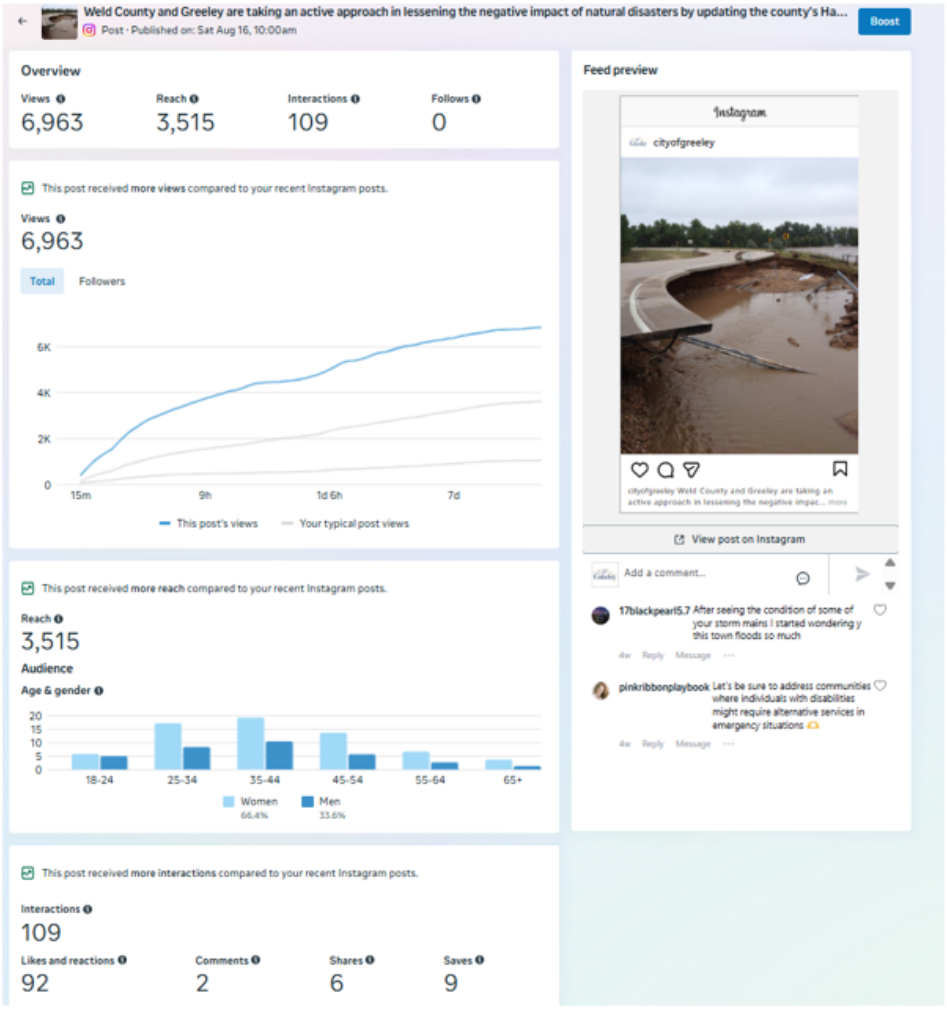
City X/Twitter – RePosted County August 22



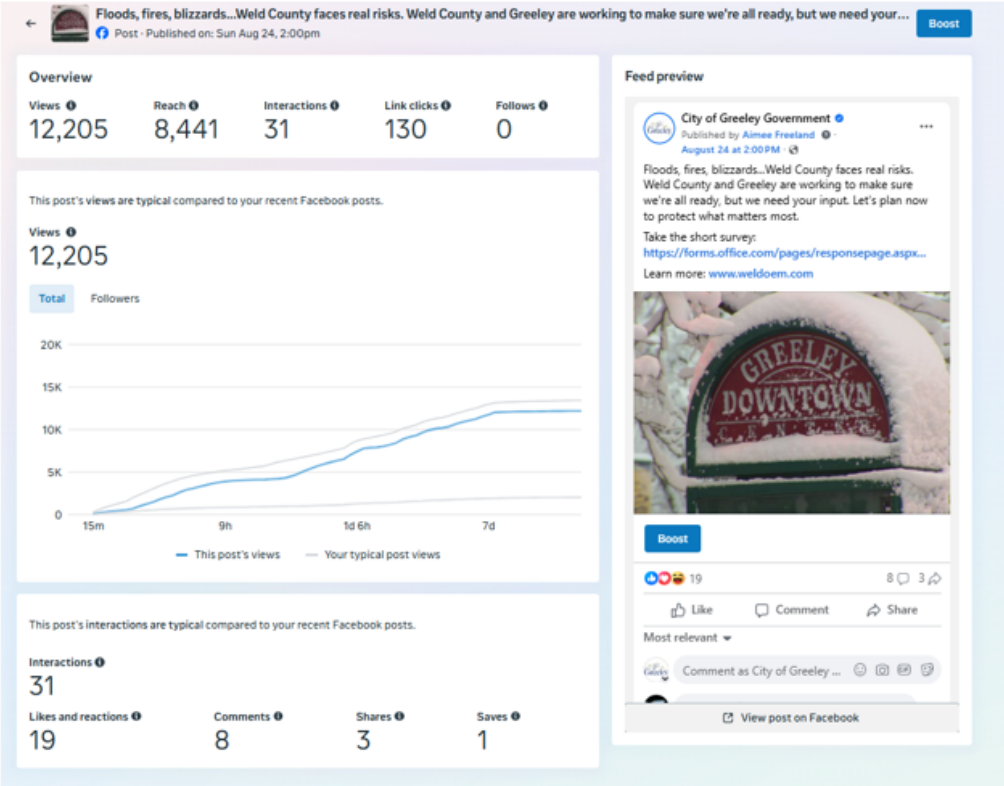
City Facebook – Posted August 16, 10am



City Instagram – Posted August 16, 10am



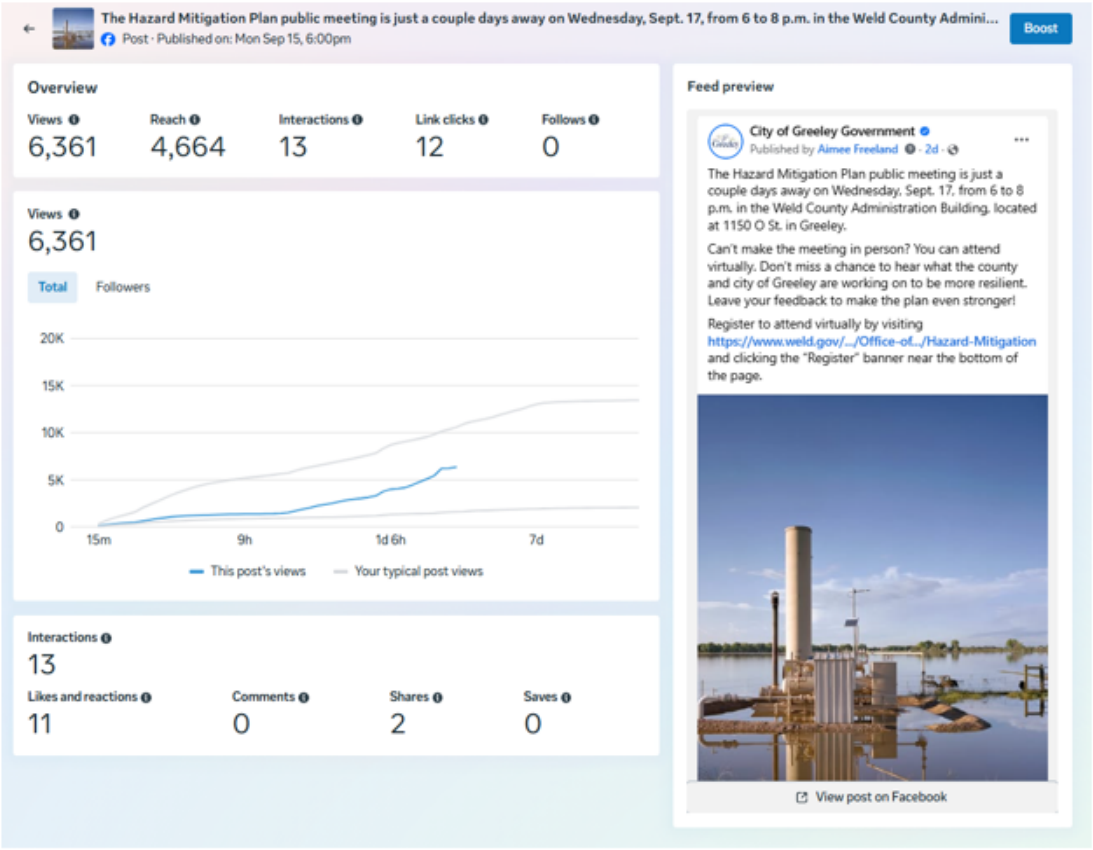
City Facebook – Posted Sunday, August 24, 3pm



City NextDoor – September 5



City Facebook – Posted Monday, September 15, 6pm



City X/Twitter Post – Monday, September 15, 9:55am



Appendix C Hazard Mapping and Data

Analyses performed using GIS software were conducted in order to map and identify areas in each participating jurisdiction across Weld County where risks to flooding and wildfire exist, and where any areas where risk may be greater are located. Each of these analyses are depicted on the following pages of this appendix.

Figure C-1 FEMA Flood Zones Across Weld County

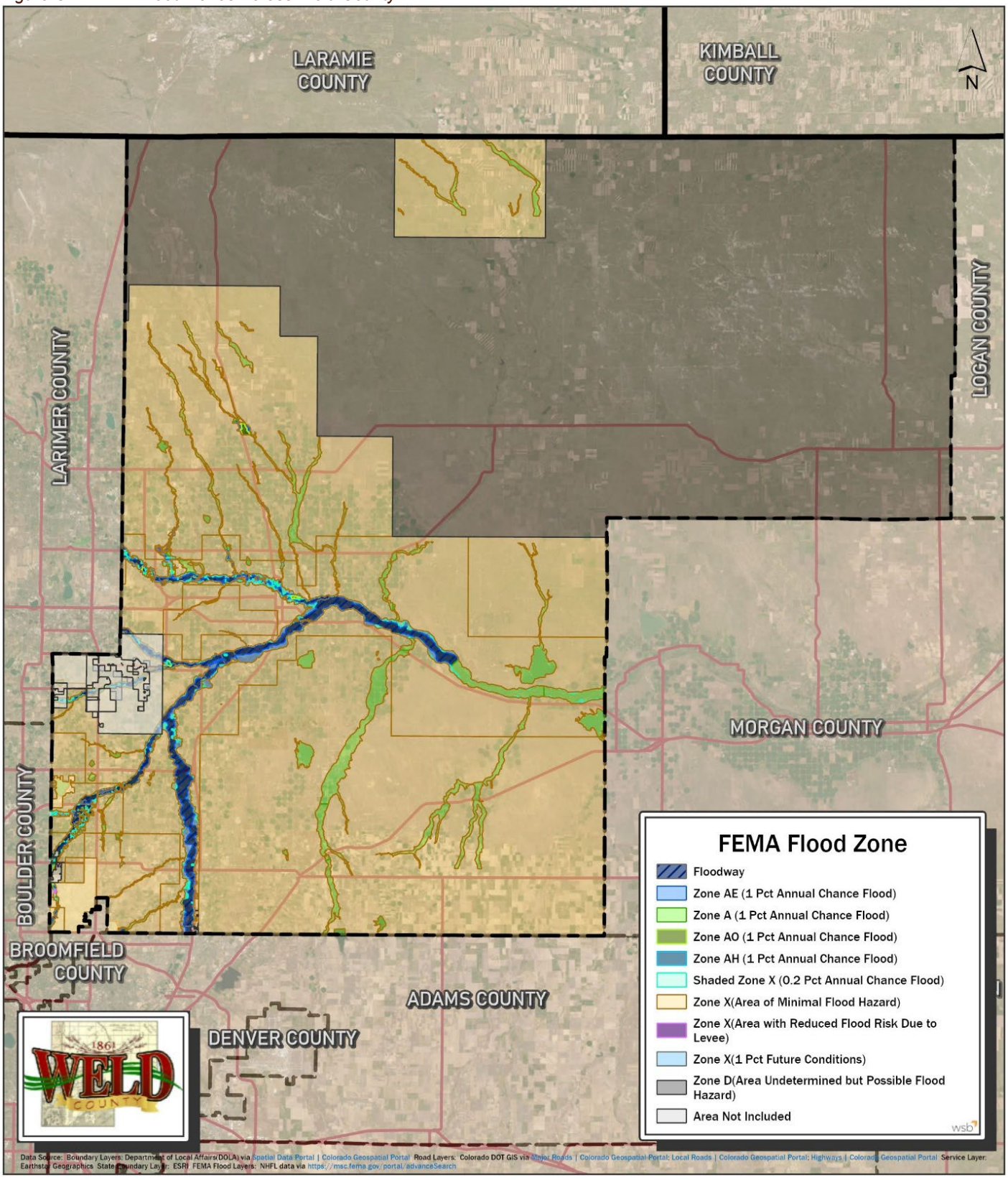


Figure C-2 FEMA Flood Zones Across the Town of Ault

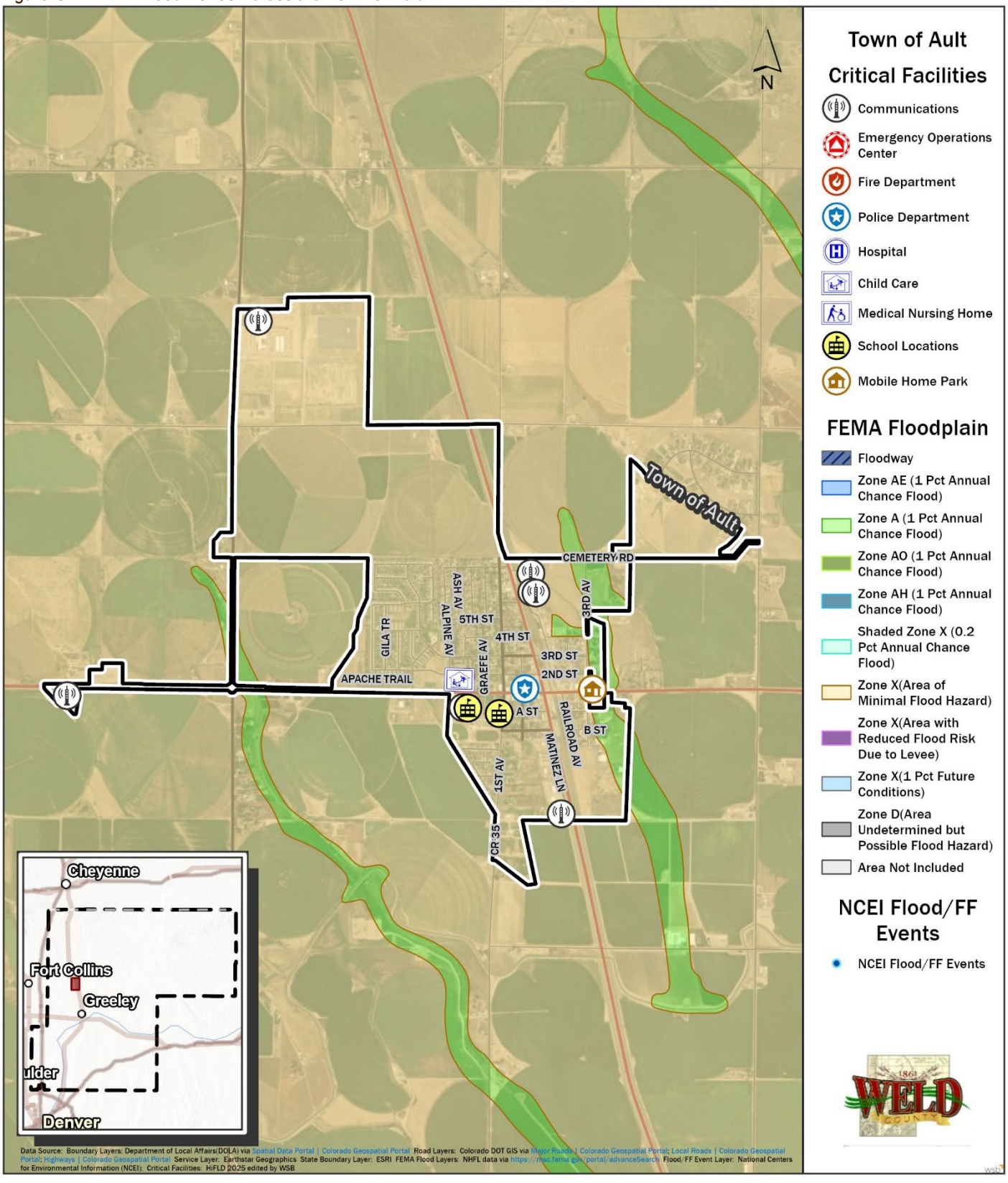


Figure C-3 FEMA Flood Zones Across the City of Dacono

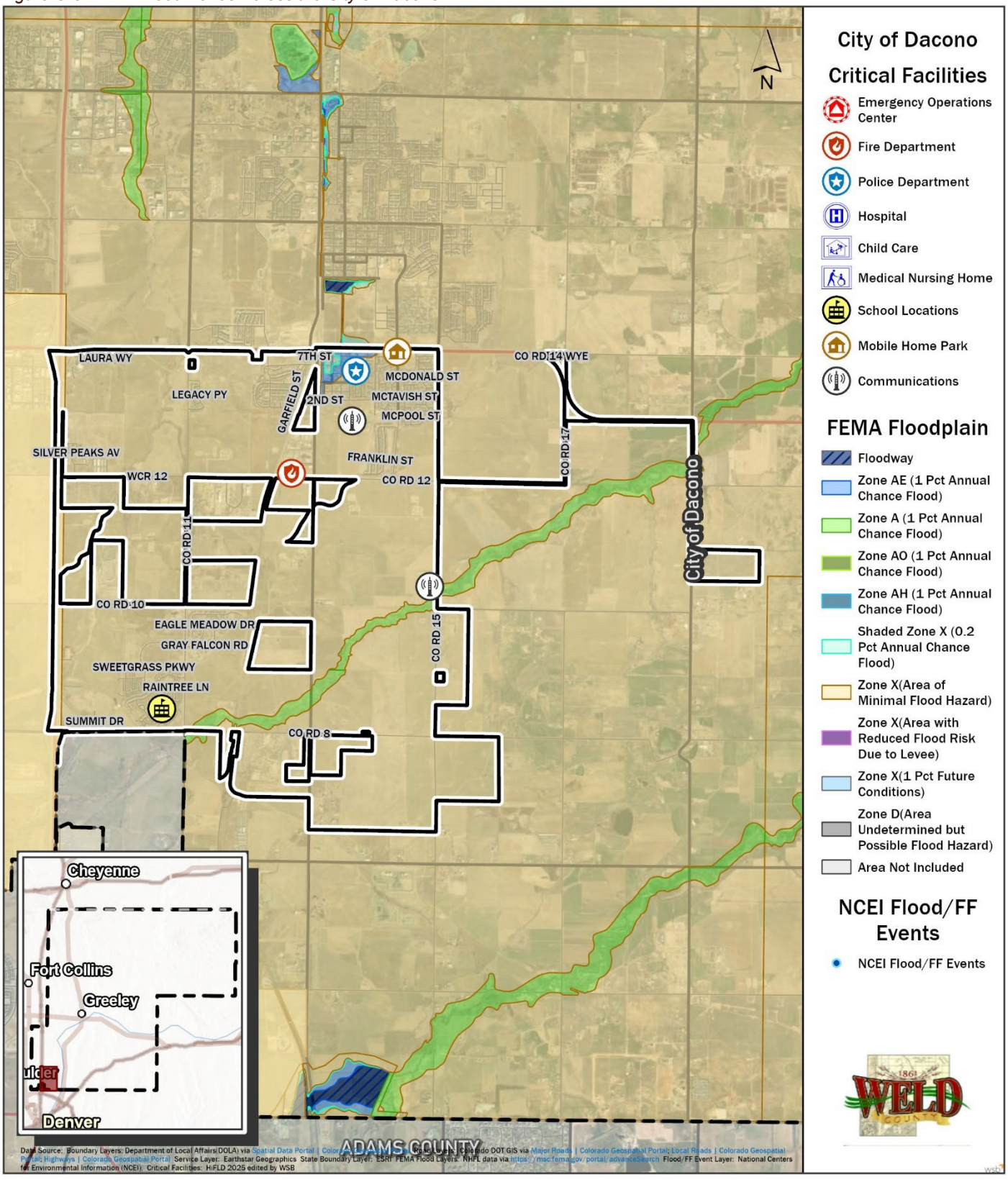


Figure C-4 FEMA Flood Zones Across the Town of Eaton

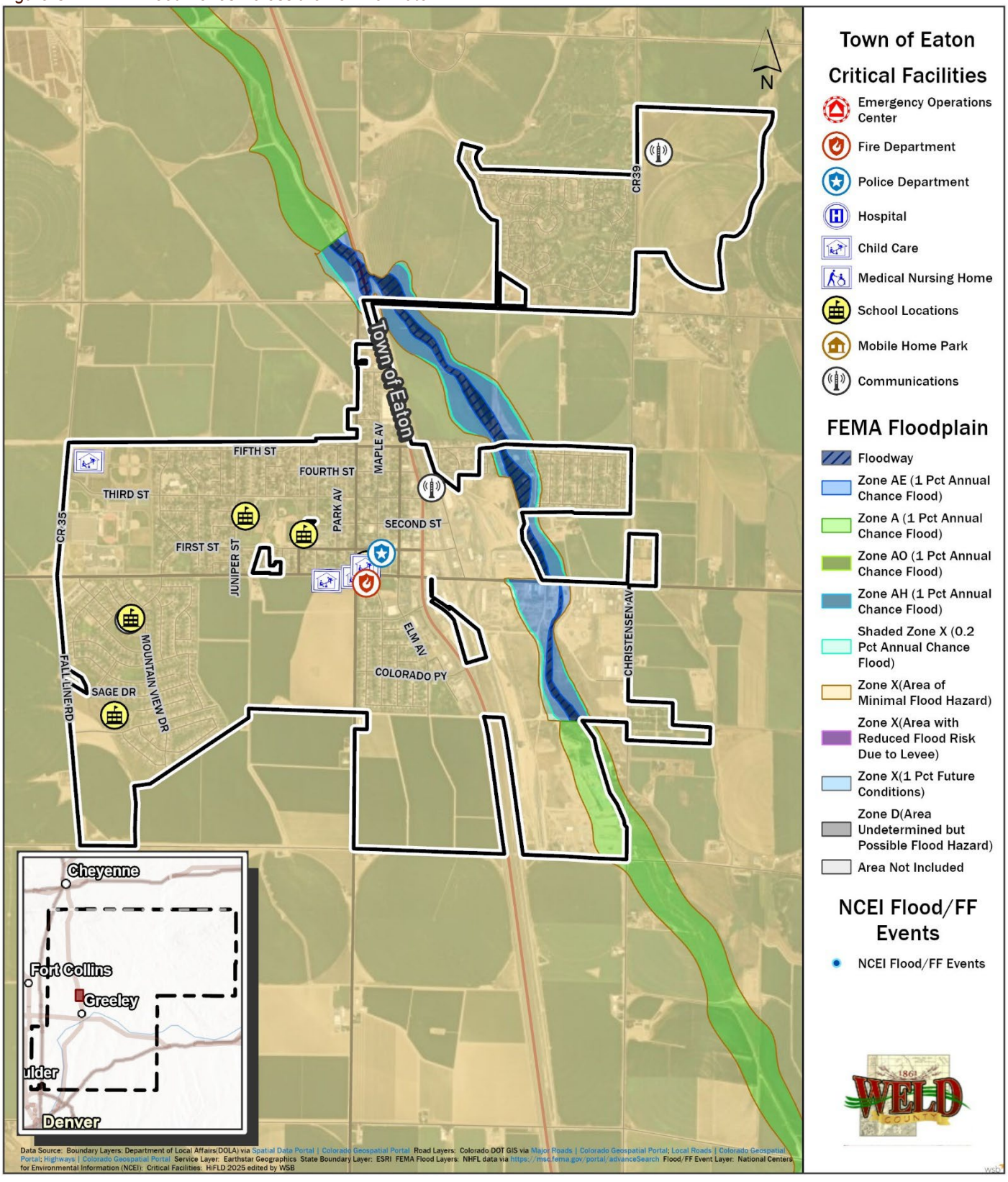


Figure C-5 FEMA Flood Zones Across the Town of Erie

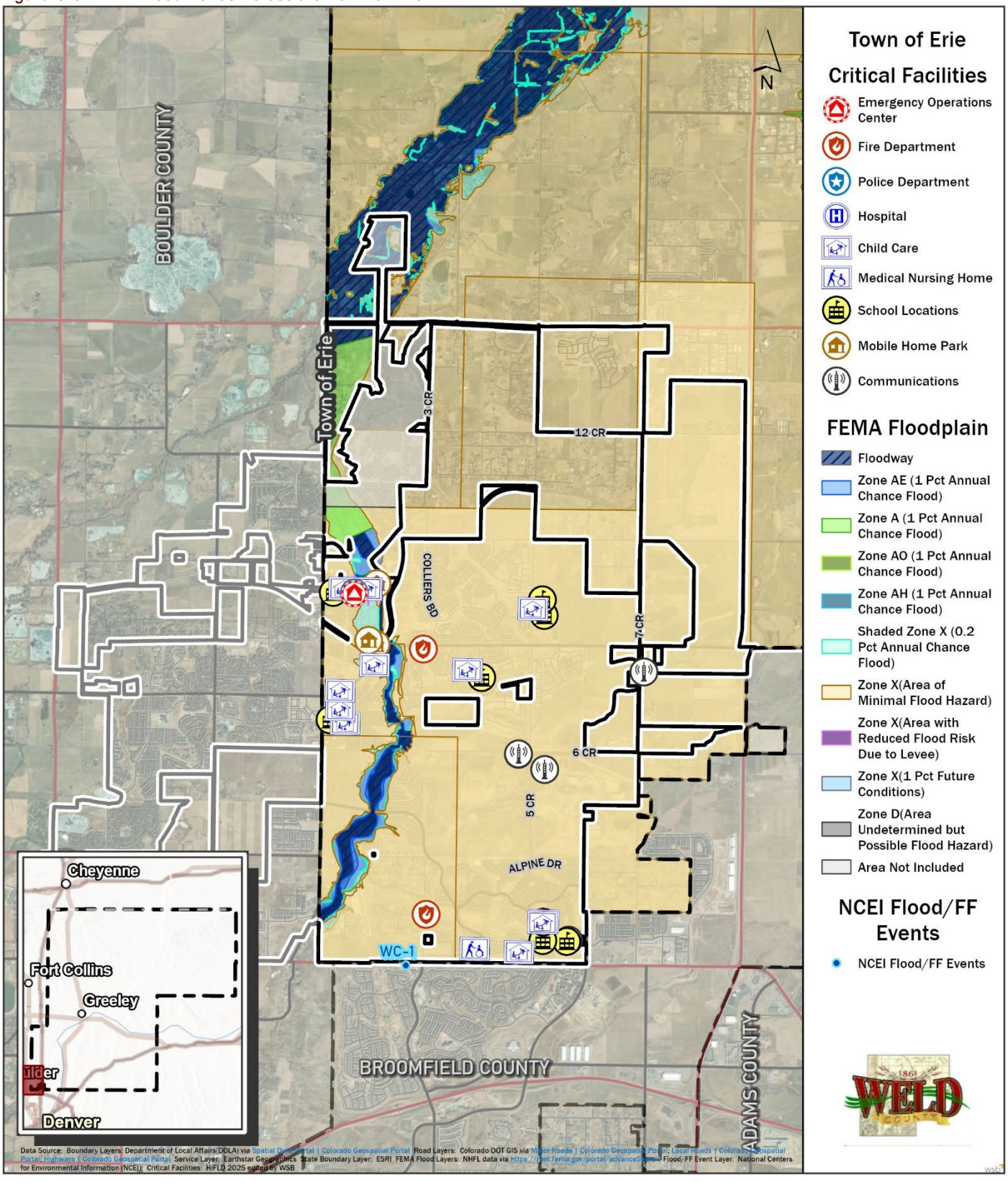


Figure C-6 FEMA Flood Zones Across the City of Evans

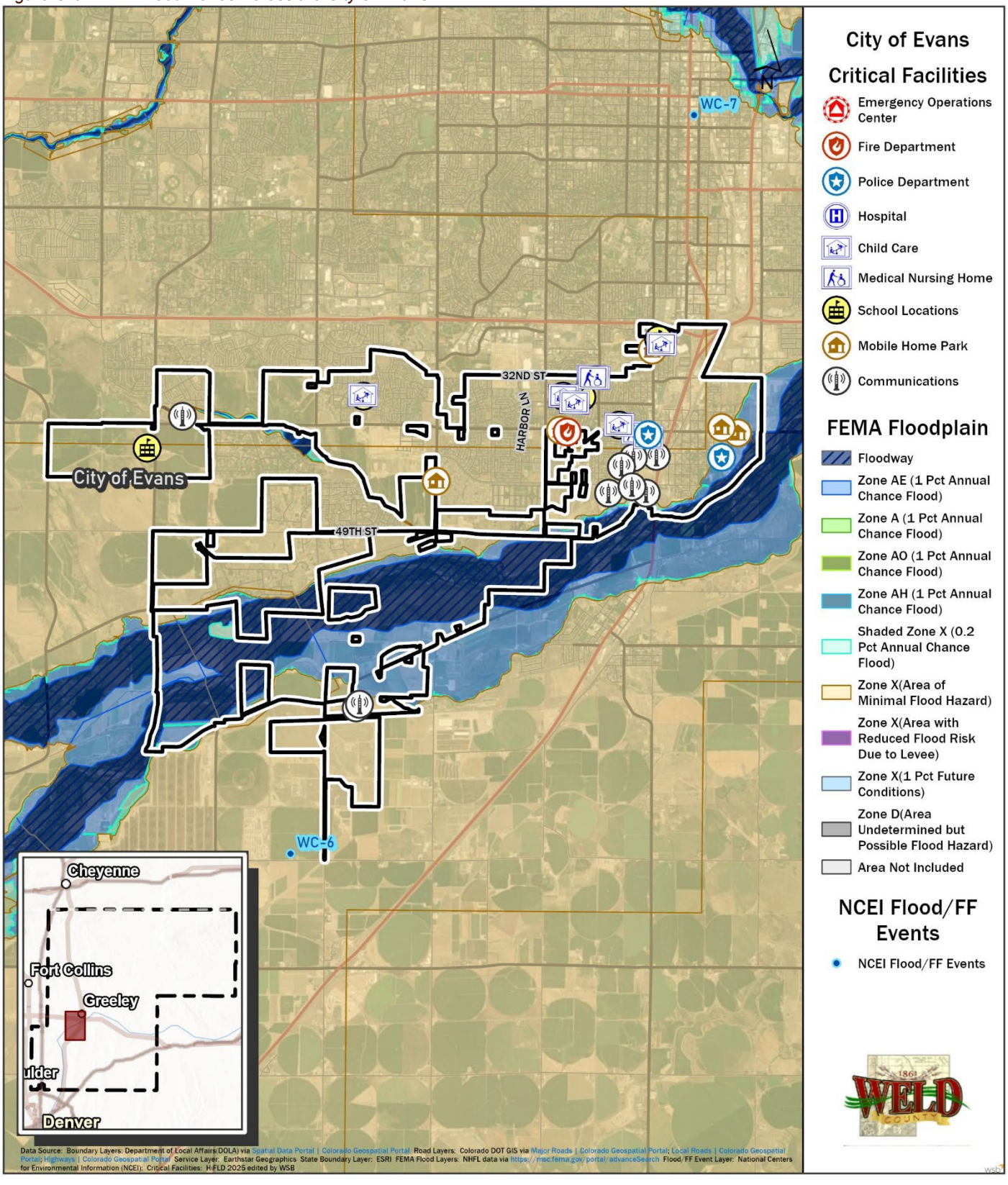


Figure C-7 FEMA Flood Zones Across the Town of Firestone

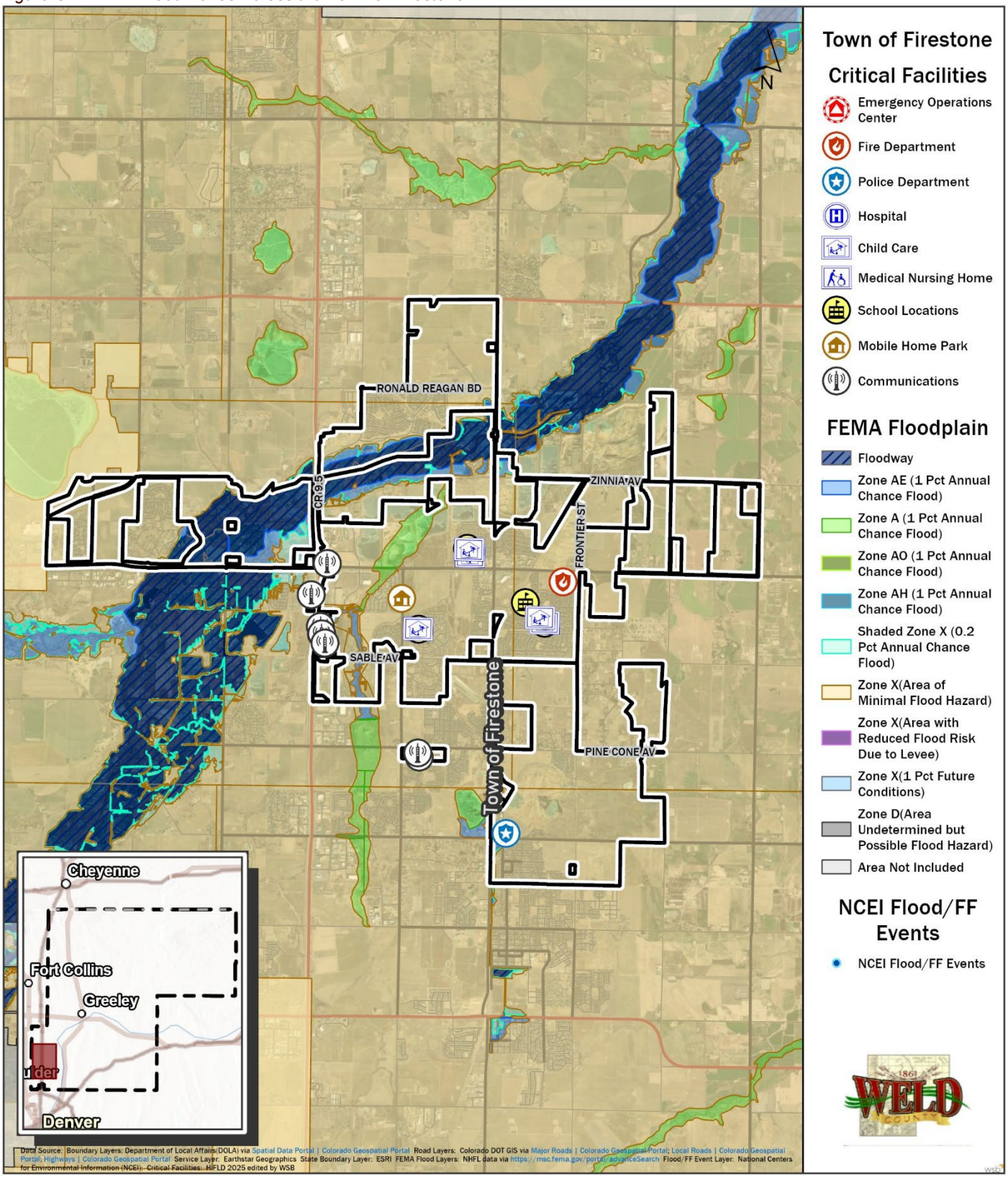


Figure C-8 FEMA Flood Zones Across the City of Fort Lupton

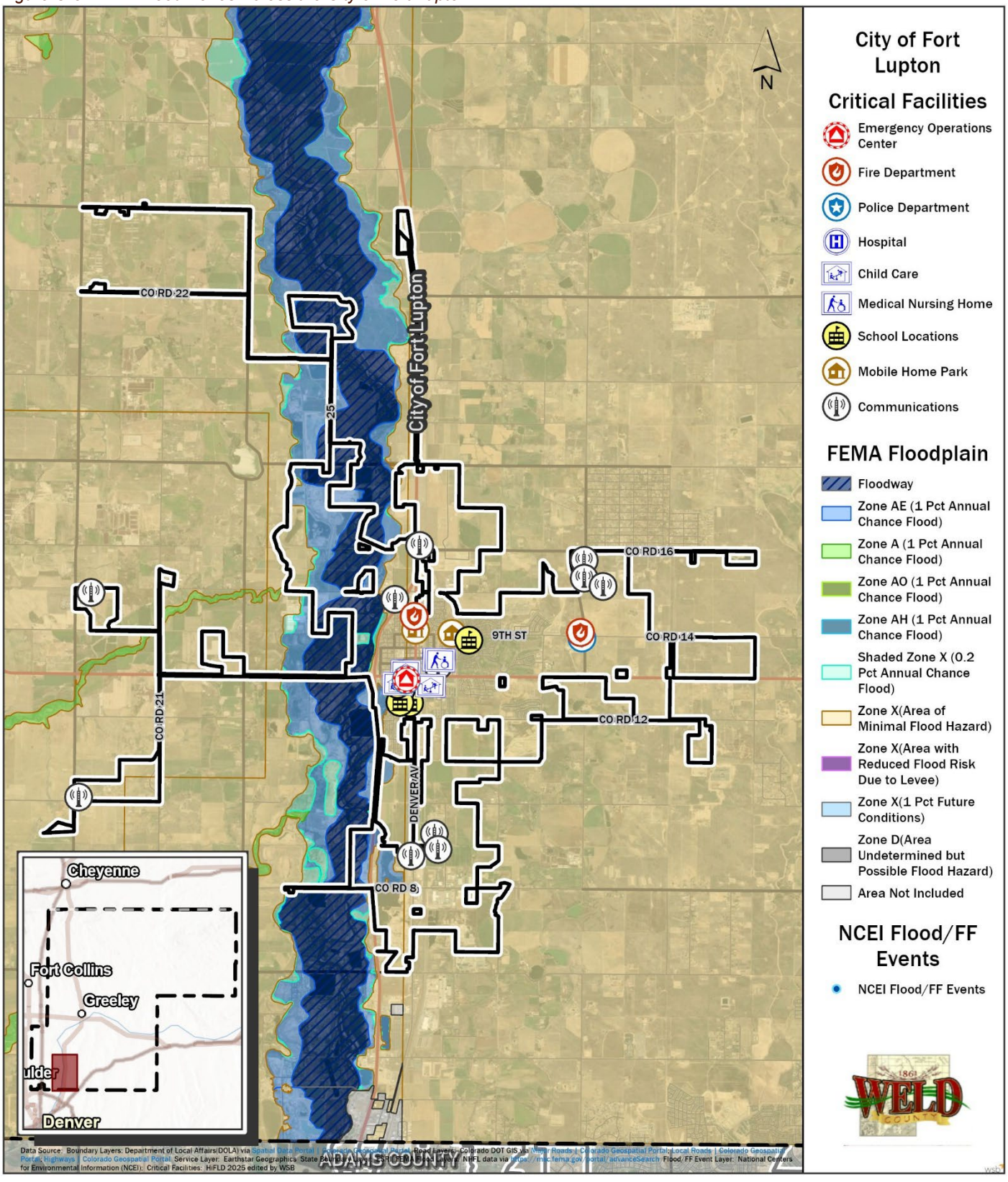


Figure C-9 FEMA Flood Zones Across the Town of Frederick

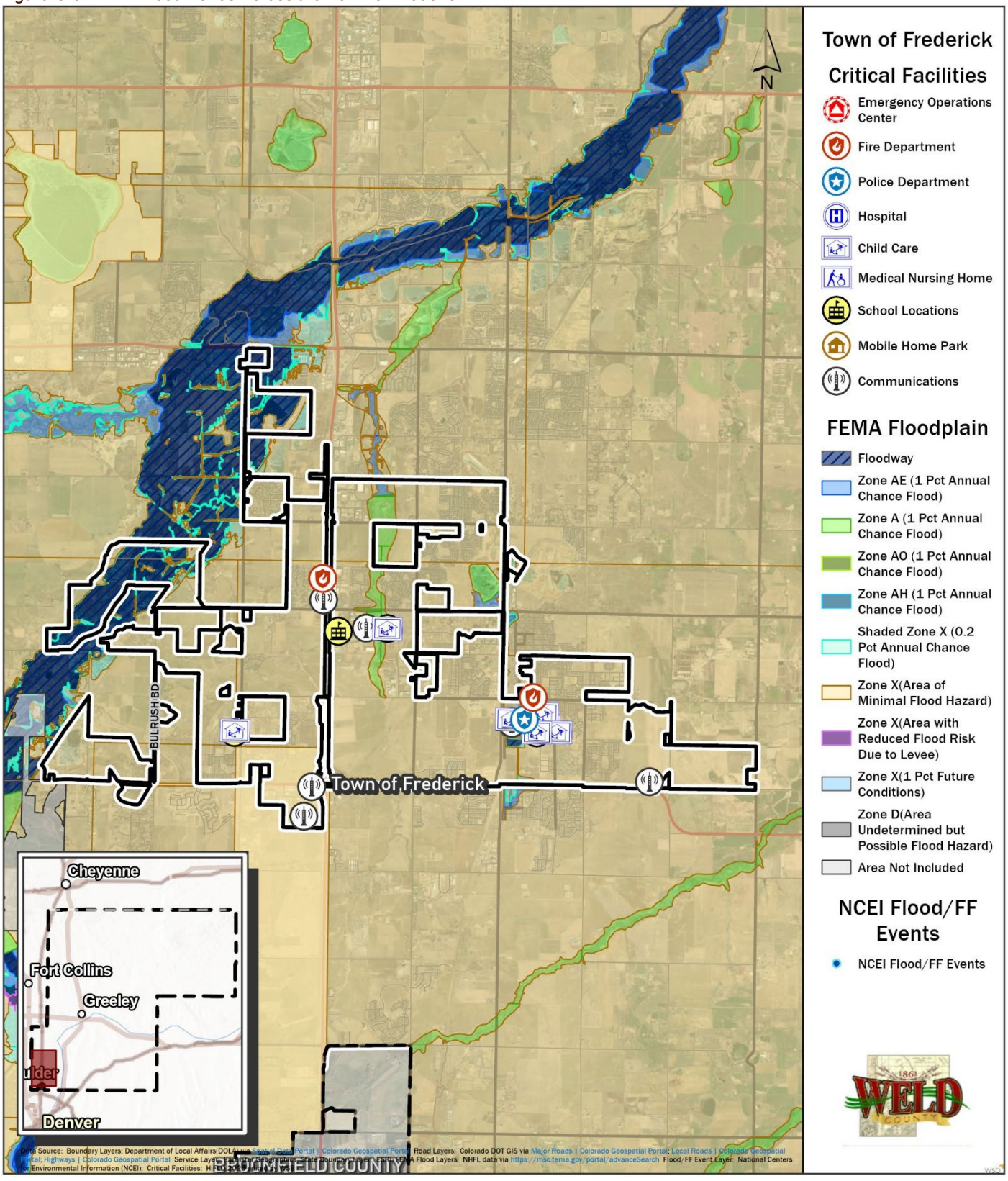


Figure C-10 FEMA Flood Zones Across the Town of Gilcrest

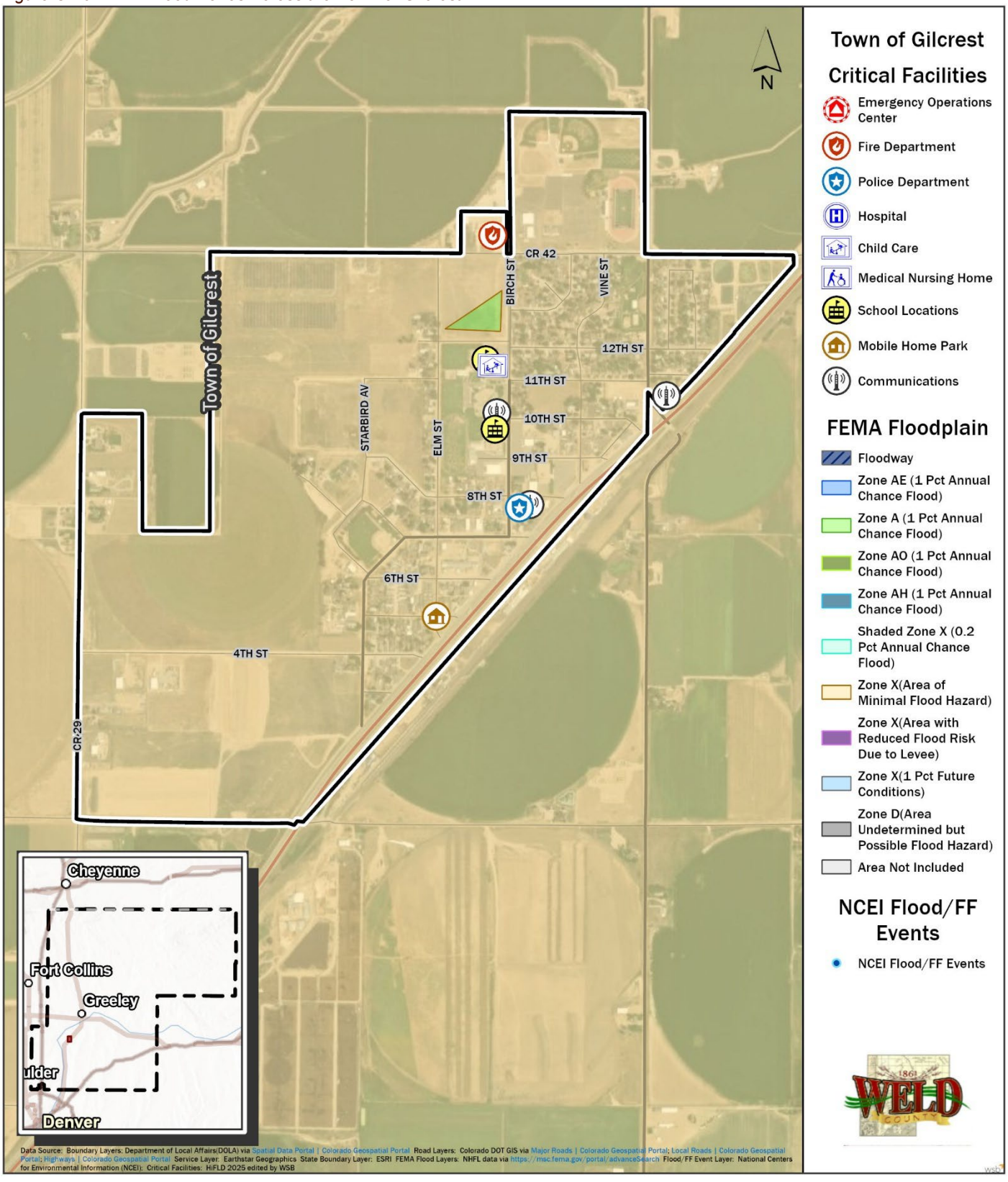


Figure C-11 FEMA Flood Zones Across the City of Greeley

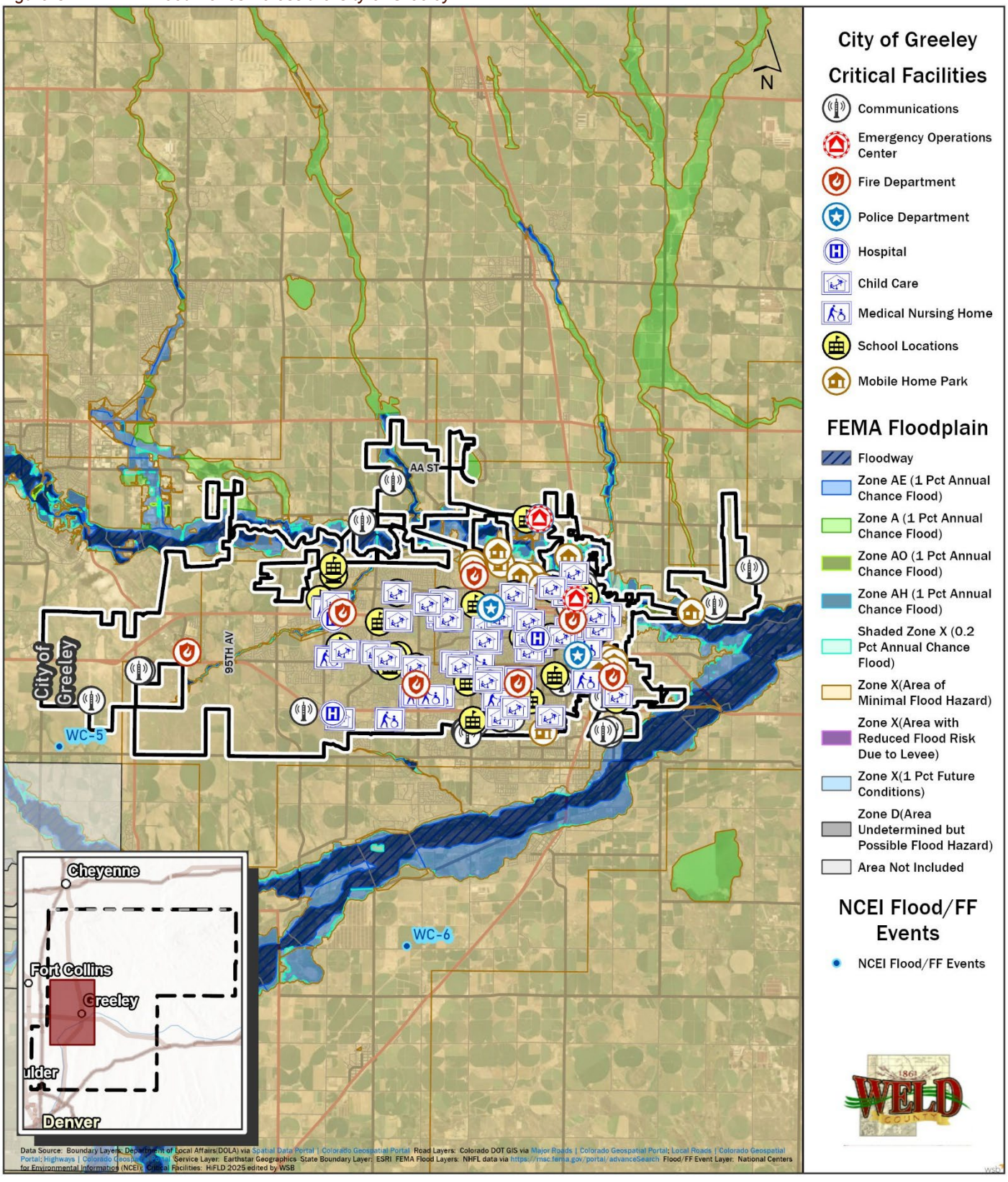


Figure C-12 FEMA Flood Zones Across the Town of Johnstown

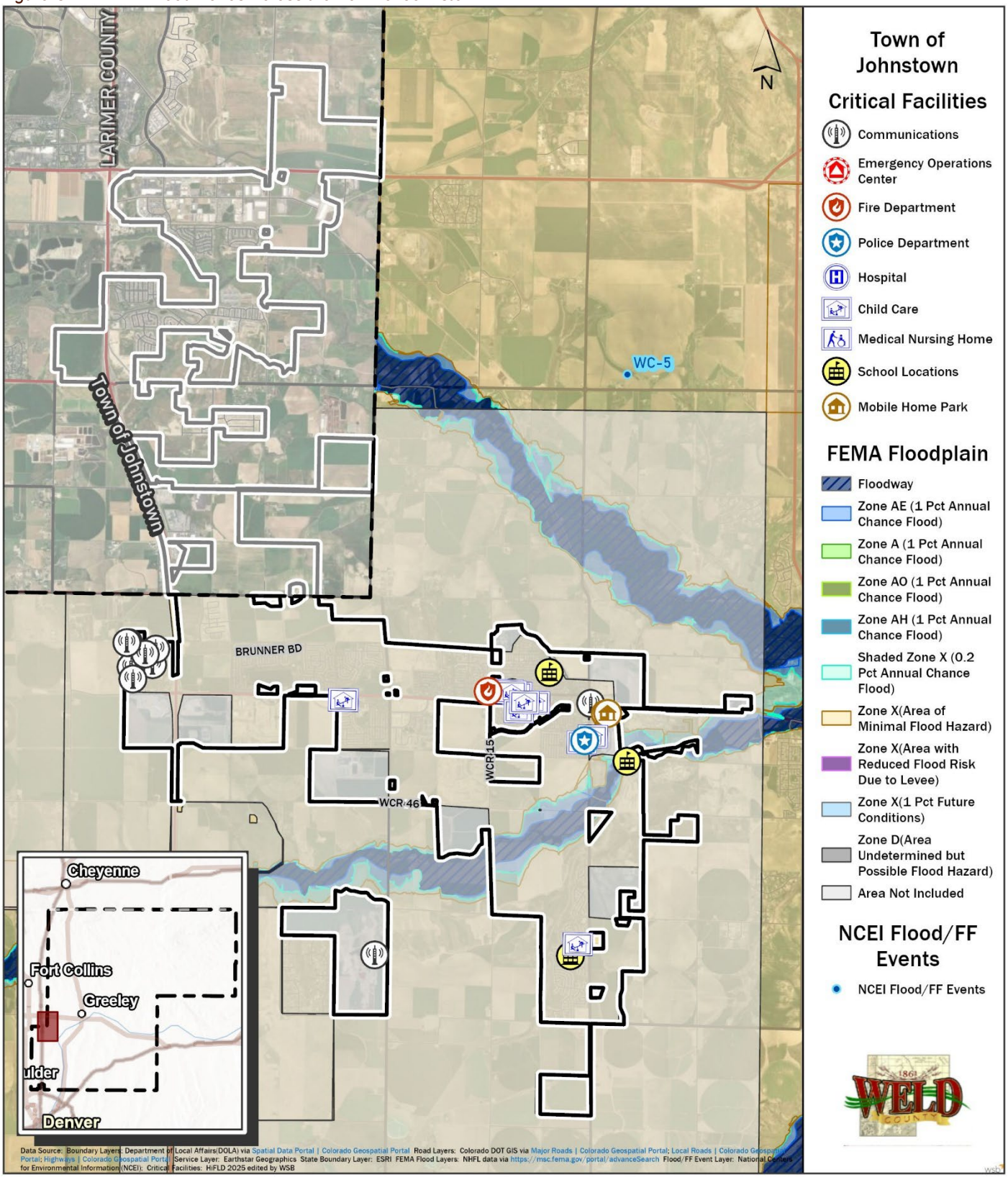


Figure C-13 FEMA Flood Zones Across the Town of Keenesburg

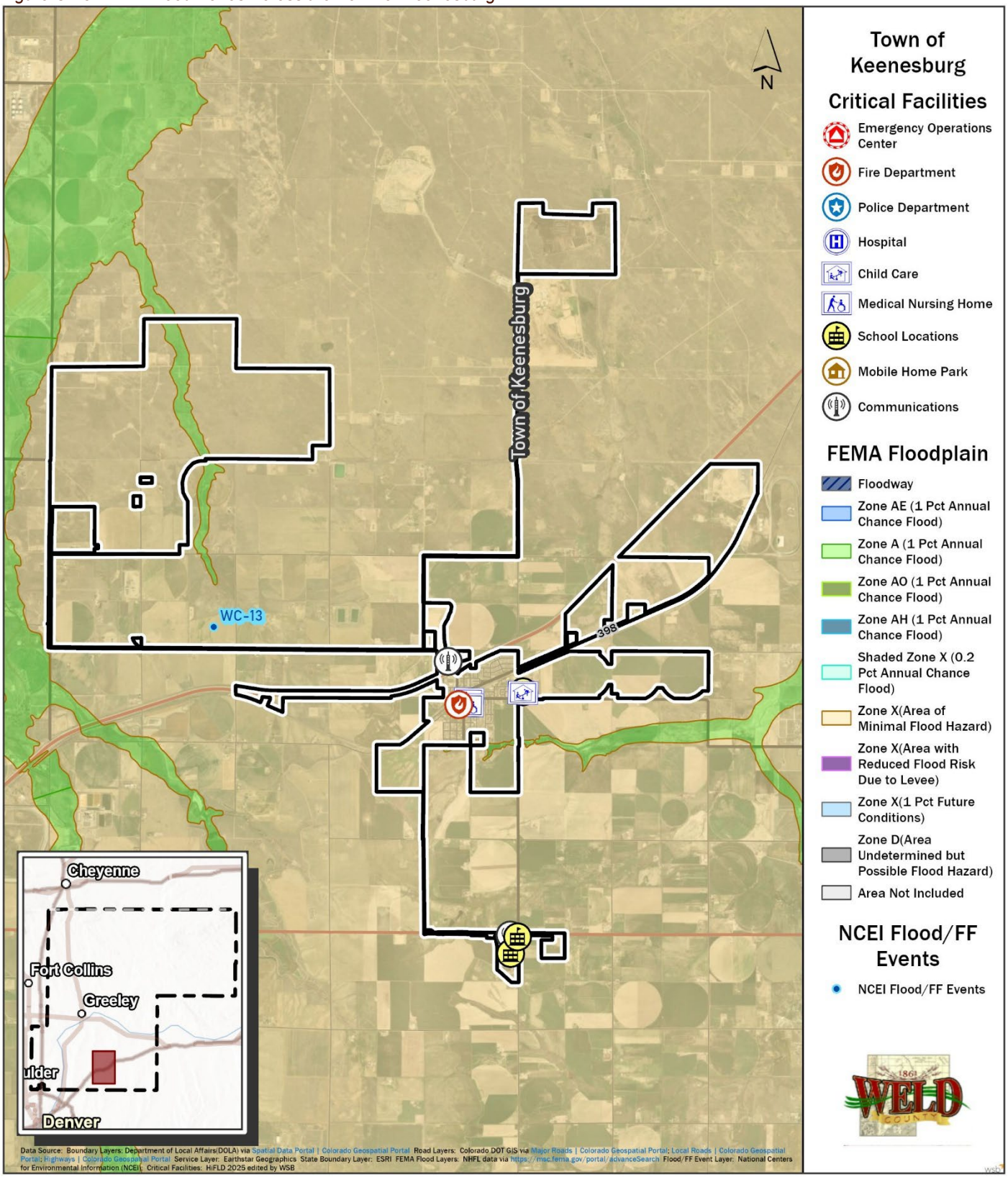


Figure C-14 FEMA Flood Zones Across the Town of Kersey

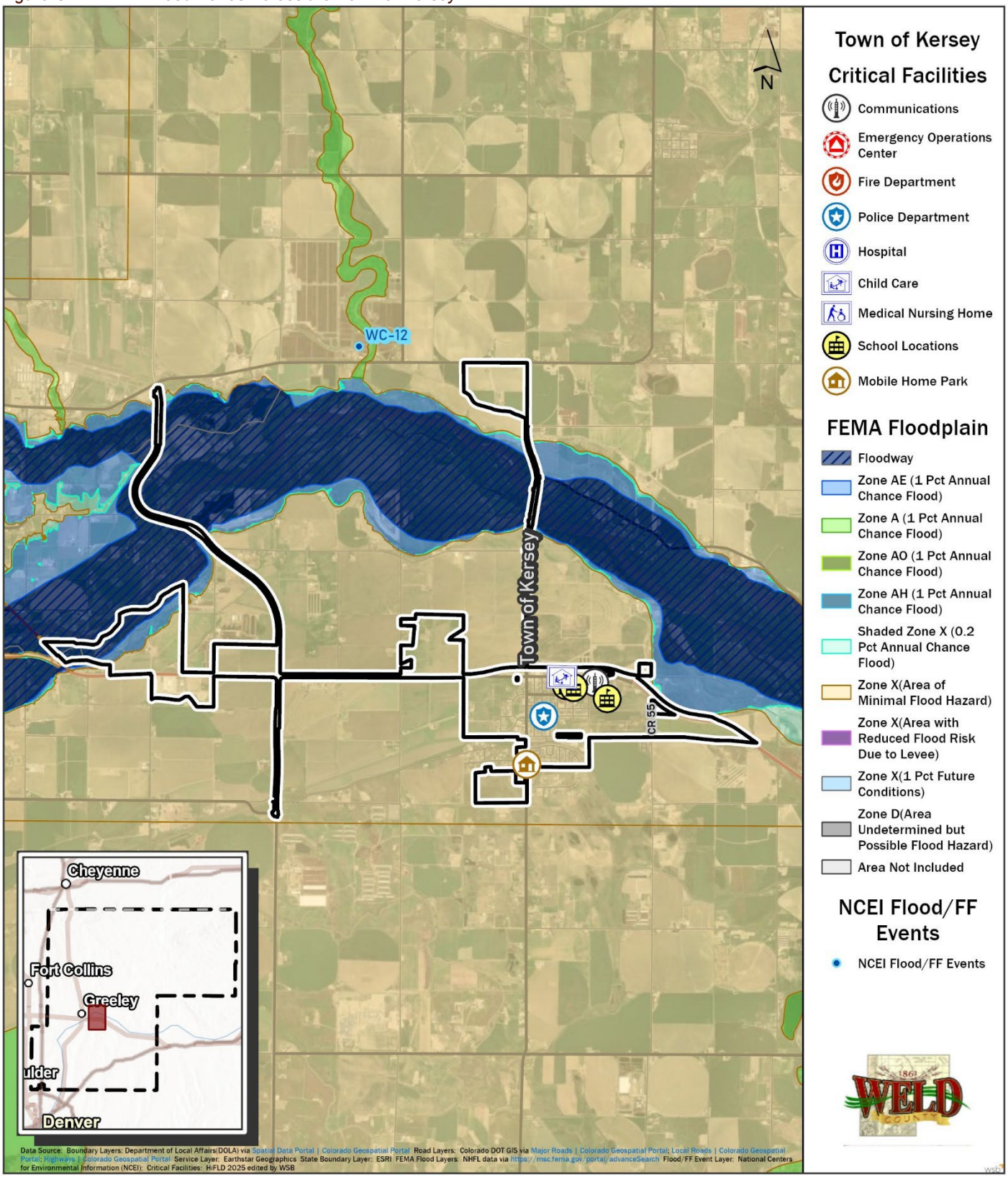


Figure C-15 FEMA Flood Zones Across the Town of LaSalle

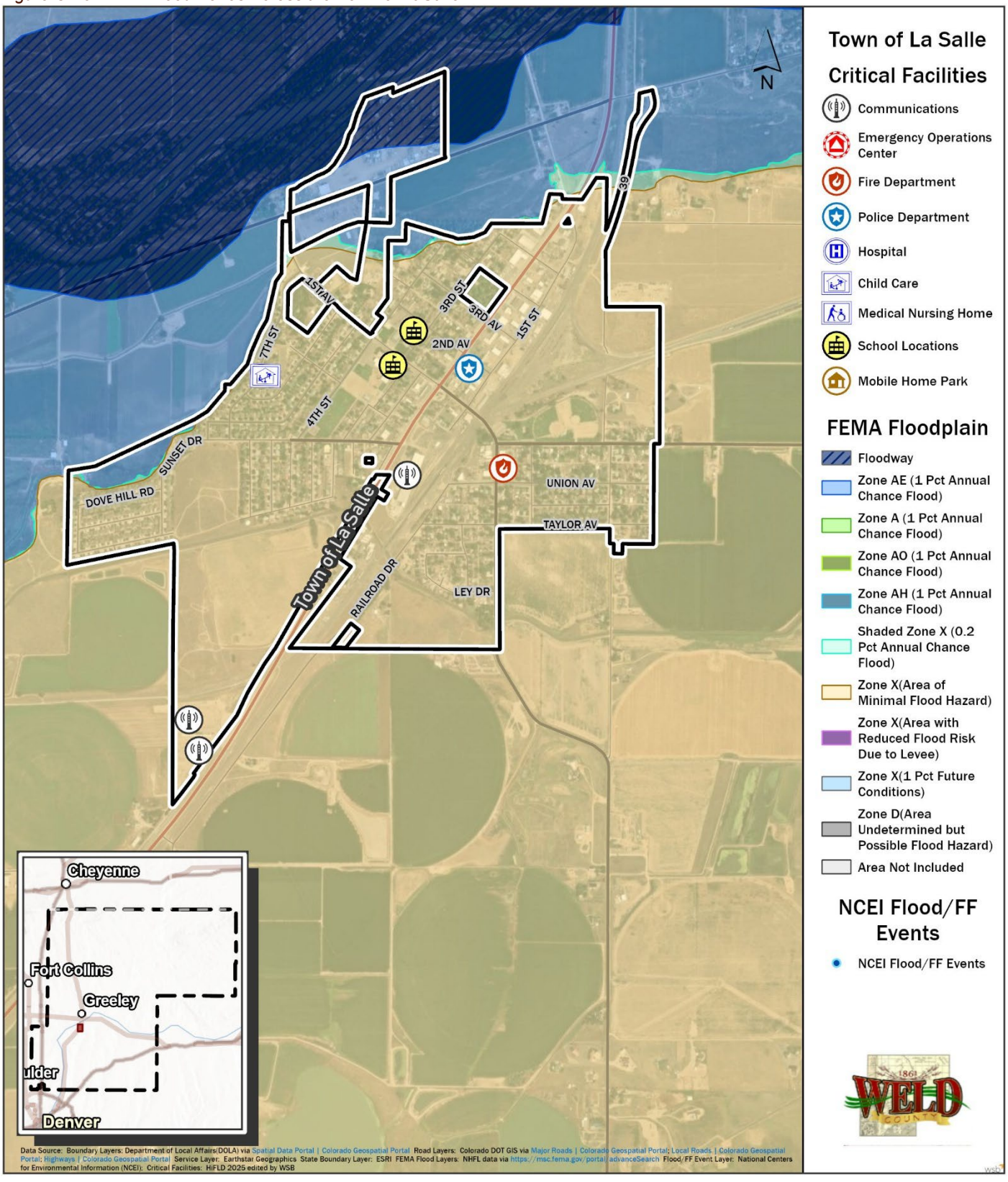


Figure C-16 FEMA Flood Zones Across the Town of Mead

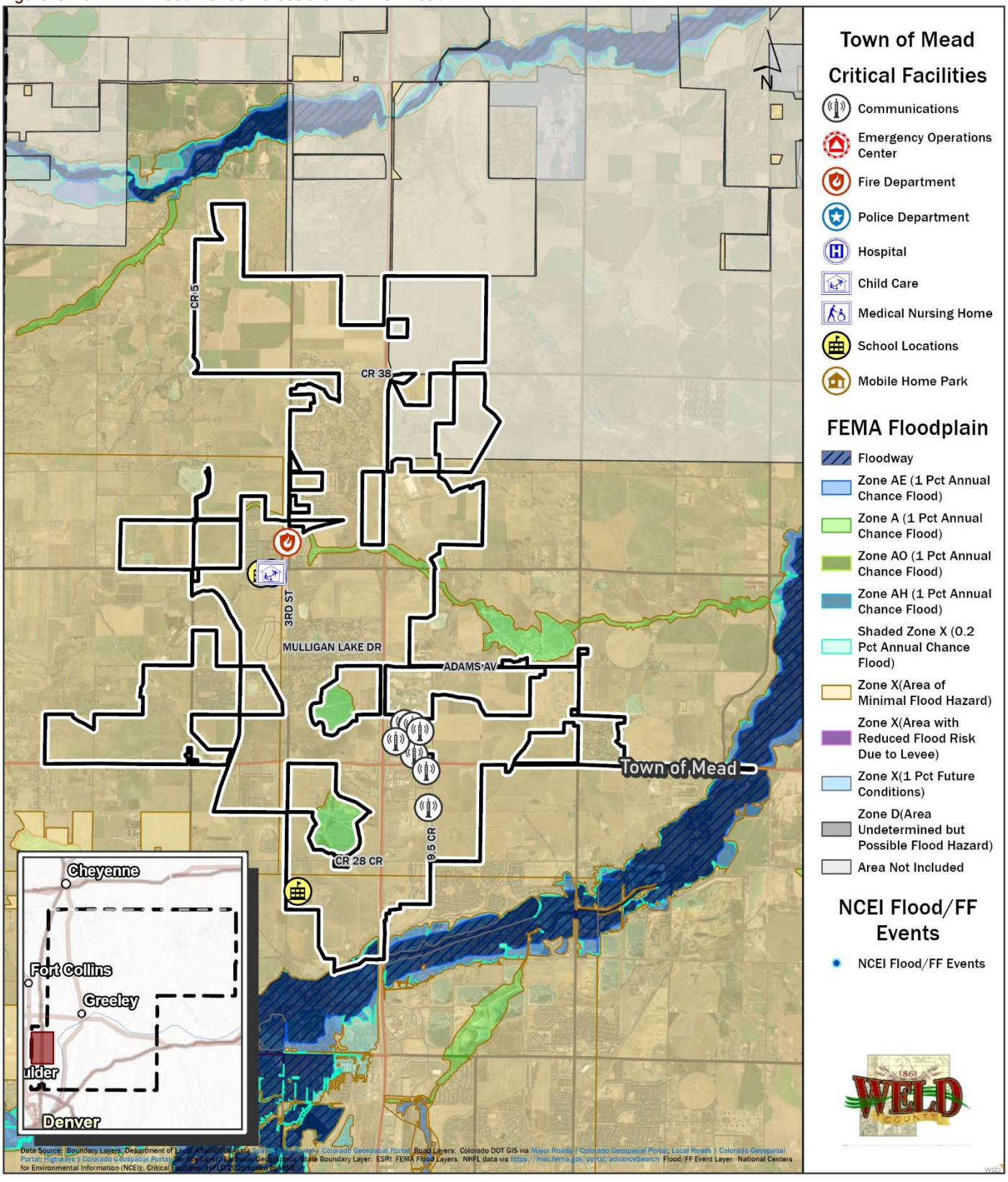


Figure C-17 FEMA Flood Zones Across the Town of Milliken

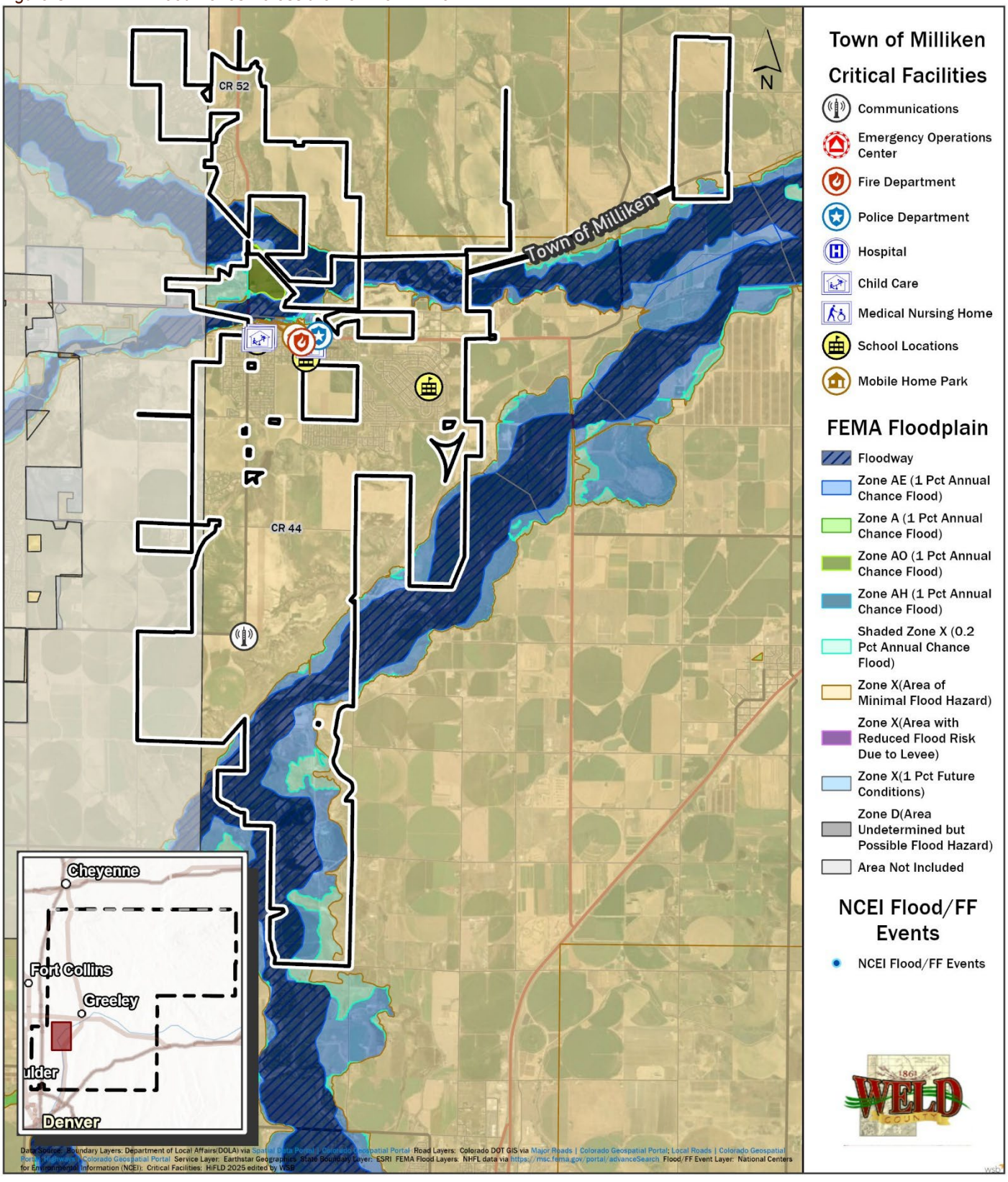


Figure C-18 FEMA Flood Zones Across the Town of Nunn

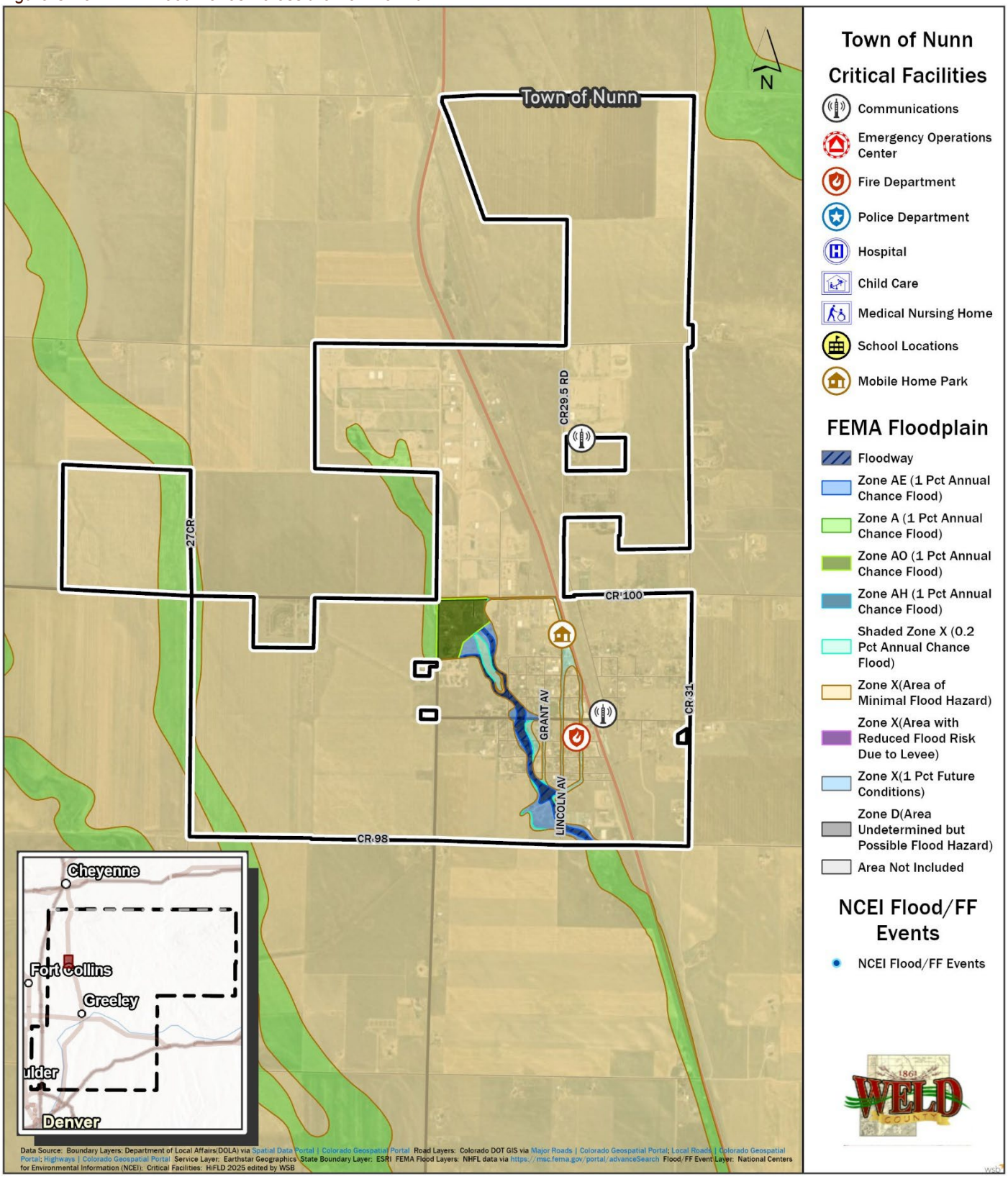


Figure C-19 FEMA Flood Zones Across the Town of Pierce

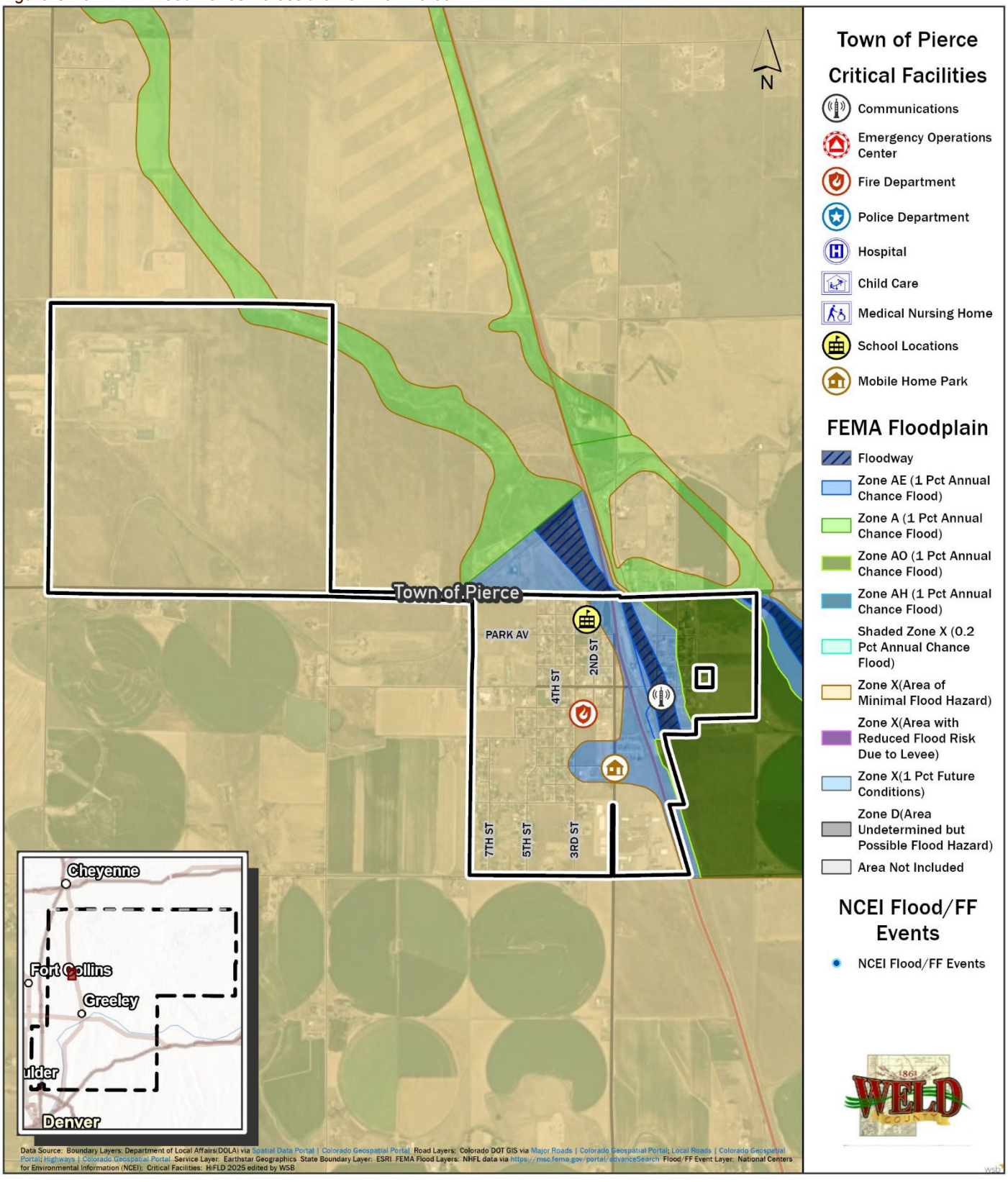


Figure C-20 FEMA Flood Zones Across the Town of Platteville

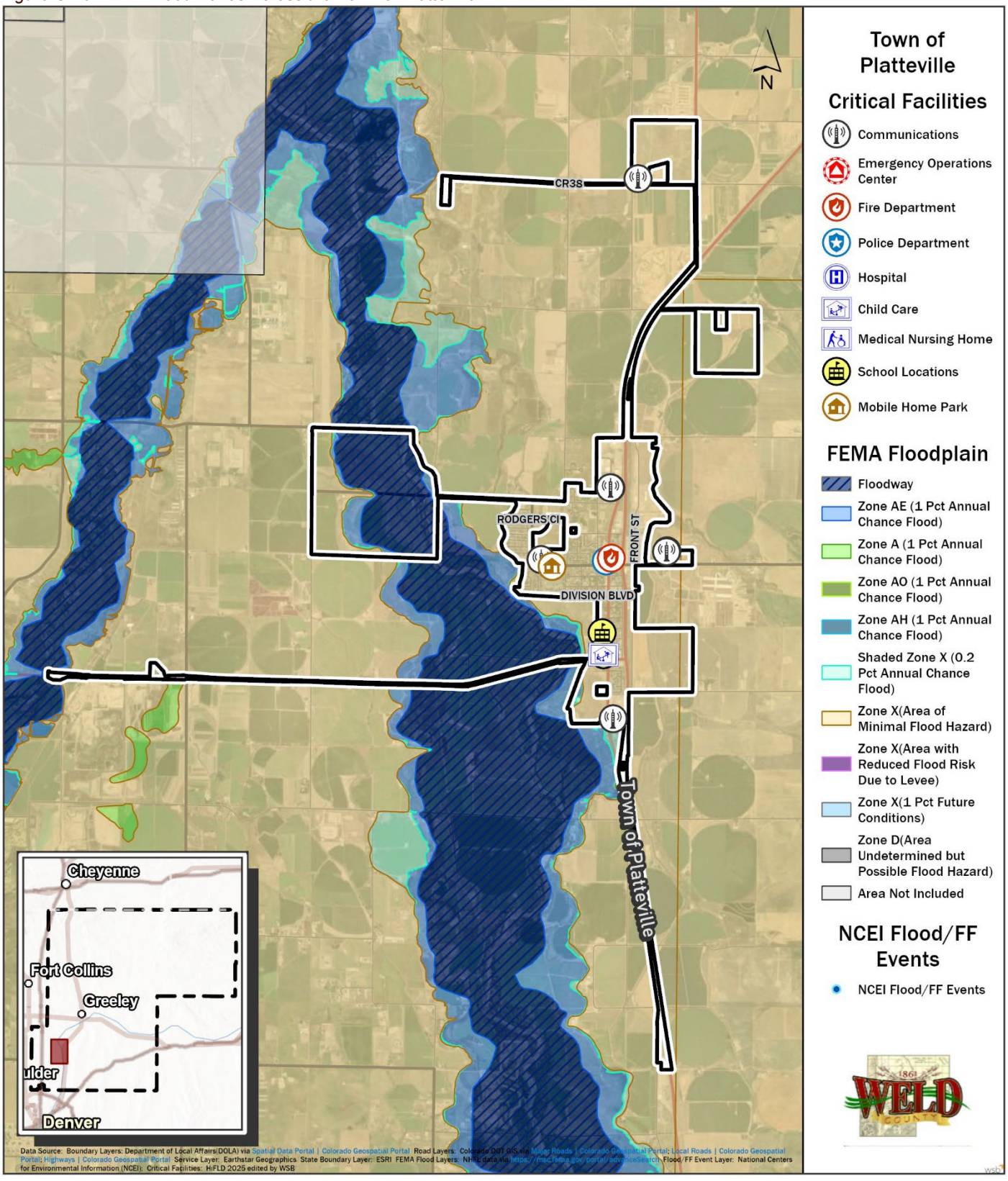


Figure C-21 FEMA Flood Zones Across the Town of Severance

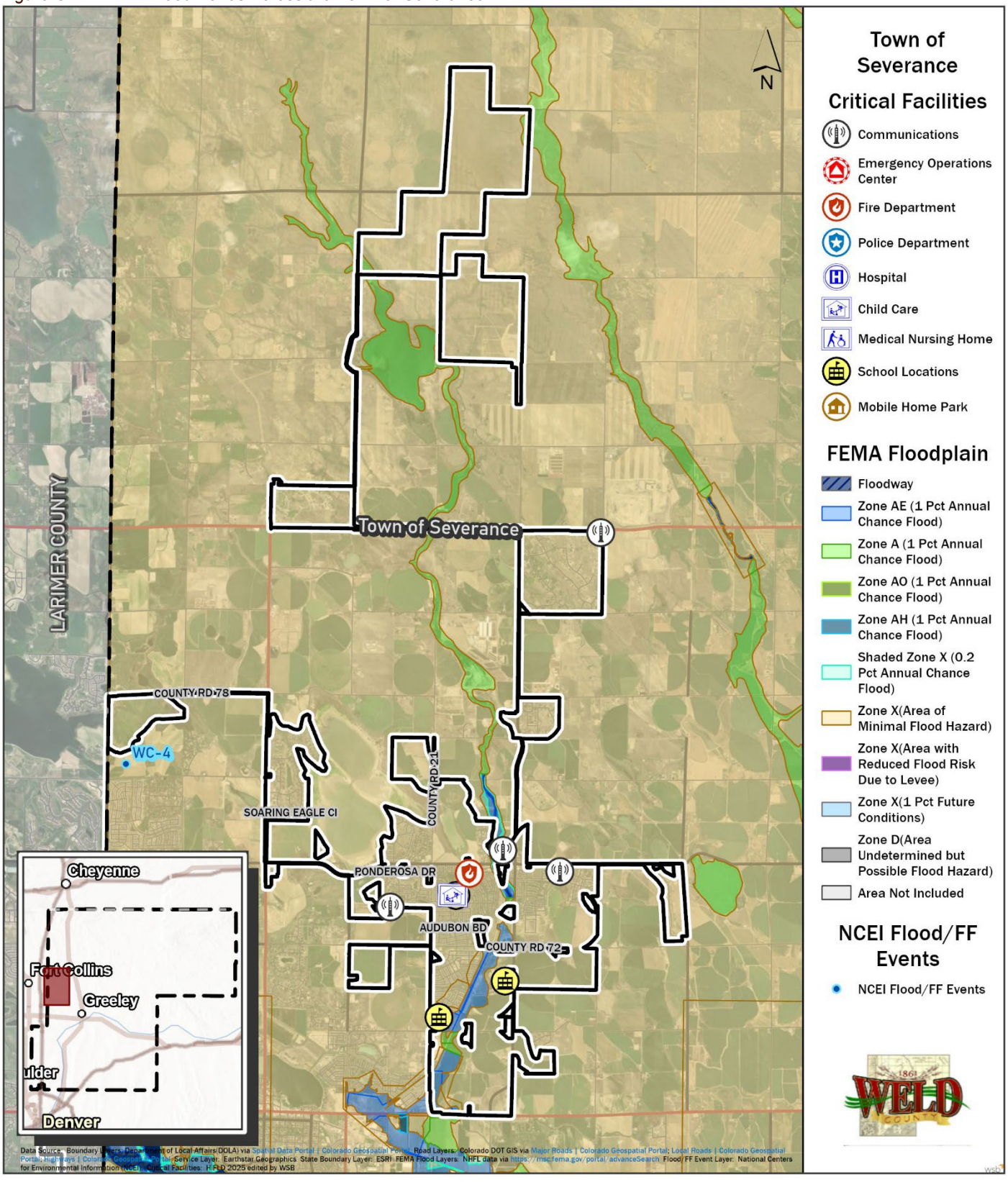


Figure C-22 FEMA Flood Zones Across the Town of Windsor

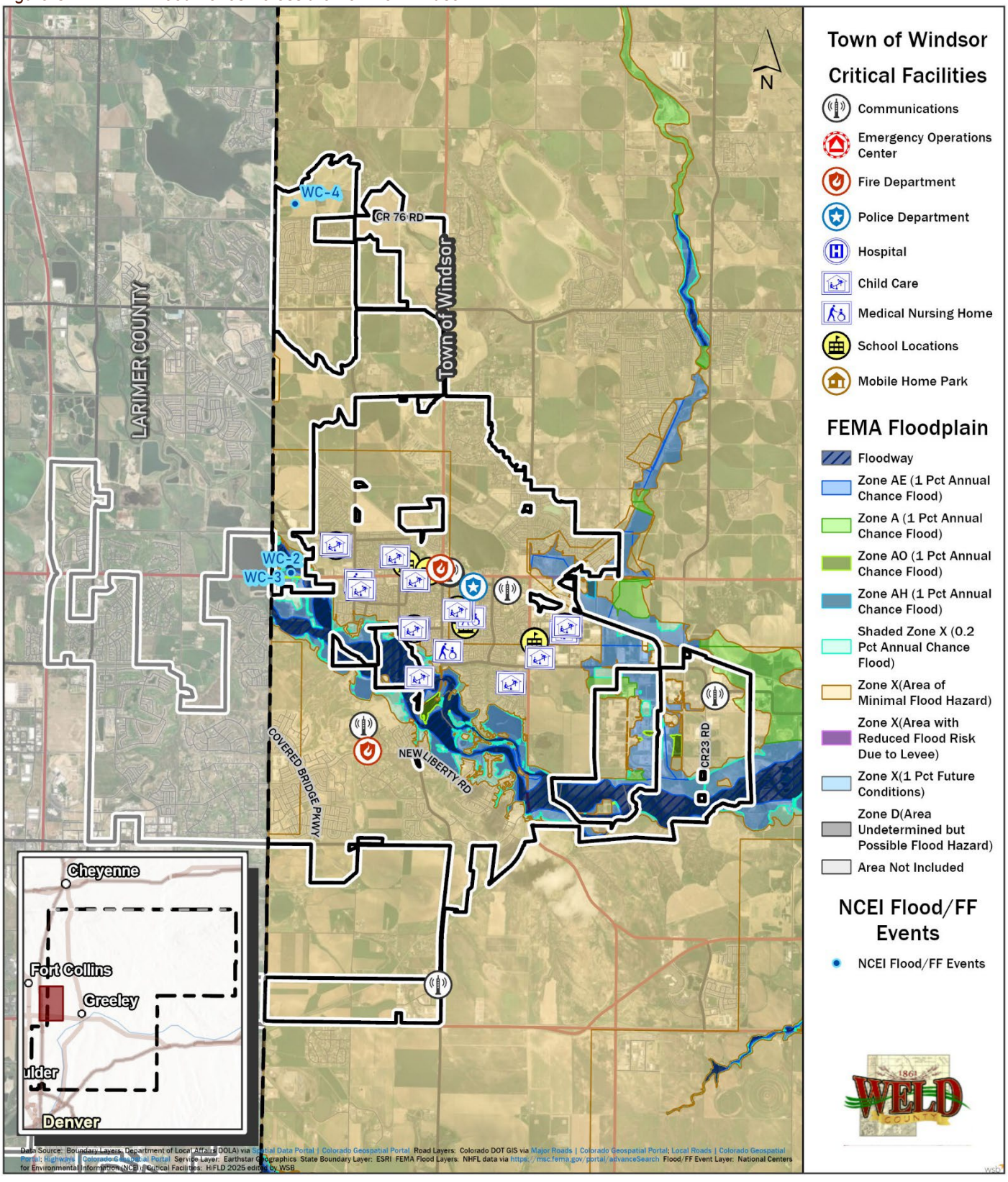


Figure C-23 FEMA Flood Zones Across Participating School Districts

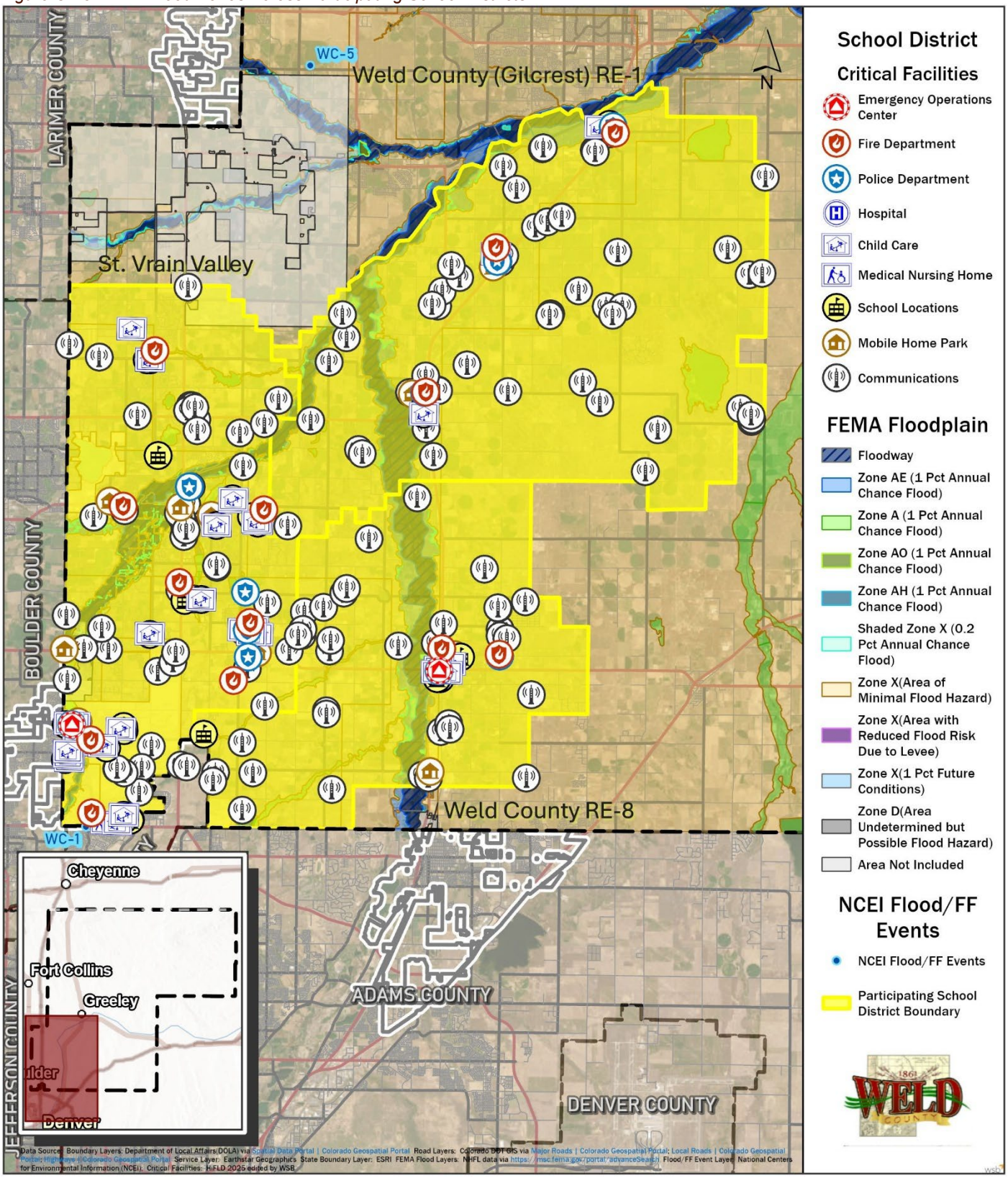


Figure C-24 FEMA Flood Zones Across Participating Water Districts

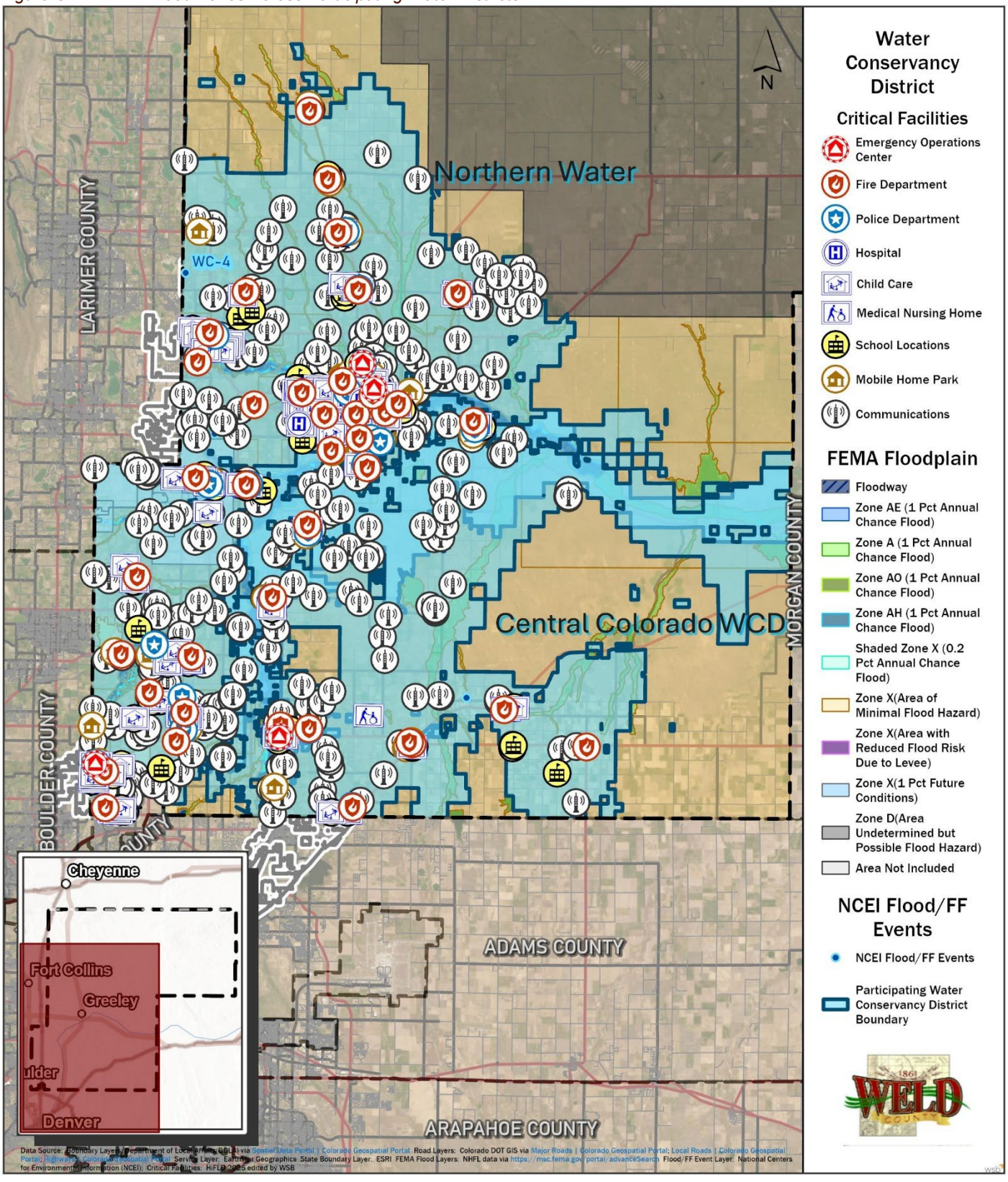
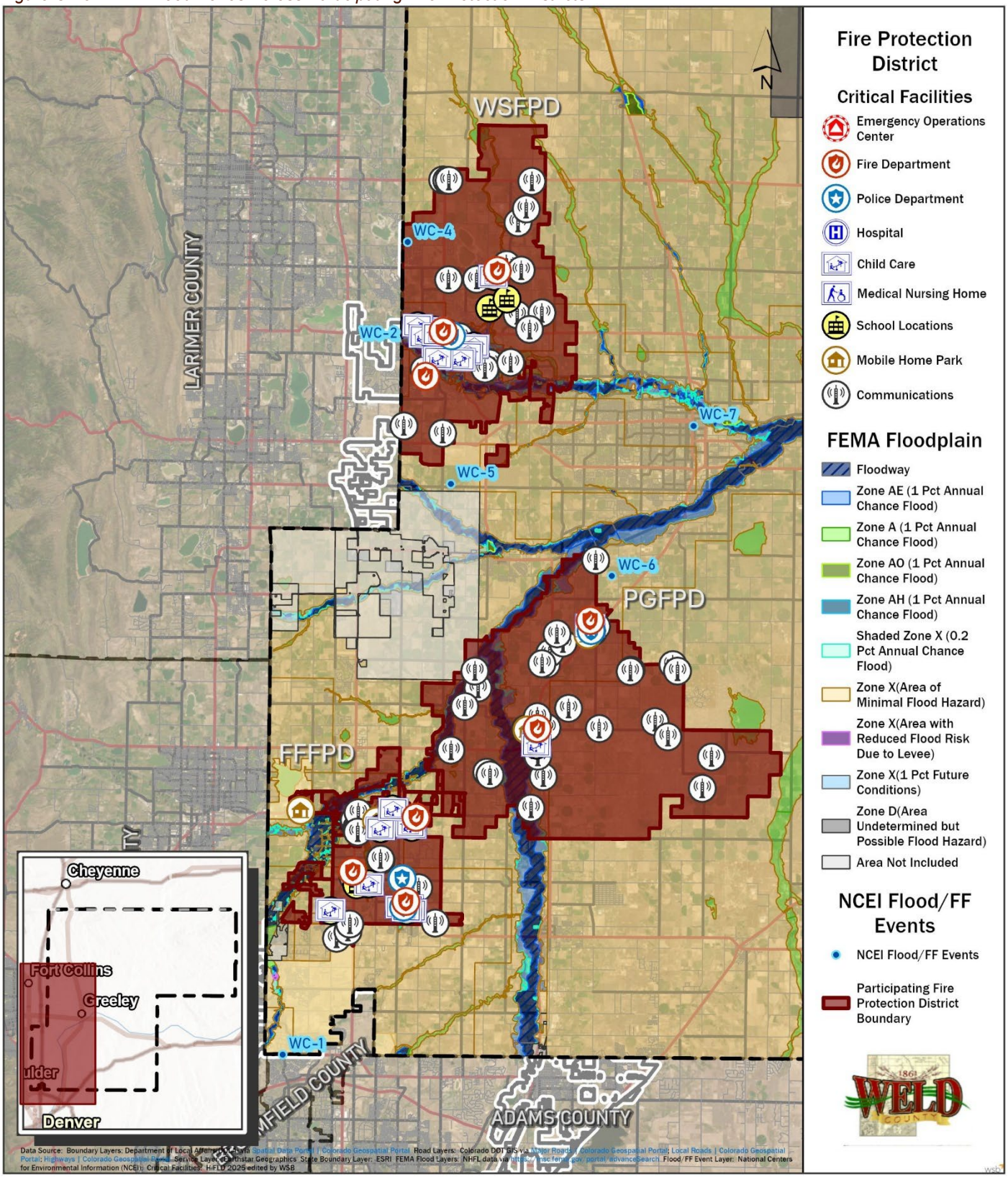


Figure C-25 FEMA Flood Zones Across Participating Fire Protection Districts[1]



[1] WSFPD is the abbreviation for Windsor-Severance Fire Protection District; PGFPD is the abbreviation for Platteville-Gilcrest Fire Protection District; and FFFPD is the abbreviation for Frederick-Firestone Fire Protection District.

Figure C-26 Wildland-Urban Interface (WUI) Across Weld County

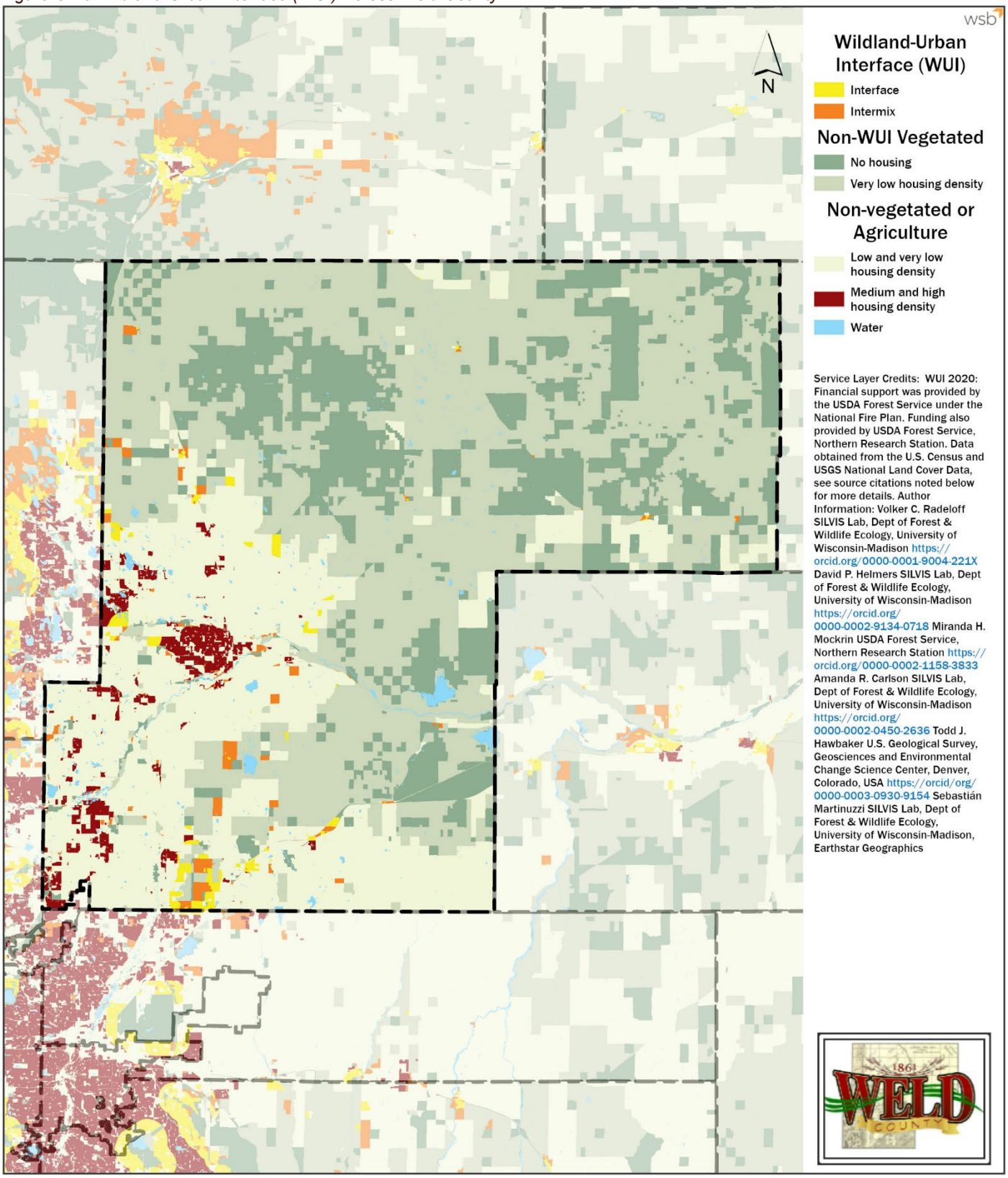


Figure C-27 Wildland-Urban Interface (WUI) Across Town of Ault

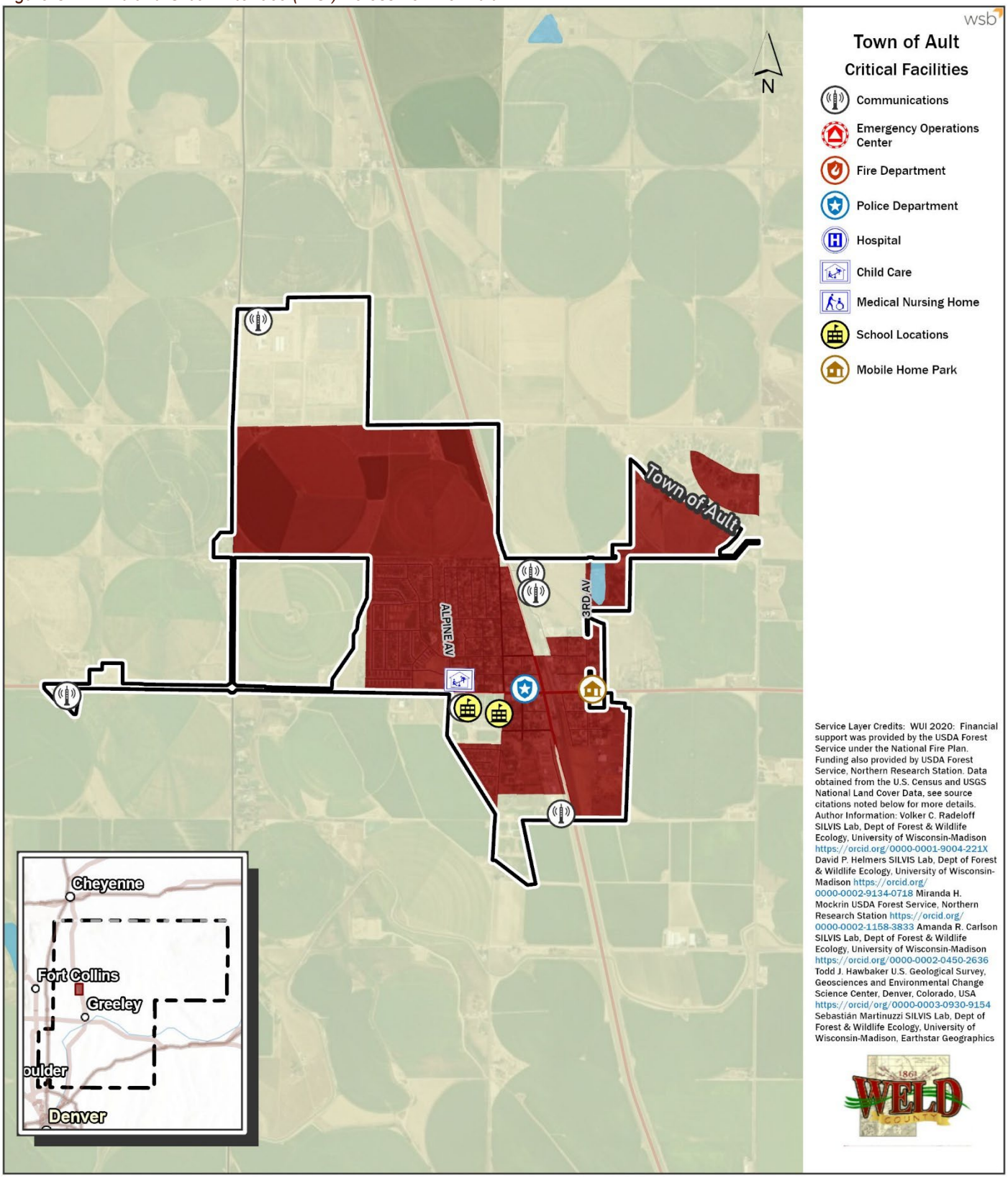


Figure C-28 Wildland-Urban Interface (WUI) Across City of Dacono

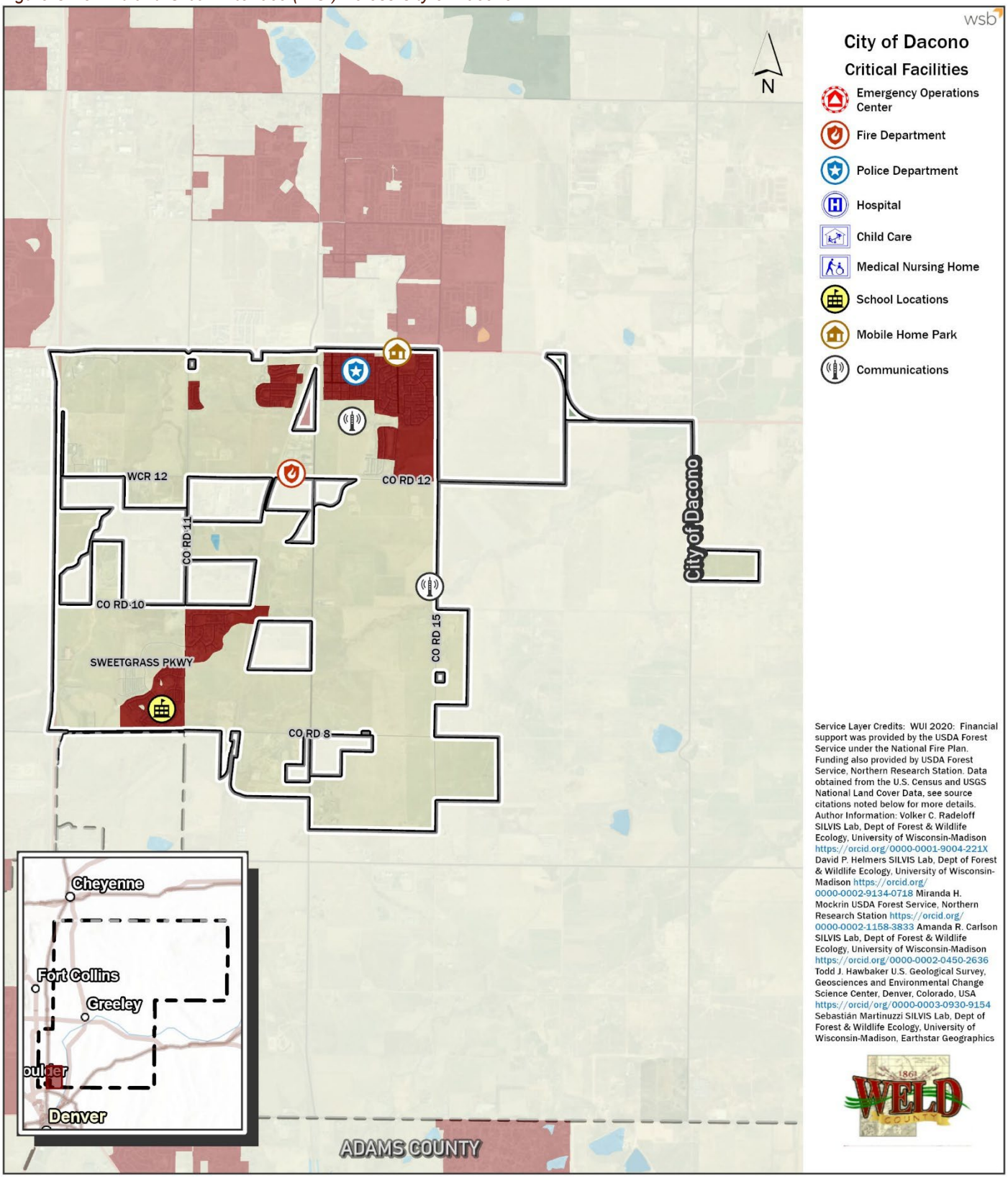


Figure C-29 Wildland-Urban Interface (WUI) Across Town of Eaton

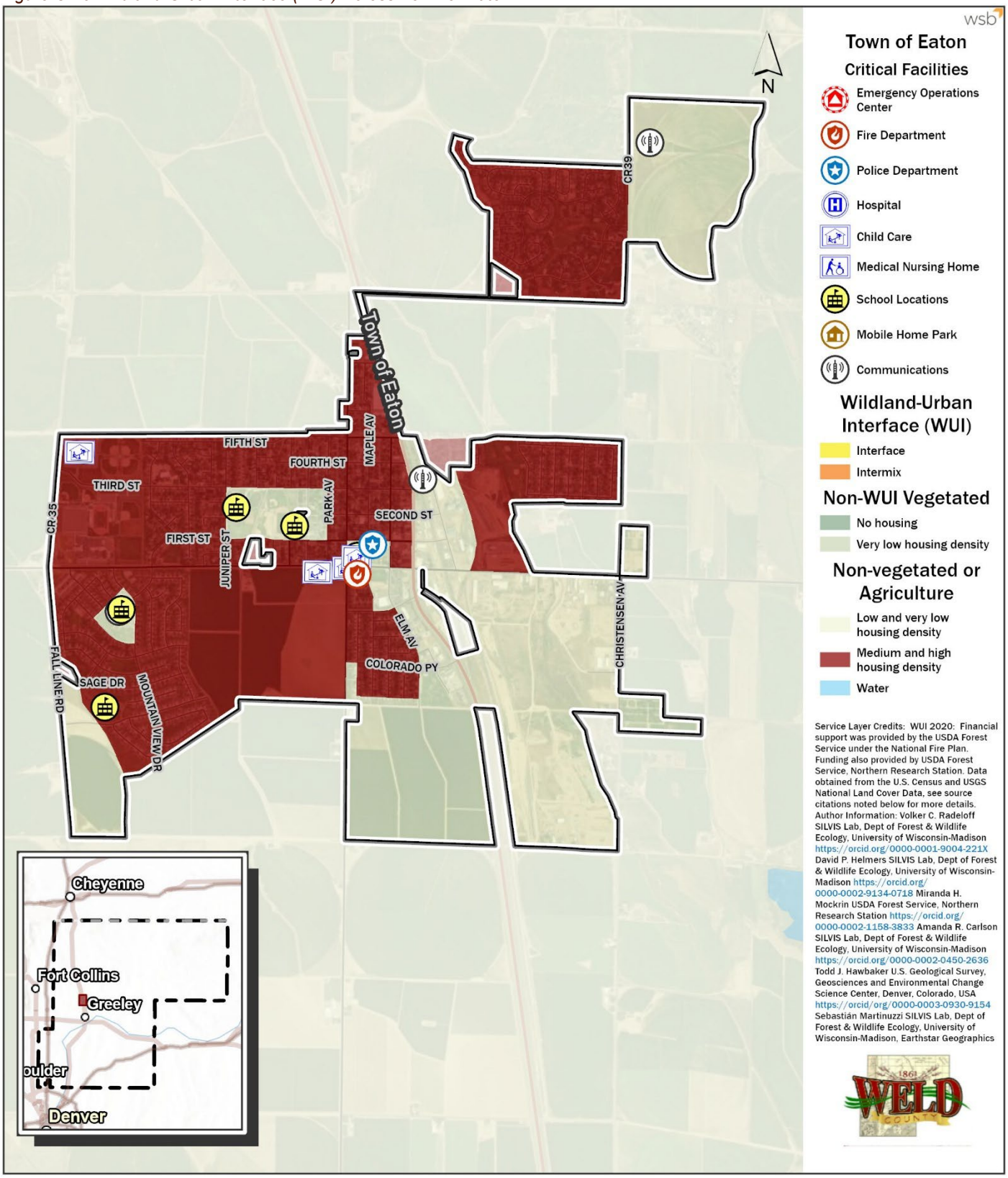


Figure C-30 Wildland-Urban Interface (WUI) Across Town of Erie

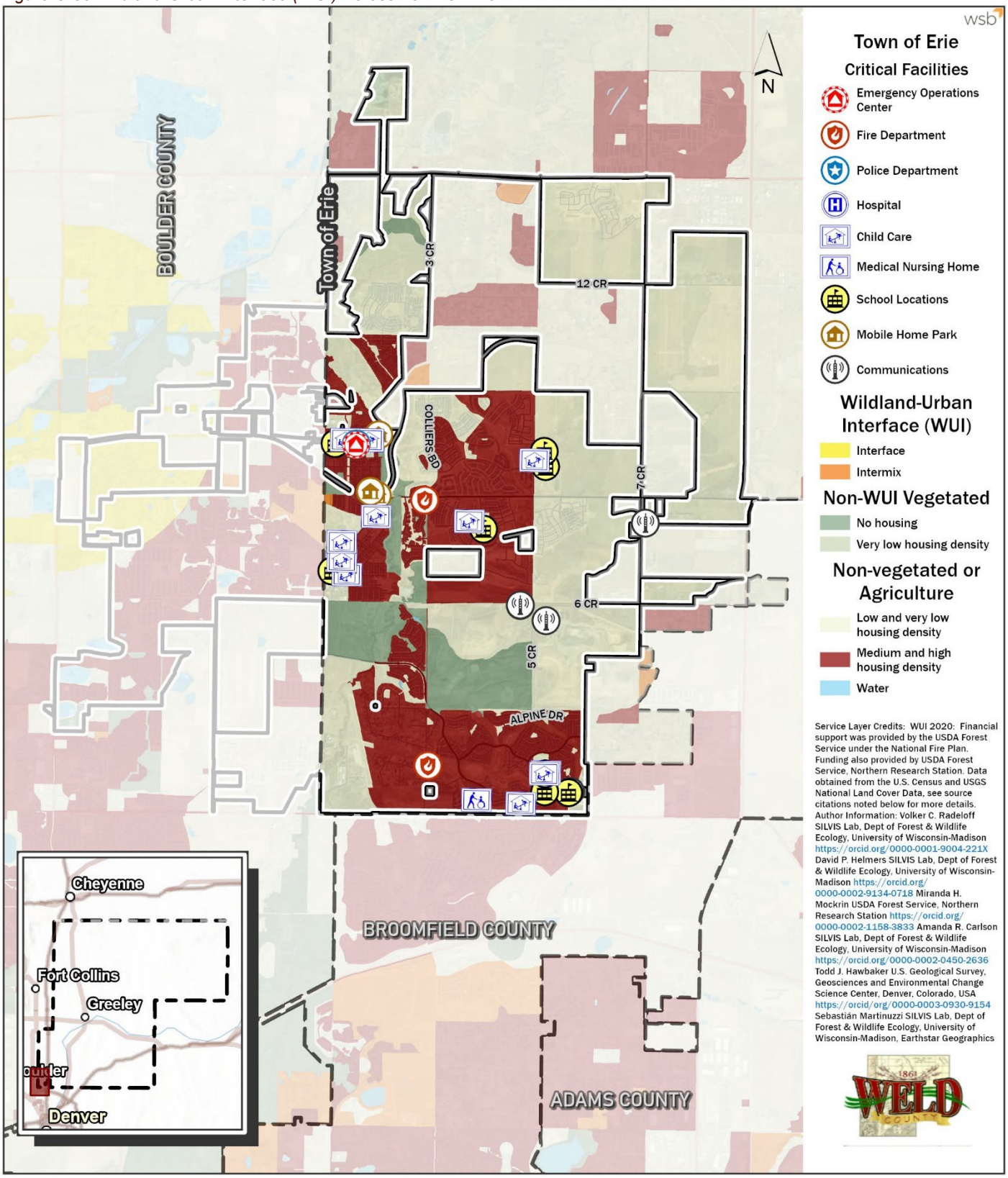


Figure C-31 Wildland-Urban Interface (WUI) Across City of Evans

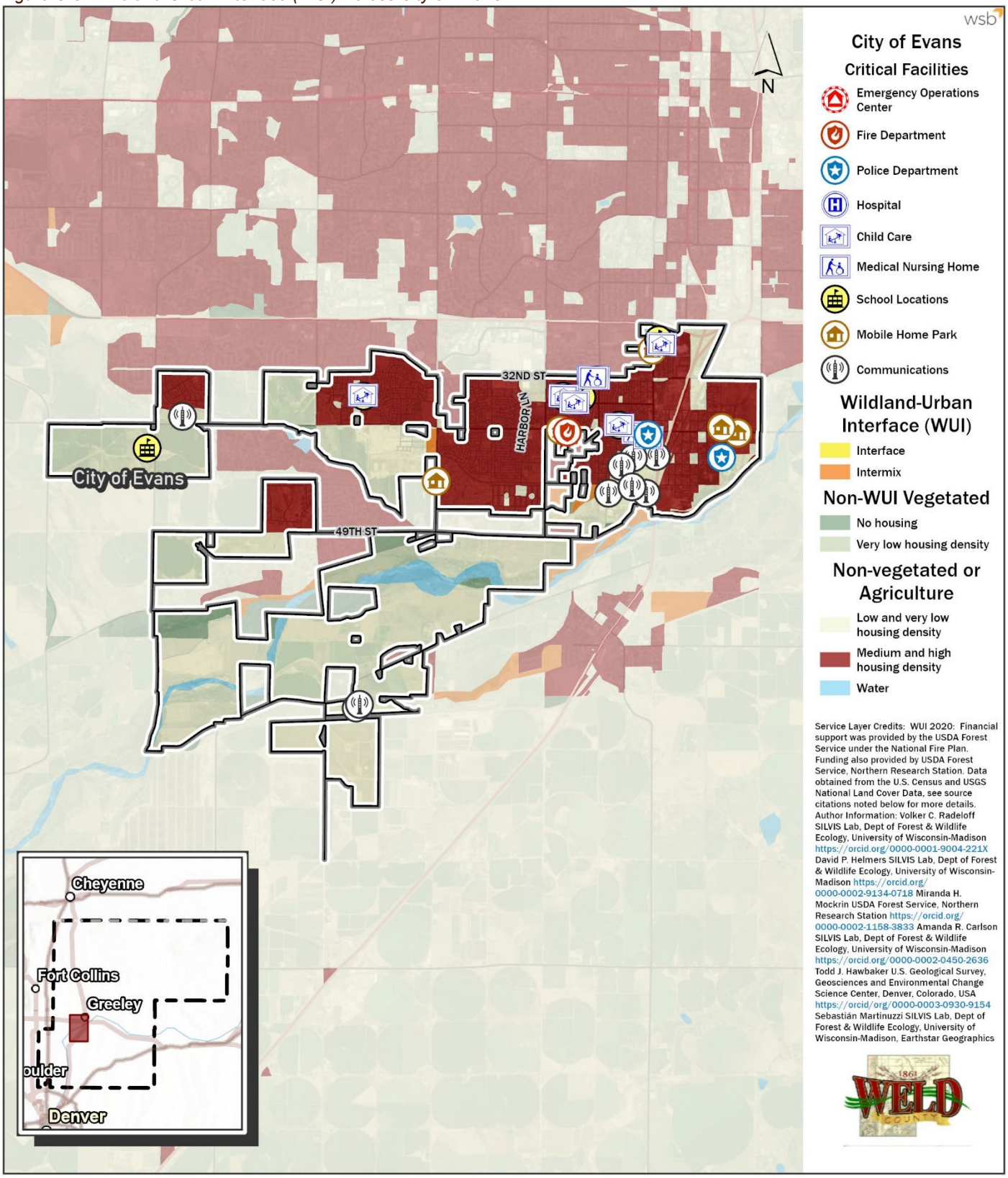


Figure C-32 Wildland-Urban Interface (WUI) Across Town of Firestone

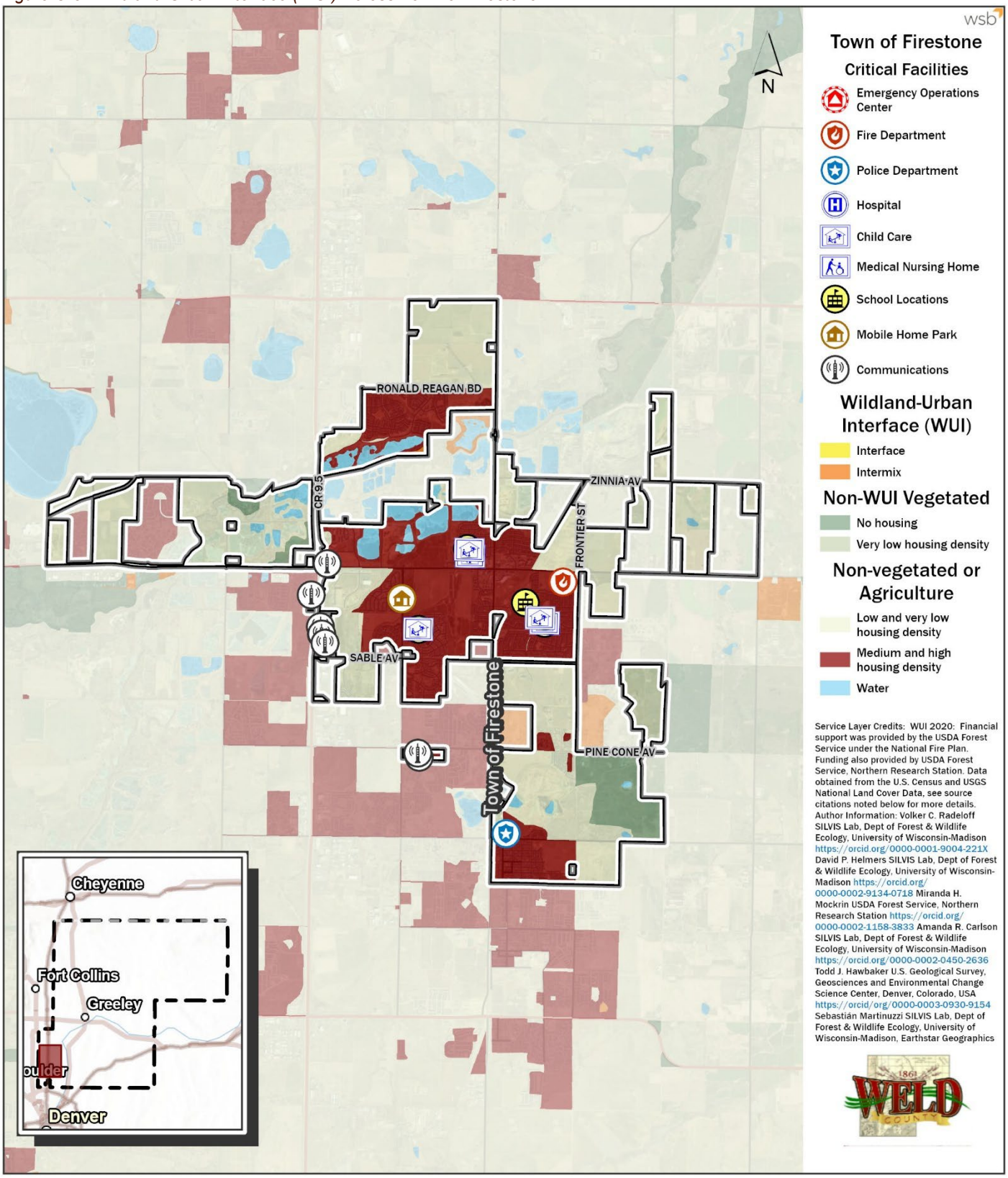


Figure C-33 Wildland-Urban Interface (WUI) Across City of Fort Lupton

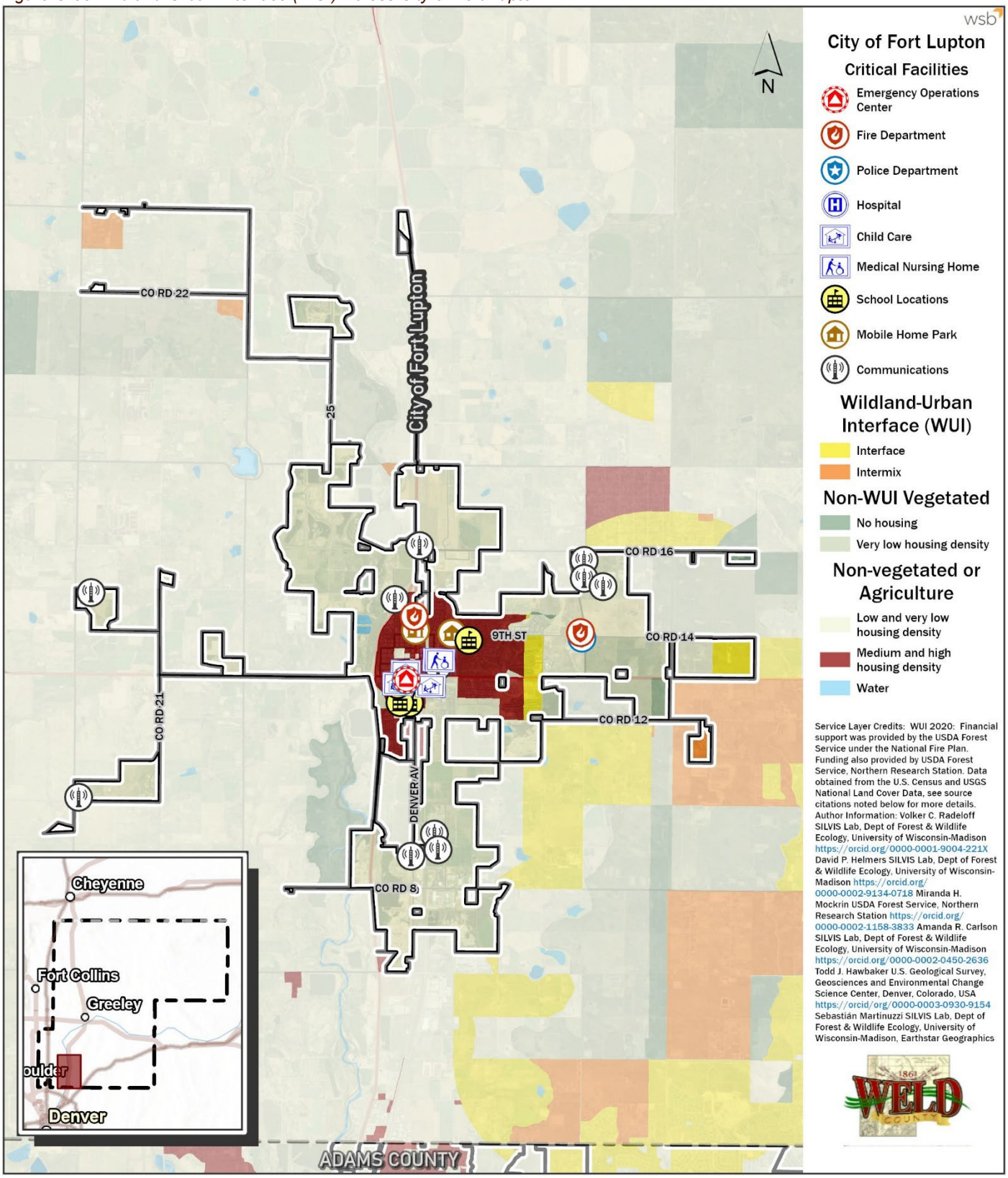


Figure C-34 Wildland-Urban Interface (WUI) Across Town of Frederick

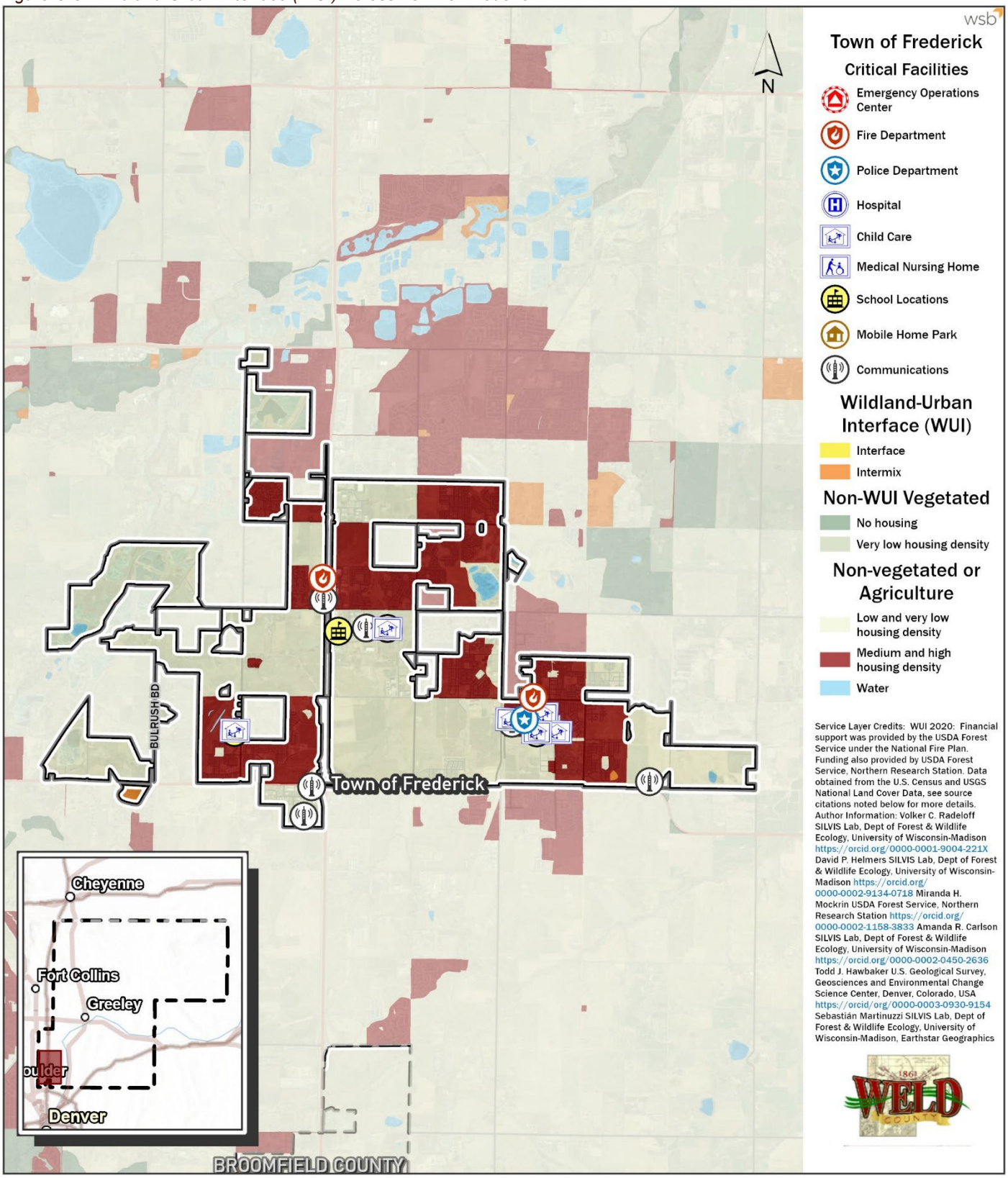


Figure C-35 Wildland-Urban Interface (WUI) Across Town of Gilcrest

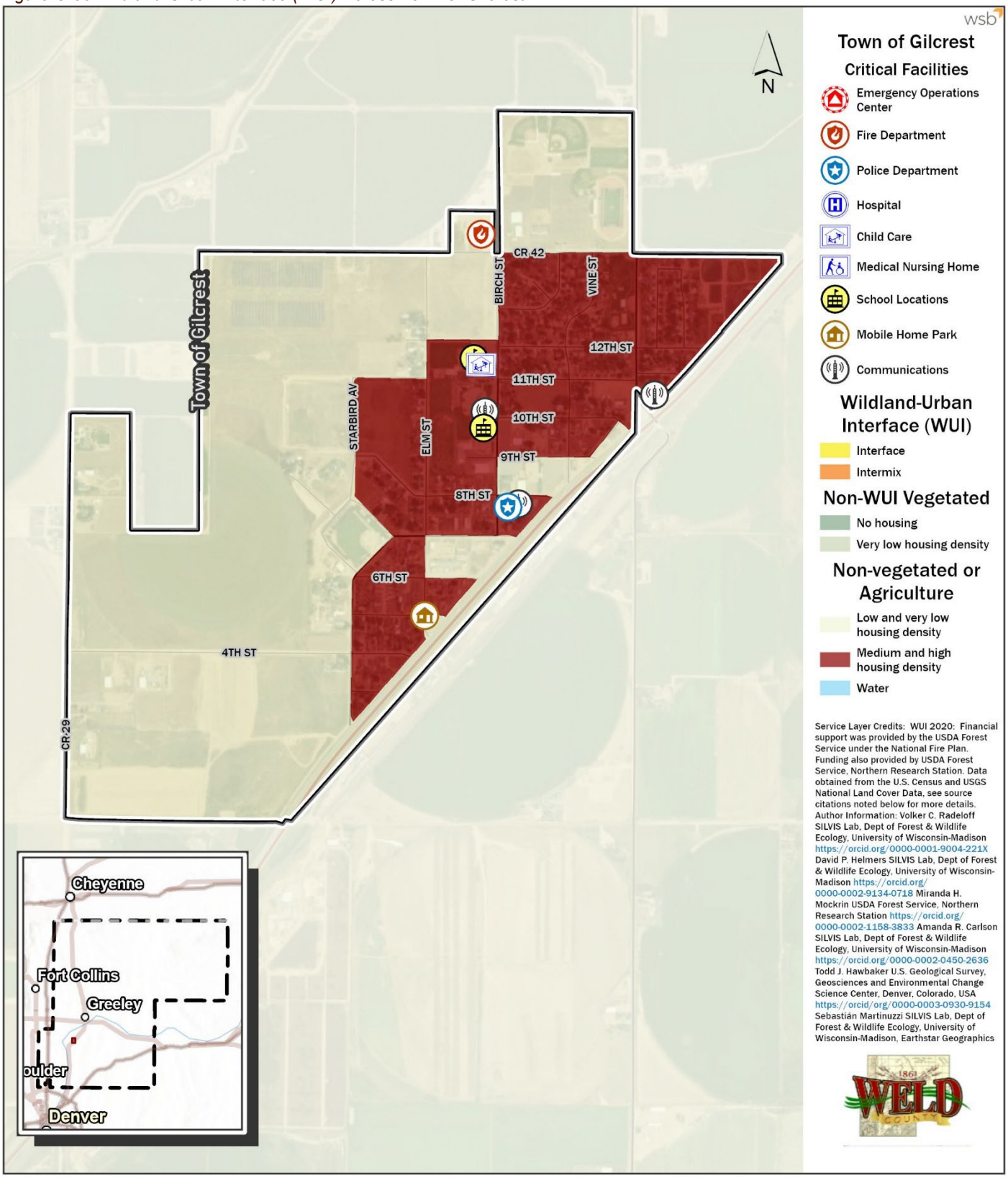


Figure C-36 Wildland-Urban Interface (WUI) Across City of Greeley

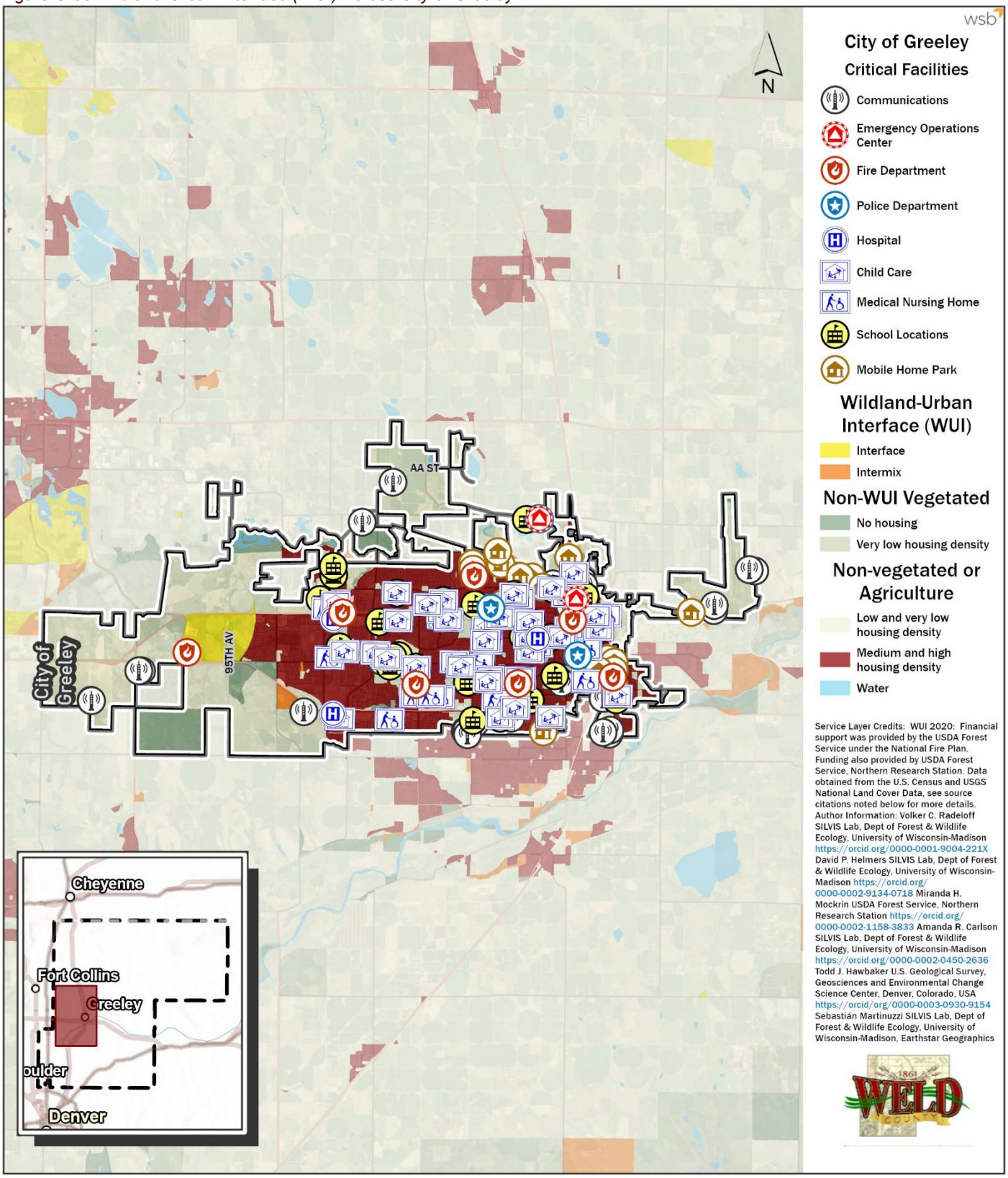


Figure C-37 Wildland-Urban Interface (WUI) Across Town of Johnstown

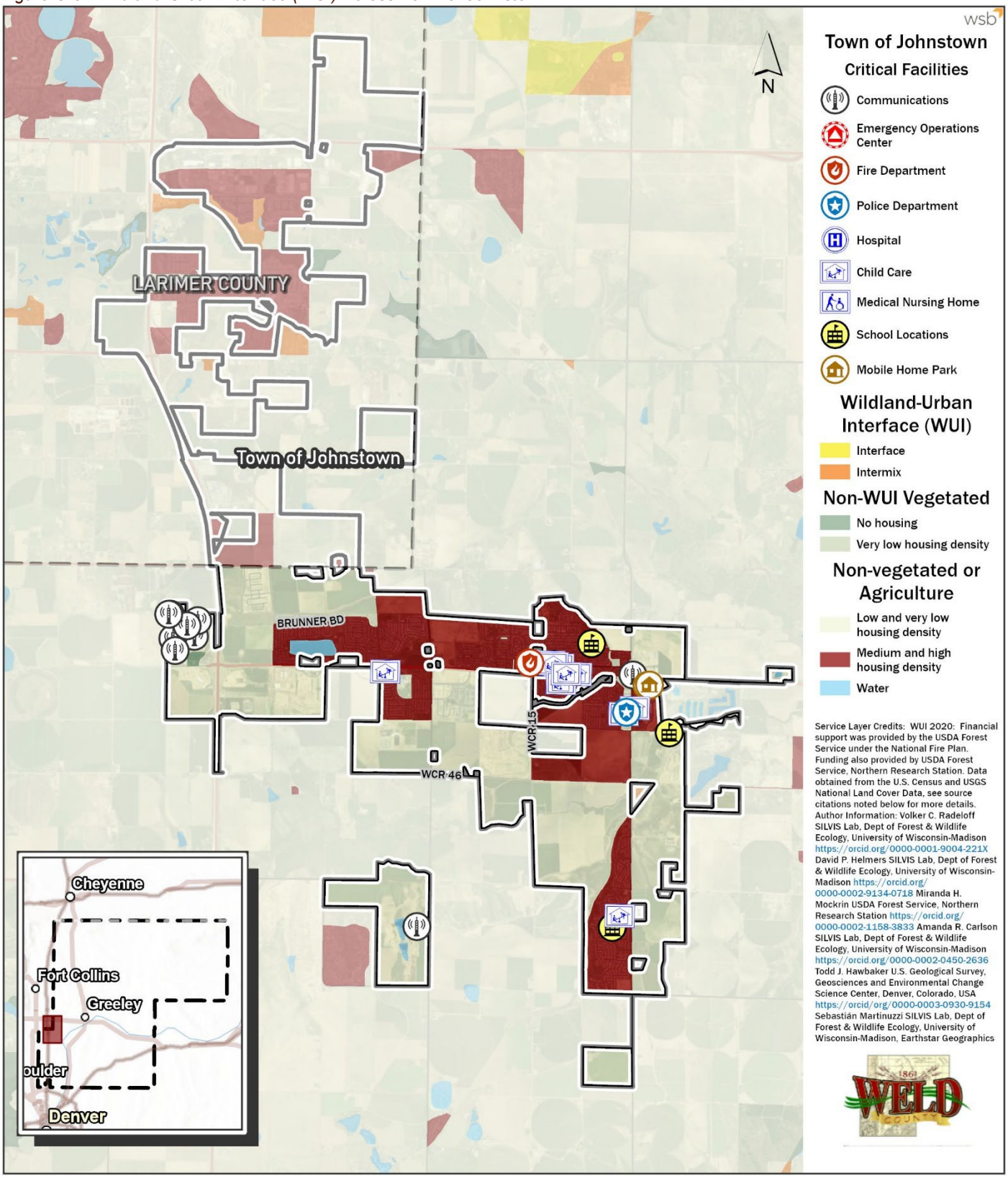


Figure C-38 Wildland-Urban Interface (WUI) Across Town of Keenesburg

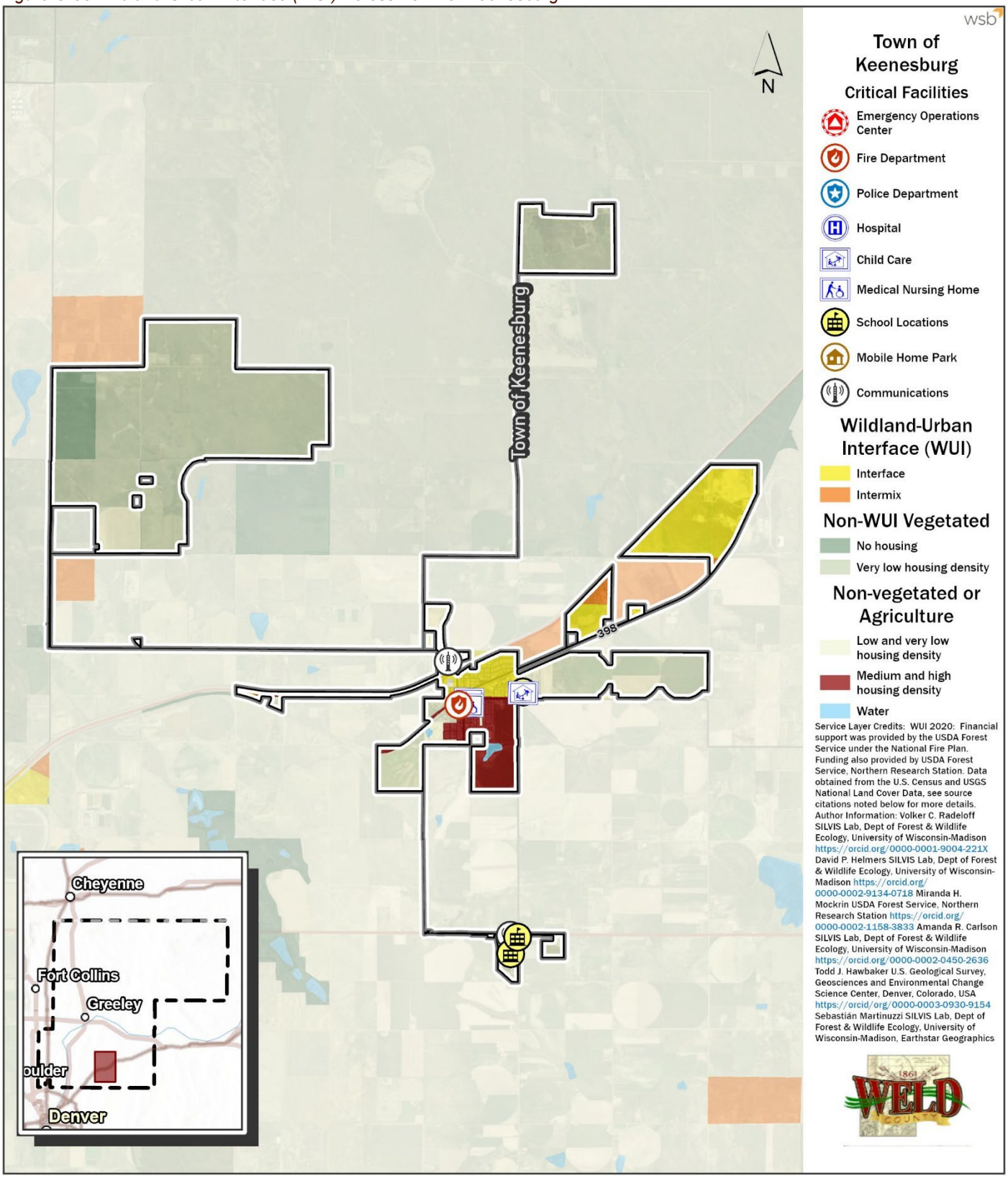


Figure C-39 Wildland-Urban Interface (WUI) Across Town of Kersey

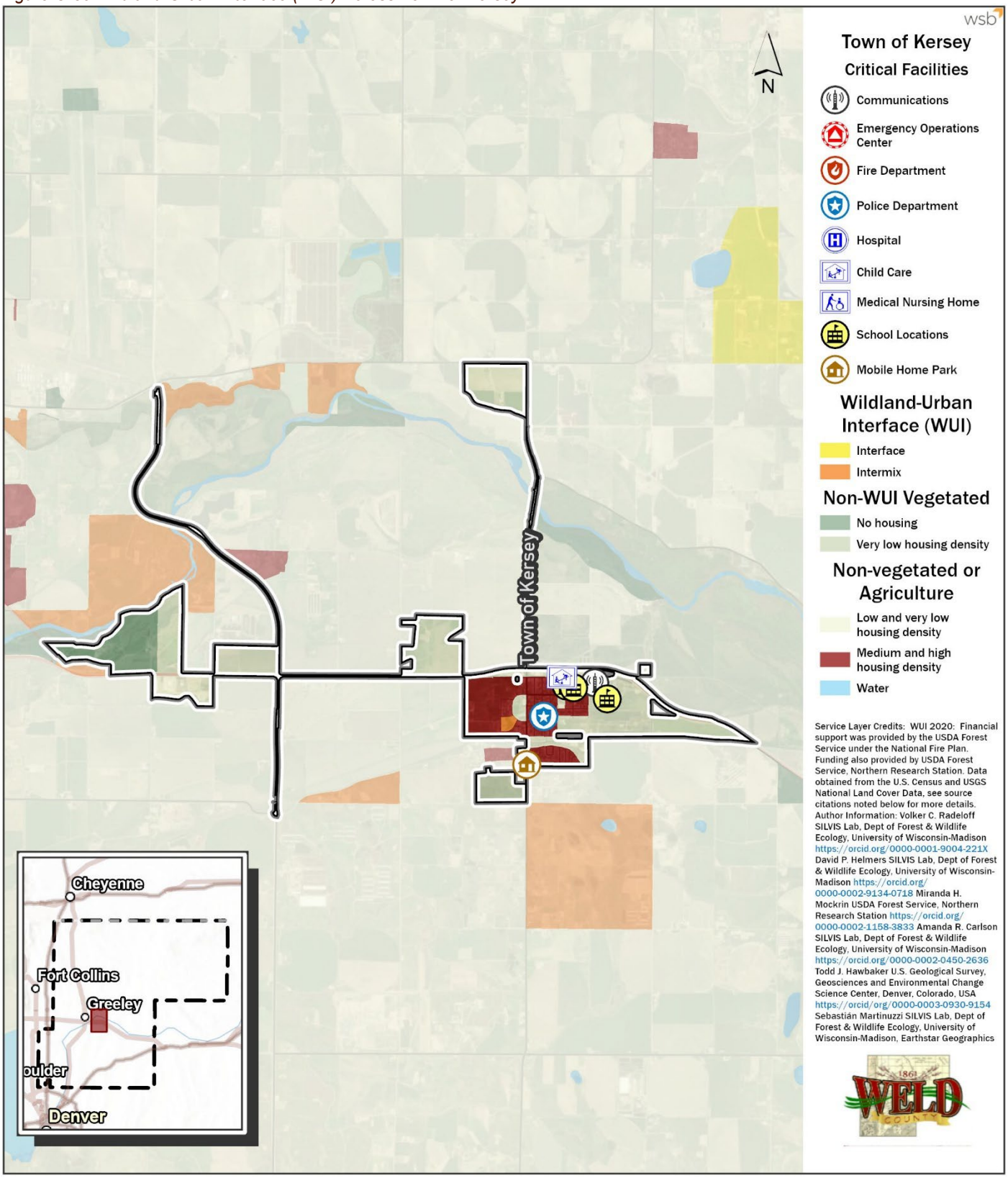


Figure C-40 Wildland-Urban Interface (WUI) Across Town of LaSalle

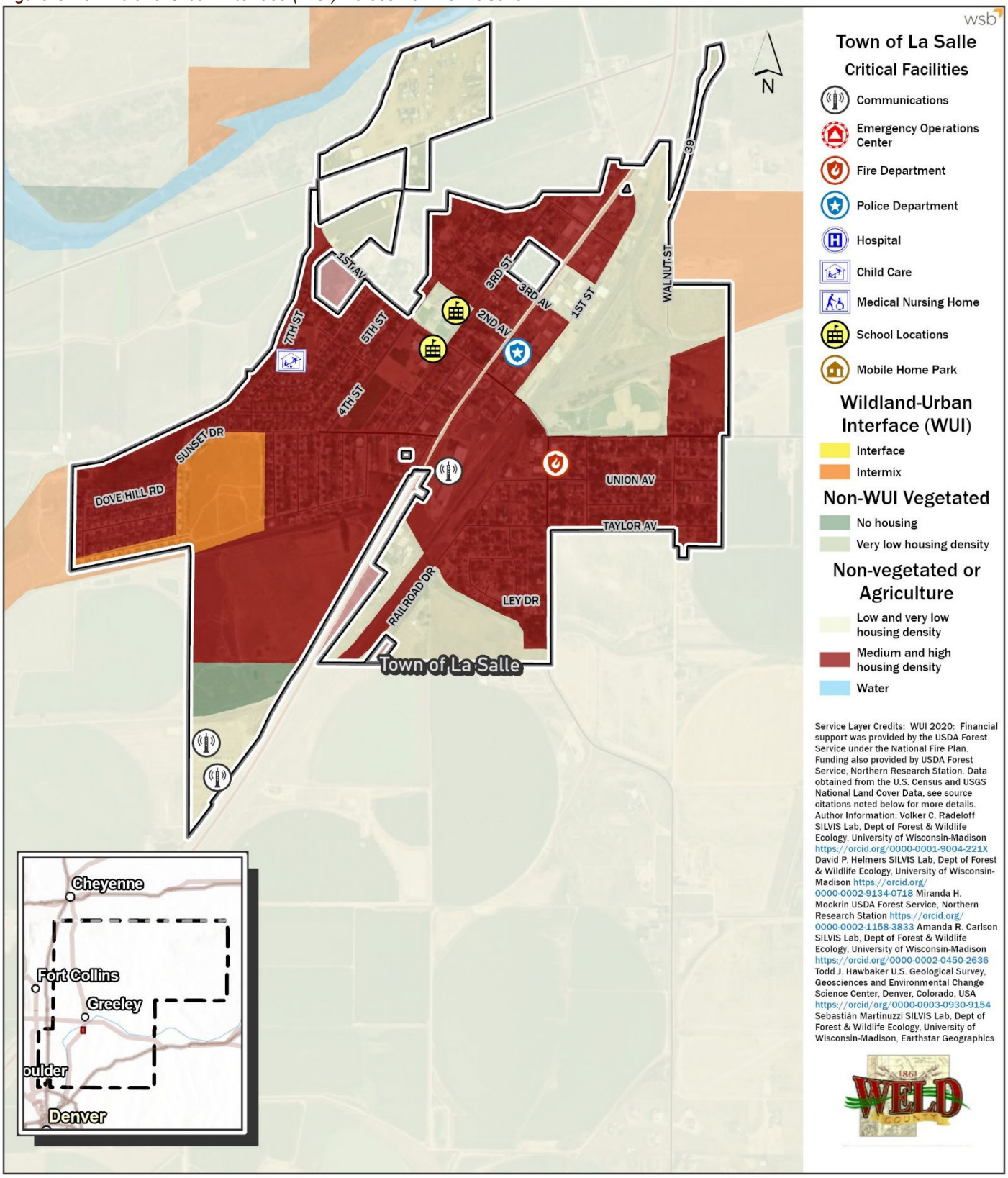


Figure C-41 Wildland-Urban Interface (WUI) Across Town of Mead

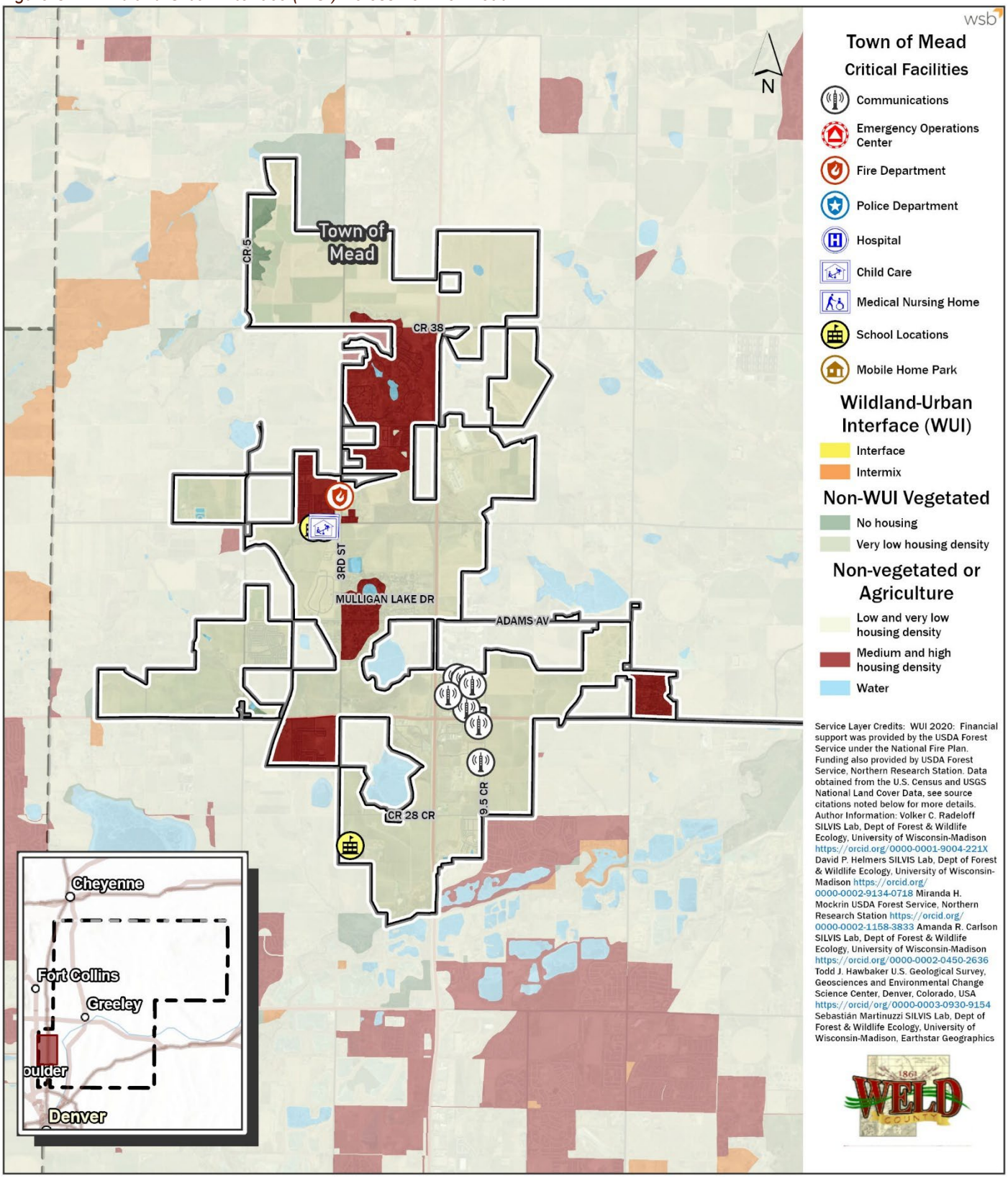


Figure C-42 Wildland-Urban Interface (WUI) Across Town of Milliken

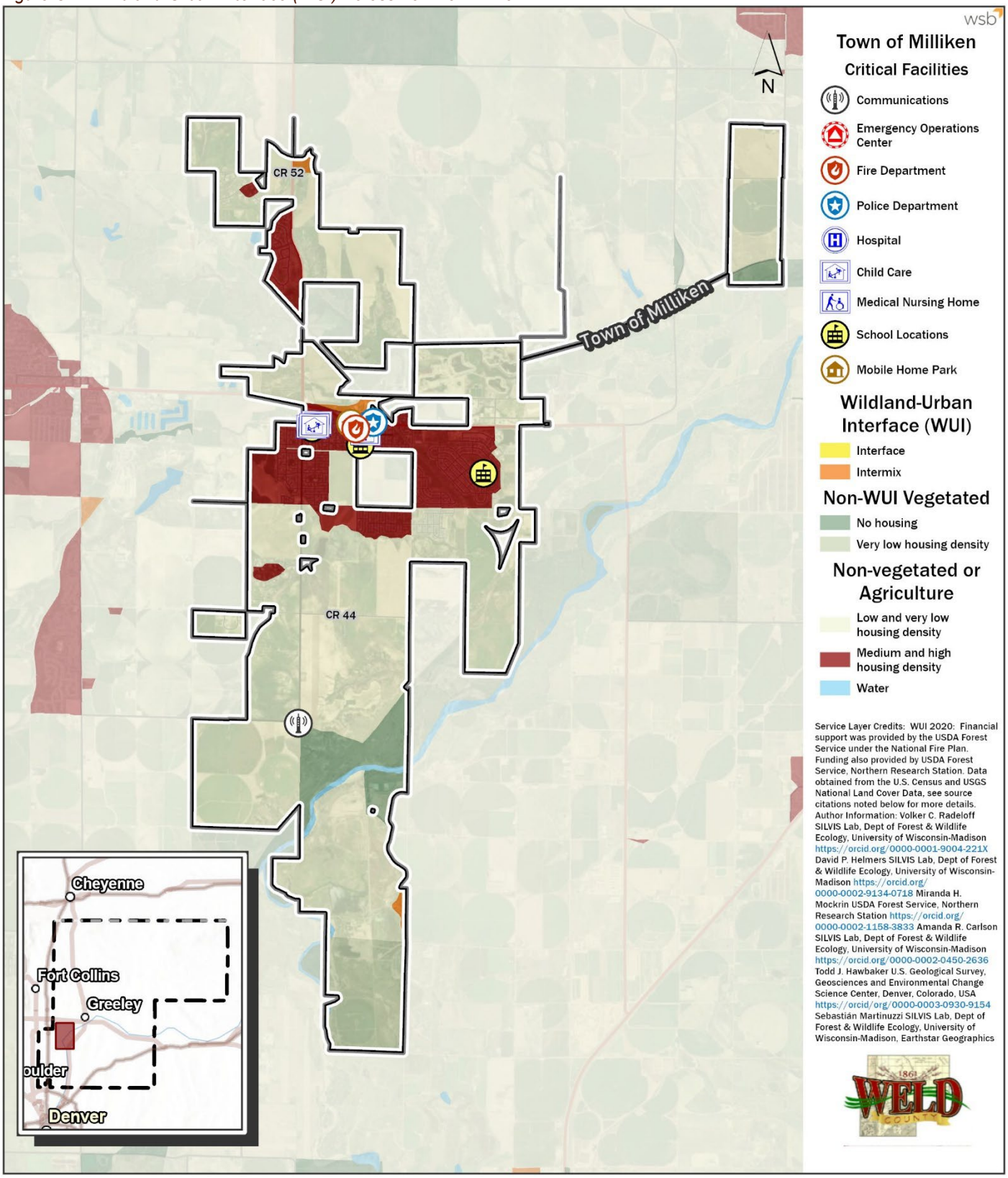


Figure C-43 Wildland-Urban Interface (WUI) Across Town of Nunn

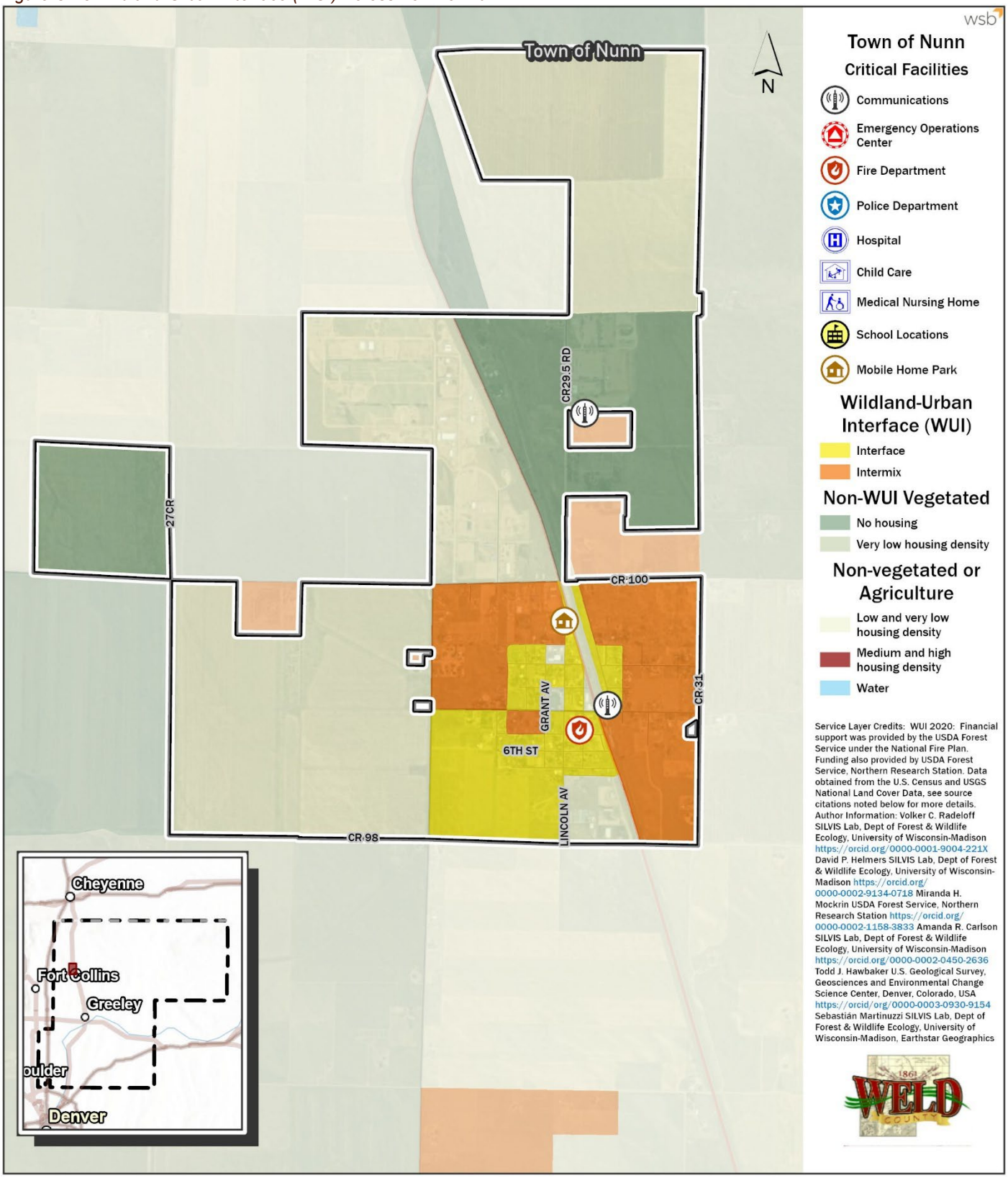


Figure C-44 Wildland-Urban Interface (WUI) Across Town of Pierce

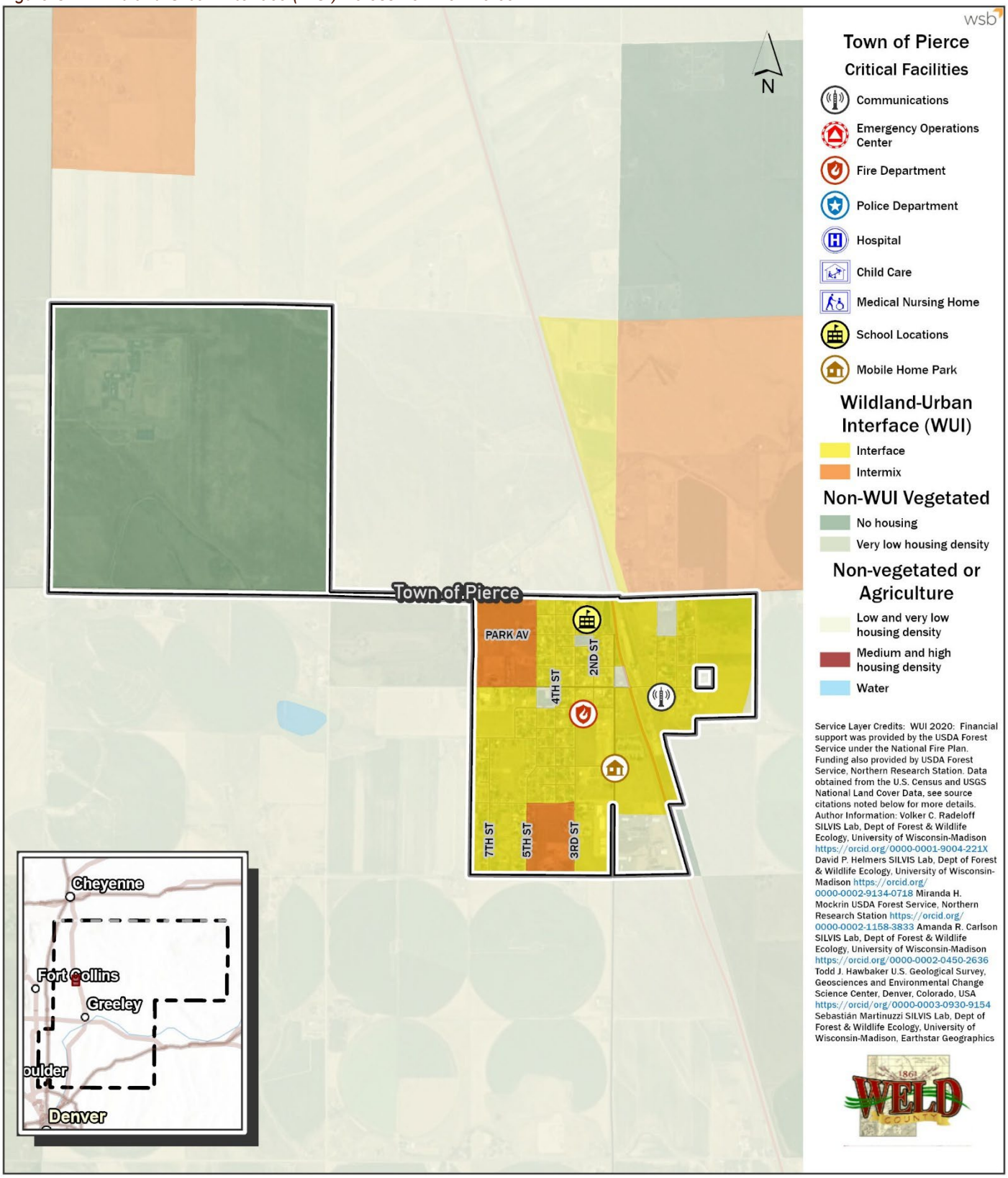


Figure C-45 Wildland-Urban Interface (WUI) Across Town of Platteville

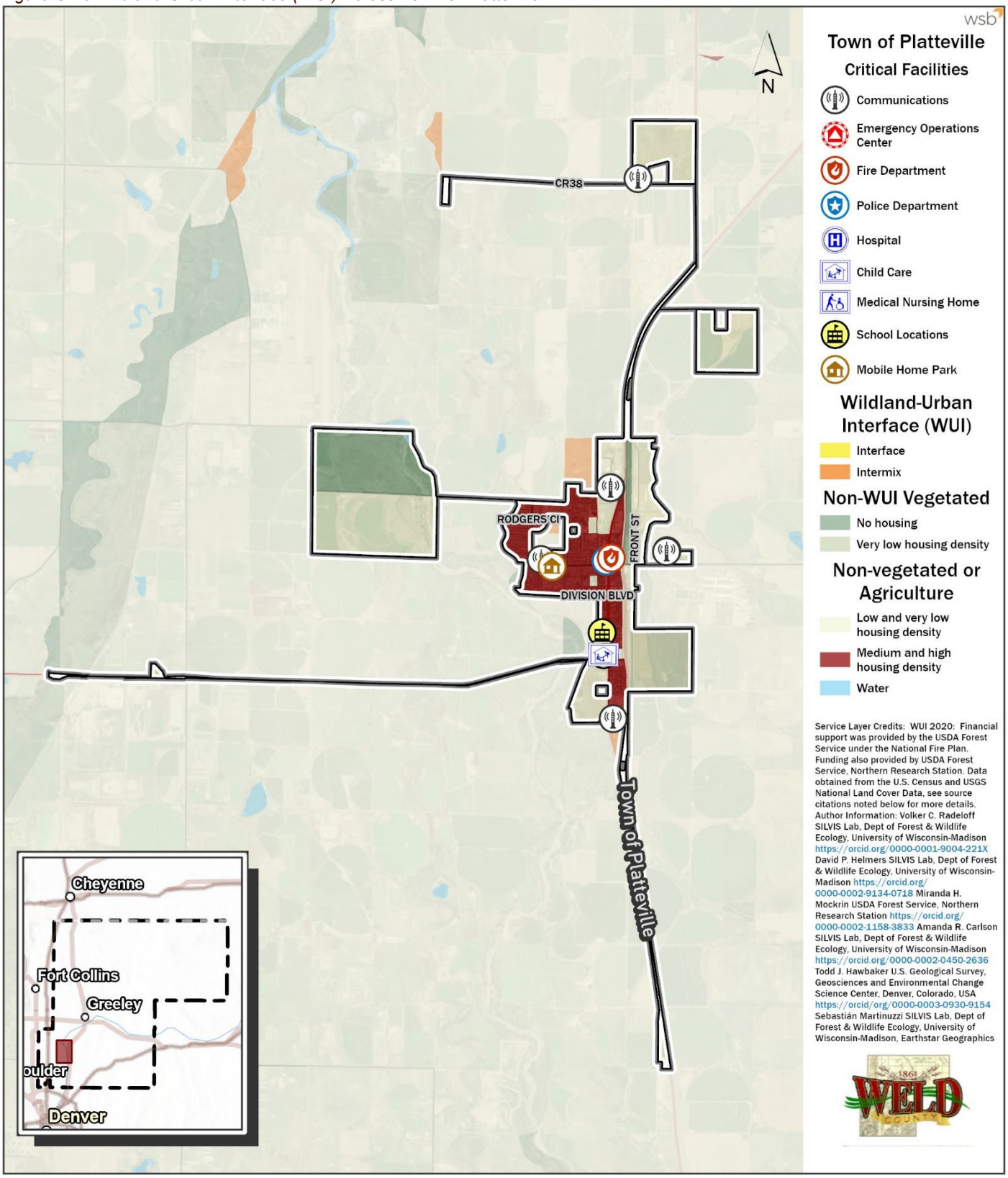


Figure C-46 Wildland-Urban Interface (WUI) Across Town of Severance

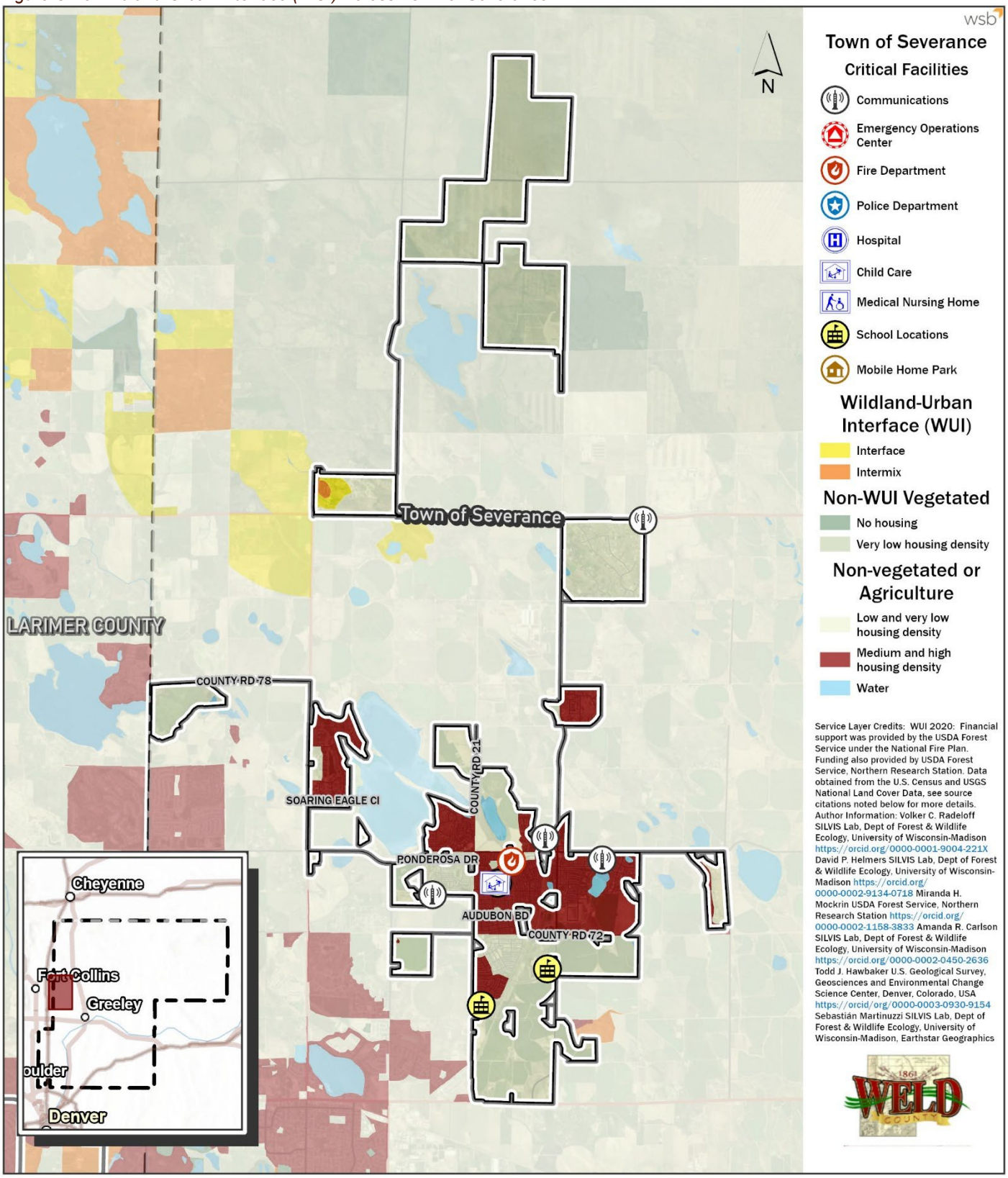


Figure C-47 Wildland-Urban Interface (WUI) Across Town of Windsor

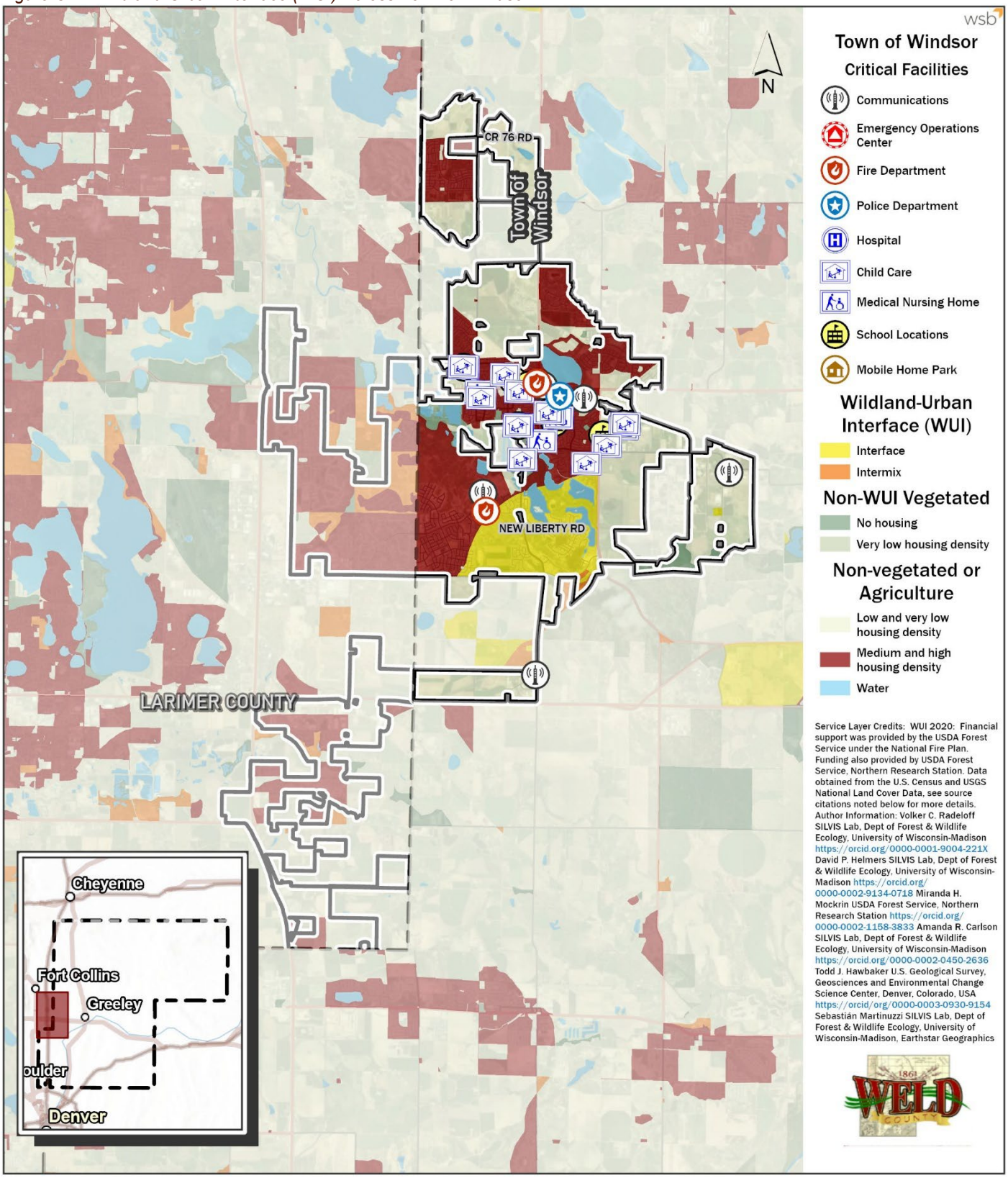


Figure C-48 Wildland-Urban Interface (WUI) Across Participating School Districts

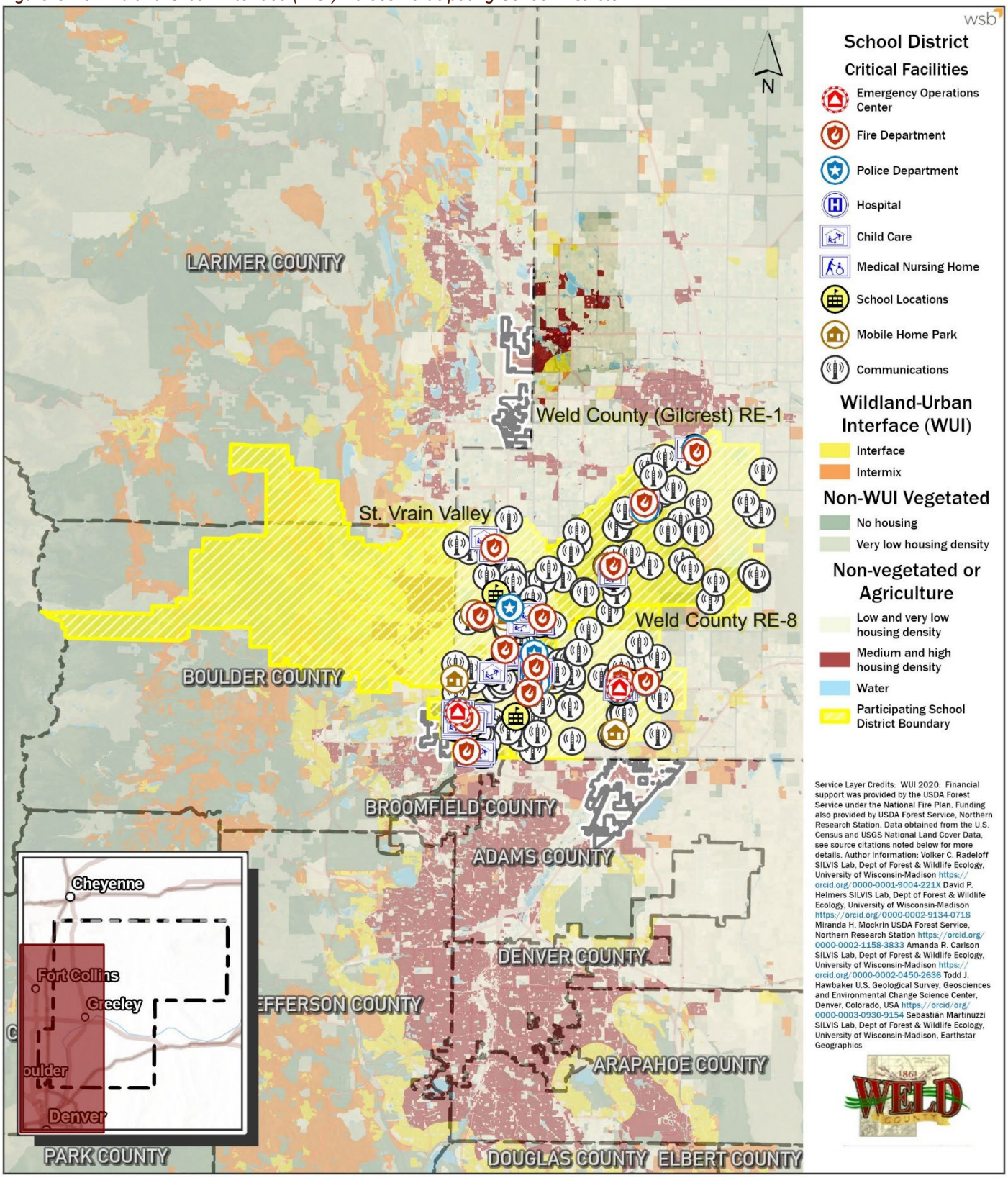


Figure C-49 Wildland-Urban Interface (WUI) Across Participating Water Districts

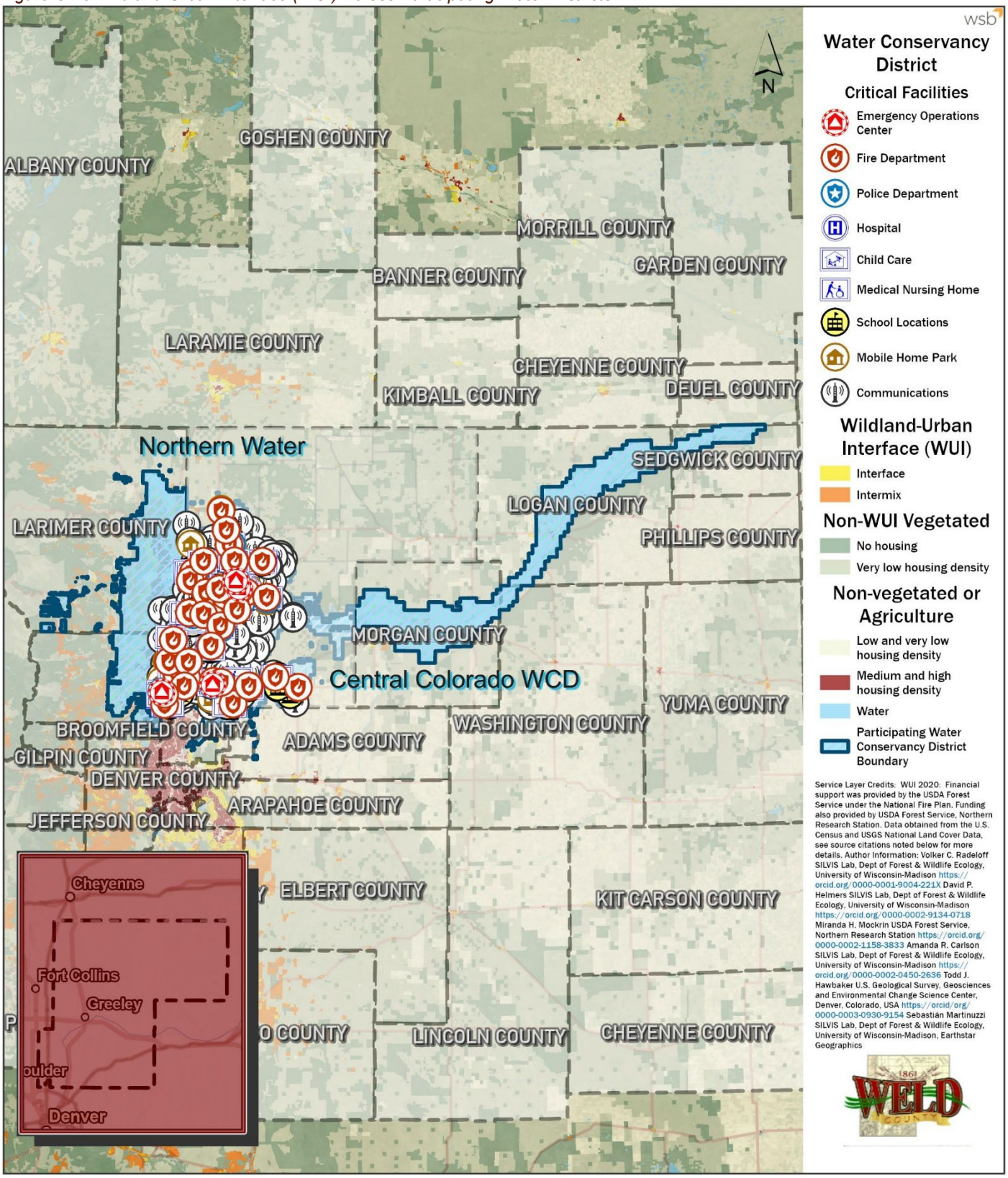
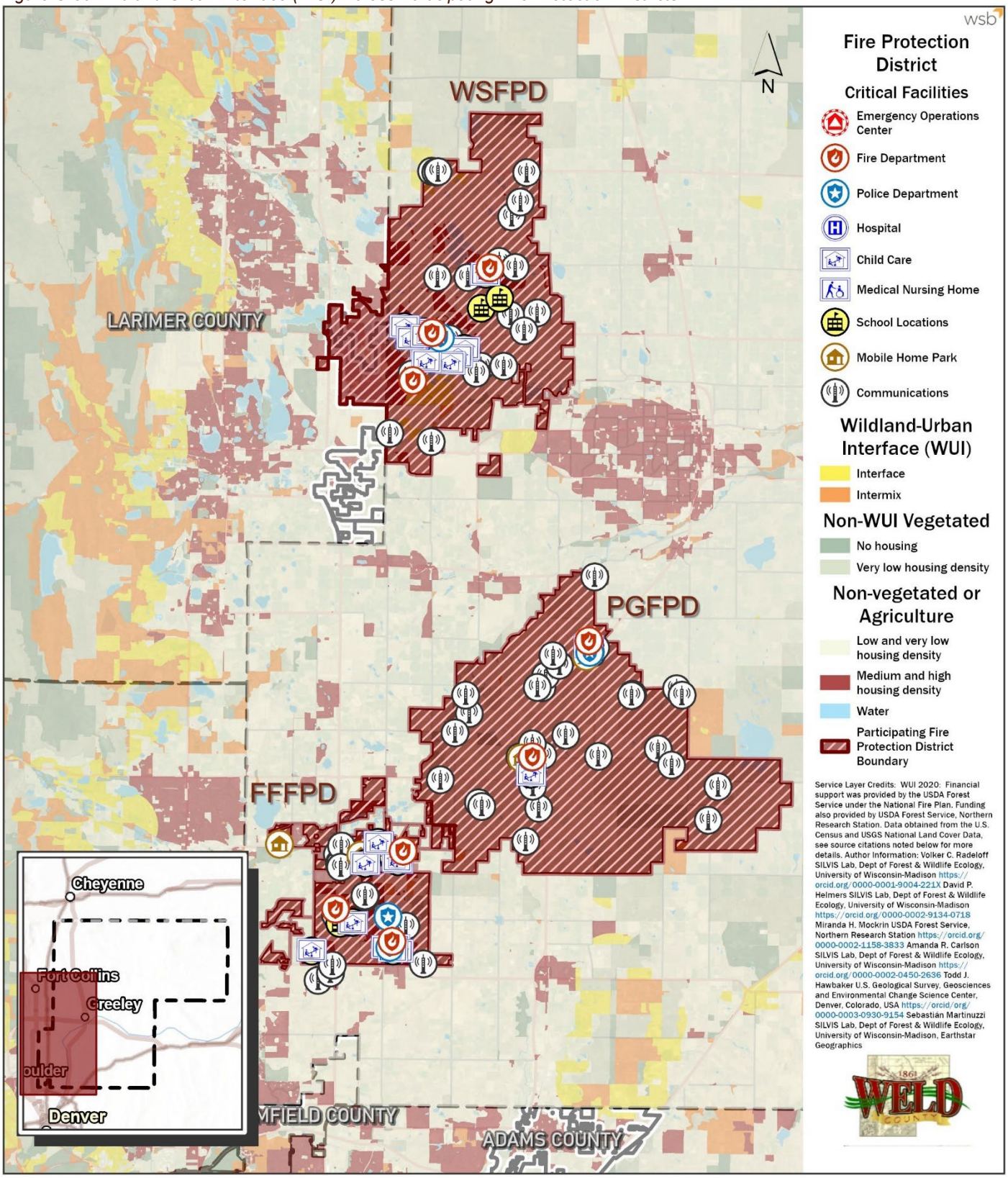


Figure C-50 Wildland-Urban Interface (WUI) Across Participating Fire Protection Districts[2]



[2] WSFPD is the abbreviation for Windsor-Severance Fire Protection District; PGFPD is the abbreviation for Platteville-Gilcrest Fire Protection District; and FFFPD is the abbreviation for Frederick-Firestone Fire Protection District.

Appendix D Demographics

Every resident of Weld County faces exposure to at least one hazard identified in this plan. Recognizing which populations are most affected by disasters is essential for effective preparedness. Social and economic factors can influence an individual's ability to understand their risk, respond appropriately, and recover from such events.

Table D-1 Weld County Demographic Vulnerability Indicators[1]

Jurisdiction	Population (2023 ACS 5-Year Estimate)	Ages < 5 Years Old (%)	Ages > 65 Years Old (%)	Primary Language not English[2] (%)	No High School Diploma (%)	One or more disability (%)	Poverty Rate (%)
Weld County	359,442	6.6	13.2	16.6	28.6	11.8	9.0
Ault	2,270	11.4	17.2	19.6	19.2	14.8	6.5
Brighton	41,196	6.3	10.3	20.9	25.2	10.3	8.8
Dacono	6,419	9.3	7.6	21.2	30.3	7.9	5.3
Eaton	5,832	5.6	15.4	18.4	12.5	8.0	6.4
Erie	31,927	6.3	10.0	10.5	18.2	6.1	3.0
Evans	22,265	7.1	8.1	32.4	33.7	11.5	14.2
Firestone	17,353	5.7	11.4	14.7	29.6	13.1	3.8
Fort Lupton	8,494	4.9	13.6	37.4	46.9	16.0	14.7
Frederick	15,893	6.0	11.0	7.8	14.4	7.8	3.0
Gilcrest	987	10.8	7.8	53.9	31.2	9.5	15.2
Greeley	114,366	7.2	14.8	25.3	31.6	13.4	15.9
Johnstown	17,303	7.5	9.3	9.0	6.5	8.3	2.2
Keenesburg	1,866	7.0	11.5	19.5	10.2	13.9	8.9
Kersey	1,318	5.1	15.5	18.9	27.5	21.5	15.7
LaSalle	3,119	9.4	11.4	18.9	58.3	11.5	8.3

[1] The most recent dataset available for all participating communities from the U.S. Census Bureau is the 2023 ACS 5-Year Estimate, which has been used for the data in this table.
[2] This metric is measured in terms of households, not overall population.

Jurisdiction	Population (2023 ACS 5-Year Estimate)	Ages < 5 Years Old (%)	Ages > 65 Years Old (%)	Primary Language not English[2] (%)	No High School Diploma (%)	One or more disability (%)	Poverty Rate (%)
Lochbuie	8,142	8.7	9.9	28.7	30.6	8.3	2.4
Mead	5,503	4.3	10.7	12.8	39.3	7.7	1.0
Milliken	8,695	9.8	8.5	6.7	22.1	13.9	2.6
Nunn	427	6.6	15.0	17.3	70.5	19.7	6.1
Pierce	1,102	5.3	18.5	14.8	11.5	20.3	3.0
Platteville	2,924	7.6	14.9	26.9	50.0	10.1	8.8
Severance	9,302	10.6	7.4	4.5	12.2	6.7	3.3
Windsor	35,918	5.0	17.3	4.6	23.0	10.4	4.8

Figure D-1 Social Vulnerability Index (SVI) for Weld County by Census Tract (CDC/ATSDR)

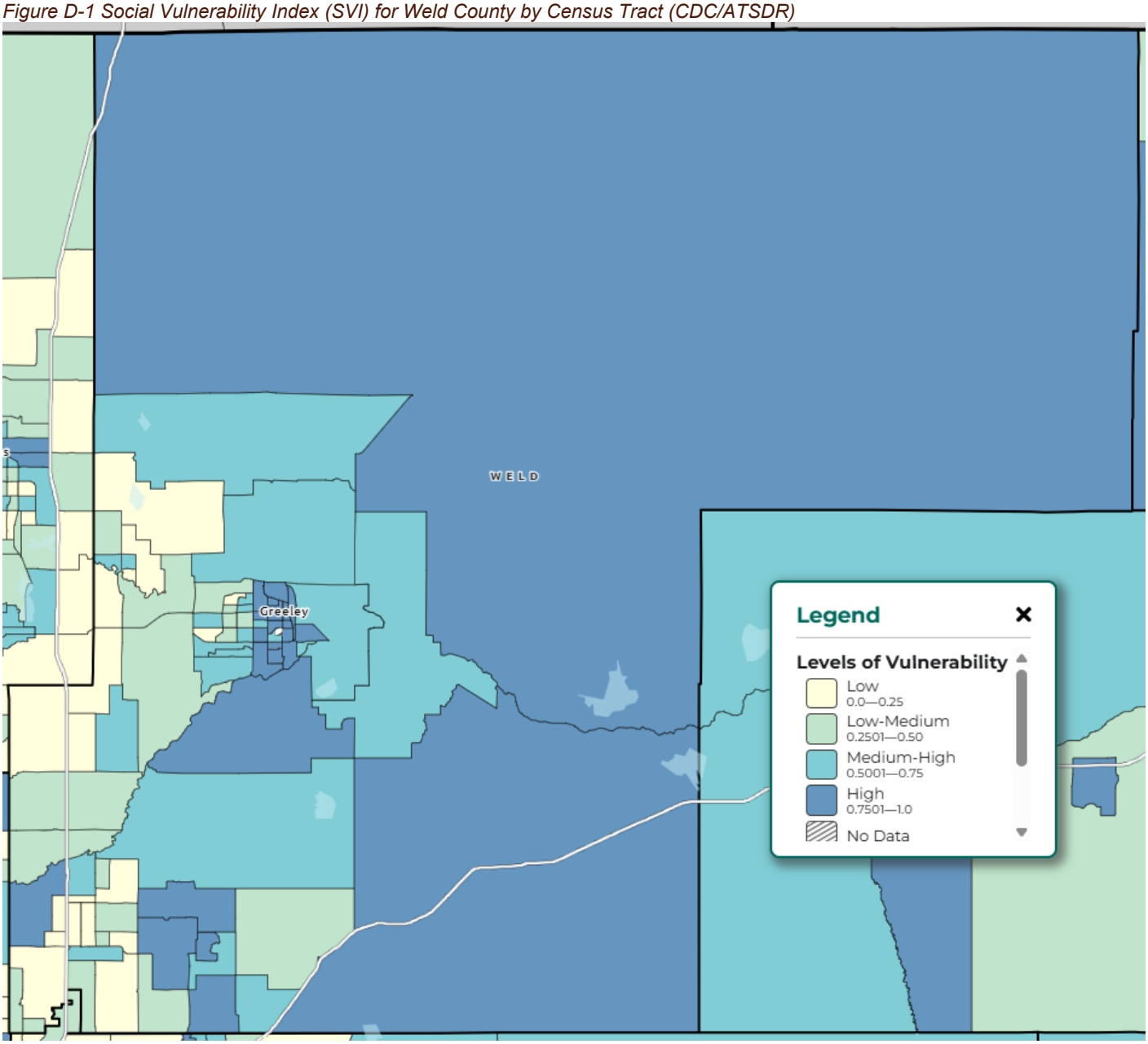


Figure D-2 Percentage of Population Under the Age of 5 (U.S. Census Bureau)

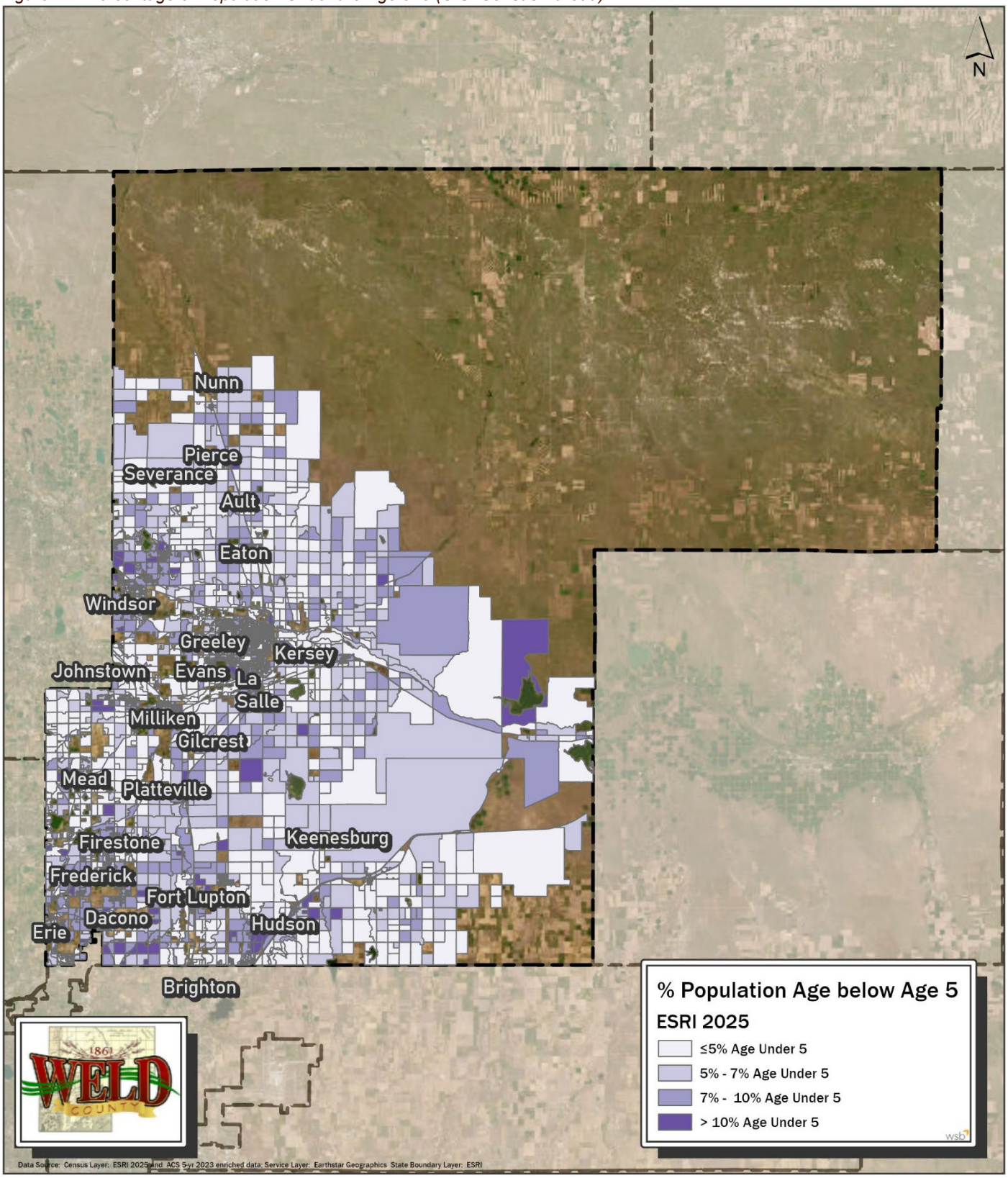


Figure D-3 Percentage of Population Over the Age of 65 (U.S. Census Bureau)

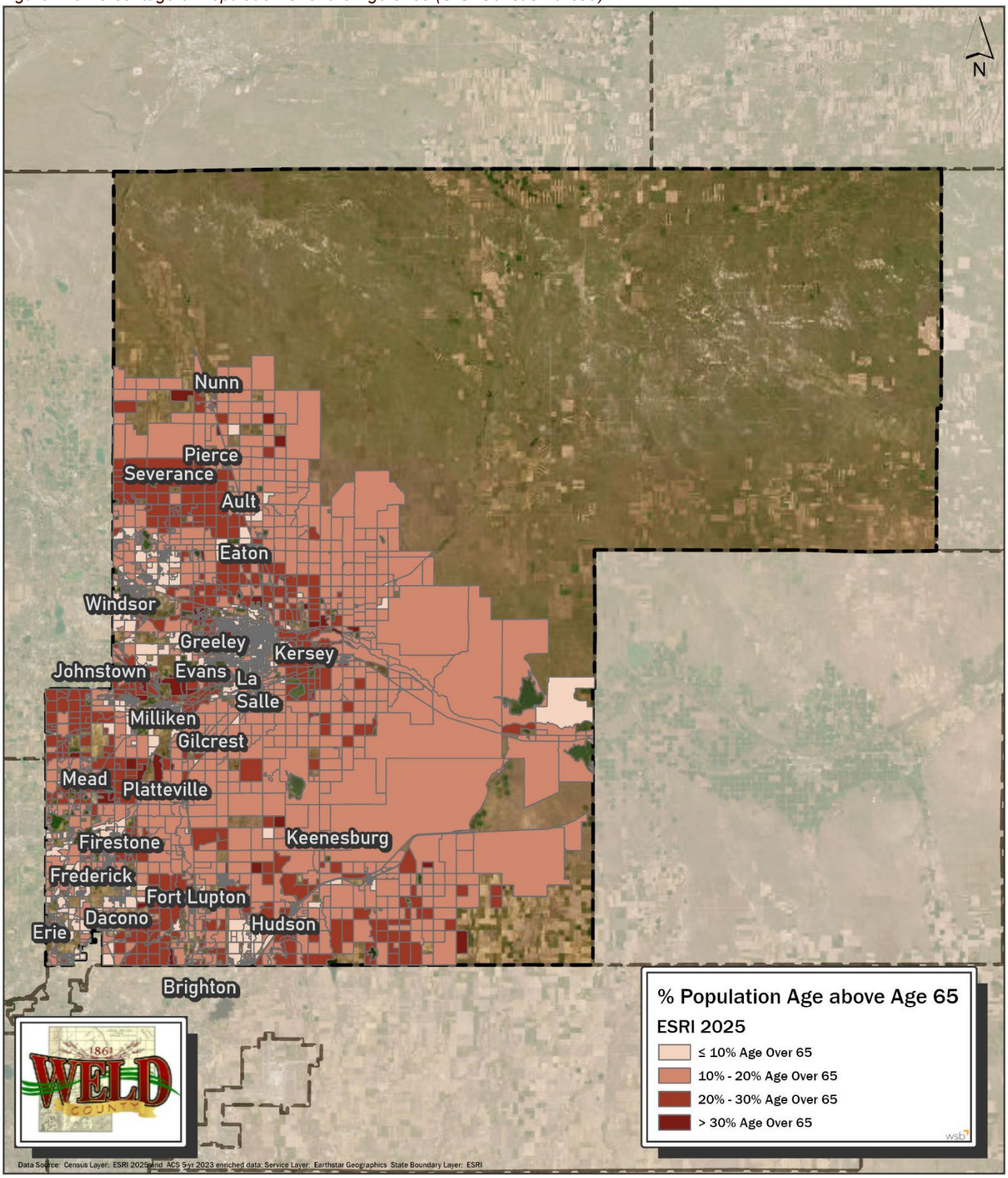


Figure D-4 Percentage of Population Who Speak a Language Other Than English At Home (U.S. Census Bureau)

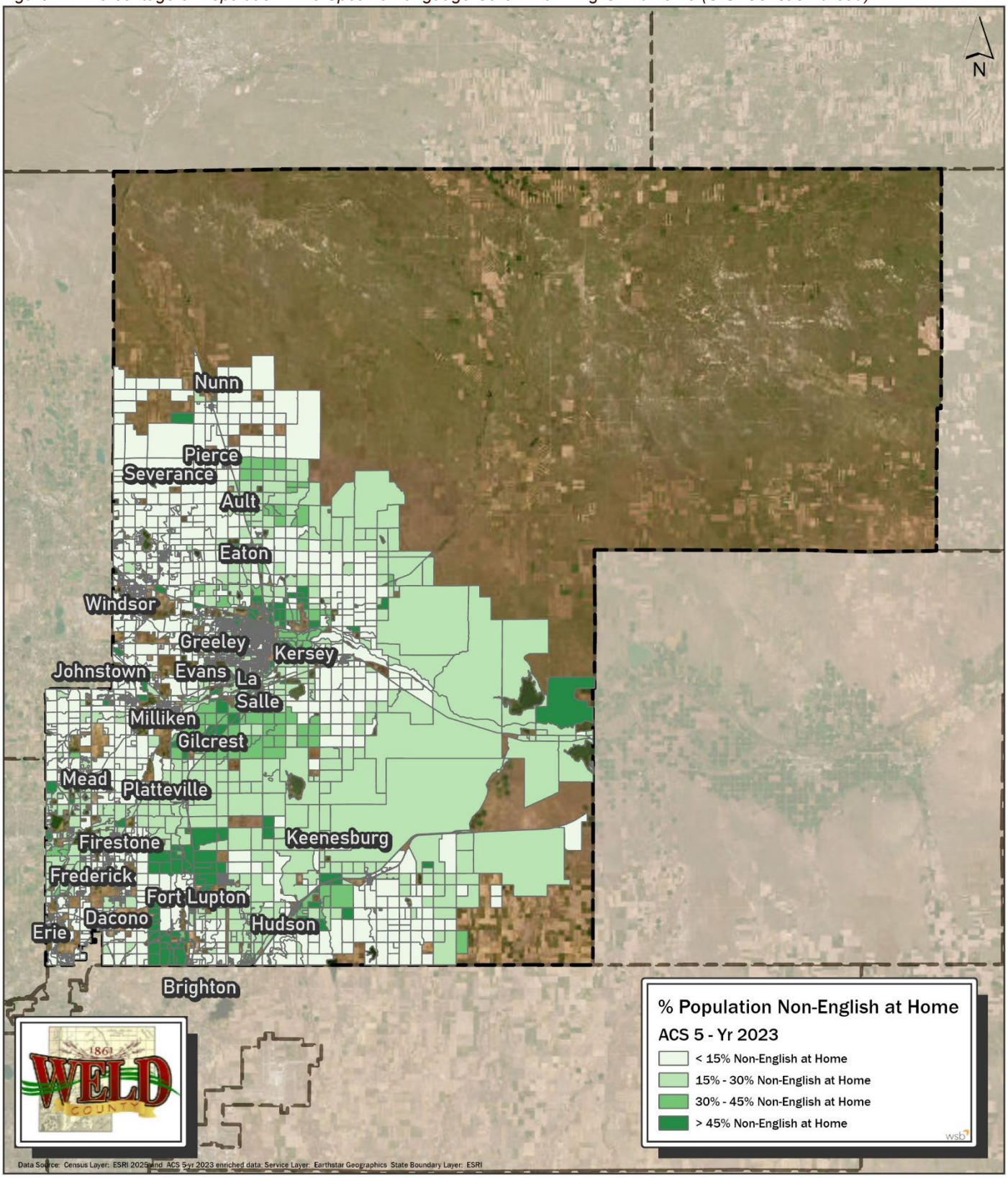


Figure D-5 Percentage of Population Who Did Not Graduate High School (U.S. Census Bureau)

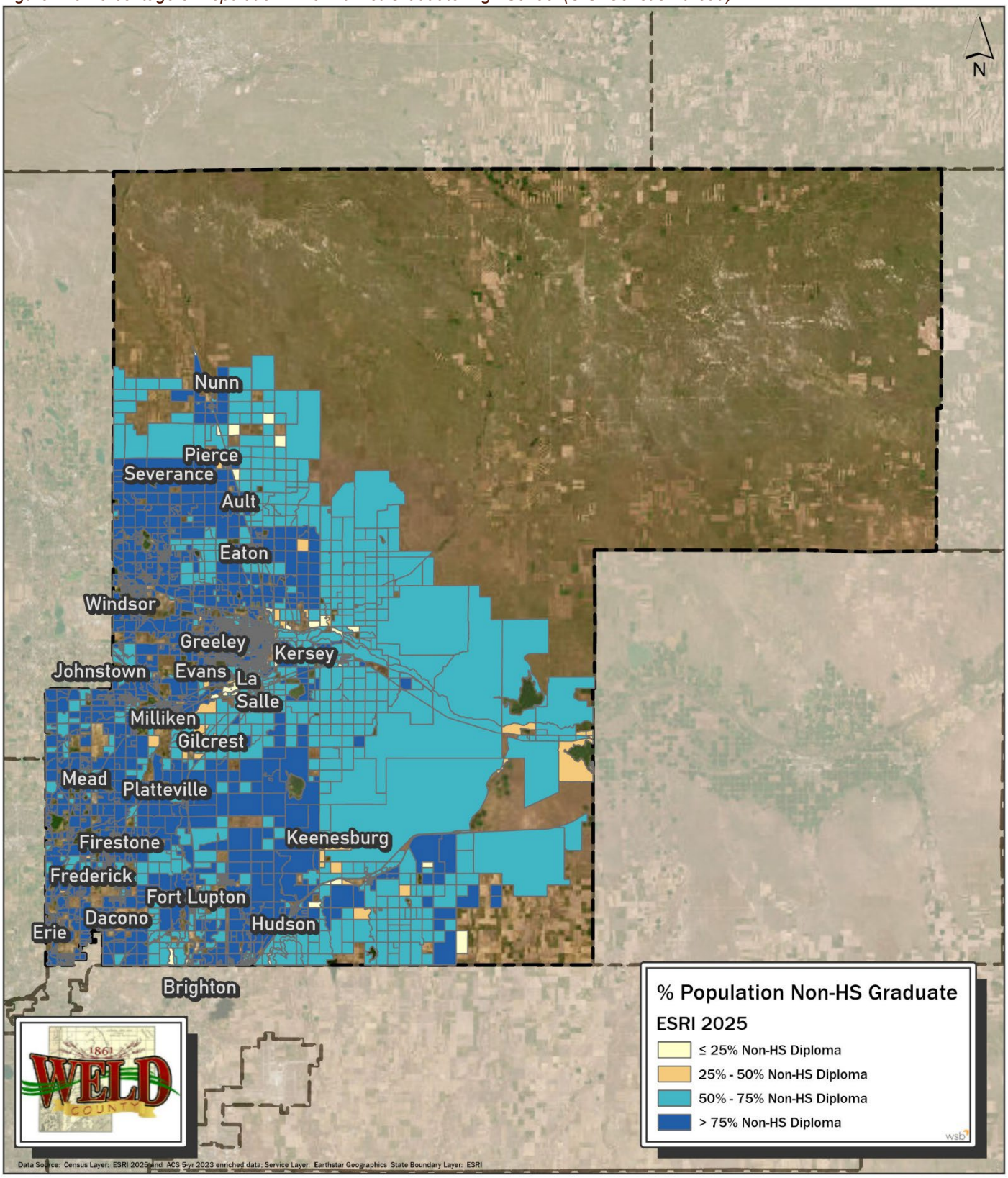


Figure D-6 Percentage of Population With One or More Reported Disability (U.S. Census Bureau)

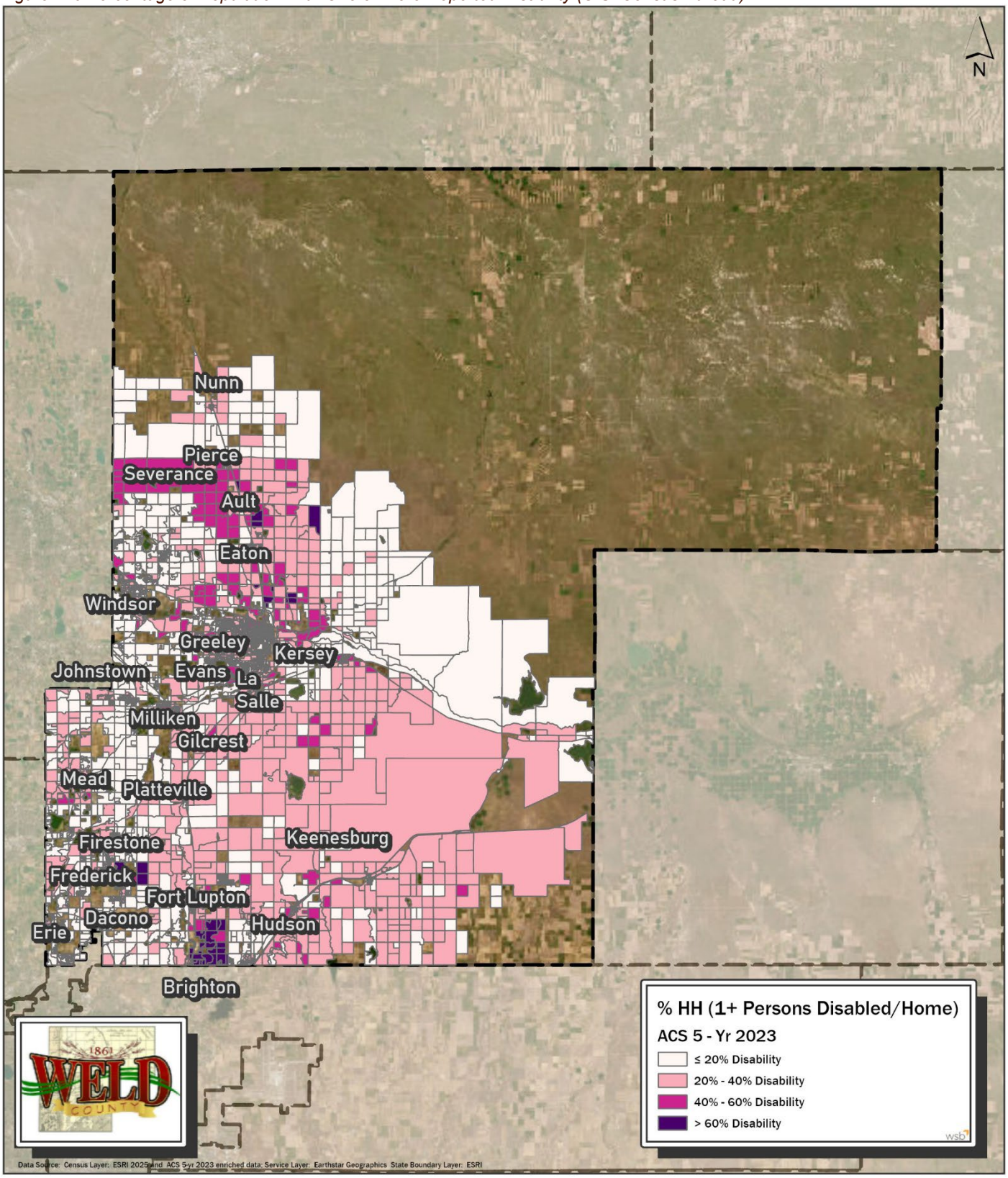
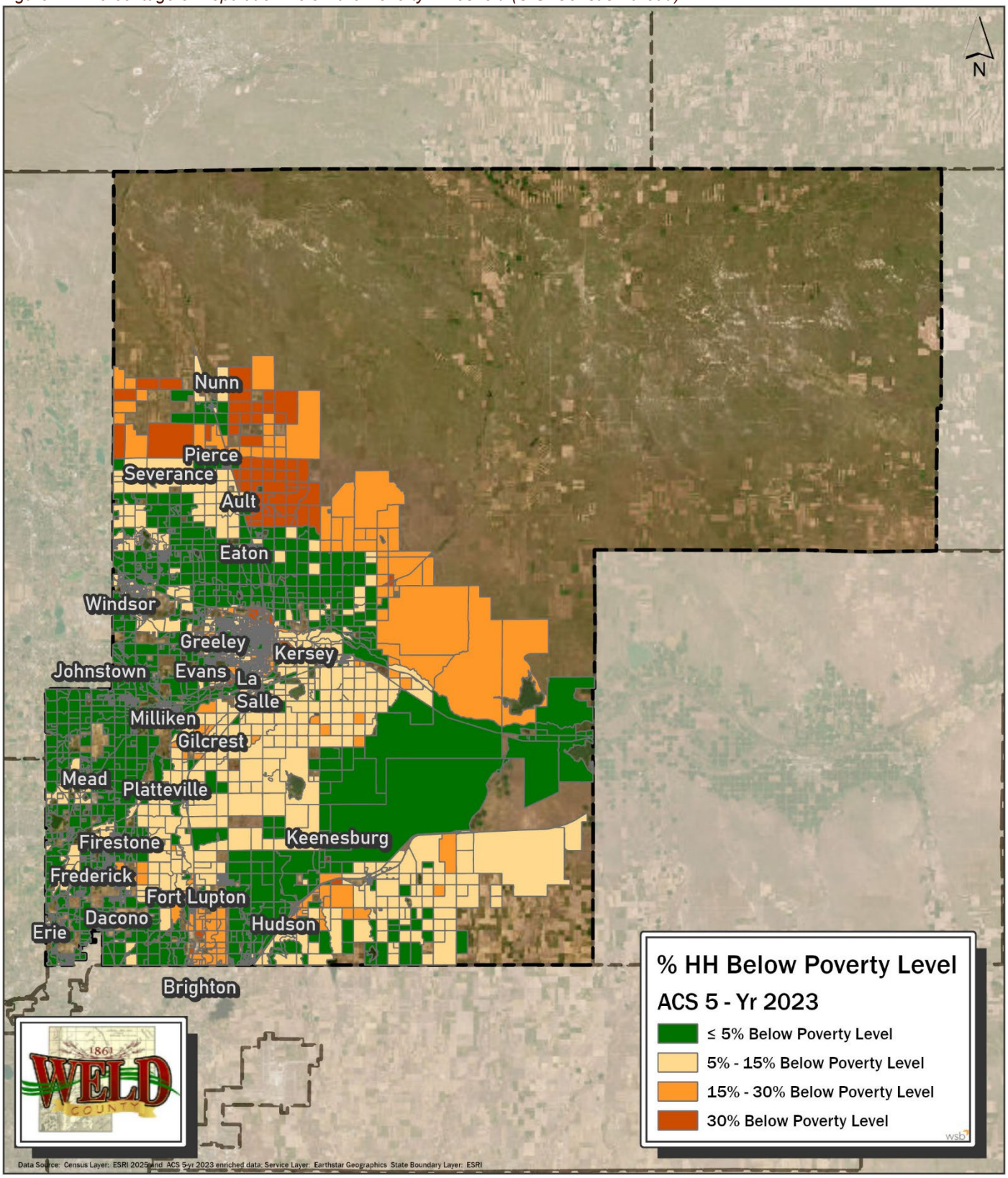


Figure D-7 Percentage of Population Below the Poverty Threshold (U.S. Census Bureau)



Appendix E Adoption Resolutions

In this appendix are the adoption resolutions from each of the jurisdictions participating in the 2026 Weld County Hazard Mitigation Plan. Each resolution signifies the intent of each jurisdiction to uphold the goals and mitigation strategy of this plan, and to work together with other participating jurisdictions increase Weld County's resilience to the hazards profiled in this plan over the next five years.

Town of Ault

Community Profile

Ault is located at the intersection of U.S. Highway 85 and State Highway 14, and is known as the “Gateway to the Pawnee Grasslands.” It is an important crossroads for transporting goods and services and is not heavily reliant on its agricultural roots. In recent years, Ault has transformed into a bedroom community for residents working in Cheyenne (WY), Fort Collins, and Greeley, all of which are within a 45 minute drive.

While it is still a small town, growth in Ault has experienced growth over the last decade, and data from the State Demography Office in the table below indicates a rapid increase in the Town’s population.

Population Trends

Ault	Colorado	
2,779	5,957,494	Population, 2024
47.3% ↑	3.2% ↑	Population, % change 2020 to 2024

Risk Assessment

Summarized in the table below are the results of the Risk Factor (RF) ranking exercise performed by the Town of Ault. The results represent the relative risk of different hazards across the municipality from the perspective of local stakeholders and subject matter experts. A discussion on how each of these hazards affects the community follows in the subsequent ***Vulnerability and Impacts*** section.

Hazard	Probability	Impact	Spatial Extent	Warning Time	Duration	RF Ranking
Agricultural Hazards	1	1	1	1	4	**1.6**
Cyber Attack	1	1	1	4	4	**2.2**
Dam/Levee Incident	1	1	2	4	4	**2.4**
Drought	2	1	3	1	4	**2.2**
Earthquake	1	2	1	4	1	**1.8**
Extreme Heat	3	1	1	3	3	**2.2**
Flood	1	1	2	4	4	**2.4**
Hazardous Materials	2	2	4	4	1	**2.6**
Hail	3	2	2	2	1	**2.0**

Hazard	Probability	Impact	Spatial Extent	Warning Time	Duration	RF Ranking
High Wind	2	2	1	4	1	**2.0**
Soils Hazards	1	1	1	4	1	**1.6**
Lightning	3	2	2	2	1	**2.0**
Grass Fire	3	1	1	4	2	**2.2**
Public Health Hazards	3	2	2	1	4	**2.4**
Severe Winter Storms/Extreme Cold	3	1	1	3	2	**2.0**
Tornado	2	2	1	4	1	**2.0**

Risk Factor

While the results of the 2024 CEPA exercise were used to calculate risk rankings at the County level, a different methodology needed to be employed for the community level, since the same exercise was not conducted for each community participating in the 2026 Weld County Hazard Mitigation Plan update. Thus, a similar methodology to evaluate risk level was employed for this plan as what was used to rate hazard impacts in the 2021 Plan, with a few changes. In the 2021 Plan, each variable was multiplied by a weighting factor, where in this update, no weighting factor was applied. Thus, each variable was summed together, then divided by the number of variables, five, to achieve the RF Ranking. As such, the other change that was made can be seen in the intervals which comprise each risk level below. High risk was adjusted to include ratings of 3.1 or higher, moderate risk was adjusted to include ratings between 2.3 and 3.0, and low risk was adjusted to include ratings of 2.2 or lower. If no hazards received a high risk rating, the hazard with the highest calculated rating is profiled in the next section.

Risk Level	Hazards
High Risk (3.1 or higher)	n/a
Moderate Risk (2.3 – 3.0)	Hazardous Materials, Public Health Hazards
Low Risk (2.2 or lower)	Agricultural Hazards, Cyber Attack, Dam/Levee Incident, Drought, Extreme Heat, Grass Fire, Earthquake, Flood, Soil Hazards, Hail, Lightning, Severe Winter Storms/Extreme Cold, Tornado, High Wind

According to the results of the risk factor exercise, no hazards assessed received a calculated rating of high risk. Hazardous materials is the highest calculated hazard for the Town of Ault. This hazard is highlighted in the next section to include any content specific to the Town, and is intended to supplement information included in each hazard profile located in Chapter 3.

Vulnerability and Impacts

Hazardous Materials

Vulnerability to hazardous materials is elevated for the Town of Ault, due to the location of a CDOT hazardous materials route through the community. Additionally, railway routes pass through Ault, which present their own increased risk for this hazard.

As is true for the entire County, the presence of any businesses that store hazardous materials also poses a risk for these types of events. No hazardous materials occurrences specific to this community since the development of the 2021 plan were identified by Town officials during the development of this plan.

Future occurrences are expected to mirror those for the County.

Capabilities Assessment

An examination of the Town's capabilities to enhance their resilience against hazard impacts is provided in this section. Strengths, weaknesses, and resources of the community are identified here as a means for evaluating and maintaining effective and appropriate management of the Town's hazard mitigation program. Planning and regulatory capabilities are powerful tools for implementing hazard mitigation. Some these capabilities currently possessed by the community are listed in the table below. It is important for all municipalities to regularly review each of these tools, to identify opportunities that can increase their capacity to reduce their risk to hazard impacts.

Institutions, Plans, and Ordinances

Mitigation Capability	Utilization
Building Codes	✓
Zoning Ordinance	✓
Subdivision Ordinance	✓
Floodplain Ordinance	✓
Site Plan Review Requirements	✓
Comprehensive Plan	✓
Capital Improvements Plan	
Economic Development Plan	
Emergency Operations Plan	
Continuity of Operations Plan	

Administrative and Technical Capabilities

Mitigation Capability	Utilization
Floodplain Administrator	✓
Mutual Aid Agreement(s)	

Mitigation Capability	Utilization
Warning Systems/Services/Devices	✓
GIS/HAZUS-skilled Personnel	✓
Backup Electrical Generator(s)	
Emergency Management	✓
Grant Writer(s)	✓

Financial Capabilities

Mitigation Capability	Utilization
Capital Improvements Project funding	
Authority to levy taxes for specific purposes	
Water, Sewer, Gas, or Electrical service fees	✓
Incur fees for new development	✓
Incur debt through general obligation funds and special tax bonds	
Community Development Block Grant	
Federal funding programs	
State funding programs	

Education and Outreach Capabilities

Mitigation Capability	Utilization
Public Hazard Education / Outreach Program	Yes

Natural disaster or safety-related program	No
Firewise	No
NOAA StormReady Program	No

Opportunities to Expand on Current Capabilities

As identified in the Base Plan, the following capabilities will allow the Town of Ault to expand on their current capabilities and reduce their risk to impacts from natural hazard occurrences:

- Develop Community Wildfire Protection Plan
- Join CRS Program

Mitigation Action Items

In this section, a summary of those mitigation action items identified by Town officials for inclusion in the 2026 Weld County Hazard Mitigation Plan, followed by a section discussing the status of mitigation action items identified in the 2021 Weld County Hazard Mitigation Plan. Full details of each mitigation action item included in the 2026 Plan are outlined in Appendix A.

Officials from the Town of Ault have not identified any new mitigation action items for the 2026 plan update. Items listed in the table below are the two identified in the 2021 plan that are being carried over into this plan update.

Action	Mitigation Action Items - Ault
Ault-1	Community Impact Study -Vulnerable Populations-Shelter Capabilities Planning
Ault-2	Hazardous Materials – Community Impact Study

Status of Previous Mitigation Action Items

Implementation status of each of the previously identified mitigation action items for the 2021 plan are ongoing, and being carried over into the 2026 plan update.

City of Dacono

Community Profile

With an approximate land area of 8.8 square miles, Dacono is located in southwestern Weld County, east of Interstate Highway 25 and south of State Highway 52, about 10 miles north of the Denver metropolitan area.

Dacono is part of the Carbon Valley area in southwestern Weld County which also includes the Towns of Frederick and Firestone. Among the agencies and organizations shared by these three municipalities are the Carbon Valley Chamber of Commerce, the Carbon Valley Parks and Recreation District, and the Carbon Valley Emergency Management Agency, the latter of which also includes the Frederick-Firestone Fire Protection District and Mountain View Fire Rescue. An intergovernmental agreement (IGA) between Frederick-Firestone Fire District and these three communities forms the basis upon which this organization has been established. Each municipality collaborates with stakeholders specific to their jurisdiction in determining risks and vulnerabilities, however the unique agreement between them is important to planning efforts. Shared with Firestone and Frederick, this multi-jurisdictional emergency management system is key to fostering collaboration across agencies and successfully integrating hazard information and mitigation planning strategies.

Growth in Dacono has been substantial over the last decade and data from the State Demography Office included below indicates a rapid increase in the City's population.

Population Trends

Dacono	Colorado	
6,687	5,957,494	Population, 2024
6.3% ↑	3.2% ↑	Population, % change 2020 to 2024

Risk Assessment

Summarized in the table below are the results of the Risk Factor (RF) ranking exercise performed by the City of Dacono. The results represent the relative risk of different hazards across the municipality from the perspective of local stakeholders and subject matter experts. A discussion on how each of these hazards affects the community follows in the subsequent ***Vulnerability and Impacts*** section.

Hazard	Probability	Impact	Spatial Extent	Warning Time	Duration	RF Ranking
Agricultural Hazards	3	3	4	1	4	**3.0**
Cyber Attack	3	4	4	4	4	**3.8**
Dam/Levee Incident	3	3	4	2	4	**3.2**

Hazard	Probability	Impact	Spatial Extent	Warning Time	Duration	RF Ranking
Drought	3	2	4	1	4	**2.8**
Earthquake	1	2	4	1	1	**1.8**
Extreme Heat	2	2	3	1	3	**2.2**
Flood	3	3	4	2	4	**3.2**
Hazardous Materials	3	2	3	3	2	**2.6**
Hail	4	3	4	3	2	**3.2**
High Wind	3	4	2	4	4	**3.4**
Soils Hazards	1	1	2	2	1	**1.8**
Lightning	4	3	4	3	2	**3.2**
Grass Fire	3	2	2	4	3	**2.8**
Public Health Hazards	4	2	4	1	3	**2.8**
Severe Winter Storms/Extreme Cold	4	3	4	3	2	**3.2**
Tornado	3	4	2	4	4	**3.4**

Risk Factor

While the results of the 2024 CEPA exercise were used to calculate risk rankings at the County level, a different methodology needed to be employed for the community level, since the same exercise was not conducted for each community participating in the 2026 Weld County Hazard Mitigation Plan update. Thus, a similar methodology to evaluate risk level was employed for this plan as what was used to rate hazard impacts in the 2021 Plan, with a few changes. In the 2021 Plan, each variable was multiplied by a weighting factor, where in this update, no weighting factor was applied. Thus, each variable was summed together, then divided by the number of variables, five, to achieve the RF Ranking. As such, the other change that was made can be seen in the intervals which comprise each risk level below. High risk was adjusted to include ratings of 3.1 or higher, moderate risk was adjusted to include ratings between 2.3 and 3.0, and low risk was adjusted to include ratings of 2.2 or lower. If no hazards received a high risk rating, the hazard with the highest calculated rating is profiled in the next section.

Risk Level	Hazards
High Risk (3.1 or higher)	Cyber Attack, Dam/Levee Incident, Flood, Hail, High Wind, Lightning, Severe Winter Storms/Extreme Cold, Tornado

Moderate Risk (2.3 – 3.0)	Agricultural Hazards, Drought, Hazardous Materials, Grass Fire, Public Health Hazards
Low Risk (2.2 or lower)	Earthquake, Extreme Heat, Soils Hazards

According to the results of the risk factor exercise, cyber attack, dam/levee incident, flood, hail, high wind, lighting, severe winter storms/extreme cold, and tornado all received calculated ratings of high risk and are profiled in the next section to include any content specific to the City, and is intended to supplement information included in each hazard profile located in Chapter 3.

Vulnerability and Impacts

Cyber Attack

For any municipality, vulnerability to cyber attack does not vary from that of the County as a whole. While there are no documented cyber events impacting Dacono, the threat of this hazard is continually increasing. There are no previous events to document specific to Dacono. Future occurrences are expected to mirror that of the County.

Dam/Levee Incident

Dacono's overall vulnerability to flooding in dam inundation areas is significantly different from the rest of the County, as Dacono has no address points located in these dam inundation areas. This is compared to 1.0% of Countywide addresses located in these areas.

No dams are upstream of Dacono. Additional information pertaining to dams can be found on the State's Dam Safety website.

Overall vulnerability to flooding in areas protected by known levees in the City is different from the rest of the County, as Dacono has no address points located within levee protected areas. This is compared to 1.6% of Countywide addresses located in these areas. It is important to note that this analysis is only as good as best available data allows. Current floodplains, dam inundation areas, and areas protected by levees may not currently map all hazard areas. Additionally, mapped hazard areas may be dated and in need of updated mapping and analysis. Future occurrences are expected to mirror that of the County.

Flood

Floods are a very localized hazard, and vulnerability is unique for each municipality. There are no previous events to document specific to Dacono. Overall vulnerability to flood is increased for the City of Dacono, where 2.2% of address points (58) are located within the Special Flood Hazard Area (SFHA). This is a larger percentage of structures at risk, as compared to 1.6% of Countywide addresses located in the SFHA. Flood events can also occur as a result of dam or levee failure. In these cases, flood waters may not follow the typical floodplains mapped as the SFHA. Future occurrences are expected to mirror that of the County.

Hail

Vulnerability to hail is not noticeably different from the rest of the County. Dacono's more densely developed areas experience the greatest risk. Any structures not constructed to meet recent building codes experience the greatest risk from structural damages. According to NOAA's NCEI Storm Events Database, the City of Dacono has had four severe thunderstorms which resulted in reports of hail between 2015 and 2025. There was no reported damage to property or crops and no injuries or deaths. Hail in these storms ranged in size from 1 inch to 1.75 inches. No other events for severe storms, specific to Dacono, were recorded over this time period. Future occurrences are expected to mirror that of the County.

High Wind

Vulnerability to high wind in Dacono is not noticeably different from the rest of the County. Dacono's more densely developed areas experience the greatest risk, in addition to any structures not constructed to meet

recent building codes. Between 2015 and 2025, there was one report of high winds specific to Dacono. On July 20, 2024, a report of 64 mph winds was observed in the City. Future occurrences are expected to mirror that of the County.

Lightning

Vulnerability to lightning is not noticeably different from the rest of the County. Dacono's more densely developed areas experience the greatest risk. Any structures not constructed to meet recent building codes experience the greatest risk from structural damages. No lightning events between 2015 and 2025 specific to Dacono were noted.

Severe Winter Storms/Extreme Cold

Vulnerability to severe winter storms and extreme cold is not noticeably different from the rest of the County. Dacono's more densely developed areas experience the greatest risk. Between 2015 and 2025, there were no effects from severe winter storms or extreme cold specific to Dacono that were noted. Future occurrences are expected to mirror that of the County.

Tornado

Vulnerability to tornadoes in Dacono is not noticeably different from the rest of the County. Dacono's more densely developed areas experience the greatest risk, in addition to any structures not constructed to meet recent building codes. Between 2015 and 2025, there were no reports of tornadoes specific to Dacono. Future occurrences are expected to mirror that of the County.

Capabilities Assessment

An examination of the City's capabilities to enhance their resilience against hazard impacts is provided in this section. Strengths, weaknesses, and resources of the community are identified here as a means for evaluating and maintaining effective and appropriate management of the City's hazard mitigation program. Planning and regulatory capabilities are powerful tools for implementing hazard mitigation. Some of these capabilities currently possessed by the community are listed in the table below. It is important for all municipalities to regularly review each of these tools, to identify opportunities that can increase their capacity to reduce their risk to hazard impacts.

Institutions, Plans, and Ordinances

Mitigation Capability	Utilization
Building Codes	✓
Zoning Ordinance	✓
Subdivision Ordinance	✓
Floodplain Ordinance	✓
Site Plan Review Requirements	✓
Comprehensive Plan	✓
Capital Improvements Plan	✓

Economic Development Plan	
Emergency Operations Plan	✓
Continuity of Operations Plan	

Administrative and Technical Capabilities

Mitigation Capability	Utilization
Floodplain Administrator	✓
Mutual Aid Agreement(s)	✓
Warning Systems/Services/Devices	✓
GIS/HAZUS-skilled Personnel	✓
Backup Electrical Generator(s)	✓
Emergency Management	✓
Grant Writer(s)	✓

Financial Capabilities

Mitigation Capability	Utilization
Capital Improvements Project funding	✓
Authority to levy taxes for specific purposes	✓
Water, Sewer, Gas, or Electrical service fees	✓
Incur fees for new development	✓
Incur debt through general obligation funds and special tax bonds	
Community Development Block Grant	

Federal funding programs	
State funding programs	

Education and Outreach Capabilities

Mitigation Capability	Utilization
Public Hazard Education / Outreach Program	Yes
Natural disaster or safety-related program	Yes
Firewise	No
NOAA StormReady Program	No

Opportunities to Expand on Current Capabilities

As identified in the Base Plan, the following capabilities will allow the City of Dacono to expand on their current capabilities and reduce their risk to impacts from natural hazard occurrences:

- Develop Community Wildfire Protection Plan
- Develop Continuity of Operations Plan
- Join CRS Program
- Obtain and install outdoor warning devices
- Obtain and install backup rollover electrical generators for City facilities that provide services classified under FEMA Community Lifelines

Mitigation Action Items

In this section, a summary of those mitigation action items identified by City officials for inclusion in the 2026 Weld County Hazard Mitigation Plan, followed by a section discussing the status of mitigation action items identified in the 2021 Weld County Hazard Mitigation Plan. Full details of each mitigation action item included in the 2026 Plan are outlined in Appendix A.

Statuses of Previous Action Items

Implementation status of each of the three previously identified mitigation action items for the 2021 plan are listed in the table below.

Mitigation Action Items - Dacono	Status
Design and Construction of CO Blvd Bridge	Not Started
Grandview Street and York Street Flood Mitigation	Ongoing
Community Relations Coordinator	Completed

2026 Mitigation Action Items

Officials from the City of Dacono have identified ten new mitigation action items for the 2026 plan update, listed in the tables on the following pages.

Dacono-1	Improve Stormwater Drainage on Colorado Blvd		
Project Name	Improve Stormwater Drainage on Colorado Blvd		
Action Type	Structural Projects	**Goals and Objectives Addressed**	1b, 2c, 4a
Lifeline(s) Addressed	Transportation		
Priority	High	**Hazards Addressed**	Flood, Dam/Levee Incident
Jurisdiction(s)	City of Dacono		
Issue	During flood events, Colorado Boulevard overtops with flood water, preventing passage and potentially damaging the infrastructure. Colorado Boulevard is a major north-south collector road that serves as an alternative to I-25.		
Action Description	A bridge must be designed and constructed to ensure that Colorado Boulevard stays open during flood events, and is not damaged from flood waters.		
Lead Agency	City of Dacono	**Support Agencies**	n/a
Target Completion Date	12 to 60 months		
Potential Funding Sources	Local, FEMA Hazard Mitigation Grant Program (HMGP), DOLA Grant	**Expected Cost (if Known)**	$5,000,000
Progress Milestones	TBD		

Dacono-2	Develop Data and Network Recovery Plan		
Project Name	Develop Data and Network Recovery Plan		
Action Type	Emergency Services Activities	**Goals and Objectives Addressed**	1b, 1d, 2a, 2c, 3a, 4b
Lifeline(s) Addressed	Safety & Security, Communications		
Priority	High	**Hazards Addressed**	Cyber Attack
Jurisdiction(s)	City of Dacono		
Issue	There is currently no plan in place for disaster recovery should the city's data and network be compromised. This could result in confusion and inefficient action in the event of a cyber attack.		
Action Description	The city should adopt a disaster recovery plan for data and network compromise.		
Lead Agency	City of Dacono City Manager	**Support Agencies**	n/a
Target Completion Date	12 to 24 months		
Potential Funding Sources	Local	**Expected Cost (if Known)**	$150,000
Progress Milestones	Commission Plan, Adopt plan		

Dacono-3	Construct Covered Parking for City Vehicles		
Project Name	Construct Covered Parking for City Vehicles		
Action Type	Property Protection Activities	**Goals and Objectives Addressed**	2c
Lifeline(s) Addressed	Safety & Security		
Priority	Medium	**Hazards Addressed**	Hail, Severe Winter Storms/Extreme Cold, Extreme Heat
Jurisdiction(s)	City of Dacono		
Issue	The city's vehicle fleet is exposed to the elements and is at risk of being damaged by hail.		
Action Description	Covered parking to protect the city's fleet of vehicles is needed to protect them from hazards associated with hail damage, severe winter storms, and extreme heat		
Lead Agency	City of Dacono Public Works	**Support Agencies**	n/a
Target Completion Date	12 to 36 months		
Potential Funding Sources	Local, FEMA Hazard Mitigation Grant Program	**Expected Cost (if Known)**	$600,000
Progress Milestones	Design, Advertising, Construction		

Dacono-4	Improve Stormwater Drainage Along Highway 52		
Project Name	Improve Stormwater Drainage Along Highway 52		
Action Type	Structural Projects	**Goals and Objectives Addressed**	1b, 2c, 2e, 4a
Lifeline(s) Addressed	Transportation		
Priority	High	**Hazards Addressed**	Flood
Jurisdiction(s)	City of Dacono		
Issue	During flood events, HWY-52 overtops with flood water from the Tri-Town Basin, preventing passage and potentially damaging the infrastructure. HWY-52 serves as a major East-West arterial road for the region.		
Action Description	Install box culverts along Highway 52 near the Godding Hollow and Tri-Town Basins to improve stormwater drainage during heavy rain events.		
Lead Agency	City of Dacono Public Works	**Support Agencies**	Town of Frederick Engineering
Target Completion Date	12 to 60 months		
Potential Funding Sources	FEMA Hazard Mitigation Grant Program (HMGP), State of Colorado DOLA Grant	**Expected Cost (if Known)**	$5,000,000
Progress Milestones	Design, Advertising, Construction		

Dacono-5	Highway 52 Godding Hollow Basin Drainage Improvements		
Project Name	Highway 52 Godding Hollow Basin Drainage Improvements		
Action Type	Structural Projects	**Goals and Objectives Addressed**	1b, 2c, 2e, 4a
Lifeline(s) Addressed	Transportation		
Priority	High	**Hazards Addressed**	Flood
Jurisdiction(s)	City of Dacono		
Issue	During flood events, HWY-52 overtops with flood water from the Godding Hollow basin preventing passage and potentially damaging the infrastructure. HWY-52 serves as a major East-West arterial road for the region.		
Action Description	Box culverts must be installed under the highway to convey adequate storm water during large storms.		
Lead Agency	City of Dacono Public Works	**Support Agencies**	Town of Frederick Engineering
Target Completion Date	12 to 60 months		
Potential Funding Sources	FEMA Hazard Mitigation Grant Program (HMGP), State of Colorado DOLA Grant	**Expected Cost (if Known)**	$2,000,000
Progress Milestones	Design, Advertising, Construction		

Dacono-6	Implement Lightning Detection and Public Warning		
Project Name	Implement Lightning Detection and Public Warning		
Action Type	Preventative Activities	**Goals and Objectives Addressed**	1a, 2c, 2e, 4a
Lifeline(s) Addressed	Communications, Safety & Security		
Priority	Medium	**Hazards Addressed**	Lightning
Jurisdiction(s)	City of Dacono		
Issue	The city has numerous open spaces that are used frequently by residents, where they could be exposed to lightning strikes.		
Action Description	Obtain and install lightning detection and warning systems to protect residents in open spaces across the City from the threat of lightning strikes		
Lead Agency	City of Dacono Parks & Recreation	**Support Agencies**	n/a
Target Completion Date	12 to 48 months		
Potential Funding Sources	Local, FEMA Hazard Mitigation Grant Program	**Expected Cost (if Known)**	$150,000
Progress Milestones	Procurement, Installation		

Dacono-7	Prairie Dog Abatement		
Project Name	Prairie Dog Abatement		
Action Type	Preventative Activities	**Goals and Objectives Addressed**	1b, 1c, 2e
Lifeline(s) Addressed	Safety & Security, Health & Medical		
Priority	Medium	**Hazards Addressed**	Agricultural Hazards
Jurisdiction(s)	City of Dacono		
Issue	Vacant and agricultural land in Dacono is overrun with a prairie dog infestation. Prairie dogs can carry numerous infectious diseases that can transmit to humans, pets, and other animals.		
Action Description	Prairie Dogs have been identified as an invasive species and poses a threat human health		
Lead Agency	City of Dacono Community Development	**Support Agencies**	n/a
Target Completion Date	12 to 48 months		
Potential Funding Sources	Local, State of Colorado DOLA Grant	**Expected Cost (if Known)**	$200,000
Progress Milestones	Research animal abatement companies, contract abatement services		

Dacono-8	Procure ISP Redundancy		
Project Name	Procure ISP Redundancy		
Action Type	Preventative Activities	**Goals and Objectives Addressed**	1b, 1d, 2a, 2c, 3a
Lifeline(s) Addressed	Communications		
Priority	High	**Hazards Addressed**	Cyber Attack
Jurisdiction(s)	City of Dacono		
Issue	There is currently only one internet service provider in the city of Dacono. In the event of this ISP having a severe failure, the city would not have internet service.		
Action Description	Procure an agreement with a backup internet service provider (ISP) in order to have a reliable fallback in the event that a cyber attack causes a disruption to the City's current ISP		
Lead Agency	City of Dacono IT	**Support Agencies**	n/a
Target Completion Date	12 to 24 months		
Potential Funding Sources	Local	**Expected Cost (if Known)**	$150,000
Progress Milestones	Purchase Satellite Internet Service		

Dacono-9	Connect and Loop Water Distribution System		
Project Name	Connect and Loop Water Distribution System		
Action Type	Structural Projects	**Goals and Objectives Addressed**	1b, 2c, 2e
Lifeline(s) Addressed	Water Systems, Food, Hydration, & Shelter, Health & Medical		
Priority	High	**Hazards Addressed**	Drought
Jurisdiction(s)	City of Dacono Public Works		
Issue	The City currently purchases water through master meters from Central Weld Water District. As a result, the city has multiple water “islands” where the water distribution system is not connected to other city infrastructure. This makes the water distribution system less resilient. In the event of a drought or infrastructure damage, the city may be unable to supply water to all residents.		
Action Description	Connect and loop the City’s water distribution system to eliminate water service “islands” where the water service infrastructure is not connected to other City infrastructure, to reduce water shortage impacts during periods of drought.		
Lead Agency	City of Dacono	**Support Agencies**	n/a
Target Completion Date	12 to 60 months		
Potential Funding Sources	Local, State of Colorado DOLA Grant	**Expected Cost (if Known)**	$6,000,000
Progress Milestones	Design, Bid, Construction		

Dacono-10	Construct Additional Water Storage		
Project Name	Construct Additional Water Storage		
Action Type	Structural Projects	**Goals and Objectives Addressed**	1b, 2c, 2e
Lifeline(s) Addressed	Water Systems, Food, Hydration, & Shelter, Health & Medical		
Priority	High	**Hazards Addressed**	Drought
Jurisdiction(s)	City of Dacono		
Issue	Current water storage capacity leaves the City in a vulnerable situation in the event of a drought. Additional water storage capacity is needed in order to ensure water availability during periods of drought and to ensure potable water quality.		
Action Description	Current water storage capacity leaves the City in a vulnerable situation in the event of a drought. Additional water storage capacity is needed in order to ensure water availability during periods of drought and to ensure potable water quality.		
Lead Agency	City of Dacono Public Works	**Support Agencies**	n/a
Target Completion Date	12 to 60 months		
Potential Funding Sources	Local, State of Colorado DOLA Grant	**Expected Cost (if Known)**	$25,000,000
Progress Milestones	Design, Bid, Construction		

Town of Eaton

Community Profile

Eaton is located 7 miles north of Greeley, along US Route 85. It is located on the Denver, Colorado-Cheyenne, Wyoming mainline of the Union Pacific Railroad. The local economy's foundation has a long history rooted in agriculture. Eaton takes pride in that foundation and considers itself the Town of "Beef, Beets and Beans" Retail businesses, professional services and industrial development have helped to diversify the economy and with continued growth are expected to strengthen the tax base for the Town

Growth in Eaton has been substantial over the last decade, however data from the Colorado State Demography Office indicates a slight decrease in the Town's population between 2020 and 2024.

Population Trends

Eaton	Colorado	
5,765	5,957,494	Population, 2024
0.6% ↓	3.2% ↑	Population, % change 2020 to 2024

Risk Assessment

Summarized in the table below are the results of the Risk Factor (RF) ranking exercise performed by the Town of Eaton. These results represent the relative risk of different hazards across the municipality from the perspective of local stakeholders and subject matter experts. A discussion on how each of these hazards affects the community follows in the subsequent ***Vulnerability and Impacts*** section.

Hazard	Probability	Impact	Spatial Extent	Warning Time	Duration	RF Ranking
Agricultural Hazards	2	3	3	4	4	**3.2**
Cyber Attack	3	2	3	4	3	**3.0**
Dam/Levee Incident	1	1	2	4	2	**2.0**
Drought	3	1	4	1	4	**2.6**
Earthquake	1	3	3	4	1	**2.4**
Extreme Heat	3	1	4	3	1	**2.4**
Flood	1	1	2	4	2	**2.0**
Hazardous Materials	2	2	4	4	3	**3.0**

Hazard	Probability	Impact	Spatial Extent	Warning Time	Duration	RF Ranking
Hail	4	3	4	2	3	**3.2**
High Wind	3	3	3	2	1	**2.4**
Soils Hazards	1	1	2	4	4	**2.4**
Lightning	4	3	4	2	3	**3.2**
Grass Fire	3	2	2	4	1	**2.4**
Public Health Hazards	4	2	3	1	4	**2.8**
Severe Winter Storms/Extreme Cold	4	3	4	2	3	**3.6**
Tornado	3	3	3	2	1	**2.4**

Risk Factor

While the results of the 2024 CEPA exercise were used to calculate risk rankings at the County level, a different methodology needed to be employed for the community level, since the same exercise was not conducted for each community participating in the 2026 Weld County Hazard Mitigation Plan update. Thus, a similar methodology to evaluate risk level was employed for this plan as what was used to rate hazard impacts in the 2021 Plan, with a few changes. In the 2021 Plan, each variable was multiplied by a weighting factor, where in this update, no weighting factor was applied. Thus, each variable was summed together, then divided by the number of variables, five, to achieve the RF Ranking. As such, the other change that was made can be seen in the intervals which comprise each risk level below. High risk was adjusted to include ratings of 3.1 or higher, moderate risk was adjusted to include ratings between 2.3 and 3.0, and low risk was adjusted to include ratings of 2.2 or lower. If no hazards received a high risk rating, the hazard with the highest calculated rating is profiled in the next section.

Risk Level	Hazards
High Risk (3.1 or higher)	Agricultural Hazards, Hail, Lightning, Severe Winter Storms/Extreme Cold
Moderate Risk (2.3 – 3.0)	Cyber Attack, Drought, Earthquake, Extreme Heat, Hazardous Materials, High Wind, Soils Hazards, Grass Fire, Public Health Hazards, Tornado
Low Risk (2.2 or lower)	Dam/Levee Incident, Flood

According to the results of the risk factor exercise, agricultural hazards, hail, lightning, and severe winter storms/extreme cold all received calculated ratings of high risk and are profiled in the next section to include

any content specific to the Town, and is intended to supplement information included in each hazard profile located in Chapter 3.

Vulnerability and Impacts

Agricultural Hazards

Vulnerability to agricultural hazards is not noticeably different from the rest of the County. Those communities whose economies are more dependent on the agriculture industry do experience higher risk to these hazards. There are no previous events to document specific to Eaton. Future occurrences are expected to mirror that of the County.

Hail

Vulnerability to hail is not noticeably different from the rest of the County. Eaton's more densely developed areas experience the greatest risk, in addition to potential greater losses to the agriculture sector. Any structures not constructed to meet recent building codes experience the greatest risk from structural damages.

According to NOAA's NCEI Storm Events Database, between 2015 and 2025, the Town of Eaton has had five severe thunderstorms which resulted in reports of hail greater than 1.00 inch in diameter, up to 2.50 inches. There was no reported damage to property or crops and no injuries or deaths. No other events for severe storm, specific to Eaton, were recorded over this time period. Future occurrences are expected to mirror that of the County.

Lightning

Vulnerability to lightning is not noticeably different from the rest of the County. Eaton's more densely developed areas experience the greatest risk. Any structures not constructed to meet recent building codes experience the greatest risk from structural damages. No lightning events specific to Eaton were noted. Future occurrences are expected to mirror that of the County.

Severe Winter Storms/Extreme Cold

Vulnerability to severe winter storms and extreme cold is not noticeably different from the rest of the County. Eaton's more densely developed areas experience the greatest risk, in addition to potential greater losses to the agriculture sector. Any structures not constructed to meet recent building codes experience the greatest risk from structural damages. No severe winter storm or extreme cold events specific to Eaton were noted. Future occurrences are expected to mirror that of the County.

Capabilities Assessment

An examination of the Town's capabilities to enhance their resilience against hazard impacts is provided in this section. Strengths, weaknesses, and resources of the community are identified here as a means for evaluating and maintaining effective and appropriate management of the Town's hazard mitigation program. Planning and regulatory capabilities are powerful tools for implementing hazard mitigation. Some of these capabilities currently possessed by the community are listed in the table below. It is important for all municipalities to regularly review each of these tools, to identify opportunities that can increase their capacity to reduce their risk to hazard impacts.

Institutions, Plans, and Ordinances

Mitigation Capability	Utilization
Building Codes	✓
Zoning Ordinance	✓

Mitigation Capability	Utilization
Subdivision Ordinance	✓
Floodplain Ordinance	✓
Site Plan Review Requirements	
Comprehensive Plan	✓
Capital Improvements Plan	
Economic Development Plan	
Emergency Operations Plan	
Continuity of Operations Plan	

Administrative and Technical Capabilities

Mitigation Capability	Utilization
Floodplain Administrator	✓
Mutual Aid Agreement(s)	
Warning Systems/Services/Devices	✓
GIS/HAZUS-skilled Personnel	
Backup Electrical Generator(s)	
Emergency Management	✓
Grant Writer(s)	✓

Financial Capabilities

Mitigation Capability	Utilization
Capital Improvements Project funding	

Mitigation Capability	Utilization
Authority to levy taxes for specific purposes	
Water, Sewer, Gas, or Electrical service fees	✓
Incur fees for new development	✓
Incur debt through general obligation funds and special tax bonds	
Community Development Block Grant	
Federal funding programs	
State funding programs	

Education and Outreach Capabilities

Mitigation Capability	Utilization
Public Hazard Education / Outreach Program	Yes
Natural disaster or safety-related program	No
Firewise	No
NOAA StormReady Program	No

Opportunities to Expand on Current Capabilities

As identified in the Base Plan, the following capabilities will allow the Town of Eaton to expand on their current capabilities and reduce their risk to impacts from natural hazard occurrences:

- Develop Community Wildfire Protection Plan
- Join CRS Program

Mitigation Action Items

In this section, a summary of those mitigation action items identified by Town officials for inclusion in the 2026 Weld County Hazard Mitigation Plan, followed by a section discussing the status of mitigation action items identified in the 2021 Weld County Hazard Mitigation Plan. Full details of each mitigation action item included in the 2026 Plan are outlined in Appendix A.

Statuses of Previous Action Items

Implementation status of each of the previously identified mitigation action items for the 2021 plan are ongoing, and being carried over into the 2026 plan update.

One mitigation action item from the previous plan involved the construction of a roundabout at Collins Road and County Road 35. Since no tangible connection to how that project would reduce hazard risk for any of the hazards that affect the Town has been identified, it has been omitted from inclusion as a mitigation action item for the 2026 plan update.

2026 Mitigation Action Items

Officials from the Town of Eaton have identified three new mitigation action items for the 2026 plan update, listed in the tables on the following pages.

Eaton-1	Master Drainage Study		
Project Name	Master Drainage Study		
Action Type	Floodplain Management Regulation/Current & Future Conditions	**Goals and Objectives Addressed**	1b, 1c, 2a, 2c, 2e, 4b
Lifeline(s) Addressed	Safety & Security		
Priority	High	**Hazards Addressed**	Flood, Agricultural Hazards
Jurisdiction(s)	Town of Eaton		
Issue	North side of town by Hwy 85 is often impacted, Cheyenne Avenue, 74 ½, 5th St, Eaton Commons Park and WCR 35 S of Collins, Collins and Elm, are all locations that are impacted by these flooding events. Roads are often closed due to extensive flooding.		
Action Description	Conduct master drainage study		
Lead Agency	Town of Eaton Public Works & Engineering	**Support Agencies**	Town of Eaton Planning & Development
Target Completion Date	12 to 60 months		
Potential Funding Sources	Local, Colorado DOLA Grant, FEMA Flood Mitigation Assistance, FEMA Hazard Mitigation Grant Program	**Expected Cost (if Known)**	$3,000,000
Progress Milestones	Kickoff meeting (Completed) Drainage Plan (end of 2026) Additional projects to be added afterward		

Eaton-2	Cybersecurity Fortification		
Project Name	Cybersecurity Fortification		
Action Type	Emergency Services Activities, Property Protection Activities	**Goals and Objectives Addressed**	1b, 1d, 2a, 2c, 3a
Lifeline(s) Addressed	Communications		
Priority	High	**Hazards Addressed**	Cyber Attack
Jurisdiction(s)	Town of Eaton		
Issue	A cyber attack could significantly impact the community, impacting water distribution, payroll, billing. Such impacts may also include data breaches and impacts to critical services.		
Action Description	Enhance and complement existing training and network checks of all systems through revised policy, continuing training and network checks, and upgrading IT equipment as needed.		
Lead Agency	Town of Eaton IT, Town of Eaton Police Department	**Support Agencies**	Third Party IT Contractor
Target Completion Date	12 to 24 months		
Potential Funding Sources	Local, State and Federal Grants (as needed)	**Expected Cost (if Known)**	Policy Development: $1,200 IT Upgrades: $65,000
Progress Milestones	Roll out by mid-2026 This action will be implemented on a continual and ongoing basis		

Eaton-3	Obtain Backup Generator for Wastewater Treatment Plant		
Project Name	Obtain Backup Generator for Wastewater Treatment Plant		
Action Type	Emergency Services Activities	**Goals and Objectives Addressed**	1b, 1d, 2c
Lifeline(s) Addressed	Water Systems, Food, Hydration, & Shelter, Health & Medical		
Priority	Medium	**Hazards Addressed**	Hail, Grass Fire, Lightning, Tornado, High Wind, Severe Winter Storms/Extreme Cold, Extreme Heat, Earthquake
Jurisdiction(s)	Town of Eaton		
Issue	Previous power outages have affected the sewage plant, resulting in some functions being non-operational. Extended power outages would impact the health and well-being of residents in the community.		
Action Description	In order to ensure continual service of a critical FEMA Community Lifeline, the Town of Eaton seeks to obtain and install a backup electrical generator for the Town's wastewater treatment plant.		
Lead Agency	Town of Eaton Public Works & Engineering	**Support Agencies**	n/a
Target Completion Date	24 to 36 months		
Potential Funding Sources	Local, FEMA Hazard Mitigation Grant Program (HMGP)	**Expected Cost (if Known)**	$1,000,000
Progress Milestones	As identified in the Capital Improvements Plan, the goal is to complete this project in 2027.		

Town of Erie

Community Profile

Erie is located at the center of Colorado's major economic and population hubs. Located in both Boulder and Weld Counties, Erie lies just west of I-25 and spans 48 square miles, extending from the north side of State Highway 52 and south to State Highway 7.

Erie has seen tremendous growth since 1990, which has continued over the last decade and into the current one. Data from the State Demography Office shows a continuation in growth between 2020 and 2024, as indicated in the table below.

Population Trends

Erie	Colorado	
38,830	5,957,494	Population, 2024
27.8%↑	3.2%↑	Population, % change 2020 to 2024

Risk Assessment

Summarized in the table below are the results of the Risk Factor (RF) ranking exercise performed by the Town of Erie. These results represent the relative risk of different hazards across the municipality from the perspective of local stakeholders and subject matter experts. A discussion on how each of these High Risk hazards affects the community follows in the subsequent ***Vulnerability and Impacts*** section.

Hazard	Probability	Impact	Spatial Extent	Warning Time	Duration	RF Ranking
Agricultural Hazards	3	2	3	1	4	**2.6**
Cyber Attack	4	2	4	4	4	**3.6**
Dam/Levee Incident	3	3	3	3	3	**3.0**
Drought	3	3	4	1	4	**3.0**
Earthquake	1	2	3	4	1	**2.2**
Extreme Heat	3	2	3	2	3	**2.6**
Flood	3	3	3	3	3	**3.0**
Hazardous Materials	3	1	2	4	1	**2.2**

Hazard	Probability	Impact	Spatial Extent	Warning Time	Duration	RF Ranking
Hail	4	3	3	2	1	**2.6**
High Wind	2	2	2	4	1	**2.2**
Soils Hazards	2	1	1	4	1	**1.8**
Lightning	4	3	3	2	1	**2.6**
Grass Fire	3	1	1	4	1	**2.0**
Public Health Hazards	4	3	3	2	4	**3.2**
Severe Winter Storms/Extreme Cold	4	3	3	2	1	**2.6**
Tornado	2	2	2	4	1	**2.2**

Risk Factor

While the results of the 2024 CEPA exercise were used to calculate risk rankings at the County level, a different methodology needed to be employed for the community level, since the same exercise was not conducted for each community participating in the 2026 Weld County Hazard Mitigation Plan update. Thus, a similar methodology to evaluate risk level was employed for this plan as what was used to rate hazard impacts in the 2021 Plan, with a few changes. In the 2021 Plan, each variable was multiplied by a weighting factor, where in this update, no weighting factor was applied. Thus, each variable was summed together, then divided by the number of variables, five, to achieve the RF Ranking. As such, the other change that was made can be seen in the intervals which comprise each risk level below. High risk was adjusted to include ratings of 3.1 or higher, moderate risk was adjusted to include ratings between 2.3 and 3.0, and low risk was adjusted to include ratings of 2.2 or lower. If no hazards received a high risk rating, the hazard with the highest calculated rating is profiled in the next section.

Risk Level	Hazards
High Risk (3.1 or higher)	Cyber Attack, Public Health Hazards
Moderate Risk (2.3 – 3.0)	Agricultural Hazards, Dam/Levee Incident, Drought, Extreme Heat, Flood, Hail, Lightning, Severe Winter Storms/Extreme Cold
Low Risk (2.2 or lower)	Earthquake, Hazardous Materials, High Wind, Soils Hazards, Grass Fire, Tornado

According to the results of the risk factor exercise, cyber attack and public health hazards received calculated ratings of high risk and are profiled in the next section to include any content specific to the Town, and is intended to supplement information included in each hazard profile located in Chapter 3.

Vulnerability and Impacts

Cyber Attack

For any municipality, vulnerability to cyber attack does not vary from that of the County as a whole. While there are no documented cyber events impacting Erie, the threat of this hazard is continually increasing. There are no previous events to document specific to Erie. Future occurrences are expected to mirror that of the County.

Public Health Hazards

Vulnerability to public health hazards is not expected to be noticeably different from the rest of the County. Individuals at a higher risk to this hazard include the aging adult population, those with a chronic illness, such as diabetes, asthma, coronary heart disease, and those who are obese or overweight. Other populations at risk include children, those in poverty and those with a disability. This data is collected at census tract level by the Centers for Disease Control (CDC) and is unavailable at a municipality level.

Capabilities Assessment

An examination of the Town's capabilities to enhance their resilience against hazard impacts is provided in this section. Strengths, weaknesses, and resources of the community are identified here as a means for evaluating and maintaining effective and appropriate management of the Town's hazard mitigation program. Planning and regulatory capabilities are powerful tools for implementing hazard mitigation. Some of these capabilities currently possessed by the community are listed in the table below. It is important for all municipalities to regularly review each of these tools, to identify opportunities that can increase their capacity to reduce their risk to hazard impacts.

Institutions, Plans, and Ordinances

Mitigation Capability	Utilization
Building Codes	✓
Zoning Ordinance	✓
Subdivision Ordinance	✓
Floodplain Ordinance	✓
Site Plan Review Requirements	✓
Comprehensive Plan	✓
Capital Improvements Plan	✓
Economic Development Plan	
Emergency Operations Plan	
Continuity of Operations Plan	✓

Administrative and Technical Capabilities

Mitigation Capability	Utilization
Floodplain Administrator	✓
Mutual Aid Agreement(s)	✓
Warning Systems/Services/Devices	✓
GIS/HAZUS-skilled Personnel	✓
Backup Electrical Generator(s)	✓
Emergency Management	✓
Grant Writer(s)	✓

Financial Capabilities

Mitigation Capability	Utilization
Capital Improvements Project funding	✓
Authority to levy taxes for specific purposes	✓
Water, Sewer, Gas, or Electrical service fees	✓
Incur fees for new development	✓
Incur debt through general obligation funds and special tax bonds	✓
Community Development Block Grant	
Federal funding programs	
State funding programs	

Education and Outreach Capabilities

Mitigation Capability	Utilization
Public Hazard Education / Outreach Program	No
Natural disaster or safety-related program	No
Firewise	No
NOAA StormReady Program	No

Opportunities to Expand on Current Capabilities

As identified in the Base Plan, the following capabilities will allow the Town of Erie to expand on their current capabilities and reduce their risk to impacts from natural hazard occurrences:

- Develop Community Wildfire Protection Plan
- Join CRS Program
- As part of the annual Capital Improvement Plan update, project leads emphasize projects that mitigate the impacts of our highest risk hazards.
- Prioritize projects in our Capital Improvement Plan that mitigate hazard risk.
- As plans and studies are conducted, project leads incorporate relevant information from the HMP.
- Incorporate information from the HMP into the next update of our Comprehensive Plan, Building Codes, Capital Improvement Program and Budget, Comprehensive Emergency Management Plan, Continuity of Operations Plan, Emergency Operations Plan, Floodplain Ordinance, Long-Range Transportation Plan, Parks-Open Space-Greenways and/or Recreation Plan, Post-Disaster Redevelopment Plan, Stormwater Management Plan, Subdivision and Land Development Ordinance, and Zoning Ordinance.
- Include mitigation and resiliency efforts as appropriate in procurement of professional services such as engineering and design, and construction projects; requests for proposals and invitation to bid.
- Integration of hazard and risk information within our website so it is easily accessible to the public.
- Provide Public Information Releases when hazardous conditions exist and when information regarding hazards is available.

Mitigation Action Items

In this section, a summary of those mitigation action items identified by Town officials for inclusion in the 2026 Weld County Hazard Mitigation Plan, followed by a section discussing the status of mitigation action items identified in the 2021 Weld County Hazard Mitigation Plan. Full details of each mitigation action item included in the 2026 Plan are outlined in Appendix A.

Statuses of Previous Action Items

Implementation status of each of the previously identified mitigation action items for the 2021 plan are ongoing, and being carried over into the 2026 plan update.

2026 Mitigation Action Items

Officials from the Town of Erie have identified eighteen new mitigation action items for the 2026 plan update, listed in the tables on the following pages.

Erie-1	Public Education for Agricultural Hazards		
Project Name	Public Education for Agricultural Hazards		
Action Type	Public Information Activity	**Goals and Objectives Addressed**	1a, 2e, 3c
Lifeline(s) Addressed	Food, Hydration, Shelter		
Priority	Medium	**Hazards Addressed**	Agricultural Hazards
Jurisdiction(s)	Town of Erie		
Issue	Provide education to the growing population in Erie regarding personal behaviors that can impact surface waters, including impacts to pollinator habitats.		
Action Description	Public education in newsletters or social media about water quality, safe pesticide/herbicide application at a resident level. Include information how pesticides and herbicides impact pollinators and their habitat.		
Lead Agency	Town of Erie Stormwater	**Support Agencies**	Town of Erie Parks
Target Completion Date	12 to 60 months		
Potential Funding Sources	Local Budget, Stormwater Fund, Staff Time	**Expected Cost (if Known)**	n/a
Progress Milestones	Continuous and Ongoing		

Erie-2	Cybersecurity		
Project Name	Ongoing Cybersecurity Training for Town Staff		
Action Type	Emergency Services Activity	**Goals and Objectives Addressed**	1d, 2c, 3a
Lifeline(s) Addressed	Safety and Security		
Priority	High	**Hazards Addressed**	Cyber Attack
Jurisdiction(s)	Town of Erie		
Issue	Cyber-attacks are becoming increasingly complex. While tactics generally remain the same, like Phishing, bad actors continue to leverage advancing tools to evolve their processes.		
Action Description	Provide ongoing training to Town employees on how cyber attacks happen, how to identify them, and how to report suspicious emails, packages, etc, protecting the Town from cyber-attacks by educating all staff members on how attacks happen and what to look for to help prevent them by providing regular security training and phishing tests.		
Lead Agency	Town of Erie IT	**Support Agencies**	n/a
Target Completion Date	12 to 60 months		
Potential Funding Sources	Local Budget, General Fund, Staff Time	**Expected Cost (if Known)**	n/a
Progress Milestones	n/a		

Erie-3	SCADA System Upgrades		
Project Name	SCADA System Upgrades		
Action Type	Preventative Activities	**Goals and Objectives Addressed**	2c
Lifeline(s) Addressed	Safety and Security, Water Systems		
Priority	High	**Hazards Addressed**	Cyber Attack
Jurisdiction(s)	Town of Erie		
Issue	Upgrade the Town's SCADA System		
Action Description	SCADA system upgrades to protect water supply and regulate effluent releases		
Lead Agency	Town of Erie IT	**Support Agencies**	Town of Erie Utilities
Target Completion Date	12 to 48 months		
Potential Funding Sources	Local Budget	**Expected Cost (if Known)**	n/a
Progress Milestones	n/a		

Erie-4	Levee/Dam Operation and Maintenance Plan		
Project Name	Levee/Dam Operation and Maintenance Plan		
Action Type	Emergency Services Activities	**Goals and Objectives Addressed**	1b, 1c, 2a, 2b, 2c, 2d, 2e, 3a, 4b
Lifeline(s) Addressed	Safety and Security		
Priority	High	**Hazards Addressed**	Flood, Dam/Levee Incident
Jurisdiction(s)	Town of Erie		
Issue	In need of an updated Levee/Dam Operation and Maintenance Plan		
Action Description	Create a Levee/Dam Operation and Maintenance Plan that promotes staff expertise to inspect and maintain the levee that is consistent with USACE requirements.		
Lead Agency	Town of Erie Public Works	**Support Agencies**	USACE Omaha District – Denver Office
Target Completion Date	12 to 24 months		
Potential Funding Sources	Local	**Expected Cost (if Known)**	n/a
Progress Milestones	n/a		

Erie-5	Zone 2 Tank and Pump Station		
Project Name	Zone 2 Tank and Pump Station		
Action Type	Structural Projects	**Goals and Objectives Addressed**	1d, 2c
Lifeline(s) Addressed	Water Systems		
Priority	High	**Hazards Addressed**	Drought
Jurisdiction(s)	Town of Erie		
Issue	Ensure water supply		
Action Description	The new tank and pump station will increase storage and pressure for system to increase the supply of water. Meet current and future demand and ensure reliability. Maintaining water quality		
Lead Agency	Town of Erie Utilities	**Support Agencies**	Town of Erie Public Works
Target Completion Date	12 to 36 months		
Potential Funding Sources	Local	**Expected Cost (if Known)**	$32,000,000
Progress Milestones	Design 2026 Construction 2027		

Erie-6	Zone 3 Tank and Pump Station- Nine Mile		
Project Name	Zone 3 Tank and Pump Station- Nine Mile		
Action Type	Structural Projects	**Goals and Objectives Addressed**	1d, 2c
Lifeline(s) Addressed	Water Systems and Food, Hydration, Shelter		
Priority	High	**Hazards Addressed**	Drought
Jurisdiction(s)	Town of Erie		
Issue	Ensure water supply		
Action Description	Construction of the Zone 3 tank and pump station will increase pressure, increased storage for the system, and decreased pump activation time for Zone 4B. Water availability and distribution. Meet current and future demand and ensure reliability. Maintaining water quality.		
Lead Agency	Town of Erie Utilities	**Support Agencies**	Town of Erie Public Works
Target Completion Date	12 to 48 months		
Potential Funding Sources	Local	**Expected Cost (if Known)**	$35,000,000
Progress Milestones	Design 2026 Construction 2027		

Erie-7	Extreme Heat Planning and Response Plan		
Project Name	Extreme Heat Planning and Response Plan		
Action Type	Emergency Services Activities	**Goals and Objectives Addressed**	1c, 2c, 3c, 4b
Lifeline(s) Addressed	Health and Medical, Food, Hydration, and Medical,		
Priority	Medium	**Hazards Addressed**	Extreme Heat, Drought
Jurisdiction(s)	Town of Erie		
Issue	Planning for extreme heat		
Action Description	Develop an Extreme Heat Planning and Response Plan		
Lead Agency	Town of Erie Sustainability	**Support Agencies**	Town of Erie Planning and Development
Target Completion Date	12 to 60 months		
Potential Funding Sources	Local	**Expected Cost (if Known)**	n/a
Progress Milestones	Draft and Adoption		

Erie-8	Construction of the North Water Treatment Plant		
Project Name	Construction of the North Water Treatment Plant		
Action Type	Structure and Infrastructure Projects, Water Systems	**Goals and Objectives Addressed**	1d
Lifeline(s) Addressed	All Lifelines		
Priority	High	**Hazards Addressed**	Drought, Fire/Grass Fire
Jurisdiction(s)	Town of Erie		
Issue	Construction of the North Water Treatment Plant will create redundancy for water treatment if the existing plant was not functioning.		
Action Description	Construction of the North Water Treatment Plant will result in system capacity. Ensure water availability. Meet current and future demand and ensure reliability. Maintaining water quality.		
Lead Agency	Town of Erie Utilities	**Support Agencies**	Town of Erie Public Works
Target Completion Date	12 to 36 months		
Potential Funding Sources	Local, State of Colorado DOLA Grant, FEMA Hazard Mitigation Grant Program	**Expected Cost (if Known)**	$176,000,000
Progress Milestones	Pilot Programs Design Construction		

Erie-9	111th Drainage Design/Construction		
Project Name	111th Drainage Design/Construction		
Action Type	Structural Project	**Goals and Objectives Addressed**	1b, 2e, 4a
Lifeline(s) Addressed	All		
Priority	Medium	**Hazards Addressed**	Flood
Jurisdiction(s)	Town of Erie		
Issue	Reduce flood water overtopping of 111th St.		
Action Description	Design a solution for road overtopping during storm events.		
Lead Agency	Town of Erie Public Works	**Support Agencies**	Mile High Flood District
Target Completion Date	12 to 30 months		
Potential Funding Sources	Local Budget Stormwater Fund and Mile High Flood District	**Expected Cost (if Known)**	$2,000,000
Progress Milestones	Design Construction		

Erie-10	Coal Creek Analysis and Project Programming South of Erie Parkway		
Project Name	Coal Creek Analysis and Project Programming South of Erie Parkway		
Action Type	Emergency Services Activities	**Goals and Objectives Addressed**	1b, 2a, 2c, 2e, 4b
Lifeline(s) Addressed	All		
Priority	Medium	**Hazards Addressed**	Flood
Jurisdiction(s)	Town of Erie		
Issue	Identify improvements needed for stormwater maintenance along Coal Creek. And improve the function of Coal Creek.		
Action Description	Evaluating improvements to Erie Parkway by developing a Strategic Plan for implementing improvements to Coal Creek. Stabilize the creek from vertical erosion that is risking the towns trail system and irrigation pond. Provide maintenance access to water quality facilities adjacent to the creek.		
Lead Agency	Town of Erie Public Works	**Support Agencies**	n/a
Target Completion Date	12 to 24 months		
Potential Funding Sources	Local Stormwater Fund	**Expected Cost (if Known)**	$250,000
Progress Milestones	n/a		

Erie-11	Coal Creek Reach 2 and Reach 4 Improvements		
Project Name	Coal Creek Reach 2 and Reach 4 Improvements		
Action Type	Floodplain Management Regulation/Current & Future Conditions	**Goals and Objectives Addressed**	1b, 1c, 2c, 2e
Lifeline(s) Addressed	All		
Priority	High	**Hazards Addressed**	Flood
Jurisdiction(s)	Town of Erie		
Issue	Flood mitigation and creek restoration		
Action Description	Address creek function and remove structures from the SFHA		
Lead Agency	Town of Erie Utilities	**Support Agencies**	Town of Erie Public Works
Target Completion Date	12 to 42 months		
Potential Funding Sources	Town of Erie: Stormwater Fund, Transportation Fund, FEMA Hazard Mitigation Grant Program (HMGP), and MHFD	**Expected Cost (if Known)**	$26,000,000
Progress Milestones	Complete Design and Construction		

Erie-12	WCR7 and SH52 Culvert Upsizing		
Project Name	WCR7 and SH52 Culvert Upsizing		
Action Type	Structural Projects	**Goals and Objectives Addressed**	1b, 2c, 4a
Lifeline(s) Addressed	All		
Priority	High	**Hazards Addressed**	Flood
Jurisdiction(s)	Town of Erie, Town of Frederick		
Issue	The existing culvert is undersized		
Action Description	Prevent road overtopping to convey 100yr storm under SH52. Prevent overtopping of SH52. Protect property and infrastructure		
Lead Agency	Town of Erie Public Works	**Support Agencies**	Colorado Department of Transportation, Town of Frederick Public Works
Target Completion Date	12 to 60 months		
Potential Funding Sources	Town of Erie Local Budget and Stormwater Fund	**Expected Cost (if Known)**	$5,000,000
Progress Milestones	n/a		

Erie-13	Colliers Hill Regional Pond Outfall Structure Redesign		
Project Name	Colliers Hill Regional Pond Outfall Structure Redesign		
Action Type	Property Protection Activities	**Goals and Objectives Addressed**	1c, 2c
Lifeline(s) Addressed	All		
Priority	High	**Hazards Addressed**	Flood
Jurisdiction(s)	Town of Erie		
Issue	Lack of downstream release during major storm events		
Action Description	Address downstream release during major storm events.		
Lead Agency	Town of Erie Public Works	**Support Agencies**	Town of Erie Utilities
Target Completion Date	12 to 24 months		
Potential Funding Sources	Local - Budget Colliers Hill Urban Renewal Authority	**Expected Cost (if Known)**	$1,000,000
Progress Milestones	Design Construction		

Erie-14	CIRSA HailSens360		
Project Name	CIRSA HailSens360		
Action Type	Awareness Program	**Goals and Objectives Addressed**	1b, 2c
Lifeline(s) Addressed	Safety & Security		
Priority	High	**Hazards Addressed**	Hail
Jurisdiction(s)	Town of Erie		
Issue	The Town of Erie is in a hail prone area. Storms tend to develop quickly, not allowing time to protect vehicles.		
Action Description	Sign-up for HailSens360		
Lead Agency	Town of Erie	**Support Agencies**	Town of Erie: Utilities, Police, Public Works, IT, Administration, Parks
Target Completion Date	12 to 60 months		
Potential Funding Sources	Local	**Expected Cost (if Known)**	n/a
Progress Milestones	n/a		

Erie-15	Erie Police Department Expansion Project		
Project Name	Erie Police Department Expansion Project		
Action Type	Structural Projects, Property Protection Activities	**Goals and Objectives Addressed**	2c
Lifeline(s) Addressed	Safety and Security		
Priority	High	**Hazards Addressed**	Hail
Jurisdiction(s)	Town of Erie		
Issue	Currently, police vehicles do not have protection from hail. If there is a severe hail event that damages police vehicles, the Town cannot provide essential services.		
Action Description	Construction of the Police Department Expansion will include covered parking for police vehicles.		
Lead Agency	City of Erie Public Works, Police Department	**Support Agencies**	n/a
Target Completion Date	n/a		
Potential Funding Sources	Local	**Expected Cost (if Known)**	n/a
Progress Milestones	Design Construction		

Erie-16	Update Standard Operating Procedures for Spill Response and Containment		
Project Name	Update Standard Operating Procedures for Spill Response and Containment		
Action Type	Emergency Services Activities	**Goals and Objectives Addressed**	1b, 1c
Lifeline(s) Addressed	Safety and Security, Transportation		
Priority	High	**Hazards Addressed**	Hazardous Materials
Jurisdiction(s)	Town of Erie, Weld County		
Issue	Update Standard Operating Procedure		
Action Description	Update a Standard Operating Procedure for Spill Response and Containment		
Lead Agency	Town of Erie Utilities and Public Works	**Support Agencies**	Weld County Office of Emergency Management, Weld County LEPC
Target Completion Date	12 to 24 months		
Potential Funding Sources	Local	**Expected Cost (if Known)**	n/a
Progress Milestones	Plan update		

Erie-17	CodeRed Membership for Emergency Alerts		
Project Name	CodeRed Membership for Emergency Alerts		
Action Type	Emergency Services Activities	**Goals and Objectives Addressed**	1a
Lifeline(s) Addressed	Safety and Security, Communication, Food, Hydration, Shelter,		
Priority	High	**Hazards Addressed**	High Wind, Lightning, Severe Winter Storms/Extreme Cold, and Tornado
Jurisdiction(s)	Town of Erie		
Issue	Provide a service to notify residents of hazards by phone, text, or email.		
Action Description	Join CodeRed to improve notification options for residents to notify them of hazards.		
Lead Agency	Town of Erie Police Department	**Support Agencies**	Town of Erie Risk Management
Target Completion Date	n/a		
Potential Funding Sources	General Fund	**Expected Cost (if Known)**	n/a
Progress Milestones	Active Membership		

Erie-18	Mine Subsidence Mitigation for Town Property for Facility Expansion		
Project Name	Mine Subsidence Mitigation for Town Property for Facility Expansion		
Action Type	Structural Projects	**Goals and Objectives Addressed**	1b, 1c, 2a, 2c, 2e, 4a, 4b
Lifeline(s) Addressed	Safety and Security, Communication, Food, Hydration, Shelter,		
Priority	High	**Hazards Addressed**	Soil Hazard
Jurisdiction(s)	Town of Erie		
Issue	A proposed development area has identified mine subsidence issues. The area will need to be stabilized prior to any development.		
Action Description	Developing a Mine Subsidence Mitigation Plan to mitigate historical mine subsidence area to allow for development.		
Lead Agency	Town of Erie Economic Development	**Support Agencies**	n/a
Target Completion Date	12 to 24 months		
Potential Funding Sources	Erie General Fund	**Expected Cost (if Known)**	$5,000,000
Progress Milestones	Plan Development and Implementation		

City of Evans

Community Profile

Evans is located in northern Colorado at the crossroads of US Highway 85 and US Highway 34. Evans is located just south of Greeley and was once the County seat of Weld County.

Growth in Evans has been notable over the last decade. Evans is the second most populated municipality in the County with a population of 22,855 according to data from the State Demography Office, which indicates an increase in the City's population between 2020 and 2024.

Population Trends

Evans	Colorado	
22,855	5,957,494	Population, 2024
2.8%↑	3.2%↑	Population, % change 2020 to 2024

Risk Assessment

Summarized in the table below are the results of the Risk Factor (RF) ranking exercise performed by the City of Evans. These results represent the relative risk of different hazards across the municipality from the perspective of local stakeholders and subject matter experts. A discussion on how each of these High Risk hazards affects the community follows in the subsequent ***Vulnerability and Impacts*** section.

Hazard	Probability	Impact	Spatial Extent	Warning Time	Duration	RF Ranking
Agricultural Hazards	1	1	2	1	4	1.8
Cyber Attack	3	4	2	4	4	3.4
Dam/Levee Incident	2	4	2	1	4	2.6
Drought	3	3	4	1	4	3.0
Earthquake	1	1	3	2	1	2.2
Extreme Heat	3	1	1	1	2	1.6
Flood	2	4	2	1	4	2.6
Hazardous Materials	3	2	2	4	3	2.8
Hail	3	3	3	4	1	2.8

Hazard	Probability	Impact	Spatial Extent	Warning Time	Duration	RF Ranking
High Wind	3	3	3	4	1	2.8
Soils Hazards	1	1	1	1	1	1.0
Lightning	3	3	3	4	1	2.8
Grass Fire	2	1	2	1	1	1.4
Public Health Hazards	4	4	3	1	4	3.0
Severe Winter Storms/Extreme Cold	3	3	3	4	1	2.8
Tornado	3	3	3	4	1	2.8

Risk Factor

While the results of the 2024 CEPA exercise were used to calculate risk rankings at the County level, a different methodology needed to be employed for the community level, since the same exercise was not conducted for each community participating in the 2026 Weld County Hazard Mitigation Plan update. Thus, a similar methodology to evaluate risk level was employed for this plan as what was used to rate hazard impacts in the 2021 Plan, with a few changes. In the 2021 Plan, each variable was multiplied by a weighting factor, where in this update, no weighting factor was applied. Thus, each variable was summed together, then divided by the number of variables, five, to achieve the RF Ranking. As such, the other change that was made can be seen in the intervals which comprise each risk level below. High risk was adjusted to include ratings of 3.1 or higher, moderate risk was adjusted to include ratings between 2.3 and 3.0, and low risk was adjusted to include ratings of 2.2 or lower. If no hazards received a high risk rating, the hazard with the highest calculated rating is profiled in the next section.

Risk Level	Hazards
High Risk (3.1 or higher)	Cyber Attack
Moderate Risk (2.3 – 3.0)	Dam/Levee Incident, Drought, Flood, Hazardous Materials, Hail, High Wind, Lightning, Public Health Hazards, Severe Winter Storms/Extreme Cold, Tornado
Low Risk (2.2 or lower)	Agricultural Hazards, Earthquake, Extreme Heat, Soils Hazards, Grass Fire

According to the results of the risk factor exercise, cyber attack is the only hazard that received a calculated rating of high risk and is profiled in the next section to include any content specific to the City, and is intended to supplement information included in each hazard profile located in Chapter 3.

Vulnerability and Impacts

Cyber Attack

For any municipality, vulnerability to cyber attack does not vary from that of the County as a whole. While there are no documented cyber events impacting Evans, the threat of this hazard is continually increasing. There are no previous events to document specific to the City of Evans. Future occurrences are expected to mirror that of the County.

Capabilities Assessment

An examination of the City's capabilities to enhance their resilience against hazard impacts is provided in this section. Strengths, weaknesses, and resources of the community are identified here as a means for evaluating and maintaining effective and appropriate management of the City's hazard mitigation program. Planning and regulatory capabilities are powerful tools for implementing hazard mitigation. Some of these capabilities currently possessed by the community are listed in the table below. It is important for all municipalities to regularly review each of these tools, to identify opportunities that can increase their capacity to reduce their risk to hazard impacts.

Institutions, Plans, and Ordinances

Mitigation Capability	Utilization
Building Codes	✓
Zoning Ordinance	✓
Subdivision Ordinance	✓
Floodplain Ordinance	✓
Site Plan Review Requirements	✓
Comprehensive Plan	✓
Capital Improvements Plan	✓
Economic Development Plan	✓
Emergency Operations Plan	✓
Continuity of Operations Plan	✓

Administrative and Technical Capabilities

Mitigation Capability	Utilization
Floodplain Administrator	✓

Mutual Aid Agreement(s)	✓
Warning Systems/Services/Devices	✓
GIS/HAZUS-skilled Personnel	✓
Backup Electrical Generator(s)	✓
Emergency Management	✓
Grant Writer(s)	

Financial Capabilities

Mitigation Capability	Utilization
Capital Improvements Project funding	✓
Authority to levy taxes for specific purposes	✓
Water, Sewer, Gas, or Electrical service fees	✓
Incur fees for new development	✓
Incur debt through general obligation funds and special tax bonds	✓
Community Development Block Grant	
Federal funding programs	
State funding programs	

Education and Outreach Capabilities

Mitigation Capability	Utilization
Public Hazard Education / Outreach Program	Yes

Natural disaster or safety-related program	No
Firewise	No
NOAA StormReady Program	No

Opportunities to Expand on Current Capabilities

As identified in the Base Plan, the following capabilities will allow the City of Evans to expand on their current capabilities and reduce their risk to impacts from natural hazard occurrences:

- Develop Community Wildfire Protection Plan
- Join CRS Program
- Integration of the 2026 Plan into Local Planning Mechanisms

Mitigation Action Items

In this section, a summary of those mitigation action items identified by City officials for inclusion in the 2026 Weld County Hazard Mitigation Plan, followed by a section discussing the status of mitigation action items identified in the 2021 Weld County Hazard Mitigation Plan. Full details of each mitigation action item included in the 2026 Plan are outlined in Appendix A.

Statuses of Previous Action Items

Implementation status of each of the previously identified mitigation action items for the 2021 plan are ongoing, and being carried over into the 2026 plan update.

Mitigation Action Items - Evans	Status
31st St Stormwater Outfall	Ongoing
Bay at the Landings Inlet Flood Mitigation	Ongoing
Community Impact Study -Vulnerable Populations-Shelter Capabilities Planning	Ongoing

2026 Mitigation Action Items

Officials from the City of Evans have identified two new mitigation action items for the 2026 plan update, listed in the tables on the following pages.

Evans-1	Eastside Storm Drainage Master Plan		
Project Name	Eastside Storm Drainage Master Plan		
Action Type	Floodplain Management Regulation/Current & Future Conditions, Property Protection Activities	**Goals and Objectives Addressed**	1b, 2c, 2e, 3b, 4a, 4b
Lifeline(s) Addressed	Safety & Security, Transportation		
Priority	Medium	**Hazards Addressed**	Flooding
Jurisdiction(s)	City of Evans		
Issue	Flooding caused by the storm drainage system		
Action Description	Multi-phased, multi-year design and construction of flood mitigation including drainage systems, improvement of retention basins and implementing watershed management		
Lead Agency	City of Evans Engineering	**Support Agencies**	
Target Completion Date	12 to 60 months		
Potential Funding Sources	City Enterprise funds, such as Stormwater, water, sales tax, and City will be actively looking for federal funds such as FEMA Hazard Mitigation Grant Program (HMGP) and FEMA Flood Mitigation Assistance (FMA)	**Expected Cost (if Known)**	TBD
Progress Milestones	Continuous and Ongoing		

Evans-2	Public Alert and Warning Systems		
Project Name	Public Alert and Warning Systems		
Action Type	Emergency Services Activities	**Goals and Objectives Addressed**	1b, 2e
Lifeline(s) Addressed	Safety & Security		
Priority	High	**Hazards Addressed**	Hail, Grass Fire, Public Health Hazards, Lightning, Hazardous Materials, Tornado, Dam/Levee Incident, Flood, High Wind, Severe Winter Storms/Extreme Cold, Extreme Heat, Earthquake
Jurisdiction(s)	City of Evans		
Issue	Adopt and implement the Weld County Public Alert and Warning Systems		
Action Description	Adopt and implement the Weld County Public Alert and Warning Systems		
Lead Agency	City of Evans Police Department	**Support Agencies**	Weld County Office of Emergency Management
Target Completion Date	12 to 60 months		
Potential Funding Sources	Local, Weld County General Fund	**Expected Cost (if Known)**	TBD
Progress Milestones	2025 – 2026 for the ADA Transition Plan Update to be completed. The Transition Plan Update will identify mitigation needs and priorities which will take place over a 5 – 10-year timeline.		

Town of Firestone

Community Profile

With an approximate land area of 14 square miles, Firestone is located in southwestern Weld County, on the northern periphery of the Denver-Boulder Metropolitan Area along Interstate 25, about halfway between Denver and Fort Collins.

Firestone is part of the Carbon Valley area in southwestern Weld County which also includes the Towns of Dacono and Frederick. Among the agencies and organizations shared by these three municipalities are the Carbon Valley Chamber of Commerce, the Carbon Valley Parks and Recreation District, and the Carbon Valley Emergency Management Agency, the latter of which also includes the Frederick-Firestone Fire Protection District and Mountain View Fire Rescue. An intergovernmental agreement (IGA) between Frederick-Firestone Fire District and these three communities forms the basis upon which this organization has been established. Each municipality collaborates with stakeholders specific to their jurisdiction in determining risks and vulnerabilities, however the unique agreement between them is important to planning efforts. Shared with Dacono and Frederick, this multi-jurisdictional emergency management system is key to fostering collaboration across agencies and successfully integrating hazard information and mitigation planning strategies.

Firestone has experienced explosive growth in population since 2000. Data from the State Demography Office listed in the table below indicates a continued, rapid increase in the Town's population since 2020, as well.

Population Trends

Firestone	Colorado	
19,259	5,957,494	Population, 2024
15.5%↑	3.2%↑	Population, % change 2020 to 2024

Risk Assessment

Summarized in the table below are the results of the Risk Factor (RF) ranking exercise performed by the Town of Firestone. The results represent the relative risk of different hazards across the municipality from the perspective of local stakeholders and subject matter experts. A discussion on how each of these High Risk hazards affects the community follows in the subsequent ***Vulnerability and Impacts*** section.

Hazard	Probability	Impact	Spatial Extent	Warning Time	Duration	RF Ranking
Agricultural Hazards	3	3	4	1	4	**3.0**
Cyber Attack	3	4	4	4	4	**3.8**
Dam/Levee Incident	3	3	4	2	4	**3.2**
Drought	3	2	4	1	4	**2.8**

Hazard	Probability	Impact	Spatial Extent	Warning Time	Duration	RF Ranking
Earthquake	1	2	4	1	1	**1.8**
Extreme Heat	2	2	2	1	3	**2.0**
Flood	3	3	4	2	4	**3.2**
Hazardous Materials	3	2	2	3	2	**2.4**
Hail	4	3	4	3	2	**3.2**
High Wind	3	4	2	4	4	**3.4**
Soils Hazards	1	1	1	2	1	**1.2**
Lightning	4	3	4	3	2	**3.2**
Grass Fire	3	2	1	4	3	**2.6**
Public Health Hazards	4	2	4	1	3	**2.8**
Severe Winter Storms/Extreme Cold	4	3	4	3	2	**3.2**
Tornado	3	4	2	4	4	**3.4**

Risk Factor

While the results of the 2024 CEPA exercise were used to calculate risk rankings at the County level, a different methodology needed to be employed for the community level, since the same exercise was not conducted for each community participating in the 2026 Weld County Hazard Mitigation Plan update. Thus, a similar methodology to evaluate risk level was employed for this plan as what was used to rate hazard impacts in the 2021 Plan, with a few changes. In the 2021 Plan, each variable was multiplied by a weighting factor, where in this update, no weighting factor was applied. Thus, each variable was summed together, then divided by the number of variables, five, to achieve the RF Ranking. As such, the other change that was made can be seen in the intervals which comprise each risk level below. High risk was adjusted to include ratings of 3.1 or higher, moderate risk was adjusted to include ratings between 2.3 and 3.0, and low risk was adjusted to include ratings of 2.2 or lower. If no hazards received a high risk rating, the hazard with the highest calculated rating is profiled in the next section.

Risk Level	Hazards
High Risk (3.1 or higher)	Cyber Attack, Dam/Levee Incident, Flood, Hail, High Wind, Lightning, Severe Winter Storms/Extreme Cold, Tornado

Moderate Risk (2.3 – 3.0)	Agricultural Hazards, Drought, Hazardous Materials, Grass Fire, Public Health Hazards
Low Risk (2.2 or lower)	Earthquake, Extreme Heat, Soils Hazards

According to the results of the risk factor exercise, cyber attack, dam/levee incident, flood, hail, high wind, lightning, severe winter storms/extreme cold, and tornado all received calculated ratings of high risk and are profiled in the next section to include any content specific to the Town, and is intended to supplement information included in each hazard profile located in Chapter 3.

Vulnerability and Impacts

Cyber Attack

For any municipality, vulnerability to cyber attack does not vary from that of the County as a whole. While there are no documented cyber events impacting the Town of Firestone, the threat of this hazard is continually increasing. There are no previous events to document specific to Firestone. Future occurrences are expected to mirror that of the County.

Dam/Levee Incident

Overall vulnerability to flooding in dam inundation areas is increased for Firestone, where 6.8% of address points (434) are located within these dam inundation areas. This is a larger percentage of structures at risk, as compared to 1.0% of Countywide addresses located in these areas.

Overall vulnerability to flooding in areas protected by known levees is significantly different from the rest of the County. Firestone has no address points located within levee protected areas, compared to 1.6% of Countywide addresses located in these areas.

It is important to note that this analysis is only as good as best available data allows. Current floodplains, dam inundation areas, and areas protected by levees may not currently map all hazard areas. Additionally, mapped hazard areas may be dated and in need of updated mapping and analysis.

Future occurrences are expected to mirror that of the County.

Flood

Flood is a very localized hazard, and vulnerability is unique for each municipality. There are no previous events to document specific to the Town of Firestone.

Overall vulnerability to flood in the Town is noticeably different from the rest of the County. Firestone has 51 address points located in the Special Flood Hazard Area (SFHA). This equates to 0.8% of all address points for the Town, as compared to 1.6% of Countywide addresses located in the SFHA.

Future occurrences are expected to mirror that of the County.

Hail

Vulnerability to Hail in Firestone is not noticeably different from the rest of the County. Firestone‘s more densely developed areas experience the greatest risk, in addition to potential greater losses to the agriculture sector. Any structures not constructed to meet recent building codes experience the greatest risk from structural damages.

According to NOAA’s NCEI Storm Events Database, between 2015 and 2025, the Town of Firestone has had ten severe thunderstorms which produced hail ranging between 1.00 inch to 2.00 inches in diameter. None of these events resulted in reported damage to property or crops and no injuries or deaths.

Future occurrences are expected to mirror that of the County.

High Wind

Vulnerability to high wind is not noticeably different from the rest of the County. Firestone's more densely developed areas experience the greatest risk, in addition to any structures not constructed to meet recent building codes. Between 2015 and 2025, there were two reports of high wind specific to Firestone, with the higher of the two being a report of 80 mph winds observed on June 6, 2020. Neither of these events resulted in reported damage to property or crops and no injuries or deaths. Future occurrences are expected to mirror that of the County.

Lightning

Vulnerability to Lightning in Firestone is not noticeably different from the rest of the County. Firestone's more densely developed areas experience the greatest risk, in addition to potential greater losses to the agriculture sector. Any structures not constructed to meet recent building codes experience the greatest risk from structural damages. No lightning occurrences which were observed in Firestone have been noted between 2015 and 2025. Future occurrences are expected to mirror that of the County.

Severe Winter Storms/Extreme Cold

Vulnerability to Severe Winter Storms/Extreme Cold in Firestone is not noticeably different from the rest of the County. Firestone's more densely developed areas experience the greatest risk, in addition to potential greater losses to the agriculture sector. Any structures not constructed to meet recent building codes experience the greatest risk from structural damages. Between 2015 and 2025, NOAA's NCEI Storm Events Database shows no impacts from this hazard specific to Firestone. Future occurrences are expected to mirror that of the County.

Tornado

Vulnerability to tornado & straight-line wind is not noticeably different from the rest of the County. Firestone's more densely developed areas experience the greatest risk, in addition to any structures not constructed to meet recent building codes. Between 2015 and 2025, there was one report of an EF-2 tornado in Firestone that produced $530,500 in damage to structures, including homes, and downed power lines. While no human injuries were reported, some livestock perished as a result of this tornado. Future occurrences are expected to mirror that of the County.

Capabilities Assessment

An examination of the Town's capabilities to enhance their resilience against hazard impacts is provided in this section. Strengths, weaknesses, and resources of the community are identified here as a means for evaluating and maintaining effective and appropriate management of the Town's hazard mitigation program. Planning and regulatory capabilities are powerful tools for implementing hazard mitigation. Some of these capabilities currently possessed by the community are listed in the table below. It is important for all municipalities to regularly review each of these tools, to identify opportunities that can increase their capacity to reduce their risk to hazard impacts.

Institutions, Plans, and Ordinances

Mitigation Capability	Utilization
Building Codes	✓
Zoning Ordinance	✓
Subdivision Ordinance	✓

Floodplain Ordinance	✓
Site Plan Review Requirements	✓
Comprehensive Plan	✓
Capital Improvements Plan	✓
Economic Development Plan	
Emergency Operations Plan	✓
Continuity of Operations Plan	

Administrative and Technical Capabilities

Mitigation Capability	Utilization
Floodplain Administrator	✓
Mutual Aid Agreement(s)	✓
Warning Systems/Services/Devices	✓
GIS/HAZUS-skilled Personnel	✓
Backup Electrical Generator(s)	✓
Emergency Management	✓
Grant Writer(s)	✓

Financial Capabilities

Mitigation Capability	Utilization
Capital Improvements Project funding	✓
Authority to levy taxes for specific purposes	✓
Water, Sewer, Gas, or Electrical service fees	✓

Incur fees for new development	✓
Incur debt through general obligation funds and special tax bonds	✓
Community Development Block Grant	
Federal funding programs	
State funding programs	

Education and Outreach Capabilities

Mitigation Capability	Utilization
Public Hazard Education / Outreach Program	Yes
Natural disaster or safety-related program	Yes
Firewise	No
NOAA StormReady Program	No

Opportunities to Expand on Current Capabilities

As identified in the Base Plan, the following capabilities will allow the Town of Firestone to expand on their current capabilities and reduce their risk to impacts from natural hazard occurrences:

- Develop Community Wildfire Protection Plan
- Develop Continuity of Operations Plan
- Join CRS Program

Mitigation Action Items

In this section, a summary of those mitigation action items identified by Town officials for inclusion in the 2026 Weld County Hazard Mitigation Plan, followed by a section discussing the status of mitigation action items identified in the 2021 Weld County Hazard Mitigation Plan. Full details of each mitigation action item included in the 2026 Plan are outlined in Appendix A.

Statuses of Previous Action Items

Implementation status of each of the previously identified mitigation action items for the 2021 plan are ongoing, and being carried over into the 2026 plan update.

Mitigation Action Items – Firestone	Status

Installation of Infrastructure for Transmission Technologies	Ongoing
Godding Hollow Tri-Town Basin Outfall Improvements	Ongoing
Community Connect Project	Other – Project has been deprioritized due to the results of exploration and scoping efforts conducted during project evaluation.

2026 Mitigation Action Items

Officials from the Town of Firestone have identified eighteen new mitigation action items for the 2026 plan update, listed in the tables on the following pages.

Firestone 1	Remove Invasive Species from Public Property		
Project Name	Remove Invasive Species from Public Property		
Action Type	Natural Resource Protection Activities	**Goals and Objectives Addressed**	2D
Lifeline(s) Addressed	Safety & Security, Health & Medical		
Priority	Low	**Hazards Addressed**	Agricultural Hazards
Jurisdiction(s)	Town of Firestone		
Issue	Invasive species pose concerns in parks and open spaces by harming ecosystems, degrading cultural resources, and impacting visitor experiences.		
Action Description	Identify if the Town of Firestone has any invasive species on public property that could be removed/replaced. This can be done in coordination and with support of agricultural programs or agencies through Weld County or the State of Colorado.		
Lead Agency	Town of Firestone Parks & Trails	**Support Agencies**	Weld County Office of Emergency Management
Target Completion Date	12 to 60 months		
Potential Funding Sources	Local, Colorado Department of Agriculture (CDA) Noxious Weed Grant, USDA NIFA Grant	**Expected Cost (if Known)**	TBD
Progress Milestones	Continuous and Ongoing		

Firestone 2	Partner with Weld County OEM to Provide Education to Residents to Address Agricultural Hazards		
Project Name	Partner with Weld County OEM to Provide Education to Residents to Address Agricultural Hazards		
Action Type	Public Information Activity	**Goals and Objectives Addressed**	1A, 2D
Lifeline(s) Addressed	Food, Hydration, & Shelter, Health & Medical		
Priority	Low	**Hazards Addressed**	Agricultural Hazards
Jurisdiction(s)	Town of Firestone		
Issue	There are many Weld County residents who live in a more rural setting, yet are very close to Firestone jurisdiction. These residents are often engaged and follow the Town of Firestone for updates, news and information.		
Action Description	Support Weld County Office of Emergency Management's educational campaigns that are targeted toward residents to address invasive species, diseases, and pests.		
Lead Agency	Town of Firestone Marketing & Communications	**Support Agencies**	Weld County Office of Emergency Management
Target Completion Date	12 to 60 months		
Potential Funding Sources	Local, Weld County General Fund	**Expected Cost (if Known)**	TBD
Progress Milestones	Continuous and Ongoing		

Firestone 3	Develop IT Master Plan		
Project Name	Develop IT Master Plan		
Action Type	Preventative Activities	**Goals and Objectives Addressed**	1, and 1C
Lifeline(s) Addressed	Safety and Security: Government Services, Community Safety; Communications: Infrastructure		
Priority	Medium	**Hazards Addressed**	Cyber Attack
Jurisdiction(s)	Town of Firestone		
Issue	IT systems are continuously vulnerable to Cyber-attacks, which can result in a wide range of damages to the operation of critical services, including data theft, financial losses, public safety risks, reputation, and legal standing.		
Action Description	Develop an IT Master Plan that includes standard operating procedures for a cyber attack scenario that would impact the Town's ability to operate efficiently and in an effective manner.		
Lead Agency	Town of Firestone IT	**Support Agencies**	n/a
Target Completion Date	12 to 24 months		
Potential Funding Sources	General Fund, Water and Stormwater Fund	**Expected Cost (if Known)**	$2,500
Progress Milestones	Concurrent with Hazard Mitigation Plan, which will be completed by 1st quarter 2026		

Firestone-4	Cyber Attack Training		
Project Name	Cyber Attack Training		
Action Type	Emergency Services Activities	**Goals and Objectives Addressed**	3 and 4
Lifeline(s) Addressed	Safety and Security: Government Services, Community Safety; Communications: Alerts, Warnings		
Priority	Moderate	**Hazards Addressed**	Cyber Attack
Jurisdiction(s)	Town of Firestone		
Issue	Cyber attack training is important employees are the first line of defense — and also the most common entry point for attackers. Training allows the organization to provide the tools needed for employees to spot red flags, avoid making mistakes that attackers rely on, and helps protect the Town's sensitive data.		
Action Description	Implement education and training for all staff, boards/commissions, and any new hires on preventing cyber attacks and provide them with a process that they can follow to reduce operational, financial, and public safety impacts.		
Lead Agency	Town of Firestone	**Support Agencies**	Timber Lan Inc. Weld County PSIT
Target Completion Date	12 months		
Potential Funding Sources	General Fund, Water and Stormwater Fund	**Expected Cost (if Known)**	$2,500
Progress Milestones	Training Plan completed by end of 1st quarter 2026		

Firestone -5	Develop Water Conservation Community Campaign		
Project Name	Develop Water Conservation Community Campaign		
Action Type	Public Information Activity	**Goals and Objectives Addressed**	3, 3B, 4, 4C
Lifeline(s) Addressed	Food, Hydration & Shelter, Health & Medical		
Priority	Medium	**Hazards Addressed**	Drought
Jurisdiction(s)	Town of Firestone		
Issue	Water conservation is crucial for individuals/families for many reasons. Most importantly, it helps ensure water availability for the future and for residents, they always want to find ways to lower their water bills. Oftentimes, people are unaware of resources that are available to them that will help them conserve water.		
Action Description	Partner with area resources to educate the community on water conservation programs and benefits.		
Lead Agency	Town of Firestone	**Support Agencies**	n/a
Target Completion Date	12 – 60 Months		
Potential Funding Sources	Firestone Water Fund	**Expected Cost (if Known)**	TBD
Progress Milestones	(Monthly in the high-water use months)		

Firestone-6	Update Drought Management Plan		
Project Name	Update Drought Management Plan		
Action Type	Emergency Services Activities	**Goals and Objectives Addressed**	1b, 1c, 1d, 2a, 2c, 2d, 2e, 3a, 4a, 4b
Lifeline(s) Addressed	Safety & Security		
Priority	Medium	**Hazards Addressed**	Drought
Jurisdiction(s)	Town of Firestone		
Issue	Update the Town of Firestone Drought Management Plan		
Action Description	Update plan		
Lead Agency	Town of Firestone Planning & Development,	**Support Agencies**	Carbon Valley Emergency Management Agency
Target Completion Date	12 to 60 months		
Potential Funding Sources	Local	**Expected Cost (if Known)**	TBD
Progress Milestones	n/a		

Firestone-7	Develop Inventory of Stormwater Infrastructure in Need of Repair, Improvement, or Replacement		
Project Name	Develop Inventory of Stormwater Infrastructure in Need of Repair, Improvement, or Replacement		
Action Type	Structural Projects	**Goals and Objectives Addressed**	2, 2A, 3, 3A
Lifeline(s) Addressed	Safety & Security, Transportation		
Priority	Medium	**Hazards Addressed**	Flood
Jurisdiction(s)	Town of Firestone		
Issue	Deteriorating Culverts under roadways are now starting to show signs of failure. Failed culverts limit the pathway for stormwater to drain properly and can cause roadway closures, hampering vehicular traffic and Emergency response.		
Action Description	Develop an inventory of stormwater infrastructure in need of repair, improvement, or replacement to include a rating system for prioritization to ensure the highest priority needs are addressed within budgetary constraints and add larger projects to Capital Improvement Plan budget.		
Lead Agency	Town of Firestone Engineering & Utilities	**Support Agencies**	n/a
Target Completion Date	12 to 60 months		
Potential Funding Sources	Local, FEMA Hazard Mitigation Grant Program, FEMA Flood Mitigation Assistance Grant	**Expected Cost (if Known)**	$50,000/annually
Progress Milestones	TBD		

Firestone 8	Develop an Outfall System Plan		
Project Name	Develop an Outfall System Plan		
Action Type	Floodplain Management Regulation/Current & Future Conditions	**Goals and Objectives Addressed**	1
Lifeline(s) Addressed	Safety & Security		
Priority	High	**Hazards Addressed**	Flood
Jurisdiction(s)	Town of Firestone		
Issue	Firestone was originally included in the South Weld I-25 Corridor Master Drainage Plan from 1999. Several jurisdictions that were a part of that plan, including Frederick and Dacono, chose to update their drainage plans without including neighboring jurisdictions. Therefore, Firestone will need to update and modernize our drainage plans.		
Action Description	Develop an Outfall System Plan that analyzes Firestone's existing stormwater drainage system and identifies existing drainage and flooding problems, predict how future development would impact these issues, and develop prioritized, cost-estimated plans for infrastructure improvements to manage stormwater effectively and prevent flooding.		
Lead Agency	Town of Firestone Planning & Development	**Support Agencies**	Town of Firestone Engineering & Utilities
Target Completion Date	12 to 18 months		
Potential Funding Sources	Local	**Expected Cost (if Known)**	$347,799
Progress Milestones	TBD		

Firestone-9	Update Town of Firestone's Floodplain Ordinance		
Project Name	Update Town of Firestone's Floodplain Ordinance		
Action Type	Floodplain Management Regulation/Current & Future Conditions	**Goals and Objectives Addressed**	1
Lifeline(s) Addressed	Safety & Security, Food, Hydration, & Shelter		
Priority	High	**Hazards Addressed**	Flooding
Jurisdiction(s)	Town of Firestone		
Issue	The Town's current floodplain regulations are spread over multiple sections of the Town's Municipal Code. Several outdated references and requirements need modernization and updated. In addition, in 2025 the Town received input and recommendations from the Colorado Water Conservation Board on suggested edits.		
Action Description	Update the Town of Firestone's Floodplain Ordinance to enhance floodplain management and enhance the Town's resilience against the effects of flooding		
Lead Agency	Town of Firestone Planning & Development	**Support Agencies**	n/a
Target Completion Date	12 to 18 months		
Potential Funding Sources	Local	**Expected Cost (if Known)**	Staff time
Progress Milestones	n/a		

Firestone-10	Partner With Frederick and Dacono on Godding Hollow Outfall Drainage Improvement Projects		
Project Name	Partner With Frederick and Dacono on Godding Hollow Outfall Drainage Improvement Projects		
Action Type	Structural Projects	**Goals and Objectives Addressed**	3
Lifeline(s) Addressed	Safety & Security		
Priority	Medium	**Hazards Addressed**	Flooding
Jurisdiction(s)	Town of Firestone, Town of Frederick, City of Dacono, Weld County		
Issue	The Godding Hollow drainageway currently does not outfall to the St. Vrain River, but diverts into an irrigation ditch.		
Action Description	Construct Godding Tri-Town Basin Outfall Improvements to create a formal and right-sized basin outfall that efficiently conveys stormwater runoff.		
Lead Agency	Town of Firestone Engineering & Utilities, Town of Frederick Engineering, City of Dacono Community Development	**Support Agencies**	Weld County Planning & Development
Target Completion Date	12 to 60 months		
Potential Funding Sources	Local, FEMA Hazard Mitigation Grant Program	**Expected Cost (if Known)**	$10,000,000
Progress Milestones	Design complete by 2028 Construction in 2029		

Firestone-11	Partner with Frederick and Dacono to Update Floodplain Mapping		
Project Name	Partner with Frederick and Dacono to Update Floodplain Mapping		
Action Type	Floodplain Management Regulation/Current & Future Conditions	**Goals and Objectives Addressed**	3, 3B
Lifeline(s) Addressed	Safety & Security		
Priority	High	**Hazards Addressed**	Flooding
Jurisdiction(s)	Town of Firestone, Town of Frederick, City of Dacono, Town of Erie		
Issue	After several jurisdictions have tried to adopt new drainage plans without the support of neighboring jurisdictions, it has become apparent that new, basin-wide floodplain maps are needed to ensure all jurisdictions are included and have a say in drainage and flood decisions that have multi-jurisdictional impacts.		
Action Description	Partner with jurisdictions in the Godding Hollow Drainage Basin in Weld County to implement new basin-wide floodplain maps.		
Lead Agency	Town of Firestone Engineering & Utilities, Town of Frederick GIS/Mapping, City of Dacono Community Development, Town of Erie Planning & Development	**Support Agencies**	Weld County Planning & Development
Target Completion Date	12 to 36 months		
Potential Funding Sources	Local, FEMA Hazard Mitigation Grant Program, FEMA Flood Mitigation Assistance	**Expected Cost (if Known)**	TBD
Progress Milestones	Implement new Basin-wide Floodplain Maps		

Firestone 12	Complete Facilities Master Plan		
Project Name	Complete Facilities Master Plan		
Action Type	Property Protection Activities	**Goals and Objectives Addressed**	1, 3, 3B
Lifeline(s) Addressed	Safety & Security		
Priority	Low	**Hazards Addressed**	Hail
Jurisdiction(s)	Town of Firestone		
Issue	Fleet units that are essential for emergency response are currently vulnerable to hail damage due to insufficient covered storage. Damage could reduce the Town's ability to deploy units for emergency response.		
Action Description	Complete the Facilities Master Plan to determine storage and parking needs for equipment and vehicles to be protected from the effects of severe weather.		
Lead Agency	Town of Firestone Planning & Development	**Support Agencies**	n/a
Target Completion Date	12 to 36 months		
Potential Funding Sources	General fund and .6% Sales tax	**Expected Cost (if Known)**	$150,000-$850,000
Progress Milestones	TBD		

Firestone 13	Implement Hailsense Program		
Project Name	Implement Hailsense Program		
Action Type	Emergency Services Activities	**Goals and Objectives Addressed**	3, 3A, 3B
Lifeline(s) Addressed	Safety & Security		
Priority	Medium	**Hazards Addressed**	Hail
Jurisdiction(s)	Town of Firestone		
Issue	Not all employees have access to weather updates and information while working outside of their offices. This can lead to being caught off guard by dangerous weather situations.		
Action Description	Implement Hailsense (CIRSA) Program and add all relevant employees who work outdoors and/or are first responders. Maintain database of employees using Hailsense and update at least quarterly.		
Lead Agency	Town of Firestone Human Resources	**Support Agencies**	n/a
Target Completion Date	12 to 18 monhts		
Potential Funding Sources	Firestone General Fund	**Expected Cost (if Known)**	TBD
Progress Milestones	TBD		

Firestone-14	Obtain and Install Lightning Detectors		
Project Name	Obtain and Install Lightning Detectors		
Action Type	Preventative Activities	**Goals and Objectives Addressed**	3, 3A
Lifeline(s) Addressed	Safety & Security		
Priority	Medium	**Hazards Addressed**	Lightning
Jurisdiction(s)	Town of Firestone		
Issue	There is a lack of on-site lightning detectors at outdoor facilities, such as parks and ballfields. These facilities are often used during the peak of severe weather season, and are occupied with large groups of people of various ages. While in these facilities, people are often distracted by their activity and not aware of incoming weather changes.		
Action Description	Install lightning detection systems in public spaces, including parks and recreational facilities, and train staff on public alert procedures.		
Lead Agency	Town of Firestone Parks & Trails	**Support Agencies**	Carbon Valley Parks and Recreation District
Target Completion Date	12 to 30 months		
Potential Funding Sources	Local, FEMA Hazard Mitigation Grant Program (HMGP)	**Expected Cost (if Known)**	$8,000-$10,000 each
Progress Milestones	Identify all locations where systems can be utilized for public safety, seek installation and equipment cost proposals, seek partnerships, seek authorization from governing bodies, plan for installation and communication strategy		

Firestone 15	Conduct Severe Weather Awareness Campaign		
Project Name	Conduct Severe Weather Awareness Campaign		
Action Type	Public Information Activity	**Goals and Objectives Addressed**	4, 4A, 4B
Lifeline(s) Addressed	Safety & Security, Communications		
Priority	Medium	**Hazards Addressed**	Flood, Hail, High Wind, Lightning, Severe Winter Storms/Extreme Cold, Tornado
Jurisdiction(s)	Town of Firestone		
Issue	Inconsistent schedule of messaging and education to the community about severe weather, mitigation items, and steps to keep the community safe.		
Action Description	Establish public outreach campaigns with agencies in other Carbon Valley communities and Carbon Valley Emergency Management Agency to alert and warn the public on what actions to take when severe weather is imminent.		
Lead Agency	Town of Firestone Marketing & Communications	**Support Agencies**	Carbon Valley Emergency Management Agency
Target Completion Date	12 to 60 months		
Potential Funding Sources	Local	**Expected Cost (if Known)**	Staff time
Progress Milestones	Continuous and Ongoing		

Firestone 16	Implement Surge Protection Measures in all Town of Firestone Facilities		
Project Name	Implement Surge Protection Measures in all Town of Firestone Facilities		
Action Type	Property Protection Activities	**Goals and Objectives Addressed**	3, 3A
Lifeline(s) Addressed	Safety & Security		
Priority	Medium	**Hazards Addressed**	Lightning
Jurisdiction(s)	Town of Firestone		
Issue	Electrical, mechanical, and communication systems in critical facilities are at risk of damage or failure during storm surge events, which could disrupt emergency response and essential services.		
Action Description	Ensure all Town of Firestone facilities have adequate surge protection to prevent damage to equipment and machines during thunderstorms.		
Lead Agency	Town of Firestone Engineering & Utilities	**Support Agencies**	n/a
Target Completion Date	12 to 48 months		
Potential Funding Sources	Local	**Expected Cost (if Known)**	$8,000-12,000
Progress Milestones	n/a		

Firestone-17	Partner with State Agencies to Conduct Mine Subsidence Hazard Analysis and Review		
Project Name	Partner with State Agencies to Conduct Mine Subsidence Hazard Analysis and Review		
Action Type	Property Protection Activities	**Goals and Objectives Addressed**	1, 1D, 3, 3B
Lifeline(s) Addressed	All		
Priority	High	**Hazards Addressed**	Soil Hazards
Jurisdiction(s)	Town of Firestone		
Issue	Like many Colorado municipalities, the Town of Firestone does not have a staff position with expertise in the topic of historic coal mining and its related subsidence hazards, analysis, mitigation, standards, construction and inspections. The Town would rely on outside agencies and consultants to perform those functions.		
Action Description	Partner with Colorado Geological Survey (CGS) and the Colorado Division of Reclamation, Mining, and Safety (DRMS) to review mine subsidence hazard risk and scoping for potential mitigation efforts related to development and construction in undermined areas of Town.		
Lead Agency	Town of Firestone Engineering & Utilities	**Support Agencies**	Colorado Geological Survey, Colorado Division of Reclamation, Mining, and Safety
Target Completion Date	12 to 18 months		
Potential Funding Sources	Local	**Expected Cost (if Known)**	TBD
Progress Milestones	TBD		

Firestone 18	Partner with CGS on New Development Referrals		
Project Name	Partner with CGS on New Development Referrals		
Action Type	Property Protection Activities	**Goals and Objectives Addressed**	1, 1D, 3, 3B
Lifeline(s) Addressed	Food, Hydration, & Shelter		
Priority	High	**Hazards Addressed**	Soil Hazards
Jurisdiction(s)	Town of Firestone		
Issue	New developments in the Town of Firestone may be subject to specific soil conditions and/or historical coal mining leading to potential subsidence and hazards. Like many Colorado municipalities, the Town of Firestone does not have a staff position with expertise in the topic of historic coal mining and its related subsidence hazards, analysis, and recommendations for mitigation for the approval and construction of new development.		
Action Description	Establish a process to ensure all new development referrals are sent to Colorado Geological Survey (CGS) for review of risk to soil hazards and coordinate with CGS to ensure necessary studies, reports, contacts, and processes are efficient and satisfactory for their review and comment.		
Lead Agency	Town of Firestone	**Support Agencies**	Colorado Geological Survey
Target Completion Date	12 to 60 months		
Potential Funding Sources	Local	**Expected Cost (if Known)**	n/a
Progress Milestones	Continuous and Ongoing		

City of Fort Lupton

Community Profile

Fort Lupton is located along the South Platte River, approximately 26 miles north of Denver, 23 miles south of Greeley, and 24 miles east of Boulder. Fort Lupton is positioned at the intersection of US Highway 85 and Colorado Route 52, providing access to Interstate 25 to the west and Interstate 76 to the east as well as the greater Denver and Front Range regions.

Growth in Fort Lupton has been steady during the 21st Century. Data from the State Demography Office indicates a notable increase in the City's population since 2020.

Population Trends

Fort Lupton	Colorado	
9,960	5,957,494	Population, 2024
21.0% ↑	3.2% ↑	Population, % change 2020 to 2024

Risk Assessment

Summarized in the table below are the results of the Risk Factor (RF) ranking exercise performed by the City of Fort Lupton. The results represent the relative risk of different hazards across the municipality from the perspective of local stakeholders and subject matter experts. A discussion on how each of these High Risk hazards affects the community follows in the subsequent ***Vulnerability and Impacts*** section.

Hazard	Probability	Impact	Spatial Extent	Warning Time	Duration	RF Ranking
Agricultural Hazards	1	1	2	1	4	**1.8**
Cyber Attack	3	2	1	4	4	**2.8**
Dam/Levee Incident	2	2	2	3	3	**2.4**
Drought	3	2	4	1	4	**2.8**
Earthquake	1	3	4	4	2	**2.8**
Extreme Heat	2	2	4	1	4	**2.6**
Flood	2	2	2	3	3	**2.4**
Hazardous Materials	3	2	1	4	2	**2.4**

Hazard	Probability	Impact	Spatial Extent	Warning Time	Duration	RF Ranking
Hail	3	3	3	4	1	**2.8**
High Wind	3	3	4	4	1	**3.0**
Soils Hazards	1	1	1	4	3	**2.0**
Lightning	3	3	3	4	1	**2.8**
Grass Fire	2	2	2	4	2	**2.4**
Public Health Hazards	2	3	4	1	4	**2.8**
Severe Winter Storms/Extreme Cold	3	3	3	4	1	**2.8**
Tornado	3	3	4	4	1	**3.0**

Risk Factor

While the results of the 2024 CEPA exercise were used to calculate risk rankings at the County level, a different methodology needed to be employed for the community level, since the same exercise was not conducted for each community participating in the 2026 Weld County Hazard Mitigation Plan update. Thus, a similar methodology to evaluate risk level was employed for this plan as what was used to rate hazard impacts in the 2021 Plan, with a few changes. In the 2021 Plan, each variable was multiplied by a weighting factor, where in this update, no weighting factor was applied. Thus, each variable was summed together, then divided by the number of variables, five, to achieve the RF Ranking. As such, the other change that was made can be seen in the intervals which comprise each risk level below. High risk was adjusted to include ratings of 3.1 or higher, moderate risk was adjusted to include ratings between 2.3 and 3.0, and low risk was adjusted to include ratings of 2.2 or lower. If no hazards received a high risk rating, the hazard with the highest calculated rating is profiled in the next section.

Risk Level	Hazards
High Risk (3.1 or higher)	n/a
Moderate Risk (2.3 – 3.0)	Cyber Attack, Dam/Levee Incident, Drought, Earthquake, Extreme Heat, Flood, Hazardous Materials, Hail, High Wind, Lightning, Grass Fire, Public Health Hazards, Severe Winter Storms/Extreme Cold, Tornado
Low Risk (2.2 or lower)	Agricultural Hazards, Soils Hazards

According to the results of the risk factor exercise, no hazards assessed received a calculated rating of high risk. High wind and tornado are the highest calculated hazards for the City of Fort Lupton. These hazards are

highlighted in the next section to include any content specific to the City, and is intended to supplement information included in each hazard profile located in Chapter 3.

Vulnerability and Impacts

High Wind

Vulnerability to high wind is not noticeably different from the rest of the County. Fort Lupton's more densely developed areas experience the greatest risk, in addition to any structures not constructed to meet recent building codes. According to NOAA's NCEI Storm Events Database no reports of high wind events were observed in Fort Lupton between 2015 and 2025. Future occurrences are expected to mirror that of the County.

Tornado

Vulnerability to tornado in Fort Lupton is not noticeably different from the rest of the County. Fort Lupton's more densely developed areas experience the greatest risk, in addition to any structures not constructed to meet recent building codes. According to NOAA's NCEI Storm Events Database, no tornadoes were reported in Fort Lupton. Future occurrences are expected to mirror that of the County.

Capabilities Assessment

An examination of the City's capabilities to enhance their resilience against hazard impacts is provided in this section. Strengths, weaknesses, and resources of the community are identified here as a means for evaluating and maintaining effective and appropriate management of the City's hazard mitigation program. Planning and regulatory capabilities are powerful tools for implementing hazard mitigation. Some of these capabilities currently possessed by the community are listed in the table below. It is important for all municipalities to regularly review each of these tools, to identify opportunities that can increase their capacity to reduce their risk to hazard impacts.

Institutions, Plans, and Ordinances

Mitigation Capability	Utilization
Building Codes	✓
Zoning Ordinance	✓
Subdivision Ordinance	
Floodplain Ordinance	✓
Site Plan Review Requirements	✓
Comprehensive Plan	✓
Capital Improvements Plan	✓
Economic Development Plan	
Emergency Operations Plan	✓

Continuity of Operations Plan	

Administrative and Technical Capabilities

Mitigation Capability	Utilization
Floodplain Administrator	✓
Mutual Aid Agreement(s)	
Warning Systems/Services/Devices	✓
GIS/HAZUS-skilled Personnel	✓
Backup Electrical Generator(s)	✓
Emergency Management	✓
Grant Writer(s)	✓

Financial Capabilities

Mitigation Capability	Utilization
Capital Improvements Project funding	✓
Authority to levy taxes for specific purposes	✓
Water, Sewer, Gas, or Electrical service fees	✓
Incur fees for new development	✓
Incur debt through general obligation funds and special tax bonds	✓
Community Development Block Grant	
Federal funding programs	
State funding programs	

Education and Outreach Capabilities

Mitigation Capability	Utilization
Public Hazard Education / Outreach Program	No
Natural disaster or safety-related program	No
Firewise	No
NOAA StormReady Program	No

Opportunities to Expand on Current Capabilities

As identified in the Base Plan, the following capabilities will allow the City of Fort Lupton to expand on their current capabilities and reduce their risk to impacts from natural hazard occurrences:

- Develop Community Wildfire Protection Plan
- Join CRS Program
- Integrate HMP into Capital Improvements Plan and other planning mechanisms as identified
- Involving key community officials with the authority to execute policies and programs to reduce risk.
- Collaborating across departments and agencies with key staff to help share knowledge and build relations that are important to the successful implementation of mitigation activities.

Mitigation Action Items

In this section, a summary of those mitigation action items identified by City officials for inclusion in the 2026 Weld County Hazard Mitigation Plan, followed by a section discussing the status of mitigation action items identified in the 2021 Weld County Hazard Mitigation Plan. Full details of each mitigation action item included in the 2026 Plan are outlined in Appendix A.

Statuses of Previous Action Items

Implementation status of each of the previously identified mitigation action items for the 2021 plan are ongoing, and being carried over into the 2026 plan update.

Mitigation Action Items - Fort Lupton	Status
Warning Sirens	Ongoing
Emergency Notification Sign	Ongoing
Water Storage	Ongoing
Well Inclusions	Ongoing
Localized Flooding	Ongoing

Mitigation Action Items - Fort Lupton	Status
Emergency Shelter Generator	Ongoing

2026 Mitigation Action Items

Officials from the City of Fort Lupton have identified eight new mitigation action items for the 2026 plan update, listed in the tables on the following pages.

City of Fort Lupton-1	Warning Systems		
Project Name	Warning Systems		
Action Type	Emergency Services Activities	**Goals and Objectives Addressed**	1B, 1D, 3B, 4A, 4B, 4C
Lifeline(s) Addressed	Safety and Security; Communications		
Priority	High	**Hazards Addressed**	Severe Winter Storms, Tornado, Flood, Hail, Extreme Heat, Fire/Wildfire, High Wind
Jurisdiction(s)	City of Fort Lupton		
Issue	As the community grows additional outdoor warning sirens will be needed to help cover areas outside the current range of the sirens already functioning. We will also continue to grow the notification systems that push out to phone, email, and text. Weather Radio awareness and distribution if capable will help grow communications outside of the signup options.		
Action Description	Install an early warning system to minimize loss of life and increase public safety and get individual equipment and signups for notifications on warning systems at County and City.		
Lead Agency	City of Fort Lupton Fire Department	**Support Agencies**	Weld County Office of Emergency Management
Target Completion Date	12 to 36 months		
Potential Funding Sources	City Capital Improvements Budget, Private Funding, FEMA Hazard Mitigation Grant Program	**Expected Cost (if Known)**	$120,000-150,000
Progress Milestones	n/a		

City of Fort Lupton-2	Potable Water Resiliency		
Project Name	Potable Water Resiliency		
Action Type	Planning, Infrastructure, Education	**Goals and Objectives Addressed**	1C, 1D, 3A, 3B, 4B, 4C
Lifeline(s) Addressed	Food Water Shelter, Health and Medical, Safety and Security		
Priority	High	**Hazards Addressed**	Drought, Fire/Wildfire
Jurisdiction(s)	City of Fort Lupton		
Issue	Identify single source issues and create redundancy in potable supply and distribution of the supply to maximize water delivery security to the community.		
Action Description	Add Emergency Connection with CWCWD and installing additional looping to ensure multiple routes of water delivery to all sections of the community.		
Lead Agency	City of Fort Lupton Public Works	**Support Agencies**	Central Weld County Water District
Target Completion Date	12 to 48 months		
Potential Funding Sources	City Capital Improvements Budget, Colorado DOLA Grant	**Expected Cost (if Known)**	n/a
Progress Milestones	n/a		

City of Fort Lupton-3	Water Storage		
Project Name	Water Storage		
Action Type	Preventative Activities	**Goals and Objectives Addressed**	1C, 1D, 3A, 3B, 4B
Lifeline(s) Addressed	Food Water Shelter, Safety & Security, Health and Medical		
Priority	Medium	**Hazards Addressed**	Drought, Extreme Heat, Fire/Wildfire
Jurisdiction(s)	City of Fort Lupton		
Issue	The City requires water storage for augmentation planning of well use. Additional storage capacity will provide redundancy in the event severe drought.		
Action Description	Multiple opportunities are available due to gravel mining operations within City limits. Conversion of existing WWTP Lagoons to storage is underway. Ongoing for additional storage opportunities.		
Lead Agency	City of Fort Lupton Public Works	**Support Agencies**	Colorado Water Conservation Board (CWCB)
Target Completion Date	12 to 60 months		
Potential Funding Sources	City Capital Improvements Budget, Utility Fund, Water Sales Tax, CWCB Grant	**Expected Cost (if Known)**	WWTP Lagoons - $12,000,000 Additional 900 Ac-ft - $12,000,000
Progress Milestones	WWTP Lagoon – Slurry Wall Construction - Aug 2025 Mining begins - Oct 2025		

City of Fort Lupton-4	Well Inclusions		
Project Name	Well Inclusions		
Action Type	Structural Projects	**Goals and Objectives Addressed**	1C, 2B, 3A, 3B, 4B
Lifeline(s) Addressed	Food Water Shelter, Safety & Security, Energy		
Priority	Medium	**Hazards Addressed**	Drought, Fire/Wildfire, Extreme Heat
Jurisdiction(s)	City of Fort Lupton		
Issue	The City is expanding new water supplies that the well system is part of. Having diversified water supplies will provide redundancy in the event of a natural disaster.		
Action Description	A non-potable well system for water supply is operating in the city. The installation and distribution system for the well system continues to grow to help offset potable water demands. The system continues to provide a source that if needed could integrate to a mixed system to produce treated water. The addition of key wells will help to insure functionality of the pressurized system. Will also look to include source water protection plan for all wells.		
Lead Agency	City of Fort Lupton Public Works	**Support Agencies**	Colorado Water Conservation Board
Target Completion Date	12 to 60 months		
Potential Funding Sources	City Capital Improvements Budget, Utility Fund, Water Sales Tax, CWCB Grant	**Expected Cost (if Known)**	$500,000
Progress Milestones	n/a		

City of Fort Lupton-5	Localized Flooding		
Project Name	Localized Flooding		
Action Type	Structural Projects	**Goals and Objectives Addressed**	1A, 1C, 1D, 2A, 2B, 2C, 2D, 3A, 3B, 4B, 4C
Lifeline(s) Addressed	Safety and Security; Transportation		
Priority	High	**Hazards Addressed**	Flood, Hail
Jurisdiction(s)	City of Fort Lupton		
Issue	Existing storm drainage infrastructure is undersized and aging. Many CMP require replacement with larger RCP. Multiple major drainage basins have no viable outfall to the west. Hail events compound the problem with clogging of the drains.		
Action Description	Storm Sewer systems to direct flows west to be designed and constructed. Storm sewer / channeled outfall along future 14th Street extension to discharge to existing Golden Pond detention facility. Identify and map storm sewer network, prioritize replacement. Update Stormwater Master Drain Plan. Work toward natural infiltration options.		
Lead Agency	City of Fort Lupton Planning & Building	**Support Agencies**	Weld County Office of Emergency Management, Colorado Department of Transportation
Target Completion Date	12 to 60 months		
Potential Funding Sources	Storm Drainage Fund (Revision of fee basis on % pervious surface per lot/parcel), Colorado DOLA Grant	**Expected Cost (if Known)**	$3,500,000
Progress Milestones	Harrison Ave storm drain completed 2024 GIS mapping and camera inspection summer 2026 CR 31/14th St outfall - Coordination begun / Develop design and participation method. (under way) Kahil outfall completed 2021 Update Master Drainage Plan - 2027		

City of Fort Lupton-6	Emergency Shelter Generator		
Project Name	Emergency Shelter Generator		
Action Type	Emergency Services Activities	**Goals and Objectives Addressed**	1C, 1D, 3A, 3B, 4A, 4B, 4C
Lifeline(s) Addressed	Safety and Security; Food, Water, Shelter;		
Priority	Medium	**Hazards Addressed**	Extreme Heat, Fire/Wildfire, Flood, Hail, Lightning, Public Health Hazards – Infectious Disease, Severe Winter Storms/Extreme Cold, Tornado
Jurisdiction(s)	City of Fort Lupton		
Issue	Currently there is no back-up power to this location to support emergency coordination functions.		
Action Description	The wiring and installation of a generator and a transfer switch would allow for a reliable back up power source at a single critical city facility. This generator would support city staff and services at this location and would allow for the relocation of staff and continuity of critical services. It is identified as an emergency shelter location. In addition, emergency support related services and functions could be coordinated from this location. Critical emergency support functions operation of the Emergency Operations Center (EOC), location of the Policy Group meeting area and information center, the Joint Information Center (JIC) and local law enforcement operations could also function at this location if need be.		
Lead Agency	City of Fort Lupton Planning & Building	**Support Agencies**	n/a
Target Completion Date	12 to 42 months		
Potential Funding Sources	City Capital Improvements Budget, FEMA Hazard Mitigation Grant Program	**Expected Cost (if Known)**	$250,000-500,000
Progress Milestones	Have been evaluating funding options but are limited from grants currently, will keep looking for options.		

City of Fort Lupton 7	Inclement Weather Resistance Capability		
Project Name	Inclement Weather Resistance Capability		
Action Type	Property Protection Activities	**Goals and Objectives Addressed**	1A, 1B, 1C, 1D, 2A, 3A, 3B, 4A
Lifeline(s) Addressed	Safety & Security, Food Water Shelter		
Priority	Low	**Hazards Addressed**	Hail, High Wind, Extreme Heat, Tornado
Jurisdiction(s)	City of Fort Lupton		
Issue	With increased weather events hail has been a costly to the region with hail and high winds.		
Action Description	Update codes to have more durable products for the region for new builds and replacement roofs/siding. Look at ways to create spaces with covered parking to limit damage to vehicles. Police Department coverage would help ensure that the fleet stays in operation to protect and serve. Tree maintenance programs to help with high wind safety.		
Lead Agency	Fort Lupton Planning and Building	**Support Agencies**	Fort Lupton Police Department
Target Completion Date	12 to 60 months		
Potential Funding Sources	City Capital Improvements Fund, Colorado DOLA Grant	**Expected Cost (if Known)**	n/a
Progress Milestones	n/a		

City of Fort Lupton-8	Hazardous Materials Response Planning		
Project Name	Hazardous Materials Response Planning		
Action Type	Emergency Services Activities	**Goals and Objectives Addressed**	1C,1D, 3B,4A,4B
Lifeline(s) Addressed	Safety & Security, Education, Transportation, Food Water Shelter		
Priority	Low	**Hazards Addressed**	Hazardous Materials
Jurisdiction(s)	City of Fort Lupton		
Issue	Potential Chemical spills from trains running through the middle of town in close proximity to recreation center, schools, public building, parks and residents		
Action Description	Develop emergency evacuations plans. Determine size of evacuation area by anticipating weather patterns. Look at locations to move services and citizens.		
Lead Agency	City of Fort Lupton Police Department	**Support Agencies**	Weld County Office of Emergency Management, Weld County LEPC
Target Completion Date	12 to 24 months		
Potential Funding Sources	Local	**Expected Cost (if Known)**	n/a
Progress Milestones	n/a		

Town of Frederick

Community Profile

With an approximate land area of 15 square miles, Frederick is located 20 miles north of Denver and 20 miles east of Boulder, and is bisected by I-25.

Frederick is part of the Carbon Valley area in southwestern Weld County which also includes the Towns of Dacono and Firestone. Among the agencies and organizations shared by these three municipalities are the Carbon Valley Chamber of Commerce, the Carbon Valley Parks and Recreation District, and the Carbon Valley Emergency Management Agency, the latter of which also includes the Frederick-Firestone Fire Protection District and Mountain View Fire Rescue. An intergovernmental agreement (IGA) between Frederick-Firestone Fire District and these three communities forms the basis upon which this organization has been established. Each municipality collaborates with stakeholders specific to their jurisdiction in determining risks and vulnerabilities, however the unique agreement between them is important to planning efforts. Shared with Dacono and Firestone, this multi-jurisdictional emergency management system is key to fostering collaboration across agencies and successfully integrating hazard information and mitigation planning strategies.

Notable growth has taken place in Frederick over the last decade and data from the State Demography Office in the table below indicates a continued increase in the Town's population since 2020.

Population Trends

Frederick	Colorado	
17,427	5,957,494	Population, 2024
18.5%↑	3.2%↑	Population, % change 2020 to 2024

Risk Assessment

Summarized in the table below are the results of the Risk Factor (RF) ranking exercise performed by the Town of Frederick. The results represent the relative risk of different hazards across the municipality from the perspective of local stakeholders and subject matter experts. A discussion on how each of these High Risk hazards affects the community follows in the subsequent ***Vulnerability and Impacts*** section.

Hazard	Probability	Impact	Spatial Extent	Warning Time	Duration	RF Ranking
Agricultural Hazards	3	3	4	1	4	**3.0**
Cyber Attack	3	4	4	4	4	**3.8**
Dam/Levee Incident	3	3	4	2	4	**3.2**
Drought	3	2	4	1	4	**2.8**
Earthquake	1	2	4	1	1	**1.8**

Hazard	Probability	Impact	Spatial Extent	Warning Time	Duration	RF Ranking
Extreme Heat	2	2	2	1	3	**2.0**
Flood	3	3	4	2	4	**3.2**
Hazardous Materials	3	2	2	3	2	**2.4**
Hail	4	3	4	3	2	**3.2**
High Wind	3	4	2	4	4	**3.4**
Soils Hazards	1	1	1	2	1	**1.2**
Lightning	4	3	4	3	2	**3.2**
Grass Fire	3	2	1	4	3	**2.6**
Public Health Hazards	4	2	4	1	3	**2.8**
Severe Winter Storms/Extreme Cold	4	3	4	3	2	**3.0**
Tornado	3	4	2	4	4	**3.4**

Risk Factor

While the results of the 2024 CEPA exercise were used to calculate risk rankings at the County level, a different methodology needed to be employed for the community level, since the same exercise was not conducted for each community participating in the 2026 Weld County Hazard Mitigation Plan update. Thus, a similar methodology to evaluate risk level was employed for this plan as what was used to rate hazard impacts in the 2021 Plan, with a few changes. In the 2021 Plan, each variable was multiplied by a weighting factor, where in this update, no weighting factor was applied. Thus, each variable was summed together, then divided by the number of variables, five, to achieve the RF Ranking. As such, the other change that was made can be seen in the intervals which comprise each risk level below. High risk was adjusted to include ratings of 3.1 or higher, moderate risk was adjusted to include ratings between 2.3 and 3.0, and low risk was adjusted to include ratings of 2.2 or lower. If no hazards received a high risk rating, the hazard with the highest calculated rating is profiled in the next section.

Risk Level	Hazards
High Risk (3.1 or higher)	Cyber Attack, Dam/Levee Incident, Flood, Hail, High Wind, Lightning, Tornado
Moderate Risk (2.3 – 3.0)	Agricultural Hazards, Drought, Hazardous Materials, Grass Fire, Public Health Hazards, Severe Winter Storms/Extreme Cold

Low Risk (2.2 or lower)	Earthquake, Extreme Heat, Soils Hazards

According to the results of the risk factor exercise, cyber attack, dam/levee incident, flood, hail, high wind, lightning, and tornado all received calculated ratings of high risk and are profiled in the next section to include any content specific to the Town, and is intended to supplement information included in each hazard profile located in Chapter 3.

Vulnerability and Impacts

Cyber Attack

For any municipality, vulnerability to cyber attack does not vary from that of the County as a whole. While there are no documented cyber events impacting the Town of Frederick, the threat of this hazard is continually increasing. There are no previous events to document specific to Frederick. Future occurrences are expected to mirror that of the County.

Dam/Levee Incident

Frederick is the first jurisdiction downstream from two significant hazard potential dams. Overall vulnerability to flooding in areas protected by known levees is significantly different from the rest of the County. Frederick has no address points located in these within levee protected areas, compared to 1.6% of Countywide addresses located in these areas. It is important to note that this analysis is only as good as best available data allows. Current floodplains, dam inundation areas, and areas protected by levees may not currently map all hazard areas. Additionally, mapped hazard areas may be dated and in need of updated mapping and analysis. Future occurrences are expected to mirror that of the County.

Flood

Flood is a very localized hazard, and vulnerability is unique for each municipality. There are no previous events to document specific to Frederick. The Town of Frederick's overall vulnerability to flood is not noticeably different from the rest of the County. Frederick has 72 address points located in the Special Flood Hazard Area (SFHA). This equates to 0.9% of all address points for the Town, as compared to 1.6% of Countywide addresses located in the SFHA. Flood events can also occur as a result of dam or levee failure. In these cases, flood waters may not follow the typical floodplains mapped as the SFHA. Overall vulnerability to flooding in dam inundation areas is increased for the Town of Frederick, where 3.5% of address points (283) are located within these dam inundation areas. This is a larger percentage of structures at risk, as compared to 1.0% of Countywide addresses located in these areas. Future occurrences are expected to mirror that of the County.

Hail

Vulnerability to hail in Frederick is not noticeably different from the rest of the County. Frederick's more densely developed areas experience the greatest risk, in addition to potential greater losses to the agriculture sector. Any structures not constructed to meet recent building codes experience the greatest risk from structural damages. According to NOAA's NCEI Storm Events Database, between 2015 and 2025, the Town of Frederick has had seven severe thunderstorms which produced hail ranging in size from 1 inch to 2.5 inches. None of these events resulted in reported damage to property or crops and no injuries or deaths. No other events for severe storm, specific to Frederick, were recorded over this time period. Future occurrences are expected to mirror that of the County.

High Wind

Vulnerability to high wind is not noticeably different from the rest of the County. Frederick's more densely developed areas experience the greatest risk, in addition to any structures not constructed to meet recent building codes. Between 2015 and 2025, there were no reports of occurrences specific to Frederick. Future occurrences are expected to mirror that of the County.

Lightning

Vulnerability to lightning in Frederick is not noticeably different from the rest of the County. Frederick's more densely developed areas experience the greatest risk. Any structures not constructed to meet recent building codes experience the greatest risk from structural damages. No instances of reported damage to property or crops and no injuries or deaths were noted in the Town between 2015 and 2025. Future occurrences are expected to mirror that of the County.

Tornado

Vulnerability to tornado is not noticeably different from the rest of the County. Frederick's more densely developed areas experience the greatest risk, in addition to any structures not constructed to meet recent building codes. Between 2015 and 2025, there were no reports of occurrences specific to Frederick. Future occurrences are expected to mirror that of the County.

Capabilities Assessment

Frederick's capabilities to enhance their resilience against hazard impacts are detailed in this section. Strengths, weaknesses, and resources of the community are identified here as a means for evaluating and maintaining effective and appropriate management of the Town's hazard mitigation program. Planning and regulatory capabilities are powerful tools for implementing hazard mitigation. Some of these capabilities currently possessed by the community are listed in the table below. It is important for all municipalities to regularly review each of these tools, to identify opportunities that can increase their capacity to reduce their risk to hazard impacts.

Institutions, Plans, and Ordinances

Mitigation Capability	Utilization
Building Codes	✓
Zoning Ordinance	✓
Subdivision Ordinance	✓
Floodplain Ordinance	✓
Site Plan Review Requirements	✓
Comprehensive Plan	✓
Capital Improvements Plan	✓
Economic Development Plan	✓
Emergency Operations Plan	✓
Continuity of Operations Plan	

Administrative and Technical Capabilities

Mitigation Capability	Utilization
Floodplain Administrator	✓
Mutual Aid Agreement(s)	✓
Warning Systems/Services/Devices	✓
GIS/HAZUS-skilled Personnel	✓
Backup Electrical Generator(s)	
Emergency Management	✓
Grant Writer(s)	

Financial Capabilities

Mitigation Capability	Utilization
Capital Improvements Project funding	✓
Authority to levy taxes for specific purposes	✓
Water, Sewer, Gas, or Electrical service fees	✓
Incur fees for new development	✓
Incur debt through general obligation funds and special tax bonds	✓
Community Development Block Grant	✓
Federal funding programs	✓
State funding programs	✓

Education and Outreach Capabilities

Mitigation Capability	Utilization
Public Hazard Education / Outreach Program	Yes
Natural disaster or safety-related program	Yes
Firewise	No
NOAA StormReady Program	No

Opportunities to Expand on Current Capabilities

As identified in the Base Plan, the following capabilities will allow the Town of Frederick to expand on their current capabilities and reduce their risk to impacts from natural hazard occurrences:

- Develop Community Wildfire Protection Plan
- Develop Continuity of Operations Plan
- Join CRS Program
- Enhance plan maintenance and implementation
- Increase integration of HMP into local planning mechanisms

Mitigation Action Items

In this section, a summary of those mitigation action items identified by Town officials for inclusion in the 2026 Weld County Hazard Mitigation Plan, followed by a section discussing the status of mitigation action items identified in the 2021 Weld County Hazard Mitigation Plan. Full details of each mitigation action item included in the 2026 Plan are outlined in Appendix A.

Statuses of Previous Action Items

Implementation status of each of the previously identified mitigation action items for the 2021 plan are ongoing, and being carried over into the 2026 plan update.

Mitigation Action Items – Frederick	Status
Box Culvert at Bella Rosa Parkway	Completed
Town Facilities – Expansion & Modification	Ongoing
Community Connect Program	Other – Project has been deprioritized due to the results of exploration and scoping efforts conducted during project evaluation.

2026 Mitigation Action Items

Officials from the Town of Frederick have identified three new mitigation action items for the 2026 plan update, listed in the tables on the following pages.

Frederick-1	Install Air & Water Quality Monitoring Equipment		
Project Name	Install Air & Water Quality Monitoring Equipment		
Action Type	Natural Resource Protection Activities	**Goals and Objectives Addressed**	1d, 2c, 2e
Lifeline(s) Addressed	Hazardous Materials		
Priority	High	**Hazards Addressed**	Hazardous Materials
Jurisdiction(s)	Town of Frederick, Weld County		
Issue	There is a need for air and water quality monitoring equipment near oil and gas facilities		
Action Description	Install air and/or groundwater monitoring devices near legacy Oil and Gas facilities identified to have a high risk for contamination. Prioritize wells near homes, schools, water bodies, and known or documented contamination sites.		
Lead Agency	Town of Frederick Engineering	**Support Agencies**	Town of Frederick GIS/Mapping, Carbon Valley Emergency Management Agency, Weld County Office of Emergency Management
Target Completion Date	12 to 60 months		
Potential Funding Sources	Local, Weld County General Fund, Colorado Department of Public Health & Environment Grant	**Expected Cost (if Known)**	TBD
Progress Milestones	TBD		

Frederick-2	Improve Stormwater Drainage Along Highway 52		
Project Name	Improve Stormwater Drainage Along Highway 52		
Action Type	Structural Projects	**Goals and Objectives Addressed**	1b, 2c, 2e, 4a
Lifeline(s) Addressed	Safety & Security, Transportation		
Priority	High	**Hazards Addressed**	Flood
Jurisdiction(s)	Town of Frederick, City of Dacono		
Issue	Flood control and drainage improvements adjacent to Hwy 52 near Washington St. to reduce/eliminate overtopping of floodwaters. Roadway should not be used as a weir (existing condition). Includes Godding Hollow Drainage.		
Action Description	Install stormwater drainage and flood control improvements adjacent to Highway 52 to reduce or eliminate overtopping of floodwaters.		
Lead Agency	Town of Frederick Public Works, City of Dacono Public Works	**Support Agencies**	n/a
Target Completion Date	12 to 60 months		
Potential Funding Sources	Town of Frederick, City of Dacono, Mile High Flood Control District, Colorado Department of Transportation, Colorado DOLA Grant, FEMA Flood Mitigation Assistance, FEMA Hazard Mitigation Grant Program	**Expected Cost (if Known)**	TBD
Progress Milestones	TBD		

Frederick 3	Develop Oil & Gas Well Control Incident Response Plan		
Project Name	Develop Oil & Gas Well Control Incident Response Plan		
Action Type	Emergency Services Activities	**Goals and Objectives Addressed**	1b, 2a, 2b, 2c, 2e, 4b
Lifeline(s) Addressed	Hazardous Materials		
Priority	High	**Hazards Addressed**	Hazardous Materials
Jurisdiction(s)	Town of Frederick		
Issue	Create action plan (based on lessons learned from the Chevron Galeton release) to address waterway contamination, resident displacement. Action plan should help coordinate emergency response protocols and review of ERP's and TRP's provided by operators. Establish a plan for and understand emergency evacuation zones and their radii from potential well control incidents.		
Action Description	Partner with well operators to develop an Incident Response Plan to include response procedures and role identification, emergency evacuation zones based on radii from well control incident site. Incorporate lessons learned from Chevron Galeton release in March 2025.		
Lead Agency	Town of Frederick Planning	**Support Agencies**	n/a
Target Completion Date	12 to 36 months		
Potential Funding Sources	Local, Colorado Department of Public Health & Environment, Colorado Department of Local Affairs	**Expected Cost (if Known)**	TBD
Progress Milestones	TBD		

Town of Gilcrest

Community Profile

Gilcrest is located along U.S. 85 between LaSalle and Platteville, in the southwestern portion of Weld County.

Population trends in Gilcrest have opposed those in many communities in the County since 2000, showing a net loss. Data from the 2020 Decennial Census in the table below shows the Town's current population and trends in relation to the rest of the state.

Population Trends

Gilcrest	Colorado	
1,024	5,957,494	Population, 2024
0.4% ↓	3.2% ↑	Population, % change 2020 to 2024

Risk Assessment

Gilcrest has not completed a risk assessment as a part of their participation in this plan update. Subsequently, no Risk Factor nor Vulnerability and Impacts analyses have been conducted. For information on each hazard and its overall risk to Gilcrest and each community participating in this hazard mitigation plan, please refer to Chapter 3.

Capabilities Assessment

An examination of the Town's capabilities to enhance their resilience against hazard impacts is provided in this section. Strengths, weaknesses, and resources of the community are identified here as a means for evaluating and maintaining effective and appropriate management of the Town's hazard mitigation program. Planning and regulatory capabilities are powerful tools for implementing hazard mitigation. Some of these capabilities currently possessed by the community are listed in the tables in this section. It is important for all municipalities to regularly review each of these tools, to identify opportunities that can increase their capacity to reduce their risk to hazard impacts.

Institutions, Plans, and Ordinances

Mitigation Capability	Utilization
Building Codes	✓
Zoning Ordinance	✓
Subdivision Ordinance	✓
Floodplain Ordinance	✓

Mitigation Capability	Utilization
Site Plan Review Requirements	✓
Comprehensive Plan	✓
Capital Improvements Plan	✓
Economic Development Plan	✓
Emergency Operations Plan	
Continuity of Operations Plan	✓

Administrative and Technical Capabilities

Mitigation Capability	Utilization
Floodplain Administrator	✓
Mutual Aid Agreement(s)	✓
Warning Systems/Services/Devices	✓
GIS/HAZUS-skilled Personnel	✓
Backup Electrical Generator(s)	✓
Emergency Management	✓
Grant Writer(s)	✓

Financial Capabilities

Mitigation Capability	Utilization
Capital Improvements Project funding	✓
Authority to levy taxes for specific purposes	
Water, Sewer, Gas, or Electrical service fees	✓
Incur fees for new development	✓

Mitigation Capability	Utilization
Incur debt through general obligation funds and special tax bonds	✓
Community Development Block Grant	
Federal funding programs	
State funding programs	

Education and Outreach Capabilities

Mitigation Capability	Utilization
Public Hazard Education / Outreach Program	No
Natural disaster or safety-related program	No
Firewise	No
NOAA StormReady Program	No

Opportunities to Expand on Current Capabilities

As identified in the Base Plan, the following capabilities will allow the Town of Gilcrest to expand on their current capabilities and reduce their risk to impacts from natural hazard occurrences:

- Develop Community Wildfire Protection Plan
- Join CRS Program

Mitigation Action Items

In this section, a summary of those mitigation action items identified by City officials for inclusion in the 2026 Weld County Hazard Mitigation Plan. Officials from the Town of Gilcrest have identified seven mitigation action items for the 2026 plan update.

Since this community did not participate in the 2021 Weld County Hazard Mitigation Plan, there are no updates to previous mitigation action items to discuss for Gilcrest in this section.

2026 Mitigation Action Items

Officials from the Town of Gilcrest have identified six new mitigation action items for the 2026 plan update, listed in the tables on the following pages.

Gilcrest 1	Master Drainage Plan		
Project Name	Master Drainage Plan		
Action Type	Property protection activities	**Goals and Objectives Addressed**	Do a Master Drainage Plan, clean culverts and identify improvement in dry swales next to roads and other water mitigation efforts
Lifeline(s) Addressed	Safety		
Priority	High	**Hazards Addressed**	Flood
Jurisdiction(s)	Town of Gilcrest		
Issue	Flooding		
Action Description	Hire a consultant and engage PW on identifying areas of mechanical improvement, engage pre-canned messages for communication alerts, and identify areas where sandbagging will divert water		
Lead Agency	Town of Gilcrest	**Support Agencies**	n/a
Target Completion Date	12-36 months		
Potential Funding Sources	Local, Colorado DOLA Grant, FEMA Hazard Mitigation Grant Program	**Expected Cost (if Known)**	TBD
Progress Milestones	n/a		

Gilcrest 2	Public Shelter/ Home Hardening		
Project Name	Public Shelter/ Home Hardening		
Action Type	Property Protection Activities	**Goals and Objectives Addressed**	1, 2, 3, 4
Lifeline(s) Addressed	Safety & Security		
Priority	High	**Hazards Addressed**	Tornado, High Wind
Jurisdiction(s)	Town of Gilcrest		
Issue	Limited shelters for individuals who can't shelter in place		
Action Description	Develop communication alerts that can be immediately dispatchable through social media and IPAWS in English and Spanish, coordinate with RE-1 for shelter protocols, and develop a program to anchor mobile homes, IGA for bus to move citizens to a shelter. Communication needed for sirens, which kind of disaster. Get citizens into Code Red. Partner with Weld Re-1 to provide shelter for residents unable to shelter in place/ communication alerts, home hardening		
Lead Agency	Town of Gilcrest	**Support Agencies**	Weld County RE-1 Schools
Target Completion Date	12-36 months		
Potential Funding Sources	State, Local, FEMA Hazard Mitigation Grant Program (HMGP)	**Expected Cost (if Known)**	n/a
Progress Milestones	n/a		

Gilcrest 3	Fuel Reduction		
Project Name	Fuel Reduction		
Action Type	Natural Resource Protection Activities	**Goals and Objectives Addressed**	1b, 1c, 2a, 2c, 2d, 2e, 3b, 3c, 4a, 4b
Lifeline(s) Addressed	Protection		
Priority	Low	**Hazards Addressed**	Grass Fire
Jurisdiction(s)	Town of Gilcrest/ Platteville Fire District		
Issue	Fuels in and near the WUI place the Town and its interests at risk of fire		
Action Description	Build community fuel breaks, conduct regular fuel thinning, identify defensive space around WUI homes,-+-+- build communication alerts for residents, education for residents on fuel thinning, evacuation routes, Central Weld MOU water pressure.Citizens cert training. Identify areas in GUI where fuels can be reduced or eliminated		
Lead Agency	Town of Gilcrest Planning & Zoning	**Support Agencies**	Platteville Fire District
Target Completion Date	6-36 months		
Potential Funding Sources	Local	**Expected Cost (if Known)**	n/a
Progress Milestones	n/a		

Gilcrest-4	Barrier Training		
Project Name	Barrier Training		
Action Type	Property Protection Activities	**Goals and Objectives Addressed**	1, 2, 3, 4
Lifeline(s) Addressed	Safety & Security, Health & Medical		
Priority	Medium	**Hazards Addressed**	Hazardous Materials
Jurisdiction(s)	Town of Gilcrest, Platteville Fire District		
Issue	Need for training		
Action Description	Train first responders in spill response and containment techniques, create community shelter in place protocols for chemical release scenarios, create pre-canned communication alerts for hazardous materials transported on Hwy 85, install barriers in accident prone portions on south Hwy 85 that may divert spills from reaching the town. Cert teams help with film. Train first responders, community shelter-in-place protocols, physical barriers		
Lead Agency	Platteville Police Department	**Support Agencies**	Colorado Department of Transportation, Union Pacific Railroad
Target Completion Date	6-24 months		
Potential Funding Sources	Local, State, U.S. Forest Service Community Wildfire Defense Grant	**Expected Cost (if Known)**	n/a
Progress Milestones	n/a		

Gilcrest-5	Communication Alerts/ Shelter in place Protocols		
Project Name	Communication Alerts/ Shelter in place Protocols		
Action Type	Emergency Services Activities	**Goals and Objectives Addressed**	1b, 2c
Lifeline(s) Addressed	Communications		
Priority	High	**Hazards Addressed**	Severe Weather, Hail
Jurisdiction(s)	Town of Gilcrest		
Issue	Develop communication alerts/ shelter-in-place protocols		
Action Description	Develop a severity action plan for severe weather events between the three jurisdictions, coordinate with RE-1 for shelter protocols, create pre-canned communication alerts for IPAWS and social media		
Lead Agency	Town of Gilcrest Public Safety	**Support Agencies**	n/a
Target Completion Date	6-24 months		
Potential Funding Sources	Local	**Expected Cost (if Known)**	n/a
Progress Milestones	n/a		

Gilcrest-6	Increase Cybersecurity		
Project Name	Increase Cybersecurity		
Action Type	Emergency Services Activities	**Goals and Objectives Addressed**	1b, 2c
Lifeline(s) Addressed	Security		
Priority	Low	**Hazards Addressed**	Cybersecurity
Jurisdiction(s)	Town Gilcrest		
Issue	Update Hazard mitigations plans, Comp plan, and COOP		
Action Description	Provide active training for employees and update Hazard mitigations plans, Comp plan, and COOP		
Lead Agency	Town of Gilcrest IT, Town of Gilcrest Public Safety	**Support Agencies**	n/a
Target Completion Date	6 to 48 months		
Potential Funding Sources	Local	**Expected Cost (if Known)**	n/a
Progress Milestones	Currently addressing employee education and ongoing education on social engineering		

City of Greeley

Community Profile

According to the City of Greeley's Economic and Urban Revitalization Department, "Greeley is one of the fastest growing communities in northern Colorado, with an estimated population over 115,000, according to 2024 data from the State Demography Office. Greeley is the business center for Weld County." Serving as the second largest city in northern Colorado, Greeley is a major retail trade center for agricultural communities in northeastern Colorado, southeastern Wyoming, and southwestern Nebraska. Two major hospitals in the City service the greater northeast Colorado region: Banner North Colorado Medical Center, which has been designated a Level II Trauma Center, and UC-Health Greeley, which has been designated a Level III Trauma Center, and supports regional emergency care and advanced medical procedures. Additionally, Greeley is home to the University of Northern Colorado, which has an estimated enrollment of 10,000 students. Greeley is located in a semi-arid climate with hot summers and mild winters. Precipitation occurs mostly in the form of rain or snow from October to April.

Greeley has experienced population growth over the last decade and it's City officials expect it to continue increasing at an annual rate of 1% to 2%.

Population Trends

Greeley	Colorado	
116,667	5,957,494	Population, 2024
6.6%↑	3.2%↑	Population, % change 2020 to 2024

Risk Assessment

Summarized in the table below are the results of the Risk Factor (RF) ranking exercise performed by the City of Greeley. The results represent the relative risk of different hazards across the municipality from the perspective of local stakeholders and subject matter experts. A discussion on how each of these High Risk hazards affects the community follows in the subsequent ***Vulnerability and Impacts*** section.

Hazard	Probability	Impact	Spatial Extent	Warning Time	Duration	RF Ranking
Agricultural Hazards	4	3	3	1	4	**3.0**
Cyber Attack	3	4	3	4	4	**3.6**
Dam/Levee Incident	1	2	2	1	4	**2.2**
Drought	3	2	4	1	4	**2.8**
Earthquake	1	2	2	4	1	**2.0**

Hazard	Probability	Impact	Spatial Extent	Warning Time	Duration	RF Ranking
Extreme Heat	4	2	4	1	3	**2.8**
Flood	3	3	3	1	4	**2.8**
Hazardous Materials	3	4	3	4	4	**3.6**
Hail	4	4	2	2	2	**2.8**
High Wind	3	2	2	4	1	**2.4**
Soils Hazards	1	1	1	1	4	**1.6**
Lightning	3	3	2	2	2	**2.4**
Grass Fire	3	2	2	4	2	**2.6**
Public Health Hazards	2	4	4	2	4	**3.2**
Severe Winter Storms/Extreme Cold	4	3	2	1	2	**2.4**
Tornado	2	3	2	3	1	**2.2**

Risk Factor

While the results of the 2024 CEPA exercise were used to calculate risk rankings at the County level, a different methodology needed to be employed for the community level, since the same exercise was not conducted for each community participating in the 2026 Weld County Hazard Mitigation Plan update. Thus, a similar methodology to evaluate risk level was employed for this plan as what was used to rate hazard impacts in the 2021 Plan, with a few changes. In the 2021 Plan, each variable was multiplied by a weighting factor, where in this update, no weighting factor was applied. Thus, each variable was summed together, then divided by the number of variables, five, to achieve the RF Ranking. As such, the other change that was made can be seen in the intervals which comprise each risk level below. High risk was adjusted to include ratings of 3.1 or higher, moderate risk was adjusted to include ratings between 2.3 and 3.0, and low risk was adjusted to include ratings of 2.2 or lower. If no hazards received a high risk rating, the hazard with the highest calculated rating is profiled in the next section.

Risk Level	Hazards
High Risk (3.1 or higher)	Cyber Attack, Hazardous Materials, Public Health Hazards
Moderate Risk (2.3 – 3.0)	Agricultural Hazards, Drought, Extreme Heat, Flood, Hail, High Wind, Lightning, Grass Fire, Severe Winter Storms/Extreme Cold

Low Risk (2.2 or lower)	Dam/Levee Incident, Earthquake, Soils Hazards, Tornado

According to the results of the risk factor exercise, cyber attack, hazardous materials, and public health hazards received a calculated rating of high risk. These hazards are highlighted in the next section to include any content specific to the City, and is intended to supplement information included in each hazard profile located in Chapter 3.

Vulnerability and Impacts

Cyber Attack

Municipal vulnerability to cyber hazards in Greeley aligns with broader county and statewide exposure due to increasing dependence on interconnected IT, operational technology (OT), and cloud services supporting public safety, utilities, finance, and administrative operations. While incidents may originate outside the City's network boundaries, cascading impacts, service disruption, data integrity loss, financial costs, and reputational harm can be citywide and multi-agency. Lead times are often limited to vendor advisories or threat intelligence, and recovery can be prolonged when critical systems, backups, or third-party platforms are affected. There is one (1) cyber incidents that has occurred in the past 5 years. Future occurrences are expected to mirror that of the County.

Hazardous Materials

Hazardous materials continue to be transported through Greeley by road and rail, with over a dozen incidents reported in Colorado in the past year, though none of catastrophic scale affecting the city's core population. The city is home to light industry, agricultural inputs, and several fuel and chemical storage sites. Most incidents involve small spills or leaks, but the potential for a high-impact incident exists, especially at highway crossings or rail intersections with dense population zones. A major spill or fire could require large-scale evacuation, medical response, and cleanup. Vulnerability to hazardous materials is increased for Greeley, due to the location of CDOT hazardous materials routes through the community. Future occurrences are expected to mirror that of the County.

Public Health Hazards

COVID-19 pandemic years (2020–2022) reinforced how respiratory and other infectious disease outbreaks can impact Greeley. Another pandemic remains a high risk due to potential public health, economic, and school or institutional disruptions. Epidemics affect every part of the city, and the sudden nature of outbreaks often limits advance notice. A full pandemic phase can last for months, pushing duration into the high range. Additional public health hazards include flu strain mutations, RSV, and illnesses transmitted through animals or food. Although vaccination rates remain high, a small, infected population may lead to vaccine-resistant cases. This risk is heightened by the large number of workers in processing and food facilities who originate from countries with lower vaccination rates per capita. Future occurrences are expected to mirror that of the County.

Capabilities Assessment

An examination of the City's capabilities to enhance their resilience against hazard impacts is provided in this section. Strengths, weaknesses, and resources of the community are identified here as a means for evaluating and maintaining effective and appropriate management of the City's hazard mitigation program. Planning and regulatory capabilities are powerful tools for implementing hazard mitigation. Some of these capabilities currently possessed by the community are listed in the table below. It is important for all municipalities to regularly review each of these tools, to identify opportunities that can increase their capacity to reduce their risk to hazard impacts.

Institutions, Plans, and Ordinances

Mitigation Capability	Utilization
Building Codes	✓
Zoning Ordinance	✓
Subdivision Ordinance	✓
Floodplain Ordinance	✓
Site Plan Review Requirements	✓
Comprehensive Plan	✓
Capital Improvements Plan	✓
Economic Development Plan	✓
Emergency Operations Plan	✓
Continuity of Operations Plan	✓

Administrative and Technical Capabilities

Mitigation Capability	Utilization
Floodplain Administrator	✓
Mutual Aid Agreement(s)	✓
Warning Systems/Services/Devices	✓
GIS/HAZUS-skilled Personnel	✓
Backup Electrical Generator(s)	✓
Emergency Management	✓
Grant Writer(s)	✓

Financial Capabilities

Mitigation Capability	Utilization
Capital Improvements Project funding	✓
Authority to levy taxes for specific purposes	✓
Water, Sewer, Gas, or Electrical service fees	✓
Incur fees for new development	✓
Incur debt through general obligation funds and special tax bonds	✓
Community Development Block Grant	✓
Federal funding programs	✓
State funding programs	✓

Education and Outreach Capabilities

Mitigation Capability	Utilization
Public Hazard Education / Outreach Program	Yes
Natural disaster or safety-related program	Yes
Firewise	No
NOAA StormReady Program	Yes

Opportunities to Expand on Current Capabilities

As identified in the Base Plan, the following capabilities will allow the City of Greeley to expand on their current capabilities and reduce their risk to impacts from natural hazard occurrences:

- Develop Community Wildfire Protection Plan
- Join CRS Program
- Enhance integration efforts of 2026 Weld County HMP into local planning mechanisms

Mitigation Action Items

In this section, a summary of those mitigation action items identified by City officials for inclusion in the 2026 Weld County Hazard Mitigation Plan, followed by a section discussing the status of mitigation action items identified in the 2021 Weld County Hazard Mitigation Plan. Full details of each mitigation action item included in the 2026 Plan are outlined in Appendix A.

Statuses of Previous Action Items

Implementation status of each of the previously identified mitigation action items for the 2021 plan are ongoing, and being carried over into the 2026 plan update.

Mitigation Action Items – Greeley	Status
Extreme Heat/Drought Resiliency Program Development	Ongoing
Prairie Fire Mitigation Program Development/CWPP	Ongoing
City-Initiated Floodway Rezone	Ongoing
Mitigate Risk to Severe Repetitive Loss Property	Other – Project was deprioritized and eliminated from consideration
Cache la Poudre, West Greeley USACE Project	Other – Project was deprioritized and eliminated from consideration, elements were worked into other projects.
Poudre River Cleaning	Other – Project was deprioritized and eliminated from consideration, elements were worked into other projects.
Hwy 85 Bridge Replacement	Ongoing

2026 Mitigation Action Items

Officials from the City of Greeley have identified twenty-six new mitigation action items for the 2026 plan update, listed in the tables on the following pages.

Greeley 1	Public Education & Outreach		
Project Name	Public Education & Outreach		
Action Type	Public Information Activity	**Goals and Objectives Addressed**	1A, 3B, 3C, 4B
Lifeline(s) Addressed	Communications		
Priority	Medium	**Hazards Addressed**	All Hazards Profiled – Agricultural Hazards, Cyber Attack, Hail, Grass Fire, Drought, Public Health Hazards, Lightning, Hazardous Materials, Tornado, Dam/Levee Incident, Flood, High Wind, Severe Winter Storms/Extreme Cold, Extreme Heat, Soil Hazards, Earthquake
Jurisdiction(s)	City of Greeley		
Issue	Effective hazard mitigation depends on widespread public understanding of risks and protective actions, yet many residents remain unregistered with emergency alert systems and lack access to reliable, hazard-specific preparedness information. Greeley's diverse population—including non-English speakers, seniors, and unhoused individuals—faces additional barriers to receiving emergency notifications and accessing disaster preparedness resources, increasing vulnerability during emergencies.		
Action Description	Develop a comprehensive plan to expand emergency alert registration and implement multilingual promotional campaigns to ensure inclusive access to information. The plan will include the development and distribution of hazard-specific educational materials, as well as hosting community workshops focused on household and business resiliency. Efforts will also include integrating notification platforms for Greeley city employees with public messaging systems to improve coordination and consistency. Collaboration with schools, faith-based organizations, and nonprofits will strengthen outreach and help build a more informed and prepared community.		
Lead Agency	City of Greeley Emergency Management	**Support Agencies**	City of Greeley Parks & Recreation, Communications & Engagement Department
Target Completion Date	60 months		
Potential Funding Sources	Local Budget; FEMA Hazard HMGP; Colorado Department of Public Health and Environment	**Expected Cost (if Known)**	$100,000
Progress Milestones	TBD		

Greeley 2	Community Wildfire Protection Plan		
Project Name	Community Wildfire Protection Plan		
Action Type	Emergency Services Activities	**Goals and Objectives Addressed**	1, 2, 3, 4
Lifeline(s) Addressed	Safety and Security		
Priority	High	**Hazards Addressed**	Grass Fire
Jurisdiction(s)	City of Greeley		
Issue	Projected increases in frequency and intensity of extreme heat events and drought increase the vulnerability to Grassland Urban Interface (GUI) fires. Increasing population near new annexed open space has increased the life safety risk adjacent to GUI fires.		
Action Description	Create a Community Wildfire Protection Plan (CWPP) with a focus on GUI zones. This plan will model GUI fire behavior into future annexation areas, map vulnerable areas using drought and heat indicators, and recommend defensible space standards showing vegetation management zones. The plan will be showcased throughout the community to education and promote community readiness and home hardening practices.		
Lead Agency	City of Greeley Fire Department	**Support Agencies**	Culture Parks and Recreation, Public Works & Transportation, Communications and Engagement, Office of Emergency Management
Target Completion Date	60 Months		
Potential Funding Sources	Local, Forest Service Grant; Colorado Natural Hazards Grant; FEMA PDM Grant	**Expected Cost (if Known)**	$120,000
Progress Milestones	TBD		

Greeley 3	Control Burn and Mowing		
Project Name	Control Burn and Mowing		
Action Type	Natural Resource Protection Activities	**Goals and Objectives Addressed**	1B, 1D, 2C, 2D, 3B, 4A
Lifeline(s) Addressed	Safety and Security		
Priority	High	**Hazards Addressed**	Grass Fire
Jurisdiction(s)	City of Greeley		
Issue	Accumulated dry vegetation stemming from previous wet seasons has elevated wildfire risk across newly annexed open spaces. Overgrowth of noxious weeds and unmanaged fuel loads near residential zones pose a direct threat to life safety and increase Grassland Urban Interface (GUI) fire exposure. As the city creates more open space and annexes undeveloped areas, more vegetation management is needed.		
Action Description	This action item aims to implement targeted vegetation management across natural areas, open spaces, and roadside ditches to reduce fire fuels. To accomplish this, we would train burn bosses and conduct annual controlled burns. Conduct rotational mowing to limit fuel near high-risk interface zones. Prioritize parcels adjacent to vulnerable populations. Promote community awareness around ecological burning and defensible space benefits.		
Lead Agency	City of Greeley Culture Parks and Recreation	**Support Agencies**	Greeley: Fire Department, Public Works & Transportation, Communications and Engagement, Office of Emergency Management
Target Completion Date	60 Months		
Potential Funding Sources	Local Budget; Colorado State Forest Service Grant; FEMA PDM Grant	**Expected Cost (if Known)**	$500,000
Progress Milestones	The city identifies areas every year to be mitigated and partners with other agencies to perform control burns.		

Greeley 4	Enhanced Floodplain Regulations		
Project Name	Enhanced Floodplain Regulations		
Action Type	Floodplain Management Regulation/Current & Future Conditions	**Goals and Objectives Addressed**	1A
Lifeline(s) Addressed	Safety and security		
Priority	Medium	**Hazards Addressed**	Flood
Jurisdiction(s)	City of Greeley		
Issue	Flood hazards continue to pose a significant threat to public safety, infrastructure, and property, creating a need to evaluate and update local floodplain management policies. The City of Greeley currently lacks sufficient floodplain regulations to adequately reduce flood risk. Creating these regulations, informed by individual property assessment and legal navigation, is necessary to enhance community resilience and align with mitigation goals.		
Action Description	Research, propose, and execute comprehensive land use planning utilizing evaluation and modeling to identify potential flooding of high-density development areas. Utilize this model to prohibit new development in high-risk flood zones and identify open space and natural floodplain areas. Align city zoning areas with updated flood risk map data and Colorado Water Conservation Board (CWCB) flood hazard mapping. The Cache la Poudre River is the city's primary regulatory floodplain, though future annexation areas would also include areas along South Platte River, and this rezoning effort will reduce future flood risk, protect critical infrastructure, and maintain ecological integrity.		
Lead Agency	City of Greeley Community Development	**Support Agencies**	Greeley: Public Works & Transportation, Office of Emergency Management
Target Completion Date	60 Months		
Potential Funding Sources	Local Budget; FEMA HMGP; Colorado Water Conservation Board (CWCB) Risk MAP Implementation Support	**Expected Cost (if Known)**	$375,000
Progress Milestones	n/a		

Greeley-5	Drought Resilience Program		
Project Name	Drought Resilience Program		
Action Type	Natural Resource Protection Activities	**Goals and Objectives Addressed**	2B
Lifeline(s) Addressed	Food, Hydration and Shelter; Water systems		
Priority	Medium	**Hazards Addressed**	Drought
Jurisdiction(s)	City of Greeley		
Issue	The drought risk has increased in our area due to climate change, rapid population growth, and declining mountain snowpack. The Cache la Poudre watershed has experienced drought conditions in nearly 60% of weeks since 2000, with projections showing higher water stress by 2050. Greeley's Integrated Water Resource Plan (2023) identifies climate-driven hydrologic variability, reduced Colorado River Basin yields, and rising irrigation demand as critical threats to water reliability.		
Action Description	Launch a multi-departmental drought resiliency initiative focused on assessing additional water supplies and preserving watershed health. Incorporate drought-tolerant native vegetation into landscape planning. Support water efficiency education programs (Flush and Flow, Garden in a Box, irrigation system audits, etc.) for community members, schools, and local businesses. Integrate water efficiency metrics into utility billing and customer outreach platforms. Align with Colorado Water Conservation Board (CWCB) conservation guidance and regional water efficiency goals.		
Lead Agency	City of Greeley Water and Sewer	**Support Agencies**	Greeley: Culture Parks and Recreation, Public Works & Transportation
Target Completion Date	60 Months		
Potential Funding Sources	Local Budget,CWCB Water Plan Grant; FEMA HMGP; USDA Natural Resources Conservation Service (NRCS) Drought Assistance	**Expected Cost (if Known)**	$1,500,000
Progress Milestones	n/a		

Greeley 6	Extreme Heat Resilience Program		
Project Name	Extreme Heat Resilience Program		
Action Type	Natural Resource Protection Activities	**Goals and Objectives Addressed**	1B, 1C, 1D, 2B, 2C, 2D, 4C
Lifeline(s) Addressed	Food, Hydration and Shelter		
Priority	High	**Hazards Addressed**	Extreme Heat
Jurisdiction(s)	City of Greeley		
Issue	Rising summer temperatures, increasing energy costs, a growing unhoused population, and more frequent wildfire-related power shutoffs during red flag days are creating heightened risks of heat-related illness and injury. Vulnerable populations, outdoor workers, and individuals without access to adequate cooling are most at risk. These challenges are further compounded by urban heat island effects, limited shade infrastructure in public spaces, and insufficient access to cold water and public cooling centers.		
Action Description	Develop a citywide Extreme Heat Resiliency Program that strengthens community preparedness and protection during periods of extreme heat. The program would expand the *Share the Shade* tree planting initiative and install shade structures in parks, transit stops, and public gathering areas to reduce heat exposure in public spaces. It would also establish public cooling centers and hydration stations, with targeted outreach to unhoused individuals and others at higher risk. Additionally, the program would include the development of outdoor work rest-cycle policies to protect workers, a public education campaign focused on heat illness prevention, hydration, and available cooling resources, and comprehensive heat risk mapping to identify and prioritize the most vulnerable areas and populations.		
Lead Agency	Greeley Culture Parks and Recreation	**Support Agencies**	Greeley: Communications and Engagement, Homeless and Housing Solutions, Office of Emergency Management
Target Completion Date	60 Months		
Potential Funding Sources	Local Budget; Colorado Resiliency Office Technical Assistance Grants; FEMA HMGP	**Expected Cost (if Known)**	$2,000,000
Progress Milestones	n/a		

Greeley 7	Back Up Power Generators		
Project Name	Back Up Power Generators		
Action Type	Emergency Services Activities	**Goals and Objectives Addressed**	1C, 3A, 3B
Lifeline(s) Addressed	Energy		
Priority	Medium	**Hazards Addressed**	All Profiled Hazards – Agricultural Hazards, Cyber Attack, Hail, Grass Fire, Drought, Public Health Hazards, Lightning, Hazardous Materials, Tornado, Dam/Levee Incident, Flood, High Wind, Sever Winter Storms/Extreme Cold, Extreme Heat, Soil Hazards, Earthquake
Jurisdiction(s)	City of Greeley		
Issue	City Hall, City Center North, and some fire stations in Greeley lack permanent backup power systems. These sites support essential functions for city government and public safety. Considering disaster-related outages and utility shutoff protocols, the absence of generator systems threatens the continuity of government operations and emergency service delivery during critical hazard events.		
Action Description	Procure and install permanent generator systems at critical infrastructure sites to ensure uninterrupted operation of emergency services and other essential services during a disaster		
Lead Agency	Greeley Public Works & Transportation	**Support Agencies**	Greeley: Office of Emergency Management, Fire Department, Water and Sewer Department
Target Completion Date	60 Months		
Potential Funding Sources	Local Budget; Municipal Bond Issue; FEMA HMGP; Colorado Energy/Mineral Impact Assistance Fund (EIAF); Colorado Resiliency Office Technical Assistance Grants; Private Utility grants;	**Expected Cost (if Known)**	$5,000,000
Progress Milestones	n/a		

Greeley 8	Downtown Building Flood Protection		
Project Name	Downtown Building Flood Protection		
Action Type	Structural Projects	**Goals and Objectives Addressed**	1A, 1C, 3A, 3B
Lifeline(s) Addressed	Safety and security		
Priority	Medium	**Hazards Addressed**	Flood
Jurisdiction(s)	City of Greeley		
Issue	The City of Greeley's Downtown district has experienced repeated flooding events resulting in millions of dollars in damages. This vulnerability stems from its low-lying position adjacent to the Cache la Poudre River and aging, undersized stormwater infrastructure. Without targeted mitigation, commercial, public, and cultural assets remain at ongoing risk.		
Action Description	Deploy doorway water flood gates and external stormwater barriers on priority downtown structures. Install sump pumps and seal vulnerable exterior features including windows, thresholds, and foundation joints to prevent water ingress. Retention runoff planning for new construction projects.		
Lead Agency	Greeley Public Works & Transportation	**Support Agencies**	Greeley Office of Emergency Management
Target Completion Date	60 Months		
Potential Funding Sources	Local Budget; Municipal Bond Issue; FEMA HMGP; DOLA Resilience Planning Grants; State Emergency Preparedness or Capital Improvement Grants	**Expected Cost (if Known)**	$5,000,000
Progress Milestones	n/a		

Greeley 9	Poudre River Flood Mitigation Master Plan		
Project Name	Poudre River Flood Mitigation Master Plan		
Action Type	Natural Resource Protection Activities	**Goals and Objectives Addressed**	1A; 2A; 2C; 3A; 3B
Lifeline(s) Addressed	Safety and Security Transportation; Water system		
Priority	Medium	**Hazards Addressed**	Flooding
Jurisdiction(s)	City of Greeley		
Issue	The Poudre River within Greeley has been shortened by approximately 15% since 1950, resulting in accelerated flows, increased sediment transport, and heightened bank erosion. Combined with inflexible infrastructure in the existing floodplain and continued development pressures, these changes are increasing flood exposure and infrastructure vulnerability. Without proactive intervention, flood risks to people and property will continue to grow as the river becomes further disconnected from its natural floodplain.		
Action Description	Develop a policy-first master plan to guide the reconnection of the Poudre River to its natural floodplain and reduce flood risk through data-driven planning and design. The master plan will model multiple flood scenarios to identify optimal conveyance, storage, and overbank pathways, ensuring both safety and ecological function. It will include the drafting and adoption of updated floodplain policies and development standards aligned with FEMA's Risk MAP data and Colorado Water Conservation Board guidance. The plan will also evaluate the redesign of critical bridge crossings and the strategic placement of new stormwater outfalls within a widened, more naturalized channel—targeting widths of up to 650 feet where feasible. In addition, it will coordinate right-of-way acquisition, easements, and phased capital improvements that integrate habitat restoration with effective, sustainable flood mitigation		
Lead Agency	Greeley Public Works & Transportation	**Support Agencies**	Greeley: Culture Parks and Recreation, Water and Sewer, Community Development, Office of Emergency Management
Target Completion Date	60 Months		
Potential Funding Sources	Local Budget; FEMA HMGP; State and Federal Grants	**Expected Cost (if Known)**	$1,000,000
Progress Milestones	n/a		

Greeley 10	Stormwater Infrastructure Assessment and Upgrade		
Project Name	Stormwater Infrastructure Assessment and Upgrade		
Action Type	Structural Projects	**Goals and Objectives Addressed**	1A,2A,2C,3A,3B
Lifeline(s) Addressed	Safety and security; Hazardous materials; Water systems		
Priority	Medium	**Hazards Addressed**	Flood; Hazardous Material Release; Severe Storm
Jurisdiction(s)	City of Greeley		
Issue	Greeley's aging and undersized stormwater infrastructure lacks adequate drainage capacity during high-precipitation events, leading to increased urban flooding and the potential mobilization of hazardous materials through runoff. Without system upgrades, the city faces growing vulnerability to flood impacts and challenges in maintaining compliance with stormwater management regulations.		
Action Description	Conduct a comprehensive assessment to evaluate system performance and capacity. Based on the findings, implement targeted upgrades to critical stormwater infrastructure, including enlarging culverts and inlets, replacing undersized pipelines, enhancing detention basin capacity, and integrating green infrastructure solutions to improve water quality and resilience. Where feasible, incorporate smart flow monitoring technology to optimize system performance, support proactive maintenance, and enable early detection of overloads or failures.		
Lead Agency	Greeley Public Works & Transportation	**Support Agencies**	Greeley: Water and Sewer, Office of Emergency Management
Target Completion Date	60 Months		
Potential Funding Sources	Local Budget; Local Capital Improvement Budget; Municipal Bonds; Stormwater Utility Fees; FEMA HMGP	**Expected Cost (if Known)**	$5,000,000
Progress Milestones	City has already identified that a stormwater engineering firm is needed to conduct the comprehensive assessment		

Greeley 11	12th Street Outfall Project		
Project Name	12th Street Outfall Project		
Action Type	Structural Projects	**Goals and Objectives Addressed**	1A,2A,2C,3A,3B
Lifeline(s) Addressed	Safety and Security; Hazardous Materials		
Priority	Medium	**Hazards Addressed**	Flood; Hazardous Material Release; Severe Storm
Jurisdiction(s)	City of Greeley		
Issue	Downtown Greeley, East Greeley, the railroad corridor, and Highway 85 experience recurring flooding during heavy rainfall due to outdated and insufficient stormwater infrastructure, with the area around 12th Street and 7th Street being particularly vulnerable. Ongoing improvements are part of a seven-phase flood mitigation project scheduled for completion in 2032, with Phases 2 through 4 currently in design.		
Action Description	The City of Greeley is designing Phases 2-4. The project includes: • Installation of large-diameter storm drainpipes • Water quality vaults and swales to treat runoff before discharge • Roadway upgrades including sidewalks, curbs, and gutters along 12th Street and 7th Avenue • Replacing aged waterline in alignments to allow room for new storm drain infrastructure		
Lead Agency	Greeley Public Works & Transportation	**Support Agencies**	Greeley: Water and Sewer, Culture Parks and Recreation, Office of Emergency Management
Target Completion Date	60 Months		
Potential Funding Sources	Local Budget; Local Capital Improvement Budget; Municipal Bond Issue; FEMA HMGP; State and Federal Grants	**Expected Cost (if Known)**	$81,000,000
Progress Milestones	Phase 1A completed in 2024 Phase 1B completed in 2025		

Greeley 12	7th Street Outfall Project		
Project Name	7th Street Outfall Project		
Action Type	Structural Projects	**Goals and Objectives Addressed**	1A; 2A; 2C; 3A; 3B
Lifeline(s) Addressed	Transportation		
Priority	Medium	**Hazards Addressed**	Flood
Jurisdiction(s)	City of Greeley		
Issue	Downtown Greeley, East Greeley, the railroad corridor, and Highway 85 experience recurring flooding during heavy rainfall due to outdated and insufficient stormwater infrastructure, with the area around 12th Street and 7th Street being particularly vulnerable. This 5-phase effort is expected to be completed by 2032.		
Action Description	This project will deliver phases 1–5 to establish a high-capacity outfall and corridor improvements to include: • Construct approximately one mile of large box culvert and adjacent collection system discharging to the Poudre near 7th Street, with a main line crossing beneath Union Pacific and Great Western tracks near 6th Street and 7th Avenue. • Integrate water quality infrastructure to treat runoff prior to river discharge. • Pair river restoration with trail enhancements for multi-benefit outcomes. • Upgrade roadway elements (sidewalks, curbs, gutters) along the corridor. • Coordinate improvements to outdated water and sanitary sewer mains with Water & Sewer to minimize future conflicts		
Lead Agency	Public Works & Transportation	**Support Agencies**	Water and Sewer, Culture Parks and Recreation, Office of Emergency Management
Target Completion Date	60 Months		
Potential Funding Sources	Local Budget; Local Capital Improvement Budget; Municipal Bond Issue; FEMA HMGP; State and Federal Grants	**Expected Cost (if Known)**	$52,000,000
Progress Milestones	n/a		

Greeley 13	Gold Hill Pipeline		
Project Name	Gold Hill Pipeline		
Action Type	Structural Projects	**Goals and Objectives Addressed**	1B,3A,3B,4A
Lifeline(s) Addressed	Health and Medical; Water system		
Priority	Medium	**Hazards Addressed**	Public Health Hazards
Jurisdiction(s)	City of Greeley		
Issue	Greeley owns and relies on two major water treatment facilities—Bellvue and Boyd, located in Larimer County. These plants currently lack a direct transmission connection, leaving the system vulnerable to service disruptions if either plant is taken offline. Recent events like the Cameron Peak Fire have underscored the need for redundancy in water infrastructure to protect over 200,000 community members.		
Action Description	Construct the Gold Hill Transmission Pipeline to connect the Bellvue and Boyd treatment plants, enabling treated water to flow in both directions. This will close the transmission gap, reduce reliance on pumping, and allow for flexible water routing during emergencies. The project also supports regional water sharing and operational efficiency across the northern Colorado region.		
Lead Agency	Greeley Water and Sewer	**Support Agencies**	Greeley Office of Emergency Management
Target Completion Date	60 Months		
Potential Funding Sources	Local Budget; Local Capital Improvement Budget; Municipal Bond Issue; FEMA HMGP; Colorado Department of Local Affairs (DOLA) Resilience Planning Grants;	**Expected Cost (if Known)**	$21,000,000
Progress Milestones	Casing installed under Hwy 257 in 2024, project can proceed without closing highway		

Greeley 14	Wetland and Riparian Habitat Restoration		
Project Name	Wetland and Riparian Habitat Restoration		
Action Type	Natural Resource Protection Activities	**Goals and Objectives Addressed**	2A, 2C, 2D
Lifeline(s) Addressed	Water systems		
Priority	Medium	**Hazards Addressed**	Soil and Flood
Jurisdiction(s)	City of Greeley		
Issue	Decades of channelization, urban development, and the spread of invasive vegetation have significantly degraded Greeley's natural wetlands and riparian corridors. Between 1950 and 2019, the Cache la Poudre River within city limits lost nearly 15% of its length, leading to increased sediment transport, downstream flooding, and bank erosion. These changes have diminished aquatic habitat quality and disrupted vital wetland ecosystems essential to the region's environmental health and flood resilience.		
Action Description	Implement a multi-phase restoration initiative focused on the most degraded sections of agricultural ditches the Cache la Poudre River and its adjacent wetlands. The project will begin with detailed mapping of erosion hotspots and areas of habitat loss, followed by the removal of invasive species and the application of targeted bank stabilization techniques. Restoration efforts will include replanting native cottonwoods, willows, and wetland grasses, as well as reintroducing natural river meanders and overflow zones to restore hydrologic function and ecosystem balance. This effort supports Greeley's broader ecological, flood mitigation, and recreational goals.		
Lead Agency	Greeley Culture Parks and Recreation	**Support Agencies**	Greeley: Public Works & Transportation; West Greeley Conservation District; Coalition for the Poudre River Watershed
Target Completion Date	60 Months		
Potential Funding Sources	Local Budget; FEMA HMGP; Colorado Department of Local Affairs (DOLA) Resilience Planning Grants;	**Expected Cost (if Known)**	$10,000,000
Progress Milestones	n/a		

Greeley 15	Bridge Assessments		
Project Name	Bridge Assessments		
Action Type	Structural Projects	**Goals and Objectives Addressed**	1B, 3A, 3B
Lifeline(s) Addressed	Transportation		
Priority	Medium	**Hazards Addressed**	Earthquake
Jurisdiction(s)	City of Greeley		
Issue	Highway 85 and Highway 34 bridges serve as vital transportation arteries for Greeley and surrounding jurisdictions. However, years of exposure to traffic vibration, urban encampments, and fluctuating river flows have compromised structural components. These conditions heighten vulnerability to seismic events and high-flow scenarios, posing risks to public safety and emergency access.		
Action Description	Initiate a comprehensive bridge assessment program targeting Highway 85 and 34 crossings. Key activities include structural inspections using LiDAR and ground-penetrating radar. Seismic modeling and stress testing under projected earthquake scenarios. Hydrologic analysis of river flow impacts on substructure integrity. Documentation of under-bridge activity and its effects on load-bearing elements. Development of retrofit designs and maintenance schedules. This action supports Greeley's transportation resilience goals and aligns with CDOT's statewide bridge safety initiatives.		
Lead Agency	Greeley Public Works & Transportation	**Support Agencies**	Greeley: Colorado Department of Transportation (CDOT); Police Department; Office of Emergency Management
Target Completion Date	60 Months		
Potential Funding Sources	Local Budget; Local Capital Improvement Budget; Municipal Bond Issue; FEMA PDM Grant; Colorado Department of Local Affairs (DOLA) Infrastructure Grants	**Expected Cost (if Known)**	$2,000,000
Progress Milestones	n/a		

Greeley 16	Historical Building Protection		
Project Name	Historical Building Protection		
Action Type	Preventative Activities	**Goals and Objectives Addressed**	1C,3A,3B,4C
Lifeline(s) Addressed	Safety and Security, Health and Medical		
Priority	Medium	**Hazards Addressed**	Public Health Hazards
Jurisdiction(s)	City of Greeley		
Issue	The historic buildings in Greeley are highly visited by the public and longtime standing cultural sites. Each site contains valuable cultural artifacts and irreplaceable materials. Aging pipes within the structures have experienced occasional leaks, which if undetected or uncontrolled may cause black mold formation or compromise the building's structural integrity. Remodels in historic recognized building often involve additional regulations/cost when updated in accordance with the U.S. Department of Interior.		
Action Description	Install a system of smart leak detection sensors paired with automatic shut-off valves in the plumbing infrastructure of the historic property. These tools will provide real-time alerts and automatic water supply interruption in the event of a leak, reducing the risk of uncontrolled discharge. This action will preserve cultural heritage, prevent repetitive loss, and support long-term community resilience.		
Lead Agency	Greeley Culture Parks and Recreation	**Support Agencies**	Greeley Public Works & Transportation
Target Completion Date	60 Months		
Potential Funding Sources	Local Budget; Local Capital Improvement Budget; FEMA (HMGP); Colorado State Historical Fund; Colorado Resiliency Office – Technical Assistance Grants; Colorado Energy/Mineral Impact Assistance Fund (EIAF)	**Expected Cost (if Known)**	$500,000
Progress Milestones	n/a		

Greeley 17	Continuity of Operations Plan		
Project Name	Continuity of Operations Plan		
Action Type	Emergency Services Activities	**Goals and Objectives Addressed**	1A; 2B; 3C; 4A
Lifeline(s) Addressed	Safety and Security; Communications; Transportation; Energy		
Priority	High	**Hazards Addressed**	All
Jurisdiction(s)	City of Greeley		
Issue	The City of Greeley's Continuity of Operations Plan (COOP) is outdated and no longer reflects the city's expanded departmental structure, critical functions, or evolving hazard landscape. Maintaining an up-to-date COOP is essential to ensuring continuity of government and the delivery of vital services during emergencies. However, due to the plan's complexity and limited staffing and resources within the Office of Emergency Management, completing a comprehensive update internally is not feasible. A full modernization effort will require significant coordination across departments and engagement to ensure alignment with current state and federal standards.		
Action Description	Develop and issue a Request for Proposals (RFP) to lead a comprehensive, citywide update of the Continuity of Operations Plan (COOP). The project scope will include conducting hazard-informed audits, interdepartmental risk assessments, essential functions mapping, and dependency modeling to identify critical operational linkages. Final deliverables will include a validated and modernized COOP document, training sessions for departmental leadership, and an implementation timeline with defined revision triggers to ensure long-term plan maintenance and relevance.		
Lead Agency	City of Greeley Office of Emergency Management	**Support Agencies**	Greeley: Information Technology; Human Resources; Legal
Target Completion Date	60 Months		
Potential Funding Sources	Local Budget; Colorado DHSEM Resilience Grant	**Expected Cost (if Known)**	$225,000
Progress Milestones	n/a		

Greeley 18	Highway 34 Overpasses		
Project Name	Highway 34 Overpasses		
Action Type	Structural Projects	**Goals and Objectives Addressed**	1A; 1C; 3A; 3C
Lifeline(s) Addressed	Transportation; Safety and Security		
Priority	High	**Hazards Addressed**	Hazardous Materials
Jurisdiction(s)	City of Greeley		
Issue	The intersections at Hwy 34 and 35th/47th Avenues are among the most congested and crash-prone in Greeley. At-grade crossings pose significant risks for pedestrians, cyclists, traffic accidents, and roadway hazardous material incidents. The current configuration limits emergency response and transportation mobility.		
Action Description	Construct grade-separated interchanges at 35th and 47th Avenues along Hwy 34. The 35th Avenue interchange will use a tight diamond with parclo-loop configuration; the 47th Avenue interchange will adopt a diverging diamond design. These upgrades will eliminate traffic signals, improve emergency access, reduce crash rates, and support multimodal transit integration. The project includes pedestrian tunnels, safety, ADA compliance, and a regional mobility hub at Centerplate. First and final mile enhancements will be explored to create a safe experience when accessing the mobility hub.		
Lead Agency	Greeley Public Works & Transportation	**Support Agencies**	Colorado Department of Transportation; Greeley Office of Emergency Management; Greeley Community Development
Target Completion Date	60 Months		
Potential Funding Sources	Local Budget; Municipal Bond Issue; Federal INFRA Grant	**Expected Cost (if Known)**	$117,500,000 Total • $47M for 35th Avenue interchange • $45M for 47th Avenue interchange • $25M for mobility hub and pedestrian tunnel
Progress Milestones	n/a		

Greeley 19	Tornado Shelter Assessment		
Project Name	Tornado Shelter Assessment		
Action Type	Emergency Services Activities	**Goals and Objectives Addressed**	1A; 2B; 4A; 4C
Lifeline(s) Addressed	Safety and Security		
Priority	Medium	**Hazards Addressed**	Tornado; High Wind; Severe Winter Storms/Extreme Cold
Jurisdiction(s)	City of Greeley		
Issue	Greeley faces elevated tornado risk with no centralized or certified registry of hardened shelter locations in public infrastructure. Additionally, high-attendance public events such as the Greeley Stampede, Arts Picnic, and Blues Fest currently operate without designated, engineer-certified safe refuge zones. This gap poses significant life safety risks during severe storm events at a large gathering. Integration of weather-safe shelter access into event planning, supported by structural certification and visible signage, should be prioritized.		
Action Description	Launch a targeted engineering assessment of existing public-use structures across high-occupancy venues and municipal properties to determine their viability as certified tornado shelters. This includes a comprehensive review by licensed structural engineers of buildings frequently used during large public events for conformance with FEMA P-361 and ICC-500 shelter standards. The assessment will identify structurally sound locations suitable for temporary refuge. Recommend retrofits or reinforcements for marginally compliant structures. Establish a GIS-based registry of certified shelter sites. Integrate designated safe areas into local event planning protocols. Add signage at each certified location.		
Lead Agency	Greeley Public Works & Transportation	**Support Agencies**	Greeley: Office of Emergency Management, Culture Parks and Recreation
Target Completion Date	60 Months		
Potential Funding Sources	Local Budget; Local Capital Improvement Budget; Municipal Bond Issue; Colorado DHSEM Planning Grant; FEMA HMGP	**Expected Cost (if Known)**	$5,000,000
Progress Milestones	n/a		

Greeley 20	Network 2.0 Upgrades		
Project Name	Network 2.0 Upgrades		
Action Type	Emergency Services Activities	**Goals and Objectives Addressed**	1B; 3A; 3B; 4A
Lifeline(s) Addressed	Safety and Security, Communications, Government Services		
Priority	High	**Hazards Addressed**	Cyber Attack
Jurisdiction(s)	City of Greeley		
Issue	Greeley faces heightened threats from cyber actors with advanced tactics and techniques utilizing Microsoft's shared environment and utilizing Artificial Intelligence to create realistic and targeted malicious attacks. The current network was designed before these types of attacks existed and has a flat topology allowing attackers the ability for lateral movement to critical infrastructure. The IT Infrastructure Division performed a network assessment and gap analysis to determine enhanced security utilizing artificial intelligence and zero-trust principles.		
Action Description	The gap analysis identified the HPE Aruba Network ecosystem as an optimal solution with the following focus areas: AI to optimize network performance, enhance security, and streamline operations. A security-first approach, implementing zero-trust principles and providing tools for securing devices and data. Solutions that extend from the network edge to the cloud, across wired, wireless, and SD-WAN networks.		
Lead Agency	Greeley Information Technology	**Support Agencies**	City of Greeley Office of Emergency Management
Target Completion Date	9 Months		
Potential Funding Sources	Local Budget; State Cybersecurity Grant Program; FEMA Pre-Disaster Mitigation Grant	**Expected Cost (if Known)**	$1,000,000
Progress Milestones	n/a		

Greeley 21	Cyber Resilience Program		
Project Name	Cyber Resilience Program		
Action Type	Emergency Services Activities	**Goals and Objectives Addressed**	1B, 3A, 3B, 4A
Lifeline(s) Addressed	Safety and Security, Communications, Government Services		
Priority	High	**Hazards Addressed**	Cyber Attack
Jurisdiction(s)	City of Greeley		
Issue	Greeley faces increasing cybersecurity threats from malicious actors exploiting Microsoft's shared environment and artificial intelligence to conduct sophisticated, targeted attacks. The city's current defense systems provide visibility within the M365 cloud but lack comprehensive on-premises monitoring, resulting in critical gaps in log collection, lateral movement detection, privilege-escalation alerts, and vulnerability management. These deficiencies increase the risk of undetected intrusions and delayed incident response.		
Action Description	The City of Greeley's Information Technology Department, through its Cybersecurity Division, conducted a comprehensive risk assessment and data sensitivity analysis to evaluate network protection standards. The resulting gap analysis identified critical needs, including implementation of a Security Information and Event Management (SIEM) system, Extended Detection and Response (XDR) capabilities, a robust Vulnerability Management program, and a 24/7 managed Security Operations Center (SOC) to strengthen real-time threat detection and response across the city's network infrastructure.		
Lead Agency	Greeley Information Technology	**Support Agencies**	Greeley Office of Emergency Management
Target Completion Date	60 Months		
Potential Funding Sources	Local Capital Improvement Budget; State Cybersecurity Grant Program	**Expected Cost (if Known)**	$300,000
Progress Milestones	n/a		

Greeley 22	Cloud-Based Identity Transition		
Project Name	Cloud-Based Identity Transition		
Action Type	Emergency Services Activities	**Goals and Objectives Addressed**	1B, 3A, B, 4A
Lifeline(s) Addressed	Safety and Security, Communications, Government Services		
Priority	High	**Hazards Addressed**	Cyber Attack
Jurisdiction(s)	City of Greeley		
Issue	Greeley faces escalating cybersecurity risks from increasingly sophisticated, AI-driven attacks exploiting vulnerabilities within Microsoft's shared environment. The city's current hybrid Azure configuration, which relies on on-premises Active Directory for primary authentication, limits rapid response to account compromises and expands the overall attack surface, increasing the potential for system intrusion and service disruption.		
Action Description	Transition from a hybrid Azure Active Directory (AD) configuration to a fully cloud-based Azure AD environment to eliminate dependency on on-premises infrastructure for identity management and remove a key vulnerability point. This migration will strengthen security through the implementation of Multi-Factor Authentication (MFA), conditional access policies, and zero-trust segmentation, enhancing protection for critical systems. Microsoft Intune will be used to streamline device management, enabling rapid remote configuration, policy enforcement, and patch deployment. The transition will also reduce opportunities for lateral movement during a security compromise, decreasing the overall attack surface. Additionally, it will improve incident response agility by allowing immediate account actions—such as disablement or creation—directly within the cloud, ensuring faster containment and recovery during cyber events.		
Lead Agency	Greeley Information Technology	**Support Agencies**	Greeley Office of Emergency Management
Target Completion Date	60 Months		
Potential Funding Sources	Local Budget; State Cybersecurity Grant Program; FEMA Pre-Disaster Mitigation Grant	**Expected Cost (if Known)**	$300,000
Progress Milestones	n/a		

Greeley 23	Trusted Domain Initiative		
Project Name	Trusted Domain Initiative		
Action Type	Emergency Services Activities	**Goals and Objectives Addressed**	1B; 3A; 3B; 4A
Lifeline(s) Addressed	Safety and Security, Communications, Government Services		
Priority	High	**Hazards Addressed**	Cyber Attack
Jurisdiction(s)	City of Greeley		
Issue	Greeley faces increasing cybersecurity risks from advanced, AI-driven campaigns designed to mimic legitimate communications and target city systems. The absence of a verified government domain increases the likelihood of phishing, impersonation, and misinformation. Adopting the .GOV domain would strengthen public trust, improve credibility, and enhance security by clearly identifying official city communications. Consolidating independent and unmonitored departmental websites under the primary GreeleyCO.gov domain would further reduce the city's attack surface, limit denial-of-service vulnerabilities, and prevent the creation of fraudulent or look-alike domains.		
Action Description	The City of Greeley has developed and soft-launched GreeleyCO.gov**,** which is currently undergoing internal and external testing, including redirect protocols from the legacy website. All departmental sites have been consolidated under this unified domain to centralize security controls, streamline management, and enhance resilience against denial-of-service (DoS) attacks. The next major phase will transition all city email accounts to the GreeleyCO.gov domain, following completion of the Azure AD migration to ensure a secure and seamless implementation.		
Lead Agency	Greeley Information Technology	**Support Agencies**	Greeley Office of Emergency Management
Target Completion Date	24 Months		
Potential Funding Sources	Local Budget; State Cybersecurity Grant Program	**Expected Cost (if Known)**	$250,000
Progress Milestones	Phase 1: Launched new GreeleyCO.gov site in mid-2025		

Greeley 24	Debris Management Plan		
Project Name	Debris Management Plan		
Action Type	Emergency Services Activities	**Goals and Objectives Addressed**	1, 2, 3, 4
Lifeline(s) Addressed	Safety and security; Transportation; Hazardous materials		
Priority	Medium	**Hazards Addressed**	Hail, Grass Fire, Tornado, Dam/Levee Incident, Flood, High Wind, Severe Winter Storms/Extreme Cold, Soil Hazards, Earthquake
Jurisdiction(s)	City of Greeley		
Issue	Greeley currently lacks a comprehensive Debris Management Plan, leaving the city unprepared to efficiently manage the large volumes of debris generated by natural disasters, severe storms, or other emergency events. Without a structured plan, debris removal operations can be delayed, resources may be misallocated, and public safety and recovery efforts can be compromised. Developing a formal Debris Management Plan is essential to ensure rapid, coordinated, and safe debris clearance, minimize environmental impacts, and support timely community recovery.		
Action Description	Develop a comprehensive Debris Management Plan to guide the City of Greeley in the rapid and coordinated removal, transport, and disposal of debris following natural disasters, severe storms, or other emergency events. A qualified contractor will be engaged to assist with plan development, bringing expertise in best practices, logistics, and regulatory compliance. The plan will be designed to adhere to all applicable state and federal regulations, both for the planning process and for the handling, storage, and disposal of debris, ensuring safe, efficient, and environmentally responsible operations during emergency response and recovery.		
Lead Agency	Greeley Office of Emergency Management	**Support Agencies**	Greeley Public Works and Transportation
Target Completion Date	60 Months		
Potential Funding Sources	Local Budget; Colorado DHSEM Resilience Grant; FEMA PDMG	**Expected Cost (if Known)**	$250,000
Progress Milestones	n/a		

Greeley 25	Sediment Control and Water Protection Project		
Project Name	Sediment Control and Water Protection Project		
Action Type	Natural Resource Protection Activities	**Goals and Objectives Addressed**	1, 2, 3, 4
Lifeline(s) Addressed	Water Systems		
Priority	Medium	**Hazards Addressed**	Grass Fire, Soil Hazards
Jurisdiction(s)	City of Greeley		
Issue	The 2020 Cameron Peak Fire left large areas of Greeley's watershed stripped of vegetation, increasing the risk of heavy sediment and debris washing into streams during storms. This sedimentation threatens the city's water supply, making treatment more difficult and costly. Preventing sediment from reaching the water supply is especially challenging in rugged, backcountry terrain, where traditional transportation methods for construction materials—such as vehicles, horses, or helicopters—are limited by accessibility, cost, or environmental impact. Innovative, sustainable approaches are needed to safely deliver materials for hazard mitigation structures that reduce sediment flow and protect water quality.		
Action Description	Implement a backcountry sediment mitigation project by constructing beaver-dam-like barriers in fire-affected areas of the watershed to slow sediment and debris from reaching streams. Due to the rugged terrain, innovative transportation methods will be used to deliver construction materials safely and efficiently. The project will follow best practices for hazard mitigation and environmental protection, ensuring barriers are strategically placed to reduce sediment flow, protect water quality, and enhance watershed resilience.		
Lead Agency	Greeley Water and Sewer	**Support Agencies**	Greeley Office of Emergency Management, Larimer Office of Emergency Management
Target Completion Date	60 Months		
Potential Funding Sources	Local Budget; Local Capital Improvement Budget; Colorado DHSEM Resilience Grant; FEMA PDMG; FEMA Mitigation Grant	**Expected Cost (if Known)**	$500,000
Progress Milestones	n/a		

Greeley 26	Pond Water Preservation Initiative		
Project Name	Pond Water Preservation Initiative		
Action Type	Natural Resource Protection Activities	**Goals and Objectives Addressed**	1A, 2B, 3C, 4C
Lifeline(s) Addressed	Water Systems		
Priority	High	**Hazards Addressed**	Drought and Extreme Heat
Jurisdiction(s)	City of Greeley in Larimer County		
Issue	Greeley's water holding ponds are experiencing significant water loss due to evaporation, reducing the volume of raw water available for treatment at city water plants. This loss not only decreases operational efficiency but also increases treatment costs and places additional strain on water resources, particularly during periods of drought or high temperatures. Implementing mitigation strategies is critical to conserving water, maintaining reliable supply, and supporting long-term resilience of the city's water system.		
Action Description	Implement a water evaporation mitigation project for Greeley's holding ponds to reduce water loss prior to treatment. Strategies may include installing floating covers or shade structures, applying surface treatments to limit evaporation, and optimizing pond management practices to maintain water levels efficiently. These measures will also help reduce algae growth, which can complicate water treatment processes. The project will conserve water, improve operational efficiency at treatment plants, and support the long-term sustainability and resilience of the city's water supply system.		
Lead Agency	Greeley Water and Sewer	**Support Agencies**	Greeley Office of Emergency Management, Larimer Office of Emergency Management
Target Completion Date	60 Months		
Potential Funding Sources	Local Budget; Local Capital Improvement Budget; Colorado DHSEM Resilience Grant; FEMA PDMG; FEMA Mitigation Grant	**Expected Cost (if Known)**	$500,000
Progress Milestones	n/a		

Town of Johnstown

Community Profile

Johnstown is located along the Larimer/Weld County line. Greeley is approximately ten miles to the east-northeast and Loveland is approximately nine miles to the northwest. With a location adjacent to Interstate 25 and a Great Western Railroad interchange, the Town has a unique advantage for transporting goods and services across the region.

Johnstown has experienced very rapid growth in population since 1990. Data from the State Demography Office in the table below indicates a continued increase in population since 2020.

Population Trends

Johnstown	Colorado	
19,991	5,957,494	Population, 2024
11.9%↑	3.2%↑	Population, % change 2020 to 2024

Risk Assessment

Summarized in the table below are the results of the Risk Factor (RF) ranking exercise performed by the Town of Johnstown. The results represent the relative risk of different hazards across the municipality from the perspective of local stakeholders and subject matter experts. A discussion on how each of these High Risk hazards affects the community follows in the subsequent ***Vulnerability and Impacts*** section.

Hazard	Probability	Impact	Spatial Extent	Warning Time	Duration	RF Ranking
Agricultural Hazards	3	1	2	1	4	**2.2**
Cyber Attack	3	1	2	4	4	**2.8**
Dam/Levee Incident	3	1	1	2	3	**2.0**
Drought	2	1	4	1	4	**2.4**
Earthquake	1	1	3	4	1	**2.0**
Extreme Heat	2	2	4	1	4	**2.6**
Flood	3	1	1	2	3	**2.0**
Hazardous Materials	3	1	1	4	1	**2.0**

Hazard	Probability	Impact	Spatial Extent	Warning Time	Duration	RF Ranking
Hail	3	1	4	2	2	**2.4**
High Wind	4	1	2	4	1	**2.4**
Soils Hazards	4	1	1	4	4	**2.8**
Lightning	3	1	4	2	2	**2.4**
Grass Fire	3	1	1	4	2	**2.2**
Public Health Hazards	2	3	4	1	4	**2.8**
Severe Winter Storms/Extreme Cold	3	1	4	2	2	**2.4**
Tornado	4	1	2	4	1	**2.4**

Risk Factor

While the results of the 2024 CEPA exercise were used to calculate risk rankings at the County level, a different methodology needed to be employed for the community level, since the same exercise was not conducted for each community participating in the 2026 Weld County Hazard Mitigation Plan update. Thus, a similar methodology to evaluate risk level was employed for this plan as what was used to rate hazard impacts in the 2021 Plan, with a few changes. In the 2021 Plan, each variable was multiplied by a weighting factor, where in this update, no weighting factor was applied. Thus, each variable was summed together, then divided by the number of variables, five, to achieve the RF Ranking. As such, the other change that was made can be seen in the intervals which comprise each risk level below. High risk was adjusted to include ratings of 3.1 or higher, moderate risk was adjusted to include ratings between 2.3 and 3.0, and low risk was adjusted to include ratings of 2.2 or lower. If no hazards received a high risk rating, the hazard with the highest calculated rating is profiled in the next section.

Risk Level	Hazards
High Risk (3.1 or higher)	n/a
Moderate Risk (2.3 – 3.0)	Cyber Attack, Drought, Extreme Heat, Hail, High Wind, Soils Hazards, Lightning, Public Health Hazards, Severe Winter Storms/Extreme Cold, Tornado
Low Risk (2.2 or lower)	Agricultural Hazards, Dam/Levee Incident, Earthquake, Flood, Grass Fire, Hazardous Materials

According to the results of the risk factor exercise, no hazards assessed received a calculated rating of high risk. Soils hazards and public health hazards are the highest calculated hazards for the City of Fort Lupton. These hazards are highlighted in the next section to include any content specific to the City, and is intended to supplement information included in each hazard profile located in Chapter 3.

Vulnerability and Impacts

Soils Hazards

Johnstown's vulnerability to soils hazards is not noticeably different from the rest of the County. Although undermined areas have not been identified within the Town's borders, there are multiple identified areas within ten miles of Johnstown that had historic mining activities. There are no previous events to document specific to Johnstown. Future occurrences are expected to mirror that of the County.

Public Health Hazards

Vulnerability to public health hazards is not expected to be noticeably different from the rest of the County. Individuals at a higher risk to this hazard include the aging adult population, those with a chronic illness, such as diabetes, asthma, coronary heart disease, and those who are obese or overweight. Other populations at risk include children, those in poverty and those with a disability. This data is collected at census tract level by the Centers for Disease Control (CDC) and is unavailable at a municipality level.

Capabilities Assessment

An examination of the Town's capabilities to enhance their resilience against hazard impacts is provided in this section. Strengths, weaknesses, and resources of the community are identified here as a means for evaluating and maintaining effective and appropriate management of the Town's hazard mitigation program. Planning and regulatory capabilities are powerful tools for implementing hazard mitigation. Some of these capabilities currently possessed by the community are listed in the table below. It is important for all municipalities to regularly review each of these tools, to identify opportunities that can increase their capacity to reduce their risk to hazard impacts.

Institutions, Plans, and Ordinances

Mitigation Capability	Utilization
Building Codes	✓
Zoning Ordinance	✓
Subdivision Ordinance	✓
Floodplain Ordinance	✓
Site Plan Review Requirements	✓
Comprehensive Plan	✓
Capital Improvements Plan	✓
Economic Development Plan	
Emergency Operations Plan	
Continuity of Operations Plan	

Administrative and Technical Capabilities

Mitigation Capability	Utilization
Floodplain Administrator	✓
Mutual Aid Agreement(s)	✓
Warning Systems/Services/Devices	✓
GIS/HAZUS-skilled Personnel	✓
Backup Electrical Generator(s)	✓
Emergency Management	
Grant Writer(s)	✓

Financial Capabilities

Mitigation Capability	Utilization
Capital Improvements Project funding	✓
Authority to levy taxes for specific purposes	✓
Water, Sewer, Gas, or Electrical service fees	✓
Incur fees for new development	✓
Incur debt through general obligation funds and special tax bonds	✓
Community Development Block Grant	
Federal funding programs	
State funding programs	

Education and Outreach Capabilities

Mitigation Capability	Utilization
Public Hazard Education / Outreach Program	No
Natural disaster or safety-related program	No
Firewise	No
NOAA StormReady Program	No

Opportunities to Expand on Current Capabilities

As identified in the Base Plan, the following capabilities will allow the Town of Johnstown to expand on their current capabilities and reduce their risk to impacts from natural hazard occurrences:

- Develop Community Wildfire Protection Plan
- Join CRS Program
- Enhance integration of 2026 Weld County HMP into local planning mechanisms

Mitigation Action Items

In this section, a summary of those mitigation action items identified by Town officials for inclusion in the 2026 Weld County Hazard Mitigation Plan, followed by a section discussing the status of mitigation action items identified in the 2021 Weld County Hazard Mitigation Plan. Full details of each mitigation action item included in the 2026 Plan are outlined in Appendix A.

Statuses of Previous Action Items

Each of the five mitigation action items identified in the previous plan are listed in the table below. Implementation status of each is listed as ongoing and being carried over into the 2026 plan update.

Mitigation Action Items – Johnstown	Status
Resiliency Study	Ongoing
Drainage Improvements Old Town	Ongoing
Install Emergency Generator	Ongoing
Community Preparedness Education	Ongoing
Community Impact Study -Vulnerable Populations-Shelter Capabilities Planning	Ongoing

2026 Mitigation Action Items

Officials from the Town of Johnstown have identified thirteen new mitigation action items for the 2026 plan update, listed in the tables on the following pages.

Johnstown 1	Stormwater Master Plan		
Project Name	Stormwater Master Plan		
Action Type	Emergency Services Activities	**Goals and Objectives Addressed**	1b, 2c
Lifeline(s) Addressed	Planning, Critical Infrastructure Development		
Priority	High	**Hazards Addressed**	Flooding, Dam/Levee Incident
Jurisdiction(s)	Town of Johnstown		
Issue	Planning, Critical Infrastructure Development		
Action Description	Finalize and adopt Stormwater Master Plan		
Lead Agency	Town of Johnstown Planning & Development	**Support Agencies**	n/a
Target Completion Date	6-12 Months		
Potential Funding Sources	Local	**Expected Cost (if Known)**	n/a
Progress Milestones	n/a		

Johnstown 2	Adopt Wildfire Resiliency Code		
Project Name	Adopt Wildfire Resiliency Code		
Action Type	Property Protection Activities	**Goals and Objectives Addressed**	1, 2, 3, 4
Lifeline(s) Addressed	Safety		
Priority	Medium	**Hazards Addressed**	Grass Fire
Jurisdiction(s)	Town of Johnstown, Loveland Fire Rescue, Front Range Fire Rescue		
Issue	Update and Adopt Wildfire Resiliency Code		
Action Description	Adopt Wildfire Resiliency Code		
Lead Agency	Town of Johnstown Planning & Development	**Support Agencies**	n/a
Target Completion Date	6-12 Months		
Potential Funding Sources	Local	**Expected Cost (if Known)**	n/a
Progress Milestones	n/a		

Johnstown 3	Adopt and Implement 2024 IBC and IFC Building Codes		
Project Name	Adopt and Implement 2024 IBC and IFC Building Codes		
Action Type	Preventative Activities	**Goals and Objectives Addressed**	1, 2, 3, 4
Lifeline(s) Addressed	Food, Hydration, & Shelter		
Priority	Medium	**Hazards Addressed**	Wildfire
Jurisdiction(s)	Town of Johnstown, Front Range Fire Rescue, Loveland Fire Rescue		
Issue	Current building code standards are out of date		
Action Description	Adopt and Implement 2024 IBC and IFC Codes		
Lead Agency	Town of Johnstown Planning & Development	**Support Agencies**	n/a
Target Completion Date	6-12 Months		
Potential Funding Sources	Local	**Expected Cost (if Known)**	n/a
Progress Milestones	n/a		

Johnstown 4	Develop and train on earthquake response protocols		
Project Name	Develop and train on earthquake response protocols		
Action Type	Emergency Services Activities	**Goals and Objectives Addressed**	1, 2, 3, 4
Lifeline(s) Addressed	Planning		
Priority	Low	**Hazards Addressed**	Earthquake
Jurisdiction(s)	Town of Johnstown		
Issue	Lack of action plan		
Action Description	Create and implement earthquake response plan		
Lead Agency	Town of Johnstown Planning & Development	**Support Agencies**	n/a
Target Completion Date	12 to 24 months		
Potential Funding Sources	Local	**Expected Cost (if Known)**	n/a
Progress Milestones	n/a		

Johnstown 5	Update landscaping standards in Development Code		
Project Name	Update landscaping standards in Development Code		
Action Type	Property Protection Activities	**Goals and Objectives Addressed**	1, 2, 3, 4
Lifeline(s) Addressed	Public Safety		
Priority	Medium	**Hazards Addressed**	Drought, Grass Fire
Jurisdiction(s)	Town of Johnstown		
Issue	Due to risk of drought and grass fire to structures there is a need for updated landscaping standards		
Action Description	Adopt new water-wise landscaping standards designed to reduce risks associated with drought and grass fire to structures in Town		
Lead Agency	Town of Johnstown Planning & Development	**Support Agencies**	n/a
Target Completion Date	12-24 Months		
Potential Funding Sources	Local, FEMA Hazard Mitigation Grant Program	**Expected Cost (if Known)**	n/a
Progress Milestones	n/a		

Johnstown 6	Create and launch community water conservation campaigns		
Project Name	Create and launch community water conservation campaigns		
Action Type	Public Information Activity	**Goals and Objectives Addressed**	1, 2, 3, 4
Lifeline(s) Addressed	Education		
Priority	Medium	**Hazards Addressed**	Drought, Grass Fire
Jurisdiction(s)	Town of Johnstown		
Issue	Materials are needed to educate the public		
Action Description	Launch townwide water conservation campaigns to enhance residents' awareness of water conservation practices to mitigate impacts from drought and grass fire.		
Lead Agency	Town of Johnstown Communications	**Support Agencies**	n/a
Target Completion Date	18-36 Months		
Potential Funding Sources	Local, FEMA Hazard Mitigation Grant Program	**Expected Cost (if Known)**	n/a
Progress Milestones	n/a		

Johnstown 7	Integrate requirements for shaded areas in new development into land use code		
Project Name	Integrate requirements for shaded areas in new development into land use code		
Action Type	Natural Resource Protection Activities	**Goals and Objectives Addressed**	1, 2, 3, 4
Lifeline(s) Addressed	Health & Medical, Safety & Security		
Priority	Low	**Hazards Addressed**	Extreme Heat
Jurisdiction(s)	Town of Johnstown		
Issue	Issues with land codes		
Action Description	Amend land use code to require shaded areas in all new developments		
Lead Agency	Town of Johnstown Planning & Development	**Support Agencies**	n/a
Target Completion Date	24-36 Months		
Potential Funding Sources	Local	**Expected Cost (if Known)**	n/a
Progress Milestones	n/a		

Johnstown 8	Integrate technology (GIS) for road salt/sand reserves		
Project Name	Integrate technology (GIS) for road salt/sand reserves		
Action Type	Preventative Activities	**Goals and Objectives Addressed**	1, 2, 3, 4
Lifeline(s) Addressed	Transportation		
Priority	High	**Hazards Addressed**	Severe Winter Storms/Extreme Cold
Jurisdiction(s)	Town of Johnstown		
Issue	Integrate technology (GIS) for road salt/sand reserves		
Action Description	Use GIS based technology and software to monitor route and material data for winter storm preparation		
Lead Agency	Town of Johnstown Public Works	**Support Agencies**	n/a
Target Completion Date	12-18 Months		
Potential Funding Sources	Local	**Expected Cost (if Known)**	n/a
Progress Milestones	n/a		

Johnstown 9	Update Transportation Master Plan		
Project Name	Update Transportation Master Plan		
Action Type	Emergency Services Activities	**Goals and Objectives Addressed**	1, 2, 3, 4
Lifeline(s) Addressed	Transportation		
Priority	Medium	**Hazards Addressed**	Hazardous Materials
Jurisdiction(s)	Town of Johnstown		
Issue	Update Plan		
Action Description	Adopt an updated Transportation Master Plan		
Lead Agency	Town of Johnstown Planning & Development, Colorado Department of Transportation	**Support Agencies**	n/a
Target Completion Date	18 Months		
Potential Funding Sources	Local, US Department of Transportation ROUTES, US Department of Transportation Build America Bureau for Innovative Project Financing, US Department of Transportation Better Utilizing Investments to Leverage Development (BUILD) Grant	**Expected Cost (if Known)**	n/a
Progress Milestones	n/a		

Johnstown 10	Conduct a Resilience Study		
Project Name	Conduct a Resilience Study		
Action Type	Emergency Services Activities, Property Protection Activities	**Goals and Objectives Addressed**	1, 2, 3, 4
Lifeline(s) Addressed	Safety & Security		
Priority	Medium	**Hazards Addressed**	All profiled hazards – Agricultural Hazards, Cyber Attack, Hail, Grass Fire, Drought, Public Health Hazards, Lightning, Hazardous Materials, Tornado, Dam/Levee Incidents, Flood, High Wind, Severe Winter Storms/Extreme Cold, Extreme Heat, Soil Hazards, Earthquake
Jurisdiction(s)	Town of Johnstown, Front Range Fire Rescue, Loveland Fire Rescue		
Issue	Public education needed		
Action Description	Conduct a resilience study for evaluation of critical facilities, redundancies, etc.		
Lead Agency	Town of Johnstown Planning & Development	**Support Agencies**	n/a
Target Completion Date	24-48 Months		
Potential Funding Sources	Local, FEMA Hazard Mitigation Grant Program	**Expected Cost (if Known)**	n/a
Progress Milestones	n/a		

Johnstown 11	Participate in 2031 Hazard Mitigation Plan Updates for Weld and Larimer Counties		
Project Name	Participate in 2031 Hazard Mitigation Plan Updates for Weld and Larimer Counties		
Action Type	Emergency Services Activities	**Goals and Objectives Addressed**	1, 2, 3, 4
Lifeline(s) Addressed	Safety & Security		
Priority	High	**Hazards Addressed**	All profiled hazards – Agricultural Hazards, Cyber Attack, Hail, Grass Fire, Drought, Public Health Hazards, Lightning, Hazardous Materials, Tornado, Dam/Levee Incidents, Flood, High Wind, Severe Winter Storms/Extreme Cold, Extreme Heat, Soil Hazards, Earthquake
Jurisdiction(s)	Town of Johnstown, Weld County		
Issue	Updated HMP		
Action Description	Continue to be a participating jurisdiction in future hazard mitigation updates for Weld County and Larimer County		
Lead Agency	Town of Johnstown Planning & Development, Town of Johnstown Town Manager, Weld County Office of Emergency Management, Larimer County Office of Emergency Management	**Support Agencies**	n/a
Target Completion Date	12-60 Months		
Potential Funding Sources	Local	**Expected Cost (if Known)**	n/a
Progress Milestones	n/a		

Johnstown 12	Integrate GIS mapping technology into the Town's development process		
Project Name	Integrate GIS mapping technology into the Town's development process		
Action Type	Property Protection Activities, Floodplain Management Regulation/Current & Future Conditions	**Goals and Objectives Addressed**	1, 2, 3, 4
Lifeline(s) Addressed	Food, Hydration & Shelter, Health & Medical, Energy, Communications, Transportation, Water Systems		
Priority	Medium	**Hazards Addressed**	All profiled hazards – Agricultural Hazards, Cyber Attack, Hail, Grass Fire, Drought, Public Health Hazards, Lightning, Hazardous Materials, Tornado, Dam/Levee Incidents, Flood, High Wind, Severe Winter Storms/Extreme Cold, Extreme Heat, Soil Hazards, Earthquake
Jurisdiction(s)	Town of Johnstown		
Issue	Maps needed to identify hazards		
Action Description	Use GIS technology to map hazard risks for long-range planning, infrastructure, natural space, and education		
Lead Agency	Town of Johnstown Planning & Development	**Support Agencies**	n/a
Target Completion Date	24-36 Months		
Potential Funding Sources	Local	**Expected Cost (if Known)**	n/a
Progress Milestones	n/a		

Johnstown 13	Create a list of “shovel-ready” mitigation projects for integration into Capital Improvement Plan		
Project Name	Create a list of “shovel-ready” mitigation projects for integration into Capital Improvement Plan		
Action Type	Structural Projects	**Goals and Objectives Addressed**	1, 2, 3, 4
Lifeline(s) Addressed	Food, Hydration, & Shelter, Transportation		
Priority	Low	**Hazards Addressed**	All profiled hazards – Agricultural Hazards, Cyber Attack, Hail, Grass Fire, Drought, Public Health Hazards, Lightning, Hazardous Materials, Tornado, Dam/Levee Incidents, Flood, High Wind, Severe Winter Storms/Extreme Cold, Extreme Heat, Soil Hazards, Earthquake
Jurisdiction(s)	Town of Johnstown		
Issue	Capital improvement plan is needed		
Action Description	Integrate shovel ready mitigation projects with a Capital Improvement Plan.		
Lead Agency	Town of Johnstown Planning & Development	**Support Agencies**	n/a
Target Completion Date	36-48 Months		
Potential Funding Sources	Local	**Expected Cost (if Known)**	n/a
Progress Milestones	n/a		

Town of Keenesburg

Community Profile

Located in southeastern Weld County, Keenesburg is approximately 25 miles southeast of the County Seat of Greeley. Keenesburg is located along the I-76 corridor and approximately 35 miles northeast of Denver. With a total area of 0.6 square miles, it is part of the considerable agricultural community within the planning area.

Keenesburg has experienced continuous growth in population since 1970, with a dramatic increase in recent years. Data from the State Demography Office in the table below indicate a remarkable jump in population between 2020 and 2024. Town officials indicate that another significant jump in these numbers is expected when 2025 data is made official, with an expected increase that would take the Town's population to approximately 2,500 residents.

Population Trends

Keenesburg	Colorado	
2,054	5,957,494	Population, 2024
64.2%↑	3.2%↑	Population, % change 2020 to 2024

Risk Assessment

Summarized in the table below are the results of the Risk Factor (RF) ranking exercise performed by the Town of Keenesburg. The results represent the relative risk of different hazards across the municipality from the perspective of local stakeholders and subject matter experts. A discussion on how each of these High Risk hazards affects the community follows in the subsequent ***Vulnerability and Impacts*** section.

Hazard	Probability	Impact	Spatial Extent	Warning Time	Duration	RF Rankings
Agricultural Hazards	1	1	2	1	3	**1.6**
Cyber Attack	2	2	2	4	2	**2.4**
Dam/Levee Incident	1	1	1	2	2	**1.4**
Drought	3	2	3	1	4	**2.6**
Earthquake	1	1	1	4	1	**1.6**
Extreme Heat	2	2	4	1	3	**2.4**
Flood	1	1	1	2	2	**1.4**

Hazard	Probability	Impact	Spatial Extent	Warning Time	Duration	RF Rankings
Hazardous Materials	3	3	3	4	2	**3.0**
Hail	3	3	4	2	3	**3.0**
High Wind	3	3	3	4	1	**2.8**
Soils Hazards	1	1	1	4	1	**1.6**
Lightning	3	3	4	2	3	**3.0**
Grass Fire	2	2	2	4	1	**2.2**
Public Health Hazards	2	2	4	1	4	**2.6**
Severe Winter Storms/Extreme Cold	3	3	4	2	3	**3.0**
Tornado	3	3	3	4	1	**2.8**

Risk Factor

While the results of the 2024 CEPA exercise were used to calculate risk rankings at the County level, a different methodology needed to be employed for the community level, since the same exercise was not conducted for each community participating in the 2026 Weld County Hazard Mitigation Plan update. Thus, a similar methodology to evaluate risk level was employed for this plan as what was used to rate hazard impacts in the 2021 Plan, with a few changes. In the 2021 Plan, each variable was multiplied by a weighting factor, where in this update, no weighting factor was applied. Thus, each variable was summed together, then divided by the number of variables, five, to achieve the RF Ranking. As such, the other change that was made can be seen in the intervals which comprise each risk level below. High risk was adjusted to include ratings of 3.1 or higher, moderate risk was adjusted to include ratings between 2.3 and 3.0, and low risk was adjusted to include ratings of 2.2 or lower. If no hazards received a high risk rating, the hazard with the highest calculated rating is profiled in the next section.

Risk Level	Hazards
High Risk (3.1 or higher)	n/a
Moderate Risk (2.3 – 3.0)	Cyber Attack, Drought, Extreme Heat, Hazardous Materials, Hail, High Wind, Lightning, Public Health Hazards, Severe Winter Storms/Extreme Cold, Tornado
Low Risk (2.2 or lower)	Agricultural Hazards, Dam/Levee Incident, Earthquake, Flood, Soils Hazards, Grass Fire

According to the results of the risk factor exercise, no hazards assessed received a calculated rating of high risk. Hazardous materials, hail, lightning, and severe winter storms/extreme cold are the highest calculated

hazards for the Town of Keenesburg. These hazards are highlighted in the next section to include any content specific to the Town, and is intended to supplement information included in each hazard profile located in Chapter 3.

Vulnerability and Impacts

Hazardous Materials

Vulnerability to hazardous materials is increased for Keenesburg, due to the location of a CDOT hazardous materials route through the community. Additionally, railroads span across the community which present their own increased risk for this hazard. As is true for the entire County, the presence of any businesses that store hazardous materials also increases the risk for these types of events. Previous occurrences of this hazard in Keenesburg, as well as the Town's vulnerabilities to and impacts from this hazard, can be found in this hazard's profile in Chapter 3 of the Base Plan. Future occurrences are expected to mirror that of the County.

Hail

Vulnerability to hail in Keenesburg is not noticeably different from the rest of the County. Keenesburg's more densely developed areas experience the greatest risk. Any structures not constructed to meet recent building codes experience the greatest risk from structural damages. According to NOAA's NCEI Storm Events Database, between 2015 and 2025, the Town of Keenesburg has had three severe thunderstorms which produced hail up to 1.50 inches in diameter. None of these events resulted in reported damage to property, nor were any injuries or deaths reported. Future occurrences are expected to mirror that of the County.

Lightning

Vulnerability to lightning in Keenesburg is not noticeably different from the rest of the County. Keenesburg's more densely developed areas experience the greatest risk. Any structures not constructed to meet recent building codes experience the greatest risk from structural damages. No lightning events specific to Keenesburg have been reported between 2015 and 2025. Future occurrences are expected to mirror that of the County.

Severe Winter Storms/Extreme Cold

Vulnerability to severe winter storms/extreme cold in Keenesburg is not noticeably different from the rest of the County. Areas across the Town that are more densely developed experience the greatest risk. Any structures not constructed to meet recent building codes experience the greatest risk from structural damages.

No occurrences of severe winter storms or extreme cold in Keenesburg with disruptive consequences have been noted between 2015 and 2025. Future occurrences are expected to mirror that of the County.

Capabilities Assessment

An examination of the Town's capabilities to enhance their resilience against hazard impacts is provided in this section. Strengths, weaknesses, and resources of the community are identified here as a means for evaluating and maintaining effective and appropriate management of the Town's hazard mitigation program. Planning and regulatory capabilities are powerful tools for implementing hazard mitigation. Some of these capabilities currently possessed by the community are listed in the table below. It is important for all municipalities to regularly review each of these tools, to identify opportunities that can increase their capacity to reduce their risk to hazard impacts.

Institutions, Plans, and Ordinances

Mitigation Capability	Utilization
Building Codes	✓

Mitigation Capability	Utilization
Zoning Ordinance	✓
Subdivision Ordinance	✓
Floodplain Ordinance	✓
Site Plan Review Requirements	✓
Comprehensive Plan	✓
Capital Improvements Plan	
Economic Development Plan	
Emergency Operations Plan	✓
Continuity of Operations Plan	

Administrative and Technical Capabilities

Mitigation Capability	Utilization
Floodplain Administrator	✓
Mutual Aid Agreement(s)	✓
Warning Systems/Services/Devices	✓
GIS/HAZUS-skilled Personnel	
Backup Electrical Generator(s)	
Emergency Management	
Grant Writer(s)	✓

Financial Capabilities

Mitigation Capability	Utilization
Capital Improvements Project funding	✓

Mitigation Capability	Utilization
Authority to levy taxes for specific purposes	✓
Water, Sewer, Gas, or Electrical service fees	✓
Incur fees for new development	✓
Incur debt through general obligation funds and special tax bonds	✓
Community Development Block Grant	
Federal funding programs	
State funding programs	

Education and Outreach Capabilities

Mitigation Capability	Utilization
Public Hazard Education / Outreach Program	Yes
Natural disaster or safety-related program	No
Firewise	No
NOAA StormReady Program	No

Opportunities to Expand on Current Capabilities

As identified in the Base Plan, the following capabilities will allow the Town of Keenesburg to expand on their current capabilities and reduce their risk to impacts from natural hazard occurrences:

- Develop Community Wildfire Protection Plan
- Join CRS Program
- Enhance integration of HMP into local planning mechanisms

Mitigation Action Items

In this section, a summary of those mitigation action items identified by Town officials for inclusion in the 2026 Weld County Hazard Mitigation Plan, followed by a section discussing the status of mitigation action items

identified in the 2021 Weld County Hazard Mitigation Plan. Full details of each mitigation action item included in the 2026 Plan are outlined in Appendix A.

Statuses of Previous Action Items

Implementation status of each of the previously identified mitigation action items for the 2021 plan are ongoing, and being carried over into the 2026 plan update.

2026 Mitigation Action Items

Officials from the Town of Keenesburg have identified seven new mitigation action items for the 2026 plan update, listed in the tables on the following pages.

Keenesburg-1	Animal Disease Reduction		
Project Name	Animal disease reduction		
Action Type	Preventative Activities	**Goals and Objectives Addressed**	All
Lifeline(s) Addressed	Food, Hydration, Shelter		
Priority	High	**Hazards Addressed**	Agricultural Hazards
Jurisdiction(s)	Town of Keenesburg		
Issue	Colorado and Weld County were hit very hard in 2022 and 2024 by High Path Avian Influenzas. Several large egg laying facilities were hit with HPAI in 2022 requiring euthanasia of the chickens at the facilities. In 2024 we had another round of HPAI, this on showed the spread to cattle and livestock workers, however, no works ever tested positive for HPAI. This issue also applies to Dairy Farms and the Biosecurity needed for their farms.		
Action Description	Update Animal Response plans for Weld County, Include a Biosecurity component specific to action for going onto and off of a possible infected property. Coordinate with Weld Public Health and Environment on training for proper PPE for going onsite to investigate an incident. Coordinate with the Depart. of Ag for training and workshops for management teams. Coordinate with the Extension Office to provide education materials to 4H members and share the information to the Ag Community.		
Lead Agency	Weld County Office of Emergency Management	**Support Agencies**	Weld County Public Health and Environment, Weld County-Colorado State University Extension Office, Colorado Department of Agriculture, Colorado Department of Homeland Security and Emergency Management, Colorado Department of Public Health and Environment
Target Completion Date	12 to 60 months		
Potential Funding Sources	Weld County General Fund, DHSEM Grant, Colorado Department of Agriculture Grant	**Expected Cost (if Known)**	n/a
Progress Milestones	1. Update Animal Response Plan, 2. Provide training for proper PPE, 3. Provide education to 4-H members and agricultural community on identification and response.		

Keenesburg-2	Cybersecurity Planning		
Project Name	Cybersecurity planning		
Action Type	Preventative Activities, Property Protection Activities	**Goals and Objectives Addressed**	2a, 2c
Lifeline(s) Addressed	Safety & Security, Communications		
Priority	Medium	**Hazards Addressed**	Cyber Attack
Jurisdiction(s)	Town of Keenesburg		
Issue	Mitigate cyber risks and create a recovery plan		
Action Description	Create an incident response plan to guide response and recovery in the event of a cyber attack or other loss or exfiltration of data.		
Lead Agency	Town of Keenesburg Town Manager	**Support Agencies**	Third Party IT Services Vendor
Target Completion Date	12 – 48 months		
Potential Funding Sources	Annual Town Budget	**Expected Cost (if Known)**	Staff time
Progress Milestones	Initial stakeholder meeting and planning session, second stakeholder meeting for plan refinement, plan publication, plan testing and evaluation		

Keenesburg-3	Procure Know Be4 Subscription		
Project Name	Procure Know Be4 Subscription		
Action Type	Preventative Activities, Property Protection Activities	**Goals and Objectives Addressed**	2a, 2c
Lifeline(s) Addressed	Safety & Security, Communications		
Priority	Low to Medium	**Hazards Addressed**	Cyber Attack
Jurisdiction(s)	Town of Keenesburg		
Issue	Most cyber events can be traced to the human element. We will train and test Town staff in basic cyber security best practices to avert some human risks to data security and systems.		
Action Description	The Town will acquire a subscription to KnowBe4, a commercial cyber security software. The software simulates phishing attacks that the Town will use to test and educate staff how to avoid typical cyber risks of ransomware, spam, phishing and malware.		
Lead Agency	Town of Keenesburg Town Manager	**Support Agencies**	CIRSA
Target Completion Date	12 to 18 months		
Potential Funding Sources	Annual Town Budget	**Expected Cost (if Known)**	n/a
Progress Milestones	Acquisition and implementation		

Keenesburg-4	Develop Public Safety and Community Hazard Outreach and Education Program		
Project Name	Develop Public Safety and Community Hazard Outreach and Education Program		
Action Type	Public Information Activity	**Goals and Objectives Addressed**	1a, 3b, 3c
Lifeline(s) Addressed	All		
Priority	High	**Hazards Addressed**	All profiled hazards: Agricultural Hazards, Cyber Attack, Hail, Grass Fire, Drought, Public Health Hazards, Lightning, Hazardous Materials, Tornado, Dam/Levee Incident, Flood, High Wind, Severe Winter Storms/Extreme Cold, Extreme Heat, Soil Hazards, Earthquake
Jurisdiction(s)	Town of Keenesburg		
Issue	Educate Town residents as a measure to equip them with knowledge to reduce their personal risk in order to increase the resilience of the Town, overall, to all hazards profiled in this plan.		
Action Description	The Town will increase public awareness of local hazards and community preparedness through multiple channels of outreach and communication. The Town will leverage social media, newsletters, community events and community messaging systems to repeatedly expose citizens and visitors to preparedness, mitigation, and resilience education. The Town will leverage real-time communication tools to keep the public informed in the event of actual hazardous events.		
Lead Agency	Southeast Weld Fire Protection District	**Support Agencies**	Weld County Office of Emergency Management
Target Completion Date	12 to 60 months		
Potential Funding Sources	Town Annual Budget	**Expected Cost (if Known)**	Staff time and Town-owned tools
Progress Milestones	n/a		

Keenesburg-5	Improve stormwater drainage along Kiser Street		
Project Name	Kiser Street Drainage		
Action Type	Structural Project	**Goals and Objectives Addressed**	2c
Lifeline(s) Addressed	Safety, Transportation		
Priority	Low to Medium	**Hazards Addressed**	Flood
Jurisdiction(s)	Town of Keenesburg		
Issue	The project will address poor drainage and localized flooding near WCR 59 and Kiser Avenue		
Action Description	The Town will address localized flooding that sometimes occurs during storms by redirecting storm water and installing curb and gutter and storm drains.		
Lead Agency	Town of Keenesburg Public Works	**Support Agencies**	n/a
Target Completion Date	12 to 24 months		
Potential Funding Sources	Town Capital Fund	**Expected Cost (if Known)**	$1,000,000
Progress Milestones	Project design/engineering, award, construction, completion		

Keenesburg-6	Develop Public Safety Messaging and Mitigation Processes to Reduce Grass Fire Risk			
Project Name	Develop Public Safety Messaging and Mitigation Processes to Reduce Grass Fire Risk			
Action Type	Preventative Activities, Property Protection Activities, Natural Resource Protection Activities, Public Information Activity	**Goals and Objectives Addressed**	All	
Lifeline(s) Addressed	Safety & Security, Shelter			
Priority	Low	**Hazards Addressed**	Grass Fire	
Jurisdiction(s)	Town of Keenesburg			
Issue	The Town is flanked by agricultural land that during certain weather/seasons is combustible.			
Action Description	The Town will coordinate with the local fire district to develop public safety messaging and mitigation processes in the event of a range fire.			
Lead Agency	Southeast Weld Fire Protection District	**Support Agencies**	Weld County Office of Emergency Management, Weld County Sheriff's Office	
Target Completion Date	12 to 60 months			
Potential Funding Sources	Town Operating Budget	**Expected Cost (if Known)**	Staff time	
Progress Milestones	n/a			

Keenesburg-7	Acquire HailSens360		
Project Name	Acquire HailSens360		
Action Type	Property Protection Activities	**Goals and Objectives Addressed**	All
Lifeline(s) Addressed	Safety & Security, Communication		
Priority	Medium	**Hazards Addressed**	Hail
Jurisdiction(s)	Town of Keenesburg		
Issue	Hail is one of four hazards that, among those profiled in this plan, pose the highest risk to the Town of Keenesburg and its residents		
Action Description	Acquire and deploy HailSens360, a hailstorm early warning system. The system can provide up to 90 minutes advanced notice of encroaching hailstorms. In turn, the Town can push notice to the community advising them to protect assets and seek shelter.		
Lead Agency	Town of Keenesburg Town Manager	**Support Agencies**	n/a
Target Completion Date	12 to 18 months		
Potential Funding Sources	Town Annual Budget	**Expected Cost (if Known)**	Included in Town's risk pool coverages
Progress Milestones	Acquisition, Deployment		

Town of Kersey

Community Profile

Kersey is located approximately 5 miles east of Greeley and is situated in central Weld County. U.S. Highway 34 is the primary transportation route through the community, and its founding and early development were due in large part to the railroad.

Kersey's population trends in the 21st Century show modest growth. Data from the State Demography Office in the table below indicate a slight decrease in population between 2020 and 2024, with a loss of 20 residents.

Population Trends

Kersey	Colorado	
1,474	5,957,494	Population, 2024
1.3% ↓	3.2% ↑	Population, % change 2020 to 2024

Risk Assessment

Summarized in the table below are the results of the Risk Factor (RF) ranking exercise performed by the Town of Kersey. The results represent the relative risk of different hazards across the municipality from the perspective of local stakeholders and subject matter experts. A discussion on how each of these High Risk hazards affects the community follows in the subsequent ***Vulnerability and Impacts*** section.

Hazard	Probability	Impact	Spatial Extent	Warning Time	Duration	RF Ranking
Agricultural Hazards	1	1	2	1	4	**1.8**
Cyber Attack	3	3	4	4	3	**3.4**
Dam/Levee Incident	2	4	4	2	4	**3.2**
Drought	4	4	4	1	4	**3.2**
Earthquake	2	1	2	4	1	**2.0**
Extreme Heat	2	3	4	2	2	**2.6**
Flood	2	4	4	2	4	**3.2**
Hazardous Materials	3	3	2	4	2	**2.8**
Hail	4	2	4	2	2	**2.8**

Hazard	Probability	Impact	Spatial Extent	Warning Time	Duration	RF Ranking
High Wind	2	3	4	4	1	**2.8**
Soils Hazards	0.5	1	1	1	1	**0.9**
Lightning	4	2	4	2	2	**2.8**
Grass Fire	2	4	4	2	4	**3.2**
Public Health Hazards	1	4	4	4	2	**3.0**
Severe Winter Storms/Extreme Cold	4	2	4	2	2	**2.8**
Tornado	2	3	4	4	1	**2.8**

Risk Factor

While the results of the 2024 CEPA exercise were used to calculate risk rankings at the County level, a different methodology needed to be employed for the community level, since the same exercise was not conducted for each community participating in the 2026 Weld County Hazard Mitigation Plan update. Thus, a similar methodology to evaluate risk level was employed for this plan as what was used to rate hazard impacts in the 2021 Plan, with a few changes. In the 2021 Plan, each variable was multiplied by a weighting factor, where in this update, no weighting factor was applied. Thus, each variable was summed together, then divided by the number of variables, five, to achieve the RF Ranking. As such, the other change that was made can be seen in the intervals which comprise each risk level below. High risk was adjusted to include ratings of 3.1 or higher, moderate risk was adjusted to include ratings between 2.3 and 3.0, and low risk was adjusted to include ratings of 2.2 or lower. If no hazards received a high risk rating, the hazard with the highest calculated rating is profiled in the next section.

Risk Level	Hazards
High Risk (3.1 or higher)	Cyber Attack, Dam/Levee Incident, Drought, Flood, Grass Fire
Moderate Risk (2.3 – 3.0)	Extreme Heat, Hazardous Materials, Hail, High Wind, Lightning, Public Health Hazards, Severe Winter Storms/Extreme Cold, Tornado
Low Risk (2.2 or lower)	Agricultural Hazards, Earthquake, Soils Hazards

According to the results of the risk factor exercise, cyber attack, dam/levee incident, drought, flood, and grass fire received a calculated rating of high risk. These hazards are highlighted in the next section to include any content specific to the Town, and is intended to supplement information included in each hazard profile located in Chapter 3.

Vulnerability and Impacts

Cyber Attack

Vulnerability to cyber attack for any municipality does not vary from that of the County as a whole. While there are no documented cyber events impacting Kersey, the threat of this hazard is continually increasing. Future occurrences are expected to mirror that of the County and anyone who uses a device connected to the internet is potentially a target.

Dam/Levee Incident

Results from the Risk Factor ranking indicate a high vulnerability to Dam/Levee Incidents in Kersey. Overall vulnerability to flooding in dam inundation areas is significantly different from the rest of the County, as Kersey has no address points located in these dam inundation areas. This is compared to 1.0% of Countywide addresses located in these areas. Overall vulnerability of the Town to flooding in areas protected by known levees is different from the rest of the County. Kersey has no address points located in these within levee protected areas, compared to 1.6% of Countywide addresses located in these areas. It is important to note that this analysis is only as good as best available data allows. Current floodplains, dam inundation areas, and areas protected by levees may not currently map all hazard areas. Additionally, mapped hazard areas may be outdated and in need of updated mapping and analysis. Future occurrences are expected to mirror that of the County.

Drought

Vulnerability to drought in Kersey is not noticeably different from the rest of the County. Communities with economies that are reliant on the agriculture industry do experience higher risk to this hazard. Drought can impact public health, including negatively affecting water quality and air quality through dust particles or increased smoke from potential wildfires. These issues create unsafe breathing conditions, often impacting vulnerable populations, including the elderly, children, and those with chronic health conditions, especially asthma. There are no previous events to document specific to Kersey as drought it reported by county. Future occurrences are expected to mirror that of the County. Kersey is prioritizing water security in preparation for future development, both commercial and residential.

Flood

Flood is a very localized hazard, and vulnerability is unique for each municipality. There are no previous events to document specific to Kersey, as their overall vulnerability to flood is not noticeably different from the rest of the County. Kersey has no address points located within the Special Flood Hazard Area. No repetitive loss nor any severe repetitive loss properties are located within the Town's limits. Future occurrences are expected to mirror that of the County.

Grass Fire

Vulnerability to grass fire is not noticeably different from the rest of the County. There have been multiple occurrences of fires near Kersey since 2015, including 12,000 acres burning in the Highway 34 fire in 2015, a fire in 2018 which burned 8,000 acres, and a fire in 2020 that burned 2,000 acres. There were no reported damages, injuries, or deaths.

While future occurrences are expected to mirror that of the County, the newly annexed areas of Kersey increase exposure to potential events. As these areas develop, the public will need to be educated on the risk and encouraged to implement mitigation actions to minimize risk through proper treatment of any brush and grasses on their properties. Multiple populations with social vulnerabilities have significant risk to a prairie fire some of which are those with mobility issues or other disabilities, the elderly, and children, those with lack of transportation, and those with limited English proficiency who may not receive warnings.

More frequent drought will lead to more dry vegetation which will contribute to the increase in the frequency and intensity of such fires. Growth and development increase the risk of negative impacts from prairie fire for structures, infrastructure, and Kersey residents in the future.

Capabilities Assessment

An examination of the Town's capabilities to enhance their resilience against hazard impacts is provided in this section. Strengths, weaknesses, and resources of the community are identified here as a means for evaluating and maintaining effective and appropriate management of the Town's hazard mitigation program. Planning and regulatory capabilities are powerful tools for implementing hazard mitigation. Some of these capabilities currently possessed by the community are listed in the table below. It is important for all municipalities to regularly review each of these tools, to identify opportunities that can increase their capacity to reduce their risk to hazard impacts.

Institutions, Plans, and Ordinances

Mitigation Capability	Utilization
Building Codes	✓
Zoning Ordinance	✓
Subdivision Ordinance	✓
Floodplain Ordinance	✓
Site Plan Review Requirements	✓
Comprehensive Plan	✓
Capital Improvements Plan	
Economic Development Plan	
Emergency Operations Plan	
Continuity of Operations Plan	

Administrative and Technical Capabilities

Mitigation Capability	Utilization
Floodplain Administrator	✓
Mutual Aid Agreement(s)	
Warning Systems/Services/Devices	
GIS/HAZUS-skilled Personnel	
Backup Electrical Generator(s)	✓

Emergency Management	
Grant Writer(s)	✓

Financial Capabilities

Mitigation Capability	Utilization
Capital Improvements Project funding	
Authority to levy taxes for specific purposes	✓
Water, Sewer, Gas, or Electrical service fees	✓
Incur fees for new development	✓
Incur debt through general obligation funds and special tax bonds	✓
Community Development Block Grant	
Federal funding programs	
State funding programs	

Education and Outreach Capabilities

Mitigation Capability	Utilization
Public Hazard Education / Outreach Program	Yes
Natural disaster or safety-related program	No
Firewise	No
NOAA StormReady Program	No

Opportunities to Expand on Current Capabilities

As identified in the Base Plan, the following capabilities will allow the Town of Kersey to expand on their current capabilities and reduce their risk to impacts from natural hazard occurrences:

- Develop Community Wildfire Protection Plan
- Join CRS Program

Mitigation Action Items

In this section, a summary of those mitigation action items identified by Town officials for inclusion in the 2026 Weld County Hazard Mitigation Plan, followed by a section discussing the status of mitigation action items identified in the 2023 Town of Kersey Hazard Mitigation Plan. Full details of each mitigation action item included in the 2026 Plan are outlined in Appendix A.

Statuses of Previous Action Items

Implementation status of each of the previously identified mitigation action items for the Town's 2023 Hazard Mitigation Plan are ongoing, and being carried over into the 2026 plan update.

Mitigation Action Items - Kersey	Status
East Clark Street/7th Street/Southeast Detention Storage Flood Control Interceptor Project	Ongoing
Housing Needs Study	Ongoing
Harden Wastewater Treatment Plant Against Hazard Effects	Ongoing
Clark Street Flood Control Interceptor Project	Ongoing
Campbell Street Flood Control Interceptor Project	Ongoing
McIntyre Street Flood Control Interceptor Project	Ongoing
Comprehensive Plan and Land Use Code Update	Ongoing
Raw Water Study	Ongoing
Implement Increased Cyber Security Measures	Ongoing
Partner with USDA to Conduct Public Outreach on Agricultural Hazards	Ongoing

Partner with Weld County to Conduct Public Outreach for Earthquake, Tornado, and Wind	Ongoing
Partner with Platte Valley Fire District to Conduct Public Outreach for Fire/Wildfire	Ongoing

2026 Mitigation Action Items

Officials from the Town of Kersey have identified twelve new mitigation action items for the 2026 plan update, listed in the tables on the following pages.

Kersey-1	Clark Street Flood Control Interceptor Project		
Project Name	Clark Street Flood Control Interceptor Project		
Action Type	Structural Projects	**Goals and Objectives Addressed**	3
Lifeline(s) Addressed	Safety & Security; Food, Water & Shelter; Transportation		
Priority	High	**Hazards Addressed**	Flood
Jurisdiction(s)	Town of Kersey		
Issue	Project will address a flood hazard affecting the community along Clark Street. This hazard can produce significant property damages due to flooding and can affect the travelling public as well.		
Action Description	Project will address a flood hazard affecting the community along Clark Street. This hazard can produce significant property damages due to flooding and can affect the travelling public as well.		
Lead Agency	Town of Kersey Public Works	**Support Agencies**	Colorado Department of Homeland Security and Emergency Management
Target Completion Date	12 to 24 months		
Potential Funding Sources	Local, FEMA Hazard Mitigation Grant Program	**Expected Cost (if Known)**	$2,200,000
Progress Milestones	2025 – Design; 2026 - Construction		

Kersey-2	Campbell Street Flood Control Interceptor Project		
Project Name	Campbell Street Flood Interceptor Project		
Action Type	Structural Projects	**Goals and Objectives Addressed**	1, 3, and 4
Lifeline(s) Addressed	Safety & Security; Food, Water & Shelter; Transportation		
Priority	High	**Hazards Addressed**	Flood
Jurisdiction(s)	Town of Kersey		
Issue	Project will address a flood hazard affecting the community along Campbell Street. This hazard can produce significant property damages due to flooding and can affect the travelling public as well.		
Action Description	Improve stormwater drainage along Campbell Street in order to reduce street flooding risk and property damages to nearby structures.		
Lead Agency	Town of Kersey Public Works	**Support Agencies**	Colorado Department of Homeland Security and Emergency Management
Target Completion Date	12 to 24 months		
Potential Funding Sources	Local, FEMA Hazard Mitigation Grant Program	**Expected Cost (if Known)**	Design: $253,000 HMGP Application: $2,000,000
Progress Milestones	Design – 2027 (to provide a “shovel-ready” construction project)		

Kersey-3	McIntyre Street Flood Control Interceptor Project		
Project Name	McIntyre Street Flood Control Interceptor Project		
Action Type	Structural Project	**Goals and Objectives Addressed**	1, 3, and 4
Lifeline(s) Addressed	Safety & Security, Food, Water & Shelter, Transportation		
Priority	High	**Hazards Addressed**	Flood
Jurisdiction(s)	Town of Kersey		
Issue	Project will address a flood hazard affecting the community along McIntyre Street. This hazard can produce significant property damages due to flooding and can affect the travelling public as well.		
Action Description	Improve stormwater drainage along McIntyre Street in order to reduce street flooding risk and property damages to nearby structures.		
Lead Agency	Town of Kersey Public Works	**Support Agencies**	Colorado Department of Homeland Security and Emergency Management
Target Completion Date	12 to 60 months		
Potential Funding Sources	Local, FEMA Hazard Mitigation Grant Program	**Expected Cost (if Known)**	Design: $253,000 HMGP Application: $2,000,000
Progress Milestones	Design: 2029 (to provide a “shovel-ready” construction project)		

Kersey-4	Community Preparedness Education Initiative		
Project Name	Community Preparedness Education Initiative		
Action Type	Public Information Activity	**Goals and Objectives Addressed**	1, 3, and 4
Lifeline(s) Addressed	Safety & Security, Food, Water & Shelter, Transportation, Communication		
Priority	High	**Hazards Addressed**	Drought, Earthquake, Soil Hazards, Extreme Heat, Flood, Hail, Lightning, Severe Winter Storms/Extreme Cold, High Wind, Tornado, Public Health Hazards, Hazardous Materials
Jurisdiction(s)	Town of Kersey		
Issue	There are many emergency management issues that need to be reinforced with public education so that citizens know what risks they face, what protective actions they can take, and what government programs are in place to assist them.		
Action Description	Integrate elements of the 2026 Weld County Hazard Mitigation Plan into the Town's Comprehensive Plan and use the Town Newsletter as a vehicle to implement a community preparedness education initiative to enhance the resilience and awareness of residents against hazards.		
Lead Agency	Town of Kersey Planning	**Support Agencies**	Weld County Office of Emergency Management, Platte Valley Fire District
Target Completion Date	12 to 60 months		
Potential Funding Sources	Local, Colorado Department of Local Affairs Grant, FEMA Hazard Mitigation Grant Program	**Expected Cost (if Known)**	$2,500
Progress Milestones	Since 2009, Weld County OEM and many participating jurisdictions have continued to make public preparedness outreach and education a priority. The Town of Kersey will continue to work with Weld County OEM on community preparedness education and hazard identification.		

Kersey-5	Update Comprehensive Plan and Land Use Code		
Project Name	Update Comprehensive Plan and Land Use Code		
Action Type	Floodplain Management Regulation/Current & Future Conditions, Property Protection Activities	**Goals and Objectives Addressed**	1 and 4
Lifeline(s) Addressed	Safety & Security, Food, Water & Shelter, Transportation		
Priority	High	**Hazards Addressed**	Flood, Drought, Soil Hazards, Severe Winter Storms/Extreme Cold, Extreme Heat, Public Health Hazards
Jurisdiction(s)	Town of Kersey		
Issue	Kersey's strategic plan was updated last year. As Kersey continues to grow, staff will look to amend the plan as appropriate.		
Action Description	Through integration of the 2020 Colorado Resiliency Framework and the 2026 Weld County Hazard Mitigation Plan, strategies to help the Town adapt to future hazard impacts will be integrated into its Comprehensive Plan, and will be used to inform enhanced land use codes.		
Lead Agency	Town of Kersey Planning	**Support Agencies**	Weld County Planning & Development Services, First Responder Agencies
Target Completion Date	12 to 60 months		
Potential Funding Sources	Local, Colorado Department of Local Affairs Grant	**Expected Cost (if Known)**	Staff time as needed
Progress Milestones	Applied for a DOLA grant in August 2022, notified that Kersey will receive $62,500 in November 2022, entered into a contract with DOLA in the beginning of 2023.		

Kersey-6	Implement Colorado Raw Water Study Into Town Planning Framework		
Project Name	Implement Colorado Raw Water Study into Town Planning Framework		
Action Type	Preventative Activities	**Goals and Objectives Addressed**	1, 4
Lifeline(s) Addressed	Safety & Security, Food, Water, & Shelter		
Priority	High	**Hazards Addressed**	Public Health Hazards, Drought
Jurisdiction(s)	Town of Kersey		
Issue	Kersey is entirely dependent upon Weld Central Water and its one input into town.		
Action Description	Integrate findings from Colorado Raw Water Study into the Town's planning framework as a guide to enhance Kersey's long-term resilience. It will include strategies that will help the community adapt to future challenges including disasters and climate change while enhancing our natural systems and, economy and quality of life. The project provides the opportunity to actively engage and educate the community about the challenges we face.		
Lead Agency	Town of Kersey Planning	**Support Agencies**	Weld County Public Works, First Responder Agencies
Target Completion Date	12 to 60 months		
Potential Funding Sources	Local, Colorado Department of Local Affairs Grant	**Expected Cost (if Known)**	Staff time
Progress Milestones	Applied for a DOLA grant in August 2022, notified that Kersey will receive funding in November 2022, entered into a contract with DOLA in the beginning of 2023. Staff is continuing to research raw water sources.		

Kersey-7	Adopt and Implement 2024 IBC Standards		
Project Name	Adopt and Implement 2024 IBC Standards		
Action Type	Property Protection Activities	**Goals and Objectives Addressed**	1
Lifeline(s) Addressed	Safety & Security, Food, Water & Shelter		
Priority	High	**Hazards Addressed**	Hail, Grass Fire, Lightning, Tornado, Dam/Levee Incidents, Flood, High Wind, Severe Winter Storms/Extreme Cold, Extreme Heat, Soil Hazards, Earthquake
Jurisdiction(s)	Town of Kersey		
Issue	Kersey seeks to increase resilience of future development against the hazards that affect the community		
Action Description	Adopt and implement 2024 IBC Standards into Town code structure to apply to new development		
Lead Agency	Town of Kersey Planning	**Support Agencies**	Kersey Housing Authority and Safebuilt
Target Completion Date	12 to 24 months		
Potential Funding Sources	Local, Colorado Department of Local Affairs Grant	**Expected Cost (if Known)**	Staff time
Progress Milestones	Applied for a DOLA grant in August 2022, notified that Kersey would receive funding in November 2022, and entered into a contract with DOLA in the beginning of 2023 to complete an initial Housing Study.		

Kersey-8	Replace Town Servers and Hardware with Updated Systems		
Project Name	Replace Town Servers and Hardware with More Secure Updated Systems		
Action Type	Preventative Activities	**Goals and Objectives Addressed**	1, 3
Lifeline(s) Addressed	Safety & Security, Communications		
Priority	High	**Hazards Addressed**	Cyber Attack
Jurisdiction(s)	Town of Kersey		
Issue	Kersey is in need of cyber security measures.		
Action Description	Proactively implement a hardware replacement project to upgrade Town servers to replace outdated, more vulnerable equipment.		
Lead Agency	Town of Kersey Engineering	**Support Agencies**	n/a
Target Completion Date	12 – 18 months		
Potential Funding Sources	Local	**Expected Cost (if Known)**	$25,000, plus staff time
Progress Milestones	n/a		

Kersey-9	Harden Wastewater Treatment Plant		
Project Name	Harden Wastewater Treatment Plant		
Action Type	Structural Projects	**Goals and Objectives Addressed**	3, 4
Lifeline(s) Addressed	Safety & Security, Communications		
Priority	High	**Hazards Addressed**	Cyber Attack, Hail, Grass Fire, Drought, Public Health Hazards, Lightning, Hazardous Materials, Tornado, Flood, High Wind, Sever Winter Storms/Extreme Cold, Earthquake
Jurisdiction(s)	Town of Kersey		
Issue	Kersey is in need of facility hardening measures, and has identified a facility hardening project for its wastewater treatment plant		
Action Description	Retrofit and harden Kersey's wastewater treatment plant against a range of hazards identified above.		
Lead Agency	Town of Kersey Public Works	**Support Agencies**	n/a
Target Completion Date	12 to 60 months		
Potential Funding Sources	Local, FEMA Hazard Mitigation Grant Program	**Expected Cost (if Known)**	$20,000
Progress Milestones	Continuous Process		

Kersey-10	Partner with USDA to Develop Public Outreach Program		
Project Name	Partner with USDA to Develop Public Outreach Program		
Action Type	Public Information Activity	**Goals and Objectives Addressed**	4
Lifeline(s) Addressed	Food, Water, & Shelter		
Priority	Medium	**Hazards Addressed**	Agricultural Hazards
Jurisdiction(s)	Town of Kersey		
Issue	Kersey is an agricultural community with farm land and feed lots surrounding the Town.		
Action Description	Partner with USDA to develop suitable public outreach programs for Kersey residents		
Lead Agency	Town of Kersey Community Experience & Recreation	**Support Agencies**	USDA
Target Completion Date	12 to 60 months		
Potential Funding Sources	Local, USDA NIFA Grant	**Expected Cost (if Known)**	$20,000
Progress Milestones	Continuous Process		

Kersey-11	Partner with Weld County OEM to Develop Public Outreach		
Project Name	Partner with Weld County OEM to Develop Public Outreach		
Action Type	Public Information Activity	**Goals and Objectives Addressed**	4
Lifeline(s) Addressed	Food, Water, & Shelter		
Priority	Medium	**Hazards Addressed**	Earthquake, Tornado, High Wind
Jurisdiction(s)	Town of Kersey		
Issue	Kersey experiences risk to tornado, high wind, and earthquake		
Action Description	Partner with Weld County OEM to develop a public outreach process and for a preliminary study to determine the need for tornado shelters		
Lead Agency	Town of Kersey Community Experience & Recreation	**Support Agencies**	Weld County Office of Emergency Management
Target Completion Date	12 to 60 months		
Potential Funding Sources	Local, Weld County General Fund	**Expected Cost (if Known)**	$20,000
Progress Milestones	Continuous Process		

Kersey-12	Partner with Platte Valley Fire Protection District to Develop Public Outreach for Grass Fire		
Project Name	Partner with Platte Valley Fire Protection District to Develop Public Outreach for Grass Fire		
Action Type	Public Information Activity	**Goals and Objectives Addressed**	4
Lifeline(s) Addressed	Food, Water, & Shelter, Safety & Security		
Priority	High	**Hazards Addressed**	Grass Fire
Jurisdiction(s)	Town of Kersey		
Issue	Kersey is at moderate to high risk for prairie fire.		
Action Description	Partner with Platte Valley Fire Protection District to develop a suitable public outreach process with Kersey residents		
Lead Agency	Town of Kersey Community Experience & Recreation	**Support Agencies**	Platte Valley Fire Protection District
Target Completion Date	12 to 60 months		
Potential Funding Sources	Local, Platte Valley Fire District Fund	**Expected Cost (if Known)**	$20,000
Progress Milestones	Continuous Process		

Town of LaSalle

Community Profile

LaSalle is located approximately 7 miles south of Greeley. The Town is bisected by U.S Highway 85 and houses a switchyard for Union Pacific Railway. The Town has a total area of 0.7 square miles and is an agricultural community, although recent growth has started to diversify the economy.

LaSalle has experienced notable growth over the last decade, though data from the State Demography Office in the table below indicates a slight decrease in population between 2020 and 2024.

Population Trends

LaSalle	Colorado	
2,313	5,957,494	Population, 2024
1.9% ↓	3.2% ↑	Population, % change 2020 to 2024

Risk Assessment

Summarized in the table below are the results of the Risk Factor (RF) ranking exercise performed by the Town of LaSalle. The results represent the relative risk of different hazards across the municipality from the perspective of local stakeholders and subject matter experts. A discussion on how each of these High Risk hazards affects the community follows in the subsequent ***Vulnerability and Impacts*** section.

Hazard	Probability	Impact	Spatial Extent	Warning Time	Duration	RF Rankings
Agricultural Hazards	2	2	2	1	2	**1.8**
Cyber Attack	2	1	4	4	2	**2.6**
Dam/Levee Incident	3	3	3	4	4	**3.4**
Drought	4	3	4	1	4	**3.2**
Earthquake	1	1	1	1	1	**1.0**
Extreme Heat	2	2	3	1	2	**2.0**
Flood	3	3	3	4	4	**3.4**
Hazardous Materials	3	3	4	4	2	**3.2**
Hail	4	3	4	2	3	**3.2**

Hazard	Probability	Impact	Spatial Extent	Warning Time	Duration	RF Rankings
High Wind	3	3	3	4	1	**2.8**
Soils Hazards	1	1	1	1	1	**1.0**
Lightning	4	3	4	2	3	**3.2**
Grass Fire	2	1	1	4	1	**1.8**
Public Health Hazards	4	4	4	2	4	**3.6**
Severe Winter Storms/Extreme Cold	3	3	3	4	1	**2.8**
Tornado	4	3	4	2	3	**3.2**

Risk Factor

While the results of the 2024 CEPA exercise were used to calculate risk rankings at the County level, a different methodology needed to be employed for the community level, since the same exercise was not conducted for each community participating in the 2026 Weld County Hazard Mitigation Plan update. Thus, a similar methodology to evaluate risk level was employed for this plan as what was used to rate hazard impacts in the 2021 Plan, with a few changes. In the 2021 Plan, each variable was multiplied by a weighting factor, where in this update, no weighting factor was applied. Thus, each variable was summed together, then divided by the number of variables, five, to achieve the RF Ranking. As such, the other change that was made can be seen in the intervals which comprise each risk level below. High risk was adjusted to include ratings of 3.1 or higher, moderate risk was adjusted to include ratings between 2.3 and 3.0, and low risk was adjusted to include ratings of 2.2 or lower. If no hazards received a high risk rating, the hazard with the highest calculated rating is profiled in the next section.

Risk Level	Hazards
High Risk (3.1 or higher)	Dam/Levee Incident, Drought, Flood, Hazardous Materials, Hail, Lightning, Public Health Hazards, Tornado
Moderate Risk (2.3 – 3.0)	Cyber Attack, High Wind, Severe Winter Storms/Extreme Cold
Low Risk (2.2 or lower)	Agricultural Hazards, Earthquake, Extreme Heat, Soils Hazards, Grass Fire

According to the results of the risk factor exercise, eight hazards received a calculated rating of high risk: dam/levee incident, drought, flood, hazardous materials, hail, lightning, public health hazards, and tornado. These hazards are highlighted in the next section to include any content specific to the Town, and is intended to supplement information included in each hazard profile located in Chapter 3.

Vulnerability and Impacts

Dam/Levee Incident

Overall vulnerability to flooding in dam inundation areas is increased for the Town of LaSalle, where 81.4% of address points (751) are located within these dam inundation areas. This is a significantly larger percentage of structures at risk, as compared to 1.0% of Countywide addresses located in these areas. Additionally, the Town is the first jurisdiction downstream from eight dams. One has a hazard classification of Significant and currently has an Emergency Action Plan (EAP). None are classified as High. The Town's overall vulnerability to flooding in areas protected by known levees is different from the rest of the County. LaSalle has no address points located within levee protected areas. This is compared to 1.6% of Countywide addresses located in these areas. It is important to note that this analysis is only as good as best available data allows. Current floodplains, dam inundation areas, and areas protected by levees may not currently map all hazard areas. Additionally, mapped hazard areas may be dated and in need of updated mapping and analysis. Future occurrences are expected to mirror that of the County.

Drought

LaSalle's vulnerability to drought is not noticeably different from the rest of the County. Those communities whose economies are more dependent on the agriculture industry do experience higher risk to this hazard. There are no previous events to document specific to LaSalle. Future occurrences are expected to mirror that of the County.

Flood

Flood is a very localized hazard, and vulnerability is unique for each municipality. There are no previous events to document specific to LaSalle. The Town of LaSalle's overall vulnerability to flood is less than that of the rest of the County. LaSalle has no address points located in the Special Flood Hazard Area (SFHA), compared to the 1.6% of Countywide addresses that are located in the SFHA. However, flood events can occur as a result of dam or levee failure. In these cases, flood waters may not follow the typical floodplains mapped as the SFHA.

Current floodplains, dam inundation areas, and areas protected by levees may not currently map all hazard areas. Additionally, mapped hazard areas may be dated and in need of updated mapping and analysis. Future occurrences are expected to mirror that of the County. All previous events of hazardous materials releases involved leakage, spillage or damage due to improper transportation preparation or handling are detailed in the Hazardous Materials profile in Chapter 3. Future occurrences are expected to mirror that of the County.

Hazardous Materials

Vulnerability to hazmat release is increased for the Town of LaSalle, due to the location of a CDOT hazardous materials route through the community. Additionally, railroads span across LaSalle which present their own increased risk for hazmat release. As is true for the entire County, the presence of any businesses that store hazardous materials also increases the risk for these types of events.

Hail

Vulnerability to hail in LaSalle is not noticeably different from the rest of the County. LaSalle's more densely developed areas experience the greatest risk, in addition to potential greater losses to the agriculture sector. Any structures not constructed to meet recent building codes experience the greatest risk from structural damages. According to the NOAA's Storm Events Database, between 2015 and 2025, the Town of LaSalle has had five severe thunderstorms which produced hail 1.00 inch in diameter. None of these events resulted in reported damage to property or crops and no injuries or deaths. No other events for severe storm, specific to LaSalle, were recorded over this time period. Future occurrences are expected to mirror that of the County.

Lightning

Vulnerability to lightning in LaSalle is not noticeably different from the rest of the County. LaSalle's more densely developed areas experience the greatest risk, in addition to potential greater losses to the agriculture sector. Any structures not constructed to meet recent building codes experience the greatest risk from

structural damages. No occurrences of lightning specific to LaSalle were recorded between 2015 and 2025. Future occurrences are expected to mirror that of the County.

Public Health Hazards

Vulnerability to public health hazards is not expected to be noticeably different from the rest of the County. Individuals at a higher risk to this hazard include the aging adult population, those with a chronic illness, such as diabetes, asthma, coronary heart disease, and those who are obese or overweight. Other populations at risk include children, those in poverty and those with a disability. This data is collected at census tract level by the Centers for Disease Control (CDC) and is unavailable at a municipality level. Future occurrences are expected to mirror that of the County. There are no previous events to document specific to the Town of LaSalle.

Tornado

Vulnerability to tornado is not noticeably different from the rest of the County. LaSalle's more densely developed areas experience the greatest risk, in addition to any structures not constructed to meet recent building codes. Between 2015 and 2025, there were no reports of occurrences specific to LaSalle. Future occurrences are expected to mirror that of the County.

Capabilities Assessment

An examination of the Town's capabilities to enhance their resilience against hazard impacts is provided in this section. Strengths, weaknesses, and resources of the community are identified here as a means for evaluating and maintaining effective and appropriate management of the Town's hazard mitigation program. Planning and regulatory capabilities are powerful tools for implementing hazard mitigation. Some of these capabilities currently possessed by the community are listed in the table below. It is important for all municipalities to regularly review each of these tools, to identify opportunities that can increase their capacity to reduce their risk to hazard impacts.

Institutions, Plans, and Ordinances

Mitigation Capability	Utilization
Building Codes	✓
Zoning Ordinance	✓
Subdivision Ordinance	✓
Floodplain Ordinance	✓
Site Plan Review Requirements	✓
Comprehensive Plan	✓
Capital Improvements Plan	
Economic Development Plan	✓
Emergency Operations Plan	

Continuity of Operations Plan	

Administrative and Technical Capabilities

Mitigation Capability	Utilization
Floodplain Administrator	✓
Mutual Aid Agreement(s)	
Warning Systems/Services/Devices	✓
GIS/HAZUS-skilled Personnel	
Backup Electrical Generator(s)	
Emergency Management	
Grant Writer(s)	

Financial Capabilities

Mitigation Capability	Utilization
Capital Improvements Project funding	
Authority to levy taxes for specific purposes	✓
Water, Sewer, Gas, or Electrical service fees	✓
Incur fees for new development	✓
Incur debt through general obligation funds and special tax bonds	✓
Community Development Block Grant	
Federal funding programs	
State funding programs	

Education and Outreach Capabilities

Mitigation Capability	Utilization
Public Hazard Education / Outreach Program	Yes
Natural disaster or safety-related program	No
Firewise	No
NOAA StormReady Program	No

Opportunities to Expand on Current Capabilities

As identified in the Base Plan, the following capabilities will allow the Town of LaSalle to expand on their current capabilities and reduce their risk to impacts from natural hazard occurrences:

- Develop Community Wildfire Protection Plan
- Join CRS Program
- Enhance integration of HMP into local planning mechanisms

Mitigation Action Items

In this section, a summary of those mitigation action items identified by Town officials for inclusion in the 2026 Weld County Hazard Mitigation Plan, followed by a section discussing the status of mitigation action items identified in the 2021 Weld County Hazard Mitigation Plan. Full details of each mitigation action item included in the 2026 Plan are outlined in Appendix A.

Statuses of Previous Action Items

Implementation status of each of the three previously identified mitigation action items for the 2021 plan are ongoing, and being carried over into the 2026 plan update.

Mitigation Action Items – LaSalle	Status
Community Preparedness Education	Ongoing
Develop Upkeep Schedule for Emergency Power Systems	Ongoing
Community Impact Study -Vulnerable Populations-Shelter Capabilities Planning	Ongoing

2026 Mitigation Action Items

Officials from the Town of LaSalle have identified thirteen new mitigation action items for the 2026 plan update, listed in the tables on the following pages.

LaSalle-1	Develop Master Drainage Plan		
Project Name	Develop Master Drainage Plan		
Action Type	Floodplain Management Regulation/Current & Future Conditions	**Goals and Objectives Addressed**	1d, 3a, 3b, 4b
Lifeline(s) Addressed	Safety & Security, Food, Water, & Shelter, Transportation		
Priority	High	**Hazards Addressed**	Flood
Jurisdiction(s)	Town of LaSalle		
Issue	Project will address a flood risks affecting the community. This hazard can produce significant property damages due to flooding and can affect the travelling public as well.		
Action Description	Reduce significant property damages and other flooding impacts through development of a comprehensive master drainage plan		
Lead Agency	City of LaSalle Public Works	**Support Agencies**	Colorado Department of Homeland Security and Emergency Management
Target Completion Date	12 to 36 months		
Potential Funding Sources	Local, FEMA Hazard Mitigation Grant Program	**Expected Cost (if Known)**	$250,000
Progress Milestones	Study complete: 2028		

LaSalle-2	Upgrade Stormwater Drainage Infrastructure Along Sunset Drive		
Project Name	Upgrade Stormwater Drainage Infrastructure Along Sunset Drive		
Action Type	Structural Project	**Goals and Objectives Addressed**	3b
Lifeline(s) Addressed	Transportation		
Priority	Low to Medium	**Hazards Addressed**	Flood
Jurisdiction(s)	Town of LaSalle		
Issue	Project will address a drainage issue affecting the community along Sunset Drive.		
Action Description	Reconstruct curbs and install upgraded gutters to improve stormwater drainage along Sunset Drive		
Lead Agency	City of LaSalle Public Works	**Support Agencies**	n/a
Target Completion Date	12 to 24 months		
Potential Funding Sources	Local	**Expected Cost (if Known)**	$299,000
Progress Milestones	Design: 2025, Construction: 2026		

LaSalle-3	Develop and Implement Community Preparedness Education Initiative		
Project Name	Develop and Implement Community Preparedness Education Initiative		
Action Type	Public Information Activity	**Goals and Objectives Addressed**	1d, 3b, 4a, 4b, 4c
Lifeline(s) Addressed	Safety & Security, Food, Water, & Shelter, Transportation, Communication		
Priority	High	**Hazards Addressed**	All profiled hazards – Agricultural Hazards, Cyber Attack, Hail, Grass Fire, Drought, Public Health Hazards, Lightning, Hazardous Materials, Tornado, Dam/Levee Incidents, Flood, High Wind, Severe Winter Storms/Extreme Cold, Extreme Heat, Soil Hazards, Earthquake
Jurisdiction(s)	Town of LaSalle		
Issue	There are many emergency management issues that need to be reinforced with public education so that citizens know what risks they face, what protective actions they can take, and what government programs are in place to assist them.		
Action Description	Integrate the Town's Comprehensive Plan into a public education initiative to prepare residents for hazards that affect the community.		
Lead Agency	Town of LaSalle Public Works, Town of LaSalle Planning & Zoning	**Support Agencies**	Weld County Office of Emergency Management, Platte Valley Fire District
Target Completion Date	12 to 60 months		
Potential Funding Sources	Local, FEMA Hazard Mitigation Grant Program	**Expected Cost (if Known)**	$2,500
Progress Milestones	Continuous and Ongoing		

LaSalle-4	Develop Maintenance Program for Town Emergency Power Systems		
Project Name	Develop Maintenance Program for Town Emergency Power Systems		
Action Type	Emergency Services Activities	**Goals and Objectives Addressed**	3a, 4b
Lifeline(s) Addressed	Safety & Security, Energy		
Priority	Medium	**Hazards Addressed**	Cyber Attack, Grass Fire, Lightning, Tornado, Dam/Levee Incident, High Wind, Severe Winter Storms/Extreme Cold, Extreme Heat, Soil Hazards, Earthquake
Jurisdiction(s)	Town of LaSalle		
Issue	Severe weather events can cause power outages to the Town Offices and Facilities. Critical staff need to stay connected to Town networks and communication systems. Town offices are also used for command posts. Damage assessment data collection points, and points for citizens.		
Action Description	To ensure reliable operation in the event of power outages, a regular maintenance program must be developed and implemented so that critical services provided by the community can continue uninterrupted.		
Lead Agency	Town of LaSalle Public Works	**Support Agencies**	Weld County Office of Emergency Management, First Responder Agencies
Target Completion Date	12 to 24 months		
Potential Funding Sources	Local, Colorado Department of Local Affairs	**Expected Cost (if Known)**	Staff time
Progress Milestones	2026 – Evaluation of additional generator capacity needed		

LaSalle-5	Conduct Research to Devise Water Resource Strategies		
Project Name	Town of LaSalle, Colorado: Raw Water Study and Nonpotable Reservoir		
Action Type	Emergency Services Activities	**Goals and Objectives Addressed**	3b ,4b
Lifeline(s) Addressed	Safety & Security, Food, Water, & Shelter		
Priority	High	**Hazards Addressed**	Drought, Public Health Hazards, Agricultural Hazards, Grass Fire, Severe Winter Storms/Extreme Cold, Soil Hazards, Earthquake
Jurisdiction(s)	Town of LaSalle		
Issue	LaSalle is entirely dependent upon Weld Central Water and its one input into town. Nonpotable water can be enhanced with the construction of a reservoir that the Town can include in its augmentation plan.		
Action Description	Develop a secondary source of water to serve businesses and residents in LaSalle, and develop an engagement and education initiative for residents to increase awareness of challenges the community faces with water resources.		
Lead Agency	Town of LaSalle Public Works	**Support Agencies**	Weld County Office of Emergency Management
Target Completion Date	12 to 60 months		
Potential Funding Sources	Local, Colorado Department of Local Affairs Grant	**Expected Cost (if Known)**	Staff time
Progress Milestones	The Town is interested in applying for a DOLA grant in 2026 to help fund a Raw Water Study. The Town is currently coordinating with CWCWD for a potential secondary water source.		

LaSalle-6	Adopt and Implement Updated Building Code Standards and Update Town Zoning Code			
Project Name	Adopt and Implement Updated Building Code Standards and Update Town Zoning Code			
Action Type	Property Protection Activities	**Goals and Objectives Addressed**	3b, 4b	
Lifeline(s) Addressed	Safety & Security, Food, Water, & Shelter			
Priority	High	**Hazards Addressed**	All profiled hazards – Agricultural Hazards, Cyber Attack, Hail, Grass Fire, Drought, Public Health Hazards, Lightning, Hazardous Materials, Tornado, Dam/Levee Incidents, Flood, High Wind, Severe Winter Storms/Extreme Cold, Extreme Heat, Soil Hazards, Earthquake	
Jurisdiction(s)	Town of LaSalle			
Issue	LaSalle seeks to increase resilience of future development against the hazards that affect the community			
Action Description	Adopt and implement 2024 IBC Standards into Town code structure to apply to new development			
Lead Agency	Town of LaSalle Planning & Zoning	**Support Agencies**	Weld County Building Department, Weld County Planning and Development Services	
Target Completion Date	12 to 36 months			
Potential Funding Sources	Local, Colorado Department of Local Affairs Grant	**Expected Cost (if Known)**	Staff time	
Progress Milestones	Goal: Update Zoning Code by 2027			

LaSalle-7	Upgrade Town Computer Systems		
Project Name	Upgrade Town Computer Systems		
Action Type	Property Protection Activities	**Goals and Objectives Addressed**	1d, 3a
Lifeline(s) Addressed	Safety & Security, Communications		
Priority	High	**Hazards Addressed**	Cyber Attack
Jurisdiction(s)	Town of LaSalle		
Issue	LaSalle is in need of cyber security measures.		
Action Description	Conduct an evaluation of current systems to replace and upgrade outdated hardware systems which may be vulnerable to external threats.		
Lead Agency	Town of LaSalle Public Safety	**Support Agencies**	n/a
Target Completion Date	12 to 60 months		
Potential Funding Sources	Local	**Expected Cost (if Known)**	$25,000, plus staff time
Progress Milestones	2026: Complete evaluation of existing systems		

LaSalle-8	Upgrade and Harden Sanitary Sewer and Wastewater Infrastructure		
Project Name	Upgrade and Harden Sanitary Sewer and Wastewater Infrastructure		
Action Type	Structural Projects	**Goals and Objectives Addressed**	3a, 4b
Lifeline(s) Addressed	Safety & Security, Communications		
Priority	High	**Hazards Addressed**	Public Health Hazards, Soil Hazards, Earthquake
Jurisdiction(s)	Town of LaSalle		
Issue	LaSalle is in need of facility hardening measures		
Action Description	Evaluation and upgrade/hardening of the Town's sanitary sewer and wastewater infrastructure is needed in order to ensure reliable service and enhanced resilience against threats posed by hazards.		
Lead Agency	Town of LaSalle Public Works	**Support Agencies**	n/a
Target Completion Date	12 to 60 months		
Potential Funding Sources	Local, FEMA Hazard Mitigation Grant Program	**Expected Cost (if Known)**	$500,000
Progress Milestones	2026: Complete evaluation		

LaSalle-9	Community Impact Study: Severe Weather Shelters		
Project Name	Community Impact Study: Severe Weather Shelters		
Action Type	Structural Projects	**Goals and Objectives Addressed**	4a, 4b, 4c
Lifeline(s) Addressed	Food, Water, & Shelter		
Priority	High	**Hazards Addressed**	Hail, Lightning, Tornado, High Wind
Jurisdiction(s)	Town of LaSalle		
Issue	Due to the potential impact of severe storms, long-term power outages, tornados, proximity of hazmat routes for both adjacent railroad and US 85, and the lack of sheltering capabilities in the community; the impact from natural hazards and cascading events, require LaSalle to acquire outside assistance to shelter local residents.		
Action Description	Conduct a Community Impact Study to identify areas of town where residents are vulnerable to hazards which require feasible sheltering solutions. Shelters to be built will be designed to withstand winds up to 200 mph and be stocked with sufficient supplies.		
Lead Agency	Town of LaSalle Public Works	**Support Agencies**	Weld County Office of Emergency Management
Target Completion Date	12 to 24 months		
Potential Funding Sources	Local, Colorado Department of Local Affairs, FEMA Hazard Mitigation Grant Program	**Expected Cost (if Known)**	n/a
Progress Milestones	2026: Initiate public process program		

LaSalle-10	Purchase and Install Backup Electrical Generators for Town Critical Facilities and Shelters		
Project Name	Purchase and Install Backup Electrical Generators for Town Critical Facilities and Shelters		
Action Type	Preventative Activities	**Goals and Objectives Addressed**	4a, 4b
Lifeline(s) Addressed	Food, Water, & Shelter		
Priority	High	**Hazards Addressed**	Cyber Attack, Grass Fire, Lightning, Tornado, High Wind, Severe Winter Storms/Extreme Cold, Extreme Heat
Jurisdiction(s)	Town of LaSalle		
Issue	LaSalle experiences risks to the hazards identified in this mitigation action item that can cause power outages		
Action Description	Purchase and install backup electrical generators for Town critical facilities to ensure the continued operation of services critical to residents.		
Lead Agency	Town of LaSalle Public Safety	**Support Agencies**	Weld County Office of Emergency Management
Target Completion Date	12 to 30 months		
Potential Funding Sources	Local, Colorado Department of Local Affairs, FEMA Hazard Mitigation Grant Program	**Expected Cost (if Known)**	$20,000
Progress Milestones	2026: Initiate public process program Continuous and ongoing		

LaSalle-11	Partner with Weld County OEM to Develop Public Outreach Process for Grass Fire Education		
Project Name	Partner with Weld County OEM to Develop Public Outreach Process for Grass Fire Education		
Action Type	Public Information Activity	**Goals and Objectives Addressed**	4a, 4b
Lifeline(s) Addressed	Food, Water, & Shelter, Safety & Security		
Priority	High	**Hazards Addressed**	Grass Fire
Jurisdiction(s)	Town of LaSalle		
Issue	LaSalle experiences risk to grass fire		
Action Description	Partner with Weld County Office of Emergency Management to conduct a public outreach process for grass fire		
Lead Agency	Town of LaSalle Public Safety	**Support Agencies**	Weld County Office of Emergency Management
Target Completion Date	12 to 60 months		
Potential Funding Sources	Local, Weld County General Fund	**Expected Cost (if Known)**	$20,000
Progress Milestones	2026: Initiate public process program Continuous and ongoing		

LaSalle-12	Partner with Platte Valley Fire Protection District to Develop Public Outreach Process		
Project Name	Partner with Platte Valley Fire Protection District to Develop Public Outreach Process		
Action Type	Public Information Activity	**Goals and Objectives Addressed**	4a, 4b
Lifeline(s) Addressed	Food, Water, & Shelter, Safety & Security		
Priority	Low	**Hazards Addressed**	Grass Fire
Jurisdiction(s)	Town of LaSalle		
Issue	LaSalle experiences risk to grass fire		
Action Description	Partner with Platte Valley Fire Protection District to develop a public outreach and education initiative to enhance residents' awareness of and preparedness against the threats posed by grass fire.		
Lead Agency	Town of LaSalle	**Support Agencies**	Platte Valley Fire Protection District
Target Completion Date	12 to 60 months		
Potential Funding Sources	Local, Platte Valley Fire Protection District Fund	**Expected Cost (if Known)**	$20,000
Progress Milestones	2026: Initiate public process program Continuous and ongoing		

LaSalle-13	Partner with Union Pacific Railroad to Develop Emergency Access Solutions at Railroad Crossings		
Project Name	Partner with Union Pacific Railroad to Develop Emergency Access Solutions at Railroad Crossings		
Action Type	Emergency Services Activities	**Goals and Objectives Addressed**	3b, 4b
Lifeline(s) Addressed	Food, Water, & Shelter, Safety & Security		
Priority	High	**Hazards Addressed**	All Profiled Hazards – Agricultural Hazards, Cyber Attack, Hail, Grass Fire, Drought, Public Health Hazards, Lightning, Hazardous Materials, Tornado, Dam/Levee Incident, Flood, High Wind, Severe Winter Storms/Extreme Cold, Extreme Heat, Soil Hazards, Earthquake
Jurisdiction(s)	Town of LaSalle		
Issue	Emergency access is compromised in LaSalle by the UPRR crossings. The RR Drive Bridge over the Union Ditch is in need of replacement.		
Action Description	Emergency access and response capabilities are currently hindered at Union Pacific Railroad crossings when trains obstruct those intersections. When these situations occur, response times become increased, which leave those residents in need of emergency services at risk. A partnership to be developed with Union Pacific Railroad and the Town of LaSalle will seek to remedy these occurrences in order to ensure continued efficient response capabilities by the Town to residents in need of emergency services during hazard events.		
Lead Agency	Town of LaSalle Public Safety	**Support Agencies**	Colorado Department of Transportation
Target Completion Date	12 to 60 months		
Potential Funding Sources	Town of LaSalle, Colorado Department of Transportation, US Department of Transportation ROUTES, US Department of Transportation Build America Bureau for Innovative Project Financing, US Department of Transportation Better Utilizing Investments to Leverage	**Expected Cost (if Known)**	n/a

	Development (BUILD) Grant		
Progress Milestones	2026: Initiation		

Town of Lochbuie

Community Profile

Lochbuie is located along the southern County Line separating Weld County from Adams, approximately 7.5 miles southeast of Fort Lupton. Interstate 76 passes along the southeastern periphery of the Town.

Lochbuie has experienced tremendous growth since its municipal incorporation in 1974. In the period between 2020 and 2024, this growth has continued which is indicated in the table below with data from the State Demography Office.

Population Trends

Lochbuie	Colorado	
8,748	5,957,494	Population, 2024
6.8%↑	3.2%↑	Population, % change 2020 to 2024

Risk Assessment

Lochbuie has not completed a risk assessment as a part of their participation in this plan update. Subsequently, no Risk Factor nor Vulnerability and Impacts analyses have been conducted. For information on each hazard and its overall risk to Lochbuie and each community participating in this hazard mitigation plan, please refer to Chapter 3.

Capabilities Assessment

An examination of the Town's capabilities to enhance their resilience against hazard impacts is provided in this section. Strengths, weaknesses, and resources of the community are identified here as a means for evaluating and maintaining effective and appropriate management of the Town's hazard mitigation program. Planning and regulatory capabilities are powerful tools for implementing hazard mitigation. Some of these capabilities currently possessed by the community are listed in the table below. It is important for all municipalities to regularly review each of these tools, to identify opportunities that can increase their capacity to reduce their risk to hazard impacts.

Institutions, Plans, and Ordinances

Mitigation Capability	Utilization
Building Codes	✓
Zoning Ordinance	✓
Subdivision Ordinance	✓

Mitigation Capability	Utilization
Floodplain Ordinance	✓
Site Plan Review Requirements	✓
Comprehensive Plan	✓
Capital Improvements Plan	
Economic Development Plan	
Emergency Operations Plan	
Continuity of Operations Plan	

Administrative and Technical Capabilities

Mitigation Capability	Utilization
Floodplain Administrator	✓
Mutual Aid Agreement(s)	
Warning Systems/Services/Devices	✓
GIS/HAZUS-skilled Personnel	
Backup Electrical Generator(s)	✓
Emergency Management	
Grant Writer(s)	✓

Financial Capabilities

Mitigation Capability	Utilization
Capital Improvements Project funding	
Authority to levy taxes for specific purposes	
Water, Sewer, Gas, or Electrical service fees	✓

Mitigation Capability	Utilization
Incur fees for new development	✓
Incur debt through general obligation funds and special tax bonds	✓
Community Development Block Grant	✓
Federal funding programs	
State funding programs	

Education and Outreach Capabilities

Mitigation Capability	Utilization
Public Hazard Education / Outreach Program	No
Natural disaster or safety-related program	No
Firewise	No
NOAA StormReady Program	No

Opportunities to Expand on Current Capabilities

As identified in the Base Plan, the following capabilities will allow the Town of Lochbuie to expand on their current capabilities and reduce their risk to impacts from natural hazard occurrences:

- Develop Community Wildfire Protection Plan
- Join CRS Program

Mitigation Action Items

In this section is a summary of mitigation action items identified by Town officials for inclusion in the 2026 Weld County Hazard Mitigation Plan. Full details of each mitigation action item included in the 2026 Plan are outlined in Appendix A.

Statuses of Previous Action Items

Lochbuie did not participate in the 2021 Weld County Hazard Mitigation Plan, therefore there are no mitigation action items for this Town for which to discuss updates in this section.

2026 Mitigation Action Items

Officials from the Town of Lochbuie have identified nine new mitigation action items for the 2026 plan update, listed in the tables on the following pages.

Lochbuie-1	Hazard Emergency Planning and Public Outreach		
Project Name	Hazard Emergency Planning and Public Outreach		
Action Type	Emergency Services Activities, Public Information Activity	**Goals and Objectives Addressed**	1A, 1B, 1C, 1D, 3A, 3B, 4A, 4B, 4C
Lifeline(s) Addressed	Safety & Security		
Priority	Medium	**Hazards Addressed**	All Profiled Hazards - All Profiled Hazards – Agricultural Hazards, Cyber Attack, Hail, Grass Fire, Drought, Public Health Hazards, Lightning, Hazardous Materials, Tornado, Dam/Levee Incident, Flood, High Wind, Severe Winter Storms/Extreme Cold, Extreme Heat, Soil Hazards, Earthquake
Jurisdiction(s)	Town of Lochbuie		
Issue	Lack of information and emergency planning resources for Barr Lake incidents, i.e. flooding and dam failure.		
Action Description	Develop Emergency Action/Operations Plan for Town of Lochbuie, incorporating a public education outreach initiative to inform and prepare residents to deal with hazard impacts		
Lead Agency	Town of Lochbuie Community Development	**Support Agencies**	National Weather Service Forecast Office Boulder
Target Completion Date	12 to 60 months		
Potential Funding Sources	Local	**Expected Cost (if Known)**	n/a
Progress Milestones	n/a		

Lochbuie-2	Develop and Implement Cyber Security Training Program for Town of Lochbuie Staff		
Project Name	Develop and Implement Cyber Security Training Program for Town of Lochbuie Staff		
Action Type	Preventative Activities, Property Protection Activities	**Goals and Objectives Addressed**	4A, 4B, 4C
Lifeline(s) Addressed	Safety & Security		
Priority	Medium	**Hazards Addressed**	Cyber Attack
Jurisdiction(s)	Town of Lochbuie		
Issue	Lack of cybersecurity training for growing Town staff.		
Action Description	Develop and implement a cyber security training program for staff at the Town of Lochbuie		
Lead Agency	Town of Lochbuie Community Development	**Support Agencies**	n/a
Target Completion Date	12 to 24 months		
Potential Funding Sources	Local	**Expected Cost (if Known)**	n/a
Progress Milestones	n/a		

Lochbuie-3	Map Potential Hazardous Materials Impact Areas		
Project Name	Identify and Map Locations and Potential Impact Areas of Hazardous Materials (Oil & Gas) Facilities in Town		
Action Type	Property Protection Activities, Natural Resource Protection Activities	**Goals and Objectives Addressed**	1A,1B,1C,1D, 4A,4B,4C
Lifeline(s) Addressed			
Priority	Low	**Hazards Addressed**	Hazardous Materials
Jurisdiction(s)	Town of Lochbuie		
Issue	Lack of location resources for sensitive oil and gas facilities in the Town and surrounding area.		
Action Description	Identify and map hazardous materials facilities with potential impact zones within the Town of Lochbuie and share findings with Lochbuie Police Department and Hudson Fire Protection District for their support during such events.		
Lead Agency	Town of Lochbuie Community Development	**Support Agencies**	Town of Lochbuie Police Department, Hudson Fire Protection District, Weld County LEPC
Target Completion Date	12 to 60 months		
Potential Funding Sources	Local	**Expected Cost (if Known)**	
Progress Milestones	n/a		

Lochbuie-4	Floodplain Mapping Study – South Beebe Seep		
Project Name	Weld County Floodplain Mapping Study for South Beebe Seep and Investigate Joining the National Flood Insurance Program.		
Action Type	Floodplain Management Regulation/Current & Future Conditions	**Goals and Objectives Addressed**	1A, 1C
Lifeline(s) Addressed			
Priority	Low	**Hazards Addressed**	Flood
Jurisdiction(s)	Town of Lochbuie		
Issue			
Action Description	Town is located within potential floodplain of S Beebe Draw, need to properly map with Weld County.		
Lead Agency	Town of Lochbuie Community Development	**Support Agencies**	Weld County Planning and Zoning, Mile High Flood District
Target Completion Date	18 to 36 months		
Potential Funding Sources	Local, Weld County General Fund, Mile High Flood District Fund	**Expected Cost (if Known)**	n/a
Progress Milestones	n/a		

Lochbuie-5	Join NFIP and Implement Floodplain Ordinances Reflective of Flood Risk in Town		
Project Name	Join NFIP and Implement Floodplain Ordinances Reflective of Flood Risk in Town		
Action Type	Floodplain Management Regulation/Current & Future Conditions	**Goals and Objectives Addressed**	1A, 2A, 2C, 2E, 3C
Lifeline(s) Addressed	Food, Hydration, & Shelter		
Priority	Low	**Hazards Addressed**	Flood, Dam/Levee Incident
Jurisdiction(s)	Town of Lochbuie		
Issue	The Town of Lochbuie is not currently an NFIP participant		
Action Description	Apply and seek participation in the National Flood Insurance Program and adopt/implement floodplain ordinances required for participation as well as those reflective of flood risk in each part of town that meet or exceed NFIP minimum requirements		
Lead Agency	Town of Lochbuie Community Development	**Support Agencies**	Mile High Flood District, Colorado Water Conservation Board
Target Completion Date	18 to 36 months		
Potential Funding Sources	Local, Mile High Flood District	**Expected Cost (if Known)**	n/a
Progress Milestones	n/a		

Lochbuie-6	Establish and Maintain Communication Channels between Town and Public Health Authorities		
Project Name	Identify Contacts and Open Communication Between the Town and Pertinent Health Authorities.		
Action Type	Emergency Services Activities	**Goals and Objectives Addressed**	1C, 4A
Lifeline(s) Addressed	Safety & Security		
Priority	Medium	**Hazards Addressed**	Agricultural Hazards, Public Health Hazards
Jurisdiction(s)	Town of Lochbuie		
Issue	Lack of information and planning for health hazards.		
Action Description	Identify contacts at various health agencies, open communication between the Town and these various agencies, and incorporate these contacts into the Town's EAPs.		
Lead Agency	Town of Lochbuie Community Development	**Support Agencies**	Weld County Health and Environment, Adams County Health Department, Colorado Department of Public Health and Environment, Colorado Department of Agriculture, US Department of Agriculture, Center for Disease Control
Target Completion Date	12 to 18 months		
Potential Funding Sources	Local	**Expected Cost (if Known)**	n/a
Progress Milestones	n/a		

Lochbuie-7	Integrate Water Conservation Into Town Code		
Project Name	Update Town Code and Ordinances Regarding Water Conservation.		
Action Type	Preventative Activities	**Goals and Objectives Addressed**	1A, 1B, 1C, 2A, 2C
Lifeline(s) Addressed	Food, Water, & Shelter		
Priority	Low	**Hazards Addressed**	Drought
Jurisdiction(s)	Town of Lochbuie		
Issue	Outdated water conservation ordinances need reviewed and updated.		
Action Description	Review the Town's code on water use restrictions and water conservation. Assess the ability of current code requirements to fulfill the Town's need for water in a drought as the Town's population rapidly expands. Update the code as needed.		
Lead Agency	Town of Lochbuie Community Development, Town of Lochbuie Town Board	**Support Agencies**	n/a
Target Completion Date	12 to 18 months		
Potential Funding Sources	Local	**Expected Cost (if Known)**	n/a
Progress Milestones	n/a		

Lochbuie-8	Incorporate Information on Earthquake From 2026 Weld County HMP into Town EAPs and Planning Mechanisms and Develop Public Education Initiative		
Project Name	Assess the Earthquake Hazard, Incorporate Information into Town EAPs and Planning, Disseminate Knowledge to Town Residents.		
Action Type	Preventative Activities	**Goals and Objectives Addressed**	1A, 1B, 1C, 2A, 2C, 2E, 3A, 3B, 3C, 4A
Lifeline(s) Addressed	Safety & Security		
Priority	Low	**Hazards Addressed**	Earthquake
Jurisdiction(s)	Town of Lochbuie		
Issue	Lack of information on Earthquake disasters that may impact the Town.		
Action Description	Assess and better understand the hazard posed to the Town by earthquakes. Share this knowledge with residents on an annual basis. Incorporate this knowledge into Town planning and emergency action plans. Determine need for further hazard mitigation and remediation.		
Lead Agency	Town of Lochbuie Community Development	**Support Agencies**	Weld County Office of Emergency Management
Target Completion Date	12 to 18 months		
Potential Funding Sources	Local	**Expected Cost (if Known)**	n/a
Progress Milestones	n/a		

Lochbuie-9	Obtain and Install Outdoor Warning Devices		
Project Name	Expand Tornado/Severe Weather Sirens As Town Expands		
Action Type	Emergency Services Activities	**Goals and Objectives Addressed**	1B, 1D, 3A, 3B, 4B, 4C
Lifeline(s) Addressed	Safety & Security		
Priority	Medium	**Hazards Addressed**	Grass Fire, Hazardous Materials, Tornado, Hail, High Wind, Dam/Levee Incident, Flood
Jurisdiction(s)	Town of Lochbuie		
Issue	Lack of warning sirens to cover the newly annexed developments to the Town.		
Action Description	Procure, install, and regularly test outdoor warning devices in places where current coverage gaps exist, and educate public on siren tone assignments		
Lead Agency	Town of Lochbuie Police Department	**Support Agencies**	Hudson Fire Protection District, Weld County LEPC, Colorado Division of Water Resources - Dam Safety Branch
Target Completion Date	18 to 36 months		
Potential Funding Sources	Local, FEMA Hazard Mitigation Grant Program	**Expected Cost (if Known)**	Approximately $150,000
Progress Milestones	n/a		

Town of Mead

Community Profile

Mead is located on the western edge of Weld County. The town's total area is 4.4 square miles, although the Town is included in the larger planning area spanning almost 50 square miles. Mead is bisected by both Interstate 25 and Highway 66. Highway 66 corridor is the southern scenic gateway into Rocky Mountain National Park and more than 80,000 people drive through the Town limits each day.

Mead has experienced considerable growth over the course of the 21st Century to date. Data from the State Demography Office in the table below indicates an increase in the Town's population between 2020 and 2024.

Population Trends

Mead	Colorado	
6,911	5,957,494	Population, 2024
44.6%↑	3.2%↑	Population, % change 2020 to 2024

Risk Assessment

Summarized in the table below are the results of the Risk Factor (RF) ranking exercise performed by the Town of Mead. The results represent the relative risk of different hazards across the municipality from the perspective of local stakeholders and subject matter experts. A discussion on how each of these High Risk hazards affects the community follows in the subsequent ***Vulnerability and Impacts*** section.

Hazard	Probability	Impact	Spatial Extent	Warning Time	Duration	RF Ranking
Agricultural Hazards	3	2	3	1	4	**2.6**
Cyber Attack	3	3	3	4	4	**3.4**
Dam/Levee Incident	3	3	3	4	4	**3.4**
Drought	3	2	3	1	4	**2.6**
Earthquake	1	3	3	4	2	**2.6**
Extreme Heat	3	3	3	2	3	**2.8**
Flood	3	3	3	4	4	**3.4**
Hazardous Materials	3	3	3	4	2	**3.0**

Hazard	Probability	Impact	Spatial Extent	Warning Time	Duration	RF Ranking
Hail	4	3	4	2	3	**3.2**
High Wind	3	3	3	4	1	**2.8**
Soils Hazards	1	1	1	4	1	**1.6**
Lightning	4	3	4	2	3	**3.2**
Grass Fire	3	1	2	4	1	**2.2**
Public Health Hazards	4	4	4	1	4	**3.4**
Severe Winter Storms/Extreme Cold	4	3	4	2	3	**3.2**
Tornado	3	3	3	4	1	**2.8**

Risk Factor

While the results of the 2024 CEPA exercise were used to calculate risk rankings at the County level, a different methodology needed to be employed for the community level, since the same exercise was not conducted for each community participating in the 2026 Weld County Hazard Mitigation Plan update. Thus, a similar methodology to evaluate risk level was employed for this plan as what was used to rate hazard impacts in the 2021 Plan, with a few changes. In the 2021 Plan, each variable was multiplied by a weighting factor, where in this update, no weighting factor was applied. Thus, each variable was summed together, then divided by the number of variables, five, to achieve the RF Ranking. As such, the other change that was made can be seen in the intervals which comprise each risk level below. High risk was adjusted to include ratings of 3.1 or higher, moderate risk was adjusted to include ratings between 2.3 and 3.0, and low risk was adjusted to include ratings of 2.2 or lower. If no hazards received a high risk rating, the hazard with the highest calculated rating is profiled in the next section.

Risk Level	Hazards
High Risk (3.1 or higher)	Cyber Attack, Dam/Levee Incident, Flood, Hail, Lightning, Public Health Hazards, Severe Winter Storms/Extreme Cold
Moderate Risk (2.3 – 3.0)	Agricultural Hazards, Drought, Earthquake, Extreme Heat, Hazardous Materials, High Wind, Tornado
Low Risk (2.2 or lower)	Grass Fire, Soils Hazards

According to the results of the risk factor exercise, cyber attack, dam/levee incident, flood, hail, lightning, public health hazards, and severe winter storms/extreme cold all received calculated ratings of high risk. These hazards are highlighted in the next section to include any content specific to the Town, and is intended to supplement information included in each hazard profile located in Chapter 3.

Vulnerability and Impacts

Cyber Attack

For any municipality, vulnerability to cyber hazards does not vary from that of the County as a whole. While there are no documented cyber events impacting Mead, the threat of this hazard is continually increasing. There are no previous events to document specific to the Town of Mead. Future occurrences are expected to mirror that of the County.

Dam/Levee Incident

As the first jurisdiction downstream from two dams, Mead experiences a unique risk to dam inundation. Both have a hazard classification of Low. The Town's overall vulnerability to flooding in areas protected by known levees is different from the rest of the County. Mead has no address points located in these levee protected areas. This is compared to 1.6% of Countywide addresses located in these areas. It is important to note that this analysis is only as good as best available data allows. Current floodplains, dam inundation areas, and areas protected by levees may not currently map all hazard areas. Additionally, mapped hazard areas may be dated and in need of updated mapping and analysis. Future occurrences are expected to mirror that of the County.

Flood

Flood is a very localized hazard, and vulnerability is unique for each municipality. There are no previous events to document specific to Mead. The Town of Mead's overall vulnerability to flood is noticeably different from the rest of the County. Mead has 12 address points located in the Special Flood Hazard Area (SFHA). This equates to 0.5% of all address points for the Town, as compared to 1.6% of Countywide addresses located in the SFHA. Flood events can also occur as a result of dam or levee failure. In these cases, flood waters may not follow the typical floodplains mapped as the SFHA. The Town of Mead's overall vulnerability to flooding in dam inundation areas is significantly lower than the rest of the County. Mead has one address point located in these dam inundation areas. This equates to 0.04% of all address points for the Town, as compared to 1.0% of Countywide addresses located in these areas. Future occurrences are expected to mirror that of the County.

Hail

Vulnerability to hail in Mead is not noticeably different from the rest of the County. The Town of Mead's more densely developed areas experience the greatest risk, in addition to potential greater losses to the agriculture sector. Any structures not constructed to meet recent building codes experience the greatest risk from structural damages. According to NOAA's NCEI Storm Events Database, between 2015 and 2025, the Town of Mead has had five severe thunderstorms which produced hail between 1.00 inch and 1.75 inches in diameter. None of these events resulted in reported damage to property or crops and no injuries or deaths. Future occurrences are expected to mirror that of the County.

Lightning

Vulnerability to lightning in Mead is not noticeably different from the rest of the County. The Town of Mead's more densely developed areas experience the greatest risk, in addition to potential greater losses to the agriculture sector. Any structures not constructed to meet recent building codes experience the greatest risk from structural damages. Future occurrences are expected to mirror that of the County.

Public Health Hazards

Vulnerability to public health hazards is not expected to be noticeably different from the rest of the County. Individuals at a higher risk to this hazard include the aging adult population, those with a chronic illness, such as diabetes, asthma, coronary heart disease, and those who are obese or overweight. Other populations at risk include children, those in poverty and those with a disability. This data is collected at census tract level by the Centers for Disease Control (CDC) and is unavailable at a municipality level. Future occurrences are expected to mirror that of the County.

Severe Winter Storms/Extreme Cold

Vulnerability to severe winter storms/extreme cold in Mead is not noticeably different from the rest of the County. The Town of Mead's more densely developed areas experience the greatest risk, in addition to potential greater losses to the agriculture sector. Any structures not constructed to meet recent building codes experience the greatest risk from structural damages. According to NOAA's NCEI Storm Events Database, between 2015 and 2025, there have not been any effects from winter storms or extreme cold specific to the Town of Mead. Future occurrences are expected to mirror that of the County.

Capabilities Assessment

An examination of the Town's capabilities to enhance their resilience against hazard impacts is provided in this section. Strengths, weaknesses, and resources of the community are identified here as a means for evaluating and maintaining effective and appropriate management of the Town's hazard mitigation program. Planning and regulatory capabilities are powerful tools for implementing hazard mitigation. Some of these capabilities currently possessed by the community are listed in the table below. It is important for all municipalities to regularly review each of these tools, to identify opportunities that can increase their capacity to reduce their risk to hazard impacts.

Institutions, Plans, and Ordinances

Mitigation Capability	Utilization
Building Codes	✓
Zoning Ordinance	✓
Subdivision Ordinance	✓
Floodplain Ordinance	✓
Site Plan Review Requirements	✓
Comprehensive Plan	✓
Capital Improvements Plan	✓
Economic Development Plan	✓
Emergency Operations Plan	✓
Continuity of Operations Plan	✓

Administrative and Technical Capabilities

Mitigation Capability	Utilization
Floodplain Administrator	✓

Mutual Aid Agreement(s)	✓
Warning Systems/Services/Devices	
GIS/HAZUS-skilled Personnel	✓
Backup Electrical Generator(s)	✓
Emergency Management	✓
Grant Writer(s)	✓

Financial Capabilities

Mitigation Capability	Utilization
Capital Improvements Project funding	✓
Authority to levy taxes for specific purposes	✓
Water, Sewer, Gas, or Electrical service fees	✓
Incur fees for new development	✓
Incur debt through general obligation funds and special tax bonds	✓
Community Development Block Grant	
Federal funding programs	
State funding programs	

Education and Outreach Capabilities

Mitigation Capability	Utilization
Public Hazard Education / Outreach Program	Yes

Natural disaster or safety-related program	No
Firewise	No
NOAA StormReady Program	No

Opportunities to Expand on Current Capabilities

As identified in the Base Plan, the following capabilities will allow the Town of Mead to expand on their current capabilities and reduce their risk to impacts from natural hazard occurrences:

- Develop Community Wildfire Protection Plan
- Join CRS Program
- Enhance integration of HMP into local planning mechanisms

Mitigation Action Items

In this section, a summary of those mitigation action items identified by Town officials for inclusion in the 2026 Weld County Hazard Mitigation Plan, followed by a section discussing the status of mitigation action items identified in the 2021 Weld County Hazard Mitigation Plan. Full details of each mitigation action item included in the 2026 Plan are outlined in Appendix A.

Statuses of Previous Action Items

Implementation status of each of the previously identified mitigation action items for the 2021 plan are ongoing, and being carried over into the 2026 plan update.

Mitigation Action Items – Mead	Status
Policy Group Training for Elected Officials	Ongoing
Update Policies and Plans with Mitigation Principles –North Creek Flood Plain Analysis	Ongoing
Update Policies and Plans with Mitigation Principles - Emergency Operations Plan	Ongoing
Update Facilities- Public Works facility – Design & Construction	Ongoing
Community Impact Study -Vulnerable Populations-Shelter Capabilities Planning	Ongoing

2026 Mitigation Action Items

Officials from the Town of Mead have identified three new mitigation action items for the 2026 plan update, listed in the tables on the following pages.

Mead-1	Harden Public Facilities Against Hazard Threats		
Project Name	Harden Public Facilities Against Hazard Threats		
Action Type	Property Protection Activities, Structural Projects	**Goals and Objectives Addressed**	1B, 2C, 4A
Lifeline(s) Addressed	Safety & Security; Food, Hydration, & Shelter; Water Systems		
Priority	Medium	**Hazards Addressed**	Hail, Grass Fire, Lightning, Tornado, Flood, High Wind, Severe Winter Storms/ Extreme Cold, Extreme Heat, Earthquake
Jurisdiction(s)	Town of Mead		
Issue	Flying debris is the primary mechanism of injury and death in high wind/tornado events. Incorporating measures to lessen or prevent damage will also lesson insurance claims from damage.		
Action Description	Evaluate weaknesses of public facilities in the Town against hazards identified and develop a plan to harden those facilities, including but not limited to durable and damage-resistant coverings		
Lead Agency	Town of Mead Engineering	**Support Agencies**	Town of Mead Public Works, Weld County Office of Emergency Management
Target Completion Date	24 to 60 months		
Potential Funding Sources	Local, FEMA Hazard Mitigation Grant Program	**Expected Cost (if Known)**	
Progress Milestones			

Mead-2	Deploy Communications Redundancy for First Responders		
Project Name	Deploy Communications Redundancy for First Responders		
Action Type	Emergency Services Activities	**Goals and Objectives Addressed**	1D, 2C
Lifeline(s) Addressed	Communications,		
Priority	Low	**Hazards Addressed**	All Profiled Hazards – Agricultural Hazards, Cyber Attack, Hail, Grass Fire, Drought, Public Health Hazards, Lightning, Hazardous Materials, Tornado, Dam/Levee Incident, Flood, High Wind, Severe Winter Storms/Extreme Cold, Extreme Heat, Soil Hazards, Earthquake
Jurisdiction(s)	Town of Mead		
Issue	Communications failure for emergency personnel can cause catastrophic results during a community crisis. Deploying backup redundant communications lessens the possibility that emergency services will lose communications during an emergency.		
Action Description	Procure and deploy backup communications system to ensure continuous communications during disaster response		
Lead Agency	Town of Mead Police Department	**Support Agencies**	n/a
Target Completion Date	12 to 18 months		
Potential Funding Sources	Local	**Expected Cost (if Known)**	n/a
Progress Milestones	n/a		

Mead-3	Increase Protection Against Cyber Security Threats		
Project Name	**Cybersecurity Upgrades**		
Action Type	Preventative Activities	**Goals and Objectives Addressed**	1C, 1D, 2A, 2C
Lifeline(s) Addressed	Safety & Security, Communications		
Priority	High	**Hazards Addressed**	Cyber Attack
Jurisdiction(s)	Town of Mead		
Issue	Vulnerabilities exist in the Town's systems		
Action Description	Upgrade and secure connected systems vulnerable to cyber threats.		
Lead Agency	Town of Mead IT	**Support Agencies**	Town of Mead Police Department
Target Completion Date	12 to 18 months		
Potential Funding Sources	Local	**Expected Cost (if Known)**	n/a
Progress Milestones	n/a		

Town of Milliken

Community Profile

Milliken is located six miles east of Interstate 25 in the western part of Weld County, between the Town of Mead and the City of Greeley. Agricultural uses make up a sizable portion of the overall land use mix in the Town. Much of Milliken's 5.7 square miles of planning area is part of a single Planned Unit Development (PUD)—the Centennial Master Plan—that is being developed incrementally over time. Some portions of the original PUD have been rezoned from industrial to multifamily residential use.

Growth in Milliken has shown an increase in recent years, with 8.2% growth since 2020 according to data from the State Demography Office as indicated in the table below.

Population Trends

Milliken	Colorado	
9,200	5,957,494	Population, 2024
8.2%↑	3.2%↑	Population, % change 2020 to 2024

Risk Assessment

Summarized in the table below are the results of the Risk Factor (RF) ranking exercise performed by the Town of Milliken. The results represent the relative risk of different hazards across the municipality from the perspective of local stakeholders and subject matter experts. A discussion on how each of these High Risk hazards affects the community follows in the subsequent ***Vulnerability and Impacts*** section.

Hazard	Probability	Impact	Spatial Extent	Warning Time	Duration	RF Ranking
Agricultural Hazards	2	2	2	1	2	**1.8**
Cyber Attack	1	2	4	4	3	**2.8**
Dam/Levee Incident	4	4	2	4	4	**3.6**
Drought	4	3	4	1	4	**3.2**
Earthquake	1	1	1	1	1	**1.0**
Extreme Heat	2	2	3	1	2	**2.0**
Flood	4	4	2	4	4	**3.6**
Hazardous Materials	3	3	2	4	2	**2.8**

Hazard	Probability	Impact	Spatial Extent	Warning Time	Duration	RF Ranking
Hail	3	2	2	4	1	**2.4**
High Wind	2	2	2	4	4	**2.8**
Soils Hazards	1	1	1	1	1	**1.0**
Lightning	3	2	2	4	1	**2.4**
Grass Fire	3	1	2	4	1	**2.2**
Public Health Hazards	2	1	2	1	4	**2.0**
Severe Winter Storms/Extreme Cold	3	2	2	4	1	**2.4**
Tornado	2	2	2	4	4	**2.8**

Risk Factor

While the results of the 2024 CEPA exercise were used to calculate risk rankings at the County level, a different methodology needed to be employed for the community level, since the same exercise was not conducted for each community participating in the 2026 Weld County Hazard Mitigation Plan update. Thus, a similar methodology to evaluate risk level was employed for this plan as what was used to rate hazard impacts in the 2021 Plan, with a few changes. In the 2021 Plan, each variable was multiplied by a weighting factor, where in this update, no weighting factor was applied. Thus, each variable was summed together, then divided by the number of variables, five, to achieve the RF Ranking. As such, the other change that was made can be seen in the intervals which comprise each risk level below. High risk was adjusted to include ratings of 3.1 or higher, moderate risk was adjusted to include ratings between 2.3 and 3.0, and low risk was adjusted to include ratings of 2.2 or lower. If no hazards received a high risk rating, the hazard with the highest calculated rating is profiled in the next section.

Risk Level	Hazards
High Risk (3.1 or higher)	Dam/Levee Incident, Drought, Flood
Moderate Risk (2.3 – 3.0)	Cyber Attack, Hazardous Materials, Hail, High Wind, Lightning, Severe Winter Storms/Extreme Cold, Tornado
Low Risk (2.2 or lower)	Agricultural Hazards, Earthquake, Extreme Heat, Soils Hazards, Grass Fire, Public Health Hazards

According to the results of the risk factor exercise, dam/levee incident, drought, and flood received calculated ratings of high risk. These hazards are highlighted in the next section to include any content specific to the Town, and is intended to supplement information included in each hazard profile located in Chapter 3.

Vulnerability and Impacts

Dam/Levee Incident

Milliken is the first jurisdiction downstream from six dams. Three of these have a hazard classification of Significant or High, but only two currently have Emergency Action Plans (EAPs). The Town's overall vulnerability to flooding in areas protected by known levees is different from the rest of the County. Milliken has no address points located in these levee protected areas. This is compared to 1.6% of Countywide addresses located in these areas. It is important to note that this analysis is only as good as best available data allows. Current floodplains, dam inundation areas, and areas protected by levees may not currently map all hazard areas. Additionally, mapped hazard areas may be dated and in need of updated mapping and analysis. Future occurrences are expected to mirror that of the County.

Drought

Milliken's vulnerability to drought is not noticeably different from the rest of the County. Those communities whose economies are more dependent on the agriculture industry do experience higher risk to this hazard. There are no previous events to document specific to the Town of Milliken. Future occurrences are expected to mirror that of the County.

Flood

Flood is a very localized hazard, and vulnerability is unique for each municipality. There are no previous events to document specific to Milliken. The Town of Milliken's overall vulnerability to flood is significantly different from the rest of the County. Milliken has 1 address points located in the Special Flood Hazard Area (SFHA). This equates to 0.03% of all address points for the Town, as compared to 1.6% of Countywide addresses located in the SFHA. Flood events can also occur as a result of dam or levee failure. In these cases, flood waters may not follow the typical floodplains mapped as the SFHA. The Town of Milliken's overall vulnerability to flooding in dam inundation areas is not noticeably different from the rest of the County. Milliken has 22 address points located in these dam inundation areas. This equates to 0.6% of all address points for the Town, as compared to 1.0% of Countywide addresses located in these areas. Future occurrences are expected to mirror that of the County.

Capabilities Assessment

An examination of the Town's capabilities to enhance their resilience against hazard impacts is provided in this section. Strengths, weaknesses, and resources of the community are identified here as a means for evaluating and maintaining effective and appropriate management of the Town's hazard mitigation program. Planning and regulatory capabilities are powerful tools for implementing hazard mitigation. Some of these capabilities currently possessed by the community are listed in the table below. It is important for all municipalities to regularly review each of these tools, to identify opportunities that can increase their capacity to reduce their risk to hazard impacts.

Institutions, Plans, and Ordinances

Mitigation Capability	Utilization
Building Codes	✓
Zoning Ordinance	✓
Subdivision Ordinance	✓
Floodplain Ordinance	✓

Mitigation Capability	Utilization
Site Plan Review Requirements	✓
Comprehensive Plan	✓
Capital Improvements Plan	✓
Economic Development Plan	
Emergency Operations Plan	✓
Continuity of Operations Plan	

Administrative and Technical Capabilities

Mitigation Capability	Utilization
Floodplain Administrator	✓
Mutual Aid Agreement(s)	
Warning Systems/Services/Devices	✓
GIS/HAZUS-skilled Personnel	✓
Backup Electrical Generator(s)	✓
Emergency Management	✓
Grant Writer(s)	✓

Financial Capabilities

Mitigation Capability	Utilization
Capital Improvements Project funding	✓
Authority to levy taxes for specific purposes	
Water, Sewer, Gas, or Electrical service fees	✓
Incur fees for new development	✓

Incur debt through general obligation funds and special tax bonds	✓
Community Development Block Grant	
Federal funding programs	
State funding programs	

Education and Outreach Capabilities

Mitigation Capability	Utilization
Public Hazard Education / Outreach Program	No
Natural disaster or safety-related program	No
Firewise	No
NOAA StormReady Program	No

Opportunities to Expand on Current Capabilities

As identified in the Base Plan, the following capabilities will allow the Town of Milliken to expand on their current capabilities and reduce their risk to impacts from natural hazard occurrences:

- Develop Community Wildfire Protection Plan
- Join CRS Program
- Enhance Integration of HMP into Community Planning Mechanisms

Mitigation Action Items

In this section, a summary of those mitigation action items identified by Town officials for inclusion in the 2026 Weld County Hazard Mitigation Plan, followed by a section discussing the status of mitigation action items identified in the 2021 Weld County Hazard Mitigation Plan. Full details of each mitigation action item included in the 2026 Plan are outlined in Appendix A.

Statuses of Previous Action Items

Implementation status of each of the previously identified mitigation action items for the 2021 plan are ongoing, and being carried over into the 2026 plan update.

Mitigation Action Items – Milliken	Status
Convert acquired land and property in the floodplain to Open Space	Ongoing
Procurement and Installation of Tornado Sirens	Ongoing
Storm Water Improvements Throughout Milliken	Ongoing
Community Impact Study -Vulnerable Populations-Shelter Capabilities Planning	Ongoing

2026 Mitigation Action Items

Officials from the Town of Milliken have identified nineteen new mitigation action items for the 2026 plan update, listed in the tables on the following pages.

Milliken-1	Milliken Agricultural Aviation Risk Reduction Project Part 1		
Project Name	Milliken Agricultural Aviation Risk Reduction Project Part 1		
Action Type	Public Information Activity, Emergency Services Activities	**Goals and Objectives Addressed**	4a, 4b, and 4c
Lifeline(s) Addressed	Safety and security; Communications; Transportation; Hazardous Materials;		
Priority	Medium	**Hazards Addressed**	Agricultural Hazards
Jurisdiction(s)	Town of Milliken		
Issue	Milliken has a significant agricultural community in and immediately surrounding its borders. Due to this part of the community, crop dusters fly low to apply various products onto crops. A plane failure or product application failure could cause loss of life and injuries within the community and potentially create a hazardous materials incident.		
Action Description	Provide two Public Awareness Campaigns (PAC) yearly to bring awareness to the community that the use of crop dusters are normal, routine actions within the farming and agriculture communities. Provide action steps to take in the event of an emergency (shelter-in-place, respiratory protection, etc.) Promote the opt-in use of CodeRed in Weld County for emergency messaging.		
Lead Agency	Town of Milliken Police Department, Town of Milliken	**Support Agencies**	Weld County Office of Emergency Management, School District RE-5J

	Community Development		
Target Completion Date	Promote the first PAC in the spring of 2026, the second PAC in the fall of 2026, and then repeat those actions annually.		
Potential Funding Sources	General operating budget, taking into account the time required to create the PAC.	**Expected Cost (if Known)**	Unknown cost; anticipated to be minimal.
Progress Milestones	n/a		

Milliken-2	Milliken Agricultural Aviation Risk Reduction Project Part 2		
Project Name	Milliken Agricultural Aviation Risk Reduction Project Part 2		
Action Type	Public Information Activity, Emergency Services Activities	**Goals and Objectives Addressed**	4a, 4c
Lifeline(s) Addressed	Safety and Security; Communications; Transportation; Hazardous Materials		
Priority	Medium	**Hazards Addressed**	Agricultural Hazards
Jurisdiction(s)	Town of Milliken		
Issue	Milliken has a significant agricultural community in and immediately surrounding the jurisdiction. Due to this part of the community, crop dusters fly low to apply various products onto crops. A plane failure or product application failure could cause loss of life and injuries within the community and potentially create a hazardous materials incident.		
Action Description	Collaborate with the farming and agriculture communities and crop-dusting providers to determine if an emergency response plan exists for plane failures or emergencies. If so, coordinate multidisciplinary training (private sector, fire, law, EMS, Town of Milliken). Training should be tiered and include a seminar, workshop, functional exercise, and a tabletop exercise. Frequency will be determined after a clearer understanding exists for time, personnel, and financial commitments. If no emergency plan exists, request an emergency plan be produced.		
Lead Agency	Town of Milliken Police Department, Town of Milliken Community Development	**Support Agencies**	Weld County Office of Emergency Management, Weld County Colorado State University Extensio
Target Completion Date	12 Months		
Potential Funding Sources	General operating budget/training budget	**Expected Cost (if Known)**	n/a
Progress Milestones	- Identify crop-dusting providers - Determine if an emergency response plan exists		

Milliken-3	Irrigation Infrastructure Flood Mitigation Awareness Project		
Project Name	Irrigation Infrastructure Flood Mitigation Awareness Project		
Action Type	Public Information Activity	**Goals and Objectives Addressed**	1b, 1d, 2b, 4a, 4c
Lifeline(s) Addressed	Safety and Security; Communications; Water		
Priority	Medium	**Hazards Addressed**	Agriculture and Flooding
Jurisdiction(s)	Town of Milliken		
Issue	Irrigation ditches overflow and cause flooding into communities and/or over roadways.		
Action Description	Collaborate with local ditch rider providers for how the issue is addressed. Determine if repairs or changes must be made and assign that to the appropriate agency. Consider developing a notification plan between the Town of Milliken and ditch rider providers. Educate the community on the risks of flooding and the preparatory and mitigative actions they can take to reduce their risk.		
Lead Agency	Town of Milliken Public Works	**Support Agencies**	n/a
Target Completion Date	12 to 24 months		
Potential Funding Sources	General budget (prioritizing and allocating time toward this project)	**Expected Cost (if Known)**	n/a
Progress Milestones	1. Identify ditch rider providers 2. Assign an individual to this task		

Milliken-4	Milliken Cybersecurity Resilience Project		
Project Name	Milliken Cybersecurity Resilience Project		
Action Type	Preventative Activities, Property Protection Activities, Emergency Services Activities	**Goals and Objectives Addressed**	1b, 1c, 1d, 3a, 3b
Lifeline(s) Addressed	Safety and Security; Communications; Water Systems; Hazardous Materials		
Priority	High	**Hazards Addressed**	Cyber Attack
Jurisdiction(s)	Town of Milliken		
Issue	Cyber attacks are becoming more sophisticated; increasing the risk and impact toward the Town of Milliken. An attack against the Town may cause significant, cascading effects to citizens and guests of Milliken.		
Action Description	Increase the level of training provided to Town of Milliken employees. Add required cyber security training. Create an emergency response plan to address what action steps occur if the Town experiences a cyber-attack.		
Lead Agency	Town of Milliken IT	**Support Agencies**	n/a
Target Completion Date	24 to 36 months		
Potential Funding Sources	Local	**Expected Cost (if Known)**	Consider using free courses from trusted organizations
Progress Milestones	Implement training by the second quarter of 2026. Complete the emergency management plan in 18 – 24 months. Completion of this plan includes training Town employees and providing two functional exercises.		

Milliken-5	Municipal Fleet Hardening and Hail Mitigation Project		
Project Name	Municipal Fleet Hardening and Hail Mitigation Project		
Action Type	Property Protection Activities	**Goals and Objectives Addressed**	3a and 3b
Lifeline(s) Addressed	Safety and Security		
Priority	Medium	**Hazards Addressed**	Hail
Jurisdiction(s)	Town of Milliken		
Issue	Hail storms cause repeat damage to municipal government vehicles.		
Action Description	Evaluate space or facilities where covered parking may be constructed to reduce hail damage to Town of Milliken vehicles/equipment.		
Lead Agency	Town of Milliken Public Works	**Support Agencies**	n/a
Target Completion Date	24 – 36 Months		
Potential Funding Sources	Capital budget	**Expected Cost (if Known)**	Unknown
Progress Milestones	1. Identify space where covered parking can be constructed and how many facilities will need a covered parking structure. 2. Determine how many vehicles will need covered parking. Consider what vehicles can be pulled into Town shops. Consider future expansion of Town fleet and account for that quantity when constructing covered parking.		

Milliken-6	Milliken Emergency Shelter Capability and Resilience Project		
Project Name	Milliken Emergency Shelter Capability and Resilience Project		
Action Type	Planning, Infrastructure, and Education	**Goals and Objectives Addressed**	1d, 4b, and 4c
Lifeline(s) Addressed	Safety and Security; Food, Hydration, Shelter		
Priority	Medium	**Hazards Addressed**	All profiled hazards: Agricultural Hazards, Cyber Attack, Hail, Grass Fire, Drought, Public Health Hazards, Lightning, Hazardous Materials, Tornado, Dam/Levee Incident, Flood, High Wind, Severe Winter Storms/Extreme Cold, Extreme Heat, Soil Hazards, Earthquake
Jurisdiction(s)	Town of Milliken		
Issue	The Town of Milliken has identified one community shelter facility where community members can evacuate to in the event of disaster. The Town also recognizes the space may be too small to accommodate a large number of citizens. A second location has been identified but lacks a backup power generator. There are a limited number of people who may be able to staff the shelter.		
Action Description	Write a comprehensive sheltering plan. Consider identifying Colorado Voluntary Organizations Active in Disaster (VOAD). Evaluate additional facilities that may be used as a shelter that already have the desired infrastructure.		
Lead Agency	Town of Milliken Community Development	**Support Agencies**	Town of Milliken Administration, Thompson Rivers Parks and Recreation District, Milliken PD, and American Red Cross
Target Completion Date	24 – 36 Months		
Potential Funding Sources	Local, FEMA Hazard Mitigation Grant Program (HMGP)	**Expected Cost (if Known)**	n/a
Progress Milestones	n/a		

Milliken-7	Procure and Install Outdoor Warning Devices		
Project Name	Milliken Outdoor Warning System Enhancement Project		
Action Type	Emergency Services Activities	**Goals and Objectives Addressed**	1b, 4c
Lifeline(s) Addressed	Safety and Security; Communications; Food, Hydration, Shelter		
Priority	High	**Hazards Addressed**	Hail, Grass Fire, Lightning, Hazardous Materials, Tornado, Dam/Levee Incident, Flood, High Wind
Jurisdiction(s)	Town of Milliken		
Issue	The Town of Milliken has outdoor venues/attractions, such as the golf course, dog park, recreation center, etc. that require a mechanism to alert the public to imminent tornado.		
Action Description	Add one or more tornado sirens in the Town. Prioritize location(s) based on outdoor public gathering data. A maintenance plan will be developed. Provide the public with tornado siren education.		
Lead Agency	Town of Milliken Police Department	**Support Agencies**	Front Range Fire Rescue, Weld Office of Emergency Management
Target Completion Date	24 Months		
Potential Funding Sources	Local, FEMA Hazard Mitigation Grant Program	**Expected Cost (if Known)**	n/a
Progress Milestones	1. Using data, identify and prioritize the location of one or more tornado sirens in the Town of Milliken 2. Determine what funding streams are available to aid the Town		

Milliken-8	Municipal Lightning Hazard Mitigation Project		
Project Name	Municipal Lightning Hazard Mitigation Project		
Action Type	Public Information Activity, Emergency Services Activities	**Goals and Objectives Addressed**	1b, 1d, 4c
Lifeline(s) Addressed	Safety and Security; Health and Medical; Communications		
Priority	Medium	**Hazards Addressed**	Lightning
Jurisdiction(s)	Town of Milliken		
Issue	Milliken experiences risk to lightning.		
Action Description	Produce and disseminate a lightning PAC through social media platforms. Collaborate with RE-5J to provide instruction materials in two or more languages to hand out in Friday folders. Convene a small committee to provide a recommendation on the potential installation of lightning detection or lightning protection systems and/or to add a local weather station at congested parks or open spaces.		
Lead Agency	Town of Milliken Public Works	**Support Agencies**	Weld County Office of Emergency Management, School District RE-5J
Target Completion Date	12 to 36 months		
Potential Funding Sources	Local, FEMA Hazard Mitigation Grant Program (HMGP)	**Expected Cost (if Known)**	n/a
Progress Milestones	n/a		

Milliken-9	Milliken Public Health Awareness and Preparedness Project		
Project Name	Milliken Public Health Awareness and Preparedness Project		
Action Type	Public Information Activity	**Goals and Objectives Addressed**	4a, 4b, 4c
Lifeline(s) Addressed	Health and Medical; Food, Hydration, Shelter		
Priority	Medium	**Hazards Addressed**	Public Health Hazards
Jurisdiction(s)	Town of Milliken		
Issue	The Town of Milliken follows the guidance provided by public health organizations, such as the Weld County Department of Public Health and Environment. The Town encourages residents to do the same. Residents can increase their knowledge of public health hazards to equip them to make well-informed decisions.		
Action Description	The Town of Milliken and supporting agencies will coordinate and collaborate together to provide routine public awareness campaigns. Campaigns will include a wide range of topics. Some examples include: heat wave, air quality, mold remediation, lead abatement, boil water, mosquito control, stigma reduction, and more. Match some hazards to the seasons they are most prevalent to occur during.		
Lead Agency	Town of Milliken Community Development	**Support Agencies**	Weld County Department of Public Health and Environment, Weld County Office of Emergency Management
Target Completion Date	12 to 24 months		
Potential Funding Sources	General Operating Budget	**Expected Cost (if Known)**	Minimal
Progress Milestones	1. Identify public health agencies with a vested interest in promoting public health resilience campaigns 2. Create a small group to determine what the frequency of PH PACs (monthly, bi-monthly, etc.) and to identify relevant topics		

Milliken-10	Community High-wind Planning and Preparedness Project		
Project Name	Community High-wind Planning and Preparedness Project		
Action Type	Emergency Services Activity	**Goals and Objectives Addressed**	1c
Lifeline(s) Addressed	Safety and Security; Health and Medical; Transportation; Hazardous Materials		
Priority	High	**Hazards Addressed**	High Wind
Jurisdiction(s)	Town of Milliken		
Issue	High wind events are frequent in the Town of Milliken. High winds cause flying projectiles, limited visibility, may cause disruptions to power, etc. A significant high wind event will impact continuity of operations within the Town.		
Action Description	The action description is twofold. First, identify three independent debris storage areas in the Town. These debris storage areas will be identified proactively for future events. A signed agreement or template for agreement must be produced during the process. Second, the Town will pursue a debris management contract with an outside vendor to be enacted when the Town has exceeded its capacity to provide debris management services. This service may be used anytime accumulated debris exceeds the Town's capacity to manage.		
Lead Agency	Town of Milliken Community Development	**Support Agencies**	Parks and Open Spaces Director, Weld County Office of Emergency Management; Town Finance Director; Town attorney; contracted services
Target Completion Date	12 to 36 months		
Potential Funding Sources	Local, Colorado Department of Local Affairs grant	**Expected Cost (if Known)**	Unknown
Progress Milestones	n/a		

Milliken-11	Milliken Frozen Water Pipe Prevention Project		
Project Name	Milliken Frozen Water Pipe Prevention Project		
Action Type	Public Information Activity, Property Protection Activities	**Goals and Objectives Addressed**	4b
Lifeline(s) Addressed	Safety and Security; Food, Hydration, Shelter; Water Systems		
Priority	High	**Hazards Addressed**	Extreme Cold
Jurisdiction(s)	Town of Milliken		
Issue	Each cold season, frozen water pipes are a common and routine response for first responders. Oftentimes, freezing water pipes is preventable.		
Action Description	Provide public education pertaining to the effects of cold weather on water pipes. Public education can be displayed on Town social media platforms, coordinated with School District RE-5J for Friday folders, and taught to local HOAs. Providing this information in English and Spanish languages will capture a high percentage of Town residents. Explore the possibility of cold weather information being a handout that is included during the real estate purchasing process, or, if possible, as a handout in rental agreements.		
Lead Agency	Town of Milliken Public Works	**Support Agencies**	Weld County Office of Emergency Management
Target Completion Date	12 to 60 months		
Potential Funding Sources	General operating budget	**Expected Cost (if Known)**	Minimal
Progress Milestones	Annually and ongoing		

Milliken-12	Milliken Earthquake Preparedness and Response Planning Project		
Project Name	Milliken Earthquake Preparedness and Response Planning Project		
Action Type	Emergency Services Activities	**Goals and Objectives Addressed**	1b, 3a
Lifeline(s) Addressed	Safety & Security, Food, Hydration, & Shelter, Health & Medical, Energy, Communications, Transportation, Hazardous Materials, Water Systems		
Priority	Low	**Hazards Addressed**	Earthquake
Jurisdiction(s)	Town of Milliken		
Issue	Low-risk does not mean no-risk. There is no known earthquake response plan in the Town of Milliken.		
Action Description	An annex to the Emergency Operations Plan shall be created for earthquakes.		
Lead Agency	Town of Milliken Police Department	**Support Agencies**	Weld Office of Emergency Management
Target Completion Date	12 to 36 months		
Potential Funding Sources	Local	**Expected Cost (if Known)**	Minimal
Progress Milestones	n/a		

Milliken-13	Milliken Emergency Shelter Identification and Expansion Project		
Project Name	Milliken Emergency Shelter Identification and Expansion Project		
Action Type	Structural Projects, Emergency Services Activities	**Goals and Objectives Addressed**	1b, 1c
Lifeline(s) Addressed	Safety and Security; Food, Hydration, Shelter; Health and Medical; Communications		
Priority	Medium	**Hazards Addressed**	Extreme Heat, Severe Winter Storms/Extreme Cold, Flood, Grass Fire, Public Health Hazards, Hazardous Materials, Dam/Levee Incident, Soil Hazards
Jurisdiction(s)	Town of Milliken		
Issue	The Town of Milliken has one identified shelter for evacuations. Identifying one or more shelter locations is a best practice. The Milliken Athletic Complex is an ideal second location, however, it does not have a generator.		
Action Description	Adding a generator to this facility makes it an ideal sheltering facility (contains showers, a large parking lot, a commercial kitchen, and more).		
Lead Agency	Town of Milliken Police Department	**Support Agencies**	Thompson Rivers Parks and Recreation District (TRPR), Weld County Office of Emergency Management
Target Completion Date	36 to 48 months		
Potential Funding Sources	Local, FEMA Hazard Mitigation Grant Program (HMGP)	**Expected Cost (if Known)**	Unknown
Progress Milestones	n/a		

Milliken-14	Municipal Hazardous Materials Risk Reduction and Safety Project		
Project Name	Municipal Hazardous Materials Risk Reduction and Safety Project		
Action Type	Emergency Services Activity	**Goals and Objectives Addressed**	1b, 1c, 3a, 3b
Lifeline(s) Addressed	Safety and Security; Energy; Hazardous Materials; Water Systems; Communications		
Priority	High	**Hazards Addressed**	Hazardous Materials
Jurisdiction(s)	Town of Milliken		
Issue	The Town must use hazardous materials (fuels, chemicals, pesticides/insecticides, etc.) in the normal performance of their daily activities. Hazardous materials naturally pose a threat (spill, leak, inhalation, etc.).		
Action Description	Request an outside agency to conduct a vulnerability assessment of one Town-owned facility containing storage of hazardous materials. The lessons learned from a vulnerability assessment at one facility can be carried over to additional facilities. Post assessment, provide Town employees with annual training (safety/security, handling, notification process, isolation actions, etc.).		
Lead Agency	Town of Milliken Public Works	**Support Agencies**	Weld County Office of Emergency Management, Colorado Information Analysis Center
Target Completion Date	12 to 18 months		
Potential Funding Sources	Local	**Expected Cost (if Known)**	Minimal
Progress Milestones	n/a		

Milliken-15	Milliken Water Infrastructure Assessment and Mitigation Project		
Project Name	Milliken Water Infrastructure Assessment and Mitigation Project		
Action Type	Preventative Activities	**Goals and Objectives Addressed**	1b, 3a, 3b
Lifeline(s) Addressed	Food, Hydration, Shelter; Water Systems		
Priority	High	**Hazards Addressed**	Drought
Jurisdiction(s)	Town of Milliken		
Issue	It is possible that the Town's water distribution system has unrealized water leaks, breaks, high consumption areas, and unaccounted losses. Left unchecked, it would be a contributing factor affecting drought conditions.		
Action Description	Conduct a survey and assessment for potential water leaks, breaks, high consumption areas, and unaccounted for losses in the Town's water distribution system. This results yielded from the assessment will provide objective information that will aid in informed decision-making for subsequent action steps.		
Lead Agency	Town of Milliken Public Works	**Support Agencies**	Town of Milliken Water Department, Central Weld County Water District
Target Completion Date	12 to 18 months		
Potential Funding Sources	Local, Colorado Department of Local Affairs grant	**Expected Cost (if Known)**	Unknown
Progress Milestones	n/a		

Milliken-16	Milliken Erosion Control and Flood Risk Reduction Project		
Project Name	Milliken Erosion Control and Flood Risk Reduction Project		
Action Type	Structural Projects	**Goals and Objectives Addressed**	2c, 2d, 3b, 4b
Lifeline(s) Addressed	Safety and Security; Transportation		
Priority	Medium	**Hazards Addressed**	Soil Hazards, Flood
Jurisdiction(s)	Town of Milliken		
Issue	Natural erosion combined with human-caused erosion can be a contributing factor to localized flooding and riverine flooding. In part, topsoil can be deposited into rivers, thereby raising the riverbed and causing the river to overflow. Additionally, in places where vegetation is sparse or non-existent, rivers can flow faster and with more force for downstream communities.		
Action Description	Produce an interactive community PAC where Town employees and community volunteers work together to implement vegetative controls (planting ground cover, trees, or grasses) and creating buffer strips and riparian zones by adding vegetative controls along local rivers		
Lead Agency	Town of Milliken Public Works	**Support Agencies**	University of Northern Colorado, Colorado State University, Colorado Water Conservation Board
Target Completion Date	36 – 60 Months		
Potential Funding Sources	Local, FEMA Hazard Mitigation Grant Program	**Expected Cost (if Known)**	Unknown
Progress Milestones	n/a		

Milliken-17	Milliken Wildfire Risk Reduction and Preparedness Project		
Project Name	Milliken Wildfire Risk Reduction and Preparedness Project		
Action Type	Preventative Activities, Property Protection Activities, Natural Resource Protection Activities, Public Information Activity	**Goals and Objectives Addressed**	1d, 2c, 3a, 4b, 4c
Lifeline(s) Addressed	Safety and Security; Food, Hydration, Shelter		
Priority	Medium	**Hazards Addressed**	Grass Fire
Jurisdiction(s)	Town of Milliken		
Issue	There are several recent examples of large, catastrophic fires. The Town of Milliken is no exception to this possibility.		
Action Description	Produce an annual PAC pertaining to residents and business owners creating defensible space around their property to help limit the potential of fire spread. The Town will consider providing one or more additional Town cleanup days where they provide a drop off site; including consideration for a hazmat drop off site. The Town will also conduct its own assessment of defensible space around all of its assets.		
Lead Agency	Town of Milliken Public Works	**Support Agencies**	Front Range Fire Rescue, Town of Milliken Parks and Open Space Departments
Target Completion Date	12 to 60 months		
Potential Funding Sources	Local	**Expected Cost (if Known)**	Unknown
Progress Milestones	Continuous and Ongoing		

Milliken-18	Milliken Localized Flood Monitoring and Early Warning Project		
Project Name	Milliken Localized Flood Monitoring and Early Warning Project		
Action Type	Floodplain Management Regulation/Current & Future Conditions	**Goals and Objectives Addressed**	1b, 1d, 3a, 3b, 4c
Lifeline(s) Addressed	Safety and Security; Communications; Transportation; Water Systems		
Priority	High	**Hazards Addressed**	**Flood**
Jurisdiction(s)	Town of Milliken		
Issue	River level gauges are too far upstream from Milliken to be beneficial for localized flooding (awareness and notification).		
Action Description	Conduct a flood inundation assessment of Milliken and evaluate ideal locations to place river level gauges.		
Lead Agency	Town of Milliken Community Development	**Support Agencies**	n/a
Target Completion Date	12 to 36 Months		
Potential Funding Sources	Local, FEMA Flood Mitigation Assistance, FEMA Hazard Mitigation Grant Program	**Expected Cost (if Known)**	Unknown
Progress Milestones	n/a		

Milliken-19	Weld County Dam Safety and Flood Risk Reduction Project		
Project Name	Weld County Dam Safety and Flood Risk Reduction Project		
Action Type	Structural Projects	**Goals and Objectives Addressed**	1a, 1b, 1c, 1d, 2a, 2b, 2c, 2d, 2e, 3a, 3b, 3c, 4a, 4b
Lifeline(s) Addressed	Safety and Security; Food, Hydration, Shelter		
Priority	Medium	**Hazards Addressed**	Dam/Levee Incident, Flooding
Jurisdiction(s)	Town of Milliken		
Issue	Weld County has several rivers downstream from high elevations, where flooding can rapidly impact heavily populated communities. Many dams show signs of aging infrastructure. Despite regular inspections and assessments of earthen dams throughout the county, persistent weather patterns can quickly compromise dam integrity, leading to potential failures.		
Action Description	Identify areas of Town where stormwater drainage is an issue and remedy though implementation of appropriate infrastructure enhancements.		
Lead Agency	Town of Milliken Public Works	**Support Agencies**	Weld County Office of Emergency Management, Colorado Water Conservation Board
Target Completion Date	12 to 60 months		
Potential Funding Sources	Local general operating budget	**Expected Cost (if Known)**	Minimal
Progress Milestones	Continuous and Ongoing		

Town of Nunn

Community Profile

Nunn has a total area of 1.8 square miles according to the United States Census Bureau. The growth and development of Nunn is driven by community members, especially their priorities and goals for the Town. The Town has utilized surveys, community events, and workshops for important input from residents. One community event was a “Planning Fiesta” where feedback and discussion were critical to evaluating plans. An important workshop was with the local high school to ask students about their vision for a more dynamic Town of Nunn. The pride of community members in the Town is evident in their careful consideration of the future progress of Nunn.

Data from the State Demography Office in the table below indicates a modest increase in population in the Town between 2020 and 2024.

Population Trends

Nunn	Colorado	
530	5,957,494	Population, 2024
5.2%↑	3.2%↑	Population, % change 2020 to 2024

Risk Assessment

Summarized in the table below are the results of the Risk Factor (RF) ranking exercise performed by the Town of Nunn. The results represent the relative risk of different hazards across the municipality from the perspective of local stakeholders and subject matter experts. A discussion on how each of these High Risk hazards affects the community follows in the subsequent ***Vulnerability and Impacts*** section.

Hazard	Probability	Impact	Spatial Extent	Warning Time	Duration	RF Ranking
Agricultural Hazards	1.5	2	2	2.5	4	2.4
Cyber Attack	2	1.5	2	4	3.5	2.6
Dam/Levee Incident	1	1	2	4	3	2.2
Drought	3	1	3	1	4	2.4
Earthquake	1	2.5	2	4	1	2.1
Extreme Heat	3	1	2.5	3	2	2.3

Hazard	Probability	Impact	Spatial Extent	Warning Time	Duration	RF Ranking
Flood	1	1	2	4	3	2.2
Hazardous Materials	1.5	2	4	4	2	2.7
Hail	3.5	2.5	3	1.5	2	2.5
High Wind	2.5	2.5	2	3	1	2.2
Soils Hazards	1	1	1.5	4	2.5	2.0
Lightning	3.5	2.5	3	1.5	2	2.5
Grass Fire	2.5	1.5	1.5	4	1.5	2.2
Public Health Hazards	3.5	2	2.5	1	4	2.6
Severe Winter Storms/Extreme Cold	3.5	2.5	3	1.5	2	2.5
Tornado	2.5	2.5	2	3	1	2.2

Risk Factor

While the results of the 2024 CEPA exercise were used to calculate risk rankings at the County level, a different methodology needed to be employed for the community level, since the same exercise was not conducted for each community participating in the 2026 Weld County Hazard Mitigation Plan update. Thus, a similar methodology to evaluate risk level was employed for this plan as what was used to rate hazard impacts in the 2021 Plan, with a few changes. In the 2021 Plan, each variable was multiplied by a weighting factor, where in this update, no weighting factor was applied. Thus, each variable was summed together, then divided by the number of variables, five, to achieve the RF Ranking. As such, the other change that was made can be seen in the intervals which comprise each risk level below. High risk was adjusted to include ratings of 3.1 or higher, moderate risk was adjusted to include ratings between 2.3 and 3.0, and low risk was adjusted to include ratings of 2.2 or lower. If no hazards received a high risk rating, the hazard with the highest calculated rating is profiled in the next section.

Risk Level	Hazards
High Risk (3.1 or higher)	n/a
Moderate Risk (2.3 – 3.0)	Agricultural Hazards, Cyber Attack, Drought, Extreme Heat, Hazardous Materials, Hail, Lightning, Public Health Hazards, Severe Winter Storms/Extreme Cold
Low Risk (2.2 or lower)	Dam/Levee Incident, Earthquake, Flood, High Wind, Soils Hazards, Grass Fire, Tornado

According to the results of the risk factor exercise, no hazards received a calculated rating of high risk. Hazardous materials received the highest calculated rating of 2.7, and is highlighted in the next section to include any content specific to the Town, and is intended to supplement information included in each hazard profile located in Chapter 3.

Vulnerability and Impacts

Hazardous Materials

Vulnerability to hazardous materials is increased for the Town of Nunn, due to the location of a CDOT hazardous materials route through the community. Additionally, railroads span across Nunn which present their own increased risk for hazmat release. As is true for the entire County, the presence of any businesses that store hazardous materials also increases the risk for these types of events. Previous occurrences of this hazard are detailed in this hazard's profile in Chapter 3 of the Base Plan. Future occurrences can be expected to mirror that of the County.

Capabilities Assessment

An examination of the Town's capabilities to enhance their resilience against hazard impacts is provided in this section. Strengths, weaknesses, and resources of the community are identified here as a means for evaluating and maintaining effective and appropriate management of the Town's hazard mitigation program. Planning and regulatory capabilities are powerful tools for implementing hazard mitigation. Some of these capabilities currently possessed by the community are listed in the table below. It is important for all municipalities to regularly review each of these tools, to identify opportunities that can increase their capacity to reduce their risk to hazard impacts.

Institutions, Plans, and Ordinances

Mitigation Capability	Utilization
Building Codes	✓
Zoning Ordinance	✓
Subdivision Ordinance	✓
Floodplain Ordinance	✓
Site Plan Review Requirements	✓
Comprehensive Plan	✓
Capital Improvements Plan	
Economic Development Plan	
Emergency Operations Plan	✓
Continuity of Operations Plan	

Administrative and Technical Capabilities

Mitigation Capability	Utilization
Floodplain Administrator	✓
Mutual Aid Agreement(s)	✓
Warning Systems/Services/Devices	✓
GIS/HAZUS-skilled Personnel	
Backup Electrical Generator(s)	✓
Emergency Management	✓
Grant Writer(s)	✓

Financial Capabilities

Mitigation Capability	Utilization
Capital Improvements Project funding	
Authority to levy taxes for specific purposes	
Water, Sewer, Gas, or Electrical service fees	✓
Incur fees for new development	✓
Incur debt through general obligation funds and special tax bonds	
Community Development Block Grant	
Federal funding programs	
State funding programs	

Education and Outreach Capabilities

Mitigation Capability	Utilization
Public Hazard Education / Outreach Program	Yes
Natural disaster or safety-related program	No
Firewise	No
NOAA StormReady Program	No

Opportunities to Expand on Current Capabilities

As identified in the Base Plan, the following capabilities will allow the Town of Nunn to expand on their current capabilities and reduce their risk to impacts from natural hazard occurrences:

- Develop Community Wildfire Protection Plan
- Join CRS Program
- Enhance integration of HMP into community planning mechanisms

Mitigation Action Items

In this section, a summary of those mitigation action items identified by Town officials for inclusion in the 2026 Weld County Hazard Mitigation Plan, followed by a section discussing the status of mitigation action items identified in the 2021 Weld County Hazard Mitigation Plan. Full details of each mitigation action item included in the 2026 Plan are outlined in Appendix A.

Statuses of Previous Action Items

Two of the three mitigation action items from the previous plan are ongoing. A community impact study for sheltering vulnerable populations, the third mitigation action from the previous plan, has been completed.

2026 Mitigation Action Items

Officials from the Town of Nunn have identified fourteen new mitigation action items for the 2026 plan update, listed in the tables on the following pages.

Nunn 1	Develop Master Drainage Plan		
Project Name	Develop Master Drainage Plan		
Action Type	Floodplain Management Regulation/Current & Future Conditions	**Goals and Objectives Addressed**	1d, 2, 3a-3b, 4
Lifeline(s) Addressed	Safety & security, transportation, health & medical		
Priority	High	**Hazards Addressed**	Flood
Jurisdiction(s)	Town of Nunn		
Issue	Road flooding, flood plain hazard		
Action Description	Conduct engineering, surveying, and community outreach as part of development of a master drainage plan to guide and identify future flood mitigation projects.		
Lead Agency	Town of Nunn Building/Planning	**Support Agencies**	n/a
Target Completion Date	24 months		
Potential Funding Sources	Local, FEMA Hazard Mitigation Grant Program	**Expected Cost (if Known)**	$97,000
Progress Milestones	n/a		

Nunn 2	Renovate and Upgrade Water Tower		
Project Name	Renovate and Upgrade Water Tower		
Action Type	Structural Projects	**Goals and Objectives Addressed**	1c, 2c &2d, 3a &3b
Lifeline(s) Addressed	Food/water/shelter		
Priority	High	**Hazards Addressed**	Drought, Grass Fire, Agricultural Hazards
Jurisdiction(s)	Town of Nunn		
Issue	Aging infrastructure of water tower and access for emergency services		
Action Description	Upgrade the aging infrastructure of the old water tower and install a bulk fill station for residents and emergency services resources.		
Lead Agency	Town of Nunn Public Works	**Support Agencies**	Nunn fire protection district
Target Completion Date	36 months		
Potential Funding Sources	Local, Colorado Water Conservation Board, Colorado Department of Public Health and Environment, USDA NIFA Grant	**Expected Cost (if Known)**	$650,000
Progress Milestones	n/a		

Nunn 3	Map Fire Hydrants, Replace as Needed, and Develop Testing Schedule		
Project Name	Map Fire Hydrants, Replace as Needed, and Develop Testing Schedule		
Action Type	Emergency Services Activities	**Goals and Objectives Addressed**	1c, 3a & 3b
Lifeline(s) Addressed	Safety & security, health & medical, food/water/shelter		
Priority	Medium	**Hazards Addressed**	Grass Fire
Jurisdiction(s)	Town of Nunn		
Issue	There isn't a mapping of fire hydrant locations, testing schedule, and hydrants are of different models requiring adaptive fittings by emergency personnel.		
Action Description	Map locations of all fire hydrants in Nunn, modernize outdated hydrants to ensure uniform fittings, and develop a testing schedule to ensure reliable operation		
Lead Agency	Town of Nunn Public Works, Town of Nunn Volunteer Fire Department	**Support Agencies**	n/a
Target Completion Date	60 months		
Potential Funding Sources	Local, Colorado State Forest Service Wildfire Risk Mitigation Grant, U.S. Forest Service Community Wildfire Defense Grant	**Expected Cost (if Known)**	n/a
Progress Milestones	n/a		

Nunn 4	Obtain and Install Outdoor Warning Devices		
Project Name	Obtain and Install Outdoor Warning Devices		
Action Type	Emergency Services Activities	**Goals and Objectives Addressed**	1b-1d, 4
Lifeline(s) Addressed	Communication, health & Medical, Food/water/shelter, Safety & Security		
Priority	High	**Hazards Addressed**	Hail, Grass Fire, Lightning, Hazardous Materials, Tornado, Dam/Levee Incident, Flood, High Wind
Jurisdiction(s)	Town of Nunn		
Issue	The aged and insufficient single warning siren in Nunn needs updated and number of sirens increased. The need to expand the area of warning has increased with growth requiring additional sirens to be located on each side of highway 85. The addition of increased train activity prevents adequate detection of siren warnings on the east side of town.		
Action Description	One outdoor warning siren in the Town does not provide sufficient audible coverage to alert residents outdoors when impending hazards threaten the community. Nunn seeks to obtain and install enough outdoor warning devices to provide sufficient audible coverage across Nunn.		
Lead Agency	Town of Nunn Police Department	**Support Agencies**	Weld County Office of Emergency Management
Target Completion Date	60 months		
Potential Funding Sources	Local, FEMA Hazard Mitigation Grant Program	**Expected Cost (if Known)**	n/a
Progress Milestones	n/a		

Nunn 5	Construct Emergency Shelters		
Project Name	Construct Emergency Shelters		
Action Type	Structural Projects	**Goals and Objectives Addressed**	1b &1d, 3b, 4
Lifeline(s) Addressed	Safety &security, communication, health & medical, food/water/shelter		
Priority	Medium	**Hazards Addressed**	Hail, Lightning, Tornado, High Wind
Jurisdiction(s)	Town of Nunn		
Issue	Our tornado shelter is unable to be renovated to become FEMA-approved emergency shelter, requiring new shelters to be built.		
Action Description	Construct emergency shelters meeting FEMA approval requirements with sufficient capacity to meet Town needs.		
Lead Agency	Town of Nunn Building/Planning, Town of Nunn Police Department	**Support Agencies**	Weld County Office of Emergency Management
Target Completion Date	60 months		
Potential Funding Sources	Local, FEMA Hazard Mitigation Grant Program	**Expected Cost (if Known)**	n/a
Progress Milestones	n/a		

Nunn 6	Develop Community Cooling Station at Veterans Park		
Project Name	Develop Community Cooling Station at Veterans Park		
Action Type	Emergency Services Activities	**Goals and Objectives Addressed**	1d, 2c & 2d, 3b, 4
Lifeline(s) Addressed	Health & medical		
Priority	Low	**Hazards Addressed**	Extreme Heat
Jurisdiction(s)	Town of Nunn		
Issue	The limited resources combined with increased temperatures		
Action Description	Develop and install a community cooling station and splash pad at Veterans Park to provide residents a location to seek relief from extreme heat events.		
Lead Agency	Town of Nunn Public Works	**Support Agencies**	n/a
Target Completion Date	60 months		
Potential Funding Sources	Local, Colorado Department of Local Affairs Grant, FEMA Hazard Mitigation Grant Program	**Expected Cost (if Known)**	n/a
Progress Milestones	n/a		

Nunn 7	Harden Public Buildings Against Hazard Impacts		
Project Name	Harden Public Buildings Against Hazard Impacts		
Action Type	Property Protection Activities	**Goals and Objectives Addressed**	3a, 3b
Lifeline(s) Addressed	Energy, safety & security		
Priority	High	**Hazards Addressed**	Hail, Grass Fire, Lightning, Tornado, Flood, High Wind, Severe Winter Storms/Extreme Cold, Extreme Heat, Soil Hazards, Earthquake
Jurisdiction(s)	Town of Nunn Planning and Building		
Issue	Aging electrical and inadequate upgrades to community center electrical system requires upgrade to maintain Safe and stable electrical service.		
Action Description	Upgrade resilience of Town buildings to harden against hazard impacts to ensure continuous provision of FEMA Community Lifelines.		
Lead Agency	Town of Nunn Building/Planning	**Support Agencies**	Weld County Office of Emergency Management
Target Completion Date	12 to 24 months		
Potential Funding Sources	Local, U.S. Housing and Urban Development (HUD) Community Development Block Grant (CDBG)	**Expected Cost (if Known)**	$12,000
Progress Milestones	n/a		

Nunn 8	Modernize and Secure Town Technology		
Project Name	Modernize and Secure Town Technology		
Action Type	Preventative Activities	**Goals and Objectives Addressed**	1b, 1c, 3a, 3b
Lifeline(s) Addressed	Communication, energy, safety & security		
Priority	Medium	**Hazards Addressed**	Cyber Attack
Jurisdiction(s)	Town of Nunn		
Issue	Community's computer systems are aging and at risk of intrusion.		
Action Description	Upgrade all computers and users move to Microsoft 365, increasing security. Setting up town specific network with file server and domain controller, Install malware protection, and upgrade all aging computers.		
Lead Agency	Town of Nunn Town Clerk	**Support Agencies**	n/a
Target Completion Date	60 months		
Potential Funding Sources	Local	**Expected Cost (if Known)**	$22,000
Progress Milestones	n/a		

Nunn 9	Implement Tree Planting Initiative		
Project Name	Implement Tree Planting Initiative		
Action Type	Natural Resource Protection Activities, Preventative Activities	**Goals and Objectives Addressed**	1d, 2a, 2c, 2d, 3b, 4
Lifeline(s) Addressed	Health and Medical		
Priority	High	**Hazards Addressed**	Agricultural Hazards, Flood, Extreme Heat, Soil Hazards
Jurisdiction(s)	Town of Nunn		
Issue	Aging green infrastructure leads to loss of ecosystem, unhealthy trees, and invasive pests and tree species.		
Action Description	Plant healthy trees to re-forest riparian areas, parks, and cemetery, increase water absorption with drip systems, improve ecosystem and local habitat.		
Lead Agency	Town of Nunn Public Works	**Support Agencies**	Forest Service and Colorado Tree Coalition
Target Completion Date	60 months		
Potential Funding Sources	Local, Colorado Tree Coalition Grants	**Expected Cost (if Known)**	$2,000 yearly
Progress Milestones	Annual and Ongoing		

Nunn-10	Construct Covered Parking for Town Vehicles		
Project Name	Construct Covered Parking for Town Vehicles		
Action Type	Structural Projects, Property Protection Activities	**Goals and Objectives Addressed**	1b, 1c, 3a, 3b
Lifeline(s) Addressed	Safety & Security, Transportation		
Priority	Medium	**Hazards Addressed**	Hail, Severe Winter Storms/Extreme Cold, Extreme Heat
Jurisdiction(s)	Town of Nunn		
Issue	Hail repeatedly breaking windows of public works equipment.		
Action Description	Construct resilient covered parking to protect Town vehicles from hazard impacts		
Lead Agency	Town of Nunn Public Works	**Support Agencies**	n/a
Target Completion Date	60 months		
Potential Funding Sources	Local, FEMA Hazard Mitigation Grant Program	**Expected Cost (if Known)**	n/a
Progress Milestones	n/a		

Nunn 11	Develop Testing Schedule and Remediate Asbestos in Public Buildings		
Project Name	Develop Testing Schedule and Remediate Asbestos in Public Buildings		
Action Type	Property Protection Activities	**Goals and Objectives Addressed**	1d, 3a, 3b
Lifeline(s) Addressed	Health and Medical		
Priority	High	**Hazards Addressed**	Public Health Hazards
Jurisdiction(s)	Town of Nunn		
Issue	Aging infrastructure requires testing and remediation of asbestos		
Action Description	Test and remediate asbestos in Town public buildings		
Lead Agency	Town of Nunn Public Works, Weld County Health and Environment	**Support Agencies**	n/a
Target Completion Date	12 to 24 months		
Potential Funding Sources	Local, Housing and Urban Development (HUD) Community Development Block Grant (CDBG)	**Expected Cost (if Known)**	$12,000 testing + removal if necessary
Progress Milestones	n/a		

Nunn 12	Evaluate, Design, and Implement Motor Oil Containment and Recycling System		
Project Name	Evaluate, Design, and Implement Motor Oil Containment and Recycling System		
Action Type	Natural Resource Protection Activities	**Goals and Objectives Addressed**	1c, 3a, 3b
Lifeline(s) Addressed	Health & medical, safety & security, transportation, hazmat facility		
Priority	Medium	**Hazards Addressed**	Hazardous Materials
Jurisdiction(s)	Town of Nunn		
Issue	The storage method for used motor oil is not contained adequately and has no documented disposal or storage process or controls in place. Evaluate and ensure adequate storage and controls in place for the public works department storage of used motor oil.		
Action Description	Evaluate and ensure adequate storage and controls in place for Nunn's Public Works department storing motor oil.		
Lead Agency	Town of Nunn Public Works	**Support Agencies**	n/a
Target Completion Date	60 months		
Potential Funding Sources	Local, Colorado Department of Public Health & Environment Recycling Grant	**Expected Cost (if Known)**	n/a
Progress Milestones	n/a		

Nunn 13	Prairie Dog Abatement		
Project Name	Prairie Dog Abatement		
Action Type	Preventative Activities	**Goals and Objectives Addressed**	1b-1d, 2b, 2c, 3a, 3b, 4a, 4b
Lifeline(s) Addressed	Health & medical, Safety & security		
Priority	Medium	**Hazards Addressed**	Agricultural Hazards
Jurisdiction(s)	Town of Nunn		
Issue	Encroaching invasive species of plants and animals		
Action Description	Prairie Dogs have been identified as an invasive species and poses a threat human health		
Lead Agency	Town of Nunn Public Works	**Support Agencies**	Weld County Office of Emergency Management
Target Completion Date	36 months		
Potential Funding Sources	Local, Colorado Department of Local Affairs (DOLA) Grant	**Expected Cost (if Known)**	n/a
Progress Milestones	n/a		

Nunn 14	Conduct Capacities Study for Town Emergency Services		
Project Name	Conduct Capacities Study for Town Emergency Services		
Action Type	Emergency Services Activity	**Goals and Objectives Addressed**	1c, 2b, 3a, 4b, 4c
Lifeline(s) Addressed	Health & Medical, safety & security transportation, communication,		
Priority	Low	**Hazards Addressed**	All Profiled Hazards – Agricultural Hazards, Cyber Attack, Hail, Grass Fire, Drought, Public Health Hazards, Lightning, Hazardous Materials, Tornado, Dam/Levee Incident, Flood, High Wind, Severe Winter Storms/Extreme Cold, Extreme Heat, Soil Hazards, Earthquake
Jurisdiction(s)	Town of Nunn		
Issue	Future growth and rural location require consideration for future emergency services		
Action Description	Conduct a capacities and planning study to evaluate future emergency services and associated infrastructure needs to support the continued flow of critical emergency response services during disaster events.		
Lead Agency	Town of Nunn Building/Planning	**Support Agencies**	Nunn Fire Protection District, Nunn Police Department, Ambulance services, Weld County
Target Completion Date	60 months		
Potential Funding Sources	Local, Nunn Fire Protection District Fund, Colorado Department of Local Affairs Grant	**Expected Cost (if Known)**	n/a
Progress Milestones	n/a		

Town of Pierce

Community Profile

Pierce is located along U.S. 85 in northern Weld County, between Nunn and Ault. It was a key railroad stop at the time of founding and became a local shipping point for cattle, sheep, potatoes, beans, and sugar beets. The Town has grown more rapidly than much of the region, however it is still one of the smallest municipalities adopting this plan.

Pierce has experienced measured growth over the course of its history, however data from the State Demography Office as shown in the table below indicates a slight decrease between 2020 and 2024.

Population Trends

Pierce	Colorado	
1,085	5,957,494	Population, 2024
1.0% ↓	3.2% ↑	Population, % change 2020 to 2024

Risk Assessment

Summarized in the table below are the results of the Risk Factor (RF) ranking exercise performed by the Town of Pierce. The results represent the relative risk of different hazards across the municipality from the perspective of local stakeholders and subject matter experts. A discussion on how each of these High Risk hazards affects the community follows in the subsequent ***Vulnerability and Impacts*** section.

Hazard	Probability	Impact	Spatial Extent	Warning Time	Duration	RF Ranking
Agricultural Hazards	2	1	2	1	4	**2.0**
Cyber Attack	2	1	3	4	3	**2.6**
Dam/Levee Incident	2	2	3	2	2	**2.2**
Drought	3	2	4	1	4	**2.8**
Earthquake	2	1	3	4	1	**2.2**
Extreme Heat	4	2	4	2	3	**3.0**
Flood	2	2	3	2	2	**2.2**
Hazardous Materials	3	2	4	4	3	**3.2**

Hazard	Probability	Impact	Spatial Extent	Warning Time	Duration	RF Ranking
Hail	4	2	4	2	2	**2.8**
High Wind	4	2	4	1	2	**2.6**
Soils Hazards	1	1	2	1	3	**1.6**
Lightning	4	2	4	2	2	**2.8**
Grass Fire	1	1	1	4	1	**1.6**
Public Health Hazards	2	2	1	3	4	**2.4**
Severe Winter Storms/Extreme Cold	4	2	4	2	2	**2.8**
Tornado	4	2	4	1	2	**2.6**

Risk Factor

While the results of the 2024 CEPA exercise were used to calculate risk rankings at the County level, a different methodology needed to be employed for the community level, since the same exercise was not conducted for each community participating in the 2026 Weld County Hazard Mitigation Plan update. Thus, a similar methodology to evaluate risk level was employed for this plan as what was used to rate hazard impacts in the 2021 Plan, with a few changes. In the 2021 Plan, each variable was multiplied by a weighting factor, where in this update, no weighting factor was applied. Thus, each variable was summed together, then divided by the number of variables, five, to achieve the RF Ranking. As such, the other change that was made can be seen in the intervals which comprise each risk level below. High risk was adjusted to include ratings of 3.1 or higher, moderate risk was adjusted to include ratings between 2.3 and 3.0, and low risk was adjusted to include ratings of 2.2 or lower. If no hazards received a high risk rating, the hazard with the highest calculated rating is profiled in the next section.

Risk Level	Hazards
High Risk (3.1 or higher)	Hazardous Materials
Moderate Risk (2.3 – 3.0)	Cyber Attack, Drought, Extreme Heat, Hail, High Wind, Lightning, Public Health Hazards, Severe Winter Storms/Extreme Cold, Tornado
Low Risk (2.2 or lower)	Agricultural Hazards, Dam/Levee Incident, Earthquake, Flood, Soils Hazards, Grass Fire

According to the results of the risk factor exercise, hazardous materials received was the lone hazard to receive a calculated rating of high risk for the Town of Pierce. This hazard is highlighted in the next section to include any content specific to the Town, and is intended to supplement information included in each hazard profile located in Chapter 3.

Vulnerability and Impacts

Hazardous Materials

Vulnerability to hazardous materials is increased for the Town of Pierce, due to the location of a CDOT hazardous materials route through the community. Additionally, railroads span across Pierce which present their own increased risk for hazmat release. As is true for the entire County, the presence of any businesses that store hazardous materials also increases the risk for these types of events. Previous occurrences of this hazard are detailed in this hazard's profile in Chapter 3 of the Base Plan. Future occurrences are expected to mirror that of the County.

Capabilities Assessment

An examination of the Town's capabilities to enhance their resilience against hazard impacts is provided in this section. Strengths, weaknesses, and resources of the community are identified here as a means for evaluating and maintaining effective and appropriate management of the Town's hazard mitigation program. Planning and regulatory capabilities are powerful tools for implementing hazard mitigation. Some of these capabilities currently possessed by the community are listed in the table below. It is important for all municipalities to regularly review each of these tools, to identify opportunities that can increase their capacity to reduce their risk to hazard impacts.

Institutions, Plans, and Ordinances

Mitigation Capability	Utilization
Building Codes	✓
Zoning Ordinance	✓
Subdivision Ordinance	✓
Floodplain Ordinance	
Site Plan Review Requirements	✓
Comprehensive Plan	✓
Capital Improvements Plan	
Economic Development Plan	
Emergency Operations Plan	
Continuity of Operations Plan	

Administrative and Technical Capabilities

Mitigation Capability	Utilization
Floodplain Administrator	
Mutual Aid Agreement(s)	
Warning Systems/Services/Devices	✓
GIS/HAZUS-skilled Personnel	
Backup Electrical Generator(s)	✓
Emergency Management	
Grant Writer(s)	

Financial Capabilities

Mitigation Capability	Utilization
Capital Improvements Project funding	
Authority to levy taxes for specific purposes	
Water, Sewer, Gas, or Electrical service fees	✓
Incur fees for new development	
Incur debt through general obligation funds and special tax bonds	
Community Development Block Grant	
Federal funding programs	
State funding programs	

Education and Outreach Capabilities

Mitigation Capability	Utilization
Public Hazard Education / Outreach Program	No
Natural disaster or safety-related program	No
Firewise	No
NOAA StormReady Program	No

Opportunities to Expand on Current Capabilities

As identified in the Base Plan, the following capabilities will allow the Town of Pierce to expand on their current capabilities and reduce their risk to impacts from natural hazard occurrences:

- Develop Community Wildfire Protection Plan
- Join CRS Program
- Enhance integration of HMP into local planning mechanisms and zoning ordinances

Mitigation Action Items

In this section, a summary of those mitigation action items identified by Town officials for inclusion in the 2026 Weld County Hazard Mitigation Plan, followed by a section discussing the status of mitigation action items identified in the 2021 Weld County Hazard Mitigation Plan. Full details of each mitigation action item included in the 2026 Plan are outlined in Appendix A.

Statuses of Previous Action Items

Implementation status of each of the four previously identified mitigation action items for the 2021 plan are ongoing, and being carried over into the 2026 plan update.

Mitigation Action Items - Pierce	Status
Community Impact Study -Vulnerable Populations-Shelter Capabilities Planning	Ongoing
County Road 90 Improvements	Ongoing
Community Preparedness Education	Ongoing
Drainage County Rd 88 / Hwy 85	Ongoing

2026 Mitigation Action Items

Officials from the Town of Pierce have identified six new mitigation action items for the 2026 plan update, listed in the tables on the following pages.

Pierce 1	Identify Shelters in Town and Designate as Critical Facilities		
Project Name	Identify Shelters in Town and Designate as Critical Facilities		
Action Type	Emergency Services Activities	**Goals and Objectives Addressed**	1b, 2c, 2e
Lifeline(s) Addressed	Food, Hydration, & Shelter		
Priority	High	**Hazards Addressed**	Hail, Grass Fire, Lightning, Tornado, Dam/Levee Incident, Flood, High Wind, Severe Winter Storms/Extreme Cold, Extreme Heat, Earthquake
Jurisdiction(s)	Town of Pierce		
Issue	Lack of shelter for vulnerable populations		
Action Description	Identify shelters in Town and officially designate them as critical facilities.		
Lead Agency	Town of Pierce Planning & Zoning	**Support Agencies**	n/a
Target Completion Date	12-60 Months		
Potential Funding Sources	Local	**Expected Cost (if Known)**	n/a
Progress Milestones	n/a		

Pierce 2	Resurface and Develop Maintenance Program for Hazardous Materials and Evacuation Routes through Town		
Project Name	Resurface and Develop Maintenance Program for Hazardous Materials and Evacuation Routes through Town		
Action Type	Emergency Services Activities	**Goals and Objectives Addressed**	1b, 2c, 2e
Lifeline(s) Addressed	Transportation		
Priority	Medium	**Hazards Addressed**	Grass Fire, Hazardous Materials, Dam/Levee Incident, Flood
Jurisdiction(s)	Town of Pierce		
Issue	Routes through Town are in need of repair, including those used for hazardous materials transport and identified as evacuation routes		
Action Description	Resurface hazardous materials transportation routes and evacuation routes through		
Lead Agency	Town of Pierce Public Works	**Support Agencies**	n/a
Target Completion Date	12-60 Months		
Potential Funding Sources	Local, Weld County Intergovernmental Agreements, US Department of Transportation ROUTES, US Department of Transportation Build America Bureau for Innovative Project Financing, US Department of Transportation Better Utilizing Investments to Leverage Development (BUILD) Grant	**Expected Cost (if Known)**	n/a
Progress Milestones	n/a		

Pierce 3	Develop Community Preparedness Education/Outreach Initiative		
Project Name	Develop Community Preparedness Education/Outreach Initiative		
Action Type	Public Information Activity	**Goals and Objectives Addressed**	1, 2c, 2e, 3b, 3c
Lifeline(s) Addressed	Education		
Priority	High	**Hazards Addressed**	All Profiled Hazards – Agricultural Hazards, Cyber Attack, Hail, Grass Fire, Drought, Public Health Hazards, Lightning, Hazardous Materials, Tornado, Dam/Levee Incident, Flood, High Wind, Severe Winter Storms/Extreme Cold, Extreme Heat, Soil Hazards, Earthquake
Jurisdiction(s)	Town of Pierce		
Issue	There is a need for education materials		
Action Description	Develop a community preparedness education initiative to enhance the resilience and awareness of residents against hazards.		
Lead Agency	Town of Pierce Administration	**Support Agencies**	Weld County Office of Emergency Management
Target Completion Date	12-60 Months		
Potential Funding Sources	Local, FEMA Hazard Mitigation Grant Program	**Expected Cost (if Known)**	n/a
Progress Milestones	n/a		

Pierce 4	Improve Stormwater Drainage Along Town Thoroughfares		
Project Name	Improve Stormwater Drainage Along Town Thoroughfares		
Action Type	Structural Projects	**Goals and Objectives Addressed**	1b, 2c, 2e, 4a
Lifeline(s) Addressed	Transportation		
Priority	High	**Hazards Addressed**	Flood
Jurisdiction(s)	Town of Pierce		
Issue	County Roads and locations along other thoroughfares in the Town experience flooding during heavy rain events, and require improved stormwater drainage to ensure safety and reliable transportation for first responders during flood events.		
Action Description	Undertake projects to improve stormwater drainage along Town thoroughfares		
Lead Agency	Town of Pierce Public Works	**Support Agencies**	n/a
Target Completion Date	12-60 Months		
Potential Funding Sources	Local, FEMA Hazard Mitigation Grant Program	**Expected Cost (if Known)**	n/a
Progress Milestones	n/a		

Pierce 5	Obtain and Install Backup Generators at all Town Critical Facilities		
Project Name	Obtain and Install Backup Generators at all Town Critical Facilities		
Action Type	Emergency Services Activities	**Goals and Objectives Addressed**	1b, 1d, 2c, 4a
Lifeline(s) Addressed	All		
Priority	Medium	**Hazards Addressed**	Cyber Attack, Lightning, Tornado, High Wind, Severe Winter Storms/Extreme Cold, Extreme Heat, Earthquake
Jurisdiction(s)	Town of Pierce		
Issue	Critical facilities in Town lack or have insufficient electrical backup generation capacity, which may cause an interruption in critical FEMA Community Lifelines during times of disaster		
Action Description	Town buildings, including Town Hall and critical facilities, require backup electrical generators to ensure the continuation of FEMA Community Lifelines during times of disaster.		
Lead Agency	Town of Pierce Administration	**Support Agencies**	Weld County Office of Emergency Management
Target Completion Date	12- 60 Months		
Potential Funding Sources	Local, FEMA Hazard Mitigation Grant Program	**Expected Cost (if Known)**	n/a
Progress Milestones	n/a		

Pierce 6	Construct Standalone Emergency Shelter		
Project Name	Construct Standalone Emergency Shelter		
Action Type	Structural Projects	**Goals and Objectives Addressed**	1b, 2c, 2e, 4a
Lifeline(s) Addressed	Food, Hydration, & Shelter		
Priority	High	**Hazards Addressed**	Hail, Grass Fire, Lightning, Hazardous Materials, Tornado, Dam/Levee Incident, Flood, High Wind, Severe Winter Storms/Extreme Cold, Extreme Heat, Earthquake
Jurisdiction(s)	Town of Pierce		
Issue	The Town is in need of increased shelter capacity for residents' wellbeing during times of disaster		
Action Description	Develop an emergency shelter and identify as a Town critical facility to assist residents in times of disaster		
Lead Agency	Town of Pierce Public Works	**Support Agencies**	n/a
Target Completion Date	12-60 Months		
Potential Funding Sources	Local, FEMA Hazard Mitigation Grant Program	**Expected Cost (if Known)**	n/a
Progress Milestones	n/a		

Town of Platteville

Community Profile

Platteville is one of the oldest communities in Weld County. It is located along the east bank of the South Platte River, at the intersection of US Highway 85 and Colorado Highway 66. Platteville is approximately 1.48 square miles in size and has an economy driven by agriculture and energy production.

Growth in Platteville has been modest over the last decade compared to more rapidly growing communities in Weld County, with data in the table below from the State Demography Office indicating a slight decrease between 2020 and 2024.

Population Trends

Platteville	Colorado	
2,897	5,957,494	Population, 2024
1.9% ↓	3.2% ↑	Population, % change 2020 to 2024

Risk Assessment

Summarized in the table below are the results of the Risk Factor (RF) ranking exercise performed by the Town of Platteville. The results represent the relative risk of different hazards across the municipality from the perspective of local stakeholders and subject matter experts. A discussion on how each of these High Risk hazards affects the community follows in the subsequent ***Vulnerability and Impacts*** section.

Hazard	Probability	Impact	Spatial Extent	Warning Time	Duration	RF Ranking
Agricultural Hazards	2	1	2	1	4	**2.0**
Cyber Attack	2	1	2	4	3	**2.6**
Dam/Levee Incident	3	1	2	1	3	**2.0**
Drought	3	1	1	1	4	**2.0**
Earthquake	1	2	4	4	1	**2.4**
Extreme Heat	3	1	4	1	4	**2.6**
Flood	3	1	2	1	3	**2.0**
Hazardous Materials	2	3	2	4	3	**2.8**

Hazard	Probability	Impact	Spatial Extent	Warning Time	Duration	RF Ranking
Hail	3	3	3	4	2	**3.0**
High Wind	3	3	3	4	2	**3.0**
Soils Hazards	1	1	1	1	1	**1.0**
Lightning	3	3	3	4	2	**3.0**
Grass Fire	2	2	2	2	2	**2.0**
Public Health Hazards	2	1	2	1	3	**1.8**
Severe Winter Storms/Extreme Cold	3	3	3	4	2	**3.0**
Tornado	3	3	3	4	2	**3.0**

Risk Factor

While the results of the 2024 CEPA exercise were used to calculate risk rankings at the County level, a different methodology needed to be employed for the community level, since the same exercise was not conducted for each community participating in the 2026 Weld County Hazard Mitigation Plan update. Thus, a similar methodology to evaluate risk level was employed for this plan as what was used to rate hazard impacts in the 2021 Plan, with a few changes. In the 2021 Plan, each variable was multiplied by a weighting factor, where in this update, no weighting factor was applied. Thus, each variable was summed together, then divided by the number of variables, five, to achieve the RF Ranking. As such, the other change that was made can be seen in the intervals which comprise each risk level below. High risk was adjusted to include ratings of 3.1 or higher, moderate risk was adjusted to include ratings between 2.3 and 3.0, and low risk was adjusted to include ratings of 2.2 or lower. If no hazards received a high risk rating, the hazard with the highest calculated rating is profiled in the next section.

Risk Level	Hazards
High Risk (3.1 or higher)	n/a
Moderate Risk (2.3 – 3.0)	Cyber Attack, Earthquake, Extreme Heat, Hazardous Materials, Hail, High Wind, Severe Winter Storms/Extreme Cold, Tornado
Low Risk (2.2 or lower)	Agricultural Hazards, Dam/Levee Incident, Drought, Flood, Soils Hazards, Grass Fire, Public Health Hazards

According to the results of the risk factor exercise, no hazard received a calculated rating of high risk. Five hazards received a rating factor of 3.0, the highest calculated rating: hail, high wind, lightning, severe winter storms/extreme cold, and tornado. These hazards are highlighted in the next section to include any content specific to the Town, and are intended to supplement information included in each hazard profile located in Chapter 3.

Vulnerability and Impacts

Hail

Vulnerability to hail in Platteville is not noticeably different from the rest of the County. Platteville's more densely developed areas experience the greatest risk, in addition to potential greater losses to the agriculture sector. Any structures not constructed to meet recent building codes experience the greatest risk from structural damages. According to NOAA's NCEI Storm Events Database, between 2015 and 2025, the Town of Platteville has had six severe thunderstorms which produced hail up to 1.50 inches in diameter. None of these events resulted in reported damage to property or crops and no injuries or deaths. No other events for severe storm, specific to Platteville, were recorded over this time period. Future occurrences are expected to mirror that of the County.

High Wind

Platteville's vulnerability to high wind is not noticeably different from the rest of the County. Platteville's more densely developed areas experience the greatest risk, in addition to any structures not constructed to meet recent building codes. Between 2015 and 2025, there were no reports of occurrences specific to Platteville. Future occurrences are expected to mirror that of the County.

Lightning

Vulnerability to lightning in Platteville is not noticeably different from the rest of the County. Platteville's more densely developed areas experience the greatest risk, in addition to potential greater losses to the agriculture sector. Any structures not constructed to meet recent building codes experience the greatest risk from structural damages. No notable occurrences specific to Platteville were observed between 2015 and 2025. Future occurrences are expected to mirror that of the County.

Severe Winter Storms/Extreme Cold

Vulnerability to severe winter storms/extreme cold in Platteville is not noticeably different from the rest of the County. Platteville's more densely developed areas experience the greatest risk, in addition to potential greater losses to the agriculture sector. Any structures not constructed to meet recent building codes experience the greatest risk from structural damages. According to NOAA's NCEI Storm Events Database, between 2015 and 2025, the Town of Platteville did not experience any specific effects from severe winter storms or extreme cold different than those that affected the County over this time period. Future occurrences are expected to mirror that of the County.

Tornado

Platteville's vulnerability to tornado is not noticeably different from the rest of the County. Platteville's more densely developed areas experience the greatest risk, in addition to any structures not constructed to meet recent building codes. Between 2015 and 2025, there were two reports of tornadoes in Platteville. Neither produced reported deaths, injuries, or damage to crops or property. Future occurrences are expected to mirror that of the County.

Capabilities Assessment

An examination of the Town's capabilities to enhance their resilience against hazard impacts is provided in this section. Strengths, weaknesses, and resources of the community are identified here as a means for evaluating and maintaining effective and appropriate management of the Town's hazard mitigation program. Planning and regulatory capabilities are powerful tools for implementing hazard mitigation. Some of these capabilities currently possessed by the community are listed in the table below. It is important for all municipalities to regularly review each of these tools, to identify opportunities that can increase their capacity to reduce their risk to hazard impacts.

Institutions, Plans, and Ordinances

Mitigation Capability	Utilization
Building Codes	✓
Zoning Ordinance	✓
Subdivision Ordinance	✓
Floodplain Ordinance	✓
Site Plan Review Requirements	✓
Comprehensive Plan	✓
Capital Improvements Plan	✓
Economic Development Plan	✓
Emergency Operations Plan	✓
Continuity of Operations Plan	✓

Administrative and Technical Capabilities

Mitigation Capability	Utilization
Floodplain Administrator	✓
Mutual Aid Agreement(s)	
Warning Systems/Services/Devices	✓
GIS/HAZUS-skilled Personnel	✓
Backup Electrical Generator(s)	✓
Emergency Management	✓
Grant Writer(s)	✓

Financial Capabilities

Mitigation Capability	Utilization
Capital Improvements Project funding	✓
Authority to levy taxes for specific purposes	✓
Water, Sewer, Gas, or Electrical service fees	✓
Incur fees for new development	✓
Incur debt through general obligation funds and special tax bonds	✓
Community Development Block Grant	
Federal funding programs	
State funding programs	

Education and Outreach Capabilities

Mitigation Capability	Utilization
Public Hazard Education / Outreach Program	Yes
Natural disaster or safety-related program	No
Firewise	No
NOAA StormReady Program	No

Opportunities to Expand on Current Capabilities

As identified in the Base Plan, the following capabilities will allow the Town of Platteville to expand on their current capabilities and reduce their risk to impacts from natural hazard occurrences:

- Develop Community Wildfire Protection Plan
- Join CRS Program
- Integration of HMP into local planning mechanisms and regulations

Mitigation Action Items

In this section, a summary of those mitigation action items identified by Town officials for inclusion in the 2026 Weld County Hazard Mitigation Plan, followed by a section discussing the status of mitigation action items identified in the 2021 Weld County Hazard Mitigation Plan. Full details of each mitigation action item included in the 2026 Plan are outlined in Appendix A.

Statuses of Previous Action Items

Implementation status of each of the previously identified mitigation action items for the 2021 plan are ongoing, and being carried over into the 2026 plan update.

2026 Mitigation Action Items

In conjunction with Platteville-Gilcrest Fire Protection District, officials from the Town of Platteville have identified four new mitigation action items for the 2026 plan update, listed in the tables on the following pages.

Platteville 1	Fire Mitigation and Assessment Program		
Project Name	Fire Mitigation and Assessment Program		
Action Type	Property Protection Activities	**Goals and Objectives Addressed**	
Lifeline(s) Addressed	Food, water, Shelter; safety and security		
Priority	Medium	**Hazards Addressed**	Grass Fire
Jurisdiction(s)	Platteville-Gilcrest Fire Protection District, Town of Platteville, Town of Gilcrest		
Issue	Wildfire can quickly spread with high winds and dry conditions. PGFPD has a mainly rural district with 2 small townships that are connected to the rural area grasslands. There are many houses and structures that have overgrown grass, trees, and other fire hazards in a WUI location.		
Action Description	Conduct property assessments using industry standards and the Ready. Set. Goal. model. Our wildland team will take the lead to provide expertise and guidance to property owners. From the assessment performed, help facilitate the mitigation work through the fire district or a reputable company.		
Lead Agency	Platteville-Gilcrest Fire Protection District	**Support Agencies**	
Target Completion Date	12–36 months		
Potential Funding Sources	Platteville-Gilcrest Fire Protection District Fund, FEMA Hazard Mitigation Grant Program	**Expected Cost (if Known)**	TBD
Progress Milestones	N/A		

Platteville 2	Develop Multi-Hazard Emergency Shelters Equipped With Backup Generators		
Project Name	Develop Multi-Hazard Emergency Shelters Equipped With Backup Generators		
Action Type	Structural Projects	Action Type	Structural Projects
Lifeline(s) Addressed	Food, water, shelter	Lifeline(s) Addressed	Food, water, shelter
Priority	Medium	Priority	Medium
Jurisdiction(s)	Platteville-Gilcrest Fire Protection District, Town of Platteville, Town of Gilcrest, Weld County RE-1 School District		
Issue	Currently there are no available shelters for warming, cooling, or housing during a disaster, extreme temperature event (severe freeze, or severe heat) with power outage.		
Action Description	Develop emergency shelters capable of withstanding hazard impacts and install backup generators at Platteville Elementary School, Platteville Middle School, Gilcrest Elementary School, and Gilcrest High School.		
Lead Agency	Platteville-Gilcrest Fire Protection District	Lead Agency	Platteville-Gilcrest Fire Protection District
Target Completion Date	12-24 months		
Potential Funding Sources	Weld County RE-1 School District Fund, Platteville-Gilcrest Fire Protection District Fund, FEMA Hazard Mitigation Grant Program, Housing and Urban Development (HUD) Community Development Block Grant (CDBG)	Potential Funding Sources	Weld County RE-1 School District Fund, Platteville-Gilcrest Fire Protection District Fund, FEMA Hazard Mitigation Grant Program, Housing and Urban Development (HUD) Community Development Block Grant (CDBG)
Progress Milestones	N/A		

Platteville 3	Develop Community Education Initiative		
Project Name	Develop Community Education Initiative		
Action Type	Public Information Activity	**Goals and Objectives Addressed**	1a, 3b, 3c
Lifeline(s) Addressed	Safety & Security		
Priority	Medium	**Hazards Addressed**	All Profiled Hazards – Agricultural Hazards, Cyber Attack, Hail, Grass Fire, Drought, Public Health Hazards, Lightning, Hazardous Materials, Tornado, Dam/Levee Incident, Flood, High Wind, Severe Winter Storms/Extreme Cold, Extreme Heat, Soil Hazards, Earthquake
Jurisdiction(s)	Platteville-Gilcrest Fire Protection District, Town of Platteville, Town of Gilcrest		
Issue	Provide community education for all-hazard disaster preparedness		
Action Description	Provide community education for all-hazard disaster preparedness		
Lead Agency	Platteville-Gilcrest Fire Protection District	**Support Agencies**	n/a
Target Completion Date	12 to 24 months		
Potential Funding Sources	Platteville-Gilcrest Fire Protection District Fund	**Expected Cost (if Known)**	n/a
Progress Milestones	Continuous and Ongoing		

Platteville 4	Conduct Flood Mitigation Assessment		
Project Name	Conduct Flood Mitigation Assessment		
Action Type	Floodplain Management Regulation/Current & Future Conditions	**Goals and Objectives Addressed**	1, 2, 3, 4
Lifeline(s) Addressed	All		
Priority	High	**Hazards Addressed**	**Flood**
Jurisdiction(s)	Platteville-Gilcrest Fire Protection District, Town of Platteville, Town of Gilcrest		
Issue	Procure flood assessment and mitigation firm to assess the District's waterways, culverts and roads to determine mitigation projects needed to protect communities from flooding.		
Action Description	Procure flood assessment and mitigation firm to assess the District's waterways, culverts and roads to determine mitigation projects needed to protect communities from flooding.		
Lead Agency	Platteville-Gilcrest Fire Protection District	**Support Agencies**	Town of Platteville Public Works, Town of Platteville Planning & Zoning, Town of Platteville Police Department, Town of Gilcrest Public Works, Town of Gilcrest Planning & Zoning, Town of Gilcrest Public Safety
Target Completion Date	12 to 24 months		
Potential Funding Sources	Local, Platteville-Gilcrest Fire Protection District Fund, FEMA Hazard Mitigation Grant Program	**Expected Cost (if Known)**	n/a
Progress Milestones	n/a		

Town of Severance

Community Profile

Severance is located in Weld County, approximately 10 miles east of Fort Collins, 7 miles north of Windsor, and 10 miles northwest of Greeley. Due to a dramatic increase in population in the last 10 years, the construction of new residential communities. Severance has a total area of 13 square miles and was historically a rural farming community, which has evolved into a bedroom community. The construction of new residential communities, due to a dramatic increase in population in the last 10 years, has left the original agricultural community surrounded by modern construction. Population data from the State Demography Office in the table below indicates a continuation in population increase in the Town.

Population Trends

Severance	Colorado	
11,769	5,957,494	Population, 2024
46.5%↑	3.2%↑	Population, % change 2020 to 2024

Risk Assessment

Summarized in the table below are the results of the Risk Factor (RF) ranking exercise performed by the Town of Severance. The results represent the relative risk of different hazards across the municipality from the perspective of local stakeholders and subject matter experts. A discussion on how each of these High Risk hazards affects the community follows in the subsequent ***Vulnerability and Impacts*** section.

Hazard	Probability	Impact	Spatial Extent	Warning Time	Duration	RF Ranking
Agricultural Hazards	2	2	3	1	4	**2.4**
Cyber Attack	3	3	3	2	3	**2.8**
Dam/Levee Incident	3	3	3	3	3	**3.0**
Drought	3	2	3	1	4	**2.6**
Earthquake	2	1	2	3	1	**1.8**
Extreme Heat	3	2	3	1	4	**2.6**
Flood	3	3	3	3	3	**3.0**
Hazardous Materials	4	2	2	4	1	**2.6**

Hazard	Probability	Impact	Spatial Extent	Warning Time	Duration	RF Ranking
Hail	4	1	3	2	1	**2.2**
High Wind	2	3	2.5	3	1	**2.3**
Soils Hazards	2	1	2	3	4	**2.4**
Lightning	4	1	3	2	1	**2.2**
Grass Fire	3	1	2	4	1	**2.2**
Public Health Hazards	4	3	3	1	4	**3.0**
Severe Winter Storms/Extreme Cold	4	1	3	2	1	**2.2**
Tornado	2	3	2.5	3	1	**2.3**

Risk Factor

While the results of the 2024 CEPA exercise were used to calculate risk rankings at the County level, a different methodology needed to be employed for the community level, since the same exercise was not conducted for each community participating in the 2026 Weld County Hazard Mitigation Plan update. Thus, a similar methodology to evaluate risk level was employed for this plan as what was used to rate hazard impacts in the 2021 Plan, with a few changes. In the 2021 Plan, each variable was multiplied by a weighting factor, where in this update, no weighting factor was applied. Thus, each variable was summed together, then divided by the number of variables, five, to achieve the RF Ranking. As such, the other change that was made can be seen in the intervals which comprise each risk level below. High risk was adjusted to include ratings of 3.1 or higher, moderate risk was adjusted to include ratings between 2.3 and 3.0, and low risk was adjusted to include ratings of 2.2 or lower. If no hazards received a high risk rating, the hazard with the highest calculated rating is profiled in the next section.

Risk Level	Hazards
High Risk (3.1 or higher)	n/a
Moderate Risk (2.3 – 3.0)	Agricultural Hazards, Cyber Attack, Dam/Levee Incident, Drought, Extreme Heat, Flood, Hazardous Materials, High Wind, Soils Hazards, Public Health Hazards, High Wind
Low Risk (2.2 or lower)	Earthquake, Hail, Lightning, Grass Fire, Severe Winter Storms/Extreme Cold

According to the results of the risk factor exercise, no hazards received a calculated rating of high risk for the Town of Severance. Three moderate risk hazards received the highest rating of 3.0: dam/levee incident, flood, and public health hazards. These hazards are highlighted in the next section, include content specific to the Town, and are intended to supplement information included in each hazard profile located in Chapter 3.

Vulnerability and Impacts

Dam/Levee Incident

Vulnerability to flooding in dam inundation areas is not noticeably different from the rest of the County, as Severance has no address points located in these dam inundation areas. This is compared to 1.0% of Countywide addresses located in these areas. Additionally, the Town is the first jurisdiction downstream from two dams. Both have a hazard classification of Significant or High and associated Emergency Action Plans (EAPs). Additional information pertaining to dams can be referenced at the State's Dam Safety website.

Vulnerability to flooding in areas protected by known levees is significantly different from the rest of the County. Severance has no address points located within levee protected areas, compared to 1.6% of Countywide addresses located in these areas. It is important to note that this analysis is only as good as best available data allows. Curren floodplains, dam inundation areas, and areas protected by levees may not currently map all hazard areas. Additionally, mapped hazard areas may be dated and in need of updated mapping and analysis. Future occurrences are expected to mirror that of the County.

Flood

Flood is a very localized hazard, and vulnerability is unique for each municipality. According to the NOAA's Storm Events Database, there has been one flood event in Severance between 2015 and 2020. On 5/9/2015, a flood affected Severance when heavy rain produced flooding along already swollen creeks and streams in southwestern Weld County. This flood caused $15,000 in property damages and $5,000 in crop damages. There were no injuries or deaths.

Severance's overall vulnerability to flood is not noticeably different from the rest of the County. Severance has 47 address points located in the Special Flood Hazard Area (SFHA). This equates to 1.2% of all address points for the Town, as compared to 1.6% of Countywide addresses located in the SFHA. Flood events can also occur as a result of dam or levee failure. In these cases, flood waters may not follow the typical floodplains mapped as the SFHA.

Current floodplains, dam inundation areas, and areas protected by levees may not currently map all hazard areas. Additionally, mapped hazard areas may be dated and in need of updated mapping and analysis. Future occurrences are expected to mirror that of the County.

Public Health Hazards

Vulnerability to public health hazards is not expected to be noticeably different from the rest of the County. Individuals at a higher risk to this hazard include the aging adult population, those with a chronic illness, such as diabetes, asthma, coronary heart disease, and those who are obese or overweight. Other populations at risk include children, those in poverty and those with a disability. This data is collected at census tract level by the Centers for Disease Control (CDC) and is unavailable at a municipality level.

Capabilities Assessment

An examination of the Town's capabilities to enhance their resilience against hazard impacts is provided in this section. Strengths, weaknesses, and resources of the community are identified here as a means for evaluating and maintaining effective and appropriate management of the Town's hazard mitigation program. Planning and regulatory capabilities are powerful tools for implementing hazard mitigation. Some of these capabilities currently possessed by the community are listed in the table below. It is important for all municipalities to regularly review each of these tools, to identify opportunities that can increase their capacity to reduce their risk to hazard impacts.

Institutions, Plans, and Ordinances

Mitigation Capability	Utilization
Building Codes	✓
Zoning Ordinance	✓
Subdivision Ordinance	✓
Floodplain Ordinance	✓
Site Plan Review Requirements	✓
Comprehensive Plan	✓
Capital Improvements Plan	✓
Economic Development Plan	✓
Emergency Operations Plan	✓
Continuity of Operations Plan	

Administrative and Technical Capabilities

Mitigation Capability	Utilization
Floodplain Administrator	✓
Mutual Aid Agreement(s)	✓
Warning Systems/Services/Devices	
GIS/HAZUS-skilled Personnel	✓
Backup Electrical Generator(s)	✓
Emergency Management	✓
Grant Writer(s)	✓

Financial Capabilities

Mitigation Capability	Utilization
Capital Improvements Project funding	✓
Authority to levy taxes for specific purposes	✓
Water, Sewer, Gas, or Electrical service fees	✓
Incur fees for new development	✓
Incur debt through general obligation funds and special tax bonds	✓
Community Development Block Grant	
Federal funding programs	
State funding programs	

Education and Outreach Capabilities

Mitigation Capability	Utilization
Public Hazard Education / Outreach Program	No
Natural disaster or safety-related program	No
Firewise	No
NOAA StormReady Program	No

Opportunities to Expand on Current Capabilities

As identified in the Base Plan, the following capabilities will allow the Town of Severance to expand on their current capabilities and reduce their risk to impacts from natural hazard occurrences:

- Join CRS Program
- Enhance efforts to integrate HMP into local planning mechanisms

Mitigation Action Items

In this section, a summary of those mitigation action items identified by Town officials for inclusion in the 2026 Weld County Hazard Mitigation Plan, followed by a section discussing the status of mitigation action items identified in the 2021 Weld County Hazard Mitigation Plan. Full details of each mitigation action item included in the 2026 Plan are outlined in Appendix A.

Statuses of Previous Action Items

Implementation status of each of the previously identified mitigation action items for the 2021 plan are outlined in the table below.

Mitigation Action Items - Severance	Status
Downtown Drainage and Street Improvements (Phase 2)	Completed
Hidden Valley Parkway Crossing	Completed
Harmony Regional Drainage Project	Completed

2026 Mitigation Action Items

Officials from the Town of Severance have identified forty-six new mitigation action items for the 2026 plan update, listed in the tables below and on subsequent pages.

Severance 1	Establish Cooling Centers in Underserved Areas		
Project Name	Establish Cooling Centers in Underserved Areas		
Action Type	Emergency Services Activities	**Goals and Objectives Addressed**	1b, 2c, 2e, 3c
Lifeline(s) Addressed	Food, Hydration, & Shelter, Health & Medical		
Priority	High	**Hazards Addressed**	Extreme Heat
Jurisdiction(s)	Town of Severance, Windsor-Severance Fire Protection District		
Issue	Establish cooling centers in underserved areas and promote public awareness on their existence and preparedness for extreme heat		
Action Description	Establish cooling centers in underserved areas and promote public awareness on their existence and preparedness for extreme heat		
Lead Agency	Windsor-Severance Fire Protection District	**Support Agencies**	Town of Severance Police Department, Weld County School District RE-4, Weld County Office of Emergency Management

Target Completion Date	12 to 36 months		
Potential Funding Sources	Local	**Expected Cost (if Known)**	n/a
Progress Milestones	n/a		

Severance 2	Plant Trees and Establish Shaded Canopies in High-Use Parks and Along Sidewalks		
Project Name	Plant Trees and Establish Shaded Canopies in High-Use Parks and Along Sidewalks		
Action Type	Natural Resource Protection Activities	**Goals and Objectives Addressed**	2a, 2e, 3b
Lifeline(s) Addressed	Health & Medical		
Priority	High	**Hazards Addressed**	Extreme Heat
Jurisdiction(s)	Town of Severance, Windsor-Severance Fire Protection District		
Issue	Plant trees and establish shaded canopies in high-use parks and along Town sidewalks to increase green cover and reduce urban heat island effects		
Action Description	Plant trees and establish shaded canopies in high-use parks and along Town sidewalks to increase green cover and reduce urban heat island effects		
Lead Agency	Town of Severance Emergency Management	**Support Agencies**	Town of Severance Police Department, Weld County School District RE-4, Windsor-Severance Fire Protection District, Weld County Office of Emergency Management
Target Completion Date	12 to 36 months		
Potential Funding Sources	Local, Colorado State Forestry Service Colorado IRA Urban & Community Forestry Grant, FEMA Hazard Mitigation Grant Program	**Expected Cost (if Known)**	TBD
Progress Milestones	n/a		

Severance 3	Distribute Fans and Air Conditioners, and Provide Utility Bill Assistance, to Vulnerable Populations		
Project Name	Distribute Fans and Air Conditioners, and Provide Utility Bill Assistance, to Vulnerable Populations		
Action Type	Emergency Services Activities	**Goals and Objectives Addressed**	1, 2c, 2e, 3c
Lifeline(s) Addressed	Health & Medical		
Priority	High	**Hazards Addressed**	Extreme Heat
Jurisdiction(s)	Town of Severance, Windsor-Severance Fire Protection District		
Issue	Vulnerable populations experience unique and elevated risks to extreme heat		
Action Description	Provide fans, air conditioners, or utility bill assistance to vulnerable populations		
Lead Agency	Windsor-Severance Fire Protection District	**Support Agencies**	Town of Severance Emergency Management, Weld County RE-4 School District, Severance Police Department, Weld County Office of Emergency Management
Target Completion Date	12 to 36 months		
Potential Funding Sources	Local, FEMA Hazard Mitigation Grant Program, American Red Cross partnership	**Expected Cost (if Known)**	TBD
Progress Milestones	n/a		

Severance 4	Establish Heat Alert Notification System		
Project Name	Establish Heat Alert Notification System		
Action Type	Public Information Activity	**Goals and Objectives Addressed**	1, 2e
Lifeline(s) Addressed	Communications		
Priority	High	**Hazards Addressed**	Extreme Heat
Jurisdiction(s)	Town of Severance, Windsor-Severance Fire Protection District		
Issue	Gaps in messaging for extreme heat alerts exist		
Action Description	Distribute extreme heat alerts via emergency notification systems		
Lead Agency	Windsor-Severance Fire Protection District	**Support Agencies**	Town of Severance Police Department, Weld County Office of Emergency Management
Target Completion Date	12 to 36 months		
Potential Funding Sources	Local, Weld County General Fund, FEMA Hazard Mitigation Grant Program	**Expected Cost (if Known)**	n/a
Progress Milestones	n/a		

Severance 5	Harden and Insulate Water Lines in Public Buildings		
Project Name	Harden and Insulate Water Lines in Public Buildings		
Action Type	Property Protection Activities	**Goals and Objectives Addressed**	1, 2, 3, 4
Lifeline(s) Addressed	Water Systems		
Priority	High	**Hazards Addressed**	Severe Winter Storms/Extreme Cold
Jurisdiction(s)	Town of Severance, Windsor-Severance Fire Protection District		
Issue	Harden and insulate water lines in public buildings and low-income housing		
Action Description	Harden and insulate water lines in public buildings and low-income housing		
Lead Agency	Town of Severance Emergency Management, Windsor-Severance Fire Protection District	**Support Agencies**	Weld County RE-4 School District, Severance Police Department, Weld County Office of Emergency Management
Target Completion Date	12 to 36 months		
Potential Funding Sources	Local, FEMA Hazard Mitigation Grant Program, Housing and Urban Development (HUD) Community Development Block Grant (CDBG)	**Expected Cost (if Known)**	TBD
Progress Milestones	n/a		

Severance 6	Establish Salt/Sand Reserves For Roadways Under Town Jurisdiction		
Project Name	Establish Salt/Sand Reserves For Roadways Under Town Jurisdiction		
Action Type	Preventative Activities	**Goals and Objectives Addressed**	1b, 2c
Lifeline(s) Addressed	Transportation		
Priority	High	**Hazards Addressed**	Severe Winter Storms/Extreme Cold
Jurisdiction(s)	Town of Severance		
Issue	Establish and maintain road salt/sand reserves for roads maintained by the Town of Severance		
Action Description	Establish and maintain road salt/sand reserves for roads maintained by the Town of Severance		
Lead Agency	Town of Severance Public Works	**Support Agencies**	n/a
Target Completion Date	12 to 60 months		
Potential Funding Sources	Local	**Expected Cost (if Known)**	TBD
Progress Milestones	Continuous and Ongoing		

Severance 7	Obtain/Install Backup Electrical Generators in Shelters and Town Critical Facilities		
Project Name	Obtain/Install Backup Electrical Generators in Shelters and Town Critical Facilities		
Action Type	Emergency Services Activities	**Goals and Objectives Addressed**	1b, 1d, 2c, 2e
Lifeline(s) Addressed	All		
Priority	High	**Hazards Addressed**	Severe Winter Storms/Extreme Cold
Jurisdiction(s)	Town of Severance		
Issue	Obtain and install emergency backup electrical generators in shelters and key Town critical facilities		
Action Description	Obtain and install emergency backup electrical generators in shelters and key Town critical facilities		
Lead Agency	Town of Severance Emergency Management, Windsor-Severance Fire Protection District	**Support Agencies**	Weld County RE-4 School District, Weld County Office of Emergency Management
Target Completion Date	12 to 36 months		
Potential Funding Sources	Local, FEMA Hazard Mitigation Grant Program	**Expected Cost (if Known)**	TBD
Progress Milestones	n/a		

Severance 8	Review and Update Snow Route Maps and Establish Snow Clearance Zones		
Project Name	Review and Update Snow Route Maps and Establish Snow Clearance Zones		
Action Type	Emergency Services Activities	**Goals and Objectives Addressed**	1b, 2c, 2e
Lifeline(s) Addressed	Transportation		
Priority	High	**Hazards Addressed**	Severe Winter Storms/Extreme Cold
Jurisdiction(s)	Town of Severance, Windsor-Severance Fire Protection District		
Issue	Review and update snow route maps and establish snow clearance zones		
Action Description	Review and update snow route maps and establish snow clearance zones		
Lead Agency	Town of Severance Public Works, Windsor-Severance Fire Protection District	**Support Agencies**	Weld County RE-4 School District, Severance Police Department, Weld County Office of Emergency Management
Target Completion Date	12 to 36 months		
Potential Funding Sources	Local	**Expected Cost (if Known)**	n/a
Progress Milestones	n/a		

Severance 9	Map and Identify Hazardous Materials Transport Routes Near Residential and School Zones		
Project Name	Map and Identify Hazardous Materials Transport Routes Near Residential and School Zones		
Action Type	Emergency Services Activities	**Goals and Objectives Addressed**	1b, 2a, 2c, 2e
Lifeline(s) Addressed	Hazardous Materials		
Priority	High	**Hazards Addressed**	Hazardous Materials
Jurisdiction(s)	Town of Severance, Windsor-Severance Fire Protection District		
Issue	Identify hazardous materials transport routes near residential and school zones, and maintain mapping to include updates as needed		
Action Description	Identify hazardous materials transport routes near residential and school zones, and maintain mapping to include updates as needed		
Lead Agency	Town of Severance Emergency Management, Windsor-Severance Fire Protection District	**Support Agencies**	Weld County RE-4 School District, Weld County Office of Emergency Management
Target Completion Date	12 to 36 months		
Potential Funding Sources	Local, Weld County General Fund, Colorado Department of Public Health & Environment Grant	**Expected Cost (if Known)**	TBD
Progress Milestones	n/a		

Severance 10	Train First Responders In Spill Response and Containment Techniques		
Project Name	Train First Responders In Spill Response and Containment Techniques		
Action Type	Emergency Services Activities	**Goals and Objectives Addressed**	3a
Lifeline(s) Addressed	Hazardous Materials		
Priority	High	**Hazards Addressed**	Hazardous Materials
Jurisdiction(s)	Town of Severance, Windsor-Severance Fire Protection District		
Issue	Train first responders in spill response and containment techniques		
Action Description	Train first responders in spill response and containment techniques		
Lead Agency	Town of Severance Emergency Management, Windsor-Severance Fire Protection District	**Support Agencies**	Weld County Office of Emergency Management
Target Completion Date	12 to 36 months		
Potential Funding Sources	Local, Weld County General Fund, Colorado Department of Public Health & Environment Grant	**Expected Cost (if Known)**	TBD
Progress Milestones	n/a		

Severance 11	Develop Shelter-In-Place Protocols for Chemical Release Scenarios		
Project Name	Develop Shelter-In-Place Protocols for Chemical Release Scenarios		
Action Type	Emergency Services Activities	**Goals and Objectives Addressed**	1a-1c, 2, 3a, 4b
Lifeline(s) Addressed	Hazardous Materials		
Priority	High	**Hazards Addressed**	Hazardous Materials
Jurisdiction(s)	Town of Severance, Windsor-Severance Fire Protection District		
Issue	Create community shelter-in-place protocols for chemical release scenarios		
Action Description	Create community shelter-in-place protocols for chemical release scenarios		
Lead Agency	Town of Severance Emergency Management, Windsor-Severance Fire Protection District	**Support Agencies**	n/a
Target Completion Date	12 to 36 months		
Potential Funding Sources	Local	**Expected Cost (if Known)**	n/a
Progress Milestones	n/a		

Severance 12	Expand Stormwater Drainage Capacity of Culverts, Ditches, and Stormwater Basins		
Project Name	Expand Stormwater Drainage Capacity of Culverts, Ditches, and Stormwater Basins		
Action Type	Structural Projects	**Goals and Objectives Addressed**	1b, 1c, 2c, 2e, 4a
Lifeline(s) Addressed	Safety & Security		
Priority	High	**Hazards Addressed**	Flood
Jurisdiction(s)	Town of Severance		
Issue	Expand and maintain culverts, ditches, and stormwater basins to improve runoff during heavy rain events		
Action Description	Expand and maintain culverts, ditches, and stormwater basins to improve runoff during heavy rain events		
Lead Agency	Town of Severance Public Works	**Support Agencies**	
Target Completion Date	12 to 36 months		
Potential Funding Sources	Local, FEMA Flood Mitigation Assistance, FEMA Hazard Mitigation Grant Program	**Expected Cost (if Known)**	TBD
Progress Milestones	TBD		

Severance 13	Establish Procedures for Regular Review, Update, and Enforcement of Floodplain Zoning to Limit New Development		
Project Name	Establish Procedures for Regular Review, Update, and Enforcement of Floodplain Zoning to Limit New Development		
Action Type	Floodplain Management Regulation/Current & Future Conditions	**Goals and Objectives Addressed**	1c, 2a, 2c, 2e, 3b, 4b
Lifeline(s) Addressed	Safety & Security		
Priority	High	**Hazards Addressed**	Flood
Jurisdiction(s)	Town of Severance		
Issue	Establish procedures to regularly review, update, and enforce floodplain zoning to limit new development in floodplains		
Action Description	Establish procedures to regularly review, update, and enforce floodplain zoning to limit new development in floodplains		
Lead Agency	Town of Severance Planning	**Support Agencies**	n/a
Target Completion Date	12 to 36 months		
Potential Funding Sources	Local, FEMA Flood Mitigation Assistance, FEMA Hazard Mitigation Grant Program	**Expected Cost (if Known)**	TBD
Progress Milestones	n/a		

Severance 14	Harden and Anchor Storage Tanks		
Project Name	Harden and Anchor Storage Tanks		
Action Type	Structural Projects	**Goals and Objectives Addressed**	2c, 2e
Lifeline(s) Addressed	Hazardous Materials		
Priority	High	**Hazards Addressed**	Flood, Hazardous Materials
Jurisdiction(s)	Town of Severance		
Issue	Storage tanks for hazardous materials are at risk of movement during flood events		
Action Description	Anchor storage tanks to prevent movement caused by flood waters		
Lead Agency	Town of Severance Public Works	**Support Agencies**	n/a
Target Completion Date	12 to 36 months		
Potential Funding Sources	Local, Colorado Department of Public Health & Environment Grant, Housing and Urban Development (HUD) Community Development Block Grant (CDBG)	**Expected Cost (if Known)**	TBD
Progress Milestones	TBD		

Severance 15	Improve Management of Stormwater Runoff and Drainage Through Planning and Regulation		
Project Name	Improve Management of Stormwater Runoff and Drainage Through Planning and Regulation		
Action Type	Floodplain Management Regulation/Current & Future Conditions	**Goals and Objectives Addressed**	1b, 1c, 2c, 2e, 4
Lifeline(s) Addressed	All		
Priority	High	**Hazards Addressed**	Flood
Jurisdiction(s)	Town of Severance		
Issue	Some areas of town experience repetitive flooding and are in need of flood mitigation		
Action Description	Implement regulations that limit development in areas that experience repetitive flooding		
Lead Agency	Town of Severance Planning	**Support Agencies**	n/a
Target Completion Date	12 to 36 months		
Potential Funding Sources	Local, FEMA Flood Mitigation Assistance (FMA)	**Expected Cost (if Known)**	TBD
Progress Milestones	TBD		

Severance 16	Establish 100-Foot Defensible Space Zones Around Structures in the WUI		
Project Name	Establish 100-Foot Defensible Space Zones Around Structures in the WUI		
Action Type	Property Protection Activities	**Goals and Objectives Addressed**	1a, 1b, 1c, 2c, 2d, 2e, 3b, 3c, 4
Lifeline(s) Addressed	Safety & Security, Food, Hydration, & Shelter		
Priority	High	**Hazards Addressed**	Grass Fire
Jurisdiction(s)	Town of Severance, Windsor-Severance Fire Protection District		
Issue	Establish defensible space zones of at least 100-feet around homes and structures in the WUI in Severance and the Windsor-Severance Fire Protection District		
Action Description	Establish defensible space zones of at least 100-feet around homes and structures in the WUI in Severance and the Windsor-Severance Fire Protection District		
Lead Agency	Windsor-Severance Fire Protection District, Town of Severance Planning	**Support Agencies**	n/a
Target Completion Date	12 to 36 months		
Potential Funding Sources	Local, FEMA Fire Management Assistance Grant, U.S. Forest Service Community Wildfire Defense Grant	**Expected Cost (if Known)**	n/a
Progress Milestones	n/a		

Severance 17	Enforce Use of Fire-Resistant Materials in New Construction and Improvements of Roofs, Siding, and Vents		
Project Name	Enforce Use of Fire-Resistant Materials in New Construction and Improvements of Roofs, Siding, and Vents		
Action Type	Property Protection Activities	**Goals and Objectives Addressed**	1b, 1c, 2a, 2c, 2e, 3c, 4b
Lifeline(s) Addressed	Safety & Security, Food, Hydration, & Shelter		
Priority	High	**Hazards Addressed**	Grass Fire
Jurisdiction(s)	Windsor-Severance Fire Protection District, Town of Severance		
Issue	Structures not up to code are vulnerable to risks associated with grass fire		
Action Description	Enforce fire-resistant roofing, siding, and venting in local codes		
Lead Agency	Town of Severance Planning, Windsor-Severance Fire Protection District	**Support Agencies**	n/a
Target Completion Date	12 to 36 months		
Potential Funding Sources	Local	**Expected Cost (if Known)**	TBD
Progress Milestones	n/a		

Severance 18	Establish Community Fuel Breaks and Conduct Regular Wildfire Fuel Thinning		
Project Name	Establish Community Fuel Breaks and Conduct Regular Wildfire Fuel Thinning		
Action Type	Preventative Activities	**Goals and Objectives Addressed**	1a, 1b, 1c, 2c, 2d, 2e, 3b
Lifeline(s) Addressed	Safety & Security		
Priority	High	**Hazards Addressed**	Grass Fire
Jurisdiction(s)	Windsor-Severance Fire Protection District, Town of Severance		
Issue	Build community fuel breaks and conduct regular fuel thinning		
Action Description	Build community fuel breaks and conduct regular fuel thinning		
Lead Agency	Windsor-Severance Fire Protection District, Town of Severance Public Works	**Support Agencies**	n/a
Target Completion Date	12 to 36 months		
Potential Funding Sources	Local	**Expected Cost (if Known)**	n/a
Progress Milestones	n/a		

Severance 19	Install Wildfire Evacuation Route Signage and Conduct Community Drills		
Project Name	Install Wildfire Evacuation Route Signage and Conduct Community Drills		
Action Type	Public Information Activity	**Goals and Objectives Addressed**	1a, 1b, 2c-2e, 3
Lifeline(s) Addressed	Safety & Security		
Priority	High	**Hazards Addressed**	Grass Fire
Jurisdiction(s)	Windsor-Severance Fire Protection District, Town of Severance		
Issue	Provide wildfire evacuation route signage and conduct community drills to increase public awareness		
Action Description	Provide wildfire evacuation route signage and conduct community drills to increase public awareness		
Lead Agency	Windsor-Severance Fire Protection District	**Support Agencies**	n/a
Target Completion Date	12 to 36 months		
Potential Funding Sources	Local, FEMA Hazard Mitigation Grant Program (HMGP)	**Expected Cost (if Known)**	n/a
Progress Milestones	n/a		

Severance 20	Establish Policies for Burn Restrictions and Conduct Public Education Initiative Geared Toward Landowners		
Project Name	Establish Policies for Burn Restrictions and Conduct Public Education Initiative Geared Toward Landowners		
Action Type	Property Protection Activities, Public Information Activity	**Goals and Objectives Addressed**	1a, 3b, 3c, 4
Lifeline(s) Addressed	Safety & Security, Food, Hydration, & Shelter		
Priority	High	**Hazards Addressed**	Grass Fire
Jurisdiction(s)	Town of Severance, Windsor-Severance Fire Protection District		
Issue	Establish burn restriction policies and educate landowners		
Action Description	Establish burn restriction policies and educate landowners		
Lead Agency	Windsor-Severance Fire Protection District, Town of Severance Planning	**Support Agencies**	n/a
Target Completion Date	12 to 36 months		
Potential Funding Sources	Local, FEMA Fire Management Assistance Grant, U.S. Forest Service Community Wildfire Defense Grant	**Expected Cost (if Known)**	TBD
Progress Milestones	n/a		

Severance 21	Harden and Retrofit Public Buildings and Schools and Emergency Shelters to Withstand Seismic Forces		
Project Name	Harden and Retrofit Public Buildings and Schools and Emergency Shelters to Withstand Seismic Forces		
Action Type	Property Protection Activities	**Goals and Objectives Addressed**	1b, 2b, 2c, 2e
Lifeline(s) Addressed	Food, Hydration, & Shelter, Safety & Security		
Priority	High	**Hazards Addressed**	Earthquake
Jurisdiction(s)	Town of Severance		
Issue	Retrofit public schools and emergency shelters to withstand seismic activity		
Action Description	Retrofit public schools and emergency shelters to withstand seismic activity		
Lead Agency	Town of Severance Building & Permits	**Support Agencies**	Weld County RE-4 School District
Target Completion Date	12 to 36 months		
Potential Funding Sources	Local, Housing and Urban Development (HUD) Community Development Block Grant (CDBG)	**Expected Cost (if Known)**	TBD
Progress Milestones	TBD		

Severance 22	Secure Utilities, Water Heaters, and Heavy Equipment in Public Buildings		
Project Name	Secure Utilities, Water Heaters, and Heavy Equipment in Public Buildings		
Action Type	Property Protection Activities	**Goals and Objectives Addressed**	1c, 2c
Lifeline(s) Addressed	Safety & Security		
Priority	High	**Hazards Addressed**	Earthquake
Jurisdiction(s)	Town of Severance, Windsor-Severance Fire Protection District		
Issue	Secure utilities, water heaters, and heavy equipment in public facilities		
Action Description	Secure utilities, water heaters, and heavy equipment in public facilities		
Lead Agency	Town of Severance Engineering, Windsor-Severance Fire Protection District	**Support Agencies**	Weld County Office of Emergency Management
Target Completion Date	12 to 36 months		
Potential Funding Sources	Local, Weld County General Fund	**Expected Cost (if Known)**	TBD
Progress Milestones	n/a		

Severance 23	Develop Response Protocols for Earthquakes and Train First Responders		
Project Name	Develop Response Protocols for Earthquakes and Train First Responders		
Action Type	Emergency Services Activities	**Goals and Objectives Addressed**	2, 3a, 4b
Lifeline(s) Addressed	Safety & Security		
Priority	High	**Hazards Addressed**	Earthquake
Jurisdiction(s)	Town of Severance, Windsor-Severance Fire Protection District		
Issue	Develop response protocols for earthquake and train first responders		
Action Description	Develop response protocols for earthquake and train first responders		
Lead Agency	Town of Severance Police Department, Windsor-Severance Fire Protection District	**Support Agencies**	Weld County Office of Emergency Management
Target Completion Date	12 to 36 months		
Potential Funding Sources	Local	**Expected Cost (if Known)**	n/a
Progress Milestones	n/a		

Severance 24	Develop Public Education Initiative to Encourage Installation of Safe Rooms in Homes, Schools, and Retrofit Community Centers for use as Shelters		
Project Name	Develop Public Education Initiative to Encourage Installation of Safe Rooms in Homes, Schools, and Retrofit Community Centers for use as Shelters		
Action Type	Public Information Activity	**Goals and Objectives Addressed**	1b, 2c, 2e, 4a
Lifeline(s) Addressed	Food, Hydration, & Shelter		
Priority	High	**Hazards Addressed**	Hail, High Wind, Tornado
Jurisdiction(s)	Town of Severance		
Issue	Encourage installation of safe rooms in homes, schools, and retrofit community centers for use as shelters for severe thunderstorms hazards		
Action Description	Encourage installation of safe rooms in homes, schools, and retrofit community centers for use as shelters for severe thunderstorms hazards		
Lead Agency	Town of Severance Planning	**Support Agencies**	Weld County RE-4 School District, Severance Police Department, Windsor-Severance Fire Protection District, Weld County Office of Emergency Management
Target Completion Date	12 to 36 months		
Potential Funding Sources	Local, FEMA Hazard Mitigation Grant Program	**Expected Cost (if Known)**	TBD
Progress Milestones	TBD		

Severance 25	Bury or Harden Utility Lines in New Subdivisions or Critical Service Zones		
Project Name	Bury or Harden Utility Lines in New Subdivisions or Critical Service Zones		
Action Type	Structural Projects	**Goals and Objectives Addressed**	1b, 2b, 2c, 4a
Lifeline(s) Addressed	Energy		
Priority	High	**Hazards Addressed**	Grass Fire, High Wind, Lightning, Severe Winter Storms/Extreme Cold, Soil Hazards, Tornado
Jurisdiction(s)	Town of Severance		
Issue	Above ground utility infrastructure is at risk of damage and resultant power outages during hazard events		
Action Description	Bury or harden utility lines in new subdivisions or critical service zones		
Lead Agency	Town of Severance Public Works	**Support Agencies**	Xcel Energy
Target Completion Date	12 to 36 months		
Potential Funding Sources	Local	**Expected Cost (if Known)**	TBD
Progress Milestones	TBD		

Severance 26	Retrofit and Harden Public Buildings Against High Wind		
Project Name	Retrofit and Harden Public Buildings Against High Wind		
Action Type	Property Protection Activities	**Goals and Objectives Addressed**	1b, 2c
Lifeline(s) Addressed	All		
Priority	High	**Hazards Addressed**	Tornado, High Wind
Jurisdiction(s)	Town of Severance, Windsor-Severance Fire Protection District		
Issue	Damage to public buildings resulting from high wind events is possible		
Action Description	Retrofit public buildings with wind-resistant materials		
Lead Agency	Town of Severance Planning, Windsor-Severance Fire Protection District	**Support Agencies**	n/a
Target Completion Date	12 to 36 months		
Potential Funding Sources	Local, FEMA Hazard Mitigation Grant Program, FEMA 406 Mitigation Grant	**Expected Cost (if Known)**	TBD
Progress Milestones	TBD		

Severance 27	Obtain and Distribute NOAA Weather Radios to Residents		
Project Name	Obtain and Distribute NOAA Weather Radios to Residents		
Action Type	Public Information Activity	**Goals and Objectives Addressed**	1, 3c
Lifeline(s) Addressed	Communications		
Priority	High	**Hazards Addressed**	Hail, Grass Fire, Public Health Hazards, Lightning, Hazardous Materials, Tornado, Dam/Levee Incident, Flood, High Wind, Severe Winter Storms/Extreme Cold, Extreme Heat, Earthquake
Jurisdiction(s)	Town of Severance, Windsor-Severance Fire Protection District		
Issue	Obtain and distribute NOAA weather radios to residents as part of a broader public engagement and education strategy.		
Action Description	Obtain and distribute NOAA weather radios to residents as part of a broader public engagement and education strategy.		
Lead Agency	Town of Severance Emergency Management, Windsor-Severance Fire Protection District	**Support Agencies**	Weld County Office of Emergency Management
Target Completion Date	12 to 36 months		
Potential Funding Sources	Local, FEMA Hazard Mitigation Grant Program	**Expected Cost (if Known)**	TBD
Progress Milestones	n/a		

Severance 28	Post Shelter and Emergency Signage in Parks and Public Spaces		
Project Name	Post Shelter and Emergency Signage in Parks and Public Spaces		
Action Type	Public Information Activity	**Goals and Objectives Addressed**	1a, 1d, 2c
Lifeline(s) Addressed	Safety & Security		
Priority	High	**Hazards Addressed**	All Profiled Hazards – Agricultural Hazards, Cyber Attack, Hail, Grass Fire, Drought, Public Health Hazards, Lightning, Hazardous Materials, Tornado, Dam/Levee Incident, Flood, High Wind, Severe Winter Storms/Extreme Cold, Extreme Heat, Soil Hazards, Earthquake
Jurisdiction(s)	Town of Severance		
Issue	Post shelter and emergency signage in parks and public spaces		
Action Description	Post shelter and emergency signage in parks and public spaces		
Lead Agency	Town of Severance Parks & Recreation	**Support Agencies**	Town of Severance Emergency Management, Windsor-Severance Fire Protection District
Target Completion Date	12 to 36 months		
Potential Funding Sources	Local, FEMA Hazard Mitigation Grant Program	**Expected Cost (if Known)**	TBD
Progress Milestones	n/a		

Severance 29	Coordinate With Schools, Elderly Living Centers, and Daycare Facilities to Conduct Tornado Drills		
Project Name	Coordinate With Schools, Elderly Living Centers, and Daycare Facilities to Conduct Tornado Drills		
Action Type	Public Information Activity	**Goals and Objectives Addressed**	1a, 1b, 2b, 3c
Lifeline(s) Addressed	Safety & Security		
Priority	High	**Hazards Addressed**	Tornado
Jurisdiction(s)	Town of Severance		
Issue	Conduct tornado drills in schools, elderly living centers, and daycares on an annual basis		
Action Description	Conduct tornado drills in schools, elderly living centers, and daycares on an annual basis		
Lead Agency	Town of Severance Emergency Management	**Support Agencies**	Weld County RE-4 School District, Weld County Office of Emergency Management
Target Completion Date	12 to 36 months		
Potential Funding Sources	Local	**Expected Cost (if Known)**	n/a
Progress Milestones	n/a		

Severance 30	Implement Water-Wise Landscaping or Xeriscaping Techniques on Town Property		
Project Name	Implement Water-Wise Landscaping or Xeriscaping Techniques on Town Property		
Action Type	Natural Resource Protection Activities	**Goals and Objectives Addressed**	1c, 2c
Lifeline(s) Addressed	Water Systems		
Priority	High	**Hazards Addressed**	Drought
Jurisdiction(s)	Town of Severance		
Issue	Implement water-wise landscaping or xeriscaping techniques on Town property		
Action Description	Implement water-wise landscaping or xeriscaping techniques on Town property		
Lead Agency	Town of Severance Public Works	**Support Agencies**	n/a
Target Completion Date	12 to 36 months		
Potential Funding Sources	Local	**Expected Cost (if Known)**	n/a
Progress Milestones	n/a		

Severance 31	Develop Water Reuse and Graywater Systems for Non-Potable Water Systems and Public Irrigation		
Project Name	Develop Water Reuse and Graywater Systems for Non-Potable Water Systems and Public Irrigation		
Action Type	Natural Resource Protection Activities	**Goals and Objectives Addressed**	1c, 1d, 2c, 2d
Lifeline(s) Addressed	Water Systems		
Priority	High	**Hazards Addressed**	Drought
Jurisdiction(s)	Town of Severance		
Issue	Develop water reuse and graywater systems for public irrigation (non-potable systems)		
Action Description	Develop water reuse and graywater systems for public irrigation (non-potable systems)		
Lead Agency	Town of Severance Public Works	**Support Agencies**	n/a
Target Completion Date	12 to 36 months		
Potential Funding Sources	Local, Colorado DOLA Grant	**Expected Cost (if Known)**	TBD
Progress Milestones	n/a		

Severance 32	Repair and Harden Aging Water Infrastructure Against Extreme Weather		
Project Name	Repair and Harden Aging Water Infrastructure Against Extreme Weather		
Action Type	Structural Projects	**Goals and Objectives Addressed**	2e, 4a
Lifeline(s) Addressed	Water Systems		
Priority	High	**Hazards Addressed**	Drought, Earthquake, Extreme Heat, Severe Winter Storms/Extreme Cold, Soil Hazards, Tornado
Jurisdiction(s)	Town of Severance, Windsor-Severance Fire Protection District		
Issue	Repair aging water infrastructure to prevent loss as a result of extreme weather events		
Action Description	Repair aging water infrastructure to prevent loss as a result of extreme weather events		
Lead Agency	Town of Severance Public Works, Windsor-Severance Fire Protection District	**Support Agencies**	n/a
Target Completion Date	12 to 36 months		
Potential Funding Sources	Local, Colorado DOLA, FEMA Hazard Mitigation Grant Program	**Expected Cost (if Known)**	TBD
Progress Milestones	TBD		

Severance 33	Develop and Deploy Public Education Initiative on Water Conservation During Drought		
Project Name	Develop and Deploy Public Education Initiative on Water Conservation During Drought		
Action Type	Public Information Activity	**Goals and Objectives Addressed**	1a-1c, 3b, 3c
Lifeline(s) Addressed	Food, Hydration, & Shelter, Health & Medical		
Priority	High	**Hazards Addressed**	Drought
Jurisdiction(s)	Town of Severance, Windsor-Severance Fire Protection District		
Issue	Launch community water conservation campaign to ensure adequate water supply during periods of drought		
Action Description	Launch community water conservation campaign to ensure adequate water supply during periods of drought		
Lead Agency	Town of Severance Public Works, Windsor-Severance Fire Protection District	**Support Agencies**	n/a
Target Completion Date	12 to 36 months		
Potential Funding Sources	Local, FEMA Hazard Mitigation Grant Program	**Expected Cost (if Known)**	n/a
Progress Milestones	n/a		

Severance 34	Conduct Annual Cybersecurity Audit on Town Systems		
Project Name	Conduct Annual Cybersecurity Audit on Town Systems		
Action Type	Preventative Activities	**Goals and Objectives Addressed**	2a, 2c
Lifeline(s) Addressed	All		
Priority	High	**Hazards Addressed**	Cyber Attack
Jurisdiction(s)	Town of Severance		
Issue	Conduct annual cybersecurity audits for Town systems		
Action Description	Conduct annual cybersecurity audits for Town systems		
Lead Agency	Town of Severance IT	**Support Agencies**	n/a
Target Completion Date	12 to 60 months		
Potential Funding Sources	Local, Cybersecurity and Infrastructure Security Agency (CISA) Cybersecurity Grant	**Expected Cost (if Known)**	TBD
Progress Milestones	Annual and Ongoing		

Severance 35	Enhance Cybersecurity Measures for Connected Town Assets		
Project Name	Enhance Cybersecurity Measures for Connected Town Assets		
Action Type	Property Protection Activities	**Goals and Objectives Addressed**	1b, 1d, 2a, 2c, 3a, 4a
Lifeline(s) Addressed	All		
Priority	High	**Hazards Addressed**	Cyber Attack
Jurisdiction(s)	Town of Severance		
Issue	Implement multi-factor authentication, access controls, endpoint protection, and firewalls on town infrastructure and connected systems		
Action Description	Implement multi-factor authentication, access controls, endpoint protection, and firewalls on town infrastructure and connected systems		
Lead Agency	Town of Severance IT	**Support Agencies**	n/a
Target Completion Date	12 to 36 months		
Potential Funding Sources	Local, Cybersecurity and Infrastructure Security Agency (CISA) Cybersecurity Grant	**Expected Cost (if Known)**	TBD
Progress Milestones	n/a		

Severance 36	Develop and Implement Cybersecurity Training Initiative for Town Staff		
Project Name	Develop and Implement Cybersecurity Training Initiative for Town Staff		
Action Type	Emergency Services Activities	**Goals and Objectives Addressed**	1b, 2c, 3a
Lifeline(s) Addressed	All		
Priority	High	**Hazards Addressed**	Cyber Attack
Jurisdiction(s)	Town of Severance		
Issue	Provide cybersecurity training for all Town of Severance staff		
Action Description	Provide cybersecurity training for all Town of Severance staff		
Lead Agency	Town of Severance IT	**Support Agencies**	n/a
Target Completion Date	12 to 60 months		
Potential Funding Sources	Local, Cybersecurity and Infrastructure Security Agency (CISA) Cybersecurity Grant	**Expected Cost (if Known)**	TBD
Progress Milestones	n/a		

Severance 37	Develop, Test, and Update (as Needed) Cybersecurity Incident Response and Disaster Recovery Plans		
Project Name	Develop, Test, and Update (as Needed) Cybersecurity Incident Response and Disaster Recovery Plans		
Action Type	Emergency Services Activities	**Goals and Objectives Addressed**	1c, 2a, 2c, 3a
Lifeline(s) Addressed	All		
Priority	High	**Hazards Addressed**	Cyber Attack
Jurisdiction(s)	Town of Severance		
Issue	Develop and test incident response and disaster recovery plans		
Action Description	Develop and test incident response and disaster recovery plans		
Lead Agency	Town of Severance IT	**Support Agencies**	n/a
Target Completion Date	12 to 36 months		
Potential Funding Sources	Local, Cybersecurity and Infrastructure Security Agency (CISA) Cybersecurity Grant	**Expected Cost (if Known)**	TBD
Progress Milestones	n/a		

Severance 38	Partner with State and Federal Cyber Task Forces for Threat Intelligence Assessments		
Project Name	Partner with State and Federal Cyber Task Forces for Threat Intelligence Assessments		
Action Type	Emergency Services Activities	**Goals and Objectives Addressed**	1b, 2a-2c, 3a
Lifeline(s) Addressed	All		
Priority	High	**Hazards Addressed**	Cyber Attack
Jurisdiction(s)	Town of Severance, Windsor-Severance Fire Protection District		
Issue	Partner with state and federal cyber task forces for threat intelligence sharing		
Action Description	Partner with state and federal cyber task forces for threat intelligence sharing		
Lead Agency	Town of Severance IT	**Support Agencies**	Weld County Office of Emergency Management
Target Completion Date	12 to 36 months		
Potential Funding Sources	Local, Cybersecurity and Infrastructure Security Agency (CISA) Cybersecurity Grant	**Expected Cost (if Known)**	TBD
Progress Milestones	n/a		

Severance 39	Drought & Water Shortage (Water Infrastructure Repair)		
Project Name	Drought & Water Shortage (Water Infrastructure Repair)		
Action Type	Structural Projects	**Goals and Objectives Addressed**	1b, 2c
Lifeline(s) Addressed	Water Systems		
Priority	High	**Hazards Addressed**	Drought
Jurisdiction(s)	Town of Severance, Windsor-Severance Fire Protection District		
Issue	Repair aging water infrastructure to prevent loss		
Action Description	Repair aging water infrastructure to prevent loss		
Lead Agency	Town of Severance Public Works, Windsor-Severance Fire Protection District	**Support Agencies**	Weld County RE-4 School District, Weld County Office of Emergency Management
Target Completion Date	12–36 months		
Potential Funding Sources	FEMA BRIC, HMGP, Local Budget, State Resilience Funds	**Expected Cost (if Known)**	TBD
Progress Milestones	N/A		

Severance 40	Drought & Water Shortage (Water Conservation)		
Project Name	Drought & Water Shortage (Water Conservation)		
Action Type	Public Information Activity	**Goals and Objectives Addressed**	1a-1c, 2b-2e, 3
Lifeline(s) Addressed	Water Systems, Food, Hydration, & Shelter, Health & Medical		
Priority	High	**Hazards Addressed**	Drought
Jurisdiction(s)	Town of Severance, Windsor-Severance Fire Protection District		
Issue	Launch community water conservation campaigns.		
Action Description	Launch community water conservation campaigns.		
Lead Agency	Town of Severance Public Works, Windsor-Severance Fire Protection District	**Support Agencies**	Weld County RE-4 School District
Target Completion Date	12–36 months		
Potential Funding Sources	FEMA BRIC, HMGP, Local Budget, State Resilience Funds	**Expected Cost (if Known)**	TBD
Progress Milestones	N/A		

Severance 41	Cybersecurity (Annual Audit)		
Project Name	Cybersecurity (Annual Audit)		
Action Type	Emergency Services Activities	**Goals and Objectives Addressed**	1b, 2a-2c, 4a
Lifeline(s) Addressed	All		
Priority	High	**Hazards Addressed**	Cyber Attack
Jurisdiction(s)	Town of Severance, Windsor-Severance Fire Protection District		
Issue	Integrate cybersecurity risk management into critical infrastructure planning, increase protection of sensitive data and essential operations, improve employee awareness, strengthen regional partnerships and access to intelligence through conducting annual cybersecurity audits for Town systems.		
Action Description	Conduct annual cybersecurity audits for Town systems.		
Lead Agency	Town of Severance IT, Windsor-Severance Fire Protection District	**Support Agencies**	Weld County RE-4 School District, Weld County Office of Emergency Management
Target Completion Date	12 to 36 months		
Potential Funding Sources	Local, Cybersecurity and Infrastructure Security Agency (CISA) Cybersecurity Grant	**Expected Cost (if Known)**	TBD
Progress Milestones	n/a		

Severance 42	Cybersecurity (Multi-factor Authentication)		
Project Name	Cybersecurity (Multi-factor Authentication)		
Action Type	Emergency Services Activities	**Goals and Objectives Addressed**	1b, 2c
Lifeline(s) Addressed	All		
Priority	High	**Hazards Addressed**	Cyber Attack
Jurisdiction(s)	Town of Severance, Windsor-Severance Fire Protection District		
Issue	Integrate cybersecurity risk management into critical infrastructure planning, increase protection of sensitive data and essential operations, improve employee awareness, strengthen regional partnerships and access to intelligence by implementing multi-factor authentication and access controls on town infrastructure.		
Action Description	Implement multi-factor authentication and access controls on town infrastructure.		
Lead Agency	Town of Severance IT, Windsor-Severance Fire Protection District	**Support Agencies**	Weld County RE-4 School District, Weld County Office of Emergency Management
Target Completion Date	12 to 36 months		
Potential Funding Sources	Local, Cybersecurity and Infrastructure Security Agency (CISA) Cybersecurity Grant	**Expected Cost (if Known)**	TBD
Progress Milestones	n/a		

Severance 43	Cybersecurity (Employee Training)		
Project Name	Cybersecurity (Employee Training)		
Action Type	Emergency Services Activities	**Goals and Objectives Addressed**	2c, 3a
Lifeline(s) Addressed	All		
Priority	High	**Hazards Addressed**	Cyber Attack
Jurisdiction(s)	Town of Severance, Windsor-Severance Fire Protection District		
Issue	Integrate cyber-security risk management into critical infrastructure planning, increase protection of sensitive data and essential operations, improve employee awareness, strengthen regional partnerships and access to intelligence by providing cyber-security training for all Town of Severance Staff.		
Action Description	Provide cybersecurity training for all Town of Severance Staff		
Lead Agency	Town of Severance IT, Windsor-Severance Fire Protection District	**Support Agencies**	Weld County RE-4 School District, Weld County Office of Emergency Management
Target Completion Date	12 to 36 months		
Potential Funding Sources	Local, Cybersecurity and Infrastructure Security Agency (CISA) Cybersecurity Grant	**Expected Cost (if Known)**	TBD
Progress Milestones	n/a		

Severance 44	Cybersecurity (Incident Response)		
Project Name	Cybersecurity (Incident Response)		
Action Type	Emergency Services Activities	**Goals and Objectives Addressed**	1c, 2a-2c, 3a
Lifeline(s) Addressed	All		
Priority	High	**Hazards Addressed**	Cyber Attack
Jurisdiction(s)	Town of Severance, Windsor-Severance Fire Protection District		
Issue	Integrate cyber-security risk management into critical infrastructure planning, increase protection of sensitive data and essential operations, improve employee awareness, strengthen regional partnerships and access to intelligence by developing and testing incident response and disaster recovery plans.		
Action Description	Develop and test incident response and disaster recovery plans.		
Lead Agency	Town of Severance IT, Windsor-Severance Fire Protection District	**Support Agencies**	Weld County RE-4 School District, Weld County Office of Emergency Management
Target Completion Date	12 to 36 months		
Potential Funding Sources	Local, Cybersecurity and Infrastructure Security Agency (CISA) Cybersecurity Grant	**Expected Cost (if Known)**	TBD
Progress Milestones	n/a		

Severance 45	Cybersecurity (Endpoint Protection)		
Project Name	Cybersecurity (Endpoint Protection)		
Action Type	Property Protection Activities	**Goals and Objectives Addressed**	2a, 2c
Lifeline(s) Addressed	All		
Priority	High	**Hazards Addressed**	Cyber Attack
Jurisdiction(s)	Town of Severance, Windsor-Severance Fire Protection District		
Issue	Integrate cyber-security risk management into critical infrastructure planning, increase protection of sensitive data and essential operations, improve employee awareness, strengthen regional partnerships and access to intelligence by installing endpoint protection and firewalls across all municipal departments.		
Action Description	Install endpoint protection and firewalls across all municipal departments.		
Lead Agency	Town of Severance IT, Windsor-Severance Fire Protection District	**Support Agencies**	Weld County RE-4 School District, Weld County Office of Emergency Management
Target Completion Date	12 to 36 months		
Potential Funding Sources	Local, Cybersecurity and Infrastructure Security Agency (CISA) Cybersecurity Grant	**Expected Cost (if Known)**	TBD
Progress Milestones	n/a		

Severance 46	Cybersecurity (Intelligence Sharing)		
Project Name	Cybersecurity (Intelligence Sharing)		
Action Type	Emergency Services Activities	**Goals and Objectives Addressed**	1b, 2a-2c
Lifeline(s) Addressed	All		
Priority	High	**Hazards Addressed**	Cyber Attack
Jurisdiction(s)	Town of Severance, Windsor-Severance Fire Protection District		
Issue	Integrate cyber-security risk management into critical infrastructure planning, increase protection of sensitive data and essential operations, improve employee awareness, strengthen regional partnerships and access to intelligence by partnering with state and federal cyber task forces for threat intelligence sharing.		
Action Description	Partner with state and federal cyber task forces for threat intelligence sharing.		
Lead Agency	Town of Severance IT, Windsor-Severance Fire Protection District	**Support Agencies**	Weld County RE-4 School District, Weld County Office of Emergency Management
Target Completion Date	12 to 36 months		
Potential Funding Sources	Local, Cybersecurity and Infrastructure Security Agency (CISA) Cybersecurity Grant	**Expected Cost (if Known)**	TBD
Progress Milestones	n/a		

Town of Windsor

Community Profile

Windsor is located in western Weld County, extends into Larimer County, and has a total area of 25.6 square miles, of which 1.27 square miles is water. The Cache la Poudre River runs through the west and south sides of Town. It is on the BNSF Railway and east of Interstate 25, along State Highway 392, which is oriented east-to-west across the community. Windsor is halfway between Fort Collins and Greeley and 15 miles northeast of Loveland.

Windsor has experienced several decades of impressive population growth, which has continued to the present day. Data from the 2020 U.S. Decennial Census for Windsor is outlined in the table below.

Population Trends

Windsor	Colorado	
40,786	5,957,494	Population, 2024
23.2%↑	3.2%↑	Population, % change 2020 to 2024

Risk Assessment

Summarized in the table below are the results of the Risk Factor (RF) ranking exercise performed by the Town of Windsor. Its results represent the relative risk of different hazards across the municipality from the perspective of local stakeholders and subject matter experts. A discussion on how each of these High Risk hazards affects the community follows in the subsequent ***Vulnerability and Impacts*** section.

Hazard	Probability	Impact	Spatial Extent	Warning Time	Duration	RF Ranking
Agricultural Hazards	1	1	1	2	3	**1.6**
Cyber Attack	2	4	4	4	4	**3.6**
Dam/Levee Incident	3	3	3	3	4	**3.2**
Drought	4	3	4	1	3	**3.0**
Earthquake	1	2	2	4	2	**2.2**
Extreme Heat	2	3	2	2	3	**2.2**
Flood	3	3	3	3	4	**3.2**
Hazardous Materials	4	3	3	1	3	**2.8**

Hazard	Probability	Impact	Spatial Extent	Warning Time	Duration	RF Ranking
Hail	4	3	3	2	4	**3.2**
High Wind	2	2	2	2	4	**2.4**
Soils Hazards	1	2	2	1	2	**1.6**
Lightning	4	3	3	2	4	**3.2**
Grass Fire	1	1	1	1	1	**1.0**
Public Health Hazards	4	4	4	3	4	**3.8**
Severe Winter Storms/Extreme Cold	4	3	3	2	4	**3.2**
Tornado	2	2	2	2	4	**2.4**

Risk Factor

While the results of the 2024 CEPA exercise were used to calculate risk rankings at the County level, a different methodology needed to be employed for the community level, since the same exercise was not conducted for each community participating in the 2026 Weld County Hazard Mitigation Plan update. Thus, a similar methodology to evaluate risk level was employed for this plan as what was used to rate hazard impacts in the 2021 Plan, with a few changes. In the 2021 Plan, each variable was multiplied by a weighting factor, where in this update, no weighting factor was applied. Thus, each variable was summed together, then divided by the number of variables, five, to achieve the RF Ranking. As such, the other change that was made can be seen in the intervals which comprise each risk level below. High risk was adjusted to include ratings of 3.1 or higher, moderate risk was adjusted to include ratings between 2.3 and 3.0, and low risk was adjusted to include ratings of 2.2 or lower. If no hazards received a high risk rating, the hazard with the highest calculated rating is profiled in the next section.

Risk Level	Hazards
High Risk (3.1 or higher)	Cyber Attack, Dam/Levee Incident, Flood, Hail, Lightning, Public Health Hazards, Severe Winter Storms/Extreme Cold
Moderate Risk (2.3 – 3.0)	Drought, Hazardous Materials, High Wind, Tornado
Low Risk (2.2 or lower)	Agricultural Hazards, Earthquake, Extreme Heat, Soils Hazards, Grass Fire

According to the results of the risk factor exercise, cyber attack, dam/levee incident, flood, hail, lightning, public health hazards, and severe winter storms/extreme cold received calculated ratings of high risk. These hazards are highlighted in the next section to include any content specific to the Town, and are intended to supplement information included in each hazard profile located in Chapter 3.

Vulnerability and Impacts

Cyber Attack

Vulnerability to cyber hazards in Windsor does not vary from that of the County as a whole. While there are no documented cyber events impacting the Town of Windsor, the threat of this hazard is continually increasing. There are no previous events to document specific to Windsor. Future occurrences are expected to mirror that of the County.

Dam/Levee Incident

Windsor is the first jurisdiction downstream from six High Hazard Potential Dams. Thus, overall vulnerability to flood is increased for the Town of Windsor, where 2.2% of address points (287) are located within the Special Flood Hazard Area (SFHA). This is a larger percentage of structures at risk, as compared to 1.6% of Countywide addresses located in the SFHA. Flood events can also occur due to a dam or levee failure. In these cases, flood waters may not follow the typical floodplains mapped as the SFHA. Overall vulnerability to flooding in dam inundation areas is increased for the Town of Windsor, where 68.0% of address points (8,818) are located within these dam inundation areas. This is a larger percentage of structures at risk, as compared to 1.0% of Countywide addresses located in these areas.

Vulnerability to flooding in areas protected by known levees is significantly different from the rest of the County. Windsor has no address points located in the levee protected areas, compared to 1.6% of Countywide addresses located in these areas. It is important to note that this analysis is only as good as the best available data allows. Current floodplains, dam inundation areas, and areas protected by levees may not currently map all hazard areas. Additionally, mapped hazard areas may be dated and in need of updated mapping and analysis. Future occurrences are expected to mirror that of the County.

Flood

Flood is a very localized hazard, and vulnerability is unique for each municipality. According to NOAA's NCEI Storm Events Database, there have been four flood events in Windsor between 2015 and 2025, which produced $325,000 in property damage and $150,000 in crop damage. No deaths or injuries are reported to have been attributed to any of these events. The Town of Windsor spans both Larimer and Weld Counties and the information for vulnerability includes only those address points within Weld County.

Overall vulnerability to flood is increased for the Town of Windsor, where 2.2% of address points (287) are located within the Special Flood Hazard Area (SFHA). This is a larger percentage of structures at risk, as compared to 1.6% of Countywide addresses located in the SFHA. Flood events can also occur due to a dam or levee failure. In these cases, flood waters may not follow the typical floodplains mapped as the SFHA. Future occurrences are expected to mirror that of the County.

Hail

Windsor's vulnerability to hail is not noticeably different from the rest of the County. The Town of Windsor's more densely developed areas experience the greatest risk. Any structures not constructed to meet recent building codes experience the greatest risk from structural damage. According to NOAA's NCEI Storm Events Database, between 2015 and 2025, the Town of Windsor has had nine severe thunderstorms which produced hail ranging in diameter between 1.00 inch and 2.00 inches. None of these events resulted in damage to property or crops and no injuries or deaths were reported. No other events for severe storms, specific to Windsor, were recorded over this period. Future occurrences are expected to mirror that of the County.

Lightning

Windsor's vulnerability to lightning is not noticeably different from the rest of the County. More densely developed areas in Windsor experience the greatest risk. Any structures not constructed to meet recent building codes experience the greatest risk from structural damage. No occurrences of this hazard specific to Windsor were reported between 2015 and 2025. Future occurrences are expected to mirror that of the County.

Public Health Hazards

Vulnerability to public health hazards is not expected to be noticeably different from the rest of the County. Individuals at a higher risk for this hazard include the aging adult population, those with a chronic illness, such as diabetes, asthma, coronary heart disease, and those who are obese or overweight. Other populations at risk include children, those in poverty and those with a disability. This data is collected at census tract level by the Centers for Disease Control (CDC) and is unavailable at a municipality level, and can be found in the Colorado Department of Health and Environment Open Data database.

Severe Winter Storms/Extreme Cold

Windsor's vulnerability to severe winter storms/extreme cold is not noticeably different from the rest of the County. The Town of Windsor's more densely developed areas experience the greatest risk. Any structures not constructed to meet recent building codes experience the greatest risk from structural damage. According to NOAA's NCEI Storm Events Database, between 2015 and 2025, no severe winter storms or extreme cold occurrences specific to Windsor were recorded over this period. Future occurrences are expected to mirror that of the County.

Capabilities Assessment

An examination of the Town's capabilities to enhance their resilience against hazard impacts is provided in this section. Strengths, weaknesses, and resources of the community are identified here as a means for evaluating and maintaining effective and appropriate management of the Town's hazard mitigation program. Planning and regulatory capabilities are powerful tools for implementing hazard mitigation. Some of these capabilities currently possessed by the community are listed in the table below. It is important for all municipalities to regularly review each of these tools, to identify opportunities that can increase their capacity to reduce their risk to hazard impacts.

Institutions, Plans, and Ordinances

Mitigation Capability	Utilization
Building Codes	✓
Zoning Ordinance	✓
Subdivision Ordinance	✓
Floodplain Ordinance	✓
Site Plan Review Requirements	✓
Comprehensive Plan	
Capital Improvements Plan	✓
Economic Development Plan	✓
Emergency Operations Plan	✓
Continuity of Operations Plan	✓

Administrative and Technical Capabilities

Mitigation Capability	Utilization
Floodplain Administrator	✓
Mutual Aid Agreement(s)	
Warning Systems/Services/Devices	
GIS/HAZUS-skilled Personnel	✓
Backup Electrical Generator(s)	✓
Emergency Management	✓
Grant Writer(s)	✓

Financial Capabilities

Mitigation Capability	Utilization
Capital Improvements Project funding	✓
Authority to levy taxes for specific purposes	
Water, Sewer, Gas, or Electrical service fees	✓
Incur fees for new development	✓
Incur debt through general obligation funds and special tax bonds	✓
Community Development Block Grant	
Federal funding programs	
State funding programs	

Education and Outreach Capabilities

Mitigation Capability	Utilized?
Public Hazard Education / Outreach Program	Yes
Natural disaster or safety-related program	No
Firewise	No
NOAA StormReady Program	No

Opportunities to Expand on Current Capabilities

As identified in the Base Plan, the following capabilities will allow the Town of Windsor to expand on their current capabilities and reduce their risk to impacts from natural hazard occurrences:

- Develop Community Wildfire Protection Plan
- Join CRS Program
- Enhance Integration of HMP into Local Planning Mechanisms

Mitigation Action Items

In this section, a summary of those mitigation action items identified by Town officials for inclusion in the 2026 Weld County Hazard Mitigation Plan, followed by a section discussing the status of mitigation action items identified in the 2021 Weld County Hazard Mitigation Plan. Full details of each mitigation action item included in the 2026 Plan are outlined in Appendix A.

Statuses of Previous Action Items

Implementation status of each of the three previously identified mitigation action items for the 2021 plan are listed in the table below.

Mitigation Action Items – Windsor	Status
Eastman Park Riverwalk Project	Completed
Acquire Emergency Power System Transfer Switches - Public Safety Complex	Completed
Flood Mitigation on CR 13	Completed

2026 Mitigation Action Items

Officials from the Town of Windsor have identified ten new mitigation action items for the 2026 plan update, listed in the tables on the following pages.

Windsor-1	Develop Annual Exercise Schedule as Part of Integrated Preparedness Plan		
Project Name	Develop Annual Exercise Schedule as Part of Integrated Preparedness Plan		
Action Type	Emergency Services Activity	**Goals and Objectives Addressed**	1b, 3a
Lifeline(s) Addressed	Safety & Security		
Priority	Medium	**Hazards Addressed**	All Profiled Hazards – Agricultural Hazards, Cyber Attack, Hail, Grass Fire, Drought, Public Health Hazards, Lightning, Hazardous Materials, Tornado, Dam/Levee Incident, Flood, High Wind, Severe Winter Storms/Extreme Cold, Extreme Heat, Soil Hazards, Earthquake
Jurisdiction(s)	Town of Windsor		
Issue	Create a robust exercise program to keep first responders and town officials educated on their roles and responsibilities in the event of a disaster event. Include a yearly exercise cadence in the annual Integrated Preparedness Plan.		
Action Description	Create a robust exercise program to keep first responders and town officials educated on their roles and responsibilities in the event of a disaster event. Include a yearly exercise cadence in the annual Integrated Preparedness Plan.		
Lead Agency	Town of Windsor Emergency Management	**Support Agencies**	n/a
Target Completion Date	12–60 months		
Potential Funding Sources	Local	**Expected Cost (if Known)**	N/A
Progress Milestones	N/A		

Windsor 2	Harden Windsor Wastewater Treatment Plant Against Hazard Impacts		
Project Name	Harden Windsor Wastewater Treatment Plant Against Hazard Impacts		
Action Type	Preventative Activities	**Goals and Objectives Addressed**	1A, 1D
Lifeline(s) Addressed	Safety & Security, Water Systems		
Priority	Medium	**Hazards Addressed**	Cyber Attack, Grass Fire, Drought, Public Health Hazards, Lightning, Hazardous Materials, Flood, Severe Winter Storms/Extreme Cold, Earthquake
Jurisdiction(s)	Town of Windsor		
Issue	Harden Windsor Wastewater Treatment Plant against hazard impacts to ensure continued, reliable service of FEMA Community Lifeline		
Action Description	Harden Windsor Wastewater Treatment Plant against hazard impacts to ensure continued, reliable service of FEMA Community Lifeline		
Lead Agency	Town of Windsor Public Works	**Support Agencies**	N/A
Target Completion Date	12–60 months		
Potential Funding Sources	Local, Housing and Urban Development (HUD) Community Development Block Grant (CDBG)	**Expected Cost (if Known)**	N/A
Progress Milestones	N/A		

Windsor 3	Develop Annual Review Procedure for Windsor Drought Response Plan		
Project Name	Develop Annual Review Procedure for Windsor Drought Response Plan		
Action Type	Preventative Activities	**Goals and Objectives Addressed**	2A, 2C
Lifeline(s) Addressed	Water Systems		
Priority	Medium	**Hazards Addressed**	Drought
Jurisdiction(s)	Town of Windsor		
Issue	Develop Annual Review Procedure for Windsor Drought Response Plan and act on lacking capabilities by The Office of Emergency Management.		
Action Description	Develop Annual Review Procedure for Windsor Drought Response Plan and act on lacking capabilities by The Office of Emergency Management.		
Lead Agency	Town of Windsor Emergency Management	**Support Agencies**	N/A
Target Completion Date	12–60 months		
Potential Funding Sources	Local	**Expected Cost (if Known)**	N/A
Progress Milestones	N/A		

Windsor 4	Develop Community Education Initiative for Extreme Heat		
Project Name	Develop Community Education Initiative for Extreme Heat		
Action Type	Public Information Activity	**Goals and Objectives Addressed**	1A, 2A, 2C
Lifeline(s) Addressed	Safety and Security		
Priority	Medium	**Hazards Addressed**	Extreme Heat
Jurisdiction(s)	Town of Windsor		
Issue	Provide community education on how to prepare for extreme heat, via downloadable documents on the Windsor website, and through social media posts.		
Action Description	Provide community education on how to prepare for extreme heat, via downloadable documents on the Windsor website, and through social media posts.		
Lead Agency	Town of Windsor Emergency Management	**Support Agencies**	N/A
Target Completion Date	12–60 months		
Potential Funding Sources	Local, Weld County General Fund	**Expected Cost (if Known)**	N/A
Progress Milestones	N/A		

Windsor 5	Develop Community Wildfire Protection Plan		
Project Name	Develop Community Wildfire Protection Plan		
Action Type	Property Protection Activities, Natural Resource Protection Activities	**Goals and Objectives Addressed**	1B, 1C
Lifeline(s) Addressed	Safety and Security		
Priority	Medium	**Hazards Addressed**	Grass Fire
Jurisdiction(s)	Town of Windsor		
Issue	Develop a Community Wildfire Protection Plan to enhance the resilience of Windsor businesses and residents against grass fire risks.		
Action Description	Develop a Community Wildfire Protection Plan to enhance the resilience of Windsor businesses and residents against grass fire risks.		
Lead Agency	Town of Windsor Emergency Management	**Support Agencies**	Town of Windsor Community Development
Target Completion Date	12–60 months		
Potential Funding Sources	Local, Colorado State Forest Service Wildfire Risk Mitigation Grant, U.S. Forest Service Community Wildfire Defense Grant	**Expected Cost (if Known)**	N/A
Progress Milestones	N/A		

Windsor 6	Develop Maintenance Procedures and Schedule for Town Stormwater Drainage Infrastructure		
Project Name	Develop Maintenance Procedures and Schedule for Town Stormwater Drainage Infrastructure		
Action Type	Floodplain Management Regulation/Current & Future Conditions, Preventative Activities	**Goals and Objectives Addressed**	1B, 1D
Lifeline(s) Addressed	Water Systems		
Priority	Medium	**Hazards Addressed**	Flood
Jurisdiction(s)	Town of Windsor		
Issue	Develop maintenance procedures and schedule for Windsor's stormwater drainage infrastructure		
Action Description	Develop maintenance procedures and schedule for Windsor's stormwater drainage infrastructure to include: 1. Improve maintenance access by cutting brush. 2. Repair eroded channel areas. 3. Maintain outfalls.		
Lead Agency	Town of Windsor Public Works	**Support Agencies**	N/A
Target Completion Date	12–60 months		
Potential Funding Sources	Local	**Expected Cost (if Known)**	N/A
Progress Milestones	N/A		

Windsor 7	Procure a Contracted Meteorologist to Provide Weather Consulting for Community Events		
Project Name	Procure a Contracted Meteorologist to Provide Weather Consulting for Community Events		
Action Type	Preventative Activities, Public Information Activity	**Goals and Objectives Addressed**	1B
Lifeline(s) Addressed	Safety and Security		
Priority	Medium	**Hazards Addressed**	Hail, Grass Fire, Lightning, Tornado, Flood, High Wind, Severe Winter Storms/Extreme Cold, Extreme Heat.
Jurisdiction(s)	Town of Windsor		
Issue	Procure meteorological consulting and forecast services to ensure public safety from weather-related hazards for community events and operations		
Action Description	Procure meteorological consulting and forecast services to ensure public safety from weather-related hazards for community events and operations		
Lead Agency	Town of Windsor Emergency Management	**Support Agencies**	N/A
Target Completion Date	12–60 months		
Potential Funding Sources	Local	**Expected Cost (if Known)**	N/A
Progress Milestones	N/A		

Windsor 8	Ensure All Town First Responders Have Ready Access to Emergency Response Guide		
Project Name	Ensure All Town First Responders Have Ready Access to Emergency Response Guide		
Action Type	Emergency Services Activities	**Goals and Objectives Addressed**	2A, 2B, 2C
Lifeline(s) Addressed	Communications		
Priority	Medium	**Hazards Addressed**	Hazardous Materials
Jurisdiction(s)	Town of Windsor		
Issue	Provide education on and ensure that mobile devices possessed by all first responders have a readily accessible copy of the Town of Windsor's Emergency Response Guide for reference during response to hazardous materials event.		
Action Description	Provide education on and ensure that mobile devices possessed by all first responders have a readily accessible copy of the Town of Windsor's Emergency Response Guide for reference during response to hazardous materials event.		
Lead Agency	Town of Windsor Police Department	**Support Agencies**	N/A
Target Completion Date	12–60 months		
Potential Funding Sources	Local	**Expected Cost (if Known)**	N/A
Progress Milestones	N/A		

Windsor 9	Develop All-Hazards Community Education Initiative		
Project Name	Develop All-Hazards Community Education Initiative		
Action Type	Public Information Activity	**Goals and Objectives Addressed**	1A-1D, 2A-2E, 3A-3C, 4A, 4B
Lifeline(s) Addressed	Safety and Security		
Priority	Medium	**Hazards Addressed**	All Profiled Hazards – Agricultural Hazards, Cyber Attack, Hail, Grass Fire, Drought, Public Health Hazards, Lightning, Hazardous Materials, Tornado, Dam/Levee Incident, Flood, High Wind, Severe Winter Storms/Extreme Cold, Extreme Heat, Soil Hazards, Earthquake
Jurisdiction(s)	Town of Windsor		
Issue	Develop an initiative to educate/inform Windsor residents on how to prepare for/prevent hazards through social media campaign as well as other methods, as appropriate.		
Action Description	Develop an initiative to educate/inform Windsor residents on how to prepare for/prevent hazards through social media campaign as well as other methods, as appropriate.		
Lead Agency	Town of Windsor Emergency Management	**Support Agencies**	Weld County Office of Emergency Management
Target Completion Date	12–60 months		
Potential Funding Sources	Local, Weld County General Fund	**Expected Cost (if Known)**	N/A
Progress Milestones	N/A		

Windsor 10	Obtain and Install Backup Electrical Generator for Public Buildings and Develop Regular Testing and Maintenance Plan		
Project Name	Obtain and Install Backup Electrical Generator for Public Buildings and Develop Regular Testing and Maintenance Plan		
Action Type	Structural Projects	**Goals and Objectives Addressed**	1A, 1B, 1C 2A, 2C
Lifeline(s) Addressed	Energy, Safety and Security		
Priority	Medium	**Hazards Addressed**	Hail, Grass Fire, Lightning, Hazardous Materials, Tornado, Dam/Levee Incident, Flood, High Wind, Severe Winter Storms/Extreme Cold, Extreme Heat, Earthquake
Jurisdiction(s)	Town of Windsor		
Issue	Obtain and Install back up electrical generators for public buildings and develop a plan for regular testing and maintenance to ensure reliable operation		
Action Description	Obtain and Install back up electrical generators for public buildings and develop a plan for regular testing and maintenance to ensure reliable operation		
Lead Agency	Town of Windsor Emergency Management	**Support Agencies**	N/A
Target Completion Date	12–60 months		
Potential Funding Sources	Local, FEMA Hazard Mitigation Grant Program	**Expected Cost (if Known)**	N/A
Progress Milestones	N/A		

Forge ahead.



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Council Agenda Summary

April 21, 2026
Key Staff Contact: Bret Naber, Deputy City Manager of Infrastructure

Title:

Resolution of the City Council of the City of Greeley appointing Citizens to the West Greeley Project Citizen Oversight Committee

Summary:

At the March 17th, 2026, City Council meeting, Council directed staff to begin the process to create a West Greeley Project Citizen Oversight Committee.

At the April 7 City Council meeting, Council adopted Resolution 42, 2026, establishing the West Greeley Project Citizen Oversight Committee with responsibilities to review financial, zoning, and planning information; provide recommendations and feedback to staff and council, assist with community communications; recommend improvements to communication strategies; and receive regular reports on the project.

Applications were received through April 10 at 5 p.m. and applicants were selected to participate in interviews held at the Special Meeting on April 16. At this meeting, Council interviewed applicants for the 9-member committee serving terms in accordance with Section 2-557 of the Greeley Municipal Code and as provided in the City Council's Policies and Protocol.

The City Council interviewed candidates for membership on the West Greeley Project Citizen Oversight Committee and appointed the following members by written ballot:

1. Bob Locke
2. Stephanie Ludwigsen
3. Jeffrey Kennedy
4. Scott Ehrlich
5. Scott Mcpherson
6. Nick Kenny
7. Tom Pfankuch
8. Jesse Allen
9. Michael Trotter

The following resolution confirms the appointment of the following members to the West Greeley Project Citizen Oversight Committee.

Fiscal Impact:

If approved, will this item result in a positive, negative, or no impact on the budget?

Negative Impact: What is the onetime and/or ongoing amount?
It is a one-time amount of $45,000 for the facilitation of the committee.

Is it budgeted?
Yes, it is accounted for

If not, will it require a new appropriation?
No

If yes, what source and fund will be used?
West Greeley budget

Is there grant funding for this item?
No

Does this action have potential long-term fiscal implications?
No

Legal Issues:

None

Other issues and Considerations:

None

Strategic Focus Area:

Business Growth
Community Vitality
High-Performance Government

Decision Options:

1. Adopt the resolution as presented; or
2. Amend the resolution and adopt as amended; or
3. Deny the resolution; or
4. Continue consideration of the resolution to a date certain.

Council's Recommended Action:

Adopt the resolution.

Attachments:

1. Resolution No. 51, 2026

THE CITY OF GREELEY, COLORADO

RESOLUTION No. 51, 2026

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GREELEY APPOINTING CITIZENS TO THE WEST GREELEY PROJECT CITIZEN OVERSIGHT COMMITTEE

WHEREAS, on April 7, 2026, the Greeley City Council approved Resolution No. 42, 2026 creating the West Greeley Project Citizen Oversight Committee (the "Oversight Committee"); and

WHEREAS, the responsibilities of the Oversight Committee are to review financial, zoning, and planning information; provide recommendations and feedback to City staff and City Council as appropriate; assist with community communications and recommend improvements to communication strategies; and receive regular reports regarding the Catalyst Project and related economic development activities in West Greeley; and

WHEREAS, the City Clerk accepted applications for membership pursuant to the City's established processes for appointing Board and Commission members; and

WHEREAS, the City Council shall appoint members to serve on the Oversight Committee pursuant to the City Council's Policies and Protocol; and

WHEREAS, there shall be 9 members of the Oversight Committee; and

WHEREAS, the appointed members of the Oversight Committee shall serve terms in accordance with Section 2-557 of the Greeley Municipal Code and as provided in the City Council's Policies and Protocol; and

WHEREAS, the members of the Oversight Committee shall be Greeley residents; and

WHEREAS, to the extent possible, ward representation shall be determined pursuant to Section 2-558 of the Greeley Municipal Code; and

WHEREAS, the Mayor shall appoint one City Councilmember to serve as an ex-officio member of the Oversight Committee; and

WHEREAS, the City Manager shall appoint an appropriate staff person to provide administrative support to the Oversight Committee; and

WHEREAS, the City Council's Policies and Protocol authorize appointment of Board and Commission members by written ballot, which can be used in lieu of a motion or voice vote for individual or multiple appointments; and

WHEREAS, on April 16, 2026, at a Special City Council Meeting, the City Council interviewed candidates for membership on the Oversight Committee and appointed the following members by written ballot:

1. Bob Locke
2. Stephanie Ludwigsen
3. Jeffrey Kennedy
4. Scott Ehrlich
5. Scott Mcpherson
6. Nick Kenny
7. Tom Pfankuch
8. Jesse Allen
9. Michael Trotter

WHEREAS, the above-named individuals appear to be qualified to serve as members on the Oversight Committee and represent adequately the various interests within the City of Greeley.

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

Section 1. The Greeley City Council confirms the appointment of the following members to the West Greeley Project Citizen Oversight Committee:

1. Bob Locke
2. Stephanie Ludwigsen
3. Jeffrey Kennedy
4. Scott Ehrlich
5. Scott Mcpherson
6. Nick Kenny
7. Tom Pfankuch
8. Jesse Allen
9. Michael Trotter

Section 2. Mayor Hall appoints City Councilmember Olson to serve as an ex-officio member of the Oversight Committee.

Section 3. The members will serve on the Oversight Committee until the Committee is formally disbanded by action of the City Council.

Section 4. This Resolution shall become effective immediately upon its passage.

PASSED AND ADOPTED, SIGNED AND APPROVED THIS _____ day of _____, 2026.

ATTEST: **THE CITY OF GREELEY, COLORADO**

By: _____ **By: _____**
City Clerk **Mayor**

Council Agenda Summary

Title:

Pulled Consent Agenda Items

Summary:

Pulled Consent Agenda items will be considered in the order they appeared on the consent agenda.

Council Agenda Summary

April 21, 2026
Key Staff Contact: Martha Lanaghen, Human Resources Director

Title:

Resolution naming a finalist for the position of City Manager and authorizing the Human Resources Director to make a conditional offer of employment

Summary:

Former City Manager Raymond Lee resigned his employment at the end of November, 2025. The City Council directed the Human Resources Department to begin a search for a new City Manager. The City engaged a search firm and a nationwide search began in December, 2025. A screening committee made up of two Councilmembers, various City staff members and two community representatives reviewed applications and advanced several candidates to the City Council. Interviews were conducted on March 10, 2025 but no candidates were advanced in the search.

The Human Resources Department reposted the City Manager position in early April. The Human Resources Department reviewed the applications, and, by applying criteria established by the City Council and previously used by the screening committee, determined that Brian McBroom was a qualified candidate. State law requires that the Council name one or more finalists for the City Manager position prior to extending a job offer. The City Council is asked to consider naming Mr. McBroom as the sole finalist for the City Manager position.

Fiscal Impact:

If approved, will this item result in a positive, negative, or no impact on the budget?

No Impact.
If Mr. McBroom is chosen to be the City Manager, Council will set salary and benefits in a later action

Legal Issues:

Section 24-6-402 of the Colorado Statutes requires the City Council to announce one or more candidates as finalists at least 14 days prior to extending a job offer for the City Manager position.

Other issues and Considerations:

None

Strategic Focus Area:

High-Performance Government

Decision Options:

1. Adopt the resolution as presented; or

2. Amend the resolution and adopt as amended; or
3. Deny the resolution; or
4. Continue consideration of the resolution to a date certain.

Council's Recommended Action:

Adopt the resolution.

Attachments:

1. Resolution No. 52, 2026

CITY OF GREELEY, COLORADO
RESOLUTION NO. 52, 2026

A RESOLUTION NAMING A FINALIST FOR THE POSITION OF CITY MANAGER AND AUTHORIZING THE HUMAN RESOURCES DIRECTOR TO MAKE A CONDITIONAL OFFER OF EMPLOYMENT

WHEREAS, the City began a nationwide search for a City Manager in December, 2025; and

WHEREAS, the City Council conducted interviews with several candidates on March 10, 2025, but did not advance any candidates and the search was therefore terminated; and

WHEREAS, the City initiated a new search for City Manager, and Brian McBroom has applied for the position; and

WHEREAS, Mr. McBroom has more than 10 years of experience as a City Manager and has been serving as the Acting City Manager in Greeley since December, 2025; and

WHEREAS, the Human Resources Department has identified Mr. McBroom as the only qualified candidate based on criteria established by the City Council; and

WHEREAS, City Council finds that it is appropriate to name Brian McBroom as the sole finalist for the City Manager position in accordance with C.R.S. § 24-6-402 (3.5).

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

Section 1. The City Council names Brian McBroom as the sole finalist for the City Manager position and further directs the Human Resources Director to begin working in coordination with the City Attorney to extend a conditional offer of employment to Mr. McBroom, and to begin negotiating an employment contract with Mr. McBroom.

Section 2. The Human Resources Director will present a proposed employment contract for City Council's consideration no sooner than 14 days following approval of this Resolution.

Section 4. This Resolution shall take effect immediately upon its passage.

PASSED AND ADOPTED, SIGNED AND APPROVED ON THIS ____ DAY OF_____, 2026.

ATTEST **THE CITY OF GREELEY, COLORADO**

By:_____ **By:_____**
City Clerk **Mayor**

Council Agenda Summary

April 21, 2026
Key Staff Contact: Caleb Jackson, Planning Supervisor

Title:

Public hearing and second reading of an ordinance amending Section 24-1408 of Chapter 14 of Title 24 of the Greeley Municipal Code regarding a modification to the West Greeley GID inclusion area

Summary:

The City of Greeley is considering a code amendment to revise the inclusion area for the West Greeley GID, which is intended to provide infrastructure supporting development in western Greeley. The code amendment is intended to add property into the inclusion area that may annex into Greeley and remove property that is not currently intended to benefit directly from GID improvements.

The item was introduced at the April 7, 2026 Council Meeting and, by a majority vote of Council the public hearing and second reading for set for April 21, 2026. Planning Commission recommended approval (6-0).

Fiscal Impact:

No Impact.

Legal Issues:

Consideration of this matter includes the following public hearing steps:
1. City staff presentation (if requested)
2. Council questions of staff
3. Public input (hearing opened, testimony - up to three minutes per person, hearing closed)
4. Council discussion
5. Council decision

Other issues and Considerations:

None.

Strategic Focus Area:

Community Vitality

Decision Options:

1. Adopt the ordinance as presented; or
2. Amend the ordinance and adopt as amended; or
3. Deny the ordinance; or
4. Continue consideration of the ordinance to a date certain.

Council's Recommended Action:

A motion to adopt the ordinance and publish with reference to title only.

Attachments:

1. Ordinance No. 13, 2026 with Appendix A
2. Staff Report
3. Town of Windsor Email
4. 03.10.26 PC Draft Minutes
5. Item - Presentation

CITY OF GREELEY, COLORADO

ORDINANCE NO. 13, 2026

AN ORDINANCE AMENDING SECTION 24-1408 OF CHAPTER 14 OF TITLE 24 OF THE GREELEY MUNICIPAL CODE REGARDING A MODIFICATION TO THE WEST GREELEY GID INCLUSION AREA

WHEREAS, on August 19, 2025, the City Council of the City (the "City Council") adopted Ordinance No. 22, 2025, which established the City of Greeley, Residential West Greeley General Improvement District (the "RWGGID") in accordance with Part 6, Article 25, Title 31 of the Colorado Revised Statutes (the "GID Act"); and

WHEREAS, on August 19, 2025, the City Council adopted Ordinance No. 23, 2025, which established the City of Greeley, Commercial West Greeley General Improvement District (the "CWGGID" and together with the RWGGID, the "GIDs") in accordance with the GID Act; and

WHEREAS, the City Council recognized that infrastructure necessary for development within the GIDs also provides regional benefits that support residential and commercial growth in western Greeley; and

WHEREAS, on October 21, 2025, the City Council adopted Ordinance No. 33, 2025, enacting Chapter 14 of the Greeley Municipal Code (the "City Code") that, among other provisions, seeks to equitably share the cost of development impacts among property owners within the growth area identified in City Code Section 24-1408 as the GID Inclusion Area; and

WHEREAS, the City continues to refine the development impacts including identification of regional infrastructure projects intended for development within the GID Inclusion Area and the affected properties; and

WHEREAS, the City seeks to modify the current boundaries of the GID Inclusion Area to exclude certain properties without a direct relationship to development impacts within the GID Inclusion Area and to include other properties in the GID Inclusion Area that would require access to and benefit from regional infrastructure projects.

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

Section 1. That Section 24-1408 of Chapter 14, West Greeley General Improvement Districts of Title 24, Development Code, of the Greeley Municipal Code shall be amended to read in full as follows:

Sec. 24-1408. - GID inclusion area.

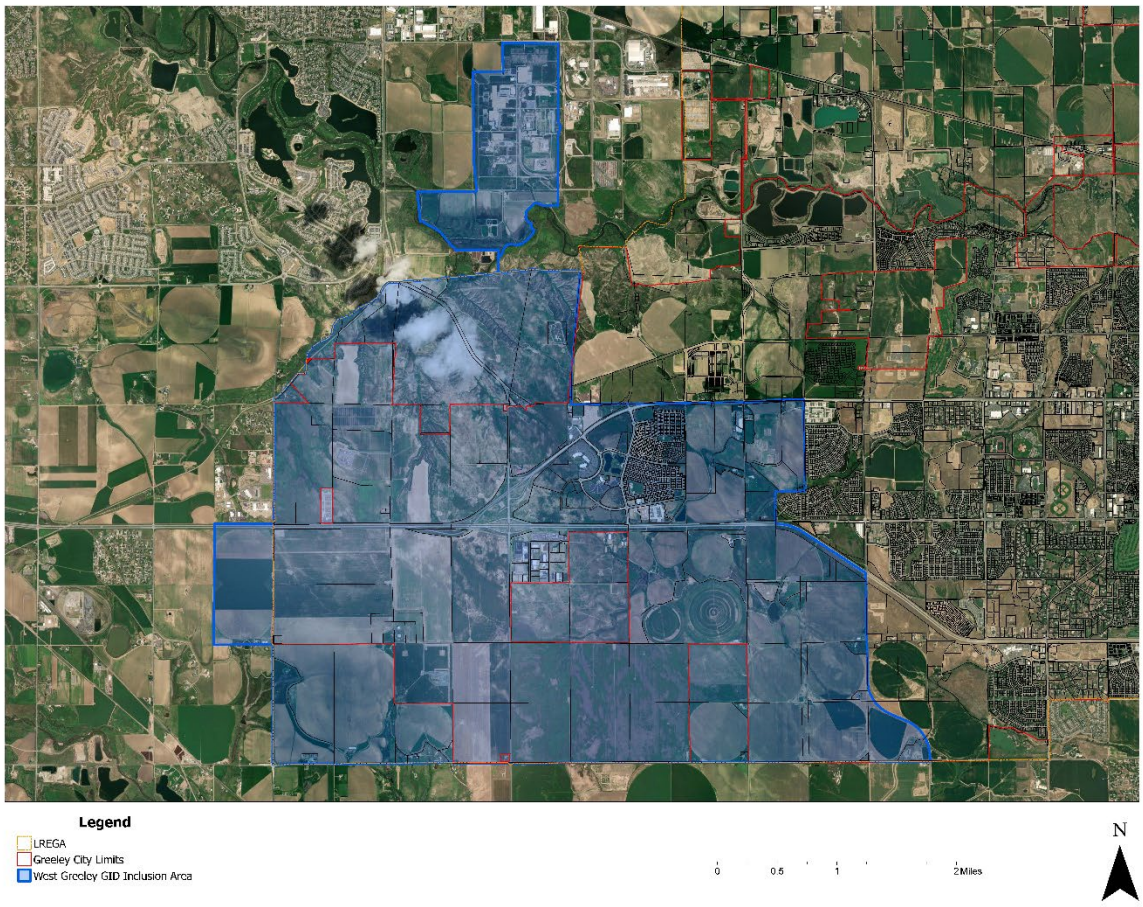


Figure 24-1408-1: West Greeley GID Inclusion Area Map

Section 2. This Ordinance shall become effective in accordance with Greeley City Charter Section 3-16.

PASSED AND ADOPTED, SIGNED AND APPROVED THIS _____ DAY OF _____, 2026.

ATTEST:

CITY CLERK **THE CITY OF GREELEY, COLORADO**

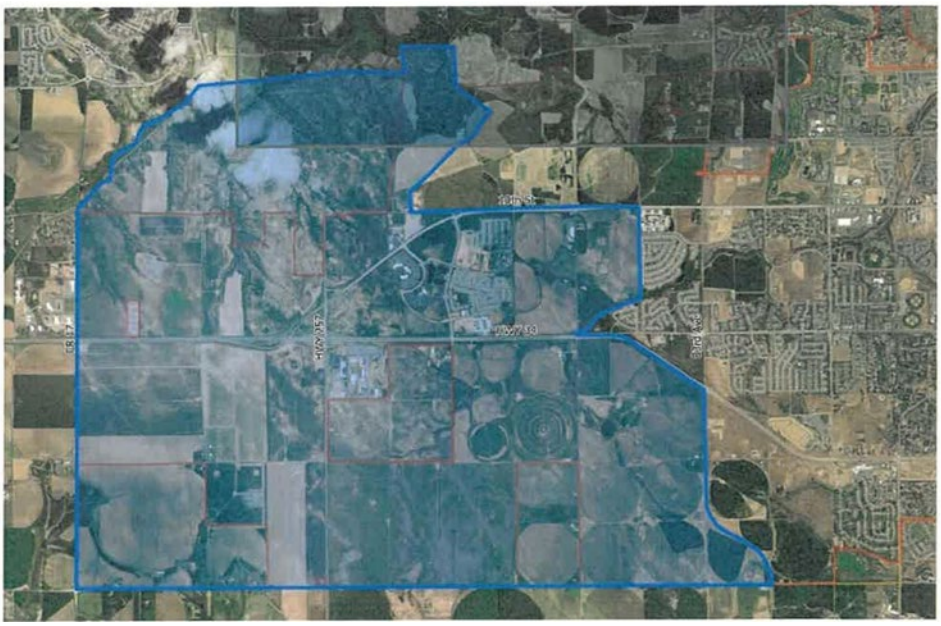
By: _____ By: _____

City Clerk **Mayor**

APPENDIX A

EXISTING SECTION 24-1408 OF TITLE 24 OF THE GREELEY MUNICIPAL CODE

Sec. 24-1408. - GID inclusion area.



PLANNING COMMISSION SUMMARY

ITEM: Public hearing regarding a recommendation on an ordinance amending Section 24-1408 of Chapter 14 of Title 24 of the Greeley Municipal Code regarding a modification to the West Greeley GID inclusion area

FILE NUMBER: CU2026-0002

PROJECT: Code Amendment: West Greeley GID Inclusion Area

APPLICANT: City of Greeley, Community Development Department

CASE PLANNER: Caleb Jackson, AICP | Interim Planning Manager

PLANNING COMMISSION HEARING DATE: March 10, 2026

PLANNING COMMISSION FUNCTION:
Review the proposed code amendment for compliance with Section 24-211.b of the Greeley Development Code and make a recommendation to the City Council.

EXECUTIVE SUMMARY

The City of Greeley is considering a code amendment to revise the inclusion area for the West Greeley GID which is intended to provide infrastructure supporting development in western Greeley. The code amendment is intended to add property into the inclusion area that may annex into Greeley and remove property that is not currently intended to benefit directly from GID improvements.

A. REQUEST

The City of Greeley is considering a code amendment to revise the West Greeley GID inclusion area.

B. STAFF RECOMMENDATION

Approval

C. BACKGROUND

In 2025 the City of Greeley created the West Greeley General Improvement Districts (GID) to support the provision of infrastructure in western Greeley. The adopted ordinance (ORD 33, 2025) established an inclusion area where properties seeking development entitlements would be required to join the GID. As progress has been made to identify specific GID-provided infrastructure, the inclusion area needs adjustment to remove properties that are not likely to directly benefit from said infrastructure and add properties that may benefit and are now included within the Three-Mile Plan.

D. REVIEW CRITERIA

The Commission shall consider comment from review agencies and offices, staff recommendation, public comments, and the following criteria in making a recommendation to City Council.

1. **The amendment furthers the purposes of these regulations in Section 24-101.c.**

   Staff Comment: The proposed code amendment is intended to:

   - Implement objectives of the Comprehensive Plan
   - Promote the well-being of residents and businesses, the long-term value and viability of public investments, and individual property values
   - Invest public funds effectively and efficiently, and in a manner that creates lasting value for the community
   - Secure proper arrangement and design of streets to shape efficient development patterns, coordinate with existing and planned streets, create multi-modal networks, and improve access and circulation
   - Secure adequate provisions for transportation, water, drainage, sanitary sewer facilities, utilities, and other public improvements in coordination with development
   - Ensure fair consideration of development applications through clear and consistent procedures
   - Provide for coordinated development of Greeley consistent with established policies of the city

   The request complies with this criterion.

2. **The amendment is in accordance with the Comprehensive Plan and has been considered for both its long-range affects as well as immediate impacts.**

   Staff Comment: The following objectives from the Comprehensive Plan are applicable to the proposed code amendment.

   Objective GC-1.3 Adequate Public Facilities | Restrict development to the Adequate Public Facilities Area (APFA) except where the developer provides the equivalent level, or cash-in-lieu at a rate determined by the City, to install infrastructure that would otherwise be provided by the City.

   Objective IN-1.1 Adequate Public Facility Standards | Maintain standards for the provision of adequate public facilities. At a minimum, such standards should include the following infrastructures and services: fire, parks, trails, police, sanitary sewers, water, storm water, and transportation.

Objective IN-1.11 Costs of Infrastructure Expansion | Ensure the extension of infrastructure, services, and public facilities in a manner that does not create fiscal burdens for the City or existing residents.

The request complies with this criterion.

3. **The amendment promotes the public safety, health and general welfare of the citizens of Greeley.**
   Staff Comment: Implementing an appropriate GID inclusion area promotes public safety, health, and welfare of Greeley's citizens.

   The request complies with this criterion.

4. **The amendment improves the effectiveness and efficiency of administering the Land Development Code.**
   Staff Comment: The proposed amendment improves the effectiveness of the Development Code by creating a clear and straightforward inclusion area for the West Greeley GID.

   The request complies with this criterion.

E. PUBLIC NOTICE AND COMMENT

Notice was published on the City of Greeley's website pursuant to the City's notification requirements for code amendments to the Development Code. No objection or support has been received by staff.

F. PLANNING COMMISSION MOTIONS

Recommended (Approval)

Based on the preceding analysis, the Planning Commission finds that the proposed code amendment to the Greeley Municipal Code is consistent with the Development Code criteria of Section 24-211.b (items 1 through 4) and therefore recommends that the City Council approves the code amendment to the Greeley Municipal Code as submitted.

Alternative 1 (Approval with conditions)

Based on the preceding analysis, the Planning Commission finds that the proposed code amendment to the Greeley Municipal Code is consistent with the Development Code criteria of Section 24-211.b (items 1 through 4) and therefore recommends that the City Council approves the code amendment to the Greeley Municipal Code with the following conditions: [list proposed changes and conditions]

Alternative 2 (Denial)

Based on the preceding analysis, the Planning Commission finds that the proposed code amendment to the Greeley Municipal Code is not consistent with the Development Code criteria of Section 24-211.b (items 1 through 4) and therefore recommends that the City Council denies the code amendments to the Greeley Municipal Code as submitted.

From: Scott Ballstadt
To: Caleb Jackson
Subject: Ordinance amending Section 24-1408 of Chapter 14 of Title 24
Date: Tuesday, March 10, 2026 8:27:28 AM
Attachments: image001.png

Caleb,

I see this item on today's Planning Commission agenda:

7. A public hearing regarding a recommendation on an ordinance amending Section 24-1408 of Chapter 14 of Title 24 of the Greeley Municipal Code regarding a modification to the West Greeley
GID inclusion area.

Since this item relates to all of the comments that Windsor has submitted regarding the 3 Mile Plan and the proposed GWIP serial annexation, could I request that you acknowledge and remind the Planning Commission of the overlap with Windsor's GMA. The staff report states no objection has been received, however, it seems the presentation shouldn't be silent regarding pertinent referral comments.

Please let me know if you have other thoughts or any questions. Thanks, Scott

Scott Ballstadt, AICP
Director of Planning
Town of Windsor, Colorado
Community Development | Planning

200 N 11th St., Windsor, CO 80550
Office: 970-674-2411
Cell: 970-388-0199
windsorgov.com

BOARDS & COMMISSIONS

Planning Commission Meeting Minutes

March 10, 2026, at 1:15pm

1. **Call to Order**
   Chair Yeater called the meeting to order at 1:16pm.

2. **Roll Call - Present**
   Chair Justin Yeater
   Vice Chair Louisa Andersen
   Commissioner Erik Briscoe
   Commissioner Jeff Carlson
   Commissioner Brian Franzen
   Commissioner Larry Modlin
   Absent
   Commissioner Christian Schulte

3. **Approval of the agenda**
   Workshop items 10 and 11 were removed. Chair Yeater proceeded with the agenda including these changes.

4. **Approval of the February 10, 2026, Planning Commission Meeting Minutes**
   Motion by Commissioner Franzen**:**
   He moved to approve the minutes as presented.
   Second: Commissioner Briscoe
   Vote: Motion passed 6-0
   Absent: Commissioner Schulte

5. **A public hearing to consider a request for annexation of approximately 56.66 acres located along F Street east of N. 59th Avenue known as the West Lowell Annexation (ANX2024-0005)**

   Chair Yeater noted that items 5 and 6 are presented together as they include the same presentation for both items.

   Michael Franke (Planner III) began the presentation by introducing himself and the items as published. Noting that each item was published separately and will need to be voted on separately.

   Commissioner Andersen inquired whether staff had prepared a response to the letter received from the public regarding these matters. Mr. Franke stated that the project manager overseeing the annexation, a member of the Water and Sewer Department, is currently working with the property owner to address the concerns outlined in the letter.

With no other questions for staff, Chair Yeater invited the applicant to speak about the items. Seeing none, Chair Yeater opened the public portion of the meeting at 1:23pm.
Seeing none in attendance nor online, Chair Yeater closed the public portion of the meeting at 1:23pm.

Motion by Commissioner Carlson**:**
He moved that based on the application received and the preceding analysis, the Planning Commission finds that the request for annexation meets the approval criteria found in Section 24-214. b. 2(a-e) and recommends approval of the annexation to City Council.
Second: Commissioner Modlin
Vote: Motion passed 6-0
Absent: Commissioner Schulte

6. A public hearing to consider a request for establishment of zoning to H-A (Holding Agriculture) and C-D (Conservation District) for approximately 56.66 acres known as the West Lowell Establishment of Zoning located along F Street east of N. 59th Avenue (ZON2024-0008).

The discussion for this item is included in item number 5.

Motion by Commissioner Andersen**:**
She moved that based on the application received and the preceding analysis, the Planning Commission finds that the request for an establishment of zoning meets the approval criteria found in Section 24-204.b(1-9) and recommends approval of the establishment of zoning to the City Council.
Second: Commissioner Briscoe
Vote: Motion passed 6-0
Absent: Commissioner Schulte

7. A public hearing regarding a recommendation on an ordinance amending Section 24-1408 of Chapter 14 of Title 24 of the Greeley Municipal Code regarding a modification to the West Greeley GID inclusion area.

Caleb Jackson (Interim Planning Manager) began his presentation by introducing himself and the item as published. He noted that an email from the Town of Windsor had come in after the packet was published. He handed out a copy to each Commissioner for review.

Chair Yeater asked if the City of Greeley was representing itself as both the applicant and Staff in the same manner. Mr. Jackson stated he was there as staff, recommending the code update.

Chair Yeater asked on the north side, the portion being considered for inclusion, there was a prior three-mile plan presentation in which infrastructure was a central topic of discussion, particularly regarding ownership and functionality. What functional changes, if any, would result from establishing the GID for that site. Mr. Jackson stated that the proposal adds properties in the Great Western Industrial Park to the GID inclusion area, though they are not yet within city limits and a partial annexation is currently under review. Inclusion at this stage ensures that if future development applications are submitted, such as site plans, subdivisions, or rezoning, the property owners would be required to petition to join the GID.

Chair Yeater asked if there was an anticipated cost for including them in this GID. Mr. Jackson invited Don Threewitt (Interim Director of Community Development) to speak to that question. Mr. Threewitt shared that the GID's costs and project scope are still under review and have not been finalized; this stage simply identifies which properties in the region may benefit from potential improvements.

Chair Yeater stated that placing the properties in a GID could shift some infrastructure costs to the City, raising the question of what revenue the City would gain and why inclusion is being considered at this stage. Mr. Threewitt shared that the City is currently evaluating which improvements are local in nature and better suited for a metro district versus those that serve the broader region and are more appropriate for a GID. Specific projects and capital improvements in the area remain in flux and are not yet tied to this discussion. Any GID costs or projects would be determined later by the GID board with input from property owners, well before any assessments are made. At this stage, the focus is on defining the general area for potential regional improvements.

Chair Yeater stated that relocating the GID and meeting its requirements beneath the Poudre River appears to involve significant infrastructure costs. Additionally, constructing an interchange or roadway to cross the area would further increase expenses. Given these high costs, Chair Yeater asked what alternative approach the city would take to address the issue if not through the GID. Mr. Threewitt explained that the focus is on development-driven growth and the infrastructure improvements required to support it. He clarified that the discussion is still in a conceptual phase, particularly regarding how regional costs are allocated and which areas are eligible. Once projects and costs are assigned to a GID, properties would be assessed as they develop, with those assessments used to repay the debt incurred for the infrastructure improvements.

Chair Yeater asked, using a sewer main as a clear cost example, whether a developer would be responsible for covering the expense of installing it if the project were not part of a GID structure. Mr. Threewitt explained that, in the past, metro districts have been used to fund off-site improvements, though some of those cases may have been better suited for a GID if one had existed. They noted that each project raises a key question: whether the improvement serves only a specific neighborhood or the broader region. If it serves a wider area, it should be treated accordingly. Mr. Threewitt added that funding for a GID would typically involve a mix of capital improvement funds, enterprise funds, metro district financing, and developer contributions. However, for large infrastructure projects, this combination often proves financially unworkable, which can lead to undersized infrastructure or delays in construction due to budget limitations.

Chair Yeater asked if staff is anticipating that the GID in that area will expand. Mr. Threewitt explained that the boundary adjustment is primarily intended to refine the original, preliminary GID boundaries by removing areas that no longer fit and incorporating areas added through recent expansions to the three-mile plan that would be subject to the GID if annexed. The goal is essentially to clean up and clarify the existing boundary. He noted that for future development, the city would evaluate whether to amend the existing GID or create a new one. Since the western portion of the city is largely built out in terms of long-range growth, significant changes to this GID are unlikely.

Chair Yeater asked whether the GID limits infrastructure to the City of Greeley, or if an intergovernmental agreement (IGA) with neighboring communities such as Windsor or Johnstown

would remain in effect for providing infrastructure, with the primary change being how revenue is allocated between the parties. He also sought clarification on how that arrangement would function. Mr. Threewitt explained that the situation can become complex, but in cases where different jurisdictions provide separate services, such as one providing water and the city providing sewer, any existing agreement governing revenue sharing and service levels would remain in place. However, only the city's portion of the infrastructure and associated capital improvements would be included within the GID.

Chair Yeater asked if the GID forces the City of Greeley to provide all infrastructure services, or can an IGA still remain in place. Mr. Threewitt shared that IGAs can remain in place, and those IGAs can attribute infrastructure costs and service commitments independently of the GID.

Commissioner Modlin asked whether future adjacent property owners would be required to join the agreement or if they could opt out despite benefiting from the improvements. Mr. Threewitt explained that properties within the GID inclusion area would be required to join the GID if they annex into the city or pursue development. In doing so, they would be subject to assessments but also benefit from the improvements funded by the GID. Mr. Threewitt added that this requirement effectively compels participation, while also allowing certain regional improvements triggered by development or annexation to become eligible costs under the GID.

Commissioner Briscoe asked whether the agreement includes any cap on the number of mills that can be assessed. Mr. Threewitt responded that they were not certain offhand, though they believe a cap may exist.

With no other questions for staff, Chair Yeater opened the public portion of the meeting at 1:39pm. With no one in attendance nor online, Chair Yeater closed the public portion of the meeting at 1:39pm and turned it over to the Commission for action.

Motion by Commissioner Briscoe**:**
He moved that based on the preceding analysis, the Planning Commission finds the proposed code amendment to the Greeley Municipal Code is consistent with the development code criteria of Section 24-211.b(1-4) and therefore recommends that the City Council approves the code amendment to the Greeley Municipal Code as submitted.
Second: Commissioner Franzen
Vote: Motion passed 6-0
Absent: Commissioner Schulte

8. **Staff Report:**
Mr. Jackson noted there will be no meeting on March 24th, but one is scheduled for April 14th. Mr. Jackson also addressed the Cascadia vote, which set aside the PUD for Cascadia, creating many questions for staff and the City. While answers are still limited, updates will continue as the situation progresses.

Chair Yeater asked whether the city intends to continue to move forward with zoning as it has historically or if it plans to pause until further clarity is achieved. Mr. Threewitt stated that city leadership and proponents of the West Greeley Project are reviewing the recent vote and assessing next steps, with some form of direction expected within the next week.

Chair Yeater asked whether, now that zoning has become a referendum issue, the city plans to seek clarity on the process or simply accept that zoning decisions could always be subject to a legislative vote. Mr. Threewitt explained that the question of zoning by referendum is a broader, philosophical issue facing planning and zoning across the industry. Court cases currently underway may provide guidance, as the practice has become an increasing concern in Colorado, particularly in northern Colorado. Pending court decisions are expected to help inform future approaches.

Chair Yeater noted that Commissioners have been asked about the city's next steps. He requested clarification on the city's anticipated path forward for the Cascadia project and related zoning issues as they pertain to the Planning Commission board. Mr. Threewitt shared that it would be the direction that we will hear from city leadership and the electives within the next week or so**.**

Commissioner Andersen noted that she had been approached about the issue because the courts had not yet made a determination regarding zoning by referendum. She explained that it was her understanding that a referendum serves as an opportunity to undo a prior zoning approval. She then asked whether a mechanism would still exist, or was being proposed, to allow the public to revisit a zoning change, or if that possibility would be eliminated. Mr. Threewitt clarified that by saying "zoning by referendum," he was referring to cases across Colorado, particularly in northern Colorado, where zoning decisions have been challenged through referendums. He explained that in Greeley's current situation, the previously approved PUD was repealed by referendum. As a result, the project area has reverted primarily to agricultural zoning, which will remain in place unless a new zoning proposal is submitted or the referendum outcome is overturned by the courts, noting that several possible paths forward still exist.

Commissioner Modlin asked whether the referendum change would halt all construction in the area, or if some level of development would still be allowed to continue. Mr. Threewitt explained that under holding agricultural zoning, capital improvement projects, such as water main installation and roadway construction, could still proceed, as they are not governed by zoning restrictions. Vertical construction on individual properties would be required to stop.

Commissioner Andersen clarified her previous question, asking whether, if the Colorado Supreme Court determines that zoning by referendum has occurred, there would still be a mechanism for the public to revisit zoning decisions, or if, once approved, those decisions would be final, leaving no further opportunity for public challenge.

Chair Yeater asked Commissioner Andersen if he could rephrase the question for her, and she agreed. Chair Yeater explained that the referendum represents a legislative process decided by voters, whereas zoning has historically been treated as a quasi-judicial matter requiring judicial review. He noted that recent legislation has changed this framework and posed the question of whether zoning decisions will now be subject to referendum and legislative review, or if they will continue to follow a public hearing and judicial review process. Mr. Threewitt explained that the core issue is whether zoning, and specifically a PUD, should be considered legislative, quasi-judicial, or a combination of both. He stated that while citizen-led efforts are unlikely to directly apply zoning to properties, they can repeal previously approved zoning ordinances through referendum. He noted that courts will ultimately clarify how far such citizen-led actions can extend in zoning matters. He also emphasized that, in the current project's case, other options remain available, including the applicant reapplying for a different zoning designation, and that the repeal of the PUD does not halt all activity on the site.

Chair Yeater asked, in an effort to better understand and communicate the process, whether the city would seek judicial review to clarify how state statute applies to referendums versus quasi-judicial zoning decisions, and what the appropriate path forward would be. Mr. Threewitt shared that

currently there is a case before the courts in Telluride that many are closely watching. It is expected that the outcome will help guide future legislative and judicial actions. For now, that is the extent of the available information.

Michael Axelrad (Senior Attorney) explained that the Telluride case is pending before the Colorado Supreme Court and awaiting a decision, though it is unclear whether oral arguments have been scheduled. He noted that while there was once a clear understanding of what constitutes legislative versus quasi-judicial actions, emerging challenges have created enough uncertainty for the Court to step in. He added that the decision is expected to provide needed clarity moving forward, but for now, there is no definitive answer, and the Commission will be kept informed as the case progresses.

Chair Yeater asked a broader question regarding the Telluride case, noting that it involves two opposing parties in court. He wanted to understand how the city can obtain clarity in such situations, whether it requires opposing parties to be involved, or if the city can directly request guidance from the state. Mr. Axelrad explained that a pending court decision on whether the matter is legislative or quasi-judicial will clarify the statutory framework. In the meantime, no action can be taken without risk. Future steps depend on the applicants' zoning decisions and applications.

Chair Yeater asked if the city of Greeley as one of the applicants, is going to petition for a different zoning. Mr. Threewitt noted that a portion of the larger PUD project includes a 100-acre parcel owned by the city. The city is proceeding with a minor subdivision to establish official property boundaries, independent of zoning. For now, the parcel will remain under holding agriculture zoning until further guidance is received from city leadership, the council, and the community.

9. **Adjournment:**
   With no other questions for staff, Chair Yeater adjourned the meeting at 1:55pm.

Workshop

10. **Planning Commission Roles & Workflows, Caleb Jackson**
    Mr. Jackson delivered a presentation outlining the commissioners' roles and the workflows for each item brought to these meetings.

    Commissioner Andersen asked how staff specifically conveys the Planning Commission's input to the City Council. Mr. Jackson explained that for recommendation items, staff first provides a recommendation, which the Planning Commission then reviews and forwards to City Council. This input is typically transmitted through draft or finalized meeting minutes. If timing does not allow for minutes to be submitted, the Chair of the Planning Commission is invited to present the Commission's recommendation directly.

    Commissioner Andersen inquired about items where the Planning Commission provides guidance or input, asking what mechanism is used to convey that information to the City Council. Mr. Jackson explained that for workshop items, where the Planning Commission provides informal feedback, that input is used to guide staff in preparing a formal proposal but is not directly forwarded to City Council. Only the Commission's formal recommendations on the finalized proposal are transmitted to City Council.

    Commissioner Andersen observed that the Planning Commission's input is often not conveyed to City Council. As a result, questions raised by the Commission, sometimes significant, are frequently

asked again by Council, receiving the same “I don’t know” responses. She suggested that if the Commission’s input were properly communicated, these questions could be addressed in advance, leading to more substantive answers. Mr. Jackson explained that the goal is to have all questions answered by the time a staff proposal reaches the Planning Commission for a formal recommendation. Similarly, any uncertainties should be resolved before bringing a proposal to City Council for formal action. Workshops are intended primarily to gather input and identify questions, ensuring that staff is prepared to provide answers when a formal recommendation is requested.

Commissioner Andersen noted that she would keep track of that, adding that it had not been her experience previously and that she looked forward to seeing how it works in practice.

Commissioner Briscoe asked a clarifying question regarding Commissioner Anderson’s observations, using the Westside Area Plan, as an example. He wanted to understand where the workshop presentation fits within the workflow, when the Commission might see it again with their feedback, and whether their comments should be communicated to City Council before returning for formal review. Mr. Jackson explained that the Westside Area Plan serves as a good example of the process. Consultants held workshops on the same day with both the Planning Commission and City Council to maximize efficiency and minimize consultant travel costs. At that stage, both bodies were treated as stakeholders: the Planning Commission as the future recommending body and City Council as the ultimate decision-maker. Feedback was also gathered from other stakeholders, including landowners and developers, and is being used to revise the proposed plan. Once revisions are complete, the plan returns to the Planning Commission for a formal recommendation—expected this summer—where they can approve, conditionally approve, or provide further guidance. That formal recommendation is then forwarded to City Council, via minutes or a chair statement, for consideration and adoption.

Chair Yeater asked whether there is a mechanism to extract key questions or insights from the on-the-record testimony provided during the meeting and share them with City Council. The intent would be to allow Council members to review individual takeaways, ask more targeted questions, or glean information from the discussions, potentially through an automated process. Mr. Jackson explained that meetings are recorded, and some City Council members watch them, which provides a direct way to review input. However, for initial feedback or guidance from the Planning Commission, staff prefers to independently gather perspectives from multiple stakeholders and fields. While similar questions may arise again at Council work sessions, the goal is to collect and incorporate this feedback into the plan before returning for formal recommendation and adoption.

Commissioner Andersen stated that, in her view, the most disappointing example has been the Poudre River Restoration Initiative, citing its workshop as repeatedly falling short of expectations.

Commissioner Modlin asked whether including a summary in the packet sent to City Council, highlighting the Planning Commission’s perspective on a topic, would help. For Council members who do not review the full records, he wondered if a synopsis, including the presentation and the Commission’s viewpoint, would lend weight to their recommendations.

Commissioner Andersen explained that it would be impossible to provide such a summary if the meetings occur on the same day, if minutes are not included, or if the minutes only note that a discussion took place without detailing its content, a situation she said she has observed frequently.

Commissioner Franzen noted that technology exists that could assist with this and suggested asking the City to explore potential solutions. Since the meetings are recorded, he mentioned that he personally uses an app that generates executive summaries from recordings and expressed confidence that similar tools could meet these needs.

Mr. Jackson added that the City is currently using AI to assist with meeting minutes, acknowledging both its advantages and limitations. He encouraged the Planning Commission to review the minutes carefully and raise any critiques during that portion of the agenda, ensuring that important points and recommendations are accurately captured before being approved and forwarded to City Council.

The workshop ended at 2:10pm.

Justin Yeater – Chair

Don Threewitt – Interim Comm. Dev. Director

City of Greeley Colorado

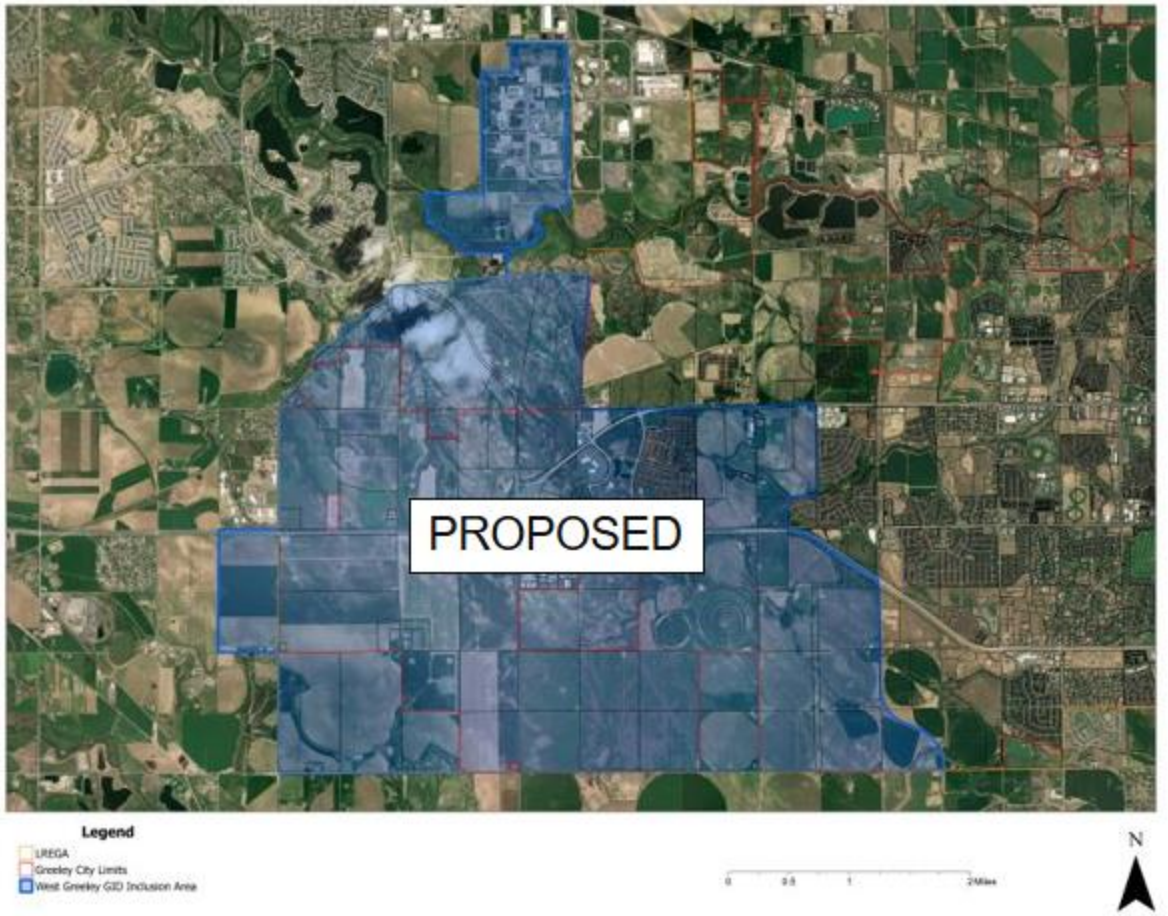
Community Vitality

Development Code Text Amendment for the West Greeley GID Inclusion Area

Caleb Jackson, AICP | Interim Planning Manager
Caleb.Jackson@greeleygov.com
City Council Meeting – April 21, 2026

Proposal


EXISTING


PROPOSED
Legend
UREGA
Greeley City Limits
West Greeley GID Inclusion Area
N

Considerations

Approval Criteria

- The proposed update is consistent with the Text Amendment review criteria from Section 24-211.b as outlined in the Planning Commission summary

Notification

- Web notice was completed as required by the Municipal Code
- Town of Windsor submitted the email provided in Council's packet

Recommendation

- Staff recommends adoption of the ordinance as presented
- Planning Commission recommended approval (6-0) on March 10

Thank you

Council Agenda Summary

April 21, 2026
Key Staff Contact: Donald Threewitt, Interim Director of Community Development, Michael Franke, Planner III

Title:
Public hearing and second reading of an ordinance annexing to the City of Greeley, Colorado, certain unincorporated territory located in Weld County, Colorado, known as "West Lowell" located generally east of N. 59th Ave, south of the Poudre River Trail, following along F Street East to the River Run Dog Park, into the City of Greeley. The subject site is comprised of 56.66 acres

Summary:
The City of Greeley is requesting approval to annex three parcels known collectively as the West Lowell Annexation. These properties are currently under City of Greeley ownership. The annexation includes approximately 56.66 acres of land, as well as the right-of-way for existing F Street. The annexation also includes a parcel owned by Weld County that is north and east of the “North” property that contains 1.35 acres and a section of the Poudre River Trail.

This office has reviewed the Petition for the West Lowell Annexation into the City of Greeley and finds that the Petition for Annexation is in substantial compliance with the requirements of C.R.S. § 31-12-107. Additionally, this office has reviewed the Petition for compliance with annexation requirements contained in C.R.S. §§ 31-12-104 and 31-12-105, and finds that the Petition meets the legal requirements of those sections. A Resolution was accepted by the City Council on March 3, 2026, and a public hearing date for April 21, 2026, was set by the City Council.

The annexation application was heard at the Planning Commission meeting on March 10, 2026. The Planning Commission recommended approval of the annexation, voting 6-0. Letters regarding the public hearing were mailed to property owners, signs were posted on the site, and public notice was published on the City of Greeley website.

Please click on this link March 10, 2026 Planning Commission Meeting to find the following documents:

1. West Lowell Annexation Staff Report
2. Ordinance No. XX, 2026 with Appendix A West Lowell ANX
3. Annexation Petition City of Greeley
4. Annexation Petition Weld County
5. Vicinity and Zoning Map
6. Project Narrative
7. Annexation Plat
8. Zoning Plan Set
9. Neighborhood Notification Boundary Map
10. Letter from Tim Iverson West Lowell Annexation 2026-02-27

11. Staff Presentation_West Lowell

The item was introduced at the April 7, 2026 Council Meeting and, by a majority vote of Council the public hearing and second reading for set for April 21, 2026.

Fiscal Impact:

City staff anticipate minimal immediate financial impacts associated with the annexation, aside from potential considerations for emergency response and maintenance of rights-of-way. The current zoning proposal is for H-A (Holding Agriculture) and CD (Conservation District).

Legal Issues:

Consideration of this matter includes the following public hearing steps:
1. City staff presentation (if requested)
2. Council questions of staff
3. Public input (hearing opened, testimony - up to three minutes per person, hearing closed)
4. Council discussion
5. Council decision

Other issues and Considerations:

None

Strategic Focus Area:

Community Vitality

Decision Options:

1. Adopt the ordinance as presented; or
2. Amend the ordinance and adopt as amended; or
3. Deny the ordinance; or
4. Continue consideration of the ordinance to a date certain.

Council's Recommended Action:

Adopt the ordinance as presented.

Attachments:

1. Ordinance No. 14, 2026 with Appendix A
2. Resolution No. 20, 2026 with Exhibit A West Lowell Annexation
3. 03.10.26 PC Draft Minutes
4. Item - Presentation

CITY OF GREELEY, COLORADO
ORDINANCE NO. 14, 2026
CASE NO. ANX2024-0005

AN ORDINANCE ANNEXING TO THE CITY OF GREELEY, COLORADO, CERTAIN UNINCORPORATED TERRITORY LOCATED IN WELD COUNTY, COLORADO, KNOWN AS "WEST LOWELL" LOCATED GENERALLY EAST OF N. 59TH AVENUE, SOUTH OF THE POUDRE RIVER TRAIL, FOLLOWING ALONG F STREET EAST TO THE RIVER RUN DOG PARK, INTO THE CITY OF GREELEY. THE SUBJECT SITE IS COMPRISED OF 56.66 ACRES

WHEREAS, Resolution No. 20, 2026, finding substantial compliance and initiating annexation proceedings for the West Lowell Annexation (the "Property"), as defined therein and described below, was previously adopted by the City Council; and

WHEREAS, the Property is owned by the City of Greeley and is not solely a public street or right-of-way; and

WHEREAS, pursuant to C.R.S § 31-12-106(3) this annexation may proceed without the notice and hearing as provided in C.R.S. §§ 31-12-109 and 31-12-109 because all of the land comprising the West Lowell Annexation is owned by the City of Greeley; and

WHEREAS, the City Council has determined that it is in the best interests of the City to annex the property to be known as the West Lowell Annexation to the City.

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

Section 1. The City Council hereby makes and adopts the determinations and findings contained in the recitals set forth above.

Section 2. The City Council hereby finds that the petition for annexation of the Property complies with the Municipal Annexation Act (the "Act"), C.R.S. § 31-12-101, et seq.

Section 3. The City Council hereby finds that there is at least one-sixth (1/6) contiguity between the City and the Property proposed to be annexed, that a community of interest exists between the Property and the City, that the property is urban or will be urbanized in the near future; and that the property is integrated with or is capable of being integrated with the City.

Section 4. The City Council of Greeley, Colorado, hereby finds that the property, referenced in Section 5 below, in which one hundred percent (100%) of the landowners have petitioned for annexation to the City of Greeley, is in all respects eligible for annexation and the annexation proceedings have been conducted in compliance with the laws of the State of Colorado.

Section 5. The property referenced in this section and legally described in Appendix A is hereby approved for annexation and is annexed to the City of Greeley, Colorado.

Section 6. Pursuant to Section 31-12-113 of the Colorado Revised Statutes, one copy of the property map and the original annexation ordinance shall be filed with the City Clerk of the City of Greeley, Colorado, and three (3) certified copies of this Ordinance and map of the area annexed shall be filed for recording with the Clerk and Recorder of Weld County, Colorado, within thirty (30) days after the effective date of this Ordinance. The Clerk and Recorder of Weld County, Colorado, is required to file one (1) certified copy of this Ordinance and map of the property annexed with the Division of Local Government of the Colorado Department of Local Affairs pursuant to such section.

Section 7. The City of Greeley hereby consents, pursuant to Section 37-45-136(3.6) of the Colorado Revised Statutes, to the inclusion of the subject property into the Municipal Subdistrict of the Northern Colorado Water Conservancy District. The City Clerk shall promptly transmit to the Municipal Subdistrict a certified copy of this Ordinance and cooperate with the Northern Colorado Water Conservancy District to include the subject property within their Municipal Subdistrict pursuant to the provisions of Section 37-45-136(3.6) of the Colorado Revised Statutes.

Section 8. This Ordinance shall take effect on the fifth day following its final publication, as provided by Section 3-16 of the Greeley City Charter.

PASSED AND ADOPTED, SIGNED AND APPROVED ON THIS ____ DAY OF_____, 2026.

ATTEST

By:_____
City Clerk

THE CITY OF GREELEY, COLORADO

By:_____
Mayor

APPENDIX A
ORDINANCE NO. 14, 2026
CASE NO. ANX2024-0005

AN ORDINANCE ANNEXING TO THE CITY OF GREELEY, COLORADO, CERTAIN UNINCORPORATED TERRITORY LOCATED IN WELD COUNTY, COLORADO, KNOWN AS "WEST LOWELL" LOCATED GENERALLY EAST OF N. 59TH AVENUE, SOUTH OF THE POUDRE RIVER TRAIL, FOLLOWING ALONG F STREET EAST TO THE RIVER RUN DOG PARK, INTO THE CITY OF GREELEY. THE SUBJECT SITE IS COMPRISED OF 56.66 ACRES

A parcel of land located in the South Half of Section 34, Township 6 North, Range 68 West of the 6th P.M., County of Weld, State of Colorado, being more particularly described as follows:

Considering the south line of the Southwest Quarter of Section 34, as bearing South 89° 11' 27" East, with the Southwest corner of said Section 34 monumented by a #6 rebar with a 3.25" aluminum cap in monument box, stamped LS 38353 and the South Quarter corner of said Section 34 monumented by a #6 rebar with a 2.5" aluminum cap, stamped LS 24670 and with all bearings contained herein relative thereto:

BEGINNING at the South Quarter corner of said Section 34;

THENCE North 89° 11' 27" West, along said south line of the Southwest Quarter of Section 23, a distance of 850.14 feet to the west line of that tract of land recorded at Reception No. 4774258;

THENCE North 00° 09' 15" East, along said west line, a distance of 599.15 feet;

THENCE along said south line the following 6 courses and distances:
South 77° 54' 11" West, a distance of 482.65 feet;

THENCE South 79° 53' 14" West, a distance of 459.15 feet;

THENCE South 75° 25' 22" West, a distance of 100.22 feet;

THENCE South 67° 29' 03" West, a distance of 106.66 feet;

THENCE South 62° 17' 55" West, a distance of 161.17 feet;

THENCE South 60° 56' 35" West, a distance of 519.22 feet to said south line of the Southwest Quarter;

THENCE North 89° 11' 27" West, along said south line, a distance of 48.74 feet;

THENCE North 00° 07' 31" East, departing said south line, a distance of 40.92 feet to the north right-of-way line of F Street;

THENCE along said north line the following 9 courses and distances:
North 60° 56' 35" East, a distance of 542.25 feet;

THENCE North 62° 17' 55" East, a distance of 164.60 feet;

THENCE North 67° 29' 03" East, a distance of 113.54 feet;

THENCE North 75° 25' 22" East, a distance of 106.72 feet;

THENCE North 79° 53' 14" East, a distance of 460.45 feet;

THENCE North 77° 54' 11" East, a distance of 480.70 feet;

THENCE North 76° 09' 15" East, a distance of 88.73 feet;

THENCE South 85° 20' 45" East, a distance of 394.52 feet;

THENCE North 75° 37' 58" East, a distance of 109.18 feet to the west line of that tract of land recorded at Reception No. 4774258;

THENCE North 00° 11' 04" East, along said west line, a distance of 418.50 feet;

THENCE along said southerly line the following 10 courses and distances:
North 39° 45' 33" East, a distance of 94.50 feet;

THENCE North 33° 37' 33" East, a distance of 59.59 feet;

THENCE North 58° 13' 04" East, a distance of 103.00 feet;

THENCE North 56° 53' 04" East, a distance of 341.00 feet;

THENCE North 76° 22' 04" East, a distance of 116.00 feet;

THENCE North 80° 24' 04" East, a distance of 640.00 feet;

THENCE North 79° 11' 04" East, a distance of 358.30 feet;

THENCE South 00° 13' 30" West, a distance of 338.13 feet;

THENCE North 72° 19' 02" East, departing said southerly line, a distance of 42.04 feet;

THENCE South 00° 13' 30" West, a distance of 63.05 feet to the south right-of-way line of F Street;

THENCE along said south line the following 6 courses and distances:
South 56° 19' 02" West, a distance of 40.28 feet;

THENCE South 56° 02' 18" West, a distance of 454.33 feet;
THENCE South 67° 06' 07" West, a distance of 95.00 feet

THENCE South 75° 46' 07" West, a distance of 95.00 feet;

THENCE South 84° 17' 07" West, a distance of 203.00 feet;

THENCE South 80° 24' 07" West, a distance of 102.00 feet;

THENCE South 59° 28' 44" West, a distance of 50.45 feet;

THENCE South 33° 17' 55" West, departing said south line, a distance of 206.69 feet to the northerly line of that tract of land recorded at Reception No. 4774258;

THENCE along said northerly line the following 7 courses and distances:
South 81° 59' 21" East, a distance of 325.64 feet;

THENCE South 79° 10' 44" East, a distance of 106.30 feet;

THENCE South 79° 14' 30" East, a distance of 136.32 feet;

THENCE South 65° 19' 09" East, a distance of 154.87 feet;

THENCE South 73° 51' 09" East, a distance of 209.87 feet;

THENCE North 85° 17' 08" East, a distance of 58.28 feet;

THENCE North 49° 12' 12" East, a distance of 119.40 feet to the east line of said tract;

THENCE South 00° 13' 30" West, along said east line, a distance of 605.86 feet to the south line of the Southeast Quarter of Section 34;

THENCE North 89° 11' 21" West, along said south line, a distance of 1320.39 feet to the POINT OF BEGINNING.

Containing 56.66 acres (2,468,248 square feet) more or less, and may be subject to easements and right-of-ways now on record or existing.

CITY OF GREELEY, COLORADO

RESOLUTION NO. 20, 2026

A RESOLUTION FINDING SUBSTANTIAL COMPLIANCE WITH STATE ANNEXATION LAWS FOR PROPERTY KNOWN AS "WEST LOWELL" LOCATED GENERALLY EAST OF NORTH 59TH AVENUE AND SOUTH OF THE CACHE LA POUDRE RIVER AND WEST OF NORTH 35TH AVENUE, INTO THE CITY OF GREELEY. THE SUBJECT SITE IS COMPRISED OF 53.62 ACRES.

WHEREAS, the City of Greeley, has submitted an annexation petition to the City of Greeley for annexation of property located generally east of North 59TH Avenue and south of the Cache La Poudre River and west of North 35TH Avenue, more particularly described in the attached Exhibit A;

WHEREAS, the City of Greeley staff has found the annexation petition to be in substantial compliance with C.R.S. §§ 31-12-101, *et seq*.; and

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

1. The annexation petition is found to substantially comply with C.R.S. § 31-12-107(1).

2. This resolution shall become effective immediately upon its passage.

PASSED, AND ADOPTED, SIGNED AND APPROVED this 3rd day of March 2026.

ATTEST: **THE CITY OF GREELEY, COLORADO**

By: _____
City Clerk

By: _____
Mayor

Exhibit A – Legal Description

A parcel of land located in the South Half of Section 34, Township 6 North, Range 68 West of the 6th P.M., County of Weld, State of Colorado, being more particularly described as follows:

Considering the south line of the Southwest Quarter of Section 34, as bearing South 89° 11' 27" East, with the Southwest corner of said Section 34 monumented by a #6 rebar with a 3.25" aluminum cap in monument box, stamped LS 38353 and the South Quarter corner of said Section 34 monumented by a #6 rebar with a 2.5" aluminum cap, stamped LS 24670 and with all bearings contained herein relative thereto:

BEGINNING at the South Quarter corner of said Section 34;

THENCE North 89° 11' 27" West, along said south line of the Southwest Quarter of Section 23, a distance of 850.14 feet to the west line of that tract of land recorded at Reception No. 4774258;

THENCE North 00° 09' 15" East, along said west line, a distance of 599.15 feet;

THENCE along said south line the following 6 courses and distances:

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THENCE South 79° 53' 14" West, a distance of 459.15 feet;

THENCE South 75° 25' 22" West, a distance of 100.22 feet;

THENCE South 67° 29' 03" West, a distance of 106.66 feet;

THENCE South 62° 17' 55" West, a distance of 161.17 feet;

THENCE South 60° 56' 35" West, a distance of 519.22 feet to said south line of the Southwest Quarter;

THENCE North 89° 11' 27" West, along said south line, a distance of 48.74 feet;

THENCE North 00° 07' 31" East, departing said south line, a distance of 40.92 feet to the north right-of-way line of F Street;

THENCE along said north line the following 9 courses and distances:

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THENCE along said northerly line the following 7 courses and distances:

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THENCE North 85° 17' 08" East, a distance of 58.28 feet;

THENCE North 49° 12' 12" East, a distance of 119.40 feet to the east line of said tract;

THENCE South 00° 13' 30" West, along said east line, a distance of 605.86 feet to the south line of the Southeast Quarter of Section 34;

THENCE North 89° 11' 21" West, along said south line, a distance of 1320.39 feet to the POINT OF BEGINNING.

BOARDS & COMMISSIONS

Planning Commission Meeting Minutes

March 10, 2026, at 1:15pm

1. **Call to Order**
   Chair Yeater called the meeting to order at 1:16pm.

2. **Roll Call - Present**
   Chair Justin Yeater
   Vice Chair Louisa Andersen
   Commissioner Erik Briscoe
   Commissioner Jeff Carlson
   Commissioner Brian Franzen
   Commissioner Larry Modlin
   Absent
   Commissioner Christian Schulte

3. **Approval of the agenda**
   Workshop items 10 and 11 were removed. Chair Yeater proceeded with the agenda including these changes.

4. **Approval of the February 10, 2026, Planning Commission Meeting Minutes**
   Motion by Commissioner Franzen**:**
   He moved to approve the minutes as presented.
   Second: Commissioner Briscoe
   Vote: Motion passed 6-0
   Absent: Commissioner Schulte

5. **A public hearing to consider a request for annexation of approximately 56.66 acres located along F Street east of N. 59th Avenue known as the West Lowell Annexation (ANX2024-0005)**

   Chair Yeater noted that items 5 and 6 are presented together as they include the same presentation for both items.

   Michael Franke (Planner III) began the presentation by introducing himself and the items as published. Noting that each item was published separately and will need to be voted on separately.

   Commissioner Andersen inquired whether staff had prepared a response to the letter received from the public regarding these matters. Mr. Franke stated that the project manager overseeing the annexation, a member of the Water and Sewer Department, is currently working with the property owner to address the concerns outlined in the letter.

With no other questions for staff, Chair Yeater invited the applicant to speak about the items. Seeing none, Chair Yeater opened the public portion of the meeting at 1:23pm.
Seeing none in attendance nor online, Chair Yeater closed the public portion of the meeting at 1:23pm.

Motion by Commissioner Carlson**:**
He moved that based on the application received and the preceding analysis, the Planning Commission finds that the request for annexation meets the approval criteria found in Section 24-214. b. 2(a-e) and recommends approval of the annexation to City Council.
Second: Commissioner Modlin
Vote: Motion passed 6-0
Absent: Commissioner Schulte

6. A public hearing to consider a request for establishment of zoning to H-A (Holding Agriculture) and C-D (Conservation District) for approximately 56.66 acres known as the West Lowell Establishment of Zoning located along F Street east of N. 59th Avenue (ZON2024-0008).

The discussion for this item is included in item number 5.

Motion by Commissioner Andersen**:**
She moved that based on the application received and the preceding analysis, the Planning Commission finds that the request for an establishment of zoning meets the approval criteria found in Section 24-204.b(1-9) and recommends approval of the establishment of zoning to the City Council.
Second: Commissioner Briscoe
Vote: Motion passed 6-0
Absent: Commissioner Schulte

7. A public hearing regarding a recommendation on an ordinance amending Section 24-1408 of Chapter 14 of Title 24 of the Greeley Municipal Code regarding a modification to the West Greeley GID inclusion area.

Caleb Jackson (Interim Planning Manager) began his presentation by introducing himself and the item as published. He noted that an email from the Town of Windsor had come in after the packet was published. He handed out a copy to each Commissioner for review.

Chair Yeater asked if the City of Greeley was representing itself as both the applicant and Staff in the same manner. Mr. Jackson stated he was there as staff, recommending the code update.

Chair Yeater asked on the north side, the portion being considered for inclusion, there was a prior three-mile plan presentation in which infrastructure was a central topic of discussion, particularly regarding ownership and functionality. What functional changes, if any, would result from establishing the GID for that site. Mr. Jackson stated that the proposal adds properties in the Great Western Industrial Park to the GID inclusion area, though they are not yet within city limits and a partial annexation is currently under review. Inclusion at this stage ensures that if future development applications are submitted, such as site plans, subdivisions, or rezoning, the property owners would be required to petition to join the GID.

Chair Yeater asked if there was an anticipated cost for including them in this GID. Mr. Jackson invited Don Threewitt (Interim Director of Community Development) to speak to that question. Mr. Threewitt shared that the GID's costs and project scope are still under review and have not been finalized; this stage simply identifies which properties in the region may benefit from potential improvements.

Chair Yeater stated that placing the properties in a GID could shift some infrastructure costs to the City, raising the question of what revenue the City would gain and why inclusion is being considered at this stage. Mr. Threewitt shared that the City is currently evaluating which improvements are local in nature and better suited for a metro district versus those that serve the broader region and are more appropriate for a GID. Specific projects and capital improvements in the area remain in flux and are not yet tied to this discussion. Any GID costs or projects would be determined later by the GID board with input from property owners, well before any assessments are made. At this stage, the focus is on defining the general area for potential regional improvements.

Chair Yeater stated that relocating the GID and meeting its requirements beneath the Poudre River appears to involve significant infrastructure costs. Additionally, constructing an interchange or roadway to cross the area would further increase expenses. Given these high costs, Chair Yeater asked what alternative approach the city would take to address the issue if not through the GID. Mr. Threewitt explained that the focus is on development-driven growth and the infrastructure improvements required to support it. He clarified that the discussion is still in a conceptual phase, particularly regarding how regional costs are allocated and which areas are eligible. Once projects and costs are assigned to a GID, properties would be assessed as they develop, with those assessments used to repay the debt incurred for the infrastructure improvements.

Chair Yeater asked, using a sewer main as a clear cost example, whether a developer would be responsible for covering the expense of installing it if the project were not part of a GID structure. Mr. Threewitt explained that, in the past, metro districts have been used to fund off-site improvements, though some of those cases may have been better suited for a GID if one had existed. They noted that each project raises a key question: whether the improvement serves only a specific neighborhood or the broader region. If it serves a wider area, it should be treated accordingly. Mr. Threewitt added that funding for a GID would typically involve a mix of capital improvement funds, enterprise funds, metro district financing, and developer contributions. However, for large infrastructure projects, this combination often proves financially unworkable, which can lead to undersized infrastructure or delays in construction due to budget limitations.

Chair Yeater asked if staff is anticipating that the GID in that area will expand. Mr. Threewitt explained that the boundary adjustment is primarily intended to refine the original, preliminary GID boundaries by removing areas that no longer fit and incorporating areas added through recent expansions to the three-mile plan that would be subject to the GID if annexed. The goal is essentially to clean up and clarify the existing boundary. He noted that for future development, the city would evaluate whether to amend the existing GID or create a new one. Since the western portion of the city is largely built out in terms of long-range growth, significant changes to this GID are unlikely.

Chair Yeater asked whether the GID limits infrastructure to the City of Greeley, or if an intergovernmental agreement (IGA) with neighboring communities such as Windsor or Johnstown

would remain in effect for providing infrastructure, with the primary change being how revenue is allocated between the parties. He also sought clarification on how that arrangement would function. Mr. Threewitt explained that the situation can become complex, but in cases where different jurisdictions provide separate services, such as one providing water and the city providing sewer, any existing agreement governing revenue sharing and service levels would remain in place. However, only the city's portion of the infrastructure and associated capital improvements would be included within the GID.

Chair Yeater asked if the GID forces the City of Greeley to provide all infrastructure services, or can an IGA still remain in place. Mr. Threewitt shared that IGAs can remain in place, and those IGAs can attribute infrastructure costs and service commitments independently of the GID.

Commissioner Modlin asked whether future adjacent property owners would be required to join the agreement or if they could opt out despite benefiting from the improvements. Mr. Threewitt explained that properties within the GID inclusion area would be required to join the GID if they annex into the city or pursue development. In doing so, they would be subject to assessments but also benefit from the improvements funded by the GID. Mr. Threewitt added that this requirement effectively compels participation, while also allowing certain regional improvements triggered by development or annexation to become eligible costs under the GID.

Commissioner Briscoe asked whether the agreement includes any cap on the number of mills that can be assessed. Mr. Threewitt responded that they were not certain offhand, though they believe a cap may exist.

With no other questions for staff, Chair Yeater opened the public portion of the meeting at 1:39pm. With no one in attendance nor online, Chair Yeater closed the public portion of the meeting at 1:39pm and turned it over to the Commission for action.

Motion by Commissioner Briscoe**:**
He moved that based on the preceding analysis, the Planning Commission finds the proposed code amendment to the Greeley Municipal Code is consistent with the development code criteria of Section 24-211.b(1-4) and therefore recommends that the City Council approves the code amendment to the Greeley Municipal Code as submitted.
Second: Commissioner Franzen
Vote: Motion passed 6-0
Absent: Commissioner Schulte

8. **Staff Report:**
Mr. Jackson noted there will be no meeting on March 24th, but one is scheduled for April 14th. Mr. Jackson also addressed the Cascadia vote, which set aside the PUD for Cascadia, creating many questions for staff and the City. While answers are still limited, updates will continue as the situation progresses.

Chair Yeater asked whether the city intends to continue to move forward with zoning as it has historically or if it plans to pause until further clarity is achieved. Mr. Threewitt stated that city leadership and proponents of the West Greeley Project are reviewing the recent vote and assessing next steps, with some form of direction expected within the next week.

Chair Yeater asked whether, now that zoning has become a referendum issue, the city plans to seek clarity on the process or simply accept that zoning decisions could always be subject to a legislative vote. Mr. Threewitt explained that the question of zoning by referendum is a broader, philosophical issue facing planning and zoning across the industry. Court cases currently underway may provide guidance, as the practice has become an increasing concern in Colorado, particularly in northern Colorado. Pending court decisions are expected to help inform future approaches.

Chair Yeater noted that Commissioners have been asked about the city's next steps. He requested clarification on the city's anticipated path forward for the Cascadia project and related zoning issues as they pertain to the Planning Commission board. Mr. Threewitt shared that it would be the direction that we will hear from city leadership and the electives within the next week or so**.**

Commissioner Andersen noted that she had been approached about the issue because the courts had not yet made a determination regarding zoning by referendum. She explained that it was her understanding that a referendum serves as an opportunity to undo a prior zoning approval. She then asked whether a mechanism would still exist, or was being proposed, to allow the public to revisit a zoning change, or if that possibility would be eliminated. Mr. Threewitt clarified that by saying "zoning by referendum," he was referring to cases across Colorado, particularly in northern Colorado, where zoning decisions have been challenged through referendums. He explained that in Greeley's current situation, the previously approved PUD was repealed by referendum. As a result, the project area has reverted primarily to agricultural zoning, which will remain in place unless a new zoning proposal is submitted or the referendum outcome is overturned by the courts, noting that several possible paths forward still exist.

Commissioner Modlin asked whether the referendum change would halt all construction in the area, or if some level of development would still be allowed to continue. Mr. Threewitt explained that under holding agricultural zoning, capital improvement projects, such as water main installation and roadway construction, could still proceed, as they are not governed by zoning restrictions. Vertical construction on individual properties would be required to stop.

Commissioner Andersen clarified her previous question, asking whether, if the Colorado Supreme Court determines that zoning by referendum has occurred, there would still be a mechanism for the public to revisit zoning decisions, or if, once approved, those decisions would be final, leaving no further opportunity for public challenge.

Chair Yeater asked Commissioner Andersen if he could rephrase the question for her, and she agreed. Chair Yeater explained that the referendum represents a legislative process decided by voters, whereas zoning has historically been treated as a quasi-judicial matter requiring judicial review. He noted that recent legislation has changed this framework and posed the question of whether zoning decisions will now be subject to referendum and legislative review, or if they will continue to follow a public hearing and judicial review process. Mr. Threewitt explained that the core issue is whether zoning, and specifically a PUD, should be considered legislative, quasi-judicial, or a combination of both. He stated that while citizen-led efforts are unlikely to directly apply zoning to properties, they can repeal previously approved zoning ordinances through referendum. He noted that courts will ultimately clarify how far such citizen-led actions can extend in zoning matters. He also emphasized that, in the current project's case, other options remain available, including the applicant reapplying for a different zoning designation, and that the repeal of the PUD does not halt all activity on the site.

Chair Yeater asked, in an effort to better understand and communicate the process, whether the city would seek judicial review to clarify how state statute applies to referendums versus quasi-judicial zoning decisions, and what the appropriate path forward would be. Mr. Threewitt shared that

currently there is a case before the courts in Telluride that many are closely watching. It is expected that the outcome will help guide future legislative and judicial actions. For now, that is the extent of the available information.

Michael Axelrad (Senior Attorney) explained that the Telluride case is pending before the Colorado Supreme Court and awaiting a decision, though it is unclear whether oral arguments have been scheduled. He noted that while there was once a clear understanding of what constitutes legislative versus quasi-judicial actions, emerging challenges have created enough uncertainty for the Court to step in. He added that the decision is expected to provide needed clarity moving forward, but for now, there is no definitive answer, and the Commission will be kept informed as the case progresses.

Chair Yeater asked a broader question regarding the Telluride case, noting that it involves two opposing parties in court. He wanted to understand how the city can obtain clarity in such situations, whether it requires opposing parties to be involved, or if the city can directly request guidance from the state. Mr. Axelrad explained that a pending court decision on whether the matter is legislative or quasi-judicial will clarify the statutory framework. In the meantime, no action can be taken without risk. Future steps depend on the applicants' zoning decisions and applications.

Chair Yeater asked if the city of Greeley as one of the applicants, is going to petition for a different zoning. Mr. Threewitt noted that a portion of the larger PUD project includes a 100-acre parcel owned by the city. The city is proceeding with a minor subdivision to establish official property boundaries, independent of zoning. For now, the parcel will remain under holding agriculture zoning until further guidance is received from city leadership, the council, and the community.

9. **Adjournment:**
   With no other questions for staff, Chair Yeater adjourned the meeting at 1:55pm.

Workshop

10. **Planning Commission Roles & Workflows, Caleb Jackson**
    Mr. Jackson delivered a presentation outlining the commissioners' roles and the workflows for each item brought to these meetings.

    Commissioner Andersen asked how staff specifically conveys the Planning Commission's input to the City Council. Mr. Jackson explained that for recommendation items, staff first provides a recommendation, which the Planning Commission then reviews and forwards to City Council. This input is typically transmitted through draft or finalized meeting minutes. If timing does not allow for minutes to be submitted, the Chair of the Planning Commission is invited to present the Commission's recommendation directly.

    Commissioner Andersen inquired about items where the Planning Commission provides guidance or input, asking what mechanism is used to convey that information to the City Council. Mr. Jackson explained that for workshop items, where the Planning Commission provides informal feedback, that input is used to guide staff in preparing a formal proposal but is not directly forwarded to City Council. Only the Commission's formal recommendations on the finalized proposal are transmitted to City Council.

    Commissioner Andersen observed that the Planning Commission's input is often not conveyed to City Council. As a result, questions raised by the Commission, sometimes significant, are frequently

asked again by Council, receiving the same “I don’t know” responses. She suggested that if the Commission’s input were properly communicated, these questions could be addressed in advance, leading to more substantive answers. Mr. Jackson explained that the goal is to have all questions answered by the time a staff proposal reaches the Planning Commission for a formal recommendation. Similarly, any uncertainties should be resolved before bringing a proposal to City Council for formal action. Workshops are intended primarily to gather input and identify questions, ensuring that staff is prepared to provide answers when a formal recommendation is requested.

Commissioner Andersen noted that she would keep track of that, adding that it had not been her experience previously and that she looked forward to seeing how it works in practice.

Commissioner Briscoe asked a clarifying question regarding Commissioner Anderson’s observations, using the Westside Area Plan, as an example. He wanted to understand where the workshop presentation fits within the workflow, when the Commission might see it again with their feedback, and whether their comments should be communicated to City Council before returning for formal review. Mr. Jackson explained that the Westside Area Plan serves as a good example of the process. Consultants held workshops on the same day with both the Planning Commission and City Council to maximize efficiency and minimize consultant travel costs. At that stage, both bodies were treated as stakeholders: the Planning Commission as the future recommending body and City Council as the ultimate decision-maker. Feedback was also gathered from other stakeholders, including landowners and developers, and is being used to revise the proposed plan. Once revisions are complete, the plan returns to the Planning Commission for a formal recommendation—expected this summer—where they can approve, conditionally approve, or provide further guidance. That formal recommendation is then forwarded to City Council, via minutes or a chair statement, for consideration and adoption.

Chair Yeater asked whether there is a mechanism to extract key questions or insights from the on-the-record testimony provided during the meeting and share them with City Council. The intent would be to allow Council members to review individual takeaways, ask more targeted questions, or glean information from the discussions, potentially through an automated process. Mr. Jackson explained that meetings are recorded, and some City Council members watch them, which provides a direct way to review input. However, for initial feedback or guidance from the Planning Commission, staff prefers to independently gather perspectives from multiple stakeholders and fields. While similar questions may arise again at Council work sessions, the goal is to collect and incorporate this feedback into the plan before returning for formal recommendation and adoption.

Commissioner Andersen stated that, in her view, the most disappointing example has been the Poudre River Restoration Initiative, citing its workshop as repeatedly falling short of expectations.

Commissioner Modlin asked whether including a summary in the packet sent to City Council, highlighting the Planning Commission’s perspective on a topic, would help. For Council members who do not review the full records, he wondered if a synopsis, including the presentation and the Commission’s viewpoint, would lend weight to their recommendations.

Commissioner Andersen explained that it would be impossible to provide such a summary if the meetings occur on the same day, if minutes are not included, or if the minutes only note that a discussion took place without detailing its content, a situation she said she has observed frequently.

Commissioner Franzen noted that technology exists that could assist with this and suggested asking the City to explore potential solutions. Since the meetings are recorded, he mentioned that he personally uses an app that generates executive summaries from recordings and expressed confidence that similar tools could meet these needs.

Mr. Jackson added that the City is currently using AI to assist with meeting minutes, acknowledging both its advantages and limitations. He encouraged the Planning Commission to review the minutes carefully and raise any critiques during that portion of the agenda, ensuring that important points and recommendations are accurately captured before being approved and forwarded to City Council.

The workshop ended at 2:10pm.

Justin Yeater – Chair

Don Threewitt – Interim Comm. Dev. Director

West Lowell Annexation & Zoning Establishment ANX2024-0005 & ZON2024-0008

Don Threewitt, AICP, Interim Community Development Director
Don.Threewitt@greeleygov.com | (970) 350-9802
City Council Meeting – April 21, 2026



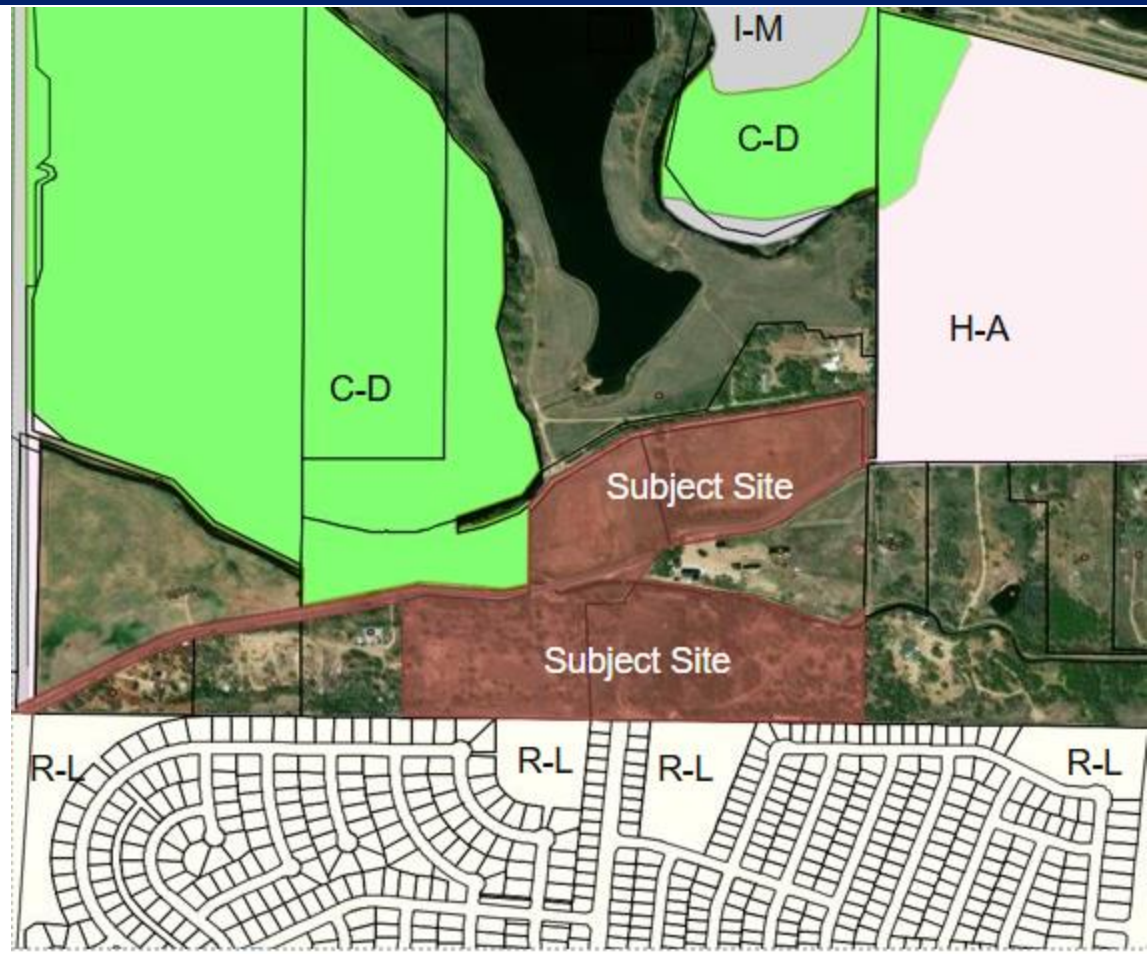
Agenda

- **Request:**
  - Request to annex a total of 56.66 acres of land – ANX2024-0005
  - Request to establish zoning as H-A (Holding Agriculture) and C-D (Conservation District) – ZON2024-0008
- **Background:**
  - Parcel is currently undeveloped & zoned in unincorporated Weld County as AG (Agriculture).
- **City Council Decision**

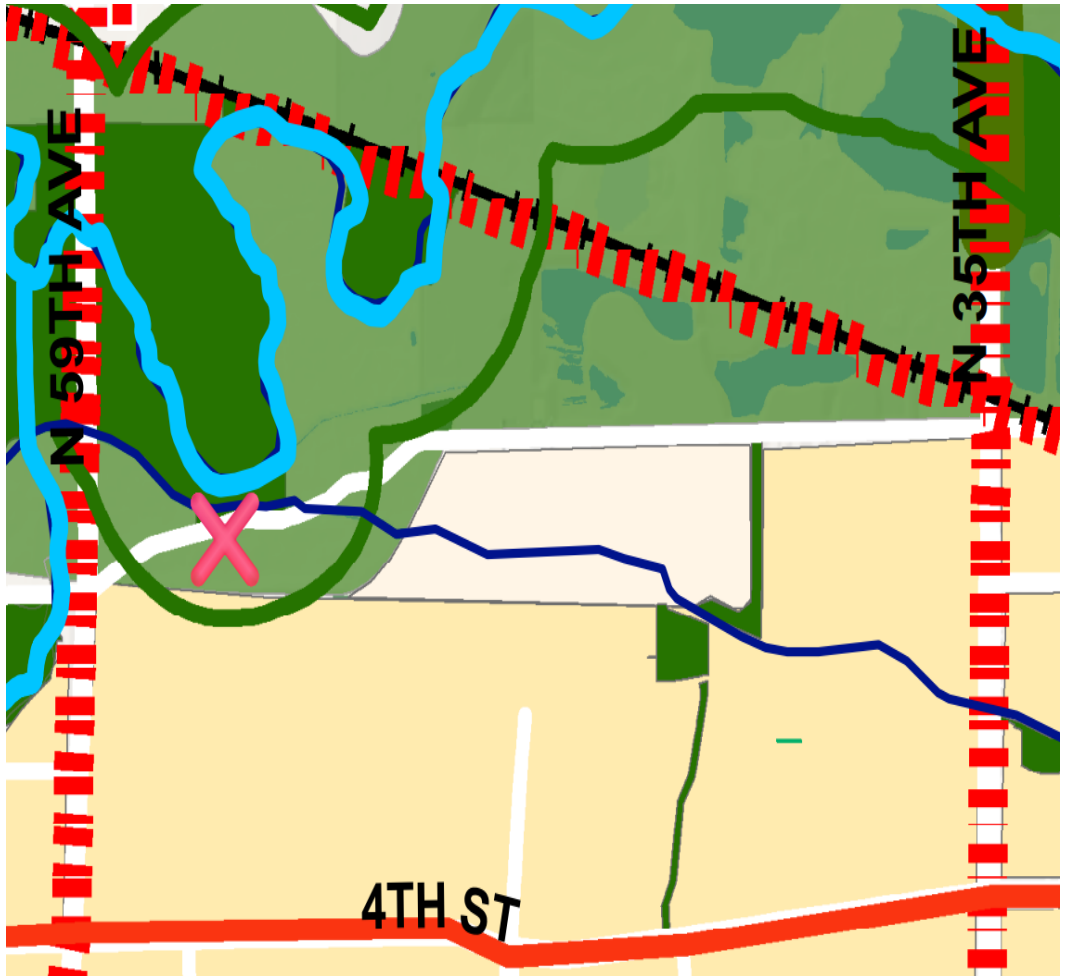
Annexation Location

- Along F Street east of N. 59th Avenue

- Surrounding Zoning:
  - North: C-D (Conservation District – City); AG (Agriculture - County)
  - South: AG (Agriculture – County) and R-L (Residential Low Density - City)
  - East: AG (Agriculture - County) and H-A (Holding Agriculture - City)
  - West: AG (Agriculture - County) and I-M (Industrial Medium Intensity - City)



Annexation Considerations



Greeley Comprehensive Plan

- Identifies the land shall be used for natural area/open space
- Does not prohibit City related initiatives and activity to advance health, safety, and welfare.
- Existing conditions to remain for foreseeable future once annexed.

Riparian Land

City Owned Natural Areas

Rural

Annexation Considerations

Approval Criteria

- Annexation Criteria – 24-214.b Five Criteria Used to Evaluate Annexation applications
- The proposed Annexation is consistent with the criteria as outlined in your Summary

Notification

- 147 notice letters sent to property owners
- Public hearing signs posted on the property
- One letter from public received

Recommendation

- Community Development recommends approval
- Planning Commission recommended approval of annexation 6-0

Proposed Zoning



Establishment of Zoning Considerations

Approval Criteria

- Rezone Criteria – 24-204.b Nine Criteria Used to Evaluate Rezoning applications
- The proposed Establishment of Zoning is consistent with the criteria as outlined in your Summary

Notification

- 147 notice letters sent to property owners
- Public hearing signs posted on the property

Recommendation

- Community Development recommends approval
- Planning Commission recommended approval of zoning 6-0

Motions

Recommended (Approval)

Annexation

- Based on the application received and the preceding analysis, the City Council finds that the request for annexation meets the approval criteria found in Section 24-214.b.2(a-e), therefore; approves the annexation.

Zoning

- Based on the application received and the preceding analysis, the City Council finds that the request for an establishment of zoning meets the approval criteria found in Section 24-204.b.(1-9), therefore; approves the establishment of zoning.

Motions

Alternative (Denial)

Annexation

- Based on the application received and the preceding analysis, the City Council finds that the request for an annexation does not meet the approval criteria found in Section 24-214.b.2(a-e), therefore; denies the annexation.

Zoning

- Based on the application received and the preceding analysis, the City Council finds that the request for an establishment of zoning does not meet the approval criteria found in Section 24-204.b.(1-9), therefore; denies the establishment of zoning.

Thank you

Appendix Slides

C-D and H-A Zoning Allowed Uses

C-D Zoning Permitted Uses by Right

- Farming

C-D Zoning Use by Special Review

- Utilities – Lines over 33 KVA, overhead
- Gravel & mineral extraction, batch plants

H-A Zoning Permitted Uses by Right

- Single Family Dwelling
- Established Residential (all types)
- Farming
- Lodging, short term rental

H-A Zoning Use by Special Review

- Utilities – Lines over 33 KVA, overhead
- Animal Care – Stables (>5 boarded animals)

Review Criteria

Annexation Review Criteria

1.	**The proposed annexation is in conformance with the Comprehensive Plan.**

Growth Framework – Annexation Consideration

The following will be considered when evaluating annexation proposals:
The proposed annexation meets state requirements for annexations.
The proposed annexation meets the requirements for annexations set forth in the Greeley Municipal Code.
The proposed annexation is in conformance with the Imagine Greeley Comprehensive Plan.
The proposed annexation promotes a geographic balance of land uses.
The proposed annexation increases the City's supply of developable employment land or other future land use requirements.
Adequate services are or will be available to support the development expected to result from the proposed annexation.
The proposed annexation provides for a continuous and rational municipal boundary, and at least one-sixth of the annexation's perimeter is contiguous with the city's current boundary.
The area is urban or will be urbanized in the near future. However, annexation of undeveloped land is appropriate if another community goal is achieved, such as procurement of open land for a community separator, for open space, or for the conservation of farmland.

The site is located within the Long-Range Expected Growth Area (LREGA), and the Land Use Guidance Map designates it as natural area/riparian land and rural neighborhood. The subject properties are primarily agricultural, undeveloped, and vacant. There is no anticipated development proposed for the annexed area at this time, which aligns with the natural area/riparian land and rural neighborhood designation. Any future land use activity will require entitlement review process with Community Development to ensure adequate public facilities can be provided. However, the proposed C-D and H-A zoning designations support the notion of this land remaining vacant and/or open space/natural area for years to come. The City will have all control over activity of this land due to City having ownership of the properties.

This request complies with this criterion.

Review Criteria

Annexation Review Criteria	
2.	**The proposed annexation promotes geographical balance of the City's land use pattern.**
	The proposed annexations provide growth in the north part of Greeley and fills in a gap in city limits in this area and areas designated within the Long-Range Expected Growth Area. It provides balance to the City's growth and land use pattern. This request complies with this criterion.
3.	**Adequate services are, or will be, available to support the development expected to result from the proposed annexation.**
	If annexed, the subject site would be served by the Greeley Fire Department and the City of Greeley Police Department. The annexation areas will be served by Eaton RE-2 School District. Currently no City-level utilities are needed at the site, but the City does have sewer infrastructure in the area. The extension of services is not required for this annexation and would be required to be evaluated and provided with any future development proposal. This request complies with this criterion.

Review Criteria

Annexation Review Criteria	
4.	**The proposed annexation provides for a continual and rational boundary.**
	As proposed, the serial annexation would exceed the State's one-sixth contiguity requirements. The western portion of the annexation for F Street shares contiguity with the F Street ROW, while parcels no. 08053400007 and 08053400009 share a southern boundary with existing City of Greeley land. Additionally, the northeastern boundary of parcel no. 08053400007 is shared with City of Greeley property. These properties' inclusion would also help provide a continual and rational boundary by adding an area of unincorporated land within the Long Range Expected Growth Area. This request complies with this criterion.
5.	**The proposed annexation is needed to accommodate future land use requirements.**
	There is no proposed development for these properties at this time and the proposed zoning with the annexation is C-D and H-A, which prohibits new development other than agriculture and specific recreation uses (Chapter 4 City of Greeley Development Code) Any future development of the area will require additional development review depending on the proposal. Future development would need to meet the City's Development Code, Imagine Greeley Comprehensive Plan and Adequate Public Facilities requirements. This request complies with this criterion.

Review Criteria

Zoning Review Criteria	
1.	**The proposal is in accordance with the goals and objectives of the Comprehensive Plan and any other plan, policy or guidance adopted pursuant to that plan.**
	The Imagine Greeley Comprehensive Plan's Land Use Guidance Map, adopted in 2018, envisions the subject area as a Natural Area/Riperian Land and Rural Neighborhood. The proposed H-A (Holding Agriculture) and C-D (Conservation District) zoning district is appropriate for this area. Both districts have limited land uses, and any development proposal will require a rezone to a district that allows the uses proposed. Additionally, the H-A zone district will allow current agricultural uses to continue as they are until master planning is coordinated to ensure that urban services are available for future development proposals. *The request complies with this criterion.*
2.	**The proposal can fulfill the intent of the zoning district considering the relationship to surrounding areas.**
	There is currently no development proposal for this area, however, the property owners anticipate future coordinated planning efforts in order to achieve the infrastructure, land uses, and design requirements for development of the property. The subject properties are currently being used for agricultural purposes, and under the proposed H-A and C-D zone district, these uses would be permitted to continue. *The request complies with this criterion.*

Review Criteria

Zoning Review Criteria	
3.	**Whether the area changed, or is it changing to such a degree that it is in the public interest to rezone the subject property to encourage development or redevelopment of the area.**
	The area is undergoing change as it is being annexed into the City of Greeley. In accordance with state statute and Greeley Development Code requirements, zoning must be established within 90 days of annexation. *The request complies with this criterion.*
4.	**Whether the existing zoning been in place for a substantial time without development, and if this indicates the existing zoning is inappropriate given development trends in the vicinity.**
	The subject area is currently located in unincorporated Weld County and is zoned AG (Agriculture). Since the property is proposed for annexation into the City of Greeley, City zoning must be established as outlined above. *The request complies with this criterion.*

Review Criteria

Zoning Review Criteria	
5.	**The proposed zoning will enable development in character with existing or anticipated development in the area considering the design of streets, civic spaces and other open space; the pattern, scale and format of buildings and sites; and the compatibility and transitions with other complimentary uses and development.**
	The proposed establishment of zoning maintains the current character of the neighborhood. The proposed H-A and C-D zone districts allows uses limited to agriculture and some recreation, which is the current use of the property. Any proposed development would require the rezone of the subject area to a zone district that allows for the proposal. *The request complies with this criterion.*
6.	**The City or other agencies have the ability to provide services or facilities that may be necessary for anticipated uses in the proposed district.**
	The H-A and C-D zone district does not allow any uses beyond agriculture. Any proposed development would require a rezone of the property. When water is requested for this region as part of a development proposal, significant offsite extensions will be required unless other development has already made the extensions. Sanitary sewer already exists in the area. Any proposed development of the subject site would be reviewed for compliance with city standards and improvements to existing infrastructure may be required at that time. *The request complies with this criterion.*

Review Criteria

Zoning Review Criteria

7.	**The change will serve a community need, provide an amenity or accommodate development that is not possible under the current zoning or that was not anticipated at the time of the initial zoning of the property, making the proposed zoning more appropriate than the current zoning.**
	As stated above, the area is changing in that it is being annexed into the City of Greeley and per State statute and Greeley Development code requirements, zoning must be established within 90 days on newly annexed land. The H-A and C-D zoning provides a pre-development to hold the area until more coordinated planning for infrastructure, land uses, and design can occur. *The request complies with this criterion.*
8.	**Any reasonably anticipated negative impacts on the area or adjacent property either are mitigated by sound planning, design and engineering practices or are outweighed by broader public benefits to the surrounding community.**
	There are no anticipated negative impacts from the proposed establishment of zoning. As previously stated, the proposed H-A and C-D zone district's allowed uses are limited to agriculture. Any proposed development of the subject site would be reviewed for compliance with city standards and any potential impacts to neighboring properties would be considered at that time. *The request complies with this criterion.*
9.	**The recommendations of professional staff or advisory review bodies.** City staff recommends approval of this establishment of zoning request.

Council Agenda Summary

April 21, 2026
Key Staff Contact: Donald Threewitt, Interim Director of Community Development, Michael Franke, Planner III

Title:
Public hearing and second reading of an ordinance to establish zoning of the properties collectively known as ZON2024-0008, West Lowell Establishment of Zoning, located generally east of North 59th Avenue and south of the Cache La Poudre River and west of North 35th Avenue into the City of Greeley, the subject site is comprised of 56.66 acres

Summary:
The City of Greeley is requesting approval to establish zoning on three parcels known collectively as the West Lowell Annexation. The proposed zoning districts are Holding Agriculture (H-A) and Conservation District (C-D). These properties are currently under City of Greeley ownership. The establishment of zoning includes approximately 56.66 acres of land, as well as the right-of-way for the existing F Street. The establishment of zoning also includes a parcel owned by Weld County that is north and east of the "North" property that contains 1.35 acres and a section of the Poudre River Trail.

The proposed zoning of Holding Agriculture (H-A) and Conservation District (C-D) work to preserve the rural character of the area, permitting existing residential, agriculture, and select recreational uses. This establishment of zoning is tied to the West Lowell annexation case (ANX2024-0005). City Council found the resolution for substantial compliance is in compliance with the requirements of C.R.S. § 31-12-107. Additionally, this office has reviewed the Petition for compliance with annexation requirements contained in C.R.S. §§ 31-12-104 and 31-12-105, and finds that the Petition meets the legal requirements of those sections. A Resolution was accepted by the City Council on March 3, 2026, and a public hearing date for April 21, 2026, was set by the City Council.

The establishment of zoning application was heard at the Planning Commission meeting on March 10, 2026. The Planning Commission recommended approval of the establishment of zoning, voting 6-0. Letters regarding the public hearing were mailed to property owners, signs were posted on the site, and public notice was published on the City of Greeley website.

Please click on this link to find the following documents that were brought to the March 10, 2026 Planning Commission Meeting:

1. West Lowell Annexation Staff Report
2. Ordinance No. XX, 2026 with Appendix A West Lowell ANX
3. Annexation Petition_City of Greeley
4. Annexation Petition_Weld County
5. Vicinity and Zoning Map
6. Project Narrative
7. Annexation Plat

8. Zoning Plan Set
9. Neighborhood Notification Boundary Map
10. Letter from Tim Iverson West Lowell Annexation 2026-02-27
11. Staff Presentation West Lowell

The item was introduced at the April 7, 2026 Council Meeting and, by a majority vote of Council the public hearing and second reading for set for April 21, 2026.

Fiscal Impact:

City staff anticipate minimal immediate financial impacts associated with the annexation, aside from potential considerations for emergency response and maintenance of rights-of-way. The current zoning proposal is for H-A (Holding Agriculture) and CD (Conservation District).

Legal Issues:

Consideration of this matter includes the following public hearing steps:
1. City staff presentation (if requested)
2. Council questions of staff
3. Public input (hearing opened, testimony - up to three minutes per person, hearing closed)
4. Council discussion
5. Council decision

Other issues and Considerations:

None

Strategic Focus Area:

Community Vitality

Decision Options:

1. Adopt the ordinance as presented; or
2. Amend the ordinance and adopt as amended; or
3. Deny the ordinance; or
4. Continue consideration of the ordinance to a date certain.

Council's Recommended Action:

Adopt the ordinance as presented.

Attachments:

1. Ordinance No. 15, 2026 with Appendix A
2. 03.10.26 PC Draft Minutes
3. Item - Presentation

CITY OF GREELEY, COLORADO
ORDINANCE NO. 15, 2026
CASE NO. ZON2024-0008

AN ORDINANCE CHANGING THE OFFICIAL ZONING MAP OF THE CITY OF GREELEY, COLORADO, TO ESTABLISH H-A (HOLDING AGRICULTURE) AND C-D (CONSERVATION DISTRICT) ZONING FOR PROPERTY LOCATED GENERALLY ALONG F STREET EAST OF N. 59TH AVENUE, INTO THE CITY OF GREELEY. THE SUBJECT SITE IS COMPRISED OF 56.66 ACRES

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

Section 1. The zoning on the following described property located in the City of Greeley, Colorado known as West Lowell annexation is hereby placed into the H-A (Holding Agriculture) and C-D (Conservation District) zoning district in the City of Greeley, County of Weld, State of Colorado:

Legal Description

See Appendix A, attached hereto, and incorporated herein.

Section 2. The property of the pertinent zoning districts as shown on the official zoning map is hereby changed so as to accomplish the above-described zoning change, and the Mayor and City Clerk are hereby authorized and directed to sign and attest an entry which shall be made on the official zoning map to reflect this change.

Section 3. This Ordinance shall take effect on the fifth day following its final publication, as provided 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**

By:_____ **By:_____**
City Clerk **Mayor**

APPENDIX A
ORDINANCE NO. 15, 2026
CASE NO. ZON2024-0008

AN ORDINANCE CHANGING THE OFFICIAL ZONING MAP OF THE CITY OF GREELEY, COLORADO, TO ESTABLISH H-A (HOLDING AGRICULTURE) AND C-D (CONSERVATION DISTRICT) ZONING FOR PROPERTY LOCATED GENERALLY ALONG F STREET EAST OF N. 59TH AVENUE, INTO THE CITY OF GREELEY. THE SUBJECT SITE IS COMPRISED OF 56.66 ACRES

A parcel of land located in the South Half of Section 34, Township 6 North, Range 68 West of the 6th P.M., County of Weld, State of Colorado, being more particularly described as follows:

Considering the south line of the Southwest Quarter of Section 34, as bearing South 89° 11' 27" East, with the Southwest corner of said Section 34 monumented by a #6 rebar with a 3.25" aluminum cap in monument box, stamped LS 38353 and the South Quarter corner of said Section 34 monumented by a #6 rebar with a 2.5" aluminum cap, stamped LS 24670 and with all bearings contained herein relative thereto:

BEGINNING at the South Quarter corner of said Section 34;

THENCE North 89° 11' 27" West, along said south line of the Southwest Quarter of Section 23, a distance of 850.14 feet to the west line of that tract of land recorded at Reception No. 4774258;

THENCE North 00° 09' 15" East, along said west line, a distance of 599.15 feet;

THENCE along said south line the following 6 courses and distances:
South 77° 54' 11" West, a distance of 482.65 feet;

THENCE South 79° 53' 14" West, a distance of 459.15 feet;

THENCE South 75° 25' 22" West, a distance of 100.22 feet;

THENCE South 67° 29' 03" West, a distance of 106.66 feet;

THENCE South 62° 17' 55" West, a distance of 161.17 feet;

THENCE South 60° 56' 35" West, a distance of 519.22 feet to said south line of the Southwest Quarter;

THENCE North 89° 11' 27" West, along said south line, a distance of 48.74 feet;

THENCE North 00° 07' 31" East, departing said south line, a distance of 40.92 feet to the north right-of-way line of F Street;

THENCE along said north line the following 9 courses and distances:
North 60° 56' 35" East, a distance of 542.25 feet;

THENCE North 62° 17' 55" East, a distance of 164.60 feet;

THENCE North 67° 29' 03" East, a distance of 113.54 feet;

THENCE North 75° 25' 22" East, a distance of 106.72 feet;

THENCE North 79° 53' 14" East, a distance of 460.45 feet;

THENCE North 77° 54' 11" East, a distance of 480.70 feet;

THENCE North 76° 09' 15" East, a distance of 88.73 feet;

THENCE South 85° 20' 45" East, a distance of 394.52 feet;

THENCE North 75° 37' 58" East, a distance of 109.18 feet to the west line of that tract of land recorded at Reception No. 4774258;

THENCE North 00° 11' 04" East, along said west line, a distance of 418.50 feet;

THENCE along said southerly line the following 10 courses and distances:
North 39° 45' 33" East, a distance of 94.50 feet;

THENCE North 33° 37' 33" East, a distance of 59.59 feet;

THENCE North 58° 13' 04" East, a distance of 103.00 feet;

THENCE North 56° 53' 04" East, a distance of 341.00 feet;

THENCE North 76° 22' 04" East, a distance of 116.00 feet;

THENCE North 80° 24' 04" East, a distance of 640.00 feet;

THENCE North 79° 11' 04" East, a distance of 358.30 feet;

THENCE South 00° 13' 30" West, a distance of 338.13 feet;

THENCE North 72° 19' 02" East, departing said southerly line, a distance of 42.04 feet;

THENCE South 00° 13' 30" West, a distance of 63.05 feet to the south right-of-way line of F Street;

THENCE along said south line the following 6 courses and distances:
South 56° 19' 02" West, a distance of 40.28 feet;

THENCE South 56° 02' 18" West, a distance of 454.33 feet;
THENCE South 67° 06' 07" West, a distance of 95.00 feet

THENCE South 75° 46' 07" West, a distance of 95.00 feet;

THENCE South 84° 17' 07" West, a distance of 203.00 feet;

THENCE South 80° 24' 07" West, a distance of 102.00 feet;

THENCE South 59° 28' 44" West, a distance of 50.45 feet;

THENCE South 33° 17' 55" West, departing said south line, a distance of 206.69 feet to the northerly line of that tract of land recorded at Reception No. 4774258;

THENCE along said northerly line the following 7 courses and distances:
South 81° 59' 21" East, a distance of 325.64 feet;

THENCE South 79° 10' 44" East, a distance of 106.30 feet;

THENCE South 79° 14' 30" East, a distance of 136.32 feet;

THENCE South 65° 19' 09" East, a distance of 154.87 feet;

THENCE South 73° 51' 09" East, a distance of 209.87 feet;

THENCE North 85° 17' 08" East, a distance of 58.28 feet;

THENCE North 49° 12' 12" East, a distance of 119.40 feet to the east line of said tract;

THENCE South 00° 13' 30" West, along said east line, a distance of 605.86 feet to the south line of the Southeast Quarter of Section 34;

THENCE North 89° 11' 21" West, along said south line, a distance of 1320.39 feet to the POINT OF BEGINNING.

Containing 56.66 acres (2,468,248 square feet) more or less, and may be subject to easements and right-of-ways now on record or existing.

BOARDS & COMMISSIONS

Planning Commission Meeting Minutes

March 10, 2026, at 1:15pm

1. **Call to Order**
   Chair Yeater called the meeting to order at 1:16pm.

2. **Roll Call - Present**
   Chair Justin Yeater
   Vice Chair Louisa Andersen
   Commissioner Erik Briscoe
   Commissioner Jeff Carlson
   Commissioner Brian Franzen
   Commissioner Larry Modlin
   Absent
   Commissioner Christian Schulte

3. **Approval of the agenda**
   Workshop items 10 and 11 were removed. Chair Yeater proceeded with the agenda including these changes.

4. **Approval of the February 10, 2026, Planning Commission Meeting Minutes**
   Motion by Commissioner Franzen**:**
   He moved to approve the minutes as presented.
   Second: Commissioner Briscoe
   Vote: Motion passed 6-0
   Absent: Commissioner Schulte

5. **A public hearing to consider a request for annexation of approximately 56.66 acres located along F Street east of N. 59th Avenue known as the West Lowell Annexation (ANX2024-0005)**

   Chair Yeater noted that items 5 and 6 are presented together as they include the same presentation for both items.

   Michael Franke (Planner III) began the presentation by introducing himself and the items as published. Noting that each item was published separately and will need to be voted on separately.

   Commissioner Andersen inquired whether staff had prepared a response to the letter received from the public regarding these matters. Mr. Franke stated that the project manager overseeing the annexation, a member of the Water and Sewer Department, is currently working with the property owner to address the concerns outlined in the letter.

With no other questions for staff, Chair Yeater invited the applicant to speak about the items. Seeing none, Chair Yeater opened the public portion of the meeting at 1:23pm.
Seeing none in attendance nor online, Chair Yeater closed the public portion of the meeting at 1:23pm.

Motion by Commissioner Carlson**:**
He moved that based on the application received and the preceding analysis, the Planning Commission finds that the request for annexation meets the approval criteria found in Section 24-214. b. 2(a-e) and recommends approval of the annexation to City Council.
Second: Commissioner Modlin
Vote: Motion passed 6-0
Absent: Commissioner Schulte

6. A public hearing to consider a request for establishment of zoning to H-A (Holding Agriculture) and C-D (Conservation District) for approximately 56.66 acres known as the West Lowell Establishment of Zoning located along F Street east of N. 59th Avenue (ZON2024-0008).

The discussion for this item is included in item number 5.

Motion by Commissioner Andersen**:**
She moved that based on the application received and the preceding analysis, the Planning Commission finds that the request for an establishment of zoning meets the approval criteria found in Section 24-204.b(1-9) and recommends approval of the establishment of zoning to the City Council.
Second: Commissioner Briscoe
Vote: Motion passed 6-0
Absent: Commissioner Schulte

7. A public hearing regarding a recommendation on an ordinance amending Section 24-1408 of Chapter 14 of Title 24 of the Greeley Municipal Code regarding a modification to the West Greeley GID inclusion area.

Caleb Jackson (Interim Planning Manager) began his presentation by introducing himself and the item as published. He noted that an email from the Town of Windsor had come in after the packet was published. He handed out a copy to each Commissioner for review.

Chair Yeater asked if the City of Greeley was representing itself as both the applicant and Staff in the same manner. Mr. Jackson stated he was there as staff, recommending the code update.

Chair Yeater asked on the north side, the portion being considered for inclusion, there was a prior three-mile plan presentation in which infrastructure was a central topic of discussion, particularly regarding ownership and functionality. What functional changes, if any, would result from establishing the GID for that site. Mr. Jackson stated that the proposal adds properties in the Great Western Industrial Park to the GID inclusion area, though they are not yet within city limits and a partial annexation is currently under review. Inclusion at this stage ensures that if future development applications are submitted, such as site plans, subdivisions, or rezoning, the property owners would be required to petition to join the GID.

Chair Yeater asked if there was an anticipated cost for including them in this GID. Mr. Jackson invited Don Threewitt (Interim Director of Community Development) to speak to that question. Mr. Threewitt shared that the GID's costs and project scope are still under review and have not been finalized; this stage simply identifies which properties in the region may benefit from potential improvements.

Chair Yeater stated that placing the properties in a GID could shift some infrastructure costs to the City, raising the question of what revenue the City would gain and why inclusion is being considered at this stage. Mr. Threewitt shared that the City is currently evaluating which improvements are local in nature and better suited for a metro district versus those that serve the broader region and are more appropriate for a GID. Specific projects and capital improvements in the area remain in flux and are not yet tied to this discussion. Any GID costs or projects would be determined later by the GID board with input from property owners, well before any assessments are made. At this stage, the focus is on defining the general area for potential regional improvements.

Chair Yeater stated that relocating the GID and meeting its requirements beneath the Poudre River appears to involve significant infrastructure costs. Additionally, constructing an interchange or roadway to cross the area would further increase expenses. Given these high costs, Chair Yeater asked what alternative approach the city would take to address the issue if not through the GID. Mr. Threewitt explained that the focus is on development-driven growth and the infrastructure improvements required to support it. He clarified that the discussion is still in a conceptual phase, particularly regarding how regional costs are allocated and which areas are eligible. Once projects and costs are assigned to a GID, properties would be assessed as they develop, with those assessments used to repay the debt incurred for the infrastructure improvements.

Chair Yeater asked, using a sewer main as a clear cost example, whether a developer would be responsible for covering the expense of installing it if the project were not part of a GID structure. Mr. Threewitt explained that, in the past, metro districts have been used to fund off-site improvements, though some of those cases may have been better suited for a GID if one had existed. They noted that each project raises a key question: whether the improvement serves only a specific neighborhood or the broader region. If it serves a wider area, it should be treated accordingly. Mr. Threewitt added that funding for a GID would typically involve a mix of capital improvement funds, enterprise funds, metro district financing, and developer contributions. However, for large infrastructure projects, this combination often proves financially unworkable, which can lead to undersized infrastructure or delays in construction due to budget limitations.

Chair Yeater asked if staff is anticipating that the GID in that area will expand. Mr. Threewitt explained that the boundary adjustment is primarily intended to refine the original, preliminary GID boundaries by removing areas that no longer fit and incorporating areas added through recent expansions to the three-mile plan that would be subject to the GID if annexed. The goal is essentially to clean up and clarify the existing boundary. He noted that for future development, the city would evaluate whether to amend the existing GID or create a new one. Since the western portion of the city is largely built out in terms of long-range growth, significant changes to this GID are unlikely.

Chair Yeater asked whether the GID limits infrastructure to the City of Greeley, or if an intergovernmental agreement (IGA) with neighboring communities such as Windsor or Johnstown

would remain in effect for providing infrastructure, with the primary change being how revenue is allocated between the parties. He also sought clarification on how that arrangement would function. Mr. Threewitt explained that the situation can become complex, but in cases where different jurisdictions provide separate services, such as one providing water and the city providing sewer, any existing agreement governing revenue sharing and service levels would remain in place. However, only the city's portion of the infrastructure and associated capital improvements would be included within the GID.

Chair Yeater asked if the GID forces the City of Greeley to provide all infrastructure services, or can an IGA still remain in place. Mr. Threewitt shared that IGAs can remain in place, and those IGAs can attribute infrastructure costs and service commitments independently of the GID.

Commissioner Modlin asked whether future adjacent property owners would be required to join the agreement or if they could opt out despite benefiting from the improvements. Mr. Threewitt explained that properties within the GID inclusion area would be required to join the GID if they annex into the city or pursue development. In doing so, they would be subject to assessments but also benefit from the improvements funded by the GID. Mr. Threewitt added that this requirement effectively compels participation, while also allowing certain regional improvements triggered by development or annexation to become eligible costs under the GID.

Commissioner Briscoe asked whether the agreement includes any cap on the number of mills that can be assessed. Mr. Threewitt responded that they were not certain offhand, though they believe a cap may exist.

With no other questions for staff, Chair Yeater opened the public portion of the meeting at 1:39pm. With no one in attendance nor online, Chair Yeater closed the public portion of the meeting at 1:39pm and turned it over to the Commission for action.

Motion by Commissioner Briscoe**:**
He moved that based on the preceding analysis, the Planning Commission finds the proposed code amendment to the Greeley Municipal Code is consistent with the development code criteria of Section 24-211.b(1-4) and therefore recommends that the City Council approves the code amendment to the Greeley Municipal Code as submitted.
Second: Commissioner Franzen
Vote: Motion passed 6-0
Absent: Commissioner Schulte

8. **Staff Report:**
Mr. Jackson noted there will be no meeting on March 24th, but one is scheduled for April 14th. Mr. Jackson also addressed the Cascadia vote, which set aside the PUD for Cascadia, creating many questions for staff and the City. While answers are still limited, updates will continue as the situation progresses.

Chair Yeater asked whether the city intends to continue to move forward with zoning as it has historically or if it plans to pause until further clarity is achieved. Mr. Threewitt stated that city leadership and proponents of the West Greeley Project are reviewing the recent vote and assessing next steps, with some form of direction expected within the next week.

Chair Yeater asked whether, now that zoning has become a referendum issue, the city plans to seek clarity on the process or simply accept that zoning decisions could always be subject to a legislative vote. Mr. Threewitt explained that the question of zoning by referendum is a broader, philosophical issue facing planning and zoning across the industry. Court cases currently underway may provide guidance, as the practice has become an increasing concern in Colorado, particularly in northern Colorado. Pending court decisions are expected to help inform future approaches.

Chair Yeater noted that Commissioners have been asked about the city's next steps. He requested clarification on the city's anticipated path forward for the Cascadia project and related zoning issues as they pertain to the Planning Commission board. Mr. Threewitt shared that it would be the direction that we will hear from city leadership and the electives within the next week or so**.**

Commissioner Andersen noted that she had been approached about the issue because the courts had not yet made a determination regarding zoning by referendum. She explained that it was her understanding that a referendum serves as an opportunity to undo a prior zoning approval. She then asked whether a mechanism would still exist, or was being proposed, to allow the public to revisit a zoning change, or if that possibility would be eliminated. Mr. Threewitt clarified that by saying "zoning by referendum," he was referring to cases across Colorado, particularly in northern Colorado, where zoning decisions have been challenged through referendums. He explained that in Greeley's current situation, the previously approved PUD was repealed by referendum. As a result, the project area has reverted primarily to agricultural zoning, which will remain in place unless a new zoning proposal is submitted or the referendum outcome is overturned by the courts, noting that several possible paths forward still exist.

Commissioner Modlin asked whether the referendum change would halt all construction in the area, or if some level of development would still be allowed to continue. Mr. Threewitt explained that under holding agricultural zoning, capital improvement projects, such as water main installation and roadway construction, could still proceed, as they are not governed by zoning restrictions. Vertical construction on individual properties would be required to stop.

Commissioner Andersen clarified her previous question, asking whether, if the Colorado Supreme Court determines that zoning by referendum has occurred, there would still be a mechanism for the public to revisit zoning decisions, or if, once approved, those decisions would be final, leaving no further opportunity for public challenge.

Chair Yeater asked Commissioner Andersen if he could rephrase the question for her, and she agreed. Chair Yeater explained that the referendum represents a legislative process decided by voters, whereas zoning has historically been treated as a quasi-judicial matter requiring judicial review. He noted that recent legislation has changed this framework and posed the question of whether zoning decisions will now be subject to referendum and legislative review, or if they will continue to follow a public hearing and judicial review process. Mr. Threewitt explained that the core issue is whether zoning, and specifically a PUD, should be considered legislative, quasi-judicial, or a combination of both. He stated that while citizen-led efforts are unlikely to directly apply zoning to properties, they can repeal previously approved zoning ordinances through referendum. He noted that courts will ultimately clarify how far such citizen-led actions can extend in zoning matters. He also emphasized that, in the current project's case, other options remain available, including the applicant reapplying for a different zoning designation, and that the repeal of the PUD does not halt all activity on the site.

Chair Yeater asked, in an effort to better understand and communicate the process, whether the city would seek judicial review to clarify how state statute applies to referendums versus quasi-judicial zoning decisions, and what the appropriate path forward would be. Mr. Threewitt shared that

currently there is a case before the courts in Telluride that many are closely watching. It is expected that the outcome will help guide future legislative and judicial actions. For now, that is the extent of the available information.

Michael Axelrad (Senior Attorney) explained that the Telluride case is pending before the Colorado Supreme Court and awaiting a decision, though it is unclear whether oral arguments have been scheduled. He noted that while there was once a clear understanding of what constitutes legislative versus quasi-judicial actions, emerging challenges have created enough uncertainty for the Court to step in. He added that the decision is expected to provide needed clarity moving forward, but for now, there is no definitive answer, and the Commission will be kept informed as the case progresses.

Chair Yeater asked a broader question regarding the Telluride case, noting that it involves two opposing parties in court. He wanted to understand how the city can obtain clarity in such situations, whether it requires opposing parties to be involved, or if the city can directly request guidance from the state. Mr. Axelrad explained that a pending court decision on whether the matter is legislative or quasi-judicial will clarify the statutory framework. In the meantime, no action can be taken without risk. Future steps depend on the applicants' zoning decisions and applications.

Chair Yeater asked if the city of Greeley as one of the applicants, is going to petition for a different zoning. Mr. Threewitt noted that a portion of the larger PUD project includes a 100-acre parcel owned by the city. The city is proceeding with a minor subdivision to establish official property boundaries, independent of zoning. For now, the parcel will remain under holding agriculture zoning until further guidance is received from city leadership, the council, and the community.

9. **Adjournment:**
   With no other questions for staff, Chair Yeater adjourned the meeting at 1:55pm.

Workshop

10. **Planning Commission Roles & Workflows, Caleb Jackson**
    Mr. Jackson delivered a presentation outlining the commissioners' roles and the workflows for each item brought to these meetings.

    Commissioner Andersen asked how staff specifically conveys the Planning Commission's input to the City Council. Mr. Jackson explained that for recommendation items, staff first provides a recommendation, which the Planning Commission then reviews and forwards to City Council. This input is typically transmitted through draft or finalized meeting minutes. If timing does not allow for minutes to be submitted, the Chair of the Planning Commission is invited to present the Commission's recommendation directly.

    Commissioner Andersen inquired about items where the Planning Commission provides guidance or input, asking what mechanism is used to convey that information to the City Council. Mr. Jackson explained that for workshop items, where the Planning Commission provides informal feedback, that input is used to guide staff in preparing a formal proposal but is not directly forwarded to City Council. Only the Commission's formal recommendations on the finalized proposal are transmitted to City Council.

    Commissioner Andersen observed that the Planning Commission's input is often not conveyed to City Council. As a result, questions raised by the Commission, sometimes significant, are frequently

asked again by Council, receiving the same “I don’t know” responses. She suggested that if the Commission’s input were properly communicated, these questions could be addressed in advance, leading to more substantive answers. Mr. Jackson explained that the goal is to have all questions answered by the time a staff proposal reaches the Planning Commission for a formal recommendation. Similarly, any uncertainties should be resolved before bringing a proposal to City Council for formal action. Workshops are intended primarily to gather input and identify questions, ensuring that staff is prepared to provide answers when a formal recommendation is requested.

Commissioner Andersen noted that she would keep track of that, adding that it had not been her experience previously and that she looked forward to seeing how it works in practice.

Commissioner Briscoe asked a clarifying question regarding Commissioner Anderson’s observations, using the Westside Area Plan, as an example. He wanted to understand where the workshop presentation fits within the workflow, when the Commission might see it again with their feedback, and whether their comments should be communicated to City Council before returning for formal review. Mr. Jackson explained that the Westside Area Plan serves as a good example of the process. Consultants held workshops on the same day with both the Planning Commission and City Council to maximize efficiency and minimize consultant travel costs. At that stage, both bodies were treated as stakeholders: the Planning Commission as the future recommending body and City Council as the ultimate decision-maker. Feedback was also gathered from other stakeholders, including landowners and developers, and is being used to revise the proposed plan. Once revisions are complete, the plan returns to the Planning Commission for a formal recommendation—expected this summer—where they can approve, conditionally approve, or provide further guidance. That formal recommendation is then forwarded to City Council, via minutes or a chair statement, for consideration and adoption.

Chair Yeater asked whether there is a mechanism to extract key questions or insights from the on-the-record testimony provided during the meeting and share them with City Council. The intent would be to allow Council members to review individual takeaways, ask more targeted questions, or glean information from the discussions, potentially through an automated process. Mr. Jackson explained that meetings are recorded, and some City Council members watch them, which provides a direct way to review input. However, for initial feedback or guidance from the Planning Commission, staff prefers to independently gather perspectives from multiple stakeholders and fields. While similar questions may arise again at Council work sessions, the goal is to collect and incorporate this feedback into the plan before returning for formal recommendation and adoption.

Commissioner Andersen stated that, in her view, the most disappointing example has been the Poudre River Restoration Initiative, citing its workshop as repeatedly falling short of expectations.

Commissioner Modlin asked whether including a summary in the packet sent to City Council, highlighting the Planning Commission’s perspective on a topic, would help. For Council members who do not review the full records, he wondered if a synopsis, including the presentation and the Commission’s viewpoint, would lend weight to their recommendations.

Commissioner Andersen explained that it would be impossible to provide such a summary if the meetings occur on the same day, if minutes are not included, or if the minutes only note that a discussion took place without detailing its content, a situation she said she has observed frequently.

Commissioner Franzen noted that technology exists that could assist with this and suggested asking the City to explore potential solutions. Since the meetings are recorded, he mentioned that he personally uses an app that generates executive summaries from recordings and expressed confidence that similar tools could meet these needs.

Mr. Jackson added that the City is currently using AI to assist with meeting minutes, acknowledging both its advantages and limitations. He encouraged the Planning Commission to review the minutes carefully and raise any critiques during that portion of the agenda, ensuring that important points and recommendations are accurately captured before being approved and forwarded to City Council.

The workshop ended at 2:10pm.

Justin Yeater – Chair

Don Threewitt – Interim Comm. Dev. Director

West Lowell Annexation & Zoning Establishment ANX2024-0005 & ZON2024-0008

Don Threewitt, AICP, Interim Community Development Director
Don.Threewitt@greeleygov.com | (970) 350-9802
City Council Meeting – April 21, 2026



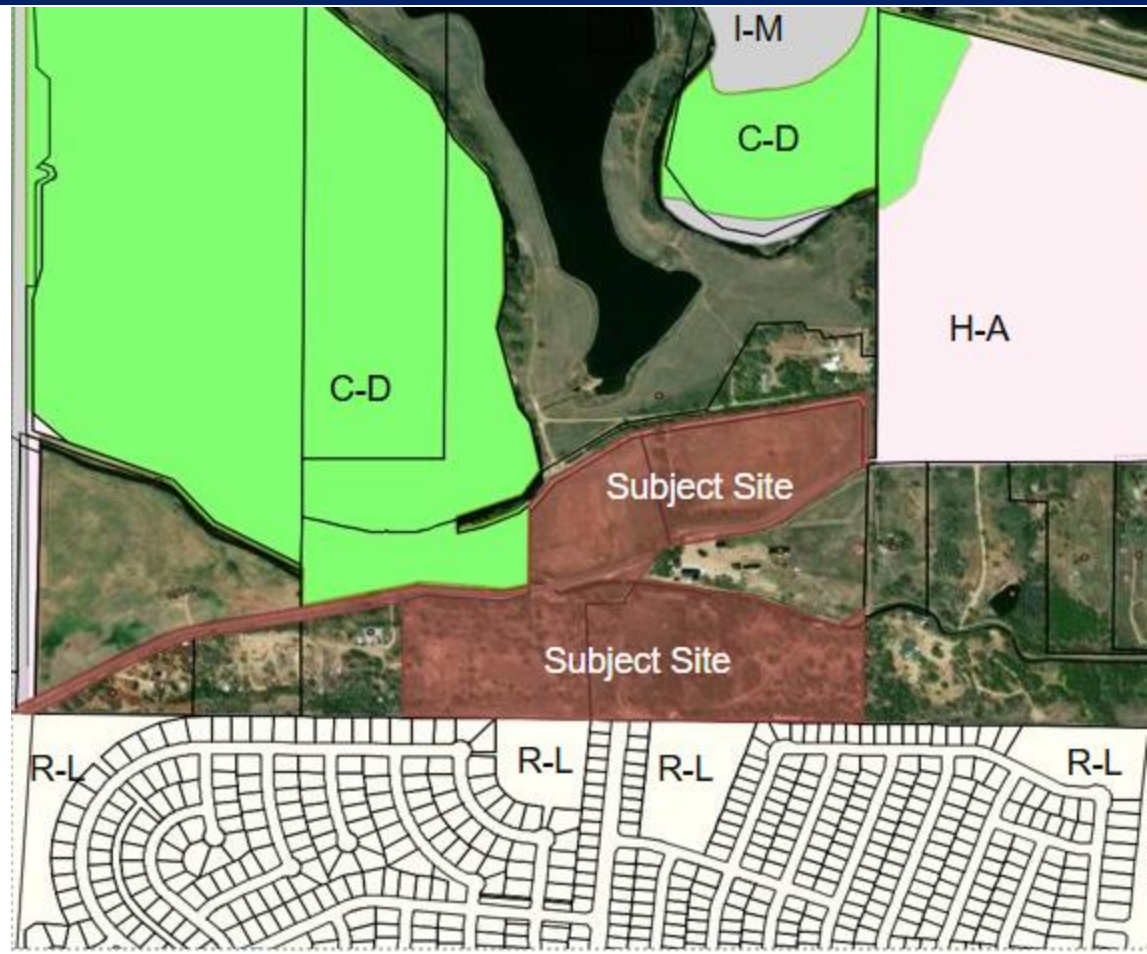
Agenda

- **Request:**
  - Request to annex a total of 56.66 acres of land – ANX2024-0005
  - Request to establish zoning as H-A (Holding Agriculture) and C-D (Conservation District) – ZON2024-0008
- **Background:**
  - Parcel is currently undeveloped & zoned in unincorporated Weld County as AG (Agriculture).
- **City Council Decision**

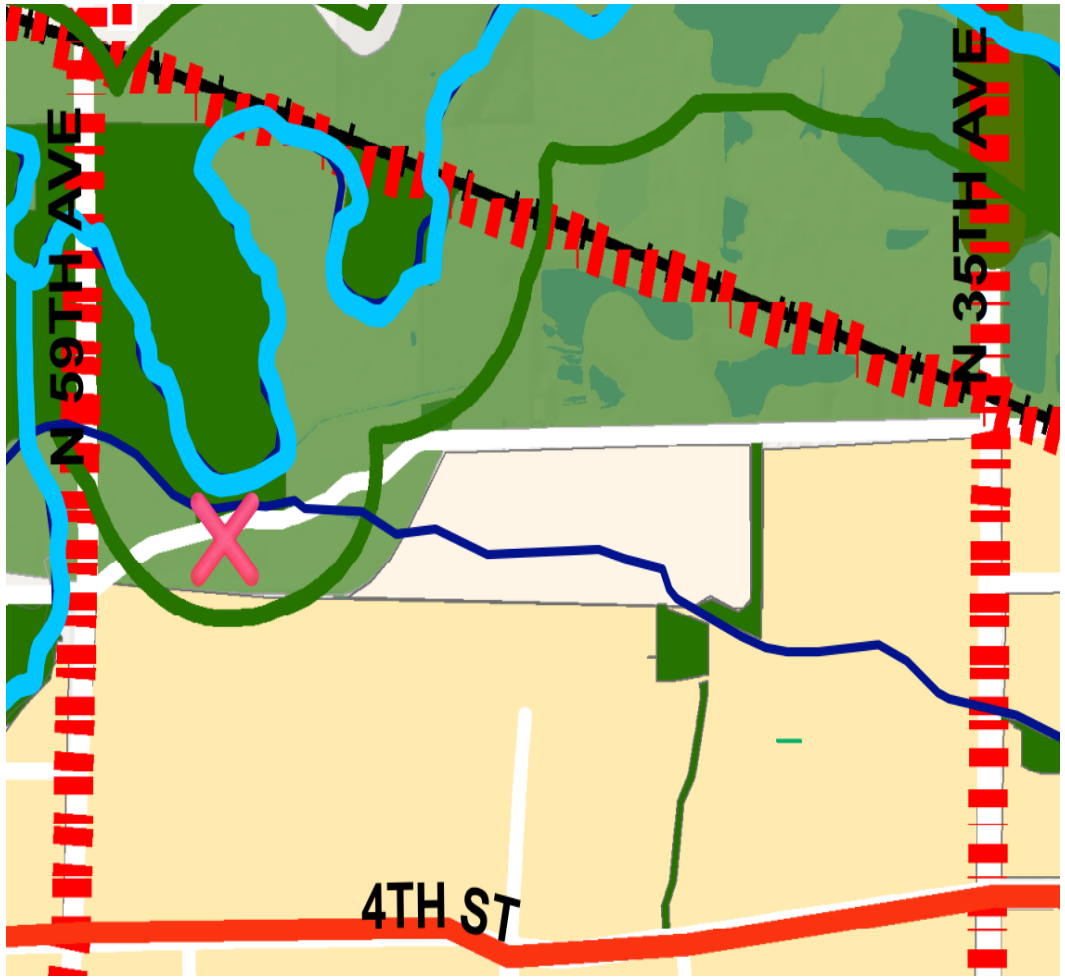
Annexation Location

- Along F Street east of N. 59th Avenue

- Surrounding Zoning:
  - North: C-D (Conservation District – City); AG (Agriculture - County)
  - South: AG (Agriculture – County) and R-L (Residential Low Density - City)
  - East: AG (Agriculture - County) and H-A (Holding Agriculture - City)
  - West: AG (Agriculture - County) and I-M (Industrial Medium Intensity - City)



Annexation Considerations



Greeley Comprehensive Plan

- Identifies the land shall be used for natural area/open space
- Does not prohibit City related initiatives and activity to advance health, safety, and welfare.
- Existing conditions to remain for foreseeable future once annexed.

Riparian Land

City Owned Natural Areas

Rural

Annexation Considerations

Approval Criteria

- Annexation Criteria – 24-214.b Five Criteria Used to Evaluate Annexation applications
- The proposed Annexation is consistent with the criteria as outlined in your Summary

Notification

- 147 notice letters sent to property owners
- Public hearing signs posted on the property
- One letter from public received

Recommendation

- Community Development recommends approval
- Planning Commission recommended approval of annexation 6-0

Proposed Zoning



Establishment of Zoning Considerations

Approval Criteria

- Rezone Criteria – 24-204.b Nine Criteria Used to Evaluate Rezoning applications
- The proposed Establishment of Zoning is consistent with the criteria as outlined in your Summary

Notification

- 147 notice letters sent to property owners
- Public hearing signs posted on the property

Recommendation

- Community Development recommends approval
- Planning Commission recommended approval of zoning 6-0

Motions

Recommended (Approval)

Annexation

- Based on the application received and the preceding analysis, the City Council finds that the request for annexation meets the approval criteria found in Section 24-214.b.2(a-e), therefore; approves the annexation.

Zoning

- Based on the application received and the preceding analysis, the City Council finds that the request for an establishment of zoning meets the approval criteria found in Section 24-204.b.(1-9), therefore; approves the establishment of zoning.

Motions

Alternative (Denial)

Annexation

- Based on the application received and the preceding analysis, the City Council finds that the request for an annexation does not meet the approval criteria found in Section 24-214.b.2(a-e), therefore; denies the annexation.

Zoning

- Based on the application received and the preceding analysis, the City Council finds that the request for an establishment of zoning does not meet the approval criteria found in Section 24-204.b.(1-9), therefore; denies the establishment of zoning.

Thank you



Appendix Slides

C-D and H-A Zoning Allowed Uses

C-D Zoning Permitted Uses by Right

- Farming

C-D Zoning Use by Special Review

- Utilities – Lines over 33 KVA, overhead
- Gravel & mineral extraction, batch plants

H-A Zoning Permitted Uses by Right

- Single Family Dwelling
- Established Residential (all types)
- Farming
- Lodging, short term rental

H-A Zoning Use by Special Review

- Utilities – Lines over 33 KVA, overhead
- Animal Care – Stables (>5 boarded animals)

Review Criteria

Annexation Review Criteria

1.	**The proposed annexation is in conformance with the Comprehensive Plan.**

Growth Framework – Annexation Consideration

The following will be considered when evaluating annexation proposals:
The proposed annexation meets state requirements for annexations.
The proposed annexation meets the requirements for annexations set forth in the Greeley Municipal Code.
The proposed annexation is in conformance with the Imagine Greeley Comprehensive Plan.
The proposed annexation promotes a geographic balance of land uses.
The proposed annexation increases the City's supply of developable employment land or other future land use requirements.
Adequate services are or will be available to support the development expected to result from the proposed annexation.
The proposed annexation provides for a continuous and rational municipal boundary, and at least one-sixth of the annexation's perimeter is contiguous with the city's current boundary.
The area is urban or will be urbanized in the near future. However, annexation of undeveloped land is appropriate if another community goal is achieved, such as procurement of open land for a community separator, for open space, or for the conservation of farmland.

The site is located within the Long-Range Expected Growth Area (LREGA), and the Land Use Guidance Map designates it as natural area/riparian land and rural neighborhood. The subject properties are primarily agricultural, undeveloped, and vacant. There is no anticipated development proposed for the annexed area at this time, which aligns with the natural area/riparian land and rural neighborhood designation. Any future land use activity will require entitlement review process with Community Development to ensure adequate public facilities can be provided. However, the proposed C-D and H-A zoning designations support the notion of this land remaining vacant and/or open space/natural area for years to come. The City will have all control over activity of this land due to City having ownership of the properties.

This request complies with this criterion.

Review Criteria

Annexation Review Criteria	
2.	**The proposed annexation promotes geographical balance of the City's land use pattern.**
	The proposed annexations provide growth in the north part of Greeley and fills in a gap in city limits in this area and areas designated within the Long-Range Expected Growth Area. It provides balance to the City's growth and land use pattern. This request complies with this criterion.
3.	**Adequate services are, or will be, available to support the development expected to result from the proposed annexation.**
	If annexed, the subject site would be served by the Greeley Fire Department and the City of Greeley Police Department. The annexation areas will be served by Eaton RE-2 School District. Currently no City-level utilities are needed at the site, but the City does have sewer infrastructure in the area. The extension of services is not required for this annexation and would be required to be evaluated and provided with any future development proposal. This request complies with this criterion.

Review Criteria

Annexation Review Criteria	
4.	**The proposed annexation provides for a continual and rational boundary.**
	As proposed, the serial annexation would exceed the State's one-sixth contiguity requirements. The western portion of the annexation for F Street shares contiguity with the F Street ROW, while parcels no. 08053400007 and 08053400009 share a southern boundary with existing City of Greeley land. Additionally, the northeastern boundary of parcel no. 08053400007 is shared with City of Greeley property. These properties' inclusion would also help provide a continual and rational boundary by adding an area of unincorporated land within the Long Range Expected Growth Area. This request complies with this criterion.
5.	**The proposed annexation is needed to accommodate future land use requirements.**
	There is no proposed development for these properties at this time and the proposed zoning with the annexation is C-D and H-A, which prohibits new development other than agriculture and specific recreation uses (Chapter 4 City of Greeley Development Code) Any future development of the area will require additional development review depending on the proposal. Future development would need to meet the City's Development Code, Imagine Greeley Comprehensive Plan and Adequate Public Facilities requirements. This request complies with this criterion.

Review Criteria

Zoning Review Criteria	
1.	**The proposal is in accordance with the goals and objectives of the Comprehensive Plan and any other plan, policy or guidance adopted pursuant to that plan.**
	The Imagine Greeley Comprehensive Plan's Land Use Guidance Map, adopted in 2018, envisions the subject area as a Natural Area/Riperian Land and Rural Neighborhood. The proposed H-A (Holding Agriculture) and C-D (Conservation District) zoning district is appropriate for this area. Both districts have limited land uses, and any development proposal will require a rezone to a district that allows the uses proposed. Additionally, the H-A zone district will allow current agricultural uses to continue as they are until master planning is coordinated to ensure that urban services are available for future development proposals. *The request complies with this criterion.*
2.	**The proposal can fulfill the intent of the zoning district considering the relationship to surrounding areas.**
	There is currently no development proposal for this area, however, the property owners anticipate future coordinated planning efforts in order to achieve the infrastructure, land uses, and design requirements for development of the property. The subject properties are currently being used for agricultural purposes, and under the proposed H-A and C-D zone district, these uses would be permitted to continue. *The request complies with this criterion.*

Review Criteria

Zoning Review Criteria	
3.	**Whether the area changed, or is it changing to such a degree that it is in the public interest to rezone the subject property to encourage development or redevelopment of the area.**
	The area is undergoing change as it is being annexed into the City of Greeley. In accordance with state statute and Greeley Development Code requirements, zoning must be established within 90 days of annexation. *The request complies with this criterion.*
4.	**Whether the existing zoning been in place for a substantial time without development, and if this indicates the existing zoning is inappropriate given development trends in the vicinity.**
	The subject area is currently located in unincorporated Weld County and is zoned AG (Agriculture). Since the property is proposed for annexation into the City of Greeley, City zoning must be established as outlined above. *The request complies with this criterion.*

Review Criteria

Zoning Review Criteria	
5.	**The proposed zoning will enable development in character with existing or anticipated development in the area considering the design of streets, civic spaces and other open space; the pattern, scale and format of buildings and sites; and the compatibility and transitions with other complimentary uses and development.**
	The proposed establishment of zoning maintains the current character of the neighborhood. The proposed H-A and C-D zone districts allows uses limited to agriculture and some recreation, which is the current use of the property. Any proposed development would require the rezone of the subject area to a zone district that allows for the proposal. *The request complies with this criterion.*
6.	**The City or other agencies have the ability to provide services or facilities that may be necessary for anticipated uses in the proposed district.**
	The H-A and C-D zone district does not allow any uses beyond agriculture. Any proposed development would require a rezone of the property. When water is requested for this region as part of a development proposal, significant offsite extensions will be required unless other development has already made the extensions. Sanitary sewer already exists in the area. Any proposed development of the subject site would be reviewed for compliance with city standards and improvements to existing infrastructure may be required at that time. *The request complies with this criterion.*

Review Criteria

Zoning Review Criteria

7.	**The change will serve a community need, provide an amenity or accommodate development that is not possible under the current zoning or that was not anticipated at the time of the initial zoning of the property, making the proposed zoning more appropriate than the current zoning.**
	As stated above, the area is changing in that it is being annexed into the City of Greeley and per State statute and Greeley Development code requirements, zoning must be established within 90 days on newly annexed land. The H-A and C-D zoning provides a pre-development to hold the area until more coordinated planning for infrastructure, land uses, and design can occur. *The request complies with this criterion.*
8.	**Any reasonably anticipated negative impacts on the area or adjacent property either are mitigated by sound planning, design and engineering practices or are outweighed by broader public benefits to the surrounding community.**
	There are no anticipated negative impacts from the proposed establishment of zoning. As previously stated, the proposed H-A and C-D zone district's allowed uses are limited to agriculture. Any proposed development of the subject site would be reviewed for compliance with city standards and any potential impacts to neighboring properties would be considered at that time. *The request complies with this criterion.*
9.	**The recommendations of professional staff or advisory review bodies.** City staff recommends approval of this establishment of zoning request.

Council Agenda Summary

April 21, 2026
Key Staff Contact: Martha Lanaghen, Human Resources Director

Title:
Public hearing and second reading of an ordinance to reappoint Municipal Judge Mark Gonzales to a new four-year term

Summary:
By Charter, the City of Greeley appoints a municipal judge every four years. Judge Mark Gonzales has served the City as presiding judge and his current term will expire in May of 2026. This ordinance will reappoint Judge Gonzales to serve for a new four-year term.

The item was introduced at the April 7, 2026 Council Meeting and, by a majority vote of Council the public hearing and second reading for set for April 21, 2026.

Fiscal Impact:
If approved, will this item result in a positive, negative, or no impact on the budget?
No incremental Impact.

Is it budgeted?
This is budgeted at the Judge's current compensation amount.

Does it require a new appropriation?
No new appropriation required.

Are there any long-term financial impacts?
Ongoing compensation and benefits expenses are associated with Judge Gonzales' appointment. This is a required position to oversee Municipal courts.

Legal Issues:
Consideration of this matter includes the following public hearing steps:
1. City staff presentation (if requested)
2. Council questions of staff
3. Public input (hearing opened, testimony - up to three minutes per person, hearing closed)
4. Council discussion
5. Council decision

Other issues and Considerations:

Strategic Focus Area:
High-Performance Government

Decision Options:

1. Adopt the ordinance as presented; or
2. Amend the ordinance and adopt as amended; or
3. Deny the ordinance; or
4. Continue consideration of the ordinance to a date certain.

Council's Recommended Action:

A motion to adopt the ordinance and publish with reference to title only.

Attachments:

1. Ordinance No. 9, 2026
2. Item - Presentation

CITY OF GREELEY, COLORADO
ORDINANCE NO. 9, 2026

AN ORDINANCE REAPPOINTING THE PRESIDING MUNICIPAL JUDGE

WHEREAS, Mark C. Gonzales ("Gonzales") was appointed by the City Council to the position of Presiding Municipal Judge effective May 21, 2018, for a term of four years pursuant to Greeley City Charter ("Charter") Section 7-1, Article II of Chapter 11 of the Greeley Municipal Code (the "Code"), and Ordinance No. 24, 2018; and

WHEREAS, the City Council re-appointed Gonzales to the position of Presiding Municipal Judge, effective on May 18, 2022, for a term of four years pursuant to Ordinance No. 15, 2023; and

WHEREAS, Section 7-1 of the Charter and Article II of Chapter 11 of the Code require that the City Council appoint the Municipal Court Judge for a term of four years; and

WHEREAS, the City Council conducted Gonzales' annual review on February 3, 2026 and fixed Gonzales' compensation pursuant to Ordinance No. 6, 2026; and

WHEREAS, the City Council wishes to reappoint Gonzales for an additional term of four years.

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

Section 1. Mark C. Gonzales is hereby reappointed to the position of Presiding Municipal Court Judge effective May 18, 2026 for a term of four years.

Section 2. All of the terms of compensation found in Ordinance No. 6, 2026 remain unchanged.

Section 3. This Ordinance shall take effect on the fifth day following its final publication, as provided by Section 3-16 of the Greeley City Charter.

PASSED AND ADOPTED, SIGNED AND APPROVED THIS _____ DAY OF_____ 2026.

ATTEST: **THE CITY OF GREELEY, COLORADO**

BY:_____ **BY:**_____
City Clerk **Mayor**

Reappointment of Judge Mark Gonzales

City Council Meeting - April 21, 2026

Martha Lanaghen, City of Greeley Director of Human Resources

Agenda

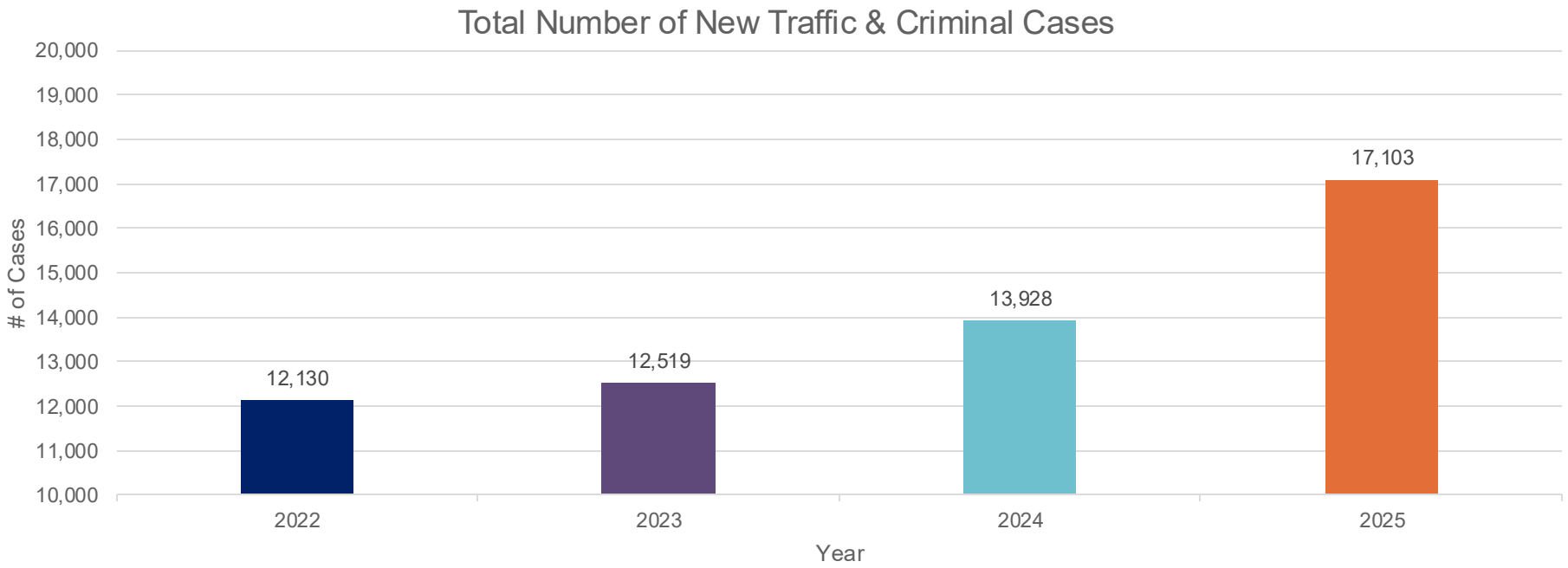
- Background
- Overview of Judge Gonzales' achievements during this term
- Staff recommendation

Background

Judge Mark Gonzales was appointed to the position of Presiding Municipal Judge effective May 18, 2022 for a four-year term pursuant to City Charter Section 7-1, Article II of Chapter 11 of the Greeley Municipal Code.

The Ordinance presented today for second reading reappoints Judge Gonzales to a new term effective May 18, 2026, for four years.

Muni Court Operations 2022-2025



- **Total cases filed:** 55,680 over last 4 years
- **Average annual case volume:** 13,920 per year
- **Case resolution efficiency:** 101%*
  - *reflects legacy backlog cases being closed out
- **Time to disposition:** ≈ 87% of cases resolved within 90 days
  - Average time to disposition decreased from 83 days in 2022 to 67 days in 2025
- **Total revenue collected:** $5.165 million over last four years
- **Average annual revenue:** $1.29 million per year

Judicial Review Highlights



Overall rating: Outstanding (2023-2025)
Key evaluation categories:
Courtesy, Impartiality, Communication, and Application of law
Survey highlights:

"I felt that Judge Gonzales is a wonderful fit for his seat in the courtroom. He showed that he was knowledgeable, rational & fair. Thank you Judge Gonzales for operating a peaceful environment in your courtroom." – Defendant 2025 Survey

"I've been really impressed with how easy this process has been thanks to judge Gonzales. Court is never something you/want/ to have to deal with but this judge has truly made a difference in making court informational, simple, and easy to digest'! I'm very appreciative for this." – Defendant 2024 Survey

"I think Judge Gonzales exemplifies what a judge should be. He consistently demonstrates a deep understanding of the law and an unwavering commitment to justice. He ensures all parties are heard and justice is served. In addition to his legal acumen, Judge Gonzales maintains a respectful and professional demeanor in his courtroom. He is patient with defendants, clear in his instructions, and firm yet compassionate when ruling. His approach has fostered a positive courtroom environment and enhances the public's trust in our judicial system. Judge Gonzales' efficiency and organizational skills have significantly contributed to the timely resolution of cases, reducing backlog and improving overall court operations. **His impact extends beyond the courtroom as well. Court staff had to navigate a difficult transition period marked by procedural disarray and morale issues. Since Judge Gonzales stepped in the transformation has been remarkable.** The staff culture is now positive, efficient, and collaborative. We cannot thank Judge Gonzales enough for continuing to support his staff." – Employee 2024 Survey

Consistency

Strong performance ratings across multiple review cycles





Innovation, Improvements, & Leadership

Innovation

- Implemented text message reminders to help reduce the number of FTA's
- Developed internal processes to support implementation of two new ticketing systems, CentralSquare and Brazos

Operational Improvements

- Resumed bond hearings and launched a marshal program to enhance court efficiency and safety
- Streamlined the liquor licensing process by utilizing TRAKit

Community Focused Initiatives

- Re-established the Municipal Court Probation Department to support alternative sentencing
- Expanded language access services to better serve our community through additional translated documents and video advisements
- Strengthened collaboration with the Homeless Solutions Department to help connect individuals with community resources

Team Leadership

- Expanded court responsibilities to support radar van enforcement procedures
- Actively participated in the CMJA legislative group, advocating for the needs of Greeley Municipal Court and municipal courts statewide

Staff Recommendation

Adopt the Ordinance and publish with reference to title only

Thank you

Council Agenda Summary

April 21, 2026
Key Staff Contact: Nathan Mosley, Budget and Policy Director

Title:
Public hearing and second reading of an ordinance appropriating additional sums to defray the expenses and liabilities of the City of Greeley for the balance of the fiscal year of 2026 and for funds held in reserve for encumbrances through December 31, 2025

Summary:
This is the second supplemental appropriation ordinance modifying the 2026 budget. This appropriation ensures that existing commitments that were in progress at 2025 year-end can be completed in 2026, designates resources for additional priorities and commitments, and appropriates funding to support various capital improvement projects.

· $34.4 million to appropriate previously approved requests

· $20.5 million for Water & Sewer and Stormwater related Bonds

· $5.9 million for Keep Greeley Moving funding

· $4.8 million for 83rd Avenue Improvements

· $1.7 million for the continuation of Fire Department capital projects

· $1 million for the continuation of Water & Sewer capital projects

The attached ordinance includes the proposed budget increases to ensure the City meets the requirements of the charter that expenditures do not exceed what has been appropriated by Council. Council may adjust or remove any of the budget requests prior to adoption at the proposed second reading on April 21, 2026.

The item was introduced at the April 7, 2026 Council Meeting and, by a majority vote of Council the public hearing and second reading for set for April 21, 2026.

Fiscal Impact:
Total appropriations made by this ordinance, excluding transfers, are $56,588,133. The following funding sources will be used to cover the appropriations made by this ordinance.

Source	Total
Fund Balance	28,691,646
Bonds	18,286,000
Grant	9,476,312
Unplanned Revenue	57,000
Settlement	50,000
Expense Reimbursement	17,175
Private Donation	10,000
Grand Total	**56,588,133**

Legal Issues:

Consideration of this matter includes the following public hearing steps:
1. City staff presentation (if requested)
2. Council questions of staff
3. Public input (hearing opened, testimony - up to three minutes per person, hearing closed)
4. Council discussion
5. Council decision

Other issues and Considerations:

City Charter prohibits actual expenditures from exceeding appropriations at the fund level. This ordinance will ensure that this does not occur.

Strategic Focus Area:

Business Growth
Community Vitality
High-Performance Government
Housing For All
Infrastructure and Mobility
Quality of Life
Safe and Secure Communities

Decision Options:

1. Adopt the ordinance as presented; or
2. Amend the ordinance and adopt as amended; or
3. Deny the ordinance; or
4. Continue consideration of the ordinance to a date certain.

Council's Recommended Action:

A motion to adopt the ordinance and publish with reference to title only.

Attachments:

1. Ordinance No. 10, 2026
2. 2026 Spring Appropriations
3. Item - Presentation

CITY OF GREELEY, COLORADO
ORDINANCE NO. 10, 2026

AN ORDINANCE APPROPRIATING ADDITIONAL SUMS TO DEFRAY THE EXPENSES AND LIABILITIES OF THE CITY OF GREELEY FOR THE BALANCE OF THE FISCAL YEAR OF 2026 AND FOR FUNDS HELD IN RESERVE FOR ENCUMBRANCES AT DECEMBER 31, 2025

WHEREAS, the City of Greeley has or will incur expenses for certain activities described below during the 2026 fiscal year; and

WHEREAS, the revenues received in the City of Greeley in 2025, exceeded the amount of revenues estimated in the 2025 Budget by more than the total amount of the expenditures in the same year.

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

Section 1. In accordance with section 5-17 of the Greeley Charter, from actual and anticipated revenues which exceed the revenue estimates in the 2026 budget and amounts held in fund balance reserves from 2025, there is hereby appropriated the following designated sums to be allocated for use during the remainder of 2026:

	Expenditures		
Fund	**Amount**	**Transfers**	**Total**
100 - GENERAL FUND	$ 1,645,295	$ -	$ 1,645,295
103 - HUD GRANTS FUND	$ (2,342,421)	$ -	$ (2,342,421)
113 - EQUITABLE SHARING FUND	$ -	$ 100,000	$ 100,000
115 - HOMELESSNESS	$ (50,000)	$ -	$ (50,000)
120 - DESIGNATE REVENUE	$ 225,181	$ -	$ 225,181
121 - PUBLIC SAFETY .16%	$ 339,654	$ -	$ 339,654
170 - GRANTS	$ 392,102	$ -	$ 392,102
300 - PUBLIC IMPROVEMENT	$ 2,993,916	$ -	$ 2,993,916
304 - FOOD TAX	$ 1,245,789	$ 1,455,316	$ 2,701,105
306 - FIRE EQUIPMENT ACQUISITION/REPLACEMENT	$ 1,748,006	$ -	$ 1,748,006
313 - UCCC IMPROVEMENTS	$ 200,000	$ -	$ 200,000
318 - QUALITY OF LIFE	$ 540,000	$ -	$ 540,000
321 - STREET INFRASTRUCTURE IMPROVEMENTS	$ 5,900,000	$ -	$ 5,900,000
330 - DEVELOPMENT FUNDS	$ 12,949,580	$ 816,706	$ 13,766,286
401 - GOLF COURSES	$ 190,000	$ -	$ 190,000
410 - SEWER	$ 6,886,856	$ -	$ 6,886,856
420 - WATER	$ 22,795,364	$ -	$ 22,795,364
430 - STORMWATER	$ 380,547	$ -	$ 380,547
510 - EQUIPMENT & FLEET	$ 701,223	$ -	$ 701,223
520 - INFORMATION TECHNOLOGY	$ (152,959)	$ -	$ (152,959)
Grand Total	**$ 56,588,133**	**$ 2,372,022**	**$ 58,960,155**

Section 2. All actions heretofore taken (not inconsistent with the provisions of this ordinance) by the officers, agents and employees of the City in connection with this appropriation are hereby ratified, approved and confirmed.

Section 3. This Ordinance shall take effect on the fifth day following its final publication, as provided by Section 3-16 of the Greeley City Charter.

PASSED AND ADOPTED, SIGNED AND APPROVED ON THIS 21ST DAY OF APRIL, 2026.

ATTEST **THE CITY OF GREELEY, COLORADO**

By: _____ **By: _____**
City Clerk **Mayor**

City of Greeley
2026 Appropriation
City Council Meetings: April 7th & 21st

Fund	Item	Department	Funding Source	Type	Description	Fund Balance	Revenue	Expenditures	Net Impact
100 - GENERAL FUND									
	1	POLICE	Grant/Fund Balance	N	2026 Victims Unit Funding: Appropriates grant funding and related expenditures to support Victims Unit operations, including VOCA and VALE grants and required local match adjustments.	-	273,935	273,935	-
	2	OEM	Grant	N	24 State Homeland Security Grant Program General Fund (SHSP): Appropriates Homeland Security grant funding and associated expenditures, including allocation between OEM and IT and allowable administrative costs.	-	34,550	34,550	-
	3	OEM	Fund Balance	R	Appropriation of 2025 Private Contribution: Appropriates higher-than-anticipated private contribution revenue received in 2025 to support OEM operations in 2026.	15,000	-	15,000	-
	4	CPRD	Concessions	N	Culture | UCCC Concessions: Establishes budget for newly in-house concessions operations at UCCC, including associated revenues and expenses not previously budgeted.	-	57,000	57,000	-
	5	HPG	Fund Balance	R	HPG Staffing Moves: Adjusts budget to reflect reallocation of staff positions between funds to support High Performance Government operations.	182,459	-	182,459	-
	6	CPRD	Grant	R	Natural Areas & Trails | CPW Regional Partnership Initiative Grant: Appropriates newly awarded grant funding to support development of a regional partnership initiative.	-	82,000	82,000	-
	7	CPRD	Grant	R	Natural Areas & Trails | Generation Wild Implementation: Appropriates grant funding to support youth engagement and access to nature programming in east Greeley.	-	350,606	350,606	-
	8	OEM	Fund Balance	R	OEM Intern Funding: Appropriates unspent 2025 funds to continue funding an intern position carried over into 2026.	5,000	-	5,000	-
	9	POLICE	Grant	R	Police Grants: Appropriates remaining balances for ongoing grants and new grant funding for 2026.	-	361,333	361,333	-
	10	CPRD	Grant	R	Recreation | NRPA - Positive Coaching Alliance: Appropriates grant funding to support coach training and development through a national partnership program.	-	2,500	2,500	-
	11	POLICE	Fund Balance	N	RTIC - FUSUS Software - General Fund Portion Grant Supported: Appropriates funding to support annual software costs, including partial grant reimbursement and transition to ongoing City funding.	-	38,700	38,700	-
	12	POLICE	Fund Balance	R	School Resource Officers - General Fund: Appropriates funding for two School Resource Officer positions, supported by a federal grant and cost-sharing agreement with District 6.	125,037	-	125,037	-
	13	POLICE	Operating Transfer: EQUITABLE SHARING FUND	N	Equitable Sharing: Appropriates available fund balance to support eligible law enforcement purchases, including software and equipment.	-	100,000	100,000	-
	14	FIRE	Settlement	N	PFAS Settlement Revenues and Expenses - General Fund: Appropriates settlement revenues and related expenditures to support PFAS-related testing and response efforts.	-	17,175	17,175	-
100 - GENERAL FUND						327,496	1,317,799	1,645,295	-
103 - HUD GRANTS FUND									
	15	HOU	Grant	R	HUD CDBG Reconciliation to new BUNs: Adjusts budget to align grant funding with updated activity codes for improved tracking and reporting.	-	(906,817)	(906,817)	-
	16	HOU	Grant	R	HUD HOME Reconciliation to new BUNs: Adjusts budget to align HOME grant funding with updated activity codes for improved tracking and reporting.	-	(1,435,604)	(1,435,604)	-
103 - HUD GRANTS FUND						-	(2,342,421)	(2,342,421)	-
115 - HOMELESSNESS									
	17	HOM	Fund Balance	R	COG Master Leasing Operations Fund Correction: Corrects prior budget action to align funding in the appropriate fund and ensure accurate carryforward into 2026.	-	-	(50,000)	50,000
115 - HOMELESSNESS						-	-	(50,000)	50,000
121 - PUBLIC SAFETY .16%									
	18	POLICE	Grant/Fund Balance	R	School Resource Officers - Public Safety Fund: Appropriates funding for two School Resource Officer positions, supported by a federal grant and cost-sharing agreement with District 6.	92,056	155,648	247,704	-
	19	POLICE	Fund Balance	R	RTIC - FUSUS Software - Public Safety Fund: Appropriates funding to support annual software costs, including partial grant reimbursement and transition to ongoing funding.	91,950	-	91,950	-
121 - PUBLIC SAFETY .16%						184,006	155,648	339,654	-
122 - CABLE FRANCHISE PEG FUNDS									
	20	CE	Fund Balance	N	Annual PEG Grant Award to WCSD6: Appropriates PEG funds to support annual grant obligations and one-time costs associated with studio relocation and equipment upgrades.	15,000	-	15,000	-
122 - CABLE FRANCHISE PEG FUNDS						15,000	-	15,000	-

Fund	Item	Department	Funding Source	Type	Description	Fund Balance	Revenue	Expenditures	Net Impact
123 - CASH IN LIEU OF LANDSCAPING									
	21	CPRD	Fund Balance	N	Parks | Forestry Share the Shade 2026: Appropriates funding to support community tree planting and replacement efforts through the Share the Shade program. Supported by cash-in-lieu of landscaping funds.	60,000	-	60,000	-
123 - CASH IN LIEU OF LANDSCAPING						60,000	-	60,000	-
140 - MUSEUMS									
	22	CPRD	Fund Balance	R	Centennial Village Native American Interpretive Area: Reappropriates grant funding to continue development of interpretive space, including site preparation, planning, and community engagement.	45,000	-	45,000	-
	23	CPRD	Fund Balance	N	Fiesta in the Plaza Community Support: Appropriates funding to support annual community event expenses.	5,000	-	5,000	-
	24	CPRD	Fund Balance	N	National Endowment for the Humanities Grant - Museums: Appropriates funding to support preservation and public access to historical collections.	96,181	-	96,181	-
	25	CPRD	Fund Balance	N	Sponsorship Coverage for Howl-o-ween Event: Appropriates funding to cover event-related supply costs.	4,000	-	4,000	-
140 - MUSEUMS						150,181	-	150,181	-
172 - HOUSING GRANTS									
	26	HOU	Grant	R	LPC Staffing Grant: Appropriates remaining grant funding to support staffing costs in 2026.	-	201,862	201,862	-
172 - HOUSING GRANTS						-	201,862	201,862	-
176 - HOMELESSNESS OTHER GRANTS									
	27	HOM	Grant	R	FINES Renewal Grant '25-'26: Appropriates awarded grant funding to support program operations through the grant period.	-	75,240	75,240	-
	28	HOM	Grant	R	HRP Renewal Grant '26-'27: Appropriates awarded grant funding to support program operations through the grant period.	-	115,000	115,000	-
176 - HOMELESSNESS OTHER GRANTS						-	190,240	190,240	-
301 - PUBLIC IMPROVEMENT									
	29	CPRD	Operating Transfer: FOOD TAX	R	Recreation | Active Adult Center Renovation: Reappropriates capital funding that has met its 3-year time limit for final close-out of the Active Adult Center renovation.	-	29,565	29,565	-
	30	PW	Operating Transfer: FOOD TAX	R	Sidewalk Multi-Modal Access Improvements (ARPA): Reappropriates capital funding that has met its 3-year time limit to complete multi-modal access improvements. The project experienced delays due to coordination with the ditch company but is now at final design, with construction anticipated to go to bid in 2026.	-	1,375,751	1,375,751	-
	31	PW	Operating Transfer: FOOD TAX	R	UNC-Greeley Mall Underpass Project (ARPA): Reappropriates capital funding that has met its 3-year time limit to support close-out of the design stage and a small property acquisition. This appropriation will set the project up for success when construction funding is identified.	-	50,000	50,000	-
	32	EDUR	Fund Balance	R	EDUR Incentive Agreement Budget: Reappropriates funding to support business incentive agreements.	1,538,600	-	1,538,600	-
301 - PUBLIC IMPROVEMENT						1,538,600	1,455,316	2,993,916	-
304 - FOOD TAX									
	33	CPRD	Grant/Private Donation	R	Natural Areas & Trails | Fishing is Fun: Appropriates grant funding to support interpretive signage improvements at Poudre Ponds.	-	122,290	122,290	-
	34	CPRD	Fund Balance	R	Parks | Linn Grove Cemetery Irrigation Replacement: Reappropriates capital funding that has met its 3-year time limit to complete irrigation improvements delayed due to site conditions and construction challenges.	138,979	-	138,979	-
	35	CPRD	Fund Balance	R	UCCC Acoustic Panel Replacement: Reappropriates capital funding that has met its 3-year time limit to complete replacement of aging acoustic panels following procurement delays.	984,520	-	984,520	-
304 - FOOD TAX						1,123,499	122,290	1,245,789	-
306 - FIRE EQUIPMENT ACQUISITION/REPLACEMENT									
	36	FIRE	Fund Balance	R	Fire Capital Project - Timing Out: Reappropriates funding to complete fire vehicle purchases and equipment installation currently in progress.	1,748,006	-	1,748,006	(87,121)
306 - FIRE EQUIPMENT ACQUISITION/REPLACEMENT						1,748,006	-	1,748,006	(87,121)
313 - UCCC IMPROVEMENTS									
	37	CPRD	Fund Balance	N	Culture | UCCC Lighting Equipment Replacement: Appropriates funding to replace aging and failing lighting equipment.	200,000	-	200,000	-
313 - UCCC IMPROVEMENTS						200,000	-	200,000	-

Fund	Item	Department	Funding Source	Type	Description	Fund Balance	Revenue	Expenditures	Net Impact
318 - QUALITY OF LIFE									
	38	CPRD	Fund Balance	N	Parks | Pheasant Run & Coyote Run Park Replacements: Appropriates funding to restore playgrounds removed due to safety concerns.	540,000	-	540,000	-
318 - QUALITY OF LIFE						540,000	-	540,000	-
321 - STREET INFRASTRUCTURE IMPROVEMENTS									
	39	PW	Fund Balance	N	KGM Additional Dollars: Appropriates Fund 321 KGM fund balance for transportation improvements including pavement and pedestrian infrastructure projects. Funding will support work related to Downtown Revitalization infrastructure improvements, Downtown Stormwater improvements, Greeley Missing Sidewalks and additional 2026 Pavement Replacement work.	5,900,000	-	5,900,000	-
321 - STREET INFRASTRUCTURE IMPROVEMENTS						5,900,000	-	5,900,000	-
334 - TRANSPORTATION DEVELOPMENT									
	40	PW	Fund Balance/Grant	R	16th Street Enhancements: Reappropriates capital funding that has met its 3-year time limit to complete final construction and closeout activities. The project experienced delays due to separation of water/sewer and roadway scopes, design refinements, and coordination with ditch closures and UNC scheduling to minimize stakeholder impacts. Mainline construction is complete, with remaining work including landscaping, streetlight poles, public art installation, and pavement markings, with project closeout anticipated by May 2026.	2,172,113	351,867	2,523,980	-
	41	PW	Fund Balance	R	23rd Ave & 4th/5th Street Redesign: Reappropriates capital funding that has met its 3-year time limit to complete design and construction administration activities. The project includes consultant services supporting the 5th Street/Ditch #3 Bridge replacement, a key component of the overall intersection improvements, and is supported by an $800,000 CDOT grant for construction. The bridge replacement portion is nearing completion.	399,345	-	399,345	-
	42	PW	Fund Balance	N	35th Avenue Design - F to O Street: Reappropriates capital funding that has met its 3-year time limit to complete final design and closeout activities.	25,000	-	25,000	-
	43	PW	Grant	R	USDOT SMART Grant - EVP and VRU Pilot: Appropriates remaining grant funding to complete project closeout activities for the connected vehicle pilot.	-	677,264	677,264	-
	44	PW	Grant	N	83rd Avenue Improvements - 12th to 9th - 83rd Avenue has been identified as a major arterial roadway by the Greeley 2035 Comprehensive Transportation Plan. This project will widen 83rd Avenue to a major arterial roadway with medians and turn lanes from 18th Street to Highway 34 (10th Street). Design will commence prior to construction. The requested amount will fund design of the corridor from 9th to 12th St and construction of the intersection of 83rd Ave and 10th St, including new traffic signal poles and mast arms, additional turn lanes on US 34, additional through lanes, and additional turn lanes along 83rd Ave together with sidewalk and other accompanying infrastructure at the intersection. The project is on track to complete design and begin construction by the end of 2026. The unfunded portions will include the Roundabout at 12th St and the segment improvements outside of the 10th St intersection.	907,406	3,884,089	4,791,495	-
	45	CPRD	Operating Transfer: TRAILS DEVELOPMENT	R	Natural Areas & Trails | Sheep Draw Trail Underpass at 83rd Ave - This project was originally funded in 318, but was pulled into 334 when Public Works incorporated it into the 83rd Ave./10th St. intersection project. Due to a smaller scope of the intersection project, the trail project needs to be moved to 336 and re-appropriated.	-	760,000	760,000	-
334 - TRANSPORTATION DEVELOPMENT						3,503,864	5,673,220	9,177,084	-
335 - PARK DEVELOPMENT									
	46	CPRD	Operating Transfer: PARK DEVELOPMENT	R	Parks | Purchase and Build Balsam Parking Lot: Reappropriates capital funding that has met its 3-year time limit to complete design, annexation, and construction of a new parking lot. Property acquisition is complete, with annexation currently underway and design progressing concurrently. The annexation process has been extended and contributed to the project exceeding the original three-year timeframe.	501,153	-	501,153	-
	47	CPRD	Operating Transfer: PARK DEVELOPMENT	R	Parks | Redtail Park Construction: Reappropriates capital funding that has met its 3-year time limit to complete park construction. The project timeline extended beyond the original three-year period due to staffing constraints, with completion now anticipated in Fall 2026. The scope has also expanded to include planting and irrigation of the parkway median.	3,021,368	-	3,021,368	-
	48	CPRD	Operating Transfer: PARK DEVELOPMENT	R	Parks | Swanson Kiwanis Home & Park Expansion: Reappropriates capital funding that has met its 3-year time limit to complete site construction in 2026. The property has been acquired and the existing structure has been removed. Construction was delayed due to staffing constraints and was not able to begin within the original three-year funding window, necessitating re-budgeting to	124,975	-	124,975	-
335 - PARK DEVELOPMENT						3,647,496	-	3,647,496	-
336 - TRAILS DEVELOPMENT									
	49	CPRD	Grant/Fund Balance	N	Natural Areas & Trails | Poudre River Trail Realignment & Trailhead Design at Sheep Draw - Funding is being allocated as part of the Poudre River Trail re-alignment and trailhead design. Funding was award by the Great Outdoors Colorado, Colorado Parks and Wildlife Department of Natural Resources in the amount of 45,000. Additional funding was provided by the Poudre River Trail Corridor, Inc in the amount of 12,500. Funding will support the site analysis, concept design and planning for the Sheep Draw Trail Natural Area along with planned improvements regarding trail accessibility in West Greeley.	67,500	57,500	125,000	-
336 - TRAILS DEVELOPMENT						67,500	57,500	125,000	-
401 - GOLF COURSES									
	50	CPRD	Fund Balance	N	Golf Division: Appropriates additional revenue to support operational enhancements, repairs, and future planning.	190,000	-	190,000	-
401 - GOLF COURSES						190,000	-	190,000	-

Fund	Item	Department	Funding Source	Type	Description	Fund Balance	Revenue	Expenditures	Net Impact
411 - SEWER OPERATIONS									
	51	W&S	Fund Balance	N	2026 Expenses for Windsor Sewer Litigation: Appropriates funding for legal and consulting costs associated with ongoing litigation.	400,000	-	400,000	-
	52	W&S	Settlement	N	PFAS Settlement Revenues and Expenses - Sewer: Appropriates settlement revenues and related expenditures to support PFAS-related testing and response in water and sewer systems.	-	103,050	-	103,050
411 - SEWER OPERATIONS						400,000	103,050	400,000	103,050
413 - SEWER CAPITAL REPLACEMENT									
	53	W&S	Fund Balance	R	Sewer Capital Replacement Projects Timing Out: Reappropriates remaining funding for two sewer capital projects that have reached the end of their three-year appropriation period. Each project experienced timing or sequencing delays requiring continuation of work into future years: 8th Ave Sanitary / Storm Manhole Conflicts and WTRF Master Plan Updates.	324,856	-	324,856	-
	54	W&S	Bonds	R	Sewer Capital Replacement Projects in Bonds: Appropriates bond funding for planned sewer capital replacement projects: WTRF Generator Replacement and WTRF Primary Treatment Phase 2.	-	50,000,000	5,637,000	44,363,000
413 - SEWER CAPITAL REPLACEMENT						324,856	50,000,000	5,961,856	44,363,000
414 - SEWER DEBT SERVICE									
	55	W&S	Fund Balance	R	Sewer Bonds Issuance Costs: Appropriates bond funding issuance costs for sewer capital projects.	525,000	-	525,000	-
414 - SEWER DEBT SERVICE						525,000	-	525,000	-
421 - WATER OPERATIONS									
	56	W&S	Grant/Fund Balance	N	2026 Cameron Peak Fire Mitigation: Appropriates grant funding and local match to continue mitigation of fire-related impacts on water infrastructure and natural systems.	110,000	4,146,143	4,256,143	-
	57	W&S	Settlement	N	PFAS Settlement Revenues and Expenses - W&S: Appropriates settlement revenues and related expenditures to support PFAS-related testing and response in water and sewer systems.	-	219,075	50,000	169,075
421 - WATER OPERATIONS						110,000	4,365,218	4,306,143	169,075
422 - WATER CONSTRUCTION									
	58	W&S	Fund Balance	R	Water Construction Projects Timing Out: Reappropriates remaining funding for the Bellvue Clearwell project that has reached the end of its three-year appropriation period. The project was delayed due to staff capacity constraints.	455,108	-	455,108	-
	59	W&S	Fund Balance	N	Downtown Non-Potable System Expansion: Appropriates funding to construct non-potable water infrastructure to support downtown civic campus and public spaces.	1,500,000	-	1,500,000	-
	60	W&S	Fund Balance	N	Lake Bluffs Pump Station Reimbursement: Appropriates funding to reimburse developer for pump station construction, to be recovered through future district assessments.	1,710,800	-	1,710,800	-
	61	W&S	Bonds	R	Water Construction Capital Projects in Bonds: Appropriates bond funding for water construction projects: Terry Ranch Water Development and Greeley West Non-Pot Pump Station Expansion.	691,000	2,000,000	2,691,000	-
422 - WATER CONSTRUCTION						4,356,908	2,000,000	6,356,908	-
423 - WATER CAPITAL REPLACEMENT									
	62	W&S	Fund Balance	R	Water Capital Replacement Projects Timing Out: Reappropriates remaining funding for two water capital projects that have reached the end of their three-year appropriation period. Each project experienced timing or sequencing delays requiring continuation of work into future years: Hourglass and Comanche Reservoir Rehab and SCADA Upgrade HMR.	224,648	-	224,648	-
	63	W&S	Bonds	R	Water Capital Replacement Projects in Bonds: Appropriates bond funding for 18 water capital replacement projects including North Boomerang Non-Pot Pump Station Replacement, Milton Seaman Outlet Works, Distribution Pipeline Replacement, Boyd Flocculator Replacements and others.	-	27,000,000	8,041,000	18,959,000
423 - WATER CAPITAL REPLACEMENT						224,648	27,000,000	8,265,648	18,959,000
424 - WATER RIGHTS ACQUISITION									
	64	W&S	Bonds	R	Water Rights Acquisition Projects in Bonds: Appropriates bond funding for 5 water rights acquisition projects including Future Water Acquisition Phase II, Non-tributary Groundwater SLB Change Case, Development of Parcel B, Poudre Ponds and others.	-	21,000,000	1,917,000	19,083,000
424 - WATER RIGHTS ACQUISITION						-	21,000,000	1,917,000	19,083,000

Fund	Item	Department	Funding Source	Type	Description	Fund Balance	Revenue	Expenditures	Net Impact
425 - WATER DEBT SERVICE									
	65	W&S	Fund Balance	N	2022 Bonds Arbitrage Payment: Appropriates funding for required arbitrage payment on 2022 bond proceeds.	832,834	-	832,834	-
	66	W&S	Fund Balance	N	Drinking Water Revolving Fund Loan Repayment: Appropriates funding for scheduled loan repayment obligations.	591,831	-	591,831	-
	67	W&S	Fund Balance	R	Water Bonds Issuance Costs: Appropriates bond funding issuance costs for water capital projects.	525,000	-	525,000	-
425 - WATER DEBT SERVICE						1,949,665	-	1,949,665	-
433 - STORMWATER CAPITAL REPLACEMENT									
	68	PW	Fund Balance	R	Utility Billing Software (Stormwater Component): Reappropriates capital funding that has met its 3-year time limit to complete implementation of utility billing system.	79,000	-	79,000	-
433 - STORMWATER CAPITAL REPLACEMENT						79,000	-	79,000	-
434 - STORMWATER DEBT SERVICE									
	69	PW	Fund Balance	N	Stormwater Arbitrage Payment - 2022 Bonds: Appropriates funding for required arbitrage payment on stormwater bond proceeds.	301,547	-	301,547	-
434 - STORMWATER DEBT SERVICE						301,547	-	301,547	-
513 - EQUIPMENT REPLACEMENT									
	70	FIRE	Fund Balance	R	Fire Equipment Replacement: Appropriates funding to replace aging and critical fire equipment previously scheduled for replacement.	701,223	-	701,223	-
513 - EQUIPMENT REPLACEMENT						701,223	-	701,223	-
521 - IT OPERATIONS									
	71	HPG	Fund Balance	R	HPG Staffing Moves: Adjusts budget to reflect reallocation of staff positions between funds to support High Performance Government operations.	-	-	(182,459)	182,459
	72	IT	Grant	N	24 State Homeland Security Grant Program IT Fund (SHSP): Appropriates Homeland Security grant funding allocated to IT for eligible technology and equipment purchases.	-	29,500	29,500	-
521 - IT OPERATIONS						-	29,500	(152,959)	182,459
TOTAL (Less Additional Operating Expenditures Between Funds)						**$ 28,168,495**	**$ 111,329,222**	**$ 56,588,133**	**$ 82,822,463**
OPERATING TRANSFERS									
	13	POLICE	Fund Balance		Equitable Sharing Operating Transfer of Fund Balance EQUITABLE SHARING FUND to GENERAL FUND	100,000	-	100,000	-
	29	CPRD	Fund Balance		Recreation | Active Adult Center Renovation Operating Transfer of Fund Balance FOOD TAX to PUBLIC IMPROVEMENT	29,565	-	29,565	-
	30	PW	Fund Balance		12991 - Sidewalk Multi-Modal Access Improvements (ARPA) Operating Transfer of Fund Balance FOOD TAX to PUBLIC IMPROVEMENT	1,375,751	-	1,375,751	-
	31	PW	Fund Balance		12992 - UNC-Greeley Mall Underpass Project (ARPA) Operating Transfer of Fund Balance FOOD TAX to PUBLIC IMPROVEMENT	50,000	-	50,000	-
	40	PW	Fund Balance		12447 - 16th Street Enhancements Operating Transfer of Fund Balance TRANSPORTATION DEVELOPMENT to PUBLIC ART	20,813	20,813	20,813	20,813
	45	CPRD	Fund Balance		Natural Areas & Trails | Sheep Draw Trail Underpass at 83rd Ave. Operating Transfer of Fund Balance TRAILS DEVELOPMENT to TRANSPORTATION DEVELOPMENT	760,000	-	760,000	-
	46	CPRD	Fund Balance		Parks | Purchase And Build Balsam Parking Lot Operating Transfer of Fund Balance PARK DEVELOPMENT to PARK DEVELOPMENT	5,000	5,000	5,000	5,000
	47	CPRD	Fund Balance		Parks | Redtail Park Construction In Westgate Neighborhoods Operating Transfer of Fund Balance PARK DEVELOPMENT to PUBLIC ART	29,893	29,893	29,893	29,893
	48	CPRD	Fund Balance		Parks | Swanson Kiwanis Home & Park Expansion Operating Transfer of Fund Balance PARK DEVELOPMENT to PARK DEVELOPMENT	1,000	1,000	1,000	1,000
						2,372,022	**56,706**	**2,372,022**	**56,706**
						$ 30,540,517	**$ 111,385,928**	**$ 58,960,155**	**$ 82,879,169**

Second Reading of the 2026 Supplemental Appropriation

Nathan Mosley, Budget & Policy Director

City Council Meeting - April 21, 2026

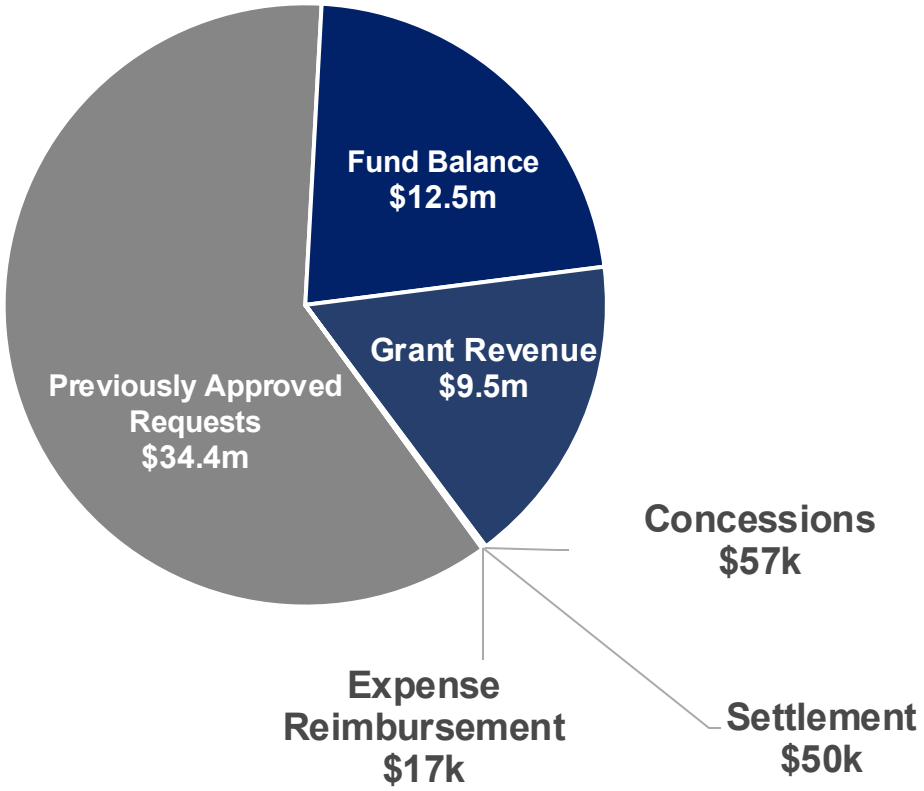
Agenda

- Second Appropriation of 2026 Request Overview
- Request Breakout
- Expenditures by Key Focus Area
- Department Expenditure Allocation
- Operating Highlights
- Capital Highlights
- Purpose: Council Action on Proposed Ordinance

Second Appropriation of 2026 Request Overview

- Traditionally this is a large appropriation, includes carryforwards of previous year expenditures
- Appropriation of grants & additional revenues post-2026 Budget Process
- Support operational & capital needs in 2026 that can’t wait until the 2027 budget process
- Meet requirements to ensure existing commitments that were in progress at 2025 year-end can be carried forward and completed in 2026
- Total request: $59M in Expenditures ($2.4M in Transfers Across Funds)
- Approximately $34.4M of the expenditures are to appropriate previously approved requests.
- There are $22.2M in new requests, $521K from the General Fund

Request Breakout



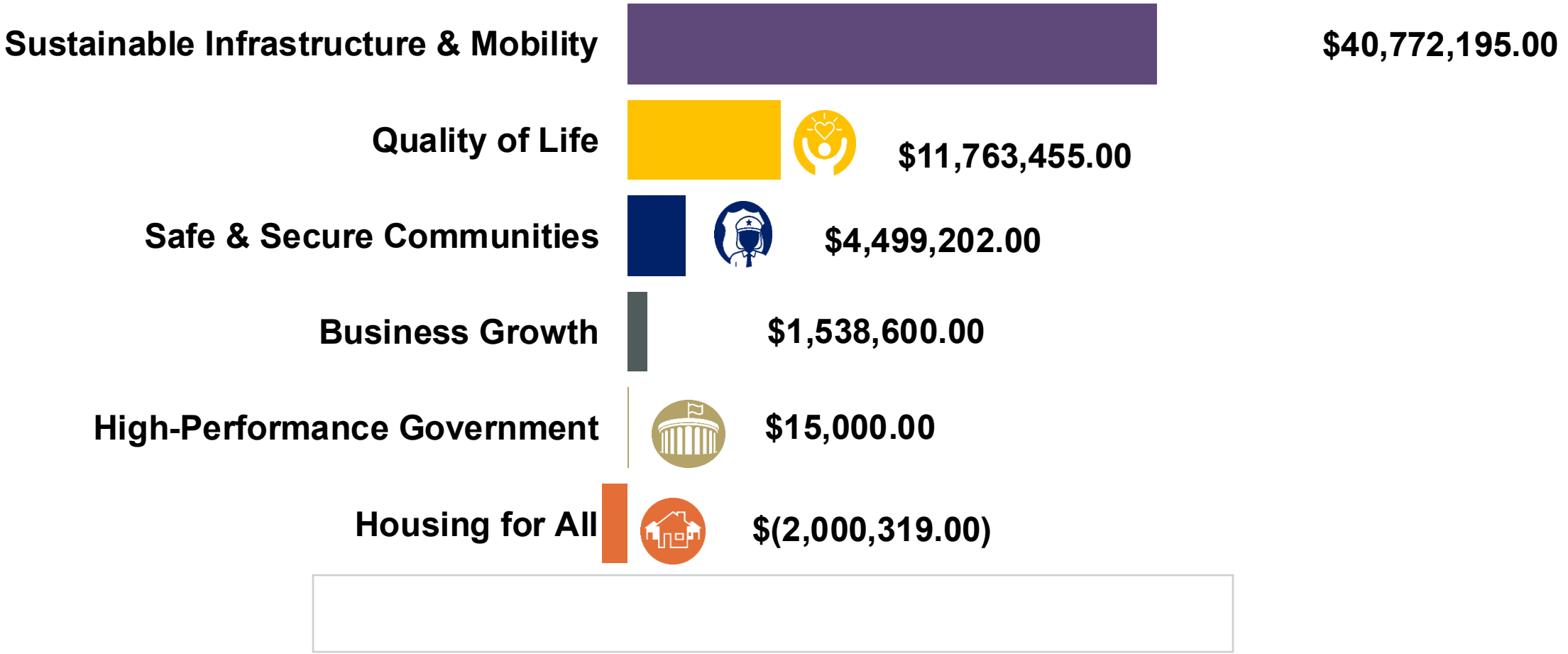
New Requests		
Fund Balance: Capital	$	9,875,800
Grants		9,510,623
Fund Balance: Operating		2,635,093
Miscellaneous Revenue		124,175
Concessions		*57,000*
Settlement		*50,000*
Expense Reimbursement		*17,175*
Total New Requests	$	22,145,691

Previously Approved Requests		
Total Previously Approved Requests	$	34,442,442

Total Appropriation (Excluding Transfers)	$	56,588,133

New

Appropriation by Key Focus Area



Operating Request Highlights

New Operating Requests	Amount
2026 Cameron Peak Fire Mitigation [421 - Water Operations]	$4,256,143
2022 Bonds Arbitrage Payment [425 - Water Debt Service]	$832,834
2024 CWRPDA Loan Payments [425 - Water Debt Service]	$591,831
2026 Expenses for Windsor Sewer Litigation [411 - Sewer Operations	$400,000
Stormwater Arbitrage Payment - 2022 Bonds [434 - Stormwater Debt Service]	$301,547
2026 Victims Unit Funding [100 - General Fund]	$273,935
CPRD - Golf Division [401 - Golf Operations]	$190,000
PD - Equitable Sharing [100 - General Fund]	$100,000
National Endowment for the Humanities Grant - Museums [140 - Museums]	$96,181
Parks | Forestry Share the Shade 2026 [123 - Cash in Lieu of Landscaping]	$60,000

Previously Approved Operating Requests	Amount
Fire Equipment Replacement [513 - Equipment Replacement]	$701,223
Police Grants [100 - General Fund]	$361,333
Natural Areas & Trails | Generation Wild [100 - General Fund]	$350,606
School Resource Officers - Public Safety Fund 121 - [Public Safety]	$247,704
LPC Staffing Grant [172 - Housing Grants]	$201,862
HPG Staffing Moves - General Fund [100 - General Fund]	$182,459





Capital Request Highlights

New Capital Requests	Amount
KGM Additional Dollars [321 - Street Infrastructure Improvements]	$5,900,000
83rd Avenue Improvements - 12th to 9th [334 - Road Development]	$4,791,495
Lake Bluffs Pump Station Reimbursement [422 - Water Costruction]	$1,710,800
Downtown Non-Potable System Expansion [422 - Water Costruction]	$1,500,000
Parks | Pheasant Run & Coyote Run Park Replacements [318 - Quality of Life]	$540,000
Culture | UCCC Lighting Equipment Replacement [313 - UCCC Improvements]	$200,000
Poudre River Trail Realignment & Trailhead Design at Sheep Draw [336 - Trails Development]	$125,000

Previously Approved Capital Requests	Amount
Water Capital Replacement Projects in Bonds [423 - Water Capital Replacement]	$8,041,000
Sewer Capital Replacement Projects in Bonds [413 - Sewer Capital Replacement]	$5,637,000
Redtail Park Construction In Westgate Neighborhoods [335 - Park Development]	$3,021,368
Water Construction Capital Projects in Bonds [422 - Water Construction]	$2,691,000
16th Street Enhancements [423 - WATER CAPITAL REPLACEMENT]	$2,523,980
Water Rights Acquisition Projects in Bonds [424 - Water Rights Acquisition	$1,917,000





Recommendation

- The City recommends approving the supplemental appropriation as presented
  - Resources will be allocated to support operational needs and the continuation of planned capital projects
  - Funds will still maintain sufficient balances

Thank you



Council Agenda Summary

April 21, 2026
Key Staff Contact: Robert Miller, Division Treasurer

Title:

Public hearing and second reading of an ordinance providing for the issuance by the City of Greeley, Colorado, acting by and through its water enterprise, of its Water Revenue Bonds, Series 2026, in a principal amount not to exceed $50,000,000, for the purpose of financing improvements, betterments, extensions and expansions of the city's water system; providing for the delegation to city officers of authority in connection with the competitive sale of the Series 2026 Bonds; providing for the payment of the Series 2026 Bonds from net revenues of the city's water system and pledging such net revenues therefore; providing for the form and terms of such Series 2026 Bonds, setting forth covenants and provisions concerning such Series 2026 Bonds, net revenues, and water system, and providing for other details in connection therewith; and ratifying prior actions relating to the foregoing (Water Revenue Bonds)

Summary:

The ordinance for City Council consideration is necessary to authorize and approve the issuance of water 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 in the amounts to be set forth in the final terms certificate, and on the terms and conditions provided in the bond ordinance. A portion of the net proceeds of the Series 2026 Bonds are to be used to reimburse the City for various previously paid costs and for future costs associated with the construction of various improvements and additions to the System, which generally include the following: replacement and expansion of the transmission and distribution systems, replacement and rehabilitation of water storage infrastructure, construction of infrastructure to access the Terry Ranch aquifer, and the purchases of blocks of water rights to meet the City’s future water demand. These projects will need to be partially funded through bond revenues.

The Ordinance states that the City of Greeley 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. Water and Sewer Department Staff, in partnership with the Finance Department and the City’s Municipal Advisor, have reviewed and approved the debt service requirements of the proposed bond issuance in alignment with the rate structure approved by City Council. The proposed issuance of these bonds also maintains an appropriate bonding capacity of the Water Enterprise fund for future bond issuances in accordance with the approved Water and Sewer Capital Improvement Plan. The Water and Sewer Board has also approved the issuance of these bonds at their April 15, 2026 meeting. The item was introduced on April 7, 2026, and by a majority vote the public hearing and second reading was scheduled for April 21, 2026.

The item was introduced at the April 7, 2026 Council Meeting and, by a majority vote of Council the public hearing and second reading for set for April 21, 2026.

Fiscal Impact:

If approved, will this item result in a positive, negative, or no impact on the budget?

Positive Impact: What is the onetime and/or ongoing amount?
Onetime bond proceeds not to exceed $50 million.

Is it budgeted?
Partially

Does it require a new appropriation?
Yes. An additional $13,174,000 is in the appropriation being presented on April 7, 2026, to support the requested $50 million in Water Revenue Bond expenditures.

Are there any long-term financial impacts?
Debt service payments for the duration of the debt.

Negative Impact: What is the onetime and/or ongoing amount?
Estimated ongoing debt service payment up to $4.1 million annually.

Is it budgeted?
Yes, the 2026 budget identified approved expenditures using the bond proceeds.

If yes, what source and fund will be used?
Rates and Fees in the Water Fund.

Are there any long-term financial impacts?
Debt service payments for the duration of the debt.

Is there grant funding for this item?
Not Applicable.

Does this action have potential long-term fiscal implications?
Estimated annual debt service payment for the duration of the debt for $4.1 million.

Legal Issues:

None. Kutak Rock LLP is serving as bond counsel.

Consideration of this matter is a legislative process which includes the following public hearing steps:
1. City staff presentation (if requested)
2. Council questions of staff
3. Public input (hearing opened, testimony - up to three minutes per person, hearing closed)
4. Council discussion
5. Council decision

Other issues and Considerations:

The bonds are expected to be marketed in May for a closing on the sale of the bond on June 4.

Strategic Focus Area:

Infrastructure and Mobility

Decision Options:

1. Adopt the ordinance as presented; or
2. Amend the ordinance and adopt as amended; or
3. Deny the ordinance; or
4. Continue consideration of the ordinance to a date certain.

Council's Recommended Action:

A motion to adopt the ordinance and publish with reference to title only.

Attachments:

1. Ordinance No. 11, 2026 with Appendix A
2. Preliminary Official Statement
3. Paying Agent and Registrar Agreement
4. Item - Presentation

SERIES 2026 WATER REVENUE BOND
SERIES ORDINANCE

CITY OF GREELEY, COLORADO

acting by and through its

WATER ENTERPRISE

Authorizing
the issuance, sale and delivery of not to exceed
$50,000,000
aggregate principal amount of
Water Revenue Bonds
Series 2026

Effective _____ __, 2026

Table of Contents

This Table of Contents is included solely for the convenience of the reader and is not part of the Ordinance.

		Page
Section 1.	Findings	1
Section 2.	Definitions	2
Section 3.	Ratification	7
Section 4.	Authorization	7
Section 5.	Series 2026 Bond Details	7
Section 6.	Prior Redemption	8
Section 7.	Execution and Authentication	9
Section 8.	Book-Entry System	10
Section 9.	Registration, Transfer and Exchange	10
Section 10.	Negotiability	11
Section 11.	Form of Series 2026 Bonds	11
Section 12.	Series 2026 Bonds Equally Secured	12
Section 13.	Pledge of Net Revenues; Special Obligations	12
Section 14.	Preliminary Official Statement; Official Statement	13
Section 15.	Delegated Duties	13
Section 16.	Delivery of Series 2026 Bonds	14
Section 17.	Disposition of Series 2026 Bond Proceeds	14
Section 18.	Flow of Funds	15
Section 19.	Bond Account	16
Section 20.	Reserve Account; Surety Bond and Reimbursements	16
Section 21.	General Administration of Funds and Accounts	17
Section 22.	Rates and Charges	18
Section 23.	Tax Covenants and Rebate Account	19
Section 24.	Additional Covenants and Agreements	20
Section 25.	Additional Bonds	21
Section 26.	Events of Default	22
Section 27.	Remedies	23
Section 28.	Amendments	24
Section 29.	Defeasance	24
Section 30.	Continuing Disclosure Undertaking	25
Section 31.	Registrar and Paying Agent	25
Section 32.	Contract with Owners	25
Section 33.	Parties Interested Herein	26
Section 34.	Severability	26
Section 35.	Statutes Superseded; Inconsistent Enactments Suspended	26
Section 36.	Limitation of Actions	26
Section 37.	Publication and Effective Date	26

EXHIBIT A SERIES 2026 BOND FORM

ORDINANCE NO. 11, 2026

AN ORDINANCE PROVIDING FOR THE ISSUANCE BY THE CITY OF GREELEY, COLORADO, ACTING BY AND THROUGH ITS WATER ENTERPRISE, OF ITS WATER REVENUE BONDS, SERIES 2026, IN A PRINCIPAL AMOUNT NOT TO EXCEED $50,000,000 FOR THE PURPOSE OF FINANCING IMPROVEMENTS, BETTERMENTS, EXTENSIONS AND EXPANSIONS OF THE CITY'S WATER SYSTEM; PROVIDING FOR THE DELEGATION TO CITY OFFICERS OF AUTHORITY IN CONNECTION WITH THE COMPETITIVE SALE OF THE SERIES 2026 BONDS; PROVIDING FOR THE PAYMENT OF THE SERIES 2026 BONDS FROM NET REVENUES OF THE CITY'S WATER SYSTEM AND PLEDGING SUCH NET REVENUES THEREFOR; PROVIDING FOR THE FORM AND TERMS OF SUCH SERIES 2026 BONDS, SETTING FORTH COVENANTS AND PROVISIONS CONCERNING SUCH SERIES 2026 BONDS, NET REVENUES, AND WATER SYSTEM, AND PROVIDING FOR OTHER DETAILS IN CONNECTION THEREWITH; AND RATIFYING PRIOR ACTIONS RELATING TO THE FOREGOING.

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

Section 1. Findings. The City Council of the City of Greeley, Colorado (the "Council" and the "City," respectively) hereby finds and determines as follows:

(a) Section 5-18(d) of the Charter of the City (the "Charter") provides that the City may, without an election, issue securities made payable solely from revenues derived from the operation of projects or improvements or from any source or sources or any combination thereof, other than ad valorem taxes of the City; and Section 5-23(c) of the Charter provides that the sale of all bonds (with certain exceptions not relevant to the subject matter of this Ordinance) shall be based upon competitive bids.

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

(c) 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.

(d) For the purpose of effecting such Project, it is necessary to authorize the issuance of not to exceed $50,000,000 aggregate principal amount of Water Revenue Bonds, Series 2026 (the "Series 2026 Bonds") upon the terms provided herein.

(e) The Series 2026 Bonds shall be payable solely from and shall be secured by a pledge of and an irrevocable lien on the Net Revenues (as defined below) of the System. The Series 2026 Bonds shall not constitute a debt or indebtedness of the City within the meaning of any Charter, constitutional or statutory provision or limitation and are not secured by the full faith and credit of the City or by any taxing power of the City or any other government; nor shall the Series 2026 Bonds constitute a multiple-fiscal year direct or indirect debt or other financial obligation within the meaning of Article X, Section 20 of the Colorado Constitution; nor shall the Series 2026 Bonds be considered or held to be general obligations of the City; rather, the Series 2026 Bonds shall be payable only from the Net Revenues of the System.

(f) The City, acting by and through its Water Enterprise, has heretofore duly authorized, issued, sold and delivered (i) its Series 2016 Bonds; (ii) its Series 2018 Bonds; (iii) its Series 2022 Bonds; and (iv) its 2024 Agency Bond. There are no other outstanding bonds, notes or other obligations of the City secured by a pledge of or a lien on the Net Revenues. There are no ordinances, resolutions, contracts, agreements, or other enactments or commitments of the City which would prevent the City from issuing and performing its obligations with respect to the Series 2026 Bonds.

(g) Pursuant to § 18-8-308, Colorado Revised Statutes ("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 Council and to the Colorado Secretary of State. No member of the Council has a personal or private interest, as such terms are used in § 24-18-109, C.R.S., in the Series 2026 Bonds, the Project, or any other subject matter of this ordinance, and no member of the Council has any interest, as such term is used in § 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 ordinance.

Section 2. Definitions. The terms defined in this Section shall have the meanings assigned in this Section for all purposes of this ordinance (the "Ordinance"), the Exhibits hereto and any amendatory or supplemental ordinance, except where the context by clear implication requires otherwise. Other terms are defined elsewhere in this Ordinance.

"*Bond*" or "*Bonds*" includes the Series 2026 Bonds and any other designated bonds or similar obligations of the City, as the context requires.

"*Bond Account*" means the Series 2026 Bond Account created and designated as such pursuant to Section 18 hereof.

"*Business Day*" means any day other than a Saturday or Sunday or a day on which banks in Denver, Colorado are required or authorized to be closed.

"*Capital Improvements*" means the acquisition of land, easements, water rights, facilities, equipment and materials (other than ordinary repairs and replacements), and the construction, reconstruction or other acquisition of improvements, betterments and extensions, for use by or in connection with the System; including, without limitation, any of the foregoing which are constructed, reconstructed, acquired or owned on a cooperative basis with any other entities.

"*Code*" means the Internal Revenue Code of 1986, as amended to the date of delivery of the Bonds, and applicable regulations and rulings thereunder.

"*Event of Default*" means any one or more of the events set forth in Section 26 hereof.

"*Federal Securities*" means (a) direct obligations of the United States for which its full faith and credit are pledged (or ownership interests in the same); or (b) obligations the principal of and interest on which are unconditionally guaranteed by, the United States (or ownership interests in the same). No Federal Securities may be callable prior to their scheduled maturities by the issuer thereof.

"*Final Terms Certificate*" means the certificate to be executed by the Finance Officer, dated on or before the date of delivery of the Series 2026 Bonds, setting forth: (a) the determination by the Finance Officer of the winning bid for the Series 2026 Bonds; (b) the rates of interest on the Series 2026 Bonds and the premium, if any, to be paid therefor pursuant to such winning bid; (c) the existence, amount and terms of any capitalized interest; (d) the aggregate principal amount and principal amount of each maturity of the Series 2026 Bonds, if reduced as provided in Section 5(a) hereof, and any related reduction in the premium bid for the Series 2026 Bonds; and (e) whether a Reserve Account is to be established in connection with the Series 2026 Bonds and the Minimum Reserve amount, if any. The Final Terms Certificate shall be construed as if it were a part of this Ordinance, provided that all provisions of the Final Terms Certificate shall be subject to the parameters and restrictions contained in this Ordinance.

"*Finance Officer*" means the Financial Officer and Ex-Officio City Treasurer, as Chief Financial Officer of the City.

"*Generally Accepted Accounting Principles*" means accounting principles, methods and terminology followed and construed for utilities and enterprises of governmental units, as established by the Governmental Accounting Standards Board, as amended from time to time.

"*Letter of Representations*" means the Letter of Representations from the City to The Depository Trust Company, or any similar agreement with any successor to The Depository Trust Company, together with schedules thereto and materials referred to therein.

"*Maximum Debt Service Year*" means the single calendar year, during the term of the Series 2026 Bonds, in which there is the greatest amount of total combined debt service on the Series 2026 Bonds, Parity Obligations, Subordinate Obligations, Other Water Obligations, and the Parity Obligations or Subordinate Obligations proposed to be issued.

"*Minimum Reserve,*" to the extent that a Reserve Account is established by Final Terms Certificate in connection with the Series 2026 Bonds, means the amount, calculated as of the initial delivery of the Series 2026 Bonds, equal to the least of (a) 10% of the proceeds of the Series 2026

Bonds, (b) 100% of the maximum annual principal and interest to come due on the Series 2026 Bonds in any calendar year, or (c) 125% of the average annual principal and interest requirements on the Series 2026 Bonds; provided that such amount may be reduced to the maximum amount permitted to be capitalized by the issuance of tax-exempt obligations under applicable provisions of federal tax laws and regulations. The dollar amount of the Minimum Reserve may be recalculated and reduced, but not increased, from time to time by the City as necessary to apply the Minimum Reserve to the remaining debt service requirements of the Series 2026 Bonds; provided that the Minimum Reserve shall not be reduced to an amount less than the least of (a) 10% of the proceeds of the Series 2026 Bonds, (b) 100% of the maximum annual principal and interest to come due on the Series 2026 Bonds in any calendar year, or (c) 125% of the average annual principal and interest requirements on the Series 2026 Bonds. The Minimum Reserve amount may be satisfied by the deposit of a Surety Bond as provided in Section 20 hereof.

"*Net Revenues*" for any period means the Revenues during such period minus Operating Expenses during such period.

"*Operating Expenses*" means, for any particular period, all reasonable and necessary current expenses of the City, paid or accrued, for operating, maintaining, and repairing the System, but only if such charges are made in conformity with Generally Accepted Accounting Principles. Such Operating Expenses include, but are not limited to, expenses for ordinary repairs, renewals and replacements of the System, salaries and wages, employees' health, hospitalization, pension and retirement expenses, fees for services, materials and supplies, rents, administrative and general expenses, including legal and overhead expenses of the City directly related to the administration of the System, insurance expenses, legal, engineering, accounting, trustee, paying agent and municipal advisory fees and expenses and costs of other consulting and technical services, taxes (except as set forth in the following sentence), payments in lieu of taxes and other governmental charges, payments to the United States Treasury pursuant to Section 148(f) of the Code or similar requirement to pay rebate, fuel costs, and any other current expenses or obligations required to be paid by the City by law, all to the extent properly allocable to the System. Operating Expenses do not include depreciation or obsolescence charges or reserves, amortization of intangibles or other bookkeeping entries of a similar nature, interest charges and charges for the payment of principal, or amortization, of bonded or other indebtedness of the City, costs, or charges made therefor, for capital additions, replacements, betterments, extensions or improvements to or retirements from the System which under Generally Accepted Accounting Principles are properly chargeable to the capital account or the reserve for depreciation, and do not include losses from the sale, abandonment, reclassification, revaluation or other disposition of any properties of the System nor such property items, including taxes and fuel, which are capitalized pursuant to the then existing accounting practice of the City.

"*Other Water Obligations*" means obligations (whether currently outstanding or hereafter issued) which are not secured by a pledge of or a lien on all or any part of the Revenues, but the debt service on which is required, under then current provisions of the Charter, to be taken into account in establishing water rates.

"*Outstanding*" or "*outstanding*" when used with reference to the Series 2026 Bonds (or any other designated bonds or similar obligations of the City) and as of any particular date, means

all the Series 2026 Bonds (or such other bonds or similar obligations) theretofore duly issued except:

(a) any Series 2026 Bond (or such other bonds or similar obligations) canceled or delivered to be canceled by the City, or on the City's behalf, at or before such date;

(b) any Series 2026 Bond (or such other bonds or similar obligations) deemed to have been paid within the meaning of Section 29 hereof (or of any corresponding section of the ordinance or other enactment authorizing the issuance of such other bond or obligation); and

(c) any Series 2026 Bond (or such other bonds or similar obligations) in lieu of or in substitution for which another bond or obligation shall have been executed and delivered pursuant to Section 9 hereof (or of any corresponding section of the ordinance or other enactment authorizing the issuance of such other bond or obligation).

Notwithstanding the foregoing, any Bonds the principal of or interest on which have been paid by a bond insurer or similar entity shall be considered Outstanding to the extent such payment has not been reimbursed to such insurer or similar entity.

"*Owner*" or "*Registered Owner*" or "*Bondholder*" means any person who is the registered owner of any Bond as shown on the registration records kept by the Registrar. As further provided in Section 8 hereof, the initial Owner of the Series 2026 Bonds shall be Cede & Co. as nominee of The Depository Trust Company, the initial securities depository for the Series 2026 Bonds.

"*Parity Obligations*" means the Series 2016 Bonds, the Series 2018 Bonds, Series 2022 Bonds, the 2024 Agency Bond, and any additional bonds, notes, interim securities or other obligations hereafter issued by the City having a lien on all or any portion of the Net Revenues which is on a parity with the lien of the Series 2026 Bonds.

"*Paying Agent*" means Zions Bancorporation, National Association, in its capacity as the paying agent for the Series 2026 Bonds (or such other entity as may be appointed as a successor Paying Agent as provided in Section 31 hereof).

"*Permitted Investments*" means deposits or investments which are at the time legal deposits or investments for the City under applicable law.

"*Purchaser*" means the manager of the original purchasing account for the Series 2026 Bonds as determined by the Finance Officer based upon competitive bids received at the public sale of the Series 2026 Bonds as provided herein.

"*Project*" means the acquisition and construction of capital improvements, core infrastructure, betterments, extensions and expansions of the System. The Project expressly excludes the construction of any facilities associated with the expansion of the area west of Highway 257.

"*Project Account*" means the Series 2026 Project Account created and designated as such pursuant to Section 17 hereof.

"*Rebate Account*" means the Series 2026 Rebate Account created and designated as such pursuant to Section 18 hereof.

"*Record Date*" means the close of business on the fifteenth day (whether or not a Business Day) of the calendar month next preceding an interest payment date.

"*Registrar*" means Zions Bancorporation, National Association in its capacity as the registrar and transfer agent for the Bonds (or such other entity as may be appointed as a successor Registrar as provided in Section 31 hereof).

"*Reserve Account*" means the Series 2026 Reserve Account, if any, created and designated by Final Terms Certificate as such pursuant to Section 18 hereof.

"*Revenues*" means all income and revenues directly or indirectly derived by the City from the operation and use of the System, or any part thereof, including, without limitation, any rates, fees (including plant investment fees), and charges for the services furnished by, or the use of, the System, and all income attributable to any past or future dispositions of property or rights or related contracts, settlements, or judgments held or obtained in connection with the System or its operations, including investment income accruing from moneys held to the credit of the City's Water Fund and from moneys required to be paid into any fund or account pledged to the payment of the Series 2026 Bonds or Parity or Subordinate Obligations except to the extent otherwise provided in their respective authorizing proceedings; provided however, that there shall be excluded from Revenues any moneys borrowed and used for providing Capital Improvements; any moneys and securities, and investment income therefrom, in any escrow or similar account pledged to the payment of any refunded bonds or other legally defeased obligations; and any moneys received as grants or appropriations the use of which is limited or restricted by the grantor or donor to Capital Improvements or other purposes inconsistent with the inclusion of such moneys as Revenues.

"*Series 2016 Bonds*" means the City of Greeley, Colorado Water Revenue Refunding Bonds, Series 2016, issued in the original aggregate principal amount of $32,610,000.

"*Series 2018 Bonds*" means the City of Greeley, Colorado Water Revenue Bonds, Series 2018, issued in the original aggregate principal amount of $41,920,000.

"*Series 2022 Bonds*" means the City of Greeley, Colorado Water Revenue Refunding and Improvement Bonds, Series 2022, issued in the original aggregate principal amount of $65,480,000.

"*Series 2026 Bonds*" means the City of Greeley, Colorado Water Revenue Bonds, Series 2026, authorized by this Ordinance.

"*System*" means all of the City's water facilities now owned or hereafter acquired, whether situated within or without the City boundaries, including all present or future improvements, extensions, enlargements, betterments, replacements or additions thereof or thereto.

"*Special Record Date*" means a special date fixed to determine the names and addresses of Owners for purposes of paying interest on a special interest payment date for the payment of defaulted interest.

"*State*" means the State of Colorado.

"*Subordinate Obligations*" means one or more additional bonds, notes, interim securities or other obligations, or series of any such obligations, issued by the City having a lien on all or any portion of the Net Revenues which is subordinate or junior to the lien of the Series 2026 Bonds.

"*Surety Bond*" means a Surety Bond as defined in Section 20 hereof, relating to the Reserve Account.

"*Water Fund*" means the existing Water Fund of the City, into which all Revenues are directed to be deposited as provided in Section 18 hereof.

"*2024 Agency Bond*" means the City of Greeley, Colorado Governmental Agency Bond, evidencing a loan in the original principal amount of $10,910,725 (following upfront principal forgiveness) made to the City by the Colorado Water Resources and Power Development Authority.

Section 3. Ratification. All action (not inconsistent with the provisions of this Ordinance) heretofore taken by the City and the officers, employees and agents of the City directed toward the Project or the sale and delivery of the Series 2026 Bonds is hereby ratified, approved and confirmed.

Section 4. Authorization. In accordance with the Charter and Article XX of the Constitution of the State, and all other laws thereunto enabling, the Council, on behalf of the City, acting by and through the System as an enterprise, hereby authorizes the issuance of the Series 2026 Bonds in an aggregate principal amount not to exceed $50,000,000 for the purpose of providing funds to finance the Project, including payment of costs of issuance of the Series 2026 Bonds as provided herein.

Section 5. Series 2026 Bond Details.

(a) The Series 2026 Bonds shall be issued only in fully registered form (i.e., registered as to payment of both principal and interest) in denominations of $5,000 and integral multiples thereof (and further provided that no Series 2026 Bond may be in a denomination which exceeds the principal coming due on the same maturity date and no individual Series 2026 Bond may be issued for more than one maturity). The Series 2026 Bonds shall be dated their date of issuance. The Series 2026 Bonds shall be numbered in such manner as the Registrar shall determine. The Series 2026 Bonds shall bear interest (computed on the basis of a 360-day year consisting of twelve 30-day months) from their date to maturity or prior redemption per annum as determined by the Finance Officer as certified in the Final Terms Certificate (which shall be market rates determined upon competitive bidding) at a net effective interest rate not to exceed 5.25%, payable on February 1 and August 1 in each year commencing not later than February 1, 2027, except that Series 2026 Bonds which are reissued upon transfer, exchange or other replacement shall bear interest at the interest rates shown below from the most recent interest payment date to which

interest has been paid, or if no interest has been paid, from the date of the Series 2026 Bonds. The Series 2026 Bonds shall mature serially on August 1 of each year commencing not later than August 1, 2030, with the final maturity thereof not later than August 1, 2056. For purposes of this Ordinance, in the event that any Series 2026 Bonds are issued as term bonds, the annual sinking fund installments in connection with such term bonds shall be treated as serial bond payments.

(b) The principal of any Series 2026 Bond shall be payable to the Owner thereof as shown on the registration records kept by the Registrar upon maturity thereof or prior redemption and upon presentation and surrender at the office of the Paying Agent. If the principal of any Series 2026 Bond shall not be paid upon such presentation and surrender at or after maturity or prior redemption, interest thereon shall continue to accrue at the interest rate borne by said Series 2026 Bond until the principal thereof is paid in full. Payment of interest on any Series 2026 Bond shall be made to the Owner thereof by check or draft mailed by the Paying Agent, on or before each interest payment date (or, if such interest payment date is not a Business Day, on or before the next succeeding Business Day), to the Owner thereof at such Owner's address as it last appears on the registration records kept by the Registrar on the Record Date; but any such interest not so timely paid shall cease to be payable to the person who is the Owner thereof at the close of business on the Record Date and shall be payable to the person who is the Owner thereof at the close of business on a Special Record Date for the payment of such defaulted interest. Such Special Record Date and the date fixed for the payment of the defaulted interest shall be fixed by the Registrar whenever moneys become available for payment of the defaulted interest, and notice shall be given to the Owners of the Series 2026 Bonds not less than 10 days prior to the Special Record Date by first-class mail to each such Owner as shown on the Registrar's registration records on a date selected by the Registrar, stating the date of the Special Record Date and the date fixed for the payment of such defaulted interest. The Paying Agent may make payments of interest on any Series 2026 Bond by such alternative means as may be mutually agreed to between the Owner of such Series 2026 Bond and the Paying Agent (provided, however, that the City will not be required to make funds available to the Paying Agent prior to one business day preceding the interest payment dates stated herein). All such payments shall be made in lawful money of the United States of America without deduction for the services of the Paying Agent or Registrar.

Section 6. Prior Redemption.

(a) ***Optional Redemption of the Series 2026 Bonds***. The Series 2026 Bonds shall be subject to redemption prior to their respective maturities, at the option of the City, as provided by Final Terms Certificate. Any such optional prior redemption shall be in whole or in part (if in part, in integral multiples of $5,000, from any maturity or maturities or portions thereof as selected by the City and by lot within a maturity, giving proportionate weight to Series 2026 Bonds in denominations larger than $5,000, in such manner as the Registrar shall determine), at a redemption price equal to the principal amount of each Series 2026 Bond or portion thereof so redeemed plus accrued interest thereon to the redemption date, without redemption premium. The City shall give written instructions concerning any such optional prior redemption to the Registrar at least 40 days prior to such redemption date (unless the Registrar agrees to accept such instructions at a later time). Such instructions to the Registrar may be made revocable by the City (except that such instructions must be made irrevocable in order to effect defeasance pursuant to Section 29 hereof).

(b) ***Redemption of Less Than all Series 2026 Bonds***. In the case of Series 2026 Bonds of a denomination larger than $5,000, each $5,000 of principal shall be treated as a separate Series 2026 Bond for purposes of determining which Series 2026 Bonds of a particular maturity are to be redeemed on a particular redemption date pursuant to paragraph (a) or (b) of this Section. If less than all of the principal amount of any Series 2026 Bond is redeemed, the Registrar shall, without charge to the Owner of such Series 2026 Bond, authenticate and issue a replacement Series 2026 Bond or Bonds for the unredeemed portion thereof.

(c) ***Notice and Effect of Redemption***. Notice of any prior redemption under paragraph (a) or (b) of this Section shall be given by the Registrar in the name of the City by sending a copy of such notice, by first-class, postage prepaid mail or electronic means, not less than 30 days nor more than 60 days prior to the redemption date, to each Owner of any Series 2026 Bond all or a portion of which is called for prior redemption at such Owner's address as it last appears on the registration records kept by the Registrar. Failure to give such notice to the Owner of any Series 2026 Bond shall not affect the validity of the proceedings for the redemption of any other Bonds. Such notice shall specify the Series 2026 Bonds or portions thereof to be redeemed (if less than all are to be redeemed), and the date fixed for redemption, and shall further state that on such redemption date the principal due in connection with such redemption will become due and payable at the office of the Paying Agent, and that from and after such date interest on Series 2026 Bonds to be redeemed will cease to accrue. Accrued interest to the redemption date will be paid by check or draft mailed or wired to the Owner (or by alternative means if so agreed to by the Paying Agent and the Owner). Notice having been given in the manner provided in this paragraph, the Series 2026 Bonds so called for redemption shall become due and payable on the redemption date so designated, and interest on such Series 2026 Bonds shall cease to accrue; and upon presentation thereof at the Paying Agent, the City shall pay the Series 2026 Bond or Bonds so called for redemption. All provisions of this Section as to notices, selection of Bonds or portions thereof to be redeemed, and other procedural provisions of this Section shall be subject to applicable procedures of the book-entry system provided for in Section 8 hereof.

Section 7. Execution and Authentication.

(a) The Series 2026 Bonds shall be executed in the name of and on behalf of the City and shall be signed by the Mayor of the City, shall be sealed with a manual or facsimile impression of the seal of the city, and shall be attested by the City Clerk. The signatures of the Mayor and the City Clerk on the Series 2026 Bonds may be manual or by facsimile. The Series 2026 Bonds bearing the manual or facsimile signatures of the officers in office at the time of the signing thereof shall be the valid and binding obligations of the City (subject to the requirement of authentication by the Registrar as hereinafter provided) notwithstanding that before the delivery thereof, or before the issuance thereof upon transfer or exchange, any or all of the persons whose manual or facsimile signatures appear thereon shall have ceased to fill their respective offices. The Mayor and the City Clerk shall, by the execution of a certificate pertaining to the Series 2026 Bonds, adopt as and for their respective signatures any facsimiles thereof appearing on the Series 2026 Bonds. At the time of the execution of such certificate, the Mayor and the City Clerk may each adopt as and for their respective facsimile signatures the facsimile signature of their respective predecessors in office in the event that such facsimile signature appears upon any of the Series 2026 Bonds.

(b) No Series 2026 Bond shall be valid or obligatory for any purpose unless the certificate of authentication, substantially in the form provided in Exhibit A hereto, has been duly executed by the Registrar. The Registrar's certificate of authentication shall be deemed to have been duly executed by it if manually signed by a duly authorized representative of the Registrar, but it shall not be necessary that the same representative sign the certificate of authentication on all of the Bonds issued hereunder. By authenticating any Series 2026 Bonds pursuant to this Ordinance, the Registrar and the Paying Agent shall be deemed to have assented to the provisions of, and to have agreed to abide by and perform the duties assigned to them in, this Ordinance.

Section 8. Book-Entry System. Notwithstanding any other provision hereof, and except to the extent otherwise, the Series 2026 Bonds shall be initially issued in the form of a separate single certificated fully registered Series 2026 Bond for each of the maturities set forth in Section 5 hereof or identified in any term bond designation permitted hereby. Upon initial issuance the ownership of each Series 2026 Bond shall be registered in the registration records kept by the Registrar in the name of Cede & Co. ("Cede"), as nominee of The Depository Trust Company (including its successors and assigns, "DTC"), which is hereby designated as the initial securities depository for the Series 2026 Bonds under the DTC book-entry system, which book-entry system is hereby authorized and agreed to by the City. The execution and delivery of the Representation Letter from the City to DTC, relating to such book-entry system, is hereby authorized (or, if a previously executed and delivered Representation Letter applies to the Series 2026 Bonds, such execution and delivery is hereby ratified and confirmed). Notwithstanding any other provision hereof to the contrary, so long as any Series 2026 Bond is registered in the name of Cede, as nominee of DTC, all payments and all notices with respect to such Series 2026 Bond shall be made and given, respectively, in the manner provided in such Representation Letter.

Section 9. Registration, Transfer and Exchange. Subject to the provisions of Sections 5 and 8 hereof:

(a) Records for the registration and transfer of the Series 2026 Bonds shall be kept by the Registrar, which is hereby appointed by the City as registrar (i.e., transfer agent) for the Series 2026 Bonds. Upon the surrender for transfer of any Bond at the office of the Registrar, duly endorsed for transfer or accompanied by an assignment or written instrument of transfer in form satisfactory to the Registrar and duly executed by the Owner or the Owner's attorney duly authorized in writing, the Registrar shall enter such transfer on the registration records and shall authenticate and deliver in the name of the transferee or transferees a new Series 2026 Bond or Bonds of a like aggregate principal amount and of the same maturity, bearing a number or numbers not previously assigned. Series 2026 Bonds may be exchanged at the office of the Registrar for an equal aggregate principal amount of Series 2026 Bonds of the same maturity of other authorized denominations. The Registrar shall authenticate and deliver a Series 2026 Bond or Bonds which the Owner making the exchange is entitled to receive, bearing a number or numbers not previously assigned. The Registrar may impose reasonable charges in connection with such exchanges and transfers of Series 2026 Bonds, which charges (as well as any tax or other governmental charge required to be paid with respect to such exchange or transfer) shall be paid by the Owner requesting such exchange or transfer.

(b) The Registrar shall not be required to transfer or exchange (i) all or any portion of any Series 2026 Bond subject to prior redemption during the period beginning at the opening of

business 15 days before the day of the sending by the Registrar of notice calling any Series 2026 Bonds for prior redemption as herein provided and ending at the close of business on the day of such sending; or (ii) all or any portion of a Series 2026 Bond after the mailing or sending of notice calling such Series 2026 Bond or any portion thereof for prior redemption.

(c) Except as otherwise provided with respect to payment of interest pursuant to Section 5 hereof, and except as otherwise provided in Sections 29 and 33 hereof, the person in whose name any Series 2026 Bond shall be registered on the registration records kept by the Registrar shall be deemed and regarded as the absolute owner thereof for the purpose of making payment thereof and for all other purposes. Payment of or on account of principal or interest on any Series 2026 Bond shall be made only to or upon the written order of the Owner thereof or such Owner's legal representative, but such registration may be changed upon transfer of such Series 2026 Bond in the manner and subject to the conditions and limitations provided herein. All such payments shall be valid and effectual to discharge the liability upon such Series 2026 Bond to the extent of the sum or sums so paid.

(d) If any Series 2026 Bond shall be lost, stolen, destroyed or mutilated, the Registrar shall, upon receipt of such evidence, information or indemnity relating thereto as it or the City may reasonably require, authenticate and deliver a replacement Series 2026 Bond or Bonds of a like aggregate principal amount and of the same maturity, bearing a number or numbers not previously assigned. If such lost, stolen, destroyed or mutilated Bond shall have matured or shall have been called for redemption, or is about to mature or be called for redemption, the Registrar may direct that such Series 2026 Bond be paid by the Paying Agent in lieu of replacement. The Registrar and the City may require that the Owner of any such Bond pay their reasonable fees, charges and expenses relating to their activities pursuant to this paragraph.

(e) The officers of the City are authorized to deliver to the Registrar fully executed but unauthenticated Series 2026 Bonds in such quantities as may be convenient to be held in custody by the Registrar pending use as herein provided.

(f) Whenever any Series 2026 Bond shall be surrendered to the Paying Agent upon payment thereof, or to the Registrar for transfer, exchange or replacement as provided herein, such Series 2026 Bond shall be promptly canceled and destroyed by the Paying Agent or Registrar, and a record of such cancellation shall be furnished by the Paying Agent or Registrar to the City.

Section 10. Negotiability. Subject to the registration provisions hereof, the Series 2026 Bonds shall be fully negotiable and shall have all the qualities of negotiable paper, and the Owners thereof shall possess all rights enjoyed by the holders of negotiable instruments under the provisions of the Colorado Uniform Commercial Code. The principal of and interest on the Series 2026 Bonds shall be paid, and the Series 2026 Bonds shall be transferable, free from and without regard to any equities between the City and the original or any intermediate Owner of any Series 2026 Bonds or any setoffs or cross-claims.

Section 11. Form of Series 2026 Bonds. The Series 2026 Bonds shall be in substantially the form set forth in Exhibit A hereto, with such omissions, insertions, endorsements and variations as to any recitals of fact or other provisions as may be required by the circumstances, be required or permitted by this Ordinance, or as may be necessary or appropriate to carry out the purposes of

this Ordinance or to conform to the rules and requirements of any governmental authority, of DTC (or any substitute securities depository as provided herein), or any applicable usage or requirement of law (including, without limiting the generality of the foregoing, such modifications and additions as may be necessary or appropriate to conform to the provisions of second reading amendments to this Ordinance and the completed Exhibits hereto).

Section 12. Series 2026 Bonds Equally Secured. The covenants and agreements herein set forth to be performed on behalf of the City shall be for the equal benefit, protection and security of the Owners of any and all of the Series 2026 Outstanding Bonds, all of which, regardless of the time or times of their issuance or maturity, shall be of equal rank without preference, priority or distinction, except as otherwise expressly provided in or pursuant to this Ordinance.

Section 13. Pledge of Net Revenues; Special Obligations.

(a) The City hereby irrevocably pledges the Net Revenues and moneys in the Bond Account, on the terms provided herein, for the payment of the principal of and interest on the Series 2026 Bonds, and for payment of Surety Bond Costs, if any, with respect to the Reserve Account as provided in Sections 18(b)(SECOND) and 20 hereof. Such pledge shall create an irrevocable and first lien (but not necessarily an exclusively first lien) on the Net Revenues, on a parity with the lien of Parity Obligations currently Outstanding (and possibly on a parity with the lien of other Parity Obligations which may be issued in the future as provided in Section 25 hereof). This pledge shall be valid and binding from and after the date of the first delivery of the Series 2026 Bonds, and the Net Revenues, as received by the City, shall immediately be subject to the lien of this pledge without any physical delivery thereof or any filing or further act. Net Revenues in amounts sufficient to make all of the payments to the Bond Account and the Rebate Account and for any reimbursement of Surety Bond Payments and payment of related Surety Bond Costs as required under Section 20 hereof are hereby appropriated for said purposes, and said amounts for each year shall be included in the annual budget and appropriation ordinances or measures to be adopted or passed by the Council in each year respectively until the Series 2026 Bonds have been paid in full or otherwise discharged as herein provided.

(b) The Series 2026 Bonds shall be special, limited obligations of the City, payable and collectible solely out of Net Revenues and moneys in the Bond Account as provided herein. The Series 2026 Bonds shall not constitute a debt or an indebtedness of the City, Weld County, the State or any political subdivision of the State within the meaning of the Charter or any constitutional or statutory provision or limitation, and are not secured by the full faith and credit of the City or by any taxing power of the City or any other government; nor shall the Series 2026 Bonds constitute a multiple-fiscal year direct or indirect debt or other financial obligation within the meaning of Article X, Section 20 of the Colorado Constitution; nor shall such obligations be considered or held to be general obligations of the City; rather, such obligations shall be payable only from the Net Revenues of the System. The Owners of the Series 2026 Bonds may not look to any general fund of the City for the payment of the Series 2026 Bonds, nor do the Owners of the Series 2026 Bonds have any right to require or compel the exercise of the ad valorem property taxing power or any other taxing power of the City or of any other taxing entity for payment of the Series 2026 Bonds.

(c) None of the covenants, agreements, representations and warranties contained herein or in the Series 2026 Bonds shall ever impose or be construed as imposing any liability, obligation or charge against the City (except to the extent of the Net Revenues and the moneys in the Bond Account pledged pursuant to paragraph (a) of this Section) or its general credit; nor shall the Series 2026 Bonds be payable out of any general fund of the City, or any funds derived from taxation, or any funds other than the Net Revenues. The payment of the Series 2026 Bonds is not secured by any encumbrance, mortgage or other pledge of any property, except the Net Revenues and the moneys in the Bond Account as provided herein.

Section 14. Preliminary Official Statement; Official Statement. The proposed form of Preliminary Official Statement of the City relating to the issuance and sale of the Series 2026 Bonds has been presented to the meeting of the Council at which this Ordinance is approved on first introduction and is on file in the office of the City Clerk. The Preliminary Official Statement, in substantially the form so presented with such additional changes as are made prior to final passage of this Ordinance, is hereby deemed by the City to be a "nearly final official statement" for purposes of Rule 15c2-12 of the Securities and Exchange Commission. The distribution and use by the Purchaser for the reoffering of the Series 2026 Bonds to the public of the final Official Statement (the "Official Statement"), in substantially the form of the Preliminary Official Statement, but with such amendments, additions and deletions as are consistent with the facts, as are not inconsistent herewith and as are approved by the Mayor as evidenced by the Mayor's execution of the Official Statement, is hereby authorized and approved, and the Mayor is authorized to sign the final Official Statement on behalf of the City.

Section 15. Delegated Duties. Pursuant to the Supplemental Public Securities Act, part 2 of article 57 of title 11, Colorado Revised Statutes ("C.R.S."), as amended (the "Supplemental Act"), as well as the City's 'powers as a home rule municipality under article XX of the Colorado Constitution, and in order to provide for the sale of the Series 2026 Bonds expeditiously and to the best financial advantage of the City, the Council hereby delegates to the Finance Officer the power and duty to determine and accept the winning bid for the Series 2026 Bonds, and to determine and approve the final aggregate principal amount, annual principal maturities, mandatory sinking fund redemption provisions and schedules, if any, interest rates, and purchase price (i.e., premium, if any) of the Series 2026 Bonds, which determinations and approvals shall be consistent with the provisions of the Charter and with the parameters and restrictions of this Ordinance, and which determinations and approvals shall be evidenced by the execution by the Finance Officer of the Final Terms Certificate. Pursuant to Section 5-23(a) of the Charter, the Finance Officer shall determine that the interest rate for the Series 2026 Bonds does not exceed the market rate. Pursuant to Section 5-23(b) of the Charter, the purchase price for the Series 2026 Bonds shall not be less than their par value. As provided in Section 11-57-205, C.R.S., as amended, the delegations of authority provided in this Section 15 shall be effective for one year from the final adoption of this ordinance, and if the Series 2026 Bonds are not sold within such one-year period, the Series 2026 Bonds may not be sold without additional Council authorization (which authorization, together with other provisions supplemental to this Ordinance, may be by resolution adopted by the Council). The City hereby elects, pursuant to Section 11-57-204, C.R.S., to apply such portions of the Supplemental Act as are relevant to and not inconsistent with the provisions of this Ordinance, including without limitation Sections 11-57-205, 11-57-206, 11-57-207, 11-57-208, 11-57-209, 11-57-210 and 11-57-212, C.R.S., as amended. The delegations provided for in

Section 3(b)(vi) shall be in addition to the delegations to City officers provided for in other provisions of this Ordinance.

The officers, employees and agents of the City are hereby authorized and directed to take all action necessary or appropriate to effectuate the provisions of this Ordinance, including, without limiting the generality of the foregoing, the preparation and delivery of the Series 2026 Bonds, such action as shall be necessary or desirable to maintain the tax-exempt status of the Series 2026 Bonds, the entering into and execution of an escrow agreement, if any, the entering into and execution of appropriate agreements and such other actions as are necessary or appropriate with respect to the any Surety Bond, the entering into and execution of appropriate agreements as to the City's continuing disclosure undertaking, the entering into and execution of appropriate agreements as to the book-entry system for the Series 2026 Bonds, the entering into and execution of a paying agent and registrar agreement, if any, concerning the services and compensation of the Paying Agent and Registrar, the execution of such certificates as may be required by the Purchaser, including without limitation certificates relating to the signing of the Series 2026 Bonds, the tenure and identity of municipal officials, the delivery of the Series 2026 Bonds and receipt of the purchase price therefor, the tax exempt status of the Series 2026 Bonds, the accuracy and completeness of the Official Statement, and relevant pending or threatened litigation or the absence thereof. Any officer of the City designated as "Acting" may take any action authorized or directed by this Ordinance (including, without limitation, execution or authentication of the Series 2026 Bonds) under the title of such officer's office, with or without notation of the "Acting" designation. Without limiting the generality of the foregoing, in the absence, unavailability or disability of any officer of the City authorized or directed to take any action pursuant to this Ordinance (including, without limitation, execution or authentication of the Series 2026 Bonds or execution of any other document, instrument or certificate), such action may be taken by an officer designated as "pro tem" or "Acting" for such office, or by any deputy or assistant for such office.

Section 16. Delivery of Series 2026 Bonds. When the Series 2026 Bonds have been duly executed and authenticated, they shall be delivered to the Purchaser on receipt of the agreed purchase price. The funds realized from the sale of the Series 2026 Bonds shall be applied solely for the purposes set forth in Section 17 hereof and for no other purposes whatsoever. Neither the Purchaser nor any subsequent Owner of any of the Series 2026 Bonds shall be responsible for the application or disposal by the City, or any of its officers or employees, of any such funds.

Section 17. Disposition of Series 2026 Bond Proceeds. The proceeds derived from the sale of the Bonds, upon the receipt thereof, shall immediately be deposited and accounted for in the following order of priority:

(a) There shall be deposited into the Bond Account and applied to the payment of interest on the Series 2026 Bonds (a) all accrued interest on the Series 2026 Bonds, if any and (b) any other available funds, to the extent not deposited into the Project Account and as directed by the Finance Officer;

(b) A portion of the proceeds of the Series 2026 Bonds shall be deposited in a special account hereby created in the Water Fund to be designated as the City of Greeley, Water Revenue Bonds, Series 2026, Project Account (the "Project Account"), to pay costs of the Project (after reimbursing the Water Fund for costs of the Project previously paid from the Water Fund, and payment of

premiums for any Surety Bond and other costs of issuance of the Series 2026 Bonds and other incidental costs necessary or appropriate in connection with the Project and the financing thereof). Moneys in the Project Account, and interest or investment income thereon, are not included in the Revenues and do not constitute security for the Series 2026 Bonds; and

(c) Moneys and investments in the Project Account shall be held and applied by the City to the Project. Upon completion of the Project, the balance of moneys in the Project Account, if any, shall be transferred to the Bond Account.

Section 18. Flow of Funds.

(a) The City hereby creates the following special accounts within the Water Fund:

(i) the "Series 2026 Rebate Account" (the "Rebate Account");

(ii) the "Series 2026 Bond Account" (the "Bond Account");

(iii) the Project Account; and

(iv) to the extent provided by Final Terms Certificate, the "Series 2026 Reserve Account" (the "Reserve Account").

(b) The City shall credit to the Water Fund all Revenues immediately upon receipt. The Revenues shall be applied, on or before the last day of each month, first to the payment of Operating Expenses as they become due and payable, including payments to the Rebate Account as required by Section 23 hereof. After such payments, the City shall apply the remaining moneys (i.e., the Net Revenues) in the following order of priority:

FIRST, to the credit of the Bond Account in the amounts and at the times required by Section 19 hereof; and concurrently, to the credit of Bond Accounts associated with all Parity Bonds, and any similar fund or account (including any sinking fund) hereafter created for the payment of other Parity Obligations, in the amounts and at the times required in connection with such Parity Obligations;

SECOND, to the Surety Bond issuer, if any, to the extent required to reimburse any Surety Bond Payments and to pay other Surety Bond Costs in the amounts and at the times required by Section 20 hereof, and concurrently, to the credit of any reserve or similar fund or account hereafter created to secure other Parity Obligations (or for repayment pursuant to any insurance policy, surety bond, letter or line of credit, or similar credit facility utilized in lieu of such fund or account), in the amounts and at the times required in connection with such Parity Obligations;

THIRD, to the credit of any other funds or accounts hereafter established for the payment of the principal of, premium, if any, and interest on any Subordinate Obligations, including any sinking fund, reserve fund or similar fund or account established therefor, in the amounts and at the times required by the ordinance or other enactment authorizing the issuance of such Subordinate Obligations; and

FOURTH, to the credit of any other fund or account as may be designated by the City, to be used for any lawful purpose (which may include, without limitation, the payment of debt service on the Other Water Obligations).

Section 19. Bond Account. The City shall credit to the Bond Account from the Net Revenues, the following amounts at the following times:

(a) monthly, commencing on the last day of the month immediately succeeding the delivery of the Series 2026 Bonds, an amount in equal monthly installments necessary, together with any moneys therein and available therefor, to pay the interest due and payable on the Outstanding Series 2026 Bonds on the next succeeding interest payment date; and

(b) monthly, commencing on the last day of the month immediately succeeding the delivery of the Series 2026 Bonds, an amount in equal monthly installments necessary, together with any moneys therein and available therefor, to pay the principal due and payable on the Outstanding Series 2026 Bonds on the next succeeding principal payment date.

Net Revenues sufficient to make payments of principal and interest due on the Series 2026 Bonds shall be deposited with the Paying Agent not later than the Business Day prior to the payment date.

The Bond Account shall secure only the Series 2026 Bonds and not any Parity or Subordinate Obligations.

Section 20. Reserve Account; Surety Bond and Reimbursements.

(a) To the extent provided by Final Terms Certificate, the Reserve Account shall be maintained by the City in an amount equal to the Minimum Reserve as a continuing reserve to be used to prevent deficiencies in the payment of the principal of and interest on the Series 2026 Bonds resulting from the failure to credit to the Bond Account sufficient funds to pay such principal and interest as the same become due. The Reserve Account, if any, shall secure only the Series 2026 Bonds and not any Parity or Subordinate Obligations.

(b) Notwithstanding the provisions of paragraph (a) of this Section or any other provision of this Ordinance, all requirements of this Ordinance concerning moneys to be held in or paid into the Reserve Account may be met through utilization of a Surety Bond. "Surety Bond" means the surety bond issued by an insurance company or financial institution selected by the Finance Officer, giving due regard and making findings with respect to the economies to the City of utilizing a Surety Bond and the lack of adverse effects thereof on the ratings of the Series 2026 Bonds, by Final Terms Certificate, guaranteeing certain payments into the Reserve Account with respect to the Series 2026 Bonds as provided therein and subject to the limitations set forth therein. The Surety Bond shall be in an aggregate principal amount at least equal to the Minimum Reserve and shall be held by the Paying Agent in a separate account to be designated the Series 2026 Bond Reserve Account which shall be deemed a part of the Reserve Account. By accepting delivery of the Surety Bond, the Paying Agent shall be deemed to agree to perform all duties required of a paying agent with respect to the Surety Bond.

(c) As long as the Surety Bond shall be in full force and effect, the City and the Paying Agent agree to comply with the following provisions:

(i) Pursuant to the terms of the Surety Bond, the amount of such payment by the Surety Bond issuer ("Surety Bond Payment") is to be equal to the Debt Service Payment less (1) that portion of the Debt Service Payment paid by the City, and (2) other funds legally available to the Paying Agent for payment to the Owners, all as certified by the Paying Agent.

(ii) The City and the Paying Agent shall, after submitting to the Surety Bond issuer a demand for payment as provided in paragraph (i) above, make available to the Surety Bond issuer all records relating to the funds and accounts maintained under this Ordinance.

(iii) The Paying Agent shall, upon receipt of moneys received from the draw on the Surety Bond, as specified in the Demand for Payment, either credit the Bond Account to the extent of moneys received pursuant to such Demand or apply such moneys directly to payment of the Series 2026 Bonds.

(iv) The Reserve Account shall be deemed replenished by the City's reimbursement to the Surety Bond issuer of principal, interest and the Surety Bond issuer's reasonable expenses in connection with such Surety Bond Payment, as further provided in paragraph (d) of this Section (collectively, the "Surety Bond Costs"). The City's obligation to pay such Surety Bond Costs shall be limited to Net Revenues and shall be made in the order of priority set forth in Section 18(b)(SECOND) hereof. The Surety Bond issuer shall cooperate in advising the City from time to time of the amount of Surety Bond Costs, if any, then due and owing, and if the City fails to reimburse the Surety Bond issuer within 30 days after receipt of an itemized statement pursuant to Section 20(c)(ii), interest shall be computed on such amount from the date of any payment made by the Surety Bond issuer at the rate set forth in the Surety Bond or the commitment therefor.

(d) This Ordinance shall not be discharged pursuant to Section 29 hereof until all Surety Bond Costs due and owing to the Surety Bond issuer shall have been paid in full. The City's obligation to pay such amounts shall survive payment in full of the Series 2026 Bonds.

Section 21. General Administration of Funds and Accounts.

(a) The Water Fund, the Rebate Account, the Bond Account, the Reserve Account, if any, and the Project Account shall be held in the custody of the City. Each periodic payment shall be credited to the proper fund or account not later than the date designated therefor, except that when any such date shall be a day which is not a Business Day, then such payment shall be made on or before the next succeeding Business Day.

(b) Securities or obligations purchased as an investment of moneys in the Water Fund or in any account thereof created by this Ordinance shall be deemed at all times to be a part of such Fund or account, except to the extent otherwise provided herein. Moneys in the Water Fund, the Rebate Account, the Bond Account and the Project Account not immediately needed may be deposited or invested and reinvested by the City in deposits or investments which are at the time Permitted Investments, subject to the provisions of this Section and Section 23 hereof. Interest and any profit realized or any loss resulting from investments in the Water Fund and the Bond Account shall be credited or charged to each such Fund or account, respectively (provided that

interest or profit realized from investments in the Bond Account shall be deemed credited to the Water Fund for accounting purposes, subject to immediate transfer back to the Bond Account). Interest and profit realized and any loss resulting from investments in the Rebate Account shall be credited or charged to such account, except to the extent otherwise provided in Section 23 hereof.

(c) No payment need be made into the Bond Account if the amounts in the Bond Account total a sum at least equal to the entire amount of the Outstanding Series 2026 Bonds, as to all debt service requirements (both accrued and unaccrued) to their respective maturities or to any redemption date or redemption dates on which the City shall have exercised or shall have obligated itself to exercise its redemption option; in which case moneys in the Bond Account in an amount at least equal to such debt service requirements shall be used solely to pay such debt service requirements as the same become due; and any moneys in excess thereof in the Bond Account may be withdrawn and used for any lawful purpose, and thereafter nothing herein shall preclude the use of any other moneys derived from the Net Revenues for any lawful purpose, as determined by the City.

(d) Neither the City nor any officer or employee of the City shall be liable or responsible for any loss resulting from any investment or reinvestment made in accordance with this Ordinance.

(e) The moneys in any fund or account herein authorized shall consist of lawful money of the United States or Permitted Investments or both such money and such Permitted Investments. Moneys deposited in a demand or time deposit account in or evidenced by a certificate of deposit of a commercial bank, appropriately secured according to the laws of the State, shall be deemed lawful money of the United States.

(f) Nothing herein prevents the accumulation in any fund or account herein designated of any money at a faster rate than the rate or minimum rate, as the case may be, provided therefor.

Section 22. Rates and Charges. The City covenants that it shall establish and collect rates and charges for the use or the sale of the products and services of the System, which together with other moneys available therefor (exclusive of any unappropriated fund balances), are expected to produce Revenues for each calendar year which will be at least sufficient for such calendar year to pay the sum of:

(a) all amounts estimated to be required to pay Operating Expenses during such calendar year;

(b) a sum equal to 110% of the debt service due on the Series 2026 Bonds for such calendar year and debt service coming due during such calendar year on the Parity Obligations, in each case computed as of the beginning of such calendar year;

(c) any Surety Bond Costs (as defined in Section 20 hereof) due and owing with respect to the Surety Bond, any amounts due and owing with respect to the reserve policies or amounts to be paid into any debt service reserve fund or account for other Parity Obligations (or other amounts due and owing pursuant to any insurance policy, surety bond, letter or line of credit, or similar credit facility utilized in lieu of such fund or account);

(d) a sum equal to the debt service on the Other Water Obligations and any Subordinate Obligations for such calendar year computed as of the beginning of such calendar year; and

(e) amounts necessary to pay and discharge all charges and liens on the System currently coming due and required to be paid out of the Revenues during such calendar year.

In the event that Revenues collected during a calendar year are not sufficient to meet the requirements of the rate covenant set forth above in this Section, the City shall, within 90 days of the end of such calendar year, cause an independent firm of accountants or consulting engineers, to prepare a rate study for the purpose of recommending a schedule of rates, fees and charges for the use of the System which in the opinion of the firm conducting the study will be sufficient to provide Revenues to be collected in the next succeeding calendar year which will provide compliance with said rate covenant. The City shall within six months of receipt of such study, adopt rates, fees and charges for the use of the System, based upon the recommendations contained in such study, which provide compliance with said rate covenant.

Section 23. Tax Covenants and Rebate Account.

(a) The City covenants for the benefit of the Owners of the Bonds that the City will not take or direct any action or omit to take or direct any action with respect to the Project, the System, the Series 2026 Bonds, the proceeds thereof, or any other funds of the City if such action or omission (i) would cause the interest on the Series 2026 Bonds to lose its exclusion from gross income for federal income tax purposes under Section 103 of the Code; (ii) would cause interest on the Series 2026 Bonds to lose its exclusion from alternative minimum taxable income as defined in Section 55(b)(2) of the Code except to the extent such interest is required to be included in the adjusted current earnings adjustment applicable to corporations under Section 56 of the Code in calculating corporate alternative minimum taxable income; (iii) would subject the City to any penalties under Section 148 of the Code; or (iv) would cause interest on the Series 2026 Bonds to lose its exclusion from Colorado taxable income or Colorado alternative minimum taxable income under present Colorado law. The City further covenants, represents and warrants that the procedures set forth in any certificate signed by an officer of the City implementing the above covenant shall be complied with to the extent necessary to maintain the exemption of interest on the Series 2026 Bonds from federal income taxation or to avoid the application of any penalties under the Code (except to the extent noted in the foregoing provisions of this paragraph). All of the covenants contained in this Section shall remain in full force and effect, notwithstanding the payment in full or other defeasance of any of the Series 2026 Bonds, until all obligations of the City in fulfilling such covenants have been met.

(b) All of the amounts on deposit in the Water Fund or in any fund or account created under this Ordinance, and all amounts pledged to the payment of the Series 2026 Bonds, shall be invested in compliance with the requirements of Section 23(a). Amounts on deposit in the Rebate Account shall be treated as committed for Operating Expenses and shall not be subject to the lien and pledge of this Ordinance, to the extent that such amounts are required to be paid to the United States Treasury.

(c) The City shall withdraw from the Water Fund for deposit into the Rebate Account, as Operating Expenses, amounts required to be deposited into the Rebate Account from time to time. The City shall cause amounts on deposit in the Rebate Account to be forwarded to the United States Treasury at the times and in the amounts and manner set forth in the certificate implementing the covenants of this Section. Upon receipt of an opinion of nationally recognized bond counsel

that the balance in the Rebate Account is in excess of the amount required by Section 23(a) to be included therein, such excess shall be transferred to the Bond Account.

Section 24. Additional Covenants and Agreements. The City hereby further irrevocably covenants and agrees with each and every Owner that so long as any of the Series 2026 Bonds remain Outstanding:

(a) The City shall, in accordance with prudent water utility practice (i) at all times operate, manage and maintain the System and the properties thereof and any business in connection therewith in an efficient and economical manner; (ii) maintain the System in good repair, working order and operating condition; (iii) from time to time make all necessary and proper repairs, renewals, replacement, additions, betterments and improvements with respect to the System so that at all times the business carried on in connection therewith shall be properly and advantageously conducted; provided, however, that this covenant shall not be construed as requiring the City to expend any funds which are derived from sources other than the operation of the System or from receipts of the System which are not pledged hereunder, and provided further that nothing in this Ordinance shall be construed as preventing the City from doing so.

(b) The rates, connection or other fees, or other tolls or charges for the services furnished by, or for the use of, the System or any part, products or facilities thereof, within or without the boundaries of the City, shall be reasonable and just, taking into account and consideration the cost and value of the System, the proper and necessary allowances for depreciation and the amounts necessary to comply with Section 22 hereof, including the payment of debt service on the Series 2026 Bonds, Parity Obligations, Subordinate Obligations, and Other Water Obligations.

(c) The City shall not sell or alienate any of the property constituting any part or all of the System in any manner or to any extent that would materially adversely affect the security provided for the payment of the Series 2026 Bonds unless such property has been replaced by other similar property of at least equal value or has ceased to be necessary for the efficient operation of the System; provided, however, that the proceeds of any such sale of property shall be included in Revenues and shall be deposited into the Water Fund. Nothing in this Ordinance shall be construed to adversely affect security interests in System properties granted prior to delivery of the Series 2026 Bonds.

(d) The City shall promptly render bills for services furnished by, or the use of, the System or any part, products or facilities thereof, shall use all legal means to assure prompt payment thereof, shall take such action as may be necessary to make delinquent rates, connection or other fees, or other tolls or charges for the services furnished by, or the use of, the System or any part, products or facilities thereof, a lien upon the real property served, and to the extent permitted by law, shall discontinue service to any user who becomes delinquent in the payment of such charges until the delinquency and all interest, costs and expenses incident thereto have been paid in full. Subject to the requirements of the City's rate covenant in Section 22 hereof, this Ordinance shall not be construed to prohibit the City from providing service without charge to City-owned property open to use by the public, nor from negotiating reasonable settlements of delinquent accounts.

(e) The City shall keep accurate records and accounts for the System, separate and distinct from its other records and accounts, in such manner that the Revenues and the Net Revenues may

at all times be readily and accurately determined. Such System records shall be maintained in accordance with Generally Accepted Accounting Principles and shall be audited annually by an independent accountant, which audit may be part of the annual audit of the general records and accounts of the City.

(f) The City shall maintain or cause to be maintained in force insurance policies with responsible insurers or self-insurance programs providing against risk of direct physical loss, damage or destruction of the System, at least to the extent that similar insurance is usually carried by utilities constructing, operating and maintaining water system facilities of the nature of the System, including liability coverage, all to the extent available at reasonable cost. Nothing herein shall be deemed to preclude the City from asserting against any party a defense which may be available to the City, including, without limitation, a defense of sovereign immunity.

Section 25. Additional Bonds. Nothing in this Ordinance shall be construed to restrict or limit the issuance by the City of any obligations not secured by a lien on any portion of the Net Revenues, including, without limitation, Other Water Obligations. The following covenants, restrictions and limitations shall apply with respect to the issuance of obligations secured by a lien on all or any portion of the Net Revenues.

(a) The City covenants that it will not issue any obligations having a lien on all or any portion of the Net Revenues which is superior to the lien of the Series 2026 Bonds.

(b) The City covenants that it will not issue any Parity Obligations or Subordinate Obligations unless: (i) no Event of Default shall have occurred and be continuing, and the City is then in substantial compliance with the covenants of this Ordinance; and (ii) the City is then current in the accumulation of all amounts required by this Ordinance to be credited to the Bond Account and the Rebate Account, and all amounts required to be credited to other funds and accounts for the Parity Obligations, Subordinate Obligations or Other Water Obligations at the time Outstanding.

(c) Subject to the provisions of Section 25(e) concerning refundings, the City covenants that it will not issue any obligations having a lien on all or any portion of the Net Revenues which is on a parity with the lien of the Series 2026 Bonds (i.e. Parity Obligations) unless the Net Revenues for any 12 consecutive months out of the 18 months preceding the month in which such Parity Obligations are proposed to be issued is at least equal to the sum of (i) 110% of the debt service for the Maximum Debt Service Year of (A) the Outstanding Series 2026 Bonds and, to the extent Outstanding during such 12-month period, all Parity Obligations; and (B) the Parity Obligations proposed to be issued; and (ii) 100% of the debt service for the Maximum Debt Service Year of all then Outstanding Subordinate Obligations and Other Water Obligations, plus 100% of any Surety Bond Costs (as defined in Section 20 hereof) at the time due and owing with respect to the Surety Bond and similar repayment obligations and other amounts at the time due and owing with respect to the reserve or insurance policy for any Parity Obligations. For purposes of Sections 25(c) and (d), Net Revenues may be adjusted to reflect any rate increases adopted prior to the issuance of such proposed Parity Obligations.

(d) The City covenants that it will not issue any obligations having a lien on all or any portion of the Net Revenues which is subordinate to the lien of the Series 2026 Bonds (i.e., Subordinate Obligations) unless the Net Revenues for any 12 consecutive months out of the 18 months

preceding the month in which such Subordinate Obligations are proposed to be issued were at least equal to 100% of the debt service for the Maximum Debt Service Year of (i) the Series 2026 Bonds and, to the extent Outstanding during such 12-month period, all Parity Obligations, Subordinate Obligations, and Other Water Obligations; and (ii) the Subordinate Obligations proposed to be issued; plus 100% of any Surety Bond Costs (as defined in Section 20 hereof) at the time due and owing with respect to the Surety Bond and similar repayment obligations and other amounts at the time due and owing with respect to the reserve or insurance policy for any Parity or Subordinate Obligations.

(e) If at any time after the Series 2026 Bonds, or any part thereof, shall have been issued and remain Outstanding, the City shall find it desirable to refund any of such Series 2026 Bonds or any Parity Obligations, nothing in this Ordinance shall be construed in such a manner as to prevent such refunding, and any parity refunding obligations so issued to refund Series 2026 Bonds or Parity Obligations shall enjoy complete equality of lien with the portion of any obligations of the same parity issue or issues which are not refunded; provided, however, that, so long as any Series 2026 Bonds are Outstanding, refunding obligations secured by a lien on all or any portion of the Net Revenues may be issued on a parity with any portion of the Series 2026 Bonds or Parity Obligations remaining unrefunded only if:

(i) *Prior Consent*. The City first receives the consent of the Owners of the unrefunded Bonds, and the consent of Owners of any unrefunded Parity Obligations (or bond insurer thereof if so provided); or

(ii) *Requirements Not Increased*. The debt service payments on such refunding obligations do not exceed the debt service payments on the Series 2026 Bonds or Parity Obligations being refunded on any interest payment date, and the lien of the refunding obligations on all or any portion of the Net Revenues is not raised to a higher priority than the lien thereon of any obligations thereby refunded; or

(iii) *Parity Test*. The refunding obligations are issued in compliance with all applicable requirements of Sections 25(b) and (c) hereof.

(f) A written certificate of the Finance Officer that the applicable conditions set forth in this Section are met (including any adjustment of Net Revenues based on a rate increase as provided in paragraph (c) above) shall be conclusively presumed to be accurate in determining the right of the City to authorize, issue, sell and deliver Parity Obligations or Subordinate Obligations.

Section 26. Events of Default. An Event of Default shall exist if:

(a) the City fails to pay the principal, premium, if any, or interest on any Series 2026 Bond or on any Parity Obligation when due;

(b) the City defaults in the due and punctual performance of any of the representations, covenants, conditions, agreements and other provisions contained in the Bonds or in this Ordinance on its part to be performed (other than those provided in Section 26(a) and except as otherwise provided in Section 30 hereof), and if such default continues for 30 days after written notice, specifying such default and requiring the same to be remedied, is given to the City by the Owners of at least 25% in aggregate principal amount of the Series 2026 Bonds then Outstanding; provided

that if such default cannot be cured within such 30 days, and during that period corrective action has commenced to remedy such default and subsequently is diligently pursued to the completion of such performance, an Event of Default shall not be deemed to have occurred.

(c) The City commences voluntary proceedings under any applicable federal or state bankruptcy, insolvency or other similar law.

Section 27. Remedies. Upon the happening and continuation of any Event of Default, as provided in Section 26 hereof, then the Owners of not less than 25% in aggregate principal amount of the Series 2026 Bonds then Outstanding, including without limitation, a trustee or trustees therefor, may proceed against the City to protect and enforce the rights of any Owner of Series 2026 Bonds under this Ordinance by mandamus or by other suit, action or special proceedings in equity or at law, in any court of competent jurisdiction, either for the specific performance of any covenant or agreement contained herein, or for the appointment of a receiver of the System (consent to such an appointment being hereby granted), or for any proper legal or equitable remedy as such Owners, trustee or trustees may deem most effectual to protect and enforce such rights, or thereby to enjoin any act or thing which may be unlawful or in violation of any right of any Owner of any Series 2026 Bond, or to require the City to act as if it were the trustee of an express trust, or any combination of such remedies, or as otherwise may be authorized by any applicable statute or other provision of law; provided, however, that there shall be no right to acceleration of payment as a remedy for any Event of Default. All such proceedings at law or in equity shall be instituted, had and maintained for the ratable benefit of all Owners of the Series 2026 Bonds.

The failure of any Owner of any Outstanding Series 2026 Bond to proceed in any manner herein provided shall not relieve the City or any of its officers, agents or employees of any obligation to perform or carry out any duty, obligation or other commitment herein. Each right or privilege of any Owner of any Series 2026 Bond (or trustee therefor) is in addition and cumulative to any other right or privilege, and the exercise of any right or privilege by or on behalf of any Owner of any Series 2026 Bond shall not be deemed a waiver of any other right or privilege of such Owner. Upon the happening of any Event of Default as provided in Section 26 hereof, the City will do and perform all proper acts on behalf of and for the Owners of the Outstanding Series 2026 Bonds to protect and preserve the security created for the payment of the Series 2026 Bonds and to insure the payment of the Series 2026 Bonds promptly as the same become due. If any remedial action is discontinued, the City and the Owners of the Series 2026 Bonds shall be restored to their positions prior to taking such action.

To the extent that additional remedies not provided for in this Ordinance (including, without limitation, any acceleration remedy) are provided for in the future with respect to Parity Obligations, the proceedings under which such Parity Obligations are issued shall provide that such remedies must be exercised for the equal and ratable benefit of the Series 2026 Bonds as well as such Parity Obligations.

Section 28. Amendments.

(a) The City may amend or modify any provision of this Ordinance without the consent of or notice to the Owners, as follows:

(i) to grant to or confer upon the Owners any additional rights, remedies, powers, authority or security which may lawfully be granted or conferred;

(ii) to cure any formal defect, omission or ambiguity in this Ordinance;

(iii) to add to the covenants and agreements of the City set forth in this Ordinance;

(iv) to subject to this Ordinance additional revenues, properties or collateral; or

(v) to maintain the then current rating or to obtain any higher rating of the Series 2026 Bonds by one or more national or regional rating agencies.

The City may also amend or modify any provision of this Ordinance without any consent of or notice to the Owners and to effect any other changes in this Ordinance which, in the opinion of an attorney or firm of attorneys whose experience in matters relating to the issuance of obligations of states and their political subdivisions is nationally recognized, do not materially and prejudicially affect the rights of the Owner of any Series 2026 Bond.

(b) In addition, the City may otherwise amend or modify any provision of this Ordinance with the written consent of the Owners of not less than 75% of the principal amount of the Series 2026 Bonds then Outstanding; provided, however, that the written consent of the Owners of 100% of the principal amount of the Series 2026 Bonds then Outstanding and materially adversely affected thereby is required:

(i) to create a lien upon the Net Revenues ranking prior to the lien created by this Ordinance;

(ii) to reduce the principal amount of the Series 2026 Bonds required for consent to any amendment or modification of this Ordinance; or

(iii) to establish priorities between Series 2026 Bonds;

and further provided, that the maturity of any Series 2026 Bond may be extended, or the principal amount or interest rate of any Series 2026 Bond may be reduced, if and only if the written consent of the Owners of all Series 2026 Bonds materially adversely affected thereby is obtained.

Section 29. Defeasance. When the principal of and interest on any Series 2026 Bonds have been duly paid, the pledge and lien and all obligations hereunder with respect to such Series 2026 Bonds shall be discharged, and such Series 2026 Bonds shall no longer be deemed to be Outstanding within the meaning of this Ordinance. There shall be deemed to be such due payment of any Series 2026 Bonds when the City has placed in escrow or in trust with a commercial bank, located within or without the State and exercising trust powers, an amount sufficient (including the known minimum yield from Federal Securities in which such amount wholly or in part may be initially invested) to meet all requirements of principal of and interest on such Series 2026 Bonds as the same become due to their final maturities (including any amounts due pursuant to any mandatory sinking fund redemption) or upon any optional redemption dates as of which the City shall have exercised or shall have obligated itself to exercise its prior redemption option. The Federal Securities shall become due at or prior to the respective times on which the proceeds thereof shall be needed, in accordance with a schedule established and agreed upon between the City and such

bank at the time of the creation of the escrow or trust, or the Federal Securities shall be subject to redemption at the option of the holders thereof to assure such schedule. In the event that there is a defeasance of only part of the Series 2026 Bonds of any maturity, the Registrar shall, if requested by the City, institute a system to preserve the identity of the individual Series 2026 Bonds or portions thereof so defeased, regardless of changes in Series 2026 Bond numbers attributable to transfers and exchanges of Series 2026 Bonds; and the Registrar shall be entitled to reasonable compensation and reimbursement of expenses from the City in connection with such system.

Section 30. Continuing Disclosure Undertaking. The Mayor or other appropriate officer of the City is hereby authorized and directed to execute and deliver a certificate, agreement or other instrument to evidence the City's continuing disclosure undertaking (the "Undertaking") as required by Section (b)(5)(i) of Securities and Exchange Commission Rule 15c2-12 under the Securities Exchange Act of 1934, as amended, and the City hereby covenants to comply with such Undertaking. Any failure by the City to perform in accordance with the Undertaking shall not constitute an Event of Default under Section 26 of this Ordinance, and the rights and remedies provided by Section 27 of this Ordinance upon the occurrence of an Event of Default shall not apply to any such failure. Each Owner (including for this purpose the beneficial owners of the Series 2026 Bonds) shall be beneficiaries of the Undertaking and may enforce specific performance of the obligations contained in the Undertaking directly against the City by any judicial proceeding available.

Section 31. Registrar and Paying Agent. Zions Bancorporation, National Association shall serve as the initial Registrar and Paying Agent for the Series 2026 Bonds, and the Finance Officer and designees of the Finance Officer shall be authorized representatives of the City for purposes of providing direction to the Registrar and Paying Agent. Upon 30 days' prior written notice to the Owners, Zions Bancorporation, National Association (or any successor) may resign as Registrar or Paying Agent, or both (provided that no such resignation shall be effective until a successor Registrar and Paying Agent is appointed), and the City shall appoint a successor Registrar or Paying Agent, or both, which successor Registrar or Paying Agent shall be a bank or trust company located in and in good standing in the United States and having shareholders' equity (e.g., capital stock, surplus and profits), however denominated, not less than $10,000,000. It shall not be required that the same institution serve as both Registrar and Paying Agent hereunder, but the City shall have the right to have the same institution serve as both Registrar and Paying Agent hereunder.

Section 32. Contract with Owners. After the Series 2026 Bonds have been issued, this Ordinance shall constitute an irrevocable contract between the City and the Owners of the Series 2026 Bonds, and, except as otherwise provided herein, shall be and remain irrepealable until the Series 2026 Bonds and the interest thereon shall have been fully paid, satisfied and discharged. No provisions of any constitution, statute, charter, ordinance, resolution or any order or measure enacted after the issuance of the Series 2026 Bonds shall in any manner be construed as limiting or impairing the obligation of the City to keep and perform the covenants contained in this Ordinance.

Section 33. Parties Interested Herein. Except for the provisions of Section 30 hereof with respect to beneficial owners of the Series 2026 Bonds and except for provisions confirming rights with respect to Parity Obligations, nothing in this Ordinance expressed or implied is intended or

shall be construed to confer upon or to give or grant to any person or entity, other than the City, the Paying Agent, the Registrar, the Surety Bond issuer, so long as it is not in default under the Surety Bond, and the Owners from time to time of the Series 2026 Bonds, any right, remedy or claim under or by reason of this Ordinance or any covenant, condition or stipulation hereof, and all covenants, stipulations, promises and agreements herein contained by and on behalf of the City shall be for the sole and exclusive benefit of the City, the Paying Agent, the Registrar, the Surety Bond issuer and each Owner from time to time of the Series 2026 Bonds.

Section 34. Severability. If any section, subsection, paragraph, clause or provision of this Ordinance shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such section, subsection, paragraph, clause or provision shall not affect any of the remaining provisions of this Ordinance.

Section 35. Statutes Superseded; Inconsistent Enactments Suspended. Pursuant to Article XX of the State Constitution and the Charter, all statutes of the State which might otherwise apply in connection with the Series 2026 Bonds are hereby superseded to the extent inconsistent with this Ordinance. Any ordinances or other enactments of the City inconsistent with this Ordinance or the transactions contemplated hereby are hereby superseded to the extent of such inconsistency and shall to such extent be inapplicable to such transactions.

Section 36. Limitation of Actions. As provided in Section 5-21 of the Charter, no action or proceedings, at law or in equity, to review any acts or proceedings, or to question the validity of or enjoin the issuance or payment of the Series 2026 Bonds issued in accordance with their terms, or for any other relief against any acts or proceedings of the City done or had under Part Four (Sections 5-18 through 5-23, inclusive) of Article V of the Charter, shall be maintained against the City, unless commenced within 30 days after the performance of the act or final passage of the resolution or ordinance complained of, or else be thereafter perpetually barred.

Section 37. Publication and Effective Date. Following passage of this Ordinance on first reading, it shall be published in full in the Greeley Daily Tribune, a legal newspaper of general circulation in the City. Before this Ordinance shall be considered for final passage, there shall also be published a notice of hearing in accordance with the Charter and ordinances of the City. Pursuant to Section 3.17(f) of the Charter of the City, this Ordinance, if not amended in substance after first reading hereof, shall be published after second reading and final passage either by title or in full, as the Council may determine. This Ordinance shall take effect five days after publication following final passage.

INTRODUCED, READ AND ORDERED PUBLISHED this ____ day of _____, 2026.

PASSED AND ORDERED PUBLISHED BY REFERENCE this____ day of _____, 2026.

[SEAL]

CITY OF GREELEY, COLORADO,
ACTING BY AND THROUGH ITS
SANITARY WATER ENTERPRISE

By _____
Mayor

Attest:

By _____
City Clerk

Approved as to Form:

By _____
City Attorney

EXHIBIT A

SERIES 2026 BOND FORM

TRANSFER OF THIS SERIES 2026 BOND OTHER THAN BY REGISTRATION IS NOT EFFECTIVE

UNITED STATES OF AMERICA
STATE OF COLORADO
COUNTY OF WELD

CITY OF GREELEY

WATER REVENUE BOND
SERIES 2026

No. R-_____ $_____

Interest Rate	Maturity Date	Dated	CUSIP
___%	August 1, 20__	_____ __, 2026	392546 ___

REGISTERED OWNER: CEDE & CO.

PRINCIPAL AMOUNT: _____DOLLARS

The City of Greeley, in the County of Weld, State of Colorado (the "City"), for value received, hereby promises to pay to the Registered Owner (named above), or registered assigns, but solely from the sources and in the manner hereinafter provided, the Principal Amount (stated above) on the Maturity Date (stated above) unless this Series 2026 Bond shall have been previously called for redemption, and solely from said sources and in the manner hereinafter provided to pay interest on said Principal Amount from the date hereof at the per annum Interest Rate (stated above) until the Principal Amount is paid. Interest on this Series 2026 Bond, calculated on the basis of a 360-day year consisting of twelve 30-day months, is payable semiannually on February 1 and August 1 in each year (the "Interest Payment Dates") commencing [August 1, 2026]. The principal hereof is payable at maturity or prior redemption and upon presentation and surrender hereof at the office of Zions Bancorporation, National Association as paying agent for the Series 2026 Bonds (the "Paying Agent") or at the office of any successor paying agent appointed by the City. If upon presentation and surrender at or after maturity payment of this Series 2026 Bond is not made as herein provided, interest shall continue hereon at the Interest Rate until the Principal Amount hereof is paid in full. Capitalized terms used herein and not otherwise defined shall have the meanings assigned to them in City Ordinance No. [___] 2026 (the "Ordinance") authorizing the issuance of the Series 2026 Bonds.

Interest on this Series 2026 Bond shall be paid on each Interest Payment Date (or, if such Interest Payment Date is not a business day, on the next succeeding business day), by check or draft mailed to the Registered Owner of this Series 2026 Bond at such Registered Owner's address

as it appears on the registration records maintained by Zions Bancorporation, National Association, as registrar and transfer agent for the Series 2026 Bonds (the "Registrar"), as of the close of business on the fifteenth day of the calendar month next preceding each Interest Payment Date (whether or not a business day) (the "Record Date"), regardless of any transfer or exchange of this Series 2026 Bond between such Record Date and such Interest Payment Date. Any such interest not so punctually paid shall cease to be payable to the Registered Owner as of such Record Date and shall be payable to the Registered Owner as of a Special Record Date for the payment of such defaulted interest. Such Special Record Date shall be fixed by the Registrar whenever moneys become available for payment of such defaulted interest, and notice of the Special Record Date shall be given to the Registered Owners of the Series 2026 Bonds of the series of which this is one (the "Series 2026 Bonds") not less than 10 days prior to the Special Record Date by first-class mail to each such Registered Owner as shown on the Registrar's registration records on a date selected by the Registrar, stating the date of the Special Record Date and the date fixed for payment of such defaulted interest.

The principal of and interest on this Series 2026 Bond are payable in lawful money of the United States of America, without deduction for the services of the Paying Agent or the Registrar. The principal of and interest on this Series 2026 Bond shall be paid, and this Series 2026 Bond is transferable, free from and without regard to any equities, setoffs or cross-claims between the City and the original or any intermediate owner hereof.

The Series 2026 Bonds maturing on and after August 1, 20__ are callable for redemption prior to their respective maturities, at the option of the City, on and after August 1, 20__, in whole or in part at any time thereafter (if in part, in integral multiples of $5,000, from any maturity or maturities or portions thereof as selected by the City and by lot within a maturity, giving proportionate weight to Series 2026 Bonds in denominations larger than $5,000, in such manner as the Registrar shall determine), at a redemption price equal to the principal amounts so redeemed plus accrued interest thereon to the redemption date, without redemption premium.

[Insert sinking fund redemption provisions, if any]

In the case of Series 2026 Bonds of a denomination larger than $5,000, each $5,000 of principal shall be treated as a separate Series 2026 Bond for purposes of determining which Series 2026 Bonds of a particular maturity are to be redeemed on a particular optional or mandatory sinking fund redemption date. If less than all of the principal amount of any Series 2026 Bond is redeemed, the Registrar shall, without charge to the Registered Owner of such Series 2026 Bond, authenticate and issue a replacement Series 2026 Bond or Series 2026 Bonds for the unredeemed portion thereof. Redemption shall be made upon not more than 60 days nor less than 30 days mailed notice to each Registered Owner of Series 2026 Bonds to be redeemed at the address shown on the registration records maintained by the Registrar, in the manner and upon the conditions provided in the Ordinance. Failure to give such notice by mailing to the Registered Owner of any Series 2026 Bond (or certain other entities as provided in the Ordinance), or any defect therein, shall not affect the validity of the proceedings for the redemption of any other Series 2026 Bonds. Redemption procedures are subject to applicable procedures under the below-described book-entry system.

The Series 2026 Bonds are authorized and issued for the purpose of financing the cost of improvements, betterments, extensions and expansions of the City's water system (the "System"), as defined and described in the Ordinance, all under the authority of and in full conformity with applicable provisions of the Constitution and laws of the State of Colorado and the Charter and ordinances of the City.

The Series 2026 Bonds are special, limited obligations of the City payable solely from the Revenues of the System after deduction of Operating Expenses of the System (as further defined and provided in the Ordinance, the "Net Revenues") and from moneys in the Series 2026 Bond Account established by the Ordinance. The Series 2026 Bonds constitute an irrevocable and first lien (but not an exclusively first lien) on the Net Revenues, on a parity with the lien thereon all Parity Obligations. Subject to conditions set forth in the Ordinance, additional obligations may be issued in the future having a lien on Net Revenues on a parity with or subordinate to the lien of the Series 2026 Bonds.

The Series 2026 Bonds do not constitute a debt or indebtedness of the City, Weld County, the State or any political subdivision of the State within the meaning of the City's Charter or any constitutional or statutory provision or limitation, and are not secured by the full faith and credit of the City or by any taxing power of the City or any other government; nor do the Series 2026 Bonds constitute a multiple-fiscal year direct or indirect debt or other financial obligation within the meaning of Article X, Section 20 of the State Constitution, nor shall the Series 2026 Bonds be considered or held to be general obligations of the City. The owners of the Series 2026 Bonds may not look to any general fund of the City for the payment of the debt service requirements of the Series 2026 Bonds, nor do they have the right to require or compel the exercise of the ad valorem property taxing power or any other taxing power of the City or of any other taxing entity for payment of the Series 2026 Bonds.

This Series 2026 Bond is subject to all terms and provisions of the Ordinance but contains only a summary of certain terms and provisions thereof. Reference is hereby made to the Ordinance, and to any and all modifications and amendments thereof, for the complete terms and provisions to which this Series 2026 Bond is subject, including, among others, terms and provisions with respect to the custody and application of proceeds of the Series 2026 Bonds, the receipt and disposition of System revenues, the nature and extent of the security, the terms and conditions under which additional obligations secured by a lien on the Net Revenues may be issued, the rights, duties, obligations and immunities of the City and its officers, and the rights and remedies of the Registered Owners of the Series 2026 Bonds; and by the acceptance of this Series 2026 Bond the owner hereof assents to all provisions of the Ordinance.

To the extent and in the manner provided by the Ordinance, the provisions of the Ordinance may be amended or modified by action of the City. The pledge of the Net Revenues and the other obligations and covenants of the City under the Ordinance may be discharged at or prior to the final maturity of the Series 2026 Bonds upon the making of provision for payment of the Series 2026 Bonds on the terms and conditions set forth in the Ordinance.

This Series 2026 Bond must be registered in the name of the owner as to both principal and interest on the registration records maintained by the Registrar in conformity with the provisions

stated herein and endorsed hereon and subject to the terms and conditions set forth in the Ordinance.

No transfer of this Series 2026 Bond shall be valid unless made on the registration records maintained by the Registrar by the Registered Owner or such Registered Owner's attorney duly authorized in writing. This Series 2026 Bond may be transferred or exchanged by the Registered Owner hereof upon surrender of this Series 2026 Bond for transfer or exchange at the office of the Registrar or a successor transfer agent, duly endorsed or accompanied by a written instrument of transfer or authorization for exchange in form satisfactory to the Registrar and executed by the Registered Owner hereof or such Registered Owner's attorney duly authorized in writing. Thereupon a new fully registered Series 2026 Bond or Series 2026 Bonds of authorized denomination or denominations of the same aggregate principal amount and maturity and bearing interest at the same rate will be issued to the transferee, or, if exchanged, the Registered Owner, subject to the terms and conditions and on payment of such charges as may be imposed by the Registrar as provided in the Ordinance. The City, the Paying Agent and the Registrar may deem and treat the person in whose name this Series 2026 Bond is registered (whether or not this Series 2026 Bond shall be overdue) as the absolute owner hereof for the purpose of making payment and for all other purposes (except to the extent otherwise provided hereinabove and in the Ordinance with respect to Record Dates and Special Record Dates for the payment of interest, [and except as otherwise provided in the Ordinance with respect to certain continuing disclosure matters and with respect to certain rights of the Series 2026 Bond Insurer]), and neither the City, the Paying Agent nor the Registrar shall be affected by any notice to the contrary.

The Registrar will not be required to transfer or exchange (a) all or any portion of any Series 2026 Bond subject to prior redemption during the period beginning at the opening of business fifteen days before the day of the mailing by the Registrar of notice calling any Series 2026 Bonds for prior redemption and ending at the close of business on the day of such mailing; or (b) all or any portion of a Series 2026 Bond after the mailing of notice calling such Series 2026 Bond or any portion thereof for prior redemption.

Notwithstanding the foregoing, so long as the ownership of the Series 2026 Bonds is maintained in book-entry form by The Depository Trust Company ("DTC") or a nominee thereof, (a) this Series 2026 Bond may be transferred in whole but not in part only to DTC or a nominee thereof or to a successor securities depository or its nominee; (b) the City and the Registrar may treat and consider DTC as the absolute owner hereof for the purpose of payment, for the purpose of giving notices of redemption and other matters with respect to this Series 2026 Bond, for purposes of registering transfers hereof, and for all other purposes whatsoever (except as otherwise provided in the Ordinance with respect to certain continuing disclosure matters [and with respect to certain rights of the Series 2026 Bond Insurer]); and (c) the Registrar shall pay all principal of and interest hereon only to or upon the order of DTC, and all such payments shall be valid and effective to fully satisfy and discharge the obligations with respect to payment hereon to the extent of the sum or sums so paid. NEITHER THE CITY, THE PAYING AGENT NOR THE REGISTRAR WILL HAVE ANY RESPONSIBILITY OR OBLIGATION TO DTC'S PARTICIPANTS OR INDIRECT PARTICIPANTS, TO THE PERSONS FOR WHOM THEY ACT AS NOMINEES, OR TO ANY BENEFICIAL OWNERS OF THE SERIES 2026 BONDS, WITH RESPECT TO PAYMENTS TO OR THE PROVIDING OF NOTICE FOR DTC'S

PARTICIPANTS OR INDIRECT PARTICIPANTS OR THEIR NOMINEES OR THE BENEFICIAL OWNERS OF THE SERIES 2026 BONDS.

It is hereby recited, certified and warranted that all the requirements of law have been fully complied with by the proper officers of the City in the issuance of this Series 2026 Bond.

This Series 2026 Bond shall not be valid or obligatory for any purpose or be entitled to any security or benefit under the Ordinance until the Registrar shall have manually signed the Certificate of Authentication hereon.

IN WITNESS WHEREOF, the City Council of the City of Greeley, Colorado has caused this Series 2026 Bond to be executed with the manual or facsimile signature of the Mayor of the City and to be attested by the manual or facsimile signature of the City Clerk under an impression of the seal of the City or a facsimile thereof, all as of the date set forth above.

[SEAL]

_____
Mayor

Attest:

_____
City Clerk

REGISTRAR'S CERTIFICATE OF AUTHENTICATION

This is one of the Series 2026 Bonds described in the within-mentioned Ordinance, and this Series 2026 Bond has been duly registered on the registration records kept by the undersigned as Registrar for such Series 2026 Bonds.

ZIONS BANCORPORATION, NATIONAL ASSOCIATION, as Registrar

By _____
Authorized Representative

Date of Authentication
and Registration: _____ __, 2026

PREPAYMENT PANEL

The following installments of principal (or portion thereof) of this Series 2026 Bond have been prepaid in accordance with the terms of the Ordinance authorizing the issuance of this Series 2026 Bond.

Date of Prepayment	Principal Prepaid	Signature of Authorized Representative of DTC

FOR VALUE RECEIVED the undersigned hereby sells, assigns and transfers unto _____ the within Series 2026 Bond and all rights thereunder, and hereby irrevocably constitutes and appoints _____ attorney to transfer the within Series 2026 Bond on the records kept for registration thereof, with full power of substitution in the premises.

_____

Dated: _____

Signature Guaranteed:

_____

Signature must be guaranteed by a member of a Medallion Signature Program

Address of transferee:

_____
_____
_____

Social Security or other tax identification number of transferee:

_____

NOTE: The signature to this Assignment must correspond with the name as written on the face of the within Series 2026 Bond in every particular, without alteration or enlargement or any change whatsoever.

Unless this certificate is presented by an authorized representative of The Depository Trust Company, a New York corporation ("DTC"), to the Registrar for registration of transfer, exchange, or payment, and any certificate issued is registered in the name of Cede & Co. or in such other name as is requested by an authorized representative of DTC (and any payment is made to Cede & Co. or to such other entity as is requested by an authorized representative of DTC), ANY TRANSFER, PLEDGE, OR OTHER USE HEREOF FOR VALUE OR OTHERWISE BY OR TO ANY PERSON IS WRONGFUL inasmuch as the Registered Owner hereof, Cede & Co., has an interest herein.

PRELIMINARY OFFICIAL STATEMENT DATED MAY __, 2026

NEW ISSUE
BOOK-ENTRY-ONLY

RATING: S&P Global Ratings: "[__]"
See "RATING"

In the opinion of Kutak Rock LLP, Bond Counsel, under existing laws, regulations, rulings, and judicial decisions, and assuming the accuracy of certain representations and continuing compliance with certain covenants, interest on the Series 2026 Bonds (including any original issue discount properly allocable to the owner of a Bond) is excludable from gross income for federal income tax purposes and is not a specific preference item for purposes of the federal alternative minimum tax imposed on individuals. Interest on the Series 2026 Bonds may affect the federal alternative minimum tax imposed on certain corporations. Bond Counsel is also of the opinion that, under existing State of Colorado statutes, to the extent interest on the Series 2026 Bonds is excludable from gross income for federal income tax purposes, interest on the Series 2026 Bonds is excludable from gross income for State of Colorado income tax purposes and from the calculation of Colorado alternative minimum tax. For a more detailed description of such opinions of Bond Counsel, see "TAX MATTERS" herein.

$_____*

City of Greeley, Colorado
acting by and through its Water Enterprise
Water Revenue Bonds
Series 2026

Dated: Date of Delivery **Due: August 1, as shown on inside cover**

The Water Revenue Bonds, Series 2026 Bonds (the "Series 2026 Bonds"), are issued by the City of Greeley, Colorado (the "City"), acting by and through its Water Enterprise (the "Enterprise"), as fully registered bonds in book-entry-only form only in denominations of $5,000 or integral multiples thereof. The Series 2026 Bonds will be registered in the name of Cede & Co., as nominee of The Depository Trust Company ("DTC"), securities depository for the Series 2026 Bonds. Individual purchases are to be made in book-entry only form in authorized denominations. Purchasers, as Beneficial Owners, will not receive certificates evidencing of their ownership interest in the Series 2026 Bonds. Interest is payable [August 1, 2026] and semiannually thereafter each February 1 and August 1 to and including the maturity dates shown on the inside cover page of this Official Statement, unless the Series 2026 Bonds are redeemed earlier.

The Enterprise operates the City's municipal water system (the "System"). As described herein, the Series 2026 Bonds are being issued for the purposes of (i) defraying, in whole or in part, the cost of additions and improvements to the System and (ii) paying the costs of issuing the Series 2026 Bonds. The Series 2026 Bonds are special and limited obligations of the City, acting by and through the Enterprise, and are payable solely from certain pledged net revenues, consisting of the net income and revenue of the System remaining after the payment of operation and maintenance expenses. THE SERIES 2026 BONDS ARE NOT A DEBT, INDEBTEDNESS OR MULTIPLE FISCAL YEAR FINANCIAL OBLIGATION OF THE CITY AND ARE NOT PAYABLE IN WHOLE OR IN PART FROM THE PROCEEDS OF GENERAL PROPERTY TAXES OR ANY OTHER FORM OF TAXATION.

The Series 2026 Bonds are subject to redemption as described under the caption "THE SERIES 2026 BONDS—Redemption."

This cover page is not a summary of the issue. Investors should read the Official Statement in its entirety to make an informed investment decision.

The Series 2026 Bonds are offered when, as, and if issued by the City and accepted by the Underwriter named in the "INTRODUCTION," subject to prior sale, the approval of validity by Kutak Rock LLP, Denver, Colorado, Bond Counsel, and certain other conditions. Certain legal matters will be passed upon for the City by the Office of the City Attorney. Hilltop Securities Inc. has acted as Municipal Advisor to the City in connection with the Series 2026 Bonds. Delivery of the Series 2026 Bonds through DTC in New York, New York, is expected on or about June __, 2026.

SELLING:	**May __, 2026**
MANNER OF SALE:	**Parity**
MUNICIPAL ADVISOR	**Hilltop Securities Inc.**

The date of this Official Statement is May __, 2026

This Preliminary Official Statement and the information contained herein are subject to completion or amendment. These securities may not be sold nor may offers to buy be accepted prior to the time the Official Statement is delivered in final form. Under no circumstances shall this Preliminary Official Statement constitute an offer to sell or a solicitation of an offer to buy nor shall there be any sale of these securities in any jurisdiction in which such offer, solicitation or sale would be unlawful prior to registration or qualification under the securities laws of any such jurisdiction.

* Preliminary; subject to change.

$_____[*]

City of Greeley, Colorado
acting by and through its Water Enterprise
Water Revenue Bonds
Series 2026

MATURITY SCHEDULE
CUSIP © 392546 [1]

Year [*]	Principal Amount [*]	Rate	Yield	CUSIP ©, [1]	Year [*]	Principal Amount [*]	Rate	Yield	CUSIP ©, [1]
2026					2036				
2027					2037				
2028					2038				
2029					2039				
2030					2040				
2031					2041				
2032					2042				
2033					2043				
2034					2044				
2035					2045				

$[_____][*] ____% Term Bond due August 1, 20__[*] Yield: _____% CUSIP © 392532 ___ [1]

[*] Preliminary; subject to change.

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[1] The City assumes no responsibility for the accuracy of the CUSIP number, which is included solely for the convenience of owners of the Series 2026 Bonds.

No dealer, broker, salesman or other person has been authorized to give any information or to make any representations not contained in this Official Statement, and, if given or made, such information or representations must not be relied upon as having been authorized by the City or the Underwriter. This Official Statement does not constitute an offer to sell or a solicitation of an offer to buy, nor shall there be any sale of the Series 2026 Bonds, in any jurisdiction in which such an offer or solicitation is not authorized or in which it is unlawful to make such an offer or solicitation. The information and expressions of opinion set forth herein are subject to change without notice, and neither the delivery of this Official Statement nor any sale hereunder shall create any implication that there has been no change in the affairs of the City or in any other matter since the date hereof.

TABLE OF CONTENTS

SUMMARY OF THE OFFICIAL STATEMENT I
INTRODUCTION 1
Generally 1

FORWARD-LOOKING STATEMENTS 2
THE SERIES 2026 BONDS 2
Description of the Series 2026 Bonds 2
Authority for Issuance 2
Registration and Payment 3
Book Entry Only System 3
Redemption 3
Special Obligations 4
Continuing Disclosure Undertaking 4

SECURITY FOR THE SERIES 2026 BONDS 5
Pledge and Application of Net Revenues of the System 5
Rate Covenant 5
Additional Obligations 6
Debt Service Requirements 8
Debt Service Coverage 9

USE OF PROCEEDS 10
Sources and Uses of Funds 10
The Project 10

THE ENTERPRISE 10
The Board 10
The Water and Sewer Department 11

THE SYSTEM 13
Service Area 13
Factors Affecting the Delivery of Water to Customers 15
Water Supply 16
Assessments Associated with Water Supply 19
Non-potable Water Supply; Agricultural Use 19
Terry Ranch Water Rights and Storage Acquisition 20
Water Acquisition Planning 21
Water Treatment, Storage and Distribution 23
Planned Operating Expenses 24
Planned Capital Improvements 24
Environmental Concerns 27

FINANCIAL INFORMATION CONCERNING THE SYSTEM 27
Budget Process 27
System Rates and Charges 28
Billing and Collection 30
System Customers 31
System Financial Operating History 32
Management's Discussion and Analysis of Trends in Operations of the Water Fund 35

THE CITY 35
General 35
Governing Body 35
Administration and Management 36
City Employees 37
Pension Plans and Other Post-Employment Benefits 38
City Insurance Coverage 38
Current Financial Obligations 38
City Services 39

CONSTITUTIONAL LIMITATIONS ON TAXES, REVENUES, BORROWING AND SPENDING 39
TAX MATTERS 39
General 39
Original Issue Discount 40
Original Issue Premium 41
Backup Withholding 41
Changes in Federal and State Tax Law 41

RATING 42
LITIGATION 42
UNDERWRITING 42
LEGAL MATTERS 42
MUNICIPAL ADVISOR 43
FINANCIAL STATEMENTS 43
MISCELLANEOUS 43

APPENDIX A	Form of Opinion of Bond Counsel
APPENDIX B	Summary of Certain Provisions of the Bond Ordinance
APPENDIX C	Audited Financial Statements of the City as of December 31, 2024
APPENDIX D	Economic and Demographic Information
APPENDIX E	Information Relating to Book-Entry Only System
APPENDIX F	Form of Continuing Disclosure Undertaking

INDEX OF TABLES

Table		Page
I	Debt Service Requirements	8
II	Net Revenues and Debt Service Coverage	9
III	Five Year Operating Financing Plan	24
IV	Five Year Capital Improvement Financing Plan	24
V	System Service Charge Revenues	29
VI	Water Taps Issued and Related Plant Investment Fees Collected	30
VII	Largest Customers of the System 2025	31
VIII	Summary of Water Fund Revenues, Expenses and Changes in Net Assets	33
IX	Water Fund Schedule of Revenues, Expenditures and Changes in Funds Available Actual, Non-GAAP Budgetary Basis, Years Ended December 31	34

NEITHER THE SECURITIES AND EXCHANGE COMMISSION NOR THE SECURITIES REGULATORY AUTHORITY OF ANY STATE HAS APPROVED OR DISAPPROVED THE SERIES 2026 BONDS OR THIS OFFICIAL STATEMENT. ANY REPRESENTATION TO THE CONTRARY IS UNLAWFUL.

SUMMARY OF THE OFFICIAL STATEMENT

The City..... The City of Greeley, Colorado (the "City") is located in central Weld County approximately 52 miles north of the Denver, Colorado metropolitan area. It has a 2024 estimated population of 114,363 persons and covers approximately 50 square miles. The City was incorporated in 1886. It is a home rule city and operates under a home rule charter (the "Charter") which provides for a council-manager form of government. See "THE CITY."

The Series 2026 Bonds..... The City of Greeley, Colorado, Water Revenue Bonds, Series 2026, in the aggregate principal amount of $_____* (the "Series 2026 Bonds"), are issued by the City, acting by and through its Water Enterprise (the "Enterprise"), and will be delivered in Book-Entry form only through the facilities of The Depository Trust Company, New York, New York.

Security ..... The Series 2026 Bonds are special and limited obligations of the City, acting by and through the Enterprise, payable solely out of and secured by an irrevocable pledge of and first lien (but not necessarily an exclusive first lien) upon the net income and revenue to be derived by the City from the operation of its municipal water system (the "System") after payment of all necessary and proper costs of efficient operation and maintenance of the System. See "THE SERIES 2026 BONDS—Security." The Series 2026 Bonds are not general obligations of the City and are not payable in whole or in part from the proceeds of general property taxes or any other form of taxation.

Redemption..... The Series 2026 Bonds will be subject to redemption prior to maturity as described under the caption "THE SERIES 2026 BONDS—Redemption."

The Enterprise..... The Enterprise was organized to facilitate the operation of the System on a fully self-supporting basis and operates as a City-owned business. The City Council of the City (the "Council") and the Greeley Water and Sewer Board (the "Board") manage the Enterprise. See "THE ENTERPRISE."

The System..... The System was constructed for the purpose of providing water facilities and services to persons and property both inside and outside the City. It includes water rights, raw water diversion structures, non-potable distribution and pump stations, transmission and storage facilities, water treatment facilities, treated water storage facilities and distribution lines. Owners of all improved properties in the City (and certain properties located outside of the City) are served by the System and pay service charges to the Enterprise which are based upon their water consumption. See "THE SYSTEM."

* Preliminary; subject to change.

The Project..... The Series 2026 Bonds are being issued for the purposes of (i) defraying, in whole or in part, the cost of additions and improvements to the System (the "Project"), and (ii) to pay the costs of issuing the Series 2026 Bonds. See "USE OF PROCEEDS—The Project."

Constitutional Limitations on Taxes, Revenues, Borrowing and Spending..... In 1992, the Colorado Constitution was amended to impose substantial limitations, including voter approval requirements, upon the taxes, revenues, borrowing and spending of the State and local governments. The Series 2026 Bonds are permitted to be issued without voter approval under the provisions of such amendment which exclude "enterprises" and their bonds, from such limitations. See "CONSTITUTIONAL LIMITATIONS ON TAXES, REVENUES, BORROWING AND SPENDING."

Tax Treatment of Interest on the Series 2026 Bonds ..... In the opinion of Kutak Rock LLP, Bond Counsel, under existing laws, regulations, rulings, and judicial decisions and assuming the accuracy of certain representations and continuing compliance with certain covenants, interest on the Series 2026 Bonds (including any original issue discount properly allocable to the owner of a Bond) is excludable from gross income for federal income tax purposes and is not a specific preference item for purposes of the federal alternative minimum tax imposed on individuals. Interest on the Series 2026 Bonds may affect the federal alternative minimum tax imposed on certain corporations. Bond Counsel is also of the opinion that, under existing State of Colorado statutes, to the extent interest on the Series 2026 Bonds is excludable from gross income for federal income tax purposes, such interest is excludable from gross income for Colorado income tax purposes and from the calculation of Colorado alternative minimum taxable income. For a more detailed description of such opinions of Bond Counsel, see "TAX MATTERS."

Professionals ..... The following professionals are participating in the initial offering of the Series 2026 Bonds:

Bond Counsel: Kutak Rock LLP
2001 16th Street, Suite 1800
Denver, CO 80202
Telephone: (303) 297-2400

Municipal Advisor: Hilltop Securities Inc.
8055 E. Tufts Avenue, Suite 350
Denver, CO 80237
Telephone: (303) 771-0217

Underwriter: _____
_____
_____
Telephone: (___) ___-____

Additional Information; Continuing Disclosure Undertaking..... Additional information concerning the City, the Enterprise and the Series 2026 Bonds may be obtained from the Finance Officer of the City at 1100 10th Street, Greeley, Colorado 80631, Telephone: (970) 350-9867, or from the Underwriter, at the address and telephone number shown above. Pursuant to Securities and Exchange Commission Rule 15c2-12, the City will, enter into an undertaking to provide certain information concerning the Series 2026 Bonds on a continuing basis. See "THE SERIES 2026 BONDS—Continuing Disclosure Undertaking."

THE FOREGOING SUMMARY IS QUALIFIED IN ITS ENTIRETY BY REFERENCE TO THE DETAILED INFORMATION CONTAINED IN THIS OFFICIAL STATEMENT. EACH PROSPECTIVE INVESTOR SHOULD READ THE OFFICIAL STATEMENT IN ITS ENTIRETY TO MAKE AN INFORMED INVESTMENT DECISION.

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OFFICIAL STATEMENT

Relating to:

$_____[*]
City of Greeley, Colorado
acting by and through its Water Enterprise
Water Revenue Bonds
Series 2026

INTRODUCTION

Generally

This Official Statement, including its cover page and appendices, is provided in connection with the issuance by the City of Greeley, Colorado (the "City"), acting by and through its Water Enterprise, Water Revenue Bonds, Series 2026, in the aggregate principal amount of $_____[*] (the "Series 2026 Bonds"). The Series 2026 Bonds will be issued by the City pursuant to Ordinance No. __, 2026 (the "Ordinance"). The Ordinance was adopted by the City Council of the (the "Council") and is to be supplemented, as to certain final terms of the Series 2026 Bonds, by a Final Terms Certificate executed by the City's Finance Officer (the "Final Terms Certificate" and, collectively with the Ordinance, the "Bond Ordinance"). The term "City" as used in this Official Statement refers to the City and, where appropriate, to the City acting by and through the Enterprise.

The Series 2026 Bonds will be payable solely from and secured by (i) an irrevocable pledge of and first lien upon the Net Revenues (as defined herein), and (ii) all funds, accounts and other property pledged by the City under the Bond Ordinance. For a definition of the term "Net Revenues," see "SECURITY FOR THE SERIES 2026 BONDS—Security and Flow of Funds." The Series 2026 Bonds are being issued on a parity with the City's outstanding Water Revenue Refunding Bonds, Series 2016, currently outstanding in the aggregate principal amount of $8,380,000 (the "Series 2016 Bonds"), Water Revenue Bonds, Series 2018, currently outstanding in the aggregate principal amount of $27,215,000 (the "Series 2018 Bonds"), Water Revenue Refunding and Improvement Bonds, Series 2022, currently outstanding in the aggregate principal amount of $53,370,000 (the "Series 2022 Bonds"), and 2024 Governmental Agency Bond, evidencing a loan in the principal amount of $10,727,382 (following upfront principal forgiveness) made to the City by the Colorado Water Resources and Power Development Authority (the "2024 Agency Bond" and, together with the Series 2016 Bonds, the Series 2018 Bonds, and the Series 2022 Bonds, the "Parity Obligations") and certain other obligations described under the caption "SECURITY FOR THE SERIES 2026 BONDS."

THE SERIES 2026 BONDS DO NOT CONSTITUTE A GENERAL OBLIGATION OF THE CITY AND ARE NOT PAYABLE IN WHOLE OR IN PART FROM THE PROCEEDS OF GENERAL PROPERTY TAXES OR ANY OTHER FORM OF TAXATION.

[*] Preliminary; subject to change.

As described under the caption "USE OF PROCEEDS—The Project," the Series 2026 Bonds are being issued for the purposes of (i) reimbursing the City for various previously paid costs and for future costs associated with the construction of various improvements and additions to the System (the "Project"), and (ii) paying the costs of issuing the Series 2026 Bonds.

The references to and summaries of provisions of the Constitution and laws of the State of Colorado and the descriptions of documents included herein do not purport to be complete and are qualified in their entirety by reference to the complete provisions thereof, copies of which are available from the City during the period of the initial offering of the Series 2026 Bonds.

Capitalized terms used and not defined herein shall have the respective meanings specified in APPENDIX B hereto.

FORWARD-LOOKING STATEMENTS

THIS OFFICIAL STATEMENT CONTAINS STATEMENTS RELATING TO FUTURE RESULTS THAT ARE "FORWARD-LOOKING STATEMENTS" AS DEFINED IN THE PRIVATE SECURITIES LITIGATION REFORM ACT OF 1995. WHEN USED IN THIS OFFICIAL STATEMENT, THE WORDS "ESTIMATE," "FORECAST," "INTEND," "EXPECT," "PROJECTED" AND SIMILAR EXPRESSIONS IDENTIFY FORWARD-LOOKING STATEMENTS. SUCH STATEMENTS ARE SUBJECT TO RISKS AND UNCERTAINTIES THAT COULD CAUSE ACTUAL RESULTS TO DIFFER MATERIALLY FROM THOSE CONTEMPLATED IN SUCH FORWARD-LOOKING STATEMENTS. ANY PROJECTION IS SUBJECT TO SUCH UNCERTAINTIES. INEVITABLY, SOME ASSUMPTIONS USED TO DEVELOP THE PROJECTIONS WILL NOT BE REALIZED AND UNANTICIPATED EVENTS AND CIRCUMSTANCES WILL OCCUR. THEREFORE, IT CAN BE EXPECTED THAT THERE WILL BE DIFFERENCES BETWEEN FORWARD-LOOKING STATEMENTS AND ACTUAL RESULTS, AND THOSE DIFFERENCES MAY BE MATERIAL.

THE SERIES 2026 BONDS

Description of the Series 2026 Bonds

The Series 2026 Bonds are special and limited obligations of the City, acting by and through the Enterprise. The Series 2026 Bonds are in the denominations, bear interest, mature, and are subject to the other terms and conditions stated on the cover page, and inside cover page hereof.

Authority for Issuance

The Series 2026 Bonds are issued under authority of the Charter and Title 20, Chapter 2, Section 20-23 of the Greeley Municipal Code (the "Enterprise Ordinance"). Under the Enterprise Ordinance, the City has designated its water activities as an "enterprise" for purposes of Article X, Section 20 of the Colorado Constitution. See "THE ENTERPRISE." As bonds of an enterprise, the Series 2026 Bonds are authorized to be issued without approval by the electors of the City. See "CONSTITUTIONAL LIMITATIONS ON TAXES, REVENUES, BORROWING AND SPENDING."

Registration and Payment

The Series 2026 Bonds will be registered in the name of Cede & Co., as nominee of The Depository Trust Company ("DTC"), as securities depository for the Series 2026 Bonds. For so long as the Series 2026 Bonds are in book entry form, the principal of and interest on the Series 2026 Bonds will be payable at the office of Zions Bancorporation, National Association, or its successors, as Paying Agent and Registrar (the "Paying Agent"). Interest on the Series 2026 Bonds is payable by wire transfer to Cede & Co. upon written instruction or by check or draft mailed by the Paying Agent to the registered owners of the Series 2026 Bonds whose names and addresses appear in the registration books of the City on the Regular Record Date, i.e., the fifteenth day, whether or not a business day, of the calendar month preceding the interest payment date. Under certain circumstances a Special Record Date may be fixed by the Paying Agent to determine ownership of the Series 2026 Bonds for the purpose of paying interest not paid when due or interest accruing after maturity.

Book Entry Only System

DTC will act as securities depository for the Series 2026 Bonds. The Series 2026 Bonds will be issued as fully registered securities registered in the name of Cede & Co. (DTC's partnership nominee) or such other name as may be requested by an authorized representative of DTC. One fully registered Series 2026 Bond will be issued for each maturity of the Series 2026 Bonds, each in the aggregate principal amount of such maturity, and will be deposited with DTC. For information regarding DTC, see "APPENDIX F—INFORMATION RELATED TO BOOK ENTRY ONLY SYSTEM."

Redemption

The Series 2026 Bonds are subject to redemption prior to maturity as follows:

Optional Redemption. The Series 2026 Bonds maturing on August 1, 20__ and thereafter are subject to optional redemption, at the option of the City, prior to maturity, on August 1, 20__ or any date thereafter, in whole or in part, and if in part in such order of maturity as the City shall determine and by lot within maturities, at a redemption price of par plus accrued interest to the redemption date, without redemption premium.

Mandatory Sinking Fund Redemption. The Series 2026 Bonds maturing on August 1, 20__ are subject to mandatory sinking fund redemption, prior to maturity, in part, by lot in such manner as the Paying Agent is to determine, on August 1 of each year set forth below, at a redemption price equal to the principal amount thereof (with no redemption premium), plus accrued interest to the redemption date, in the amounts set forth below:

Year of Redemption	**Redemption Amount**
20__	$
20__	
20__	
20__ [1]	

[1] Final maturity, not a sinking fund redemption.

Redemption Procedures. Notice of redemption of any Series 2026 Bonds is to be given by the Paying Agent by sending a copy of such notice by electronic means or first-class mail, postage prepaid, at least 30-days prior to the redemption date, to the Underwriter and to the registered owner of each Series 2026 Bond all or a portion of which is called for prior redemption, at his or her address as it last appears on the registration records kept by the Paying Agent. For so long as the Series 2026 Bonds are in book-entry form, any such redemption notice may be given, in lieu of such mailing, by sending a copy thereof by electronic means to DTC or its designee. Failure, as to any Series 2026 Bond, to send such notice as provided above, or any defect therein, does not affect the validity of the proceedings for the redemption of any other Series 2026 Bonds

Notice of Redemption. Notice of redemption of any Series 2026 Bonds is to be given by the Paying Agent by sending a copy of such notice by electronic means or first-class mail, postage prepaid, at least 30 days prior to the redemption date, to the Underwriter and to the registered owner of each Series 2026 Bond all or a portion of which is called for prior redemption, at his or her address as it last appears on the registration records kept by the Paying Agent. For so long as the Series 2026 Bonds are in book-entry form, any such redemption notice may be given, in lieu of such mailing, by sending a copy thereof by electronic means to DTC or its designee. Failure, as to any Series 2026 Bond, to send such notice as provided above, or any defect therein, does not affect the validity of the proceedings for the redemption of any other Series 2026 Bonds. Any failure of DTC to advise any Participant, or of any Participant or in direct participant to notify the Beneficial Owner, of any such notice and its content or effect does not affect the validity of the redemption of the Series 2026 Bonds called for redemption or any other action premised on that notice.

Special Obligations

The Series 2026 Bonds are special, limited obligations of the City, payable solely from the Net Revenues and the Bond Account, all as defined in the Bond Ordinance. See "APPENDIX B—SUMMARY OF CERTAIN PROVISIONS OF THE BOND ORDINANCE—Definitions."

There is no bond trustee or similar person or entity to monitor or enforce the provisions of the Bond Ordinance; therefore the owners of the Series 2026 Bonds should be prepared to enforce such provisions for themselves if the need to do so ever arises. There is no provision for the acceleration of maturity of the principal of the Series 2026 Bonds in the event of a default. Consequently, remedies available to the owners of the Series 2026 Bonds may have to be enforced from year to year.

The Charter requires that the City's Water and Sewer Board (the "Board"), which is responsible for the operation and maintenance of the System and the City's sanitary sewer system, annually establish minimum water rates which are sufficient to provide for the operation and maintenance of the System, all System debt service requirements, and additions to a reserve to offset depreciation to the System. The Council is prohibited by the Charter from lowering the minimum water rates established by the Board. Pursuant to the Charter, all funds received from the System rates can only be used for purposes related to the System; they are not permitted to be used for general City purposes.

Continuing Disclosure Undertaking

In order to facilitate compliance by the Underwriter with Securities and Exchange Commission Rule 15c2 12 (the "Rule"), the City will enter into an undertaking (in substantially the form set forth in APPENDIX E hereto) (the "Continuing Disclosure Undertaking") to provide certain information, including audited financial results, on an annual basis, and to provide notice of certain specified events contemplated by the Rule. Such information is to be uploaded to the Electronic Municipal Market Access system ("EMMA") of the Municipal Securities Rulemaking Board. The specific information required to be provided by the City under the Continuing Disclosure Undertaking includes: (a) notice of the occurrence

of any of the events enumerated in the Rule; (b) annual audited financial statements (each an "Audit"); and (c) annual operating results with respect to the data provided in Tables V, VI, VII, VIII and IX.

During the past five years, the City has been subject to the requirements of numerous continuing disclosure undertakings executed in connection with other financings (the "Previous Undertakings"). While the City's Audits have been uploaded and are currently available on EMMA, the Audit for fiscal year ended December 31, 2020 and the 2020 operating data were not timely filed in accordance with the terms of the Previous Undertakings, and the City did not timely file a notice of failure to file related thereto, as required by the Previous Undertakings. Additionally, certain operating data required by the Previous Undertakings in connection with certain of the City's outstanding bonds and certificates of participation were omitted from the City's previous filings. The omitted operating data were filed on EMMA on February 11, 2022, along with the required failure to file notice. The February 11, 2022 failure to file notice also provided notice of the late 2020 Audit and 2020 operating data. The City has modified its procedures to ensure compliance with the requirements of its continuing disclosure undertakings.

Failure to perform the Continuing Disclosure Undertaking does not constitute an Event of Default under the Bond Ordinance, but any such failure may materially and adversely affect secondary market trading in the Series 2026 Bonds.

SECURITY FOR THE SERIES 2026 BONDS

Pledge and Application of Net Revenues of the System

The Series 2026 Bonds are secured by a first lien, but not an exclusively first lien, on the Net Revenues of the System, which are irrevocably pledged to the payment of principal and interest on the Series 2026 Bonds and Parity Obligations. Net Revenues for any period are defined in the Bond Ordinance as the Revenues of the System during such period less Operating Expenses during such period. See "APPENDIX B—SUMMARY OF CERTAIN PROVISIONS OF THE BOND ORDINANCE—Definitions." The Bond Ordinance requires the City to credit all Revenues to the City's Water Fund, to apply Revenues on or before the last day of each month to pay Operating Expenses as they become due and payable, and then to credit Net Revenues in the following order of priority: (i) to the Bond Account, and concurrently to debt service accounts for Parity Obligations; (ii) to the debt service reserve funds or accounts for Parity Obligations (or for repayment pursuant to any insurance policy, surety bond, letter or line of credit, or similar credit facility utilized in lieu of such debt service reserve fund or account); (iii) to debt service and reserve funds and accounts for Subordinate Obligations; and (iv) for other lawful purposes (which may include payment of debt service on Other Water Obligations). See "APPENDIX B—SUMMARY OF CERTAIN PROVISIONS OF THE BOND ORDINANCE—Definitions" and "—Flow of Funds."

Rate Covenant

The City has covenanted to establish and collect rates and charges for the use or sale of System products and services which, together with other moneys available therefor (exclusive of any unappropriated fund balances), are expected to produce Revenues for each calendar year which would be at least sufficient for such calendar year to pay the sum of (i) all amounts estimated to be required to pay Operating Expenses during such calendar year, (ii) 110% of the debt service coming due on the Series 2026 Bonds and all Parity Obligations for such calendar year, in each case computed as of the beginning of such calendar year, (iii) any amounts payable with respect to any debt service reserve fund or account for Parity Obligations (or other amounts due and owing or to be paid during such calendar year pursuant to any insurance policy, surety bond, letter or line of credit or similar credit facility utilized in lieu of such fund or account), (iv) all debt service on Other Water Obligations and any Subordinate Obligations for such

calendar year computed as of the beginning of such calendar year, and (v) amounts necessary to pay and discharge all charges and liens on the System currently coming due and required to be paid out of Revenues during such calendar year. See "APPENDIX B—SUMMARY OF CERTAIN PROVISIONS OF THE BOND ORDINANCE—Rate Covenant."

In the event that Revenues collected during a calendar year are not sufficient to meet the requirements of the rate covenant described above, the Bond Ordinance requires the City, within 90 days of the end of such calendar year, to cause an independent firm of accountants or consulting engineers, to prepare a rate study for the purpose of recommending a schedule of rates, fees and charges for the use of the System which in the opinion of the firm conducting the study will be sufficient to provide Revenues to be collected in the next succeeding calendar year which would provide compliance with the rate covenant. The City is then required within six months of receipt of such study, to adopt rates, fees and charges for the use of the System, based upon the recommendations contained in such study, which provide compliance with the rate covenant.

Additional Obligations

The Bond Ordinance reserves the rights to the City (subject to stated conditions) to issue, from time to time, additional bonds and other types of securities and obligations or series thereof having a lien on all or any portion of the Net Revenues which is on a parity with or subordinate to the lien thereon of the Series 2026 Bonds.

The Bond Ordinance provides that Parity Obligations may be issued only if the following conditions are met:

(A) No Event of Default (as defined in the Bond Ordinance) has occurred and is continuing and the City is then in substantial compliance with the covenants of the Bond Ordinance;

(B) The City is then current in the accumulation of all amounts required by the Bond Ordinance to be credited to the Bond Account and the Rebate Account, and all amounts required to be credited to other funds and accounts for Parity Obligations, Subordinate Obligations or Other Water Obligations then Outstanding; and

(C) Net Revenues for any 12 consecutive months out of the 18 months preceding the month in which such Parity Obligations are proposed to be issued are at least equal to the sum of (a) 110% of the debt service for the Maximum Debt Service Year (as defined in the Bond Ordinance) of (i) the Outstanding Bonds and, to the extent Outstanding during such 12 month period, Parity Obligations, and (ii) the Parity Obligations proposed to be issued; and (b) 100% of the debt service for the Maximum Debt Service Year of all then Outstanding Subordinate Obligations and Other Water Obligations, plus 100% of any then outstanding obligations to re-accumulate reserve accounts for Parity Obligations and any repayment obligations and other amounts at the time outstanding with respect to reserve credit facilities, if any, for the Parity Obligations (except to the extent that inclusion of any such amounts may be waived or reduced by the respective provider). For purposes of this test, and the test for Subordinate Obligations described below, Net Revenues may be adjusted to reflect any rate increases adopted prior to the issuance of such proposed Parity Obligations.

The City also may, without compliance with the conditions described in the foregoing paragraph (C), but subject to the conditions described in paragraphs (A) and (B) above and certain other limitations set forth in the Bond Ordinance, issue obligations having a lien on all or any portion of the Net Revenues which is subordinate or junior to the lien thereon of the Series 2026 Bonds ("Subordinate Obligations"). The City may not issue additional securities having a lien on all or any portion of the Net Revenues which is superior to the lien thereon of the Series 2026 Bonds. The Bond Ordinance does not restrict or limit the issuance by the City of obligations (including Other Water Obligations) not secured by a lien on any portion of the Net Revenues.

The Bond Ordinance contains alternative requirements for the issuance of refunding obligations on a parity with any Series 2026 Bonds or Parity Obligations remaining unrefunded. Such parity lien refunding obligations may be issued without compliance with the coverage tests for Parity Obligations described in paragraph (C) above (or the requirements described in paragraphs (A) and (B) above), provided that the debt service payments on such refunding obligations do not exceed the debt service payments on the Series 2026 Bonds or Parity Obligations being refunded on any interest payment date and that the lien of the refunding obligations on Net Revenues is not raised to a higher priority than the lien thereon of the obligations refunded (or, pursuant to certain consents as provided in the Bond Ordinance). Alternatively, parity refunding obligations may be issued by complying with the coverage tests (and the requirements described in paragraphs (A) and (B) above).

The Bond Ordinance provides that a written certificate of the City's Finance Officer finding that the applicable conditions described above are met (including any adjustment of Net Revenues based on a rate increase as described in paragraph C above) would be conclusively presumed to be accurate in determining the right of the City to authorize, issue, sell and deliver Parity Obligations or Subordinate Obligations.

The Bond Ordinance provides that a payment default under any Parity Obligations will also constitute a default under the Bond Ordinance and the ordinances authorizing the Series 2016 Bonds, the Series 2018 Bonds, and the Series 2022 Bonds contain corresponding cross-default provisions. See "APPENDIX B—SUMMARY OF CERTAIN PROVISIONS OF THE BOND ORDINANCE—Events of Default and Remedies."

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Debt Service Requirements

The following table shows the debt service requirements of the Series 2026 Bonds and the debt service requirements of the Parity Obligations, including the Series 2016 Bonds, the Series 2018 Bonds, the Series 2022 Bonds, and the 2024 Agency Bond.

TABLE I
Debt Service Requirements [1]

Fiscal Year Ending December 31 *	Series 2026 Bonds			Parity Obligations [2]	Combined Debt Service
	Principal *	Interest	Total		
2026				$ 12,775,130	
2027				10,999,380	
2028				10,986,380	
2029				8,541,380	
2030				8,540,130	
2031				8,539,880	
2032				6,932,430	
2033				6,927,530	
2034				6,933,430	
2035				6,929,230	
2036				6,928,030	
2037				6,927,880	
2038				6,926,180	
2039				4,187,780	
2040				4,186,930	
2041				4,188,230	
2042				4,186,530	
2043				591,830	
2044				591,830	
2045				591,830	
2046				591,830	
2047				591,830	
2048				591,830	
2049				591,830	
2050				591,830	
2051				591,830	
2052				591,830	
2053				591,830	
2054				591,831	
TOTAL				$132,738,421	

* Preliminary; subject to change.
[1] Figures may not add due to rounding.
[2] Includes scheduled debt service on the Parity Obligations, including the Series 2016 Bonds, the Series 2018 Bonds, the Series 2022 Bonds, and the 2024 Agency Bond. Subordinate Obligations (which are not included in the amounts listed above) are also payable from Net Revenues. See "THE SYSTEM—Terry Ranch Water Rights and Storage Acquisition" for a description of the Subordinate Obligations in connection with the Terry Ranch Water Project, which are currently the only Subordinate Obligations.
Source: The Municipal Advisor

Debt Service Coverage

For the years 2020 through 2025, (the City's fiscal year being the calendar year), the following table shows Net Revenues (see "APPENDIX B—SUMMARY OF CERTAIN PROVISIONS OF THE BOND ORDINANCE—Definitions") and coverage ratios (i) with respect to historic actual debt service in each such year on the Parity Obligations and (ii) with respect to projected maximum annual debt service on the Series 2026 Bonds and the Parity Obligations ("Projected Maximum Annual Debt Service"). The Outstanding Parity Obligations include the Series 2016 Bonds, the Series 2018 Bonds, the Series 2022 Bonds, and the 2024 Agency Bond.

TABLE II
Net Revenues and Debt Service Coverage

	2021	2022	2023	2024	2025 Estimated
Net Revenues					
Operating Revenues	$ 48,867,239	$ 57,302,426	$ 57,076,034	$ 71,375,151 [7]	$ 68,629,377 [8]
Operating Expenses [1, 2]	(40,147,978)	(46,128,830)	(40,070,238)	(44,981,111)	(40,507,363)
Plant Investment Fees	6,452,310 [6]	10,083,406 [6]	14,804,423 [6]	2,788,041	4,615,791
Other Nonoperating Revenues (Expenses) [3]	911,096	14,416,436	3,645,074	3,188,405	2,884,460
Net Transfers	(2,298,022)	(2,528,052)	(2,211,197)	(3,931,680)	(3,588,668)
Total Net Revenues	$13,784,645	$33,145,386	$33,244,096	$28,438,806	$ 32,033,597
Historic Actual Debt Service—Parity Obligations [4]	$10,886,381	$15,882,666	$14,158,700	$14,152,150	$ 13,548,654
Historic Parity Debt Service Coverage	1.27x	2.09x	2.35x	2.01x	2.36x
Maximum Annual Debt Service [5, *]	$[_____]	$[_____]	$[_____]	$[_____]	$[_____]
Debt Service Coverage *	[___]x	[___]x	[___]x	[___]x	[___]x

* Preliminary; subject to change.
[1] Operating Expenses as defined in the Bond Ordinance and for purposes of computing Net Revenues do not include depreciation.
[2] 2020 includes $20,274,650 in permitting costs from previous years related to the Milton Seaman Reservoir Expansion. 2021 through 2024 include a combination of expenses for the Cameron Peak Fire Mitigation work (that was largely reimbursed by state and federal agencies); and payments to the Wingfoot Corporation for the "Put" in the sales contract for the Terry Ranch Aquifer (along with a large assessment for the Water Supply and Storage Corporation). This put and the assessment are operating expenses charged to capital. 2023 and 2024 also include expenses for the AMI meters project.
[3] Does not include unrealized gains or losses on investments or gains or losses on the sale of fixed assets.
[4] Includes historical debt service on the Series 2016, 2018 and 2022 Bonds actually paid in each fiscal year.
[5] Includes maximum annual debt service on the Parity Obligations and the Series 2026 Bonds, upon issuance. Does not include debt service on Subordinate Obligations.
[6] Due to a change in accounting presentation in 2021, 2022, and 2023, the City's audited financial statements for 2021 and 2022 included plant investment fees with fixed assets and other non-cash capital contributions. This table reflects only cash that would otherwise be available for the payment of debt service.
[7] 2024 includes approximately $9.3 million in construction reimbursements for the Terry Ranch project and $4.5 million for a construction defect settlement reached on the Bellvue treatment plant.
[8] Includes approximately $8 million in construction reimbursements for the Terry Ranch Project.

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USE OF PROCEEDS

Sources and Uses of Funds

The City estimates the following sources and uses of funds in connection with the sale of the Series 2026 Bonds:

	Series 2026 Bonds
Sources:	
Principal Amount of the Series 2026 Bonds	
[Net] Original Issue Premium	
Total Sources	
Uses:	
Improvement Project Account	
Costs of Issuance [1]	
Underwriting Discount	
Total Uses	

[1] Includes legal, printing, municipal advisor and ratings.

The Project

A portion of the net proceeds of the Series 2026 Bonds is to be used to reimburse the City for previously paid costs and to pay future costs associated with the construction of various improvements and additions to the System, which generally include the following (the "Project"): replacement and expansion of the transmission and distribution systems, replacement and rehabilitation of water storage infrastructure, construction of infrastructure to access the Terry Ranch aquifer, and the purchases of blocks of water rights to meet the City's future water demand.

THE ENTERPRISE

The Enterprise is not a separate corporate entity from the City but operates as a self-supporting business owned by the City and managed by the Council and the Board, as provided in the City Charter and the Greeley Municipal Code.

The Board

The Charter establishes the Board and provides that the Board has the power and duty to (i) annually establish minimum water rates (which may not be lowered by the Council) sufficient to pay for all operation and maintenance of the System, all debt service requirements, and any additions to a reserve account to offset depreciation, and (ii) acquire, develop, convey, lease and protect the City's water assets, supplies and facilities.

The Charter provides that all funds received from water rates are to be used only for the operation, maintenance, replacement of and additions to the System (including acquisition of water rights). The Board recommends a separate annual System budget to the City Manager, and also submits long-term capital plans for the System to the Council. The Charter expressly authorizes the conduct of the System as an "enterprise" within the meaning of Article X, Section 20 of the Colorado Constitution; see "CONSTITUTIONAL LIMITATIONS ON TAXES, REVENUES, BORROWING AND SPENDING."

(The Charter contains similar provisions, and the Board has similar powers and duties with respect to the City's system infrastructure, which is a separate enterprise.)

The Board has ten members, seven of whom are appointed by the Council for five-year terms. The other three members are the Mayor, the City Manager, and the Finance Officer, who are nonvoting members. The Board annually elects an appointed member as its chairman. The present appointed Board members, their respective terms of office, length of service on the Board and principal occupations are as follows:

Board Member	Present Term Expires (June)	Years on the Board	Principal Occupation
Harold Evans, Chairman	2027	29	Builder/Developer
Mick Todd, Vice Chairman	2028	28	President—Real Estate Management Company
Matt Anderson	2029	2	General Contractor
Tony Miller	2028	13	Banker
Joe Murphy	2030	16	Real Estate Agent
Fred Otis	2029	21	Attorney
Cheri Witt-Brown	2026	5	Non-Profit Executive

The Board is advised by the Office of the City Attorney with respect to legal matters, including City Attorney Stacey Aurzada, Deputy City Attorney Jerrae Swanson, and Senior Environmental and Water Resources Attorney Dan Biwer. The Board is also represented in certain matters by independent legal counselors, Jim Noble and Carolyn Burr.

The Water and Sewer Department

Director of the Water and Sewer Department. The Director of the Water and Sewer Department oversees the operation and maintenance of the City's separate water and sanitary sewer systems, and coordinates and guides the Water and Sewer Department's advocacy on rule makings and legislative positions. Sean Chambers is the Director of the Water and Sewer Department. Mr. Chambers has been employed by the City since 2018. Mr. Chambers is also the Chair of the South Platte Basin Roundtable, a regional water planning and advocacy body organized by the Colorado Water Conservation Board. Prior to his joining the City of Greeley, he was President of the Pikes Peak Regional Water Authority, managed two special district water providers, and worked as a water resource planning and economic consultant. Mr. Chambers earned his Bachelor of Science in Agricultural and Natural Resource Economics from Colorado State University and has more than 20 years of professional experience developing and managing municipal water utilities, utility operations teams and water rights portfolios in the State. Mr. Chambers is a 2013 alumnus of the Colorado Foundation for Water Education's Water Leaders, and he is an experienced leader in the municipal water utility sector.

Deputy Director of Water Resources. Leah Hubbard serves as Deputy Director of Water Resources for the City, where she oversees a team responsible for long range water supply planning, raw water operations, water acquisition, and non-potable water for the Water and Sewer Department. Ms. Hubbard holds a Bachelor of Science in Watershed Science from Colorado State University and a Master of Science in Legal Studies from Arizona State University. She is dedicated to municipal water supply and has worked for water utilities in Arizona and Colorado. Ms. Hubbard has worked for Greeley Water and Sewer since 2019.

Deputy Director of Water and Wastewater Operations. Rebecca Andrus is the Deputy Director of Operations and Maintenance of the Water and Sewer Department. In her position, Ms. Andrus oversees an operations and maintenance team with more than 110 full-time employees. Under her leadership, the team manages the Department's instrumentation and industrial controls, two water treatment plants, the wastewater treatment plant, collection/distribution facilities, water quality, and regulatory compliance. Ms. Andrus is a professional engineer with experience in both the public and private sector in some of the most difficult water quantity and quality areas in the country including Central Valley California, the Chesapeake Bay Watershed, Arizona, Utah, and Colorado. For the past 14 years, Ms. Andrus has been working for municipal government to plan, design, construct, and operate water and wastewater facilities. She has a Bachelor of Science degree in Biological and Agricultural engineering from Utah State University and has worked for Greeley's Water and Sewer Department since February of 2023.

Chief Engineer. Adam Prior is the Chief Engineer of the Water and Sewer Department and is responsible for managing a team of engineers that completes capital and rehabilitation projects across the different water and wastewater systems owned and operated by the City. Mr. Prior has managed this team as the chief engineer for nine years and has performed or managed engineering and projects for the City's infrastructures that includes six raw water reservoirs, three treatment plants, 643 miles of water mains, 365 miles of collection lines, 10 sewer lift stations, three potable storage facilities, and two water pump stations. Mr. Prior has a Bachelor of Science in Physics from Doane University, a Bachelor of Science and Master of Science in Civil Engineering from Colorado State University, and his professional engineering license which primarily focused on different aspects of water system design, construction, and management. Mr. Prior has 22 years of diverse engineering experience that includes private industrial engineering and operations management, consulting engineering, public sector construction management, and facility construction. These experiences allow him to research, plan, innovate, and implement projects in a timely, accurate, economic and detailed manner for the benefit of the City and community.

Deputy Director of Utility Finance and Customer Service. Erik Dial is the Deputy Director of Utility Finance and Customer Service for the Water and Sewer Department. He oversees the Water and Sewer Department's financial management, rate setting, utility billing/customer service, meter services, development review, and water efficiency efforts. Mr. Dial previously worked 10 years at a municipality in Arizona in utility and community development roles. Mr. Dial earned a Bachelor of Science in Forestry from Northern Arizona University and a Master of Public Administration and Policy from the University of Arizona and has 26 years of municipal utility and finance experience. Mr. Dial has worked for Greeley Water and Sewer since 2010.

Water and Sewer Utility Finance Manager. Dr. Virgil Pierce is the Utility Finance Manager for the Water and Sewer Department. His unit is responsible for day-to-day financial operations of the department, annual budget and rate setting activities, key accounts customer service and other revenue protection activities, and long-range financial planning. He has worked for the department since 2022. Dr. Pierce joined the city following an 18-year career with public universities having served as a researcher, professor, department chair, and associate dean. He earned a Bachelor of Arts in Mathematics from Boston University and a Doctor of Philosophy in Mathematics from the University of Arizona.

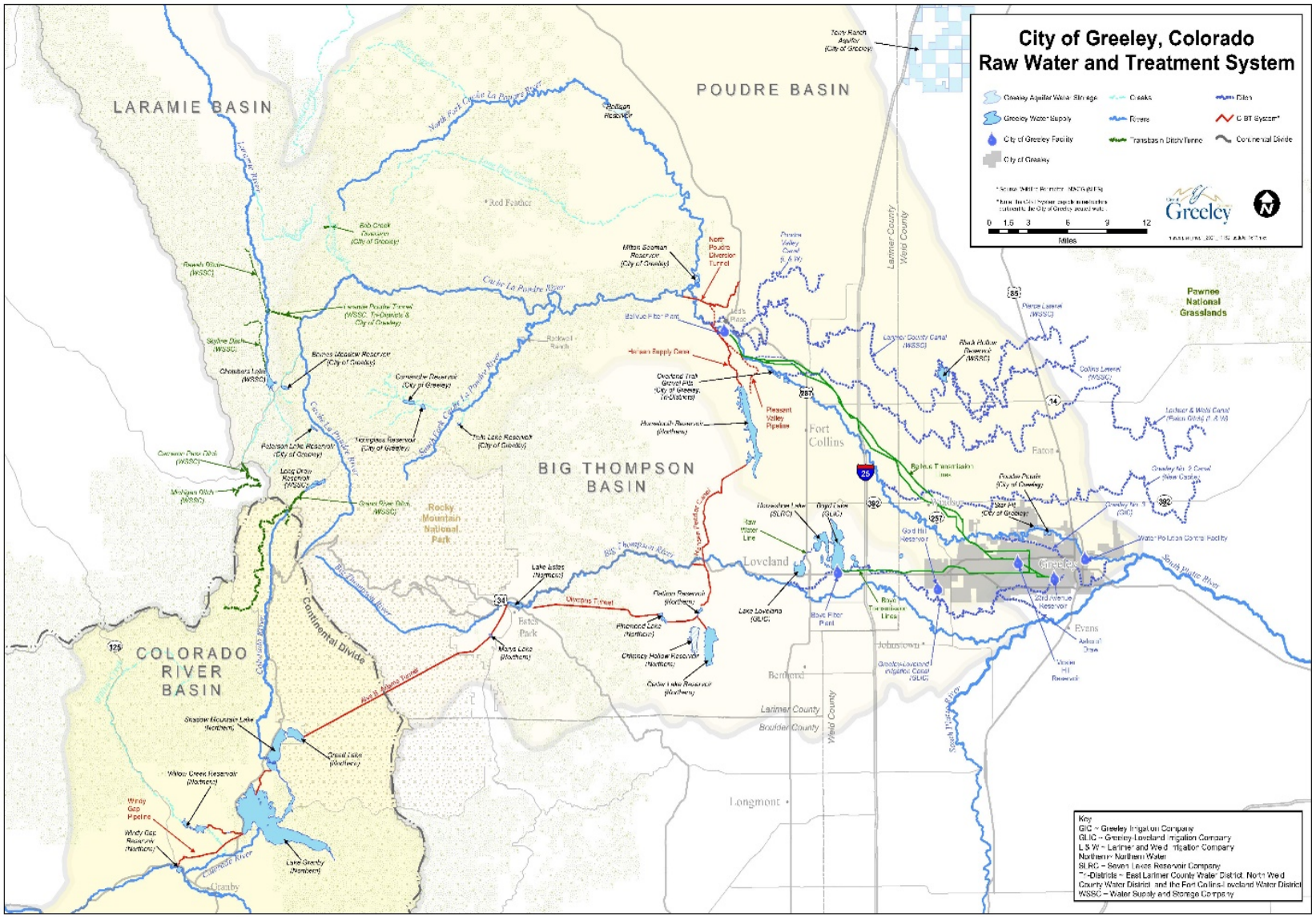
Employees. The Water and Sewer Department is currently staffed with 194 full time equivalent employees, with approximately 149 of those employees allocated to the System. All water plant operators and personnel, have the appropriate levels of certification as required by the State Plant Operators Certification Board.

THE SYSTEM

Service Area

The System serves water customers located within the City's boundaries and in the neighboring Town of Garden City, as well as some customers in unincorporated Weld and Larimer Counties. The City provides wholesale water service by intergovernmental agreement with three nearby communities; these municipal customers provide their own raw water supplies and meter and bill their retail customers. See "FINANCIAL INFORMATION CONCERNING THE SYSTEM—System Customers." The City's 2024 population is estimated to be 114,363. In addition to these residents, the City estimates that the System serves approximately 2,000 customers in unincorporated Weld and Larimer Counties. The following is a map of the System.

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City of Greeley, Colorado
Raw Water and Treatment System
LARAMIE BASIN
POUDRE BASIN
BIG THOMPSON BASIN
COLORADO RIVER BASIN
Pawnee National Grasslands
Rocky Mountain National Park
Fort Collins
Loveland
Greeley
Evans
Johnstown
Berthoud
Longmont
Estes Park
Granby
Larimer County
Weld County
Boulder County
Continental Divide
Colorado River
Big Thompson River
South Platte River
Cache La Poudre River
North Fork Cache La Poudre River
Miles
Key
GIC = Greeley Irrigation Company
GLIC = Greeley-Loveland Irrigation Company
L & W = Larimer and Weld Irrigation Company
Northern= Northern Water
SLRC = Seven Lakes Reservoir Company
Tri-Districts = East Larimer County Water District, North Weld County Water District, and the Fort Collins-Loveland Water District
WSSC = Water Supply and Storage Company

Factors Affecting the Delivery of Water to Customers

The following describes some of the factors affecting the ability of the System and other municipal water systems in Colorado to generate revenue by delivering water to their customers.

The Prior Appropriation System of Water Rights. Colorado and several other western states follow the "prior appropriation" system of water rights. In this system, water rights constitute a distinct category of property rights provided for in the State constitution. While water rights are transferred and encumbered in a manner similar to real estate, the ownership of land does not automatically carry with it the ownership of water rights. Rather, water rights arise from the act of diverting water and putting it to particular beneficial uses recognized by State law.

The seniority of a water right (i.e., its priority in the event that there is not enough water physically available for all who wish to divert water from the same source) is established mainly by reference to the date on which it was adjudicated to the owner in a water court proceeding. Earlier adjudications are generally senior to later adjudications. Water court decrees typically specify the use, such as agricultural or municipal use, for which the right is decreed, and it is generally necessary, in order to maintain a decreed water right, that it be continuously applied for the decreed use. For purposes of describing water rights, quantities of water are typically expressed in acre-feet (one acre-foot = 325,850 gallons, the amount which would cover one acre one foot deep) or in cubic feet per second ("c.f.s.") of flow. This discussion primarily concerns direct flow water rights (i.e., rights to divert water flowing in a stream or other body of water). State law also recognizes storage rights and rights to underground sources of water.

Senior water rights are often purchased by municipalities from agricultural users, then changed through a proceeding in the water court from their historically decreed agricultural use to municipal use. Court decrees of this kind generally include conditions meant to prevent injury to other users of water. Because most municipal water systems are large enough to require the assembly of an assortment of water rights, it is common for municipalities to enter into various kinds of leases, exchange agreements, and installment purchase agreements with other users or court approved augmentation plans, for the purpose of increasing or enhancing the efficient utilization of their water rights portfolios. There exists an active market in senior water rights, which are highly valued and sought after by municipal, industrial, agricultural and other users.

Physical Availability of Water. State law, and the structure of the System's portfolio of water rights, reflect the arid climate and relative scarcity of water in the region. A large part of the available surface water comes from streams carrying seasonal snowmelt from the higher elevations of the Rocky Mountains. The physical availability of water from this source is substantially affected by seasonal weather patterns which cannot be predicted. In the event of low stream flows in a particular year, a "call" may result, in which owners of junior water rights are required to cease diversions to accommodate owners of more senior water rights. In such a case, even owners of senior rights may sometimes be required to cease diversions because of contractual requirements or to comply with the conditions attached to water court decrees or augmentation plans for the protection of other users. The evidence of supply, such as historic records of stream flows and consumption and engineers' analyses of the effects of changes in use, is therefore essential to the administration of almost all water rights.

New sources of water that are introduced into a drainage basin are not subject to any call in that drainage basin. Such foreign sources of water may be used and reused "to extinction," i.e., without being subject to the rights of any downstream users. Typically, foreign water is diverted in priority in one basin and, by tunnel or other structure, delivered into the new basin. Another type of water owned by the City that may be used to extinction and which is not subject to any calls is nontributary groundwater. Nontributary groundwater is typically obtained from a deep confined aquifer without any significant

connection to the surface water. See, for example, "THE SYSTEM—Terry Ranch Water Rights and Storage Acquisition."

Mechanical Capacity of the System. Even where an adequate supply of water is legally and physically available, the mechanical characteristics of a given utility system may tend to limit its efficient use of the available supply. For example, if stream flows are heavy when the current needs of the System are relatively low, reservoir storage would be necessary to avoid available water flowing downstream undiverted. Also, limitations such as lack of pipeline capacity, lack of treatment capacity or lack of storage of treated water can result in a mismatch between the supply and the customer needs of the System.

Water Supply

Major Raw Water Sources. The City derives its water supply from a diversified portfolio of rights and principally from the basins of three rivers: the Cache La Poudre, the Big Thompson, and the Upper Colorado. In March 2020, the City purchased a non-tributary groundwater basin referred to as the Terry Ranch Water Project (the "Terry Ranch Water Project" or "Terry Ranch"). This groundwater source comes with native groundwater supplies that can be used as a drought supply and eventually as an aquifer storage and recovery basin. See "THE SYSTEM—Terry Ranch Water Rights and Storage Acquisition."

Cache La Poudre. The cornerstone of the City's water supply is the City's senior direct flow rights on the Cache La Poudre River ("Poudre"), which provide consistent yield to the City's principal water treatment facility (the Bellvue Water Treatment Plant) even in drought conditions. See "THE SYSTEM—Water Treatment, Storage and Distribution" below. The City also obtains water from its rights in six high mountain reservoirs which capture water from tributaries to the Poudre; rights to this water are generally more junior. Only one of these reservoirs, the Milton Seaman Reservoir, is used for multi-year carryover storage. The City also owns shares in irrigation companies in the Poudre basin. Some of these irrigation company water supplies are inaccessible to the City's treatment facilities and therefore are used for non-potable water supply (e.g. irrigation of City parks), and some are not yet adjudicated for municipal use. Altogether the Poudre water sources contribute about a quarter of the City's water supply during drought conditions.

Big Thompson. The City's Big Thompson water supply consists of water rights derived from the City's interest as a major stockholder in the Greeley-Loveland Irrigation System. This water can be delivered to the City's secondary water treatment facility (the Boyd Lake Water Treatment Plant), or can be used as non-potable irrigation water delivered via canals. See "THE SYSTEM—Water Treatment, Storage and Distribution" below. The Greeley-Loveland Irrigation System also includes significant water storage facilities which allow carryover from wet to dry years. Some of the City's water shares in the Greeley-Loveland Irrigation System remain in agricultural use through annual leases with area farmers. The City expects to use these shares for the municipal water supply in the future as demand warrants. Big Thompson sources also contribute about a quarter of the City's water supply during drought conditions.

Upper Colorado. The System receives and stores water from the Upper Colorado River basin, west of the Continental Divide, through two interrelated trans-mountain diversion projects: the Colorado-Big Thompson Project and the Windy Gap Project. These projects are administered by the Northern Colorado Water Conservancy District and its Municipal Subdistrict as the local agencies contracting with the United States Bureau of Reclamation. Water from these projects can be delivered to either the Bellvue or the Boyd Lake Water Treatment Plant.

The Colorado-Big Thompson Project, which includes storage facilities and relatively senior water rights, was designed to provide water supplies supplemental to native (in-basin) water rights in northeastern Colorado; historically Colorado-Big Thompson yields have been high when native yields (such as yields from the Poudre) are low. The Colorado-Big Thompson Project is the City's single largest source of raw water for its treated water supply and contributes approximately half of the City's water supply during drought conditions.

The Windy Gap Project and the Windy Gap Firming Project. As described above under "—*Upper Colorado*," the System currently receives Windy Gap water under an Allotment contract with the Northern Colorado Water Conservancy District, and its Municipal Subdistrict (the "Subdistrict" and collectively, the "Northern"), as the local agencies contracting with the United States Bureau of Reclamation. The System is also anticipated to receive the benefits of additional storage capacity for Windy Gap water under an Allotment Contract with the Windy Gap Firming Project Water Activity Enterprise of the Northern. Water from the projects related to such Allotment Contracts can be delivered to either the Bellvue or the Boyd Lake treatment plants.

The Windy Gap Project. The Windy Gap Project was developed to provide supplemental water supplies to the City, and other municipalities east of the Continental Divide. Allottees of the Windy Gap Project own units entitling them to shares of the water available from the Project. The City's Windy Gap units confer valuable flexibility for the System because they include the right to use associated wastewater effluent to meet return flow and augmentation obligations. The Windy Gap Project delivers water to the municipal users through Colorado-Big Thompson facilities when unused capacity is available. See "THE SYSTEM—Planned Capital Improvements."

Windy Gap Firming Project. As described under "THE SYSTEM—Factors Affecting the Delivery of Water to Customers," lack of storage capacity in any water supply system is a mechanical limitation that can result in an inability to fully utilize the yields of water rights during average or wet years. Because the carryover storage of wet-year yields from the Windy Gap Project has been adversely affected by limits on available reservoir capacity in the Colorado-Big Thompson facilities, the Windy Gap Project produces substantial amounts of water but presently does not contribute any firm yield to the City's water supply. For this reason, the City is participating in the Windy Gap Firming Project, a large east-slope storage project involving the City (along with other public and private water users owning Windy Gap water units) participating in the costs of construction and operation of a new reservoir (the "Chimney Hollow Reservoir") being constructed by Northern for the purpose of holding and carrying over Windy Gap Project water from average years to drought years. The City anticipates that the completion of the Windy Gap Firming Project, estimated to be in 2026, would result in a net increase in the firm yield of the City's water rights portfolio by 3,700 acre-feet, which would become part of the Future Water Account Phase 1. See "THE SYSTEM—Planned Capital Improvements." The Windy Gap Firming Project affords the City and the other Allottees the economies associated with a large regional reservoir project, without having to incur the costs or delays that would be associated with a standalone project of its own.

The Windy Gap Firming Project had its groundbreaking on August 6, 2021. The groundbreaking was the culmination of many years of permitting activities. Key milestones for the permitting effort included: the Draft Environmental Impact Statement, published August 29, 2008; the Final Environmental Impact Statement, issued November 30, 2011; the U.S. Bureau of Reclamation issued the Record of Decision and signing the Carriage Contract on December 19, 2014; the Federal Court ruled in favor of the Bureau of Reclamation and the Corps of Engineers after environmental interest groups sued on December 10, 2020; and finally, the ultimate settlement with the environmental interest groups after they appealed on April 21, 2021. The Chimney Hollow Reservoir reached substantial completion on December 19, 2025.

In October 2020, the City entered into an Allotment Contract with the Subdistrict, acting by and through the Windy Gap Firming Enterprise, under which it became a member and Allottee of the Windy Gap Firming Project. The Windy Gap Firming Enterprise obtained financing for the Chimney Hollow Reservoir in 2021 through a combination of bond financing and funds contributed by certain Allottees. The City and the other Allottees have agreed to pay rates and charges to the Subdistrict sufficient to pay each Allottee's respective share of annual operating costs, debt service (unless a direct contribution is made to construction costs of Chimney Hollow Reservoir), reserve requirements and shortfalls, if any, due to defaults by other Allottees, and represented that they will treat the payment of such rates and charges as operating expenses of the System. These amounts are estimated to be approximately $3,600,000 annually. In August 2024 the Subdistrict exercised the Completion C&E clause of the agreement to obtain additional financing necessary to address change orders in the project and bring it to completion. The City elected to participate in this additional financing. A failure by an Allottee to pay the annual rates when due would initiate a procedure in which other Allottees would be requested to make up the defaulting Allottee's missed payments, and upon the expiration of a grace period, to the possibility of forfeiture of the defaulting Allottee's Allotment without terminating its obligation to pay applicable rates and charges for its share of debt service.

Climate, Drought, and Wildfire Concerns. The System faces various environmental hazards and risks, which are similar to those facing other western water providers. In recent years, hydraulic and climate variability have amplified drought impacts and led to increasing concerns with the potential adverse effects of wildfires on high mountain watersheds.

Climate Change. Climate change is affecting historic weather cycles to an extent which is not fully understood, with varying impacts upon the volume of water available for diversion by some water utilities, including the City of Greeley portfolio.

The Water and Sewer Department acknowledges and incorporates climate change resiliency measures and scenario planning in its long-range water supply planning, demand analysis, and environmental risk analysis, most recently in the 2023 Integrated Water Resource Plan ("IWRP"). The IWRP considers how a range of temperature increases, combined with precipitation decreases, might affect our system yields and demands. The IWRP found that all three systems that contribute to Greeley's water portfolio (the Poudre River, Colorado-Big Thompson Project, and Big Thompson River) are vulnerable to warmer and drier future conditions, which may reduce water entitlements by five to 50%. To address this vulnerability, the City continues to make extensive investments in redundant infrastructure, excess capacity, municipal interconnects with other utilities, source water protection, flood and fire recovery programs, and diversification of its water resource and storage portfolios. The City is committed to building strong, safe and resilient systems and resource portfolios that maintain service level goals through prolonged drought, increased temperature, flooding, wildfire, and other shocks or system stressors.

Drought. The City has one of the most robust, diverse, and resilient municipal water resource collection and storage systems in the West. While the City owns large blocks of Colorado River water from the Colorado-Big Thompson ("C-BT") project and Windy Gap units, those resources make up only a portion of the City's water rights portfolio. The City's 22,000 units of C-BT water and 49 units of Windy Gap water make up approximately 50% of the City's water resource portfolio. The portfolio also includes senior water rights native to the Cache la Poudre, Big Thompson, and Laramie Rivers. The City has pursued water acquisition from these sources aggressively since the 1990's and continues to build an extensive portfolio that offers resiliency through excess resources and capacity. At this time, the City's water rights portfolio yields twice its annual average demand. This combined with increased storage capacity of Chimney Hollow Reservoir and the Terry Ranch project will provide long-term drought storage for Greeley in times of drought.

Wildfires. Recovery from the 2020 Cameron Peak Fire and the threat of future wildfires continue to pose a risk to our source water supply. The City has occupied an instrumental role in coordinating recovery efforts, facilitating the deployment of over $32 million in federal, state, and local dollars to mitigation and restoration projects aimed at improving watershed health and water quality. In the past two years, the City has successfully completed three projects aimed at improving water quality and watershed resilience to the next wildfire. Planning efforts are underway, including a Source Water Protection Plan for the Poudre watershed and Wildfire Ready Action Plans for both the Big Thompson and Poudre watersheds. These efforts will identify opportunities to mitigate future wildfire risk and, importantly, provide a basis for securing external funding for such work. Investments in post-fire recovery and pre-fire planning and mitigation are essential in limiting the financial cost and operational impacts associated with treating poor quality surface water that persists following wildfires.

Since 2020, the Enterprise has incurred minimal net costs for this effort (less than five percent of total wildfire related expenditures) as funding for the payment of contractors is largely being provided from a variety of other federal, State, local and nonprofit sources. Most, or all, of the mitigation work occurs outside of the System's service area and, with the exception of our high mountain reservoirs, does not directly affect physical facilities of the System.

Assessments Associated with Water Supply

A number of the City's water supply sources (ditch companies, irrigation companies, and intergovernmental water supply projects) impose assessments or other charges allocated among the City and other participants to defray various kinds of ongoing costs. The largest assessments in 2025 (unaudited) were for the Windy Gap Firming Capital Project ($2,866,746), Colorado-Big Thompson water ($727,124.25), Windy Gap water ($521,918), Greeley-Loveland Irrigation Company water ($211,265), Greeley Irrigation Company water ($211,265.19), and Water Supply and Storage Company water ($161,834). Other assessments paid to irrigation and ditch companies ranged from a few hundred dollars up to $96,344. All of these assessments and charges are treated as Operating Expenses payable from revenues of the System.

Non-potable Water Supply; Agricultural Use

Some City water supplies (for example, some diversions from the lower Cache La Poudre River) are generally inaccessible to the City's potable water treatment facilities due to downstream logistics and limited river exchange capacities. Therefore, such sources from the lower Poudre are utilized as non-potable water, predominantly used for irrigation and river augmentation. The City has historically operated a non-potable irrigation system; its modern non-potable system commenced in 1996. Raw water from irrigation ditches traversing the City supplies water for turf irrigation for City parks, local school districts and other large turf irrigators who can utilize non-potable supplies. This use shifts such demands off the potable system and onto the non-potable system. The development of a non-potable system for large irrigation demands reduces peak summer demands on the City's water treatment plants by 5 to 6 million gallons per day ("MGD," a unit of measure generally referring to treated water production), and is expected to reduce the need for additional treatment plant capacity in future years. Since 2005, approximately $23.9 million has been expended on the non-potable water master plan and program implementation. The City continues to invest in gravel pit storage for storing and retiming non-potable supplies for summer irrigation uses, and is working to update plans for pump-back facilities that would allow more of the City to receive non-potable water for greater numbers of days per year. These efforts are expected to serve to further shift irrigation demands to non-potable supply, extending the application of existing water rights and treatment capacities dedicated for potable supply. To distribute non-potable water supplies, the City has acquired running rights and conveyance agreements in several ditches and their lateral ditch systems. In addition to demand shifting, non-potable system efficiency projects have been implemented and others are planned to

manage demand and waste from large irrigation customers to extend the application of existing non-potable supplies to cover greater areas and customers.

Some of these non-potable supplies also benefit the City by meeting return flow and augmentation obligations. The variable annual water supply surplus, i.e., those supplies beyond demand and current storage capacities, are routinely provided by lease to various agricultural entities for irrigation and other purposes, pursuant to annual rental agreements. Certain water rights owned by the City (including a fractional portion of the City's rights in the Greeley-Loveland Irrigation System, Water Supply & Storage Company, Larimer & Weld Irrigation Company, and the New Cache irrigation system) are presently decreed for agricultural uses and therefore remain in long term agricultural leases pending water court change of water rights use adjudications.

Terry Ranch Water Rights and Storage Acquisition

In 2020, the City entered into a Master Purchase, Sale and Water Credit Administration Agreement dated as of June 17, 2020, as amended and restated February 22, 2021 (the "Master Agreement") with Wingfoot Water Resources, a Colorado limited liability company ("Wingfoot"), whereby Wingfoot agreed to sell and the City agreed to buy, property consisting of rights to nontributary groundwater, certain existing wells, associated interests in real estate and aquifer-recharge storage capacity in the Upper Laramie formation and Terry Ranch located in Northern Colorado, near the Wyoming border.

The Master Agreement provided for an acquisition transaction in which the rights and certain associated interests in real estate, wells and other property (the "Property") would be conveyed by Wingfoot to the City in exchange for the issuance of transferable credits (the "Credits") entitling the owner of a Credit to tender it to the City at any time through December 31, 2099 in satisfaction of the raw water dedication requirements (the "Raw Water Dedication Requirements") applicable to new development in the City. The Raw Water Dedication Requirements provide that land developers seeking to construct new projects in the City must either provide water rights or make a cash payment sufficient to provide adequate water to serve the proposed development. A developer's option of providing cash instead of water rights is referred to as the "cash in lieu" option. Under the Master Agreement, one Credit may be tendered by a developer in lieu of contributing rights to one acre-foot of water or its cash in lieu equivalent to the City. A total of 12,121 Credits were issuable under the Master Agreement.

The Credits were valued at the time of execution of the Master Agreement at $30,000 per Credit, with their agreed value for certain purposes of the Master Agreement accreting at 3% compounded annually. Under the Master Agreement the City agreed not to modify its Raw Water Dedication Requirements in such a manner (for example by not honoring the Credits or reducing the required amount of cash in lieu) as to disadvantage the Credits, and agreed to substantial liquidated damages if it does so. The Master Agreement also required that Wingfoot would provide $125,000,000 in cash derived in part from, but not conditioned upon, its sale of Credits, in several payments toward the cost of constructing infrastructure necessary to incorporate the Terry Ranch rights and aquifer storage capacity into the System, with the remaining cost to be contributed by the City. The total cost and phasing of such construction will depend upon the actual growth in water demand over an extended period of time and cannot be predicted with certainty. To the extent that water from the aquifer is delivered either outside the System's service area or used to generate electricity, the City and Wingfoot have agreed to share the resulting revenues.

The City has begun construction of an approximately 30-mile bi-directional pipeline and treatment facility connecting the Terry Ranch wells to the System. The bi-directional pipeline will allow water from the aquifer to be delivered to the System and water from other sources in the City's water rights portfolio to be stored by using it to recharge the aquifer. As of the date of this Official Statement, approximately 14 miles of the pipeline has been constructed and installed. The final design for the remaining approximately

16 miles has been finalized, with construction to begin in the future when the City sees water demand growth that necessitates the Terry Ranch water supply. A significant advantage of aquifer storage projects over reservoirs is that they can be constructed in phases rather than all at once. The City's long-term plan is to complete the infrastructure needed to utilize the aquifer for storage shortly before it will be required by System demands.

Although the issuance of the Credits will result in the City foregoing future cash-in-lieu revenue, the Terry Ranch transaction has numerous and substantial long-term benefits for the Enterprise. The use of the Credits in the City's initial acquisition of the Property made the acquisition transaction largely cashless for the City. The construction of infrastructure and use of the water rights need not occur immediately, or all at once, and can be done incrementally as water demand and financial resources require or permit. This will allow the City to respond incrementally to rising water demand. Although the aquifer is not considered to be naturally recharged, an estimated 1,200,000 acre-feet of water is legally and physically available for withdrawal from the aquifer and can be used as a supplemental supply in the System as and when the pipeline and treatment facility are constructed. An additional estimated 1,000,000 acre-feet of Upper Laramie Aquifer water underlies the State Land Board parcels that are interspersed with the Terry Ranch water rights. In 2021 the City assumed a lease between Wingfoot and the State Land Board that gives the City sole access to the underlying Upper Laramie Aquifer water provided the City meets certain conditions. A drilling program is currently underway to secure this water under the terms of the lease. Following the drilling program, the City will submit an application to water court seeking a non-tributary aquifer determination for the Upper Laramie Aquifer water underlying the State Land Board parcels. Acquiring this determination through a water court decree will ensure that Greeley's Terry Ranch water rights are available and protected from injury.

Supplemental water supplies are expected to be withdrawn from the aquifer for a period of years before the City would begin using the aquifer for water storage. The City contemplates that the credits can be honored, and service provided to tendering developers, with water available in its current water rights portfolio, i.e., the Terry Ranch water itself was not required to honor the credits. The use of the bi-directional pipeline and aquifer recharge technology for future storage, obviates the need for construction of more expensive surface dam and reservoir facilities which would have required large capital outlay and a lengthy and unpredictable permitting process.

The Master Agreement includes a put/call feature under which, for a 25-year period, the City will have the right to call, and Wingfoot will have the right to put to the City, 167 Credits at the then prevailing adjusted price (the "Option Price") of $30,000 per Credit, escalating at 3% compounded annually. Using a budgetary assumption that the put or call option will be fully exercised in each year it is in effect, the City authorized its future put/call payments as Subordinate Obligations, payable from the Net Revenues, under its existing revenue bond ordinances. These payments are anticipated to gradually increase from approximately $5,000,000 to approximately $11,000,000 annually in the years 2021 through 2047. Any payments due from the City on account of puts or calls of Credits or liquidated damages events remaining unpaid at the end of the year they are incurred are required to be converted into subordinate revenue notes of the Enterprise.

Water Acquisition Planning

Future Water Account Phase 2. In 2008, recognizing the increasing competition for water supplies in northern Colorado, the Council and the Board planned for a Future Water Account Phase 2, with the goal of acquiring an additional 10,000 acre-feet from 2010 to 2035. This plan replaced the previous Future Water Account Phase 1 implemented in 2003, and like the initial plan, the Phase 2 water supply acquisitions and water rights firming projects are intended to enable the City to accept cash in lieu of raw water when new development occurs. The City has since spent $60.6 million to purchase approximately

8,263 acre-feet. Some of the water purchased is still decreed for agricultural use and must go through a water court change case to be used for municipal purposes. The City's plan is to continue these Phase 2 water purchases, budgeting approximately $6 to $10 million per year.

Water Yields and Drought Planning. The City completed an Integrated Water Resources Plan in 2023. This innovative plan utilizes modeling of the City's portfolio in multiple future scenarios combining growth projections, hydrologic variability, water regulation and drought scenarios to ensure the City's water yields meet future growth needs. This plan identifies and prioritizes capital improvement projects that will perform well under multiple future conditions. An adaptive planning framework ensures that the City incorporates changes as they occur and adjusts the City's investments appropriately. State law requires large municipal water utilities, those supplying over 2,000 acre-feet per year, to adopt Drought Emergency Plans. In 2021, the City updated its plan to enhance flexibility while minimizing financial impacts on both customers and the utility. The plan focuses solely on managing outdoor water demand, increasing rates for customers who exceed their water budgets. Water budget adjustments can be scaled based on the severity of the drought or emergency. With the City's advanced metering infrastructure, real-time water usage data enables more precise monitoring and control when an emergency is declared.

To offset financial strain on the utility, the City has established a drought reserve fund, which helps stabilize revenue losses caused by reduced water sales during drought-related restrictions.

The City's various water rights available to its treated water system total approximately 40,000 acre-feet firm yield. The City uses the "firm yield" of water supplies to assess the current water supply and to compare new resources on an equivalent basis. The firm yield of the System is the demand that can be met without shortage during all six years of a "50-year critical drought;" such a drought has a severity equal to the average of the worst droughts in each 50-year period of a peer-reviewed 50,000-year synthetic hydrologic data set. Firm yield includes water previously placed in storage reservoirs. The 50-year critical drought standard is similar to standards used by other regional water suppliers (such as the Fort Collins and Denver water systems), and the City believes it is an appropriate planning standard for the System.

Potable System demands for the 2025 water year (excluding consumption associated with municipal customers providing their own raw water supplies as described above) totaled approximately 23,000 acre-feet. Non-potable water demand for in-City irrigation totaled approximately 3,500 acre-feet. Some of the annual excess water was leased for agricultural purposes because it was not needed for municipal use. In water years when supply exceeds demand, excess water is stored in City storage facilities or rented for agricultural or industrial use. If the City's storage capacity is exceeded and there is no rental demand, water is released to downstream users without compensation to the City.

The City believes that its water rights portfolio, combining senior direct flow rights, supplemental Colorado-Big Thompson water supplies, irrigation ditch supplies, and junior native water rights with storage, has resulted in a sufficient water yield for the City to accommodate a wide variety of hydrologic conditions.

In February 2017, the City implemented the "Water Budget Rate Structure," which is based on inclining block tiered rates and customized water budgets. These budgets are tailored to each property's irrigation area and household size, promoting efficient water use by imposing higher penalty rates for excessive, wasteful, or unsustainable water consumption. Additionally, this structure serves as a tool for drought response, allowing automatic reductions in water budgets during supply shortages. While lower per capita water use aligns with conservation goals, it also results in reduced water sales and revenue, assuming no rate adjustments or system growth. Acknowledging this, staff has incorporated lower per capita water use projections when setting rates. See "FINANCIAL INFORMATION CONCERNING THE SYSTEM—System Rates and Charges" and "—System Financial Operating History."

State law requires large municipal water utilities, serving over 2,000 acre-feet per year, to adopt Drought Emergency Plans. As part of the City's long-term demand management strategy, outdoor watering restrictions are a permanent measure to control peak demand. In 2021, the City updated its Drought Emergency Plan to integrate the Water Budget Rate Structure and ensure mechanics are in place for major infrastructure and drought responses.

Water Treatment, Storage and Distribution

Raw water is treated at the City's two treatment facilities, the Bellvue and Boyd Lake Water Treatment Plants. The plants' combined treatment capacity is approximately 70 MGD. During 2025, the average daily water consumption was 21.5 MGD, with a maximum summer day consumption of 41 MGD. Both average and peak day demands include outside-City service pursuant to intergovernmental agreements with nearby municipalities. All water treatment is required to be performed in compliance with applicable state and federal rules and regulations.

The Bellvue Water Treatment Plant ("Bellvue WTP") is located near Fort Collins, approximately 30 miles northwest of the City. It is the City's main plant for meeting treated water demand and is operated year-round. Originally constructed in 1907, the Bellvue WTP has been enlarged and upgraded numerous times. A 20 MGD replacement treatment train was completed in 2020 that replaced older filters constructed between 1946 and 1953. Following completion of this new train, the Bellvue WTP has a sustained capacity of approximately 32 MGD. The new 20 MGD treatment train includes new rapid mix, flocculation and sedimentation basins and dual media filtration, all housed within a single building.

The Boyd Lake WTP ("Boyd Lake WTP") is located east of Loveland, approximately 18 miles west of the City, and was originally constructed in 1964. This plant has a capacity of approximately 38 MGD and is operated from April through October as a peaking plant to meet summer irrigation demands. Recent improvements to the plant include new plate settlers, a sludge collection and pumping improvements, upgraded supervisory control and data acquisition ("SCADA") system, chemical and disinfection system improvements, clearwell repair, and aeration improvements to the raw water source for the treatment plant. The purpose of these improvements is to produce better water quality and increase operational reliability.

Treated water is delivered to three storage sites (reservoirs and tanks) in the City; these storage sites have a combined capacity of 52 million gallons ("MG," a unit of measure for treated water storage). In 2022, the Colorado Department of Public Health and the Environment notified the city that three of the water storage tanks that were serving pressure zone 1 were a sanitary violation due to the floating fiberglass membrane covers. The City responded by taking these tanks (a total of 22.5 MG of storage) out of service. City engineers determined that, with reconfigurations of the transmission and distribution system, the remaining 52 MG of storage in the system was sufficient for pressure and fire protection in pressure zone 1 for the next 10 years. Treated water from the Bellvue Water Treatment Plant is conveyed to the City by gravity, while treated water is pumped from the Boyd Lake Water Treatment Plant. A new 5 MG storage tank was added to the Gold Hill Storage tanks in 2017.

From storage sites, water is distributed to the City by gravity flow. The System includes 7.2 miles of raw water supply mains, 165.69 miles of transmission lines, and 515.76 miles of distribution mains. The System's distribution system has four pressure zones, interconnected by pressure-reducing valves and pump stations. In addition to conveyances related to treated water, the City maintains 22.19 miles of non-potable water mains that deliver non-potable water from pump stations to customers for irrigation needs.

Planned Operating Expenses

Operating expenses to run the System are financed through water rate revenue and through miscellaneous revenue paid to the water fund, such as royalties, land leases and water rentals.

Planned operating expenses for the System for the next five years are shown in the following table. Actual results will be affected by future events and circumstances and may differ materially from the estimates included in current plans.

TABLE III
Five Year Operating Financing Plan

	2026	2027	2028	2029	2030	Total
Costs:						
General Administration	$ 5,210,477	$ 5,389,853	$ 5,575,388	$ 5,767,293	$ 5,965,784	$ 27,908,795
Transmission, Distribution, and Treatment	17,035,920	17,632,177	18,249,303	18,888,030	19,549,112	91,354,542
Supply	13,336,139	13,894,006	14,182,408	14,479,784	14,868,379	70,760,716
Debt Service	15,475,130	14,744,257	19,064,358	17,468,697	20,998,120	87,750,562
Interfund Transfers	3,446,004	3,581,221	3,721,766	3,867,853	4,519,699	19,136,542
Total	$54,503,670	$55,241,513	$60,793,222	$60,471,656	$65,901,094	$296,911,157

Source: Five-Year Operating Financing Plan

Planned Capital Improvements

Capital improvements to the System have been financed by System revenues (including System revenues accumulated in reserves), supplemented as necessary by the issuance of bonds and from moneys borrowed from the Colorado Water Resources and Power Development Authority and the Colorado Water Conservation Board.

Projected capital expenditures for the System for the next five years are shown in the following table. The timing and amounts of such expenditures are subject to change in the future as circumstances warrants.

TABLE IV
Five Year Capital Improvement Financing Plan

Costs:	2026	2027	2028	2029	2030	Total
System Expansion	$12,628,442	$22,776,188	$16,261,198	$20,250,939	$15,467,498	$ 87,384,265
System Replacement	57,378,391	16,727,275	15,176,691	58,293,343	26,827,992	174,403,692
Water Acquisition	8,488,725	14,363,000	11,147,000	10,677,000	12,890,000	57,565,725
Total	$78,495,557	$53,866,463	$42,584,889	$89,221,282	$55.185.490	$319,353,681

Source: The City.

The capital improvement plan is expected to be financed over the next five years from operating revenues, from working capital reserves, and from borrowings secured by the pledge of Net Revenues, including the Series 2026 Bonds. The City expects to issue two or more additional series of water revenue bonds starting in 2027 and 2029. The System capital improvement plan is subject to annual review and change as deemed appropriate by the Board and the City. See "FINANCIAL INFORMATION CONCERNING THE SYSTEM—System Financial Operating History," "THE SERIES 2026 BONDS—Special Obligations," and "SECURITY FOR THE SERIES 2026 BONDS—Additional Obligations."

Water Treatment Plants. Significant improvements to the Bellvue Water Treatment Plant (the "Bellvue WTP") have been completed and ongoing improvements are occurring at the Boyd Lake Water Treatment Plant (the "Boyd WTP"). The improvements to the Bellvue WTP replaced 20 MGD filters from the 1950's with a new 20 MGD treatment train consisting of rapid mix, flocculation and sedimentation, and dual media filtration. Construction was completed on the new 20 MGD treatment train in 2020. An additional clearwell is currently in design as the first step to expand the treatment plant's permitted capacity. It is anticipated that construction on the clearwell will begin in 2028. Ongoing capital improvements to the Boyd Lake WTP are expected to eventually allow the plant to operate year-round when desired as well as improve water taste. Recently completed improvements consist of: new plate settlers; a sludge collection system; upgraded SCADA system; chemical and disinfection system improvements; clearwell repair; and aeration improvements to the raw water source for the treatment plant. Construction to replace the flocculators began in 2024 with electrical upgrades and replacement of the flocculators anticipated during the off-season in winter 2025-2026. The purpose of these improvements is to address concerns regarding aging infrastructure and to enhance water quality. A water treatment master plan will begin in 2026 to identify future upgrades and develop a capital improvement projects plan.

Transmission System. Construction activity on the northern section of the Bellvue pipeline was completed in 2017. The only section remaining to be constructed is the Gold Hill segment which would extend the 60-inch diameter pipeline south of the Poudre River to the Gold Hill storage facilities. Easement acquisition is complete, and the project is designed and shovel ready. The necessary crossing of Colorado State Highway 257 was installed in 2024. The City has applied for grant funds from FEMA for a portion of the construction costs. The remainder of the construction costs would be provided by the City, coming from fees and charges, and bond proceeds.

The City is currently designing a new 36-inch diameter pipeline to replace the existing 1929 20-inch cast iron pipe and 1931 20-inch cast iron pipes known as "The Cache segment." The pipeline runs from south of County Road 62 just west of 95th Avenue and connects with the recently completed Union Colony pipeline project west of 83rd Avenue on 4th Street. The City intends to construct complete construction before the peak demands of Summer 2026. Planning continues on replacement of these near 100-year old transmission mains.

Distribution System. The City continues their efforts to improve the water distribution system and is completing the Montview water system improvements and the "O" Street waterline improvements. The Montview project relocates water lines from backyards into City streets, improving the ability for operations to access and maintain the water distribution system, concurrently reducing risks of future waterline failures to both the City and residents. The City also continues efforts in the planning and design of similar system improvements in the Farr neighborhood. The O Street waterline project provides much needed interconnectivity in the Northwest side of the City between N 23rd Avenue and N 25th Avenue.

To maximize the City's abilities to operate and maintain the distribution system, the City is also undertaking a new program to construct system improvements/system replacements using City crews. Funding is also allocated annually for the systematic replacement of valve and fire hydrant and water meters that are either aging or not functioning properly.

Non-Potable System. The City is building out a non-potable system of detention ponds, pump stations, and distribution lines to allow customers irrigating large tracts of turf to utilize cheaper untreated water supplies. The system is currently run through 43 non-potable pump stations and 22.19 miles of non-potable mains. Non-potable water supplies are more available than water resources that can be delivered to the treatment plants and are significantly less expensive. The City's long range water planning anticipates non-potable water use to increase to approximately 10,000 acre-feet annually from the 2024 usage of 2,787 acre-feet. To accomplish this, the City is changing its development policy to require non-potable installation in most cases and the City will contribute to the overall cost to install non-potable infrastructure by paying for oversizing when needed. Additionally, the City has programmed approximately $35 million in backbone improvements to the non-potable system over the next 10 years. At full build out the non-potable system is planned to have 68 pump stations, from the 43 stations in service in 2025. Conversion projects focus on switching city parks and surrounding large turf irrigators from irrigating with potable water to non-potable water.

Terry Ranch. Another significant capital improvement project is the Terry Ranch Pipeline and Aquifer Storage project, which is opening a large aquifer storage basin for the City allowing water in wet years to be stored for the future protecting the City from future droughts. For a description of the Terry Ranch project see "THE SYSTEM—Terry Ranch" above. Construction for this project will be partially funded by the Series 2026 Bonds.

Capital Improvement Planning Factors. Between 2004 and 2010, the City supplemented its 2003 Water Master Plan, which has an approximately 50-year time horizon, by adding the Future Water Account Phase 2. The planning and permitting process for the expansion of Milton Seaman Reservoir started during this timeframe which has since been replaced with the Terry Ranch Water Project. While the City believes that its existing water supplies can accommodate growth until approximately 2065, climate data indicates temperatures are warming, causing landscapes to require more water. The growth and development outlook for the City and Northern Colorado has placed the City in competition with numerous governmental and private users for limited regional water supplies. Protection against these long-term risks of competition and price pressure, are the principal reasons for the City's continued water supply acquisition planning. Between 2023-2024 the City created its Integrated Water Resource Plan ("IWRP"). The IWRP is a holistic water resource plan for the City that identifies specific triggers that will change points in the strategy for future water acquisition supply management, and the construction of capital infrastructure to access the Terry Ranch Aquifer.

The City has grown from a population of 77,815 in 2000 to an estimated 2024 population of 114,363. The City and the surrounding region saw significant growth, despite the downturn caused by the COVID-19 pandemic. See "APPENDIX D—ECONOMIC AND DEMOGRAPHIC INFORMATION." See also "FINANCIAL INFORMATION CONCERNING THE SYSTEM—System Customers" as to potential changes in non-residential water demand.

Lead Service Identification and Replacement Project ("LSLIR Project"). Greeley Water's top priority is to provide safe drinking water and protect public health. The water leaving the City's treatment facilities is lead-free, however lead may be present in older homes' service lines. In anticipation of the EPA's revisions and improvements to the Lead and Copper Rule, Greeley Water proactively initiated the LSLIR Project in 2023. The LSLIR Project is completing an inventory of the material-type of approximately 29,000 Water Service Lines in the City. The inventory utilizes a number of different investigation methods including: review of documentation and records, basement inspections to check the service line material as it enters properties, and potholing investigations. As required by the revised regulations, the public inventory is available to view at www.greeleygov.com/leadprotection.

Where lead service lines are identified, the City is replacing these free of charge to the customer. Galvanized service lines are also replaced if they are, or could have been previously downstream of a lead line. The goal is to complete the inventory and remove all lead lines by the end of 2026. The City received a grant in 2024 from the CDPHE of $250,000 to pay for basement inspections and received a loan through the Colorado Water Resources and Power Development Authority and the Colorado Drinking Water Revolving Fund loan program to pay for the portion on the lead replacement project occurring in the older areas of the city most at risk of lead service lines. The loan award includes $10M in principal forgiveness.

Environmental Concerns

The operation of the System is subject to substantial environmental regulation under both state and federal law. Although System management believes it is in compliance with all material regulations affecting the System, there can be no assurance that future compliance with such requirements would not frustrate otherwise feasible projects or result in increased capital and operating expenses for the System. The City's water supply and treatment operations are affected by numerous regulatory requirements, primarily those imposed by federal laws such as the Safe Drinking Water Act and the Clean Water Act. The City is in compliance with all current drinking water and water quality standards, but the Water and Sewer Department anticipates that new regulations (as well as capacity concerns) would continue to require ongoing rehabilitation and improvement of its treatment facilities. See "THE SYSTEM—Water Treatment, Storage and Distribution," and "THE SYSTEM—Planned Capital Improvements" above. Compliance with changing federal and State regulations may affect the cost of water treatment and distribution. The City recently completed master plans for the transmission and distribution system, the wastewater collection system, and the non-potable system intended to provide the roadmap for building future capital plans.

FINANCIAL INFORMATION CONCERNING THE SYSTEM

Budget Process

In the summer of each year, the Board recommends to the City Manager a separate System budget for the upcoming year; the System budget is then included as a separate component of the City's overall budget process. The City's budget provides detailed estimates of proposed expenditures for each City agency for the ensuing fiscal year, and also set forth corresponding expenditure information for the current and last full fiscal years. The budget also includes information as to actual and anticipated revenues. A public hearing on the proposed budget must be held before its final adoption. The Council must adopt the budget by ordinance no later than December 15th; then, before the end of the current fiscal year, the Council must adopt an ordinance, based upon the budget as adopted, appropriating the moneys needed for various municipal purposes during the upcoming fiscal year. In general, all expenditures must be made in accordance with the appropriation ordinance. The City's 2026 budget and the corresponding appropriation ordinance were adopted on October 21, 2025. In recent years, the System operating budget has not changed substantially. The City continues to budget for Cameron Peak Fire mitigation activities, appearing as a large budget item of offsetting expenditures and revenues. Water assessment costs for the Windy Gap, Colorado-Big Thompson and other ditch company assessments reflect modest increases. The debt service for the Windy Gap Firming project does drive an increase in the department operating budget as it activates with construction progress. For the 2024 budget, fourteen new positions were approved with limited changes to other operating costs. For the 2025 budget, 17 new positions were approved with limited changes to other operating costs. Seven of these new positions were building a construction crew for the Water Distribution unit to undertake rehabilitation projects in the system saving the city the costs of hiring contractors for the work. For the 2026 budget, no new positions were approved, with limited changes to other operating costs.

There are procedures by which the budget and appropriations for a particular year may be modified to reflect actual revenues and expenses. The City's budgets are prepared in conformity with State law requirements which differ in some respects from generally accepted accounting principles ("GAAP"). The Board also submits its long-range capital plans for the System to the Council. Accordingly, although the Charter gives the Board the power to establish minimum water rates (as described below under "System Rates and Charges"), the Council retains control over the budget and capital plan for the System.

System Rates and Charges

It is the responsibility of the Board to annually establish minimum water rates sufficient to pay all operation and maintenance expenses of the System, all debt service requirements, and additions to a reserve account in sufficient amounts to offset depreciation of the System. The Charter prohibits the Council from reducing rates so established by the Board; however, the Council may increase the rates by resolution.

All System rates and charges are set based upon a cost-of-service model developed by the City and its water rate consultants. The cost-of-service model is updated on an annual basis and takes into account factors such as volume of water demand, consistency of water demand, provision of raw water rights to the City and other factors. The City classifies its water customers by applicable service rate depending upon: location within or outside the City; whether the property served is residential, commercial, industrial, agricultural special contract, or another municipality or quasi-municipality; and whether the customer provides raw water rights to the City. 100% of System accounts are metered. As permitted under the Bond Ordinance and ordinances authorizing outstanding Parity Obligations, the System does not charge for water service to City-owned property open to use by the public such as City parks.

The City's monthly water bills include a consumption charge for each 1,000 gallons of water consumed and a fixed service charge based on meter size (regardless of the volume of water consumed). Effective January 1, 2026, residential and commercial treated water consumption charges per 1,000 gallons vary from $6.18 to $13.01, while industrial rates vary from $5.04 to $5.47. Additional fixed monthly treated water service charges vary from $21.00 for the smallest meter size (within the City) to $306.00 for the largest meter size (outside the City). The City also provides non-potable water at a rate of $4.53 per 1,000 gallons and $21.00 per month. The rates for treated water delivered under intergovernmental agreements with nearby municipalities are based upon the City's water rate cost-of-service model, plus ten percent, subject to annual adjustment. See "FINANCIAL INFORMATION CONCERNING THE SYSTEM—System Customers" below. The Board has also imposed "raw water surcharges" on certain non-potable customers and nonresidential treated water customers for use of water in excess of allotted amounts.

The City's 2026 water rates reflect an average increase of 5.5% over 2025 water rates. For the preceding four years, water rates have reflected the following average increases over the preceding year: for 2025, 6.0%; for 2024, 3.5%; for 2023, 3.0%; for 2022, 6.0%; and for 2021, 6.0%. Water rate increases in the range of 4% to 6% are expected over the next several years, in order to fund capital improvement projects and for the acquisition of additional water rights. The Water and Sewer Department typically conducts an annual survey comparing single-family residential water bills for selected major front-range water suppliers; the most recent such survey was conducted in late 2025, assembling rate information for 27 such suppliers, and concluded the City's average water bill was slightly higher than the median bill for the surveyed suppliers.

Increasing water cost to the consumer has likely played a role in the overall trend of decreasing per capita usage that water utilities across the nation have experienced. The City's customers receive a utility bill that includes water, sewer, and stormwater charges and the costs for all three have increased substantially in the last ten years. Of these services, the water use is the one that customers have the most control over. The System has seen decreasing usage per water account and has lowered its assumed per

capita usage when forecasting water sales revenue. Year to year weather variability is consistently the largest consideration for customer water usage. City financial staff plan conservatively for wet weather (with low water sales) when creating revenue budgets. The 2023 and 2025 years were exceptionally wet and negatively impacted revenue collection. See "THE SYSTEM—Water Acquisition Planning—*Water Yields and Drought Planning*."

In evaluating the need for large water storage projects, federal agencies typically seek assurance that the project proponent is efficiently using its current water supply and is implementing an effective conservation program. One conservation program element that such agencies deem particularly important is a conservation rate structure. The City implemented the Water Budget rate structure in February of 2017. The rate structure uses individualized rate tiers that vary according to lot size, number of people in a household, and daily weather conditions. The Water Budget rate structure is a fair rate structure that encourages water conservation yet accounts for variability in water usage needs that a simple tiered structure does not recognize.

It is possible that the Colorado Public Utilities Commission (the "PUC") could seek to regulate rates charged by municipalities for extraterritorial service; however, the PUC has not as yet sought to exercise such regulatory authority. The effect of any such regulation on System revenues cannot be determined.

Set forth below is a breakdown by account classification of number of accounts and System service charge revenues received by the City in 2024 and 2025 (unaudited).

TABLE V
System Service Charge Revenues [1]

	2024				2025 (unaudited)			
Classification	**No. of Accounts**	**% of Total**	**Revenues**	**% of Total**	**No. of Accounts [3]**	**% of Total**	**Revenues**	**% of Total**
Within the City:								
Residential metered	26,868	90.36%	$28,046,607	54.58%	26,616	90.56%	$27,714,459	54.01%
Commercial/Industrial	1,970	6.63	13,717,085	26.69	2,085	7.09	14,713,827	28.68
Non-potable	245	0.82	1,036,185	2.02	94	0.32	902,868	1.76
Outside the City:								
Residential metered	466	1.57	562,739	1.10	427	1.45	651,018	1.27
Commercial/Industrial	133	0.38	146,064	.28	106	0.36	136,437	0.27
Municipalities [1]	18	0.06	7,237,864	14.09	18	0.06	6,618,198	12.90
Greeley-Loveland shareholders	52	0.17	161,696	.31	45	0.15	167,048	0.33
Special industrial rate	1	<0.01	477,982	0.93	1	<0.01	407,796	0.79
Total [2]	29,733		$51,386,222					

[1] This reflects revenues generated from provision of water treatment service pursuant to intergovernmental agreements with other municipalities. See "FINANCIAL INFORMATION CONCERNING THE SYSTEM—System Customers" below.
[2] Service charge revenues in the Water Fund financial statements (see "FINANCIAL INFORMATION CONCERNING THE SYSTEM—System Financial Operating History" below) also include developer payments in lieu of water rights (described below in this heading) and raw water surcharges, as well as revenues from water rentals, meter sales and other minor items.
[3] The City's implementation of a new billing system, which included significant data cleanup, resulted in a reduction of the number of accounts.
Source: The City

The City also charges plant investment fees ("Plant Investment Fees") for new service, to recover the customer's portion of the capital investment in the System. Plant Investment Fees are based upon the estimated replacement value of the System at the time of connection to the System and vary depending upon tap size. Effective March 1, 2026, Plant Investment Fees vary from $16,900 (smallest tap size) to $707,200 (6" tap). Plant Investment Fees for taps larger than 6" are negotiated between the property owner and the City. Plant Investment Fees do not include the costs of the meter, labor and materials required in

making a tap onto the System, service line installation, or street trenching and repairing, all of which must be paid in advance by the owner, lessee, or user of the property requesting service. Effective March 1, 2024, the City implemented a schedule for Plant Investment Fee reductions for homes on smaller lots, accessory dwelling units, and for customers that will use non-potable irrigation water to right size their system charge to the impact they will have on the system. The System's municipal wholesale customers do not pay Plant Investment Fees in relation to individual water taps; instead, they pay certain lump-sum system development charges to secure treatment and transmission capacity. These system development charges are accounted for under the audit category "Plant Investment Fees." See "FINANCIAL INFORMATION CONCERNING THE SYSTEM—System Customers" below. Set forth below is historical information as to water tap sales and related Plant Investment Fee collections.

TABLE VI
Water Taps Issued and Related Plant Investment Fees Collected

	2020	2021	2022	2023	2024	2025 [2]
Water Taps Issued	120	424	487	215	224	234
Plant Investment Fees	$1,904,767	$6,452,310	$10,083,406	$3,530,900 [1]	$2,813,921	$4,615,791

[1] Only reflects plant investment fees generated within the City. 2023 included a System Development Charge payment of $11,273,522.56 from the Town of Windsor to increase their base usage.
[2] Figures are estimated.
Source: The City

Other than Plant Investment Fees related to water taps, substantially all of the other Plant Investment Fees as set forth in the Water Fund financial statements are derived from system development charges paid by the System's municipal customers.

In addition to Plant Investment Fees, the City requires that developers provide raw water rights at the time of annexation or development (accounted for under the audit category "Contributions from Developers"). Single family residential requirements are set at 3 acre-feet per acre of property being developed; multi-family and non-residential requirements are based on projected water demand. The raw water requirements for multi-family and non-residential customers was revised in 2019 to be based on projected demand per the type of development, rather than the tap size. A cash-in-lieu amount instead of water rights contribution is also permitted (accounted for under the audit category "Charges for Service"). In 2025, the City's cash-in-lieu payments totaled $779,310, with another $461,569 paid in raw water surcharges charged to customers who exceeded their raw water dedication. Prior to 2018, the City had a policy in place that encouraged water rights contributions over cash-in-lieu payments but has since changed its policy to allow unlimited amounts of cash-in-lieu or tenders of raw water Credits associated with the Terry Ranch aquifer acquisition. The raw water surcharge is meant to encourage customers to either reduce their water usage to within their dedication or to increase their dedication. See "THE SYSTEM—Terry Ranch Water Rights and Storage Acquisition."

Developers requesting service to a particular area are also required to provide water line improvements to meet the needs of their development. The value of improvements so provided (non-cash) are accounted for under the audit category "Contributions from Developers."

Billing and Collection

The City bills water customers monthly. For delinquent accounts, the City may disconnect water service until the bill, plus a reconnection fee, has been paid. A final notice and a shutoff notice are given before services are terminated. The Water and Sewer Department reports that an insignificant number of water service charges have been written off as bad debt in recent years. The Greeley Municipal Code

provides that all water rates constitute a charge and lien upon the premises to which water is delivered. The City implemented a new Customer Information System (also known as a Billing System) at the end of 2025. The new billing system provides better access to data by both customers and employees, integrates cross connection control and meter services with billing records, and adds new more effective ways for the city to communicate with customers.

System Customers

The following table shows the largest customers of the System by treated water consumed. (The City's Parks Department is also a large consumer of treated water but is not included in this table because the System does not charge for service provided to City-owned property open to use by the public.)

TABLE VII
Largest Customers of the System 2025 [1]

Customer	Consumption (1,000s gallons)	Percentage of Consumption [3]
Beef Processing	745,945	8.65%
Municipality [2]	741,464	8.60
Food Production	684,951	7.94
Municipality [2]	283,978	3.29
Local Government	283,398	3.29
University	142,844	1.66
School District	124,952	1.45
Industrial	87,838	1.02
Municipality [2]	87,548	1.02
Hospital	50,868	0.59
Total	3,233,786	37.51%

[1] Based on treated water consumption.
[2] These municipal customers provide their own raw water supply, with the System providing treatment service only. See narrative below.
[3] Based on total System consumption of $8,621,752.
Source: The City

In the last 10 years, the System has experienced some demand from oil and gas operators for water to be used in hydraulic fracturing; however, the City does not consider this to be a reliable source of demand or revenue over the long term. Budgeted revenue from this source is set conservatively. The City sells water for use by these customers as well as construction and landscape companies through rented fire hydrant meters, and through three bulk water stations placed in areas of the distribution system that will benefit from increased water use.

The City provides water treatment service to the City of Evans ("Evans") pursuant to an agreement extending through 2033, with ten-year renewals thereafter unless terminated according to the terms of the agreement. The agreement requires Evans to acquire sufficient water rights to satisfy its treated water requirements. In the event of a shortage of treated water, caused by the inability of a component of the System to function. Evans and the City have agreed to share proportionally in water use reductions. A system development charge (designed to recover System capital costs associated with new demand) is due to the City if the metered water delivered to Evans in any year exceeds the acre-feet delivered in the base year of the agreement. See "FINANCIAL INFORMATION CONCERNING THE SYSTEM—System Rates and Charges" above.

The City also provides water treatment service to the Town of Windsor ("Windsor") under an agreement that is in effect until 2042, with ten-year renewals thereafter unless terminated according to the terms of the agreement. Under that agreement Windsor has contracted for the delivery of a specified amount of treated water; Windsor is responsible for maintaining water rights sufficient to make available raw water to the City for treatment. In the event Windsor's demand in any year exceeds the specified amount, Windsor would be required to pay a system development charge for the excess, and thereafter Windsor's annual allotment of treated water under the agreement, and its payment obligation, would be increased accordingly. Windsor made such a payment in 2023 as noted in "FINANCIAL INFORMATION CONCERNING THE SYSTEM—Plant Investment Fee Charges" above. See "FINANCIAL INFORMATION CONCERNING THE SYSTEM—System Rates and Charges" above. Windsor and the City amended the water treatment service agreement in 2021 to allow Windsor to lease an interim water supply from Greeley for 10 years, with one option for a five-year extension. This amendment was undertaken to enable Windsor to weather potential drought periods while they secure additional water through a regional integrated supply project.

The City has also entered into an agreement to provide water treatment service to the Town of Milliken; that agreement is patterned after the Evans Agreement and has been extended until 2037.

The City has emergency interconnect agreements with the City of Loveland, the Town of Johnstown, the North Weld County Water District, and the West Fort Collins Water District. These agreements provide that, if and when water is needed by either party due to either unforeseen emergencies (such as line breaks) or planned construction or maintenance interruptions, water rights are exchanged and the party receiving water is obligated to reimburse all costs to the party providing water. These agreements have not had material effects on the City's water supply or operations and have not generated any material amount of revenue.

The City provides treated water to Garden City water users; those users are billed directly by the City. The City and Garden City signed an intergovernmental agreement in 2017 that formalized the relationship between the two organizations. The agreement provided an acknowledgement by Garden City that the City was the water provider within their jurisdiction as well as defined how the water system within Garden City would be maintained and expanded, if needed. The term of the agreement concludes in 2067, with automatic 10-year renewals unless terminated as provided by the agreement.

System Financial Operating History

General. The City operates and accounts for the System as a self-supporting enterprise through the Water Fund. The Water Fund is used to account for all System administration, operations, maintenance, financing, debt service, and billings and collections. The System is not subsidized by other City revenues. Certain administrative and overhead expenses of the Water and Sewer Department are allocated between the Water Fund and the Sewer Fund. Costs of general and administrative services provided by the City in connection with the System are allocated and charged to the Water Fund. In accordance with the City Charter, all revenues received from the imposition of water charges are used only for the operation, maintenance, replacement of and additions to the System, including the acquisition of water rights.

Set forth below is a five-year comparative statement of System revenues, expenses, and resulting changes in net assets derived from the City's audited financial statements for fiscal years ended 2020 through 2024.

TABLE VIII
Summary of Water Fund Revenues, Expenses and Changes in Net Assets,
Years Ended December 31

	2020	2021	2022	2023	2024
OPERATING REVENUES					
Charges for Services	$ 48,016,922	$ 48,720,440	$ 57,010,347	$ 57,071,354	$ 71,001,765
Licenses and Permits	15,087	137,295	281,385	180	367,078
Intergovernmental Revenue [1]	3,787,102	9,504	--	--	--
Miscellaneous Revenue	683,783	--	10,694	4,500	6,308
Total Operating Revenues	52,502,894	48,867,239	57,302,426	57,076,034	71,375,151
OPERATING EXPENSES					
Personal Services	8,003,369	8,191,855	8,748,457	11,070,635	13,387,182
Supplies	3,810,396	5,573,784	13,175,572	8,102,609	3,850,626
Purchased Services	25,214,654 [2]	23,864,987	18,799,312	14,939,036	21,467,467
Assessments	2,441,619	1,934,858	4,815,889	5,220,922	5,671,129
Insurance and Bonds	207,301	318,150	318,150	314,125	381,116
Utilities	1,148,050	--	--	--	--
Repairs and Maintenance	1,174,177	--	--	--	--
Rentals	158,216	95,099	100,923	102,416	98,365
Depreciation	9,419,831	9,888,918	10,110,434	10,563,964	11,367,095
Other Expenses	1,623,406	169,245	170,527	320,495	125,226
Total Operating Expenses	53,201,019	50,036,896	56,239,264	50,634,202	56,348,206
Operating income	(698,125)	(1,169,657)	1,063,162	6,441,832	15,026,945
NONOPERATING REVENUES (EXPENSES)					
Plant Investment Fees/Development Fees	1,904,767	6,452,310 [5]	10,083,406 [5]	14,804,423 [5]	2,788,041
Earnings on Investments	1,654,460	(355,564)	(113,803)	4,733,302	3,551,888
Intergovernmental Revenue – Capital Expenditures [1]	--	17,866,324	11,961,545	3,853,148	3,937,411
Rents	266,385	385,974	773,472	358,958	174,021
Oil and Gas Royalties	122,710	108,159	163,902	12,737	27,120
Damages Recovered	6,701	--	--	--	--
Miscellaneous	(198,829)	229,671	(621,057)	(264,287)	(282,379)
Interest Expense	(3,013,547)	(2,640,101)	(3,889,601)	(3,664,114)	(3,269,929)
(Loss) Gain on Sale of Assets	(146,728)	83,042	2,565,872	(2,121,668)	(4,784)
Total	595,919	22,129,815	20,923,736	17,712,499	6,921,389
Income Before Capital Contributions and Transfers	(102,206)	20,960,158	21,986,898	24,154,331	21,948,334
Capital Contribution -- Other	743,530	4,330,086 [5]	8,770,099 [5]	10,136,479 [5]	17,738,151
TRANSFERS					
In	132,153	--	--	680,621	292,976
(Out) [4]	(2,310,033)	(2,298,022)	(2,528,052)	(2,891,818)	(4,224,356)
Change in net assets	(1,536,556)	22,992,222	28,228,945	32,079,613	35,755,105
TOTAL NET ASSETS—Jan. 1	399,377,151	397,840,595	420,832,817	449,061,762	481,141,375
TOTAL NET ASSETS—Dec. 31	$397,840,595	$420,832,817	$449,061,762	$481,141,375	$516,896,480

[1] Intergovernmental revenue related to operations is shown as operating revenue and intergovernmental revenue related to capital expenditures appears as non-operating revenue.

[2] In 2020, the City expensed approximately $20,274,650 in permitting costs from previous years related to the Milton Seaman Reservoir Expansion. See "THE SYSTEM—Planned Capital Improvements—*Milton Seaman Reservoir Expansion*."

[3] 2021 expenses include items related to the Cameron Peak Fire mitigation in the amount of $16,568,215. See "THE SYSTEM—Water Supply—*Climate, Drought and Wildfire Concerns*—Wildfires." These costs are offset by $14,579,448 in intergovernmental revenues received, equaling reimbursement of approximately 88% of these expenses. The majority of the remaining intergovernmental revenue is from the State's reimbursement for the movement of pipelines owned by the City at the southwest corner of I-25 and Prospect Avenue in Fort Collins totaling $2,312,083.

[4] Primarily consists of Water Fund transfers made to the General Fund for Water System's share of City administrative costs.

[5] Due to a change in accounting presentation in 2021, 2022, and 2023, revenues from plant investment fees were included with capital contributions (including fixed assets and other non-cash capital contributions) in the City's audited financial statements for these years.

Source: The City's audited financial statements for fiscal years ended 2020 through 2024

TABLE IX
Water Fund Schedule of Revenues, Expenditures and Changes in Funds Available Actual, Non-GAAP Budgetary Basis, Years Ended December 31

	2020	2021	2022	2023	2024
OPERATING REVENUES					
Charges for Services	$ 48,016,922	$ 48,720,440	$ 57,010,347	$ 57,071,354	$ 71,001,765
Intergovernmental [1]	3,787,102	9,504	--	--	367,078
Licenses and Permits	15,087	137,295	281,385	180	--
Miscellaneous	683,783	--	10,694	4,500	6,308
Total Operating Revenues	52,502,894	48,867,239	57,302,426	57,076,034	71,375,151
OPERATING EXPENSES					
Personal Services	8,003,369	8,191,855	8,748,457	11,070,635	13,387,182
Supplies	3,810,396	5,573,784	13,175,572 [2]	8,102,609	3,850,626
Purchased Services [3]	25,214,654	23,864,987	18,799,312	14,939,036	21,467,467
Assessments	2,441,619	1,934,858	4,815,889	5,220,922	5,671,129
Insurance and Bonds	207,301	318,150	318,150	314,125	381,116
Utilities	1,148,050	--	--	--	--
Repairs and Maintenance	1,174,177	--	--	--	--
Rentals	158,216	95,099	100,923	102,416	98,365
Depreciation	--	--	53,043	--	--
Other Expenses	1,623,406	169,245	170,527	320,495	125,226
Total Operating Expenses	43,781,188	40,147,978	46,181,873	40,070,238	44,981,111
Operating Income (Loss)	8,721,706	8,719,261	11,120,55	17,005,796	26,394,040
NON-OPERATING REVENUES (EXPENSES)					
Plant Investment Fees	1,904,767	6,452,310 [4]	10,083,406 [4]	14,804,423 [4]	2,788,041
Interest and Investment Earnings	1,654,460	(355,564)	(113,803)	4,733,302	3,551,888
Intergovernmental	--	17,866,324	11,961,545	3,853,148	3,937,411
Rents	266,385	385,974	773,472	358,958	174,021
Oil and Gas Royalties	122,710	108,159	163,902	12,737	27,120
Damages Recovered	6,701	--	--	--	--
Miscellaneous	(198,829)	229,671	(621,057)	(264,287)	(282,379)
Interest Expense	(3,013,547)	(2,640,101)	(3,889,601)	(3,664,114)	(3,269,929)
Gain (Loss) on Disposal of Capital Assets	(146,728)	83,042	2,565,872	(2,121,668)	(4,784)
Principal Repayment	--	--	--	--	--
Principal Retirement	(6,915,000)	(7,280,000)	(10,070,000)	(9,085,000)	(9,490,000)
Capital Outlay	(14,058,871)	(39,971,258)	(13,460,286)	(35,851,256)	(40,619,582)
Total Non-Operating Revenue (Expense)	(20,377,952)	(25,121,443)	(2,606,550)	(27,223,757)	(43,188,193)
Income Before Capital Contributions and Transfers	(11,656,246)	(16,402,182)	8,514,003	10,217,961	(16,794,153)
Transfers In:					
Capital Contribution	743,530	4,330,086 [2]	8,770,099 [2]	10,136,479 [2]	17,738,151
General Fund	50,000	--	--	82,868	87,318
Sewer Fund	82,153	--	--	326,954	148,780
Stormwater Fund	--	--	--	270,799	56,878
Transfers Out:					
General Fund	(2,219,733)	(2,298,022)	(2,528,052)	(2,891,818)	(4,224,356)
Public Art Fund	(30,300)	--	--	--	--
Liability Fund	(60,000)	--	--	--	--
Total Transfers In/Out	(1,434,350)	2,032,064	6,242,047	7,925,282	13,806,771
Net Income (loss) on a Budgetary Basis	(13,090,596)	(14,370,118)	14,756,050	(2,292,679)	(2,987,382)
Reconciliation to a GAAP Basis:					
Principal Retirement	6,915,000	7,280,000	10,070,000	9,085,000	9,490,000
Depreciation	(9,419,831)	(9,888,918)	(10,057,391)	(10,563,964)	(11,367,095)
Capital Outlay	14,058,871	39,971,258	13,460,286	35,851,256	40,619,585
Change in Net Position	(1,536,556)	22,992,222	28,228,945	32,079,613	35,755,108
TOTAL NET ASSETS—January 1	399,377,151	397,840,595	420,832,817	449,061,762	481,141,375
TOTAL NET ASSETS—December 31	$397,840,595	$420,832,817	$449,061,762	$481,141,375	$516,896,483

[1] 2024 includes approximately $9.3 million in construction reimbursements for the Terry Ranch project and $4.5 million for a construction defect settlement reached on the Bellvue treatment plant.
[2] The increase in supplies in 2022 was for meters for the AMI meters project. Individual meters are in almost every case worth less than $3,000 so this is an operating expense charged to capital.
[3] 2020 includes $20,274,650 in permitting costs from previous years related to the Milton Seaman Reservoir Expansion. 2021 through 2024 include a combination of expenses for the Cameron Peak Fire Mitigation work (that was largely reimbursed by state and federal agencies); and payments to the Wingfoot Corporation for the "Put" in the sales contract for the Terry Ranch Aquifer (along with a large assessment for the Water Supply and Storage Corporation). This put and the assessment are operating expenses charged to capital. 2023 and 2024 also include expenses for the AMI meters project.
[4] Due to a change in accounting presentation in 2021, 2022, and 2023, revenues from plant investment fees were included with capital contributions (including fixed assets and other non-cash capital contributions) in the City's audited financial statements for these years. 2023 Includes a one-time payment of $11,273,522.56 from the Town of Windsor to increase their base usage.
Source: The City's audited financial statements for fiscal years ended 2020 through 2024

Management's Discussion and Analysis of Trends in Operations of the Water Fund

Operating revenues of the System increased 40% from 2021 to 2025 and System operating expenses (other than depreciation) decreased 6% over the same period, excluding the 2020 expenses from the Milton Seaman Reservoir Expansion permitting. System management added 62.74 positions between 2021 and 2025, with no additional positions planned for 2026. Securing and retaining quality employees has proven to be challenging in the competitive job market for water and sewer professionals.

Development in the City has varied with the economic conditions. The number of new housing units has varied from a low of 42 in 2011 to a high of 2,070 in 2022. The mix of new housing units has been approximately 24% single family and 76% multi-family from 2020 to 2024, which reflects a common shift towards multi-family in the bigger metropolitan areas in Colorado. The City has approved multiple metropolitan districts to fund public improvements in developing areas which are expected to contribute to the pace of development in upcoming years.

The City has historically budgeted the accumulation of working capital reserves within the Water Fund. Reserves are accumulated from a variety of sources including: Plant Investment Fee revenues; that portion of the City's rates and charges which are imposed to offset depreciation; and payments from property owners and developers in lieu of their provision of water rights in connection with the annexation and development of property. The City reported working capital reserves within the Water Fund of $97,429,521 as of December 31, 2023 (based on audited financial statements), $83,568,809 as of December 31, 2024, and $58,250,081 as of December 31, 2025 (unaudited).

THE CITY

General

The City was incorporated as a municipal corporation in 1886 and adopted its home rule charter in 1958. The City is located in central Weld County approximately 52 miles north of the Denver metropolitan area. The City covers approximately 50 square miles, has an estimated 2024 population of 114,363, and is the county seat of Weld County. See "APPENDIX D—ECONOMIC AND DEMOGRAPHIC INFORMATION."

Governing Body

Under its Charter, the City has a Council-Manager form of government. Pursuant to the Charter, and the Colorado Constitution, the City has all powers of local self-government. The governing body of the City is the six-member City Council (the "Council") and the Mayor. The Council has all legislative powers and all other powers of the City not otherwise conferred by the Charter. Four Council members are elected by ward and two are elected at large. The Council members serve four-year overlapping terms of office and are limited to a maximum of two consecutive terms. The Mayor serves a two-year term and is limited to a maximum of four consecutive two-year terms.

The Council meets on the first and third Tuesdays of the month, with the Mayor participating as a voting member and as the presiding officer. A Mayor Pro Tem is appointed from the Council membership to serve in the event of absence or disability of the Mayor. As compensation for their services, the Council members receive salaries of $1,050 per month, and the Mayor receives $1,500 per month. The present Council and their principal occupations and terms of office are as follows:

City Council Member	Present Term Expires (November)	Principal Occupation
Dale Hall, Mayor	2027	Retired
Melissa McDonald, Mayor Pro Tem, At Large	2027	Insurance Agent
Tommy Butler, Ward I	2027	City Council Member
Deb Deboutez, Ward II	2029	Retired
Johnny Olson, Ward III	2029	Engineer
Brian Rudy, Ward IV	2027	Small Businesses Owner
Ryan Roth, At Large	2029	Public Relations Event Specialist

The Council effects its decisions through the passage of ordinances, resolutions and motions. All legislative acts of a permanent nature must be in the form of ordinances. Certain acts of the Council also are required by the Charter to be in the form of ordinances, including, among others, those acts making appropriations, authorizing the borrowing of money, levying taxes or establishing a rule or regulation for the violation of which a penalty is imposed. All other actions, except as provided in the Charter, may be in the form of resolutions or motions.

Except as otherwise provided in the Charter, all ordinances must pass two readings by the affirmative vote of the majority of the Council members in office at that time. The adoption of emergency ordinances requires approval by the affirmative vote of two-thirds of the entire Council. An emergency ordinance may be in effect for no more than 90 days after its passage. The Council also may submit any proposed ordinance to a vote of the people. Unless otherwise prescribed in the ordinance, all ordinances take effect five days after final publication.

The Charter reserves to the City's electors the right to propose ordinances to the Council by means of an initiative procedure and to subject certain ordinances to reconsideration by the Council and a referendum vote; appropriations and tax levy authorizations are excluded from both the initiative and the referendum.

Administration and Management

The council-manager form of government vests responsibility for day-to-day City operations in the City Manager and the City's staff. The City Manager is appointed by the Council and serves for an indefinite term at the pleasure of the Council. The staff functions through the City's various departments which are under the direction of the City Manager.

The administrative and management personnel of the City most directly involved in the issuance of the Series 2026 Bonds are the City Manager, the Finance Officer, and the City Attorney. These individuals' duties in City government and their relevant experience are summarized below.

City Manager. The City Manager is the chief administrative officer of the City. The City Manager is responsible to the Council for proper administration of all City affairs placed in his or her charge by the Charter or by law, including the direction and supervision of all administrative departments of the City (with the exception of those under the direction of the City Attorney and the municipal court). The City

Manager is also required to annually prepare and administer the City budget and to perform such other duties as requested by the Council.

Brian McBroom was named Acting City Manager in November, 2025. Mr. McBroom first joined the City in June 2023 as Director of Community Development and added the role of Interim Director of Economic Development and Urban Revitalization in September 2025. As Acting City Manager, Mr. McBroom is focused on steady leadership of the organization, ensuring the City continues to provide high-quality services to residents and that projects critical to the future of Greeley continue to move forward on track. He has spent his career in civic government, dedicated to helping cities and towns manage growth in ways that create a high quality of life for residents and financial stability for the community. Previously, Mr. McBroom served as City Manager for Commerce City for eight and a half years, and as Town Administrator for Lochbuie. He started his career in his home state of Michigan, where he served in various community development roles before moving to Colorado in 2008. He received a bachelor's degree in sociology, urban studies focus, from the University of Michigan.

Deputy City Manager/Finance Officer. This position acts under the direction of the City Manager in the administration and management of the financial affairs of the City. The Finance Officer is the Ex-officio City Treasurer. The responsibilities of the Finance Officer include, among others, oversight of the day-to-day financial activity, annual budget, and the preparation of annual financial statements.

Allena Portis is the Deputy City Manager/Finance Officer. Ms. Portis's professional background spans over twenty years in local government roles. Her experience includes Assistant City Manager/Chief Financial Officer for Missouri City, Texas, and previously the Director of Finance for League City, Texas. In her most recent role as Assistant City Manager/Chief Financial Officer for Missouri City, Ms. Portis oversaw the day-to-day operations of the city with oversight of the finance, human resources and development services departments. She was responsible for the functions of accounting, budgeting, treasury, debt management, and revenue collection, among others. Ms. Portis received her Bachelor of Science in Accounting from the University of Phoenix, her Master of Public Administration from Golden Gate University, and her Master of Urban Planning from the University of Southern California.

City Attorney. The City Attorney is the chief legal officer of the City. The City Attorney is responsible for all the legal affairs of the City, except with respect to certain limited legal matters for the Water and Sewer Department for which that department retains special legal counsel.

Stacey Aurzada was appointed City Attorney in June 2024. Ms. Aurzada has been employed by the City since 2005, serving as the Deputy City Attorney for 11 years and as a Senior Assistant City Attorney. Ms. Aurzada's background in municipal law spans over 27 years and includes experience in navigating complex legal issues and a dedication to upholding the highest ethical standards. Ms. Aurzada holds a Bachelor of Social Work degree from New Mexico State University and a Juris Doctorate from the University of Wyoming.

City Employees

For 2026, the City has budgeted a total of 1,260 full-time regular equivalents who are eligible for benefits. City employees are granted vacation and sick leave, or paid time off in varying amounts. The Charter expressly grants collective bargaining rights to the City's police officers and firefighters; none of the City's other employees have collective bargaining rights. The City believes its relationship with its employees is satisfactory.

Pension Plans and Other Post-Employment Benefits

The City provides five pension plans for eligible employees, including the City of Greeley Money Purchase Plan (a defined contribution plan), the Greeley Police Department Personal Defined Contribution Pension Plan, the Fire New-Hire Plan (a cost-sharing multiple-employer statewide defined benefit plan administered by the Colorado Fire and Police Pension Association (FPPA)), the Police Old-Hire Pension Plan (an affiliated local plan of the Public Employee Retirement System, an agent multiple-employer defined benefit pension plan administered by the FPPA), and the Fire Old-Hire Pension Plan (an affiliated local plan of the Public Employee Retirement System, an agent multiple-employer defined benefit pension plan administered by the FPPA). A description of the City's pension plan obligations is included in Note 15 to the City's 2024 audited financial statements in APPENDIX C hereto.

City Insurance Coverage

The City's insurance program includes a combination of self-insurance and commercial insurance coverage. The City presently has a $500,000 blanket insurance policy with Travelers, RSUI (excess), and Chubb Bermuda (excess) covering all of its structures and their contents, with a $250,000 deductible per occurrence. The City is partially self-insuring general liability and automobile liability and public officials' liability insurance programs. In addition, the City has a $10,000,000 excess policy underwritten by Genesis Insurance and Chubb (excess) with a $750,000 SIR (self-insured retention). The City also carries certain stop loss policies for its employee self-insured health plan and excess workers compensation coverage.

The City budgeted $21,549,188 for health premiums, $795,739 for dental premiums, and $430,638 for a total deposit to its Health Fund of $22,775,565 for 2025, and $23,172,401 for health premiums, $895,556 for dental premiums, and $2,500,432 for a total deposit to its Health Fund of $26,568,389 for 2026. The Health Fund accounts for allowable medical claims of City employees and their covered dependents. Self-insurance is in effect for claims up to $275,000 per employee per year. Claims greater than $275,000 per employee per year, and those in excess of $20,149,860 (for 2026) aggregate stop loss coverage, are insured by private insurance companies. The fund balance in the Health Fund as of December 31, 2024 was $4,334,270, and $1,874,596 (unaudited) as of December 31, 2025.

The City budgeted $3,193,984 for deposit to its Liability Fund for 2025, and has budgeted $3,927,308 for 2026, which fund accounts for the costs associated with providing a self-insurance fund for liability claims against the City. The Liability Fund had a balance of $4,220,150 as of December 31, 2024, and $3,339,904 (unaudited) as of December 31, 2025.

The City has budgeted $133,200 for deposit in its Workers Compensation Fund in 2025, which fund accounts for the financing of costs associated with self-insuring the City's workers compensation expenses. The Workers Compensation Fund had a fund balance of $5,048,960 as of December 31, 2024, and $2,867,008 (unaudited) as of December 31, 2025.

For additional information concerning the City's risk management and self-insurance programs, see Note 11 to the City's financial statements in APPENDIX C hereto.

Current Financial Obligations

The City's financial obligations are summarized in detail in Notes 8 and 9 to the audited financial statements attached as APPENDIX C to this Official Statement. With the exception of lease-purchase obligations subject to annual appropriation, enterprise revenue bonds and refunding obligations issued at a lower interest rate, the issuance of multi-year financial obligations by the City generally requires voter

approval as described under the caption "CONSTITUTIONAL LIMITATIONS ON TAXES, REVENUES, BORROWING AND SPENDING."

City Services

The City is a full-service city, providing water and sewer service, storm drainage, police protection, fire protection, a municipal court system, street and road maintenance, cultural facilities and parks and recreation facilities throughout the City. Other facilities and services such as public transit, public schools, hospital, telephone, and power utilities are available to City residents through third-party providers.

CONSTITUTIONAL LIMITATIONS ON TAXES, REVENUES, BORROWING AND SPENDING

At the general election held November 3, 1992, the voters of the State approved an amendment to the Colorado Constitution, constituting Section 20 of Article X of the Colorado Constitution ("TABOR") limiting the ability of the State and local governments such as the City to increase revenues, debt and spending and restricting property, income and other taxes. Generally, TABOR limits the percentage increases in spending and tax revenues to the prior year's amounts, adjusted for inflation, local growth and voter approved changes, requires the maintenance of certain reserves, and prohibits the imposition of new real estate transfer taxes. In addition, TABOR requires that the State and local governments obtain voter approval for certain tax or tax rate increases or to keep or spend revenues received in excess of TABOR limits, and to create any "multiple fiscal year direct or indirect debt or other financial obligation whatsoever without adequate present cash reserves pledged irrevocably and held for payments in all future fiscal years," except for refinancing debt at a lower interest rate or adding new employees to existing pension plans.

In 1999, the City's electorate voted to exempt the City from the TABOR revenue and spending limits. However, the City remains subject to TABOR's restrictions on new and increased taxes, mill levy increases and creation of financial obligations.

Many of the provisions of TABOR are ambiguous and TABOR is expected to require continued judicial interpretation. The application of TABOR, particularly during periods of reduced or negative growth, may adversely affect the financial condition and operations of the City and other State local governments to an extent which cannot be predicted.

TABOR excepts from its restrictions the borrowings and fiscal operations of "enterprises," which term is defined to include government owned businesses authorized to issue their own revenue bonds and receiving under 10% of their annual revenues in grants from all State and local governments combined. In a 1995 decision, the Colorado Supreme Court held that a governmental entity with taxing power was not itself an "enterprise." The Enterprise has no taxing power and receives no material portion of its revenues from governmental sources, and the Series 2026 Bonds are not payable in whole or in part from the proceeds of general property taxes or any other form of taxation. The City therefore treats the Enterprise as an "enterprise" within the meaning of TABOR. See "THE ENTERPRISE."

TAX MATTERS

General

In the opinion of Kutak Rock LLP, Bond Counsel, under existing laws, regulations, rulings and judicial decisions, interest on the Series 2026 Bonds (including any original issue discount properly allocable to the owner of a bond) is excludable from gross income for federal income tax purposes and is not a specific preference item for purposes of the federal alternative minimum tax imposed on individuals.

The opinion described above assumes the accuracy of certain representations and compliance by the City with covenants designed to satisfy the requirements of the Code that must be met subsequent to the issuance of the Series 2026 Bonds. Failure to comply with such requirements could cause interest on the Series 2026 Bonds to be included in gross income for federal income tax purposes retroactive to the date of issuance of the Series 2026 Bonds. The City has covenanted to comply with such requirements. Bond Counsel has expressed no opinion regarding other federal tax consequences arising with respect to the Series 2026 Bonds. Interest on the Series 2026 Bonds may affect the federal alternative minimum tax imposed on certain corporations.

The accrual or receipt of interest on the Series 2026 Bonds may otherwise affect the federal income tax liability of the owners of the Series 2026 Bonds. The extent of these other tax consequences will depend upon such owner's particular tax status and other items of income or deduction. Bond Counsel has expressed no opinion regarding any such consequences.

Purchasers of the Series 2026 Bonds, particularly purchasers that are corporations (including S corporations, foreign corporations operating branches in the United States of America, and certain corporations subject to the alternative minimum tax imposed on corporations), property or casualty insurance companies, banks, thrifts or other financial institutions, certain recipients of social security or railroad retirement benefits, taxpayers entitled to claim the earned income credit, taxpayers entitled to claim the refundable credit in Section 36B of the Code for coverage under a qualified health plan or taxpayers who may be deemed to have incurred or continued indebtedness to purchase or carry tax-exempt obligations, should consult their tax advisors as to the tax consequences of purchasing or owning the Series 2026 Bonds.

Bond Counsel is also of the opinion that, under existing State of Colorado statutes, the Series 2026 Bonds and the income therefrom are exempt from State of Colorado taxation, except inheritance, estate and transfer taxes. Bond Counsel has expressed no opinion regarding other tax consequences arising with respect to the Series 2026 Bonds under the laws of the State of Colorado or any other state or jurisdiction.

Original Issue Discount

The Series 2026 Bonds that have an original yield above their respective interest rates, as shown on the inside cover page of this Official Statement (collectively, the "Discount Bonds"), are being sold at an original issue discount. The difference between the initial public offering prices of such Discount Bonds and their stated amounts to be paid at maturity (excluding "qualified stated interest" within the meaning of Section 1.1273-1 of the Treasury Regulations) constitutes original issue discount treated in the same manner for federal income tax purposes as interest, as described above.

The amount of original issue discount that is treated as having accrued with respect to a Discount Bond is added to the cost basis of the owner of the bond in determining, for federal income tax purposes, gain or loss upon disposition of such Discount Bond (including its sale, redemption or payment at maturity). Amounts received on disposition of such Discount Bond that are attributable to accrued original issue discount will be treated as tax-exempt interest, rather than as taxable gain, for federal income tax purposes.

Original issue discount is treated as compounding semiannually, at a rate determined by reference to the yield to maturity of each individual Discount Bond, on days that are determined by reference to the maturity date of such Discount Bond. The amount treated as original issue discount on such Discount Bond for a particular semiannual accrual period is equal to (a) the product of (i) the yield to maturity for such Discount Bond (determined by compounding at the close of each accrual period) and (ii) the amount that would have been the tax basis of such Discount Bond at the beginning of the particular accrual period if held by the original purchaser, less (b) the amount of any interest payable for such Discount Bond during

the accrual period. The tax basis for purposes of the preceding sentence is determined by adding to the initial public offering price on such Discount Bond the sum of the amounts that have been treated as original issue discount for such purposes during all prior periods. If such Discount Bond is sold between semiannual compounding dates, original issue discount that would have been accrued for that semiannual compounding period for federal income tax purposes is to be apportioned in equal amounts among the days in such compounding period.

Owners of Discount Bonds should consult their tax advisors with respect to the determination and treatment of original issue discount accrued as of any date and with respect to the state and local tax consequences of owning a Discount Bond. Subsequent purchasers of Discount Bonds that purchase such bonds for a price that is higher or lower than the "adjusted issue price" of the bonds at the time of purchase should consult their tax advisors as to the effect on the accrual of original issue discount.

Original Issue Premium

The Series 2026 Bonds that have an original yield below their respective interest rates, as shown on the cover of this Official Statement (collectively, the "Premium Bonds"), are being sold at a premium. An amount equal to the excess of the issue price of a Premium Bond over its stated redemption price at maturity constitutes premium on such Premium Bond. A purchaser of a Premium Bond must amortize any premium over such Premium Bond's term using constant yield principles, based on the purchaser's yield to maturity (or, in the case of Premium Bonds callable prior to their maturity, generally by amortizing the premium to the call date, based on the purchaser's yield to the call date and giving effect to any call premium). As premium is amortized, the amount of the amortization offsets a corresponding amount of interest for the period, and the purchaser's basis in such Premium Bond is reduced by a corresponding amount resulting in an increase in the gain (or decrease in the loss) to be recognized for federal income tax purposes upon a sale or disposition of such Premium Bond prior to its maturity. Even though the purchaser's basis may be reduced, no federal income tax deduction is allowed. Purchasers of the Premium Bonds should consult their tax advisors with respect to the determination and treatment of premium for federal income tax purposes and with respect to the state and local tax consequences of owning a Premium Bond.

Backup Withholding

An owner of a Bond may be subject to backup withholding at the applicable rate determined by statute with respect to interest paid with respect to the Series 2026 Bonds if such owner fails to provide to any person required to collect such information pursuant to Section 6049 of the Code with such owner's taxpayer identification number, furnishes an incorrect taxpayer identification number, fails to report interest, dividends or other "reportable payments" (as defined in the Code) properly, or, under certain circumstances, fails to provide such persons with a certified statement, under penalty of perjury, that such owner is not subject to backup withholding.

Changes in Federal and State Tax Law

From time to time, there are legislative proposals in the Congress and in the states that, if enacted, could alter or amend the federal and state tax matters referred to under this heading "TAX MATTERS" or adversely affect the market value of the Series 2026 Bonds. It cannot be predicted whether or in what form any such proposal might be enacted or whether if enacted it would apply to bonds issued prior to enactment. In addition, regulatory actions are from time to time announced or proposed and litigation is threatened or commenced which, if implemented or concluded in a particular manner, could adversely affect the market value of the Series 2026 Bonds. It cannot be predicted whether any such regulatory action will be implemented, how any particular litigation or judicial action will be resolved, or whether the Series 2026

Bonds or the market value thereof would be impacted thereby. Purchasers of the Series 2026 Bonds should consult their tax advisors regarding any pending or proposed legislation, regulatory initiatives or litigation. The opinions expressed by Bond Counsel are based upon existing legislation and regulations as interpreted by relevant judicial and regulatory authorities as of the date of issuance and delivery of the Series 2026 Bonds, and Bond Counsel has expressed no opinion as of any date subsequent thereto or with respect to any pending legislation, regulatory initiatives or litigation.

PROSPECTIVE PURCHASERS OF THE SERIES 2026 BONDS ARE ADVISED TO CONSULT THEIR OWN TAX ADVISORS PRIOR TO ANY PURCHASE OF THE SERIES 2026 BONDS AS TO THE IMPACT OF THE CODE UPON THEIR ACQUISITION, HOLDING OR DISPOSITION OF THE SERIES 2026 BONDS.

RATING

The Series 2026 Bonds are rated "[___]" by S&P Global Ratings ("S&P"). The rating reflects only the view of the rating agency, and do not constitute a recommendation to buy, sell or hold securities. Any explanations of the significance of such rating should be obtained from S&P. The rating is subject to revision or withdrawal at any time by the rating agency, and there is no assurance that the rating will continue for any period of time or that it will not be revised or withdrawn by the rating agency if, in its judgment, circumstances so warrant. Any revision or withdrawal of such rating could have an adverse effect on the market price of the Series 2026 Bonds.

LITIGATION

There is no litigation now pending or, to the knowledge of the City officials responsible for the issuance of the Series 2026 Bonds, threatened which questions the validity of the Series 2026 Bonds or of any proceedings of the City taken with respect to the issuance or sale thereof.

UNDERWRITING

[UNDERWRITER] (the "Underwriter") has agreed to purchase the Series 2026 Bonds from the City at competitive sale, for an aggregate purchase price of $_____ (consisting of the aggregate principal amount of the Series 2026 Bonds of $_____ plus premium in the amount of $_____ less an underwriting discount in the amount of $_____). The Underwriter is committed to take and pay for all of the Series 2026 Bonds if any are taken.

LEGAL MATTERS

Legal matters incident to the authorization and issuance of the Series 2026 Bonds are subject to approval by Kutak Rock LLP, Bond Counsel, whose opinion is expected to be delivered in substantially the form set forth in APPENDIX A hereto. In addition to acting as Bond Counsel, Kutak Rock LLP has also been retained to advise the City concerning, and has assisted in, the preparation of this Official Statement. Certain legal matters will be passed upon for the City by the Office of the City Attorney.

MUNICIPAL ADVISOR

Hilltop Securities Inc. (the "Municipal Advisor") is employed as municipal advisor to the City to render certain professional services including advising the City concerning the structuring and competitive sale of the Series 2026 Bonds and assisting in the preparation of this Official Statement. In its role as municipal advisor to the City, the Municipal Advisor has not undertaken either to make an independent verification of or to assume responsibility for the accuracy or completeness of the information contained in this Official Statement and the appendices hereto and is not permitted to underwrite the Series 2026 Bonds.

FINANCIAL STATEMENTS

The basic financial statements of the City for the fiscal year ended December 31, 2024, which are included here as APPENDIX C, have been audited by independent auditors, Plante Moran, PLLC, Detroit, Michigan, as stated in their report appearing therein. Plante Moran, PLLC has not been engaged to perform, and has not performed, since the date of their report included therein, any procedures on the financial statements addressed in that report. Plante Moran, PLLC has also not performed any procedures relating to this Official Statement.

MISCELLANEOUS

Any statements made in this Official Statement involving matters of opinion or estimates, whether or not expressly so stated, are set forth as such and not as representations of fact, and no representation is made that any such estimates will be realized. This Official Statement shall not be construed as a contract between the City and any person.

The execution and delivery of this Official Statement have been duly authorized by the Council.

CITY OF GREELEY, COLORADO

By /s/_____
Mayor

APPENDIX A

FORM OF OPINION OF BOND COUNSEL

June __, 2026

City of Greeley
1100 10th Street
Greeley, CO 80631

[UNDERWRITER]

**$_____*
City of Greeley, Colorado
acting by and through its Water Enterprise
Water Revenue Bonds
Series 2026**

Ladies and Gentlemen,

We have been engaged by the City of Greeley, Colorado (the "City") to act as bond counsel in connection with the issuance of the above referenced Water Revenue Bonds, Series 2026 (the "Series 2026 Bonds"). The Series 2026 Bonds are being issued by the City, acting by and through its Water Enterprise (the "Enterprise"), pursuant to Ordinance No. __, 2026 (the "Ordinance"). The Ordinance is supplemented by a Final Terms Certificate dated June __, 2026 (the "Final Terms Certificate"). The Ordinance, as supplemented by the Final Terms Certificate, is collectively referred to herein as the "Bond Ordinance." Capitalized terms used but not otherwise defined herein have the meanings assigned to them in the Bond Ordinance.

In our capacity as bond counsel, we have examined the Constitution and the laws of the State of Colorado (the "State"), the home rule charter (the "Charter") of the City, and the regulations, rulings and judicial decisions relevant to the opinions set forth in paragraph 2 below; the transcript of the proceedings relating to the issuance of the Series 2026 Bonds; the Bond Ordinance, and such other certificates, documents, opinions and papers as we deem necessary to render this opinion. As to questions of fact material to our opinion, we have relied upon the certifications in the transcript of proceedings and other certifications of public officials furnished to us without undertaking to verify the same by independent investigation.

Based upon and in reliance on the foregoing, we are of the opinion, under existing law and as of the date hereof, that:

1. The Series 2026 Bonds have been duly authorized, executed and delivered by the City under the laws of the State of Colorado now in force and are valid and binding special and limited obligations of the City, acting by and through the Enterprise, payable on the terms, and subject to the conditions, stated in the Bond Ordinance, and enforceable according to their terms except to the extent such enforcement is limited by the bankruptcy laws of the United States of America, by the reasonable exercise

* Preliminary; subject to change.

of the sovereign police power of the State of Colorado, and by the exercise of the powers delegated to the United States of America by the federal constitution.

2. Under existing laws, regulations, rulings and judicial decisions, interest on the Series 2026 Bonds is excludable from gross income for federal income tax purposes and is not a specific preference item for purposes of the federal alternative minimum tax imposed on individuals. We express no opinion regarding other federal tax consequences arising with respect to the Series 2026 Bonds. Interest on the Series 2026 Bonds may affect the federal alternative minimum tax imposed on certain corporations.

3. Under Colorado statutes existing on the date hereof, to the extent interest on the Series 2026 Bonds is excludable from gross income for federal income tax purposes, interest on the Series 2026 Bonds is excludable from gross income for State of Colorado income tax purposes and from the calculation of Colorado alternative minimum tax.

The opinions expressed in numbered paragraphs (2) and (3) assume the accuracy of the City's representations and continuing compliance by the City with certain covenants designed to satisfy the requirements of the Code that must be met subsequent to the issuance of the Series 2026 Bonds. Failure to comply with such requirements could cause such interest on the Series 2026 Bonds to be included in gross income for federal income tax purposes or could otherwise adversely affect such opinions, retroactive to the date of issuance of the Series 2026 Bonds. The City has covenanted in the Bond Ordinance and in the Tax Compliance Certificate executed and delivered in connection with the issuance of the Series 2026 Bonds to comply with such requirements. We express no opinion regarding other federal or state tax consequences arising with respect to the Series 2026 Bonds.

We express no opinion herein with respect to the accuracy, completeness or sufficiency of any documents prepared or used or statements made in connection with the offering or sale of the Series 2026 Bonds.

This opinion is delivered based and in reliance upon our examination of the laws, documents and other items specifically described in the second unnumbered paragraph hereof on the date hereof and we have no obligation to supplement or update this opinion based on or with respect to changes in such laws, documents or other items or with respect to any other event that occurs after the date hereof. The opinions expressed in this letter are given as of the date hereof, and we assume no obligation to update, revise or supplement this letter to reflect any facts or circumstances that may hereafter come to our attention or any changes in law that may hereafter occur.

Very truly yours,

APPENDIX B

SUMMARY OF CERTAIN PROVISIONS OF THE BOND ORDINANCE

The following is a summary of certain provisions of the Bond Ordinance adopted with respect to the issuance of the Series 2026 Bonds, which summary does not purport to be complete and is qualified in its entirety by reference to the complete provisions thereof, copies of which are available from the City or the Underwriter named on the cover page hereof during the period of the initial offering of the Series 2026 Bonds.

APPENDIX C

AUDITED FINANCIAL STATEMENTS OF THE CITY AS OF DECEMBER 31, 2024

APPENDIX D

ECONOMIC AND DEMOGRAPHIC INFORMATION

This portion of the Official Statement contains general information concerning historic economic and demographic conditions in the City of Greeley (the "City") and surrounding Weld County (the "County"). It is intended only to provide prospective investors with general information regarding the City's community. The information was obtained from the sources indicated and is limited to the time periods indicated. The information is historic in nature; it is not possible to predict whether the trends shown will continue in the future. The City makes no representation as to the accuracy or completeness of data obtained from parties other than the City.

Population

The following table sets forth population statistics for the City, the County, and the State of Colorado (the "State").

Population

Year	The City	Percent Change	The County	Percent Change	The State	Percent Change
1980	53,006	--	123,438	--	2,889,735	--
1990	60,536	14.21%	131,821	6.79%	3,294,473	14.01%
2000	76,930	27.08	180,936	37.26	4,301,261	30.56
2010	92,889	20.74	252,825	39.73	5,029,196	16.92
2020	108,809	17.14	331,467	31.11	5,787,129	15.07
2024 [1]	114,363	5.10	369,745	11.55	5,957,493	2.94

[1] Estimated, and the most recent information available as of the date of this Official Statement.
Sources: U.S. Department of Commerce, Bureau of the Census

Housing Stock

The following table sets forth a comparison of housing units within the City and the County.

Housing Units

	2010	2020	2024 [1]
The City	36,323	40,803	N/A
The County	96,281	119,961	138,251

[1] Estimated, and the most recent information available as of the date of this Official Statement.
Source: U.S. Department of Commerce, Bureau of the Census, and Colorado Department of Local Affairs, State Demography Office

Income

The following tables set forth historical per capita personal income for the County, the State, and the United States.

Per Capita Personal Income

	2020	2021	2022	2023	2024
The County	$52,062	$56,372	$59,174	$61,589	$63,672
The State	64,704	71,928	76,685	80,169	83,055
United States	59,151	64,692	66,298	70,002	73,204

Source: United States Department of Commerce, Bureau of Economic Analysis

Building Permit Activity

Set forth hereafter is a five-year history of building permit activity in the City and the County.

Building Permit Activity in the City

	Single Family [1]		Multi Family [1]		Commercial/Industrial	
Year	Permits	Value	Permits	Value	Permits	Value
2021	303	$ 91,785,966	252	$104,820,118	26	$149,587,534
2022	333	103,257,384	117	263,334,270	63	122,296,656
2023	154	61,099,586	61	87,176,239	37	73,434,552
2024	151	61,922,655	90	44,012,502	20	60,512,355
2025	178	68,288,306	41	83,515,937	44	112,295,736
2026 [1]	9	2,984,280	4	1,500,000	1	3,500

[1] Includes all permits for additions, remodels, and miscellaneous as well as new construction.
[2] Permits filed through January 31, 2026. ***[To be updated prior to posting]***
Source: City of Greeley, Building Inspection Division

History of Building Activity in Unincorporated Weld County

Year	Total Permits	Total Valuation
2021	2,265	$319,846,719
2022	2,163	249,836,991
2023	1,859	236,715,304
2024	1,931	144,341,869
2025	1,552	159,805,339
2026 [1]	116	13,357,527

[1] Permits issued through January 31, 2026. ***[To be updated prior to posting]***
Source: Weld County Building Department

Foreclosure Activity

Foreclosure actions are commenced when a default on a deed of trust has occurred, usually when buyers fail to make timely payments in accordance with a promissory note. Set forth below is a history of the number of foreclosure actions filed by the County Public Trustee's Office over the past five years.

History of Foreclosures

Year	Number of Foreclosures Filed	Percent Change
2021	55	--
2022 [1]	415	654.55%
2023	367	(11.57)
2024	414	12.81
2025 [2]	500	(94.20)

[1] The increase in the number of foreclosures filed in 2022 was the result of the State imposed restrictions in place regarding foreclosures, due to the COVID-19 pandemic.
[2] Foreclosures filed through December 15, 2025. ***[To be updated prior to posting]***
Sources: Weld County Public Trustee's Office

Retail Sales

The retail trade sector employs a large portion of the County's work force and is important to the area's economy. The following table sets forth retail sales figures for the City, the County, and the State, as reported by the State.

Retail Sales
(in thousands)

Year	The City	Percent Change	The County	Percent Change	The State
2020	$4,757,700	--	$13,198,755	--	$233,586,882
2021	5,116,471	7.54%	14,711,835	11.46%	268,328,759
2022	5,852,525	14.39	17,101,939	16.25	299,923,777
2023	5,889,357	0.63	17,741,874	3.74	302,570,432
2024	6,026,225	2.32	18,029,055	1.62	309,121,263
2025 [1]	5,642,845	--	16,960,738	--	279,482,562

[1] Retail sales through November 30, 2025. ***[To be updated prior to posting]***
Source: State of Colorado, Department of Revenue, Sales Tax Statistics, 2020-2025

Employment

The following tables set forth employment statistics by industry for the County and the most recent historical labor force estimates for the County and the State. ***[To be completed prior to posting]***

Total Business Establishments and Employment—Weld County

Industry [1]	[____] Quarter 2024 Units	[____] Quarter 2024 Average Employment	[____] Quarter 2025 Units	[____] Quarter 2025 Average Employment	Quarterly Change Units	Quarterly Change Average Employment
Agriculture, Forestry, Fishing and Hunting						
Mining						
Utilities						
Construction						
Wholesale Trade						
Information						
Finance and Insurance						
Real Estate, Rental and Leasing						
Professional and Technical Services						
Management of Companies and Enterprises						
Administrative and Waste Services						
Educational Services						
Health Care and Social Assistance						
Arts, Entertainment and Recreation						
Accommodation and Food Services						
Other Services, Ex. Public Administration						
Public Administration						
Unclassified						
Total [2]						
Government [3]						
Federal						
Local						
State						

[1] Information provided herein reflects only those employers who are subject to State unemployment insurance law.
[2] Totals may not add due to rounding.
[3] Government figures *are* included within the industry categories listed above.
Source: Colorado Department of Labor and Employment, Labor Market Information, Quarterly Census of Employment and Wages (QCEW)

Labor Force Estimates

Year	The County Labor Force	The County Percent Unemployed	The State Labor Force	The State Percent Unemployed
2021	168,903	5.8%	3,190,760	5.6%
2022 [1]	169,035	3.6	3,235,022	3.4
2023	171,603	3.2	3,244,096	2.9
2024	173,702	4.3	3,241,864	4.1
2025 [2]	176,896	4.6	3,269,147	4.3

[1] As a result of the COVID-19 pandemic and the federal government induced quarantine, the percentage of unemployed decreased exponentially in 2022.
[2] Labor force averages estimated through December 31, 2025. ***[To be updated prior to posting]***
Source: State of Colorado, Division of Employment and Training

The following table sets forth selected major employers in the County. No independent investigation has been made of and no representation is made herein as to the stability or financial condition of the listed entities, or the likelihood that they will maintain their status as major employers in the area.

2024 Selected Major Employers in Weld County [1]

Firm	Product or Service	Estimated Number of Employees
JBS Swift Beef Company	Meat Processing and Transportation	4,992
Banner Health (NCMC)	Regional Hospital	3,710
Vestas	Wind Turbine & Blade Manufacturer	2,631
Greeley/Evans School District 6	Education	2,258
Weld County Government	County Government	1,823
University of Northern Colorado	Higher Education	1,221
Haliburton Energy Services Inc.	Municipal Government	1,200
Greeley (City of)	Medical Care Facility	1,145
AIMS	Insurance Operations	817
Occidental Petroleum Corporation	Municipal and Industrial Services	580

[1] Most recent information available.
Source: Weld County 2024 Comprehensive Annual Finance Report - Upstate Colorado Economic Development

Education

Educational facilities are provided for students in the City primarily by Weld County School District RE-6, which operates 11 traditional elementary schools (K-5), five K-8 schools, four middle schools, one alternative middle school, three traditional high schools, two alternative high schools, one high school of innovation and five charter schools. For fiscal year 2025/2026, student enrollment for Weld County School District RE-6 was 22,788. Weld County School District No. Re-2 (Eaton), No. Re-4 (Windsor), and No. Re-5J (Johnstown) are also partially located within the City's boundaries. In addition, several private schools have educational facilities in the City. Higher education facilities in the City include the University of Northern Colorado and Aims Community College. The following table sets forth enrollment information for Weld County School District RE-6, the primary school district serving the City.

History of School Enrollment
Weld County School District RE-6

Fiscal Year	Student Enrollment	Percent Change
2021/2022	22,170	--
2022/2023	22,373	0.92%
2023/2024	22,648	1.23
2024/2025	23,124	2.10
2025/2026	22,788	(1.45)

Source: Colorado Department of Education

Transportation

Major roadways serving the County and the City include U.S. (Bypass) Highways 85 and 34. Roads 257, 60, 52 and 14 provide access to outlying areas of the City. Burlington Northern Railroad and Union Pacific Railroad provide freight rail service through the County. General aviation airports include the Greeley/Weld County Airport, the Erie Airport and the Fort Collins/Loveland Airport. Denver International Airport is located in unincorporated Adams County, approximately 58 miles from the City. Greeley-Evans transit provides fixed-route service in the City, Evans, and Garden City, as well as origin-to-destination paratransit and after-hours service.

Agriculture

The County is largely an agricultural county. This focus is reflected in the agricultural nature of many of the County's manufacturing and retail trade businesses. According to the Weld County Department of Planning Services, the County is the State's leading producer of beef cattle, grain, sugar beets, and dairy, and is the top Colorado county for value of agricultural products sold.

Utilities

Xcel Energy provides electricity to customers in the City and parts of the County; United Power, Inc. provides electricity to southern Weld County, and western and northern Weld County customers are provided electricity by Poudre Rural Electric Association, Inc. Natural gas is provided to Weld County customers and City customers by both Atmos Energy and Xcel Energy. Qwest Communications International Inc. is the major provider of local telephone service to County and City customers.

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APPENDIX E

PROPOSED FORM OF CONTINUING DISCLOSURE UNDERTAKING

This Undertaking (the "Continuing Disclosure Undertaking" or the "Undertaking") is executed and delivered by the City of Greeley, Colorado, acting by and through its Water Enterprise (the "City"), in connection with the issuance by the City of its Water Revenue Bonds, Series 2026, in the aggregate principal amount of $_____[*] (the "Series 2026 Bonds"). The Series 2026 Bonds are being issued by the City pursuant to Ordinance No. __, 2026 (the "Ordinance"). The Ordinance was adopted by the City Council of the (the "Council") and is supplemented, as to certain details of the Series 2026 Bonds, by a Final Terms Certificate executed by the City's Finance Officer (the "Final Terms Certificate" and, together with the Ordinance, the "Bond Ordinance"). The City covenants and agrees as follows:

Section 1. Purpose of this Undertaking. This Undertaking is being executed and delivered by the City for the benefit of the owners, both registered and beneficial, of the Series 2026 Bonds, in consideration of the purchase of the Series 2026 Bonds by the original purchasers thereof.

Section 2. Definitions. Capitalized terms used herein and not otherwise defined shall have the meanings assigned to them in the Bond Ordinance. The terms set forth below shall have the following meanings in this Undertaking, unless the context clearly otherwise requires.

"*Annual Financial Information*" means the financial information and operating data described in Exhibit I.

"*Annual Financial Information Disclosure*" means the dissemination of disclosure concerning Annual Financial Information and the dissemination of the Audited Financial Statements as set forth in Section 4 hereof.

"*Audited Financial Statements*" means the audited consolidated financial statements of the City, prepared pursuant to the standards and as described in Exhibit I.

"*Commission*" means the Securities and Exchange Commission.

"*Dissemination Agent*" means, initially the City, or any successor agent designated as such in writing by the City and which has filed with the City a written acceptance of such designation, and such agent's successors and assigns.

"*EMMA*" means the Electronic Municipal Market Access facility for municipal securities disclosure of the MSRB.

"*Exchange Act*" means the Securities Exchange Act of 1934, as amended.

"*Material Event*" means the occurrence of any of the events with respect to the Series 2026 Bonds set forth in Exhibit II.

"*Material Events Disclosure*" means dissemination of a notice of a Material Event as set forth in Section 6.

"*MSRB*" means the Municipal Securities Rulemaking Board.

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[*] Preliminary; subject to change.

"*Participating Underwriter*" means each broker, dealer or municipal securities dealer acting as an underwriter in any primary offering of the Series 2026 Bonds.

"*Prescribed Form*" means, with regard to the filing of Annual Financial Information, Audited Financial Statements and notices of Material Events with the MSRB at *www.emma.msrb.org* (or such other address or addresses as the MSRB may from time to time specify), such electronic format, accompanied by such identifying information, as shall have been prescribed by the MSRB and which shall be in effect on the date of filing of such information.

"*Rule*" means Rule 15c2-12 adopted by the Commission under the Exchange Act, as the same may be amended from time to time.

"*State*" means the State of Colorado.

Section 3. Final Official Statement. The final Official Statement (the "Final Official Statement") relating to the Series 2026 Bonds is dated May __, 2026.

Section 4. Annual Financial Information Disclosure. Subject to Section 9 of this Undertaking, the City hereby covenants that it will disseminate the Annual Financial Information and the Audited Financial Statements (in the form and by the dates set forth below and in Exhibit I) by the City's delivery of such Annual Financial Information and Audited Financial Statements to the MSRB within 270 days of the completion date of the City's fiscal year.

The City is required to deliver such information in Prescribed Form and by such time so that the MSRB receives the information by the dates specified.

If any part of the Annual Financial Information can no longer be generated because the operations to which it is related have been materially changed or discontinued, the City will disseminate a statement to such effect as part of its Annual Financial Information for the year in which such event first occurs.

If any amendment is made to this Undertaking, the Annual Financial Information for the year in which such amendment is made (or in any notice or supplement provided to the MSRB) shall contain a narrative description of the reasons for such amendment and its impact on the type of information being provided.

Section 5. Material Events Disclosure. Subject to Section 9 of this Undertaking, the City hereby covenants that it will disseminate in a timely manner, not in excess of 10 Business Days after the occurrence of the event, Material Events Disclosure to the MSRB in Prescribed Form. Notwithstanding the foregoing, notice of optional or unscheduled redemption of any Series 2026 Bonds or defeasance of any Series 2026 Bonds need not be given under this Undertaking any earlier than the notice (if any) of such redemption or defeasance is given to the owners of the Series 2026 Bonds pursuant to the Bond Ordinance.

Section 6. Duty to Update EMMA/MSRB. The City shall determine, in the manner it deems appropriate, whether there has occurred a change in the MSRB's e-mail address or filing procedures and requirements under EMMA each time it is required to file information with the MSRB.

Section 7. Consequences of Failure of the City to Provide Information. The City shall give notice in a timely manner, not in excess of 10 Business Days after the occurrence of the event, to the MSRB in Prescribed Form of any failure to provide Annual Financial Information Disclosure when the same is due hereunder.

In the event of a failure of the City to comply with any provision of this Undertaking, the owner of any Series 2026 Bond may seek specific performance by court order to cause the City to comply with its obligations under this Undertaking. A default under this Undertaking shall not be deemed an Event of Default under the Bond Ordinance or any other agreement, and the sole remedy under this Undertaking in the event of any failure of the City to comply with this Undertaking shall be an action to compel performance.

Section 8. Amendments; Waiver. Notwithstanding any other provision of this Undertaking, the City may amend this Undertaking, and any provision of this Undertaking may be waived, if:

(i) The amendment or waiver is made in connection with a change in circumstances that arises from a change in legal requirements, change in law, or change in the identity, nature or status of the City or type of business conducted;

(ii) This Undertaking, as amended, or the provision, as waived, would have complied with the requirements of the Rule at the time of the primary offering, after taking into account any amendments or interpretations of the Rule, as well as any change in circumstances; and

(iii) The amendment or waiver does not materially impair the interests of the owners of the Series 2026 Bonds, as determined either by parties unaffiliated with the City (such as the Paying Agent) or by an approving vote of the owners of the Series 2026 Bonds holding a majority of the aggregate principal amount of the Series 2026 Bonds (excluding Series 2026 Bonds held by or on behalf of the City or its affiliates) at the time of the amendment, pursuant to the terms of the Bond Ordinance; or

(iv) The amendment or waiver is otherwise permitted by the Rule.

Section 9. Termination of Undertaking. The Undertaking of the City shall be terminated hereunder when the City shall no longer have any legal liability under the terms of the Bond Ordinance pursuant to the terms of the Bond Ordinance for any obligation on or relating to the repayment of the Series 2026 Bonds. The City shall give notice to the MSRB in a timely manner and in Prescribed Form if this Section is applicable.

Section 10. Dissemination Agent. The Dissemination Agent shall transmit all information delivered to it by the City hereunder to the MSRB as provided in this Undertaking. The City may, from time to time, appoint or engage a substitute Dissemination Agent to assist it in carrying out its obligations under this Undertaking, and may discharge any such Dissemination Agent, with or without appointing a successor Dissemination Agent.

Section 11. Additional Information. Nothing in this Undertaking shall be deemed to prevent the City from disseminating any other information, using the means of dissemination set forth in this Undertaking or any other means of communication, or including any other information in any Annual Financial Information Disclosure or notice of occurrence of a Material Event, in addition to that which is required by this Undertaking. If the City chooses to include any information from any document or notice of occurrence of a Material Event in addition to that which is specifically required by this Undertaking, the City shall not have any obligation under this Undertaking to update such information or include it in any future disclosure or notice of the occurrence of a Material Event.

Section 12. Beneficiaries. This Undertaking has been executed in order to assist the Participating Underwriter in complying with the Rule; however, this Undertaking shall inure solely to the benefit of the

City, the Dissemination Agent, if any, and the owners of the Series 2026 Bonds, and shall create no rights in any other person or entity.

Section 13. Recordkeeping. The City shall maintain records of all Annual Financial Information Disclosure and Material Events Disclosure, including the content of such disclosure, the names of the entities with whom such disclosure was filed and the date of filing such disclosure.

Section 14. Assignment. The City shall not transfer its obligations under the Bond Ordinance unless the transferee agrees to assume all obligations of the City under this Undertaking or to execute a continuing disclosure agreement under the Rule.

Section 15. Governing Law. This Undertaking shall be governed by the laws of the State.

Dates as of the date first written above.

CITY OF GREELEY, COLORADO

By _____
Finance Officer

EXHIBIT I

ANNUAL FINANCIAL INFORMATION AND TIMING AND AUDITED FINANCIAL STATEMENTS

"*Annual Financial Information*" means statistical and tabular material of the type contained in Tables V, VI, VII, VIII, and IX of the Final Official Statement pertaining to the Series 2026 Bonds.

All or a portion of the Annual Financial Information and the Audited Financial Statements as set forth below may be included by reference to other documents which have been submitted to the MSRB or filed with the Commission, and such information need not be provided in the exact format as shown in the Final Official Statement. The City shall clearly identify each such item of information included by reference.

Annual Financial Information will be provided to the MSRB within 270 days after the last day of the City's fiscal year. Audited Financial Statements as described below should be filed at the same time as the Annual Financial Information. If Audited Financial Statements are not available when the Annual Financial Information is filed, unaudited financial statements shall be included, and Audited Financial Statements will be provided to the MSRB within 10 Business Days after availability to the City.

Audited Financial Statements will be prepared in accordance with generally accepted accounting principles in the United States as in effect from time to time.

If any change is made to the Annual Financial Information as permitted by Section 4 of the Undertaking, including for this purpose a change made to the fiscal year end of the City, the City will disseminate a notice to the MSRB of such change in Prescribed Form as required by such Section 4.

EXHIBIT II

EVENTS WITH RESPECT TO THE SERIES 2026 BONDS FOR WHICH MATERIAL EVENTS DISCLOSURE IS REQUIRED

1. Principal and interest payment delinquencies
2. Nonpayment-related defaults, if material
3. Unscheduled draws on debt service reserves reflecting financial difficulties
4. Unscheduled draws on credit enhancements reflecting financial difficulties
5. Substitution of credit or liquidity providers, or their failure to perform
6. Adverse tax opinions, the issuance by the Internal Revenue Service of proposed or final determinations of taxability, Notices of Proposed Issue (IRS Form 5701-TEB) or other material notices or determinations with respect to the tax status of the security, or other material events affecting the tax status of the security
7. Modifications to rights of security holders, if material
8. Bond calls, if material, and tender offers
9. Defeasances
10. Release, substitution or sale of property securing repayment of the securities, if material
11. Rating changes
12. Bankruptcy, insolvency, receivership or similar event of the City*
13. The consummation of a merger, consolidation or acquisition involving the City or the sale of all or substantially all of the assets of the City, other than in the ordinary course of business, the entry into a definitive agreement to undertake such an action or the termination of a definitive agreement relating to any such actions, other than pursuant to its terms, if material
14. Appointment of a successor or additional Paying Agent or the change of name of a Paying Agent, if material
15. Incurrence of a Financial Obligation [1] of the City, if material, or agreement to covenants, events of default, remedies, priority rights, or other similar terms of a financial obligation of the City, any of which affect security holders, if material
16. Default, event of acceleration, termination event, modification of terms, or other similar events under the terms of the Financial Obligation of the City, any of which reflect financial difficulties

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* This event is considered to occur when any of the following occur: the appointment of a receiver, fiscal agent or similar officer for the City in a proceeding under the U.S. Bankruptcy Code or in any other proceeding under state or federal law in which a court or governmental authority has assumed jurisdiction over substantially all of the assets or business of the City, or if such jurisdiction has been assumed by leaving the existing governing body and officials or officers in possession but subject to the supervision and orders of a court or governmental authority, or the entry of an order confirming a plan of reorganization, arrangement or liquidation by a court or governmental authority having supervision or jurisdiction over substantially all of the assets or business of the City.

[1] "Financial Obligation" shall mean a (i) debt obligation; (ii) derivative instrument entered into, in connection with, or pledged as security or a source of payment for, an existing or planned debt obligation; or (iii) guarantee of (i) or (ii). The term "Financial Obligation" shall not include municipal securities (as defined in the Securities Exchange Act of 1934) as to which a final official statement (as defined in the Rule) has been provided to the MSRB consistent with the Rule.

APPENDIX F

INFORMATION RELATED TO BOOK-ENTRY-ONLY SYSTEM

The information in this Appendix concerning The Depository Trust Company ("DTC") and DTC's book entry-only system has been obtained from DTC, and the City and the Underwriter take no responsibility for the accuracy thereof.

DTC will act as securities depository for the Series 2026 Bonds. The Series 2026 Bonds will be issued as fully registered securities registered in the name of Cede & Co. (DTC's partnership nominee) or such other name as may be requested by an authorized representative of DTC. One fully registered bond certificate will be issued for the Series 2026 Bonds, as set forth on the cover page hereof, in the aggregate principal amount of each maturity of the Series 2026 Bonds and deposited with DTC.

DTC, the world's largest securities depository, is a limited purpose trust company organized under the New York Banking Law, a "banking organization" within the meaning of the New York Banking Law, a member of the Federal Reserve System, a "clearing corporation" within the meaning of the New York Uniform Commercial Code, and a "clearing agency" registered pursuant to the provisions of Section 17A of the Securities Exchange Act of 1934. DTC holds and provides asset servicing for over 2.2 million issues of U.S. and non-U.S. equity issues, corporate and municipal debt issues, and money market instruments from over 100 countries that DTC's participants ("Direct Participants") deposit with DTC. DTC also facilitates the post-trade settlement among Direct Participants of sales and other securities transactions in deposited securities, through electronic computerized book entry transfers and pledges between Direct Participants' accounts. This eliminates the need for physical movement of securities certificates. Direct Participants include both U.S. and non-U.S. securities brokers and dealers, banks, trust companies, clearing corporations and certain other organizations. DTC is a wholly owned subsidiary of The Depository Trust & Clearing Corporation ("DTCC"). DTCC, in turn, is owned by a number of Direct Participants of DTC and Members of the National Securities Clearing Corporation, Fixed Income Clearing Corporation and Emerging Markets Clearing Corporation, (NSCC, FICC, and EMCC, also subsidiaries of DTCC), as well as by the New York Stock Exchange, Inc., the American Stock Exchange LLC. and the National Association of Securities Dealers, Inc. Access to the DTC system is also available to others both as U.S. and non-U.S. securities brokers and dealers, banks, trust companies and clearing corporations that clear through or maintain a custodial relationship with a Direct Participant, either directly or indirectly ("Indirect Participants"). DTC has Standard & Poor's highest rating: "AAA." The rules applicable to DTC and its Participants are on file with the Securities and Exchange Commission. More information about DTC can be found at www.dtcc.com and www.dtc.org.

Purchases of the Series 2026 Bonds under the DTC system must be made by or through Direct Participants, which will receive a credit for the Series 2026 Bonds on DTC's records. The ownership interest of each actual purchaser of each Series 2026 Certificate ("Beneficial Owner") is in turn to be recorded on the Direct and Indirect Participants' records. Beneficial Owners will not receive written confirmation from DTC of their purchase, but Beneficial Owners are, however, expected to receive written confirmations providing details of the transaction, as well as periodic statements of their holdings, from the Direct or Indirect Participant through which the Beneficial Owner entered into the transaction. Transfers of ownership interests in the Series 2026 Bonds are to be accomplished by entries made on the books of Direct and Indirect Participants acting on behalf of Beneficial Owners. Beneficial Owners will not receive certificates representing their ownership interests in the Series 2026 Bonds, except in the event that use of the book entry system for the Series 2026 Bonds is discontinued.

To facilitate subsequent transfers, all Series 2026 Bonds deposited by Direct Participants with DTC are registered in the name of DTC's partnership nominee, Cede & Co., or such other name as may be

requested by an authorized representative of DTC. The deposit of Series 2026 Bonds with DTC and their registration in the name of Cede & Co. or such other DTC nominee do not effect any change in beneficial ownership. DTC has no knowledge of the actual Beneficial Owners of Series 2026 Bonds; DTC's records reflect only the identity of the Direct Participants to whose accounts such Series 2026 Bonds are credited, which may or may not be the Beneficial Owners. The Direct and Indirect Participants remain responsible for keeping accounts of their holdings on behalf of their customers.

Conveyance of notices and other communications by DTC to Direct Participants, by Direct Participants to Indirect Participants and by Direct Participants and Indirect Participants to Beneficial Owners will be governed by arrangements among them, subject to any statutory or regulatory requirements as may be in effect from time to time. Beneficial Owners of the Series 2026 Bonds may wish to take certain steps to augment the transmission to them of notices of significant events with respect to the Series 2026 Bonds, such as redemptions, tenders, defaults, and proposed amendments to the Series 2026 Certificate documents. For example, Beneficial Owners of the Series 2026 Bonds may wish to ascertain that the nominee holding the Series 2026 Bonds for their benefit has agreed to obtain and transmit notices to Beneficial Owners. In the alternative, Beneficial Owners may wish to provide their names and addresses to the Registrar and request that copies of notices be provided directly to them.

Redemption notices shall be sent to DTC. If less than all of the Series 2026 Bonds within the issue are being redeemed, DTC's practice is to determine by lot the amount of the interest of each Direct Participant in such issue to be redeemed.

Neither DTC nor Cede & Co. (nor any other DTC nominee) will consent or vote with respect to Series 2026 Bonds unless authorized by a Direct Participant on accordance with DTC's Procedures. Under its usual procedures, DTC mails an Omnibus Proxy to the City as soon as possible after the record date. The Omnibus Proxy assigns Cede & Co.'s consenting or voting rights to those Direct Participants to whose accounts the Series 2026 Bonds are credited on the record date (identified in a listing attached to the Omnibus Proxy).

Redemption proceeds, distributions, and dividend payments on the Series 2026 Bonds are to be made to Cede & Co., or such other nominee as may be requested by an authorized representative of DTC. DTC's practice is to credit Direct Participants' accounts upon DTC's receipt of funds and corresponding detail information from the City or Paying Agent, on payable date in accordance with their respective holdings shown on DTC's records. Payments by Participants to Beneficial Owners are governed by standing instructions and customary practices, as is the case with securities held for the accounts of customers in bearer form or registered in "street name," and will be the responsibility of such Participant and not of DTC, the Paying Agent or the City, subject to any statutory or regulatory requirements as may be in effect from time to time. Payment of redemption proceeds, distributions, and dividend payments to Cede & Co. (or such other name as may be requested by an authorized representative of DTC) is the responsibility of the City or the Paying Agent, disbursement of such payments to Direct Participants shall be the responsibility of DTC, and disbursement of such payments to the Beneficial Owners will be the responsibility of Direct and Indirect Participants.

DTC may discontinue providing its services as securities depository with respect to the Series 2026 Bonds at any time by giving reasonable notice to the City or the Paying Agent. Under such circumstances, in the event that a successor securities depository is not obtained, bond certificates are required to be printed and delivered.

PAYING AGENT AND REGISTRAR AGREEMENT

In consideration of the mutual promises and covenants and subject to the terms, conditions, and covenants hereinafter recited, the **CITY OF GREELEY, COLORADO**, acting by and through its Sanitary Water Enterprise (the "City"), hereby appoints **ZIONS BANCORPORATION, NATIONAL ASSOCIATION** (the "Bank"), and the Bank accepts such appointment, as Paying Agent (the "Paying Agent") for the City's Water Revenue Bonds, Series 2026, issued in the principal amount of $[_____] and dated June __, 2026 (the "Bonds"). The City also appoints the Bank, and the Bank accepts such appointment, as the authenticating registrar (the "Registrar") for the Bonds.

Section 1. The Bank hereby accepts all duties and responsibilities required or permitted to be performed by the Registrar and/or Paying Agent as provided in Ordinance No. [__], 2026 (the "Ordinance"), authorizing the issuance of the Bonds, as adopted on second reading on April [__], 2026 by the City Council of the City (the "City Council"), and shall be subject to the provisions and limitations thereof. Such Ordinance is incorporated herein by reference and capitalized terms used but not otherwise defined herein shall have the meanings ascribed in the Ordinance.

Section 2. The Bank understands and acknowledges that, by reason of the execution hereof, it has assumed a role of agent with respect to the disbursements of funds received from the City for the purpose of paying the principal of, premium, if any, and interest due on the Bonds. The Bank shall receive and disburse such funds solely in accordance with the terms and provisions hereof, and shall remit to the City the funds not necessary for the purpose of making the aforesaid payments on the Bonds after any particular Due Date, as defined in Section 5 hereof.

Section 3. The Bank shall establish registration books for the Bonds and thereafter maintain such books in accordance with the provisions of the Ordinance. The City shall be permitted to review the registration books at any time during the regular business hours of the Bank and, upon written request to the Bank, shall be provided a copy of the list of registered owners of the Bonds.

Section 4. The Bank shall establish and maintain the Series 2026 Costs of Issuance Account (the "Costs of Issuance Account") in order to pay costs associated with the Bond issuance. Funds shall be disbursed by the Bank from the Costs of Issuance Account upon written direction from the City. The Bank may rely conclusively on any such direction and shall not be required to make any independent investigation in connection therewith. Any amounts remaining in the Costs of Issuance Account after 60 days from the date of this Agreement shall be transferred to the City for deposit into the Project Account created under the Ordinance, to be used in accordance with the terms of the Ordinance.

Section 5. The Bank shall make payments of principal, premium, if any, and interest on the Bonds on each date established for payment thereof (the "Due Date"). Prior to a Due Date, the City shall furnish funds to the Bank in amounts sufficient to pay all amounts due. Such funds shall be used by the Bank solely for the purpose of paying the principal of, premium, if any, and interest on the Bonds in accordance with its terms and the provisions of the Ordinance and the Final Terms Certificate. The Bank shall have no duty to make any payments prior to any Due Date or until funds necessary to cover all payments due on the Due Date have been deposited with it. The Bank

shall not be required to advance its own funds for any payments in connection with the Bonds. The Bank shall not be required to invest or to pay interest on any funds of the City for any period during which such funds are held by the Bank awaiting the presentation of the Bonds for payment.

Section 6. The Bank shall be entitled to payments from the City of its fees and reasonable expenses for acting as Paying Agent and Registrar in accordance with the fee schedule attached hereto as Exhibit A, and such fees and expenses shall be paid notwithstanding that the Bonds have been refunded or otherwise refinanced at the time the payment is due.

Section 7. Within one year after the final maturity date of the Bonds, the Bank shall present a final statement and shall return any unclaimed funds to the City. Any cancelled portion of the Bonds and blank, unused certificates retained by the Bank shall be cancelled in accordance with the customary practices of the Bank and applicable retention laws.

Section 8. The Bank shall have no duty to disseminate or disclose information about the City or the Bonds pursuant to any statute, rule or regulation of the United States government, any of its agencies, or any statute, rule or regulation enacted by any state or political subdivision.

Section 9. The Bank may resign at any time by giving prior written notice of such resignation to the City at its last known address, and thereupon such duties as Paying Agent shall cease not sooner than thirty (30) days following the City's receipt of such notice. The City shall appoint a successor agent and, upon such successor appointment, the Paying Agent shall deliver to the successor agent all its funds, documents, files and records relating to the Bonds. In the event the City does not appoint a successor agent within 60 days following the giving of any such notice of removal, the removed Bank may petition any appropriate court having jurisdiction to appoint a successor escrow agent. The successor agent shall notify the Owner of the Bonds of any change in agents as soon as the successor agent is appointed.

Section 10. This Agreement shall terminate upon delivery of the final statement described in Section 7 hereof or upon removal of the Paying Agent as provided in the Ordinance.

Section 11. The terms and conditions of this Agreement may be amended only by written agreement between the City and the Bank adopted in the same manner as this Agreement. The City shall file with the Bank certified copies of all future amendments to the Ordinance or other documents pertaining to the Bonds after the date of this Agreement.

Section 12. Any company or national banking association into which the Bank may be merged or converted or with which it may be consolidated or any company or national banking association resulting from any merger, conversion or consolidation to which it shall be a party or any company or national banking association to which the Bank may sell or transfer all or substantially all of its corporate trust business, provided such company shall be eligible, shall be successor to such Bank without the execution of filing of any paper or further act, anything herein to the contrary notwithstanding.

Section 13. The parties hereto agree that the transactions described herein may be conducted and related documents may be stored by electronic means. Copies, telecopies, facsimiles, electronic files, and other reproductions of original executed documents shall be

deemed to be authentic and valid counterparts of such original documents for all purposes, including the filing of any claim, action, or suit in the appropriate court of law.

Section 14. The Bank hereby notifies the City that, pursuant to the requirements of the Patriot Act, the Bank is required to obtain, verify and record information that identifies the City, which information includes the name and address of the City and other information that will allow the Bank to identify the City in accordance with the Patriot Act. The City hereby agrees that it shall promptly provide such information upon request by the Bank.

Section 15. This Agreement is executed in Colorado and shall be construed and enforced in accordance with the laws of Colorado.

Section 16. This Agreement shall be dated as of the date of the Bonds set forth above.

[Remainder of page intentionally left blank.]

IN WITNESS WHEREOF, the City and the Paying Agent and Registrar have hereunto set their hands to this Paying Agent and Registrar Agreement as of the date first written above.

[SEAL]

CITY OF GREELEY, COLORADO

By _____
Mayor

Attest:

By _____
City Clerk

ZIONS BANCORPORATION, NATIONAL ASSOCIATION, as Paying Agent and Registrar

By _____
Authorized Officer

[Signature Page to Paying Agent and Registrar Agreement – 2026 Water Bonds]

EXHIBIT A

to

PAYING AGENT AND REGISTRAR AGREEMENT

2026 Water Bond Ordinance

Robert Miller, Division Treasurer

City Council Meeting - April 21, 2026

Agenda

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

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
- Issuance of Debt Approved by the Water & Sewer Board

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 recommends adopting the ordinance to issue the 2026 Water Bonds

Thank you



Council Agenda Summary

April 21, 2026
Key Staff Contact: Robert Miller, Division Treasurer

Title:

Public hearing and second reading of an ordinance authorizing the issuance and sale by the City of Greeley, Colorado, acting by and through its sanitary water enterprise, of First-Lien Sewer Improvement Revenue Bonds, Series 2026, in an aggregate principal amount not to exceed $50,000,000, for the purpose of financing, in whole or in part, the cost of additions and improvements to the sewer system operated by the sanitary water enterprise, pledging certain funds and revenues of the enterprise to the payment of such bonds, prescribing the form of such bonds, and providing other details in connection therewith (First-Lien Sewer Improvement Revenue Bonds)

Summary:

The ordinance for City Council consideration is to authorize and approve the issuance of the 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. Portion of the net proceeds of the Series 2026 Bonds are to be used to reimburse the City for various previously paid costs and for the purpose of acquiring and constructing additions and improvements to the Sewer System. These projects will need to be partially funded through bond revenues.

The ordinance states that the City of Greeley 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. Water and Sewer Department Staff, in partnership with the Finance Department and the City's Municipal Advisor, have reviewed and approved the debt service requirements of the proposed bond issuance in alignment with the rate structure approved by City Council. The proposed issuance of these bonds also maintains an appropriate bonding capacity of the Sewer Enterprise fund for future bond issuances in accordance with the approved Water and Sewer Capital Improvement Plan. The Water and Sewer Board has also approved the issuance of these bonds at their April 15, 2026 meeting.

The item was introduced on April 7, 2026, and by a majority vote the public hearing and second reading was scheduled for April 21, 2026.

Fiscal Impact:

If approved, will this item result in a positive, negative, or no impact on the budget?

Positive Impact: What is the onetime and/or ongoing amount?
Onetime bond proceeds not to exceed $50 million.

Is it budgeted?

Partially

Does it require a new appropriation?
Yes. An additional $6,162,000 is in the appropriation being presented on April 7, 2026 to support the requested $50 million in Sewer Revenue Bond expenditures.

Are there any long-term financial impacts?
Debt service payments for the duration of the debt.

Negative Impact: What is the onetime and/or ongoing amount?
Estimated ongoing debt service payment up to $4.1 million annually.

Is it budgeted?
Yes, the 2026 budget identified approved expenditures using the bond proceeds.

If yes, what source and fund will be used?
Rates and Fees in the Sewer Fund.

Are there any long-term financial impacts?
Debt service payments for the duration of the debt.

Is there grant funding for this item? Not Applicable.

Does this action have potential long-term fiscal implications?
Estimated annual debt service payments for the duration of the debt for $4.1 million.

Legal Issues:

None. Kutak Rock LLP is serving as bond counsel.

Consideration of this matter is a legislative process which includes the following public hearing steps:
1. City staff presentation (if requested)
2. Council questions of staff
3. Public input (hearing opened, testimony - up to three minutes per person, hearing closed)
4. Council discussion
5. Council decision

Other issues and Considerations:

The bonds are expected to be marketed in May for a closing on the sale of the bond on June 4.

Strategic Focus Area:

Infrastructure and Mobility

Decision Options:

1. Adopt the ordinance as presented; or
2. Amend the ordinance and adopt as amended; or
3. Deny the ordinance; or
4. Continue consideration of the ordinance to a date certain.

Council's Recommended Action:

A motion to adopt the ordinance and publish with reference to title only.

Attachments:

1. Ordinance No. 12, 2026 with Exhibit A
2. Preliminary Official Statement
3. Paying Agent and Registrar Agreement
4. Item - Presentation

SERIES 2026 FIRST-LIEN SEWER IMPROVEMENT REVENUE BOND SERIES ORDINANCE

CITY OF GREELEY, COLORADO

acting by and through its

SANITARY WATER ENTERPRISE

Authorizing
the issuance, sale, and delivery of not to exceed
$50,000,000
aggregate principal amount of
First-Lien Sewer Improvement Revenue Bonds
Series 2026

Effective _____ __, 2026

TABLE OF CONTENTS

This Table of Contents is included solely for the convenience of the reader and is not part of the Ordinance.

Page

ARTICLE I

DEFINITIONS AND CONSTRUCTION 2

ARTICLE II
THE SERIES 2026 BONDS

Section 2.01. The System Capital Program and the Series 2026 Capital Project 3
Section 2.02. Sale of Series 2026 Bonds; Application of Series 2026 Bond Proceeds 4
Section 2.03. Authorization; Election to Apply Supplemental Public Securities Act 4
Section 2.04. Bond Details 4
Section 2.05. Form of Series 2026 Bonds 8
Section 2.06. Series 2026 Bonds Equally Secured 8
Section 2.07. Special Obligations 9

ARTICLE III
SPECIAL ACCOUNTS

Section 3.01. Series 2026 Debt Service Subaccounts 9
Section 3.02. Series 2026 Capital Project Account 9
Section 3.03. Series 2026 Costs of Issuance Account 10
Section 3.04. Series 2026 Debt Service Reserve Account 10
Section 3.05. Series 2026 Excess Investment Earnings Account 11

ARTICLE IV
SERIES 2026 COVENANTS

Section 4.01. Federal Income Tax Covenants 11
Section 4.02. Liquidity Requirement 13

ARTICLE V
MISCELLANEOUS

Section 5.01. Sale of Series 2026 Bonds 14
Section 5.02. Character of Agreement 14
Section 5.03. No Pledge of Property 14
Section 5.04. Delegated Duties 14
Section 5.05. Preliminary Official Statement; Official Statement 15
Section 5.06. Paying Agent, Registrar, and Transfer Agent Provisions 15
Section 5.07. Successors 16
Section 5.08. Rights and Immunities 16
Section 5.09. Ratification 16
Section 5.10. Facsimile Signatures 16
Section 5.11. Ordinance Irrepealable 16
Section 5.12. Repealer 17
Section 5.13. Severability 17
Section 5.14. Effective Date; Expiration 17
Section 5.15. Publication 17
Section 5.16. Disposition of Ordinance 17

APPENDIX A: FORM OF BOND

ORDINANCE NO. 12, 2026

AN ORDINANCE AUTHORIZING THE ISSUANCE AND SALE BY THE CITY OF GREELEY, COLORADO, ACTING BY AND THROUGH ITS SANITARY WATER ENTERPRISE, OF FIRST-LIEN SEWER IMPROVEMENT REVENUE BONDS, SERIES 2026, IN AN AGGREGATE PRINCIPAL AMOUNT NOT TO EXCEED $50,000,000, FOR THE PURPOSE OF FINANCING, IN WHOLE OR IN PART, THE COST OF ADDITIONS AND IMPROVEMENTS TO THE SEWER SYSTEM OPERATED BY THE SANITARY WATER ENTERPRISE, PLEDGING CERTAIN FUNDS AND REVENUES OF THE ENTERPRISE TO THE PAYMENT OF SUCH BONDS, PRESCRIBING THE FORM OF SUCH BONDS, AND PROVIDING OTHER DETAILS IN CONNECTION THEREWITH.

WHEREAS, the City of Greeley, Colorado (the "City") is a home rule municipality duly organized and existing pursuant to Article XX of the Constitution (the "Constitution") of the State of Colorado (the "State") and its home rule charter (the "Charter"); and

WHEREAS, the City Council (the "Council") of the City has previously acted by ordinance to recognize and confirm the existence of the Sanitary Water Enterprise of the City (the "Enterprise"), such ordinance being codified in Title 20, Chapter 2, Section 20-24 of the City Code (the "Code") of the City; and

WHEREAS, the Code authorizes the issuance of revenue bonds for the purpose of financing additions and improvements to the sanitary water system operated by the Enterprise; and

WHEREAS, the Council, acting as such and as the governing body of the Enterprise, deems it necessary and appropriate to authorize the issuance of First-Lien Sewer Improvement Revenue Bonds, Series 2026 (the "Series 2026 Bonds"), upon the terms described herein, for the purpose of defraying, in whole or in part, the cost of additions and improvements to the City's sewer system (the "System"), and paying the costs of issuance for the Series 2026 Bonds; and

WHEREAS, such Series 2026 Bonds are permitted, under the Charter, the Code, and Article X, Section 20 of the Constitution, to be issued without an election; and

WHEREAS, the capital improvements to be financed by the Series 2026 Bonds are estimated to have a useful life in the aggregate of at least 40 years; and

WHEREAS, pursuant to Ordinance No. 10, 2015 (the "General Ordinance"), adopted prior to the adoption of this Series Ordinance, the Council has established a consistent procedure for the issuance of revenue bonds and other obligations to finance and refinance additions and improvements to the System;

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GREELEY, COLORADO, ACTING BY AND THROUGH THE CITY OF GREELEY, COLORADO SANITARY WATER ENTERPRISE:

ARTICLE I

DEFINITIONS AND CONSTRUCTION

Definitions. Capitalized terms used herein and not otherwise defined shall have the meanings, respectively, provided in the General Ordinance. In this Series Ordinance the following additional terms have the following respective meanings unless the context clearly requires otherwise:

"*Continuing Disclosure Undertaking*" means the Continuing Disclosure Undertaking relating to the Official Statement and the Series 2026 Bonds, in substantially the form filed with the City Clerk at the time of introduction of this Series Ordinance.

"*Finance Officer*" means the Financial Officer and Ex-Officio City Treasurer, as Chief Financial Officer of the City.

"*General Ordinance*" means Ordinance No. 10, 2015, of the City, as it may be amended from time to time.

"*Liquidity Requirement*" means the amount of unrestricted cash balances, if any, required to be maintained in the Wastewater Fund under Section 4.02 hereof.

"*Official Statement*" means the Official Statement of the City relating to the Series 2026 Bonds.

"*Parity Obligations*" means the Series 2015 Bonds, the Series 2018 Bonds, the Series 2022 Bonds, and any Additional First-Lien Revenue Obligations hereafter issued by the City having a lien on all or any portion of the Net Pledged Revenues which is on a parity with the lien of the Series 2026 Bonds. The Parity Obligations are First-Lien Revenue Obligations under the General Ordinance.

"*Paying Agent*" means Zions Bancorporation, National Association and its successors and assigns.

"*Purchaser*" means the original purchaser of the Series 2026 Bonds identified by a Final Terms Certificate.

"*Registrar*" means Zions Bancorporation, National Association and its successors and assigns.

"*Series Ordinance*" means this Series Ordinance.

"*Series 2015 Bonds*" means the City's outstanding First-Lien Sewer Improvement Revenue Bonds, Series 2015.

"*Series 2018 Bonds*" means the City's outstanding First-Lien Sewer Improvement Revenue Bonds, Series 2018.

"*Series 2022 Bonds*" means the City's outstanding First-Lien Sewer Improvement Revenue Bonds, Series 2022.

"*Series 2026 Bonds*" means the First-Lien Sewer Improvement Revenue Bonds, Series 2026 issued pursuant to this Series Ordinance.

"*Series 2026 Capital Project*" means the construction of core infrastructure for and capital additions to the System, constituting a portion of the System Capital Program, financed in whole or in part with proceeds of the Series 2026 Bonds. The Series 2026 Capital Project expressly excludes the construction of any facilities associated with the expansion of the West Greeley region.

"*Series 2026 Capital Project Account*" means the special account created and required to be maintained by Section 3.02 hereof.

"*Series 2026 Costs of Issuance Account*" means the subaccount created within the Series 2026 Capital Project Account and required to be maintained by Section 3.03 hereof.

"*Series 2026 Debt Service Reserve Account*" means, to the extent designated by Final Terms Certificate, a special account created and required to be maintained in the manner provided by Section 3.04 hereof.

"*Series 2026 Excess Investment Earnings Account*" means the special account created and required to be maintained by Section 3.05 hereof.

"*Series 2026 Reserve Requirement*" means, initially, and except as it may be adjusted pursuant to Section 3.04 hereof, an amount equal to the least of (a) 10% of the principal amount of the Series 2026 Bonds, (b) the Maximum Annual Debt Service Requirements of the Series 2026 Bonds, or (c) 125% of the Average Annual Debt Service Requirements of the Series 2026 Bonds.

"*System Capital Program*" means a series of capital projects to be financed from a combination of proceeds of the Series 2026 Bonds and other funds, which may include, without limitation, the acquisition, equipping, improvement or construction of portions of the System. The scope and specific details of the System Capital Program shall be subject to change by action of the Council.

"*Tax Code*" means the Internal Revenue Code of 1986, as amended.

"*Transfer Agent*" means Zions Bancorporation, National Association and its successors and assigns.

ARTICLE II

THE SERIES 2026 BONDS

Section 2.01. The System Capital Program and the Series 2026 Capital Project. The City Council of the City hereby authorizes and directs that the Series 2026 Capital Project (which may consist of any portion of the System Capital Program) be carried out with the net proceeds of

the Series 2026 Bonds and any other legally available moneys of the City necessary for such purpose.

Section 2.02. Sale of Series 2026 Bonds; Application of Series 2026 Bond Proceeds. The Series 2026 Bonds are authorized to be sold to the Purchaser at a price not less than 100% of their aggregate principal amount, as determined by Final Terms Certificate. The net proceeds received by the City from the sale of the Series 2026 Bonds after deduction of costs of issuance and underwriting discount shall be applied as follows: (a) Series 2026 Bond proceeds sufficient to meet the Series 2026 Reserve Requirement, if any, shall be deposited to the Series 2026 Debt Service Reserve Account; and (b) the remaining Series 2026 Bond proceeds shall be deposited, to the extent necessary to accomplish the Series 2026 Capital Project, into the Series 2026 Capital Project Account. Any excess funds remaining upon completion of the Series 2026 Capital Project may be used for any lawful purpose of the City or the Enterprise.

Section 2.03. Authorization; Election to Apply Supplemental Public Securities Act. The Series 2026 Bonds, payable as to all Debt Service Requirements solely out of the Net Pledged Revenues, are hereby authorized to be issued in an aggregate principal amount not to exceed $50,000,000, the actual amount of the Series 2026 Bonds to be determined by Final Terms Certificate. The City hereby elects to apply all provisions of the Supplemental Public Securities Act, to the extent not inconsistent herewith, to the Series 2026 Bonds.

Section 2.04. Bond Details.

(a) ***Generally***. The provisions of the General Ordinance are hereby incorporated into this Series Ordinance. The Series 2026 Bonds shall be First-Lien Revenue Obligations within the meaning of the General Ordinance, secured by a first and prior (but not necessarily exclusive) lien upon the Net Pledged Revenues on a parity basis with the Parity Obligations. The Series 2026 Bonds shall be issued by the City Council of the City, as the governing body of the Enterprise, pursuant to the Code, in fully registered form in denominations of $5,000 or any integral multiple thereof; provided that no Series 2026 Bond shall be issued in any denomination larger than the aggregate principal amount of Series 2026 Bonds maturing on a single maturity date and that no Series 2026 Bond shall be made payable on more than one maturity date.

Pursuant to the recommendations of the Committee on Uniform Security Identification Procedures, CUSIP numbers may be printed on the Series 2026 Bonds.

If determined by Final Terms Certificate, the Series 2026 Bonds may be issued in book-entry form through the facilities of The Depository Trust Company, and the appropriate officials of the City shall thereupon be authorized to execute such documents as are necessary to issue and deliver the Series 2026 Bonds in such form.

The Series 2026 Bonds shall be Fixed Rate Obligations.

The Series 2026 Bonds shall mature on August 1 in the years and in the aggregate principal amounts provided by Final Terms Certificate; provided that the Series 2026 Bonds may mature within any period permitted by the Charter and Code but in any event not later than August 1, 2056. The Series 2026 Bonds shall bear interest from the date as

of which they are dated or the Interest Payment Date to which interest has been paid next preceding their respective dates, whichever is later, to their respective maturity dates, except if redeemed prior thereto, at rates not exceeding 5.25% per annum, as determined by Final Terms Certificate.

Said interest shall be payable commencing not later than February 1, 2027, and semiannually thereafter at any convenient semiannual interval determined by a Final Terms Certificate. If upon presentation at maturity the principal of any Series 2026 Bond is not paid as provided therein, interest shall continue thereon at the same interest rate until the principal thereof is paid in full.

The Final Terms Certificate shall determine the existence, amount, and terms of any capitalized interest.

The Debt Service Requirements of the Series 2026 Bonds shall be payable to the Owners of the Series 2026 Bonds in lawful money of the United States of America by the Paying Agent. The final installments of principal and interest shall be payable to the Owner of each Series 2026 Bond upon presentation and surrender thereof at maturity or upon prior redemption. Except as hereinbefore and hereinafter provided, the interest shall be payable to the Owner of each Series 2026 Bond determined as of the close of business on the Regular Record Date irrespective of any transfer of ownership of the Series 2026 Bond subsequent to the Regular Record Date and prior to such Interest Payment Date, by check or draft mailed to such Owner at the address appearing on the registration books of the City maintained by the Registrar. Any interest not paid when due and any interest accruing after maturity shall be payable to the Owner of each Series 2026 Bond entitled to receive such interest determined as of the close of business on the Special Record Date irrespective of any transfer of ownership of the Series 2026 Bond subsequent to the Special Record Date and prior to the date fixed by the Paying Agent for the payment of such interest, by check or draft mailed as aforesaid. Notice of the Special Record Date and of the date fixed for the payment of such interest shall be given by sending a copy thereof by certified or registered first-class, postage prepaid mail, at least 10 days prior to the special record date, to the Purchaser and to the Owner of each Series 2026 Bond upon which interest will be paid determined as of the close of business on the day preceding such mailing at the address appearing on the registration books of the City. Any premium shall be payable to the Owner of each Series 2026 Bond redeemed upon presentation and surrender thereof upon prior redemption. If the date for making or giving any payment, determination or notice described herein is not a Business Day, such payment, determination or notice shall be made or given on the next succeeding Business Day.

(b) ***Redemption; Notice of Redemption***. The Series 2026 Bonds may be made subject to optional redemption prior to their maturity at a price or prices equal to the principal amount of the Series 2026 Bonds so redeemed plus a premium not to exceed 2% of the principal amount thereof, plus accrued interest to the date of redemption, at such times and in such manner as provided by Final Terms Certificate. The Series 2026 Bonds may also be made subject to mandatory redemption from sinking fund installments or otherwise, at such times and in such manner, at prices not exceeding the principal amount

of the Series 2026 Bonds so redeemed plus accrued interest to the date of redemption, as provided by a Final Terms Certificate.

Series 2026 Bonds which are redeemable prior to their respective maturity dates may be redeemed in part if issued in denominations which are integral multiples of $5,000. Such Series 2026 Bonds shall be treated as representing a corresponding number of separate Bonds in the denomination of $5,000 each. Any such Series 2026 Bond to be redeemed in part shall be surrendered for partial redemption in the manner hereinafter provided for transfers of ownership. Upon payment of the redemption price of any such Series 2026 Bond redeemed in part the Owner thereof shall receive a new Series 2026 Bond or Bonds of authorized denominations in aggregate principal amount equal to the unredeemed portion of the Series 2026 Bond surrendered.

Notice of redemption shall be given by the Paying Agent in the name of the City by sending a copy thereof by certified or registered first-class postage prepaid mail, at least 30 days prior to the Redemption Date, to the Purchaser and to the Owner of each of the Series 2026 Bonds being redeemed determined as of the close of business on the day preceding the first mailing of such notice, at the addresses appearing on the registration books of the City maintained by the Registrar. Such notice shall specify the number or numbers of the Series 2026 Bonds to be redeemed, whether in whole or in part, and the date fixed for redemption and shall further state that on the Redemption Date there will be due and payable upon each Series 2026 Bond or part thereof so to be redeemed the principal amount or part thereof plus accrued interest thereon to the Redemption Date plus any premium due and that from and after such date interest will cease to accrue. For so long as the Series 2026 Bonds are in book-entry form through The Depository Trust Company or its nominee, any redemption notice may be given, in lieu of such mailing, by sending a copy thereof by Federal Express or other nationally recognized overnight delivery service, or by electronic means, to The Depository Trust Company or its nominee. In addition, if the Series 2026 Bonds are in book-entry form, the Paying Agent is hereby authorized to comply with any operational procedures and requirements of The Depository Trust Company relating to redemption of Series 2026 Bonds and notice thereof. Failure to mail or send any notice as aforesaid or any defect in any notice so mailed with respect to any Series 2026 Bond shall not affect the validity of the redemption proceedings with respect to any other Series 2026 Bond. Any Series 2026 Bonds redeemed prior to their respective maturity dates by call for prior redemption or otherwise shall not be reissued and shall be cancelled the same as Series 2026 Bonds paid at or after maturity.

(c) ***Interest Rates***. Pursuant to Section 5-23 of the Charter, the Series 2026 Bonds shall be sold at an interest rate which does not exceed the market rate. The Series 2026 Bonds shall bear interest (computed on the basis of a 360-day year consisting of twelve 30-day months) from their date to maturity or prior redemption per annum as determined by the Finance Officer and certified by Final Terms Certificate at a net effective interest rate not to exceed 5.25%.

(d) ***Execution and Authentication***. The Series 2026 Bonds shall be executed by and on behalf of the Council as the governing body of the Enterprise, with the manual or facsimile signature of the Mayor, shall bear a manual or facsimile of the seal of the City,

shall be attested with the manual or facsimile signature of the City Clerk, and shall be authenticated with the manual signature of a duly authorized signatory of the Registrar. Should any officer whose signature appears on the Series 2026 Bonds cease to be such officer before delivery of the Series 2026 Bonds to the Purchaser, such signature shall nevertheless be valid and sufficient for all purposes. No Series 2026 Bond shall be valid or become obligatory for any purpose or be entitled to any security or benefit under this Series Ordinance unless and until the certificate of authentication on such Series 2026 Bond shall have been duly executed by the Registrar, and such executed certificate upon any such Series 2026 Bond shall be conclusive evidence that such Series 2026 Bond has been authenticated and delivered under this Series Ordinance. The certificate of authentication on any Series 2026 Bond shall be deemed to have been duly executed by the Registrar if signed by an authorized signatory thereof, but it shall not be necessary that the same signatory sign the certificate of authentication on all of the Series 2026 Bonds.

(e) ***Registration, Transfer and Exchange***. Upon their execution and authentication and prior to their delivery, the Series 2026 Bonds shall be registered for the purpose of payment of principal and interest by the Registrar. Thereafter, the Series 2026 Bonds shall be transferable only upon the registration books of the City maintained by the Registrar at the request of the Owner thereof or such Owner's duly authorized attorney-in-fact or legal representative. The Transfer Agent shall accept a Series 2026 Bond for registration or transfer only if the Owner is to be an individual, a corporation, a partnership, a limited liability company, a limited liability partnership, or a trust. A Series 2026 Bond may be transferred upon surrender thereof together with a written instrument of transfer duly executed by the Owner or such Owner's duly authorized attorney-in-fact or legal representative with guaranty of signature satisfactory to the Transfer Agent, containing written instructions as to the details of the transfer, along with the social security number or federal employer identification number of the transferee and, if the transferee is a trust, the names and social security numbers of the settlors and the beneficiaries of the trust. The Transfer Agent shall not be required to transfer ownership of any Series 2026 Bond during the 15 days prior to the first mailing of any notice of redemption or to transfer ownership of any Series 2026 Bond selected for redemption on or after the date of such mailing. The Owner of any Series 2026 Bond or Bonds may also exchange such Series 2026 Bond or Bonds for another Series 2026 Bond or Bonds of authorized denominations. Transfers and exchanges shall be made at the expense of the transferor or exchanger, and the Transfer Agent may also require payment of a sum sufficient to defray any tax or other governmental charge that may hereafter be imposed in connection with any transfer or exchange of Series 2026 Bonds. No transfer of any Series 2026 Bond shall be effective until entered on the registration books of the City maintained by the Registrar. In the case of every transfer or exchange, the Registrar shall authenticate and the Transfer Agent shall deliver to the new owner a new Series 2026 Bond or Bonds of the same aggregate principal amount, maturing in the same year, and bearing interest at the same per annum rate as the Series 2026 Bond or Bonds surrendered. Such Series 2026 Bond or Bonds shall be dated as of their date of authentication. New Series 2026 Bonds delivered upon any transfer or exchange shall be valid obligations, evidencing the same obligations as the Series 2026 Bonds surrendered, shall be secured by this Series Ordinance, the General Ordinance and any Final Terms Certificate and shall be entitled to all of the security and benefit hereof to the same extent as the Series 2026 Bonds surrendered. The City may deem and treat the person in whose

name any Series 2026 Bond is last registered upon the books of the City as the absolute owner thereof for the purpose of receiving payment of the principal of and interest on such Series 2026 Bond and for all other purposes, and all such payments so made to such person or upon his order shall be valid and effective to satisfy and discharge the liability of the City upon such Series 2026 Bond to the extent of the sum or sums so paid, and the City shall not be affected by any notice to the contrary.

(f) ***Resignation of Agents***. If the Paying Agent, Registrar or Transfer Agent shall resign, or if the City shall reasonably determine that the Paying Agent, Registrar or Transfer Agent has become incapable of fulfilling its duties hereunder, the City may, upon notice mailed to each Owner of Series 2026 Bonds at the addresses last shown on the registration books of the City, appoint a successor paying agent, registrar or transfer agent. Every such successor paying agent, registrar or transfer agent shall be a Commercial Bank or an official of the City. It shall not be required that the same person serve as paying agent, registrar, and transfer agent hereunder, but the City shall have the right to appoint and have the same person serve as paying agent, registrar, and transfer agent hereunder.

(g) ***Replacement of Series 2026 Bonds***. If any Series 2026 Bond shall have been lost, destroyed or wrongfully taken, the City shall provide for the replacement thereof upon receipt of the evidence of such loss, destruction or wrongful taking, along with an indemnity bond and reimbursement for expenses reasonably satisfactory to it.

(h) ***Recitals in Bonds***. Each Series 2026 Bond shall recite in substance that such Series 2026 Bond is a special and limited obligation payable solely out of and secured by an irrevocable, but not necessarily exclusive, pledge of the Net Pledged Revenues, that such Series 2026 Bond does not constitute a debt or an indebtedness or multiple fiscal-year debt or other financial obligation of the City within the meaning of any constitutional, Charter or statutory provision or limitation, that such Series 2026 Bond is not payable in whole or in part from the proceeds of general property taxes, and that the full faith and credit of the City is not pledged for the payment of the principal of or interest on such Series 2026 Bond. Each Series 2026 Bond shall further recite that it is issued under the authority of the Colorado Constitution, the Charter, the Code, the Supplemental Securities Act, the General Ordinance, and this Series Ordinance.

Section 2.05. Form of Series 2026 Bonds. The Series 2026 Bonds shall be in substantially the form set forth in Appendix A hereto, with such changes thereto, not inconsistent herewith, as may be necessary or desirable and approved by the officials of the City executing the same (whose manual or facsimile signatures thereon shall constitute conclusive evidence of such approval). All covenants, statements, representations and agreements contained in the Series 2026 Bonds are hereby approved and adopted as the covenants, statements, representations, and agreements of the City. Although attached as an appendix for the convenience of the reader, Appendix A is an integral part of this Series Ordinance and is incorporated herein as if set forth in full in the body of this Series Ordinance.

Section 2.06. Series 2026 Bonds Equally Secured. The Series 2026 Bonds shall be secured by an irrevocable and first lien (but not necessarily an exclusive first lien) upon the Net Pledged Revenues to the full extent provided in Section 5.01 of the General Ordinance, which lien

shall be binding and enforceable as provided therein. The covenants and agreements herein set forth to be performed on behalf of the City and the Enterprise shall be for the equal benefit, protection and security of the Owners of any and all of the Series 2026 Bonds, all of which, regardless of the time or times of their maturity, shall be of equal rank without preference, priority or distinction of any of the Series 2026 Bonds over any other thereof, except as otherwise expressly provided in or pursuant to this Series Ordinance.

Section 2.07. Special Obligations. All of the Series 2026 Bonds, as to all Debt Service Requirements thereof, shall be payable solely out of the Net Pledged Revenues. The Owners of the Series 2026 Bonds may not look to the general fund or any other fund of the City for the payment of the Debt Service Requirements, except the special funds and accounts pledged therefor. The Series 2026 Bonds shall not constitute a debt or indebtedness or multiple-fiscal year debt or other financial obligation of the City within the meaning of any constitutional, Charter or statutory provision or limitation, and the Series 2026 Bonds shall not be considered or held to be general obligations of the City but shall constitute special and limited obligations of the City, acting by and through the Enterprise. The Series 2026 Bonds are not payable in whole or in part from the proceeds of general property taxes or any other form of taxation, and the full faith and credit of the City is not pledged for payment of the Series 2026 Bonds.

ARTICLE III

SPECIAL ACCOUNTS

The proceeds of the Series 2026 Bonds and the Income shall be deposited by the City in the accounts described in this Article III, to be accounted for in the manner and priority set forth in this Article III.

Neither the Purchaser nor any subsequent Owner of any Series 2026 Bonds shall be in any manner responsible for the application or disposal by the City or by any of its officers, agents or employees of the moneys derived from the sale of the Series 2026 Bonds or of any other moneys designated in this Article III.

Section 3.01. Series 2026 Debt Service Subaccounts. There are hereby established within the Debt Service Account a Series 2026 Interest Subaccount and a Series 2026 Principal Subaccount. The Series 2026 Interest Subaccount shall be used to account for funds of the Debt Service Account allocable to payments of interest on the Series 2026 Bonds, and the Series 2026 Principal Subaccount shall be used to account for funds of the Debt Service Account allocable to payments of principal of the Series 2026 Bonds. The funds in the Series 2026 Interest Subaccount and the Series 2026 Principal Account are hereby appropriated for such purposes.

Section 3.02. Series 2026 Capital Project Account. The proceeds of the Series 2026 Bonds, including capitalized interest but excepting the sums, if any, required to be deposited in the Debt Service Account or the Series 2026 Debt Service Reserve Account, shall be deposited in the Series 2026 Capital Project Account hereby created and shall be maintained, used, and withdrawn only as provided herein solely for the purpose of paying or reimbursing the City for payments of the Cost of the Series 2026 Capital Project for which the Series 2026 Bonds are issued, and are pledged therefor. The funds so deposited are hereby appropriated for the purposes authorized by

this Series Ordinance and the General Ordinance. The appropriation shall be deemed a continuing appropriation and shall be effective until such funds are expended or such purposes are accomplished. Any such proceeds remaining in the Series 2026 Capital Project Account after completion of such Series 2026 Capital Project, excluding investment earnings which may be required to be rebated to the federal government, shall be deposited in the Debt Service Account and used for the purposes of the Debt Service Account or shall be used to the extent feasible to call and redeem First-Lien Revenue Obligations in advance of maturity. The City shall use any proceeds of the Series 2026 Bonds credited to the Series 2026 Capital Project Account, without further order, to pay the Debt Service Requirements of the Series 2026 Bonds as the same become due whenever and to the extent moneys in the Debt Service Account and the Debt Service Reserve Account or moneys otherwise available therefor are insufficient for that purpose, unless such proceeds shall be needed to defray obligations accrued and to accrue under any contracts then existing and pertaining to the Series 2026 Capital Project for which the Series 2026 Bonds are issued. Any moneys so used shall be restored to the Series 2026 Capital Project Account from the first Net Pledged Revenues thereafter received and not needed to meet the requirements provided in Sections 3.02, 3.03, 3.04 and 3.06 of the General Ordinance.

Section 3.03. Series 2026 Costs of Issuance Account. The portion of the proceeds of the Series 2026 Bonds reasonably required to pay the costs of issuance thereof shall be deposited in the Series 2026 Costs of Issuance Account, which is hereby established and to be used, to the extent required, for the payment of Costs of Issuance of the Series 2026 Bonds, and to the extent of any excess, for any other Costs of the Series 2026 Capital Project.

Section 3.04. Series 2026 Debt Service Reserve Account. Pursuant to Section 3.04 of the General Ordinance, and only if provided by Final Terms Certificate, there shall be established in connection with the Series 2026 Bonds a Debt Service Reserve Account to be known as the Series 2026 Debt Service Reserve Account. The Series Ordinance authorizing any Series of Additional First-Lien Revenue Obligations may provide that such Additional First-Lien Revenue Obligations are secured by the Series 2026 Debt Service Reserve Account as a common reserve on the same basis and subject to the same requirements as the Series 2026 Bonds, or may provide for a separate Debt Service Reserve Account for such Additional First-Lien Revenue Obligations. Subject to the payments required by Sections 3.02 and 3.03 of the General Ordinance and except as provided in Section 3.05 thereof, from the Net Pledged Revenues or the proceeds of the Series 2026 Bonds, or both, there shall be credited from time to time to the Series 2026 Debt Service Reserve Account moneys sufficient to accumulate and maintain the Series 2026 Debt Service Reserve Account at an amount at least equal to the Series 2026 Reserve Requirement. The dollar amount of the Series 2026 Reserve Requirement may be recalculated and reduced, but not increased, from time to time by the City as necessary to apply the Series 2026 Reserve Requirement to the remaining Debt Service Requirements of the Series 2026 Bonds; provided that the Series 2026 Reserve Requirement shall not be reduced to an amount less than the lesser of (a) 10% of the principal amount of the Series 2026 Bonds, (b) the Maximum Annual Debt Service Requirements of the Series 2026 Bonds, or (c) 125% of the Average Annual Debt Service Requirements of the Series 2026 Bonds. The moneys required to be deposited to the Series 2026 Debt Service Reserve Account, excluding any investment earnings which may be transferred to the Series 2026 Excess Investment Earnings Account to be rebated to the federal government, shall be set aside, accumulated and, if necessary, reaccumulated from time to time and maintained as a continuing reserve to be used, except as otherwise expressly provided in the General Ordinance or

this Series Ordinance, only to prevent deficiencies in payment of the Debt Service Requirements of the Series 2026 Bonds then Outstanding resulting from failure to deposit into the Debt Service Account sufficient funds to pay such Debt Service Requirements as the same become due, and such funds are hereby appropriated for such purpose.

Section 3.05. Series 2026 Excess Investment Earnings Account. The Finance Officer shall transfer into and pay from the Series 2026 Excess Investment Earnings Account hereby created within the Wastewater Fund the amount of required arbitrage rebate, if any, due to the federal government pursuant to Section 148(f)(2) of the Tax Code, and the applicable Treasury regulations (the "Regulations") promulgated thereunder. The Finance Officer shall determine such amounts in the manner required by said sections and related regulations and Section 4.01(f) hereof. Transfer of the required arbitrage rebate amounts shall be made from the Series 2026 Capital Project Account, the Debt Service Account and the Series 2026 Debt Service Reserve Account; provided, however, that required arbitrage rebate payments shall be made to the federal government from legally available funds regardless of whether there are any remaining proceeds or other funds attributable to the Series 2026 Bonds that are available for the purpose.

All amounts in the Series 2026 Excess Investment Earnings Account, including income earned from investment thereof, shall be held by the Finance Officer free and clear of any lien created by this Series Ordinance, and the Finance Officer shall remit the same to the federal government from time to time as provided in Section 4.01(f) hereof; provided that any amounts remaining in the Series 2026 Excess Investment Earnings Account after payment of, or in excess of, all arbitrage rebate payments reasonably expected to be due in connection with the Series 2026 Bonds shall be available for any lawful purpose of the Enterprise or the City. The amounts, if any, in the Series 2026 Excess Investment Earnings Account are hereby appropriated for such purposes.

ARTICLE IV

SERIES 2026 COVENANTS

Section 4.01. Federal Income Tax Covenants. In addition to the various covenants made by it in the General Ordinance, the City covenants to and for the benefit of the Owners of the Series 2026 Bonds as follows:

(a) ***General***. The City intends that the interest on the Series 2026 Bonds shall be excludable from gross income for federal income tax purposes pursuant to Sections 103 and 141 through 150 of the Tax Code, and Regulations. The City covenants and agrees not to take any action, or knowingly omit to take any action within its control, that if taken or omitted, respectively, would cause the interest on the Series 2026 Bonds to be included in gross income, as defined in Section 61 of the Tax Code, for federal income tax purposes. In particular, the City covenants and agrees to comply with each requirement of this Section 4.01; provided, however, that the City shall not be required to comply with any particular requirement of this Section 4.01 if the City has received an opinion of nationally recognized bond counsel ("Counsel's Opinion") that such noncompliance will not adversely affect the excludability from gross income for federal income tax purposes of interest on the Series 2026 Bonds or if the City has received a Counsel's Opinion to the effect that compliance with some other requirement set forth in this Section 4.01 will

satisfy the applicable requirements of the Tax Code and the Regulations, in which case compliance with such other requirement specified in such Counsel's opinion shall constitute compliance with the corresponding requirement specified in this Section 4.01.

(b) ***No Private Use or Payment and No Private Loan Financing***. The City covenants and agrees that it will make such use of the proceeds of the Series 2026 Bonds including interest or other investment income derived from Series 2026 Bond proceeds, regulate the use of property financed, directly or indirectly, with such proceeds, and take such other and further action as may be required so that the Series 2026 Bonds will not be "private activity bonds" or be deemed to finance any "private loan" within the meaning of the Tax Code and the Regulations promulgated thereunder. Moreover, the City shall certify, through an authorized officer, employee or agent that based upon all facts and estimates known or reasonably expected to be in existence on the date the Series 2026 Bonds are delivered, that the proceeds of the Series 2026 Bonds will not be used in a manner that would cause the Series 2026 Bonds to be "private activity bonds" within the meaning of Section 141 of the Tax Code and the Regulations promulgated thereunder.

(c) ***No Federal Guarantee***. The City covenants and agrees that it has not taken and will not take any action, and has not knowingly omitted and will not knowingly omit to take any action, within its control, that, if taken or omitted, respectively, would cause the Series 2026 Bonds to be "federally guaranteed" within the meaning of Section 149(b) of the Tax Code and the applicable Regulations thereunder, except as permitted by Section 149(b)(3) of the Tax Code and such Regulations.

(d) ***No Hedge Bonds***. The City covenants and agrees that it has not taken and will not take any action, and has not knowingly omitted and will not knowingly omit to take any action, within its control, that, if taken or omitted, respectively, would cause the Series 2026 Bonds to be "hedge bonds" within the meaning of Section 149(g) of the Tax Code and the applicable Regulations thereunder.

(e) ***No Arbitrage***. The City covenants and agrees that it will make such use of the proceeds of the Series 2026 Bonds including interest or other investment income derived from Series 2026 Bond proceeds, regulate investments of proceeds of the Series 2026 Bonds, and take such other and further action as may be required so that the Series 2026 Bonds will not be "arbitrage bonds" within the meaning of Section 148(a) of the Tax Code and the applicable Regulations promulgated thereunder. Moreover, the City shall certify, through an authorized officer, employee or agent that based upon all facts and estimates known or reasonably expected to be in existence on the date the Series 2026 Bonds are delivered, the City will reasonably expect that the proceeds of the Series 2026 Bonds will not be used in a manner that would cause the Series 2026 Bonds to be "arbitrage bonds" within the meaning of Section 148(a) of the Tax Code and the applicable Regulations promulgated thereunder.

(f) ***Arbitrage Rebate***. If the City does not qualify for an exception to the requirements of Section 148(f) of the Tax Code relating to the required rebate to the United States of America, the City will take all necessary steps to comply with the requirement that certain amounts earned by the City on the investment of the "gross proceeds" of the

Series 2026 Bonds (within the meaning of Section 148(f)(6)(B) of the Tax Code), be rebated to the federal government. Specifically, the City will (i) maintain records regarding the investment of the gross proceeds of the Series 2026 Bonds as may be required to calculate the amount earned on the investment of the gross proceeds of the Series 2026 Bonds separately from records of amounts on deposit in the funds and accounts of the City allocable to other bond issues of the City or moneys which do not represent gross proceeds of any bonds of the City; (ii) calculate at such times as are required by applicable Regulations, the amount earned from the investment of the gross proceeds of the Series 2026 Bonds which is required to be rebated to the federal government; and (iii) pay, not less often than every fifth anniversary date of the delivery of the Series 2026 Bonds or on such other dates as may be permitted under applicable Regulations, all amounts required to be rebated to the federal government. Further, the City will not indirectly pay any amount otherwise payable to the federal government pursuant to the foregoing requirements to any person other than the federal government by entering into any investment arrangement with respect to the gross proceeds of the Series 2026 Bonds that might result in a reduction in the amount required to be paid to the federal government because such arrangement results in a smaller profit or a larger loss than would have resulted if the arrangement had been at arm's length and had the yield on the issue not been relevant to either party.

(g) ***Information Reporting***. The City covenants and agrees to file or cause to be filed with the Secretary of the Treasury, not later than the fifteenth day of the second calendar month after the close of the calendar quarter in which the Series 2026 Bonds are issued, an information statement concerning the Series 2026 Bonds, all under and in accordance with Section 149(e) of the Tax Code and the applicable Regulations promulgated thereunder.

(h) ***Continuing Obligation***. Notwithstanding any other provision of this Series Ordinance, the City's obligations under the covenants and provisions of this Section 4.01 shall survive the defeasance and discharge of the Series 2026 Bonds.

Section 4.02. Liquidity Requirement. Only to the extent provided by Final Terms Certificate, the City shall have an unrestricted and unencumbered cash balance in the Wastewater Fund, as of the end of each Fiscal Year, at least equal to the Liquidity Requirement. The Liquidity Requirement shall be calculated at the close of each Fiscal Year for the ensuing Fiscal Year, and shall be an amount, if any, established by Final Terms Certificate, not exceeding three months' average Operation and Maintenance Expenses of the System, based upon the adjusted budget for the ensuing Fiscal Year. This Section imposes no requirement that the City maintain such amounts between the annual test dates. The failure to meet the Liquidity Requirement shall not constitute an Event of Default hereunder so long as the City is making reasonable efforts to meet the Liquidity Requirement or restore the cash balances of the Wastewater Fund to the Liquidity Requirement.

ARTICLE V

MISCELLANEOUS

Section 5.01. Sale of Series 2026 Bonds. The Series 2026 Bonds shall be sold to the Purchaser at competitive sale at a price, to be determined by a Final Terms Certificate, not less than 100% of their principal amount plus accrued interest to the date of their delivery to the Purchaser. The Mayor and the City Clerk, on behalf of the Enterprise, are authorized pursuant to this Series Ordinance and a Final Terms Certificate to take all such actions as reasonably required for the purpose of specifying the terms and conditions of sale of the Series 2026 Bonds and effecting their delivery to the Purchaser.

Section 5.02. Character of Agreement. None of the covenants, agreements, representations or warranties contained herein or in the Series 2026 Bonds shall ever impose or shall be construed as imposing any liability, obligation or charge against the City (except for the special funds pledged therefor) or against the general credit of the City payable out of its general funds or out of any funds derived from its general property taxes.

Section 5.03. No Pledge of Property. The payment of the Series 2026 Bonds is not secured by an encumbrance, mortgage or other pledge of property of the City except for the Net Pledged Revenues and other funds expressly pledged hereunder. No property of the City, subject to such exception with respect to the Net Pledged Revenues and other funds, as provided herein and in the General Ordinance, shall be liable to be forfeited or taken in payment of the Series 2026 Bonds.

Section 5.04. Delegated Duties. The officers of the City are hereby authorized and directed to enter into such agreements and take all action necessary or appropriate to effectuate the provisions of this Series Ordinance and to comply with the requirements of law, including, without limitation:

(a) ***Preparation of Series 2026 Bonds***. The preparation of the Series 2026 Bonds, including the printing upon or attachment to each such Bond of a copy of the approving legal opinion of bond counsel, duly certified by the Registrar;

(b) ***Execution, Registration and Delivery of Series 2026 Bonds***. The execution and registration of the Series 2026 Bonds and the delivery of the Series 2026 Bonds to the Purchaser pursuant to the provisions of this Series Ordinance;

(c) ***Information***. The assembly and dissemination of financial and other information concerning the City and the Series 2026 Bonds;

(d) ***Official Statement and Continuing Disclosure Undertaking***. The preparation of an Official Statement for the use of prospective buyers of the Series 2026 Bonds, including, without limitation, the Purchaser and in connection therewith, the delivery and performance of the Continuing Disclosure Undertaking; and

(e) ***Closing Certificates***. The execution of such certificates as may be reasonably required by the Purchaser, relating, inter alia, to:

(i) the signing of the Series 2026 Bonds;

(ii) the tenure and identity of the officials of the City;

(iii) if in accordance with fact, the absence of litigation, pending or threatened, affecting the validity of the Series 2026 Bonds;

(iv) the excludability of interest on the Series 2026 Bonds from gross income for federal income tax purposes and the exemption of such interest from State income tax;

(v) the delivery of the Series 2026 Bonds and the receipt of the Series 2026 Bond purchase price; and

(vi) the accuracy and adequacy of information provided in the Official Statement prepared for prospective buyers of the Series 2026 Bonds.

(f) ***Paying Agent and Registrar Agreement***. The preparation and execution of a paying agent and registrar agreement, if any, concerning the services and compensation of the Paying Agent, Registrar and Transfer Agent.

Section 5.05. Preliminary Official Statement; Official Statement. The proposed form of Preliminary Official Statement of the City relating to the issuance and sale of the Series 2026 Bonds has been presented to the meeting of the Council at which this Series Ordinance is approved on first introduction and is on file in the office of the City Clerk. The Preliminary Official Statement, in substantially the form so presented with such additional changes as are made prior to final passage of this Series Ordinance, is hereby deemed by the City to be a "nearly final official statement" for purposes of Rule 15c2-12 of the Securities and Exchange Commission. The distribution and use by the Purchaser for the reoffering of the Series 2026 Bonds to the public of the final Official Statement, in substantially the form of the Preliminary Official Statement, but with such amendments, additions and deletions as are consistent with the facts, as are not inconsistent herewith and as are approved by the Mayor as evidenced by the Mayor's execution of the Official Statement, is hereby authorized and approved, and the Mayor is authorized to sign the final Official Statement on behalf of the City.

Section 5.06. Paying Agent, Registrar, and Transfer Agent Provisions. In the event the acting Paying Agent, Registrar, and Transfer Agent(s) is a corporate bank(s) or trust(s) and not an authorized officer of the City, such corporate bank(s) or trust(s) shall serve as the initial Registrar, Paying Agent, and/or Transfer Agent for the Series 2026 Bonds, and the Finance Officer and designees of the Finance Officer shall be authorized representatives of the City for purposes of providing direction to the Paying Agent, Registrar, and Transfer Agent. Upon 30 days' prior written notice to the Owners, the Paying Agent (or any successor) may resign as Registrar, Paying Agent or Transfer Agent, or all (provided that no such resignation shall be effective until a successor Registrar, Paying Agent, and Transfer Agent is appointed), and the City shall appoint a successor Registrar, Paying Agent or Transfer Agent, or all, which successor Registrar, Paying Agent or Transfer Agent shall be a bank or trust company located in and in good standing in the United States and having shareholders' equity (e.g., capital stock, surplus and profits), however denominated, not less than $10,000,000. It shall not be required that the same institution serve as

Registrar, Paying Agent, and Transfer Agent hereunder, but the City shall have the right to have the same institution serve as Registrar, Paying Agent, and Transfer Agent hereunder.

Section 5.07. Successors. Whenever herein the City is named or is referred to, such provision shall be deemed to include any successors of the City, whether so expressed or not. All of the covenants, stipulations, obligations and agreements by or on behalf of and other provisions for the benefit of the City contained herein shall bind and inure to the benefit of any officer, board, district, commission, authority, agency, instrumentality or other Person or Persons to whom or to which there shall be transferred by or in accordance with law any right, power or duty of the City or of its respective successors, if any, the possession of which is necessary or appropriate in order to comply with any such covenants, stipulations, obligations, agreements or other provisions hereof.

Section 5.08. Rights and Immunities. Except as herein otherwise expressly provided, nothing herein expressed or implied is intended or shall be construed to confer upon or to give to any Person, other than the City, and the Owners from time to time of the Series 2026 Bonds, any right, remedy or claim under or by reason hereof or any covenant, condition or stipulation hereof. All of the covenants, stipulations, promises and agreements herein contained by and on behalf of the City shall be for the sole and exclusive benefit of the City, and any Owner of any of the Series 2026 Bonds.

No recourse shall be had for the payment of the Debt Service Requirements of the Series 2026 Bonds or for any claim based thereon or otherwise upon this Series Ordinance authorizing their issuance or any other ordinance or instrument pertaining thereto, against any individual member of the Council or the Water and Sewer Board, or any officer or other agent of the City or the Enterprise, past, present or future, either directly or indirectly through the City, or otherwise, whether by virtue of any constitution, statute or rule of law or by the enforcement of any penalty or otherwise, all such liability, if any, being by the acceptance of the Series 2026 Bonds and as a part of the consideration of their issuance specially waived and released.

Section 5.09. Ratification. All action not inconsistent with the provisions of this Series Ordinance heretofore taken by the City or its officers, and otherwise by the City directed toward the Series 2026 Capital Project, the adoption of this Series Ordinance or the issuance of the Series 2026 Bonds for the purposes described herein is hereby ratified, approved and confirmed.

Section 5.10. Facsimile Signatures. Pursuant to the Uniform Facsimile Signature of public Officials Act, Part 1, Article 55, Title 11, C.R.S., as amended, the Mayor and the City Clerk may forthwith, and in any event prior to the time the Series 2026 Bonds are delivered to the Purchaser, file with the Colorado Secretary of State their manual signatures certified by them under oath.

Section 5.11. Ordinance Irrepealable. This Series Ordinance is, and shall constitute, a legislative measure of the City and after any of the Series 2026 Bonds are issued, this Series Ordinance shall constitute an irrevocable contract between the City and the Owner or Owners of the Series 2026 Bonds; and this Series Ordinance, if any Series 2026 Bonds are in fact issued, shall be and shall remain irrepealable until the Series 2026 Bonds, as to all Debt Service Requirements, shall be fully paid, cancelled and discharged, as herein provided.

Section 5.12. Repealer. All ordinances, resolutions, bylaws, orders, and other instruments, or parts thereof, inconsistent herewith, except the General Ordinance, are hereby repealed to the extent only of such inconsistency. This repealer shall not be construed to revive any ordinance, resolution, bylaw, order, or other instrument, or part thereof, heretofore repealed.

Section 5.13. Severability. If any section, paragraph, clause or other provision of this Series Ordinance shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability thereof shall not affect any of the remaining sections, paragraphs, clauses or provisions of this Series Ordinance.

Section 5.14. Effective Date; Expiration. This Series Ordinance shall take effect five days after publication following final passage. This Series Ordinance shall expire to the extent that the Series 2026 Bonds authorized herein are not issued within one year from the final passage hereof.

Section 5.15. Publication. Pursuant to Section 3.17(f) of the Charter of the City, this Series Ordinance, if not amended in substance after first reading hereof, shall be published after second reading and final passage either by title or in full, as the Council may determine.

Section 5.16. Disposition of Ordinance. This Series Ordinance, immediately on its final passage, shall be numbered and recorded in the Book of Ordinances kept for that purpose, authenticated by the signatures of the Mayor and the City Clerk, and shall be published as required by law and the Charter.

[Remainder of Page Left Intentionally Blank]

INTRODUCED, READ AND ORDERED PUBLISHED this ____ day of _____, 2026.

PASSED AND ORDERED PUBLISHED BY REFERENCE this____ day of _____, 2026.

[SEAL]

CITY OF GREELEY, COLORADO,
ACTING BY AND THROUGH ITS
SANITARY WATER ENTERPRISE

By _____
Mayor

Attest:

By _____
City Clerk

Approved as to Form:

By _____
City Attorney

APPENDIX A

FORM OF BOND

(Text of Face)

UNITED STATES OF AMERICA
STATE OF COLORADO
COUNTY OF WELD
CITY OF GREELEY
SANITARY WATER ENTERPRISE
FIRST-LIEN SEWER IMPROVEMENT REVENUE BOND
SERIES 2026

No. R-_____ $_____

Interest Rate	**Maturity Date**	**Original Date**	**CUSIP**
%	August 1, 20__	_____ __, 2026	392532 ___

REGISTERED OWNER: **CEDE & CO.**
Tax Identification Number: 13-2555119

PRINCIPAL SUM: ** _____ DOLLARS**

The City Council of the City of Greeley, in the County of Weld and State of Colorado, acting as the governing body of the Sanitary Water Enterprise of said City, for value received, hereby promises to pay to the Registered Owner (specified above), or registered assigns, solely from the special funds provided therefor, as hereinafter set forth, the Principal Sum (specified above), in lawful money of the United States of America, on the Maturity Date (specified above), with interest thereon from the Original Date (specified above), or the interest payment date to which interest has been paid next preceding the authentication date hereof, whichever is later, to the Maturity Date, except if redeemed prior thereto, at the per annum Interest Rate (specified above), payable semiannually on the first day of February and the first day of August of each year, commencing on [August 1, 2026], or the first such date after the date hereof, whichever is later, in the manner provided herein. If upon presentation at maturity payment of the Principal Sum is not made as provided herein, interest continues at the Interest Rate until the Principal Sum is paid in full.

[Bonds of this series maturing in the years _____ through _____ are not subject to optional redemption prior to their respective maturity dates. Bonds of this series maturing in the year _____ and thereafter are subject to optional redemption prior to their respective maturity dates, in whole or in part in inverse order of maturity and by lot within a maturity, on August 1, 20__, and on any date thereafter, at a price equal to the principal amount of each Series 2026 Bond so redeemed plus accrued interest thereon to the redemption date plus a premium expressed as a percentage of the principal amount of each Series 2026 Bond so redeemed, depending on the redemption date, as follows:

Redemption Dates	Premiums

Bonds of this series which are redeemable prior to their respective maturity dates may be redeemed in part if issued in denominations which are integral multiples of $5,000. In such case the Series 2026 Bond is to be surrendered in the manner provided for transfers of ownership. Upon payment of the redemption price the Registered Owner is to receive a new Series 2026 Bond or Bonds of authorized denominations in aggregate principal amount equal to the unredeemed portion of the Series 2026 Bond surrendered.]

Notice of redemption of any Bonds of this series is to be given by the Paying Agent by sending a copy of such notice by certified or registered first-class postage prepaid mail, at least 30 days prior to the redemption date, to _____, _____, _____, the Original Purchaser hereof, and to the registered owner of each of the Series 2026 Bonds being redeemed determined as of the close of business on the day preceding the first mailing of such notice at the address appearing on the registration books of the Registrar. Such notice is to specify the number or numbers of the Series 2026 Bonds to be redeemed, whether in whole or in part, and the date fixed for redemption, and is further to state that on the redemption date there will be due and payable upon each Series 2026 Bond or part thereof so to be redeemed the principal amount or part thereof plus accrued interest thereon to the redemption date plus any premium due and that from and after such date interest will cease to accrue. For so long as the Series 2026 Bonds are in book-entry form through The Depository Trust Company or its nominee, such notice may be given, in lieu of such mailing, by sending a copy thereof, by Federal Express or other nationally recognized overnight delivery service, or by electronic means, to The Depository Trust Company or its nominee. In addition, if the Series 2026 Bonds are in book-entry form, the Paying Agent is authorized to comply with any operational procedures and requirements of The Depository Trust Company relating to redemption of bonds and notice thereof. Failure to mail or send any notice as aforesaid or any defect in any notice so mailed or sent with respect to any Series 2026 Bond does not affect the validity of the redemption proceedings with respect to any other Series 2026 Bond.

The principal of, interest on, and any premium due in connection with the redemption of this Series 2026 Bond are payable to the Registered Owner by Zions Bancorporation, National Association, Denver, Colorado, or its successors, as Paying Agent. The principal and the final installment of interest are payable to the Registered Owner upon presentation and surrender of this Series 2026 Bond at maturity or upon prior redemption. Except as hereinbefore and hereinafter provided, the interest is payable to the Registered Owner determined as of the close of business on the regular record date, which is the first day of the calendar month next preceding the interest payment date, irrespective of any transfer of ownership hereof subsequent to the regular record date and prior to such interest payment date, by check or draft mailed to the Registered Owner at the address appearing on the registration books of the City maintained by Zions Bancorporation, National Association, Denver, Colorado, or its successors, as Registrar. Any interest hereon not

paid when due and any interest hereon accruing after maturity is payable to the Registered Owner determined as of the close of business on the special record date, which is to be fixed by the Paying Agent for such purpose, irrespective of any transfer of ownership of this Series 2026 Bond subsequent to such special record date and prior to the date fixed by the Paying Agent for the payment of such interest, by check or draft mailed as aforesaid. Notice of the special record date and of the date fixed for the payment of such interest is to be given by sending a copy thereof by certified or registered first-class postage prepaid mail, at least 10 days prior to the special record date, to Zions Bancorporation, National Association, Denver, Colorado, and to the Registered Owner of each Series 2026 Bond upon which interest will be paid determined as of the close of business on the day preceding such mailing, at the addresses appearing on the registration books of the City. Any premium is payable to the Registered Owner upon presentation and surrender of this Series 2026 Bond upon prior redemption. If the date for making or giving any payment, determination or notice described herein is not a Business Day, such payment, determination or notice is to be made or given on the next succeeding day which is a Business Day.

Payment of the principal of, interest on and any premium due in connection with the redemption of this Series 2026 Bond is to be made solely from, and as security for such payment there are irrevocably (but not necessarily exclusively) pledged, pursuant to the Sewer System General Ordinance (the "General Ordinance") and the Series Ordinance pertaining to the Bonds of this Series (the "Series Ordinance"), as supplemented by the Final Terms Certificate (the "Final Terms Certificate") pursuant to which this Series 2026 Bond is delivered (the General Ordinance, the Series Ordinance and the Final Terms Certificate being referred to collectively as the "Ordinances"), two special accounts, thereby identified as the Debt Service Account and the Debt Service Reserve Account, into which the City Council, acting as the governing body of the Sanitary Water Enterprise of the City, has covenanted in the Ordinances to pay, from certain revenues derived from the operation and use of and otherwise pertaining to the Sewer System (the "System") of the City (the "Income") after provision is made only for the payment of all necessary and reasonable current expenses of operating, maintaining and repairing the System (such remaining revenues being referred to as the "Net Pledged Revenues"), sums sufficient to pay when due the principal of, interest on and any premium due in connection with the redemption of the Series 2026 Bonds and any parity securities payable from such revenues, and to accumulate and maintain a specified reserve for such purposes. In addition, the City may at its option augment such funds with any other moneys of the City legally available for expenditure for the purposes thereof as provided in the Ordinances.

It is hereby recited, certified and warranted that for the payment of the principal of, interest on, and any premium due in connection with the redemption of this Series 2026 Bond, the City has created and will maintain said special funds and will deposit the Net Pledged Revenues therein, and out of said special funds, as an irrevocable charge thereon, will pay the principal of, interest on, and any premium due in connection with the redemption of this Series 2026 Bond in the manner provided by the Ordinances.

The Bonds of this issue are equitably and ratably secured by a lien on the Net Pledged Revenues, and such Bonds constitute an irrevocable and first lien, but not necessarily an exclusive first lien, upon the Net Pledged Revenues. Bonds and other obligations, in addition to the Bonds of this issue, subject to expressed conditions, may be issued and made payable from the Net Pledged Revenues having a lien thereon subordinate and junior to the lien of the Bonds of this

issue or, subject to additional expressed conditions, having a lien thereon on a parity with the lien of such Bonds in accordance with the provisions of the Ordinances.

The City Council covenants and agrees with the Registered Owner hereof that it will keep and will perform all of the covenants of this Series 2026 Bond and of the Ordinances described below.

This Series 2026 Bond is authorized and issued for the purpose of defraying the cost of constructing and installing additions and improvements to the Sewer System of the City under the authority of and in full conformity with the Constitution of the State of Colorado, the City Charter, the City Code of the City, and all other laws of the State of Colorado thereunto enabling and pursuant to Ordinances, hereinafter identified, duly adopted prior to the issuance of this Series 2026 Bond.

Reference is hereby made to the Ordinances for a description of the provisions, terms and conditions upon which the Bonds of this issue are issued and secured, including, without limitation, the nature and extent of the security for the Series 2026 Bonds, provisions with respect to the custody and application of the proceeds of the Series 2026 Bonds, the collection and disposition of the revenues and moneys charged with and pledged to the payment of the principal of, interest on, and any premium due in connection with the redemption of the Series 2026 Bonds, the terms and conditions on which the Series 2026 Bonds are issued, a description of the special funds referred to above and the nature and extent of the security and pledge afforded thereby for the payment of the principal of, interest on, and any premium due in connection with the redemption of the Series 2026 Bonds, and the manner of enforcement of said pledge, as well as the rights, duties, immunities and obligations of the City and the members of its Council and also the rights and remedies of the Registered Owners of the Series 2026 Bonds.

To the extent and in the respects permitted by the Ordinances, the provisions thereof, or any instrument amendatory thereof or supplemental thereto, may be modified or amended by action of the City Council of the City taken in the manner and subject to the conditions and exceptions provided therein. The pledge of revenues and other obligations of the City and its Sanitary Water Enterprise under the Ordinances may be discharged at or prior to the maturity or prior redemption of the Series 2026 Bonds upon the making of provision for the payment of the Series 2026 Bonds on the terms and conditions set forth in the Ordinances.

It is hereby recited, certified and warranted that all the requirements of law have been fully complied with by the proper officers of the City and the Sanitary Water Enterprise of the City in the issuance of this Series 2026 Bond; that it is issued pursuant to and in strict conformity with the Constitution and all other laws of the State of Colorado, including the City Charter, the City Code and the Ordinances; that this Series 2026 Bond does not contravene any constitutional or statutory provision or limitation of the State of Colorado, or any provision or limitation of the City Charter; and that this Series 2026 Bond is issued under the authority of the Ordinances.

This Series 2026 Bond is issued pursuant to the Supplemental Public Securities Act, Part 2 of Article 57, Title 11, C.R.S., and this recital shall be conclusive evidence of the validity and the regularity of issuance of this Series 2026 Bond after its delivery for value.

This Series 2026 Bond is transferable only upon the registration books of the City by Zions Bancorporation, National Association, Denver, Colorado, or its successors, as Transfer Agent, at the request of the Registered Owner or such Owner's duly authorized attorney-in-fact or legal representative, upon surrender hereof together with a written instrument of transfer duly executed by the Registered Owner or such Owner's duly authorized attorney-in-fact or legal representative with guaranty of signature satisfactory to the Transfer Agent, containing written instructions as to the details of the transfer, along with the social security number or federal employer identification number of the transferee and, if the transferee is a trust, the names and social security numbers of the settlors and the beneficiaries of the trust. The Transfer Agent shall accept this Series 2026 Bond for registration or transfer only if the Registered Owner is to be an individual, a corporation, a partnership, a limited liability company, a limited liability partnership or a trust. The Transfer Agent is not required to transfer ownership of this Series 2026 Bond during the 15 days prior to the first mailing of any notice of redemption or to transfer ownership of any Series 2026 Bond selected for redemption on or after the date of such mailing. The Registered Owner may also exchange this Series 2026 Bond for another Series 2026 Bond or Bonds of authorized denominations. Transfers and exchanges are to be made at the expense of the transferor or exchanger, and the Transfer Agent may also require payment of a sum sufficient to defray any tax or other governmental charge that may hereafter be imposed in connection with any transfer or exchange of Series 2026 Bonds. No transfer of this Series 2026 Bond is to be effective until entered on the registration books of the City maintained by the Registrar. In the case of every transfer or exchange, the Registrar shall authenticate and the Transfer Agent shall deliver to the new Registered Owner a new Series 2026 Bond or Bonds of the same aggregate principal amount, maturing in the same year, and bearing interest at the same per annum rate as the Series 2026 Bond or Bonds surrendered. Such Series 2026 Bond or Bonds shall be dated as of their date of authentication. The City may deem and treat the person in whose name this Series 2026 Bond is last registered upon the books of the City as the absolute owner hereof for the purpose of receiving payment of the principal of, interest on, and any premium due in connection with the redemption of this Series 2026 Bond and for all other purposes, and all such payments so made to such owner or upon such owner's order will be valid and effective to satisfy and discharge the liability of the City upon this Series 2026 Bond to the extent of the sum or sums so paid, and the City will not be affected by any notice to the contrary.

This Series 2026 Bond is a special and limited obligation payable solely out of and secured by an irrevocable, but not necessarily exclusive, pledge of the Net Pledged Revenues, as more specifically provided in the Ordinances. This Series 2026 Bond does not constitute a debt or an indebtedness or a multiple-fiscal year debt or other financial obligation of the City within the meaning of any constitutional, charter or statutory provision or limitation. This Series 2026 Bond is not payable in whole or in part from the proceeds of general property taxes or any other form of taxation, and the full faith and credit of the City is not pledged for the payment of the principal of or interest on this Series 2026 Bond.

IN WITNESS WHEREOF, the City Council of the City of Greeley, Colorado, acting by and through the Sanitary Water Enterprise of said City, has caused this Series 2026 Bond to be executed in its name and on its behalf with the manual or facsimile signature of the Mayor of the City, to be sealed with the manual or facsimile seal of the City, and to be signed and attested with the manual or facsimile signature of the City Clerk of the City.

[SEAL]

CITY OF GREELEY, COLORADO,
ACTING BY AND THROUGH ITS
SANITARY WATER ENTERPRISE

By _____
Mayor,
City of Greeley, Colorado

Attest:

By _____
City Clerk,
City of Greeley, Colorado

CERTIFICATE OF AUTHENTICATION

This Series 2026 Bond is one of the Series 2026 Bonds issued pursuant to the Ordinances herein described. Attached hereto is the complete text of the opinion of bond counsel, a signed copy of which, dated the date of the first delivery of the Series 2026 Bonds herein described, is on file with the undersigned.

Dated: _____

Zions Bancorporation, National Association, as Registrar

By _____
Authorized Signatory

APPROVING LEGAL OPINION

Set forth below is a true copy of the approving legal opinion of Kutak Rock LLP, delivered on the date on which the Series 2026 Bonds were originally issued:

June __, 2026

City of Greeley
1100 10th Street
Greeley, CO 80631

[Purchaser]

$[_____]
City of Greeley, Colorado,
acting by and through its
Sanitary Water Enterprise,
First-Lien Sewer Improvement Revenue Bonds
Series 2026

Ladies and Gentlemen,

We have been engaged by the City of Greeley, Colorado (the "City") to act as bond counsel in connection with the issuance of the First-Lien Sewer Improvement Revenue Bonds, Series 2026 (the "Series 2026 Bonds"). The Series 2026 Bonds are being issued by the City, acting by and through its Sanitary Water Enterprise (the "Enterprise"), pursuant to Ordinance No. 10, 2015 and Ordinance No. __, 2026 (collectively, the "Ordinances"). The Ordinances are supplemented by a Final Terms Certificate dated June __, 2026 (the "Final Terms Certificate"). The Ordinances, as supplemented by the Final Terms Certificate, is referred to herein as the "Bond Ordinance." Capitalized terms used but not otherwise defined herein have the meanings assigned to them in the Bond Ordinance.

In our capacity as bond counsel, we have examined the Constitution and the laws of the State of Colorado (the "State"), the home rule charter (the "Charter") of the City, and the regulations, rulings and judicial decisions relevant to the opinions set forth in paragraph 2 below; the transcript of the proceedings relating to the issuance of the Series 2026 Bonds; the Bond Ordinance, and such other certificates, documents, opinions and papers as we deem necessary to render this opinion. As to questions of fact material to our opinion, we have relied upon the certifications in the transcript of proceedings and other certifications of public officials furnished to us without undertaking to verify the same by independent investigation.

Based upon and in reliance on the foregoing, we are of the opinion, under existing law and as of the date hereof, that:

1. The Series 2026 Bonds have been duly authorized, executed and delivered by the City under the laws of the State of Colorado now in force and are valid and binding special and limited obligations of the City, acting by and through the Enterprise, payable on the terms, and subject to the conditions, stated in the Bond Ordinance, and enforceable according to their terms

except to the extent such enforcement is limited by the bankruptcy laws of the United States of America, by the reasonable exercise of the sovereign police power of the State of Colorado, and by the exercise of the powers delegated to the United States of America by the federal constitution.

2. Under existing laws, regulations, rulings and judicial decisions, interest on the Series 2026 Bonds is excludable from gross income for federal income tax purposes and is not a specific preference item for purposes of the federal alternative minimum tax imposed on individuals. We express no opinion regarding other federal tax consequences arising with respect to the Series 2026 Bonds. Interest on the Series 2026 Bonds may affect the federal alternative minimum tax imposed on certain corporations.

3. Under Colorado statutes existing on the date hereof, to the extent interest on the Series 2026 Bonds is excludable from gross income for federal income tax purposes, interest on the Series 2026 Bonds is excludable from gross income for State of Colorado income tax purposes and from the calculation of Colorado alternative minimum tax.

The opinions expressed in numbered paragraphs (2) and (3) assume the accuracy of the City's representations and continuing compliance by the City with certain covenants designed to satisfy the requirements of the Code that must be met subsequent to the issuance of the Series 2026 Bonds. Failure to comply with such requirements could cause such interest on the Series 2026 Bonds to be included in gross income for federal income tax purposes or could otherwise adversely affect such opinions, retroactive to the date of issuance of the Series 2026 Bonds. The City has covenanted in the Bond Ordinance and in the Tax Compliance Certificate executed and delivered in connection with the issuance of the Series 2026 Bonds to comply with such requirements. We express no opinion regarding other federal or state tax consequences arising with respect to the Series 2026 Bonds.

We express no opinion herein with respect to the accuracy, completeness or sufficiency of any documents prepared or used or statements made in connection with the offering or sale of the Series 2026 Bonds.

This opinion is delivered based and in reliance upon our examination of the laws, documents and other items specifically described in the second unnumbered paragraph hereof on the date hereof and we have no obligation to supplement or update this opinion based on or with respect to changes in such laws, documents or other items or with respect to any other event that occurs after the date hereof. The opinions expressed in this letter are given as of the date hereof, and we assume no obligation to update, revise or supplement this letter to reflect any facts or circumstances that may hereafter come to our attention or any changes in law that may hereafter occur.

Very truly yours,

ABBREVIATIONS

The following abbreviations, when used in the inscription on the face of this Series 2026 Bond, shall be construed as though they were written out in full according to applicable laws or regulations.

TEN COM	-	as tenants in common
TEN ENT	-	as tenants by the entireties
JT TEN	-	as joint tenants with the right of survivorship and not as tenants in common
UNIF GIFT MIN ACT	-	_____ Custodian _____ (Cust) (Minor)

under Uniform Gifts to Minors Act

_____
(State)

Additional abbreviations may also be used
though not on the above list.

ASSIGNMENT

FOR VALUE RECEIVED, the undersigned Registered Owner sells, assigns and transfers unto

PLEASE INSERT SOCIAL SECURITY OR
OTHER IDENTIFYING NUMBER OF ASSIGNEE

_____

_____

_____
(Name and Address of Assignee)

_____

the attached Series 2026 Bond and does hereby irrevocably constitute and appoint _____, _____, _____, or its successor, to transfer said Series 2026 Bond on the books kept for registration thereof.

Dated: _____

Signature guaranteed:

Signature must be guaranteed by a member of a Medallion Signature Program

[BANK, TRUST COMPANY OR FIRM]

By _____
NOTICE: The signature to this assignment must correspond with the name of the Registered Owner as it appears upon the face of the attached Series 2026 Bond in every particular without alteration or enlargement or any change whatever.

TRANSFER FEE REQUIRED

[END OF FORM OF BOND]

PRELIMINARY OFFICIAL STATEMENT DATED MAY __, 2026

NEW ISSUE
BOOK-ENTRY-ONLY

RATING: S&P Global Ratings: "[___]"
See "RATING"

In the opinion of Kutak Rock LLP, Bond Counsel, under existing laws, regulations, rulings and judicial decisions and assuming the accuracy of certain representations and continuing compliance with certain covenants, interest on the Series 2026 Bonds (including any original issue discount properly allocable to the owner of a Bond) is excludable from gross income for federal income tax purposes and is not a specific preference item for purposes of the federal alternative minimum tax imposed on individuals. Interest on the Series 2026 Bonds may affect the federal alternative minimum tax imposed on certain corporations. Bond Counsel is also of the opinion that, under existing State of Colorado statutes, to the extent interest on the Series 2026 Bonds is excludable from gross income for federal income tax purposes, interest on the Series 2026 Bonds is excludable from gross income for State of Colorado income tax purposes and from the calculation of Colorado alternative minimum tax. For a more detailed description of such opinions of Bond Counsel, see "TAX MATTERS" herein.

$_____*
City of Greeley, Colorado
acting by and through its Sanitary Water Enterprise
First-Lien Sewer Improvement Revenue Bonds
Series 2026

Dated: Date of Delivery **Due: August 1, as shown on inside cover**

The First-Lien Sewer Improvement Revenue Bonds, Series 2026 (the "Series 2026 Bonds"), are issued by the City of Greeley, Colorado (the "City"), acting by and through its Sanitary Water Enterprise (the "Enterprise"), as issued in fully registered book-entry-only form in denominations of $5,000 or integral multiples thereof. The Series 2026 Bonds will be registered in the name of Cede & Co., as nominee of The Depository Trust Company ("DTC"), securities depository for the Series 2026 Bonds. Individual purchases are to be made in book-entry-only form in authorized denominations. Purchasers, as Beneficial Owners, will not receive certificates evidencing their ownership interest in the Series 2026 Bonds. Interest is payable [August 1, 2026] and semiannually thereafter each February 1, and August 1 to and including the maturity dates shown on the inside cover page of this Official Statement, unless the Series 2026 Bonds are redeemed earlier.

The Enterprise operates the City's sanitary sewer system (the "System"). The Series 2026 Bonds are being issued for the purposes of (i) financing the construction of additions and improvements to the System and (ii) paying the costs of issuing the Series 2026 Bonds. The Series 2026 Bonds are special, limited obligations of the City, acting by and through the Enterprise, and are payable solely from certain net pledged revenues, consisting of the net revenues of the System remaining after the payment of operation and maintenance expenses. See "SECURITY FOR THE SERIES 2026 BONDS—Security and Flow of Funds." THE SERIES 2026 BONDS ARE NOT A DEBT, INDEBTEDNESS OR MULTIPLE FISCAL YEAR FINANCIAL OBLIGATION OF THE CITY AND ARE NOT PAYABLE IN WHOLE OR IN PART FROM THE PROCEEDS OF GENERAL PROPERTY TAXES OR ANY OTHER FORM OF TAXATION.

The Series 2026 Bonds are subject to redemption as described under the caption "THE SERIES 2026 BONDS—Redemption."

This cover page is not a summary of the issue. Investors should read the Official Statement in its entirety to make an informed investment decision.

The Series 2026 Bonds are offered when, as, and if issued, subject to approval of validity by Kutak Rock LLP, Denver, Colorado, Bond Counsel, and certain other conditions. Kutak Rock LLP has also acted as Special Counsel to the City for purposes of assisting the City with the preparation of this Official Statement. Certain legal matters will be passed upon for the City by the Office of the City Attorney. Hilltop Securities Inc. has acted as Municipal Advisor to the City in connection with the Series 2026 Bonds. Delivery of the Series 2026 Bonds through DTC in New York, New York, is expected on or about June __, 2026.

SELLING:	**May __, 2026**
MANNER OF SALE:	**Parity**
MUNICIPAL ADVISOR	**Hilltop Securities Inc.**

The date of this Official Statement is May __, 2026

This Preliminary Official Statement and the information contained herein are subject to completion or amendment. These securities may not be sold nor may offers to buy be accepted prior to the time the Official Statement is delivered in final form. Under no circumstances shall this Preliminary Official Statement constitute an offer to sell or a solicitation of an offer to buy nor shall there be any sale of these securities in any jurisdiction in which such offer, solicitation or sale would be unlawful prior to registration or qualification under the securities laws of any such jurisdiction.

* Preliminary; subject to change.

$_____[*]

City of Greeley, Colorado
acting by and through its Sanitary Water Enterprise
First-Lien Sewer Improvement Revenue Bonds
Series 2026

MATURITY SCHEDULE
CUSIP © 392532 [1]

Year [*]	Principal Amount [*]	Rate	Yield	CUSIP ©, [1]	Year [*]	Principal Amount [*]	Rate	Yield	CUSIP ©, [1]
2026					2036				
2027					2037				
2028					2038				
2029					2039				
2030					2040				
2031					2041				
2032					2042				
2033					2043				
2034					2044				
2035					2045				

$[_____]* ____% Term Bond due August 1, 20__* Yield: _____% CUSIP © 392532 ___ [1]

[*] Preliminary; subject to change.
© Copyright 2026 CUSIP Global Services. CUSIP is a registered trademark of the American Bankers Association. CUSIP Global Services is managed on behalf of the American Bankers Association by FactSet Research Systems Inc.
[1] The City assumes no responsibility for the accuracy of the CUSIP number, which is included solely for the convenience of owners of the Series 2026 Bonds.

No dealer, broker, salesman or other person has been authorized to give any information or to make any representations not contained in this Official Statement, and, if given or made, such information or representations must not be relied upon as having been authorized by the City or the Underwriter. This Official Statement does not constitute an offer to sell or a solicitation of an offer to buy, nor shall there be any sale of the Series 2026 Bonds, in any jurisdiction in which such an offer or solicitation is not authorized or in which it is unlawful to make such an offer or solicitation. The information and expressions of opinion set forth herein are subject to change without notice, and neither the delivery of this Official Statement nor any sale hereunder shall create any implication that there has been no change in the affairs of the City or in any other matter since the date hereof.

TABLE OF CONTENTS

SUMMARY OF THE OFFICIAL STATEMENT.....I
INTRODUCTION.....1
Generally.....1
Plan and Purpose of Financing.....2
FORWARD-LOOKING STATEMENTS.....2
THE SERIES 2026 BONDS.....2
Description of the Series 2026 Bonds.....2
Authority for Issuance.....2
Registration and Payment.....3
Book-Entry-Only System.....3
Redemption.....3
Continuing Disclosure Undertaking.....4
SECURITY FOR THE SERIES 2026 BONDS.....5
Security and Flow of Funds.....5
Debt Service Requirements.....7
Debt Service Coverage.....8
USE OF PROCEEDS.....9
Sources and Uses of Funds.....9
The Project.....9
THE ENTERPRISE.....9
The Board.....9
The Water and Sewer Department.....10
THE SYSTEM.....12
General.....12
Capital Improvement Program.....13
Environmental Concerns.....15
Customers of the System.....15
Sources of Revenue.....15
FINANCIAL INFORMATION CONCERNING THE SYSTEM.....19
Operating History.....19
Management's Discussion and Analysis of Trends in Operations of the Sewer Fund.....21
THE CITY.....21
General.....21
Governing Body.....21
Administration and Management.....22
City Employees.....23
Pension Plans and Other Post-Employment Benefits.....23
City Insurance Coverage.....24
Current Financial Obligations.....24
City Services.....24
CONSTITUTIONAL LIMITATIONS ON TAXES, REVENUES, BORROWING AND SPENDING.....25
RATING.....25
LITIGATION.....25
TAX MATTERS.....26
General.....26
Original Issue Discount.....26
Original Issue Premium.....27
Backup Withholding.....27
Changes in Federal and State Tax Law.....28
MUNICIPAL ADVISOR.....28
UNDERWRITING.....28
LEGAL MATTERS.....28
FINANCIAL STATEMENTS.....29
MISCELLANEOUS.....29

Appendix A—Form of Opinion of Bond Counsel
Appendix B—Summary of Certain Provisions of the General Ordinance and the Series Ordinance
Appendix C—Audited Financial Statements of the City as of December 31, 2024
Appendix D—Economic and Demographic Information
Appendix E—Proposed Form of Continuing Disclosure Undertaking
Appendix F—Information Related to Book-Entry-Only System

INDEX OF TABLES

I Debt Service Requirements.....7
II Net Revenues and Debt Service Coverage.....8
III Wastewater Collection System Development.....12
IV Five-Year Projected Capital Improvements.....13
V 2025 Ten Largest Customers of the System.....15
VI Wastewater Plant Investment Fees.....16
VII Plant Investment Fee Revenues.....16
VIII Sewer Fund Monthly Service and Volume Charges.....18
IX Comparative Statement of Revenues, Expenses and Changes in Net Assets.....19
X Sewer Fund Schedule of Revenues, Expenditure and Changes in Funds Available.....20

NEITHER THE SECURITIES AND EXCHANGE COMMISSION NOR THE SECURITIES REGULATORY AUTHORITY OF ANY STATE HAS APPROVED OR DISAPPROVED THE SERIES 2026 BONDS OR THIS OFFICIAL STATEMENT. ANY REPRESENTATION TO THE CONTRARY IS UNLAWFUL.

SUMMARY OF THE OFFICIAL STATEMENT

The City ..... The City of Greeley, Colorado (the "City") is located in central Weld County approximately 52 miles north of the Denver, Colorado metropolitan area. It has a 2024 estimated population of 114,363 persons and covers approximately 50 square miles. The City was incorporated in 1886. It is a home rule city and operates under a home rule charter (the "Charter") which provides for a council-manager form of government. See "THE CITY."

The Series 2026 Bonds..... The City of Greeley, Colorado, First-Lien Sewer Improvement Revenue Bonds, Series 2026, in the aggregate principal amount of $_____* (the "Series 2026 Bonds") are issued by the City, acting by and through its Sanitary Water Enterprise (the "Enterprise"), and will be delivered in Book-Entry form only through the facilities of The Depository Trust Company, New York, New York.

Security ..... The Series 2026 Bonds are special and limited obligations of the City, acting by and through the Enterprise, payable solely out of and secured by an irrevocable pledge of and first lien (but not necessarily an exclusive first lien) upon the net income and revenue to be derived by the City from the operation of its municipal sanitary sewer system (the "System") after payment of all necessary and proper costs of efficient operation and maintenance of the System. See "THE SERIES 2026 BONDS—Security." The Series 2026 Bonds are not general obligations of the City and are not payable, in whole or in part, from the proceeds of general property taxes or any other form of taxation.

Redemption ..... The Series 2026 Bonds will be subject to redemption prior to maturity as described under the caption "THE SERIES 2026 BONDS—Redemption."

The Sanitary Water Enterprise ..... The Enterprise was organized to facilitate the operation of the System on a fully self-supporting basis and operates as a City-owned business. The City Council of the City (the "Council") and the Greeley Water and Sewer Board (the "Board") manage the Enterprise. See "THE ENTERPRISE."

The System ..... The System was constructed for the purpose of providing sanitary sewer facilities and services to persons, and property both inside and outside the City. It includes a collection system, lift stations, and treatment facilities. Owners of all improved properties in the City (and certain properties located outside of the City) are served by the System and pay service charges to the Enterprise. See "THE SYSTEM."

The Project ..... The Series 2026 Bonds are being issued for the purposes of (i) constructing additions and improvements to the System (the "Series 2026 Capital Project"), and (ii) to pay the costs of issuing the Series 2026 Bonds. See "USE OF PROCEEDS—The Project."

* Preliminary; subject to change.

Constitutional Limitations on Taxes, Revenues, Borrowing and Spending ..... In 1992, the Colorado Constitution was amended to impose substantial limitations, including voter approval requirements, upon the taxes, revenues, borrowing and spending of the State and local governments. The Series 2026 Bonds are permitted to be issued without voter approval under the provisions of such amendment which exclude "enterprises" and their bonds from such limitations. See "CONSTITUTIONAL LIMITATIONS ON TAXES, REVENUES, BORROWING AND SPENDING."

Tax Treatment of Interest on the Series 2026 Bonds..... In the opinion of Kutak Rock LLP, Bond Counsel, under existing laws, regulations, rulings and judicial decisions and assuming the accuracy of certain representations and continuing compliance with certain covenants, interest on the Series 2026 Bonds (including any original issue discount properly allocable to the owner of a Bond) is excludable from gross income for federal income tax purposes and is not a specific preference item for purposes of the federal alternative minimum tax imposed on individuals. Interest on the Series 2026 Bonds may affect the federal alternative minimum tax imposed on certain corporations. Bond Counsel is also of the opinion that, under existing State of Colorado statutes, to the extent interest on the Series 2026 Bonds is excludable from gross income for federal income tax purposes, such interest is excludable from gross income for Colorado income tax purposes and from the calculation of Colorado alternative minimum taxable income. For a more detailed description of such opinions of Bond Counsel, see "TAX MATTERS."

Professionals..... The following professionals are participating in the initial offering of the Series 2026 Bonds:

Bond Counsel:
Kutak Rock LLP
2001 16th Street, Suite 1800
Denver, CO 80202
Telephone: (303) 297-2400

Municipal Advisor:
Hilltop Securities Inc.
8055 E. Tufts Avenue, Suite 350
Denver, CO 80237
Telephone: (303) 771-0217

Underwriter:
_____
_____
_____
Telephone: (___) ___-____

Additional Information; Continuing Disclosure Undertaking ..... Additional information concerning the City, the Enterprise, and the Series 2026 Bonds may be obtained from the Finance Officer of the City at 1100 10th Street, Greeley, Colorado 80631, Telephone: (970) 350-9867, or from the Underwriter, at the address and telephone number shown above. Pursuant to Securities and Exchange Commission Rule 15c2-12, the City will enter into an undertaking to provide certain information concerning the Series 2026 Bonds on a continuing basis. See "THE SERIES 2026 BONDS—Continuing Disclosure Undertaking."

THE FOREGOING SUMMARY IS QUALIFIED IN ITS ENTIRETY BY REFERENCE TO THE DETAILED INFORMATION CONTAINED IN THIS OFFICIAL STATEMENT. EACH PROSPECTIVE INVESTOR SHOULD READ THE OFFICIAL STATEMENT IN ITS ENTIRETY TO MAKE AN INFORMED INVESTMENT DECISION.

[Remainder of Page Intentionally Left Blank]

OFFICIAL STATEMENT

Relating to:

**$_____*
City of Greeley, Colorado
acting by and through its Sanitary Water Enterprise
First-Lien Sewer Improvement Revenue Bonds
Series 2026**

INTRODUCTION

Generally

This Official Statement, including its cover page and appendices, is provided in connection with the issuance by the City of Greeley, Colorado (the "City"), First-Lien Sewer Improvement Revenue Bonds, Series 2026, in the aggregate principal amount of $_____* (the "Series 2026 Bonds") are issued by the City, acting by and through its Sanitary Water Enterprise (the "Enterprise"). The Series 2026 Bonds will be issued under the Sewer System General Revenue Bond Ordinance, Ordinance No. 10, 2015 (the "General Ordinance"), adopted by the City Council (the "Council"), and the Series 2026 Ordinance No. __, 2026 (the "Series Ordinance" and, together with the General Ordinance, the "Ordinances"). The Ordinances were adopted by the Council, acting as such and as the governing body of the Enterprise, and are supplemented, as to certain final terms of the Series 2026 Bonds, by a Final Terms Certificate executed by the City's Finance Officer (the "Final Terms Certificate" and, collectively with the Ordinances, the "Bond Ordinance"). The term "City" as used in this Official Statement refers to the City and, where appropriate, to the City acting by and through the Enterprise. The City is a political subdivision of the State of Colorado (the "State") organized and existing as a home-rule municipality under the laws of the State and a home rule charter (the "Charter").

The Series 2026 Bonds will be payable solely from and secured by (i) an irrevocable pledge of and first lien upon the Net Pledged Revenues (as defined herein), and (ii) all funds, accounts and other property pledged by the City under the Bond Ordinance. For a definition of the term "Net Pledged Revenues," see "SECURITY FOR THE SERIES 2026 BONDS—Security and Flow of Funds." The Series 2026 Bonds will be secured on a parity-lien basis with the City's outstanding First-Lien Sewer Improvement Revenue Bonds, Series 2015, currently outstanding in the aggregate principal amount of $1,965,000 (the "Series 2015 Bonds"), its First-Lien Sewer Improvement Revenue bonds, Series 2018, currently outstanding in the aggregate principal amount of $8,220,000 (the "Series 2018 Bonds"), and its First-Lien Sewer Improvement Revenue Bonds, Series 2022, currently outstanding in the aggregate principal amount of $19,200,000 (the "Series 2022 Bonds" and together with the Series 2015 Bonds and the Series 2018 Bonds, the "Parity Obligations").

THE SERIES 2026 BONDS DO NOT CONSTITUTE A GENERAL OBLIGATION OF THE CITY AND ARE NOT PAYABLE IN WHOLE OR IN PART FROM THE PROCEEDS OF GENERAL PROPERTY TAXES OR ANY OTHER FORM OF TAXATION.

* Preliminary; subject to change.

Plan and Purpose of Financing

The Series 2026 Bonds are being issued for the purpose of financing a portion (the "Series 2026 Capital Project") of a larger program of capital additions to the sanitary sewer system (the "System") operated by the Enterprise, being undertaken with a combination of bond proceeds and other funds, for the purpose of increasing the System's capacity to serve customers, replacing older components of the System and improving the reliability of the System. See "USE OF PROCEEDS—Sources and Uses of Funds."

The references to and summaries of provisions of the Constitution and laws of the State and the descriptions of documents included herein do not purport to be complete and are qualified in their entirety by reference to the complete provisions thereof, copies of which are available from the City, or through the Underwriter during the period of the initial offering of the Series 2026 Bonds.

Capitalized terms used and not defined herein shall have the respective meanings specified in APPENDIX B hereto.

FORWARD-LOOKING STATEMENTS

THIS OFFICIAL STATEMENT CONTAINS STATEMENTS RELATING TO FUTURE RESULTS THAT ARE "FORWARD-LOOKING STATEMENTS" AS DEFINED IN THE PRIVATE SECURITIES LITIGATION REFORM ACT OF 1995. WHEN USED IN THIS OFFICIAL STATEMENT, THE WORDS "ESTIMATE," "FORECAST," "INTEND," "EXPECT," "PROJECTED" AND SIMILAR EXPRESSIONS IDENTIFY FORWARD-LOOKING STATEMENTS. SUCH STATEMENTS ARE SUBJECT TO RISKS AND UNCERTAINTIES THAT COULD CAUSE ACTUAL RESULTS TO DIFFER MATERIALLY FROM THOSE CONTEMPLATED IN SUCH FORWARD-LOOKING STATEMENTS. ANY PROJECTION IS SUBJECT TO SUCH UNCERTAINTIES. INEVITABLY, SOME ASSUMPTIONS USED TO DEVELOP THE PROJECTIONS WILL NOT BE REALIZED AND UNANTICIPATED EVENTS AND CIRCUMSTANCES WILL OCCUR. THEREFORE, IT CAN BE EXPECTED THAT THERE WILL BE DIFFERENCES BETWEEN FORWARD-LOOKING STATEMENTS AND ACTUAL RESULTS, AND THOSE DIFFERENCES MAY BE MATERIAL.

THE SERIES 2026 BONDS

Description of the Series 2026 Bonds

The Series 2026 Bonds are special and limited obligations of the City, acting by and through the Enterprise, and are issued for the purpose of financing a portion of the Series 2026 Capital Project. The Series 2026 Bonds are in the denominations, bear interest, mature, and are subject to the other terms and conditions stated on the cover page and inside cover page hereof.

Authority for Issuance

The Series 2026 Bonds are issued under authority of the Charter and Title 20, Chapter 2, Section 20-24 of the Greeley Municipal Code (the "Enterprise Ordinance"). Under the Enterprise Ordinance, the City has designated its sewer and sanitary sewer activities as an "enterprise" for purposes of Article X, Section 20 of the Colorado Constitution. See "THE ENTERPRISE." As bonds of an enterprise, the Series 2026 Bonds are authorized to be issued without approval by the electors of the City. See "CONSTITUTIONAL LIMITATIONS ON TAXES, REVENUES, BORROWING AND SPENDING."

Registration and Payment

The Series 2026 Bonds will be registered in the name of Cede & Co., as nominee of The Depository Trust Company ("DTC"), as securities depository for the Series 2026 Bonds. For so long as the Series 2026 Bonds are in book-entry form, the principal of and interest on the Series 2026 Bonds will be payable at the office of Zions Bancorporation, National Association, or its successors, as Paying Agent and Registrar (the "Paying Agent"). Interest on the Series 2026 Bonds is payable by wire transfer to Cede & Co. upon written instruction or by check or draft mailed by the Paying Agent to the registered owners of the Series 2026 Bonds whose names and addresses appear in the registration books of the City on the Regular Record Date, i.e., the fifteenth day, whether or not a business day, of the calendar month preceding the interest payment date. Under certain circumstances a Special Record Date may be fixed by the Paying Agent to determine ownership of the Series 2026 Bonds for the purpose of paying interest not paid when due or interest accruing after maturity.

Book-Entry-Only System

DTC will act as securities depository for the Series 2026 Bonds. The Series 2026 Bonds will be issued as fully registered securities registered in the name of Cede & Co. (DTC's partnership nominee) or such other name as may be requested by an authorized representative of DTC. One fully registered Series 2026 Bond will be issued for each maturity of the Series 2026 Bonds, each in the aggregate principal amount of such maturity, and will be deposited with DTC. For information regarding DTC, see "APPENDIX F—INFORMATION RELATED TO BOOK-ENTRY-ONLY SYSTEM."

Redemption

The Series 2026 Bonds are subject to redemption prior to maturity as follows:

Optional Redemption. The Series 2026 Bonds maturing on August 1, 20__ and thereafter are subject to optional redemption, at the option of the City, prior to maturity, on August 1, 20__ or any date thereafter, in whole or in part, and if in part in such order of maturity as the City shall determine and by lot within maturities, at a redemption price of par plus accrued interest to the redemption date, without redemption premium.

Mandatory Sinking Fund Redemption. The Series 2026 Bonds maturing on August 1, 20__ are subject to mandatory sinking fund redemption, prior to maturity, in part, by lot in such manner as the Paying Agent is to determine, on August 1 of each year set forth below, at a redemption price equal to the principal amount thereof (with no redemption premium), plus accrued interest to the redemption date, in the amounts set forth below:

Year of Redemption	Redemption Amount
20__	$
20__	
20__	
20__ [1]	

[1] Final maturity, not a sinking fund redemption.

Notice of Redemption. Notice of redemption of any Series 2026 Bonds is to be given by the Paying Agent by sending a copy of such notice by electronic means or first-class mail, postage prepaid, at least 30 days prior to the redemption date, to the Underwriter and to the registered owner of each Series 2026 Bond all or a portion of which is called for prior redemption, at his or her address as it last appears on the registration records kept by the Paying Agent. For so long as the Series 2026 Bonds are in book-entry form, any such redemption notice may be given, in lieu of such mailing, by sending a copy thereof by electronic means to DTC or its designee. Failure, as to any Series 2026 Bond, to send such notice as provided above, or any defect therein, does not affect the validity of the proceedings for the redemption of any other Series 2026 Bonds. Any failure of DTC to advise any Participant, or of any Participant or in direct participant to notify the Beneficial Owner, of any such notice and its content or effect does not affect the validity of the redemption of the Series 2026 Bonds called for redemption or any other action premised on that notice.

In the event of a call for redemption, the City's notification to DTC initiates DTC's standard call procedure. In the event of a partial call, DTC's practice is to determine by lot the amount of the interest of each Participant in the Series 2026 Bonds to be redeemed, and each such Participant then selects by lot the ownership interest in such Series 2026 Bonds to be redeemed. When DTC and Participants allocate the call, the Beneficial Owners of the book-entry interests called are to be notified by the broker or other organization responsible for maintaining the records of those interests and subsequently credited by that organization with the proceeds once the Series 2026 Bonds are redeemed.

Continuing Disclosure Undertaking

In order to facilitate compliance by the Underwriter with Securities and Exchange Commission Rule 15c2 12 (the "Rule"), the City will enter into an undertaking (in substantially the form set forth in APPENDIX E hereto) (the "Continuing Disclosure Undertaking") to provide certain information, including audited financial results, on an annual basis, and to provide notice of certain specified events contemplated by the Rule. Such information is to be uploaded to the Electronic Municipal Market Access system ("EMMA") of the Municipal Securities Rulemaking Board. The specific information required to be provided by the City under the Continuing Disclosure Undertaking includes: (a) notice of the occurrence of any of the events enumerated in the Rule; (b) annual audited financial statements (each an "Audit"); and (c) annual operating results with respect to the data provided in Tables VI, VII, IX and X herein.

During the past five years, the City has been subject to the requirements of numerous continuing disclosure undertakings executed in connection with other financings (the "Previous Undertakings"). While the City's Audits have been uploaded and are currently available on EMMA, the Audit for fiscal year ended December 31, 2020 and the 2020 operating data were not timely filed in accordance with the terms of the Previous Undertakings, and the City did not timely file a notice of failure to file related thereto, as required by the Previous Undertakings. Additionally, certain operating data required by the Previous Undertakings in connection with certain of the City's outstanding bonds and certificates of participation were omitted from the City's previous filings. The omitted operating data were filed on EMMA on February 11, 2022, along with the required failure to file notice. The February 11, 2022 failure to file notice also provided notice of the late 2020 Audit and 2020 operating data. The City has modified its procedures to ensure compliance with the requirements of its continuing disclosure undertakings.

Failure to perform the Continuing Disclosure Undertaking does not constitute an Event of Default under the Bond Ordinance, but any such failure may materially and adversely affect secondary market trading in the Series 2026 Bonds.

SECURITY FOR THE SERIES 2026 BONDS

Security and Flow of Funds

The General Ordinance and the Series Ordinance. The Series 2026 Bonds will be issued under the Sewer System General Revenue Bond Ordinance, Ordinance No. 10, 2015 (the "General Ordinance"), adopted by the City Council (the "Council"), and the Series 2026 Ordinance No. __, 2026 (the "Series Ordinance," together with the General Ordinance, the "Ordinances"). The Ordinances were adopted by the Council, acting as such and as the governing body of the Enterprise, and are supplemented, as to certain final terms of the Series 2026 Bonds, by a Final Terms Certificate executed by the City's Finance Officer (the "Final Terms Certificate" and, collectively with the Ordinances, the "Bond Ordinance"). The Bond Ordinance provides for the security and sources of payment of the Series 2026 Bonds and directs the application of the proceeds of the Series 2026 Bonds as follows: (a) a portion of the Series 2026 Bond proceeds is to be deposited in the Series 2026 Capital Project Account established under the Series Ordinance (the "Series 2026 Capital Project Account") for the purpose of financing the Series 2026 Capital Project described under the caption "USE OF PROCEEDS—Sources and Uses of Funds"; (b) a portion of the Series 2026 Bond proceeds is to be applied to the payment of the costs of issuance of the Series 2026 Bonds described under the caption "USE OF PROCEEDS—Sources and Uses of Funds." The Bond Ordinance is are irrepealable until the Series 2026 Bonds and the interest thereon are fully paid. There follow brief summaries of certain material provisions of the Bond Ordinance.

Pledged Revenues and Flow of Funds. The General Ordinance defines the System to include the System presently owned and operated by the City, acting by and through the Enterprise, together with all Equipment and Improvements to the System (but excluding Special Facilities) and any other property or facilities specifically added to the System by ordinance of the Council. The Income of the System is defined in the General Ordinance to include all rates, fees, or charges for services furnished by, or the direct or indirect use of the System, together with any interest income of the System attributable to the investment of moneys in the accounts created in the General Ordinance and not specifically excluded from the lien of the General Ordinance, and subject to certain exclusions enumerated in the full text of the definition of "Income" in APPENDIX B hereto. See "THE SYSTEM—Sources of Revenue."

The General Ordinance establishes a special account (the "Income Account") into which is to be deposited all Income. The Income Account may be maintained as a subfund, account or subaccount of the Sewer Enterprise Fund.

The Income on deposit in the Income Account is to be deposited and applied in the following order of priority:

> FIRST, to the payment of necessary and proper costs of operating and maintaining the System ("Operation and Maintenance Expenses") as they become due (the Income less such Operation and Maintenance Expenses being referred to as the "Net Pledged Revenues");
>
> SECOND, to the Debt Service Account in monthly installments sufficient to pay any interest accrued and due on the next interest payment date and a ratable portion of the next installment of principal, if any, on the Series 2026 Bonds and similar installments with respect to the outstanding Parity Obligations and any additional parity securities;
>
> THIRD, to the payment of the Debt Service Requirements of obligations having a lien on the Net Pledged Revenues subordinate to the lien of the Series 2026 Bonds, the outstanding Parity Obligations, and other outstanding First Lien Revenue Obligations; and

FOURTH, to any other lawful purpose determined by the Council, acting as the governing body of the Enterprise.

Moneys in any or all of the foregoing accounts may, to the extent provided by the Final Terms Certificate, be made subject to transfer to an Excess Investment Earnings Account. In order to give effect to the requirements of both the Greeley Municipal Code and the General Ordinance, the City may, to the extent necessary, advance, subject to reimbursement, moneys required for the payment of Operation and Maintenance Expenses from funds earmarked for Improvements or Capital Projects, and may also, to the extent necessary, advance, subject to reimbursement, Net Pledged Revenues required for the payment of Debt Service Requirements of Obligations from funds earmarked for Operation and Maintenance Expenses. Nothing in the General Ordinance prevents the City from creating subfunds or subaccounts for the purpose of recording payments and accumulations in a manner consistent with the accounting principles which may be employed by the City from time to time.

Rate Maintenance. In the General Ordinance, the City covenants, among other things, to prescribe, revise and collect fair and reasonable rates, fees and charges for use of the System which shall produce Income sufficient, together with any other moneys legally available therefor and credited to the Income Account, to make the payments and accumulations required by the Ordinances; and which shall produce Net Pledged Revenues in each ensuing Fiscal Year at least equal to the sum of 125% of the Combined Annual Debt Service Requirements of all Outstanding First-Lien Revenue Obligations and 105% of the Combined Annual Debt Service Requirements of all Outstanding Subordinate Revenue Obligations, plus any amounts required to meet then existing deficiencies pertaining to any fund or account relating to the Net Pledged Revenues or any securities payable therefrom. For purposes of compliance with the Ordinances, including the Rate Maintenance Covenant, there may be counted as Income any funds contributed to the System by the City.

First-Lien Bonds. Pursuant to the General Ordinance, the Series 2026 Bonds, the outstanding Parity Obligations, and any Additional First-Lien Revenue Obligations constitute a first and prior (but not necessarily exclusive) lien on the Net Pledged Revenues. The Series 2026 Bonds are secured on a parity-lien basis with the Parity Obligations, which currently include the Series 2015 Bonds, the Series 2018 Bonds, and the Series 2022 Bonds.

Additional Obligations. The General Ordinance prohibits the issuance of Obligations having a claim to the Income prior or superior to that of the Series 2026 Bonds. Subordinate securities may be issued at any time.

The Series 2026 Bonds are being issued on a parity with the Parity Obligations. Additional First-Lien Revenue Obligations may be issued provided that, at the time of their issuance: (a) the City is not in default under the provisions of the Bond Ordinance; and (b) the Net Pledged Revenues for the last complete Fiscal Year or any 12 consecutive whole months out of the last 18 prior to the issuance of the proposed Additional First-Lien Revenue Obligations, as certified by the City Manager or a Consulting Engineer or Independent Accountant, must have been equal to at least 125% of the Maximum Annual Debt Service Requirements of the Series 2026 Bonds and Additional First-Lien Revenue Obligations then Outstanding and the Additional First-Lien Revenue Obligations proposed to be issued. If any adjustment in System rates or fees is to be effective during or prior to any Fiscal Year in which the Maximum Annual Debt Service Requirements occur, the Net Pledged Revenues may be adjusted to reflect the Net Pledged Revenues which would have been produced had the modified rates been in effect throughout such Fiscal Year.

For a more detailed description of the Bond Ordinance, see APPENDIX B hereto.

Debt Service Requirements

The following table shows the debt service requirements of the Series 2026 Bonds and the debt service requirements of the Parity Obligations, including the First-Lien Sewer Improvement Revenue Bonds, Series 2015 (the "Series 2015 Bonds"), the First-Lien Sewer Improvement Revenue Bonds, Series 2018 (the "Series 2018 Bonds"), and the First-Lien Sewer Improvement Revenue Bonds, Series 2022 (the "Series 2022 Bonds").

TABLE I
Debt Service Requirements [1]

Fiscal Year Ending December 31 *	Series 2026 Bonds Principal *	Series 2026 Bonds Interest	Total 2026 Bonds	Parity Obligations [2]	Combined Debt Service
2026				$ 2,875,144	
2027				2,878,544	
2028				2,877,744	
2029				2,878,244	
2030				2,344,150	
2031				2,347,650	
2032				2,347,150	
2033				2,344,450	
2034				2,349,850	
2035				2,347,250	
2036				2,346,850	
2037				2,348,450	
2038				2,344,500	
2039				1,508,300	
2040				1,508,100	
2041				1,511,700	
2042				1,508,950	
2043				--	
2044				--	
2045				--	
Total				$38,667,026	

* Preliminary; subject to change.
[1] Figures may not add due to rounding.
[2] Includes scheduled debt service on the Parity Obligations, including the Series 2015 Bonds, the Series 2018 Bonds, and the Series 2022 Bonds.
Source: The Municipal Advisor

Debt Service Coverage

For the years 2020 through 2024, and estimate for 2025 (the City's fiscal year being the calendar year), the following table shows Net Pledged Revenues (see "APPENDIX B—SUMMARY OF CERTAIN PROVISIONS OF THE GENERAL ORDINANCE, AND THE SERIES ORDINANCE—Definitions") and coverage ratios (i) with respect to historic actual debt service in each such year on Parity Obligations and (ii) with respect to projected maximum annual debt service on the Series 2026 Bonds and the outstanding Parity Obligations ("Projected Maximum Annual Debt Service"). See "SECURITY FOR THE SERIES 2026 BONDS—Security and Flow of Funds—Additional Obligations."

TABLE II
Net Revenues and Debt Service Coverage

	2020	2021	2022	2023	2024	2025 (Estimated)
Net Pledged Revenues						
Operating Revenues	$11,084,681	$11,863,448	$14,396,358	$17,073,427	$19,788,571	$22,417,793
Operating Expenses [1]	(6,525,415)	(6,707,090)	(6,852,822)	(7,097,673)	(8,652,280)	(8,213,113)
Plant Investment Fees	979,155	3,578,104 [2]	5,796,600 [2]	2,046,000 [2]	2,010,915	4,372,336
Other Non-Operating Revenues (Expenses) [3]	328,385	274,048	879,366	4,549,556	2,210,037	1,361,984
Net Transfers	(1,071,451)	(866,192)	(743,985)	(1,128,785)	(2,198,279)	(3,608,773)
Total	$ 4,795,355	$ 8,142,318	$13,475,517	$15,442,525	$13,158,964	$16,330,227
Historic Actual Debt Service-Parity Obligations [4]	$ 1,365,444	$ 1,370,244	$ 2,883,290	$ 2,879,694	$ 2,872,594	$2,883,394
Debt Service Coverage	3.51x	5.94x	4.67x	5.36x	4.58x	5.66x
Maximum Annual Debt Service	$[_____]	$[_____]	$[_____]	$[_____]	$[_____]	$[_____]
Debt Service Coverage	[___]x	[___]x	[___]x	[___]x	[___]x	[___]x

[1] Operating Expenses, as defined in the Bond Ordinance and for purposes of computing Net Pledged Revenues, do not include depreciation.
[2] Due to a change in accounting presentation in 2021, 2022, and 2023, the City's audited financial statements for 2021 and 2022 included plant investment fees with fixed assets and other non-cash capital contributions. This table reflects only cash that would otherwise be available for the payment of debt service.
[3] Does not include unrealized gains or losses on investments or gains or losses on the sale of fixed assets. Includes certain investment income, rents, oil and gas royalties and other non-operating revenue.
[4] Includes historical debt service on the Series 2015, Series 2018 Bonds, and Series 2022 Bonds (as applicable) actually paid in each fiscal year.
Source: City 2020-2024 audited financial statements, the City, and the Municipal Advisor

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USE OF PROCEEDS

Sources and Uses of Funds

The City estimates the following sources and uses of funds in connection with the sale of the Series 2026 Bonds:

	Series 2026 Bonds
Sources:	
Principal Amount of Series 2026 Bonds	
[Net] Original Issue Premium	
Total Sources	
Uses:	
Project Account	
Costs of Issuance [1]	
Underwriting Discount	
Total Uses	

[1] Includes legal, printing, municipal advisor and ratings.

The Project

The proceeds of the Series 2026 Bonds are to be used to pay expenses of issuance of the Series 2026 Bonds and to finance the Series 2026 Capital Project (the Project"). The Series 2026 Capital Project represents a portion of a comprehensive program of additions and improvements to the System being carried out with a combination of Series 2026 Bond proceeds and other funds for the purpose of increasing the System's reliability, replacing older components of the System, and adding capacity to serve customers. The Series 2026 Capital Project includes expenditures for replacing and upgrading various components of the Wastewater Treatment and Reclamation Facility, expanding trunk sewer lines, and investing in regional wastewater treatment capacity.

THE ENTERPRISE

The Enterprise is not a separate corporate entity from the City but operates as a self-supporting business owned by the City and managed by the Council and the Board, as provided in the City Charter and the Greeley Municipal Code.

The Board

The Charter establishes the Board and provides that the Board has the power and duty to (i) annually establish minimum sewer rates (which may not be lowered by the Council) sufficient to pay for all operation and maintenance of the System, all debt service requirements, and any additions to a reserve account to offset depreciation, and (ii) acquire, develop, convey, lease and protect the City's sewer assets, supplies and facilities.

The Charter provides that all funds received from sewer rates are to be used only for the operation, maintenance, replacement of and additions to the System. The Board recommends a separate annual System budget to the City Manager, and also submits long-term capital plans for the System to the Council. The Charter expressly authorizes the conduct of the System as an "enterprise" within the meaning of Article X, Section 20 of the Colorado Constitution; see "CONSTITUTIONAL LIMITATIONS ON TAXES, REVENUES, BORROWING AND SPENDING." (The Charter contains similar provisions, and the Board has similar powers and duties with respect to the City's water system, which is a separate enterprise.)

The Board has ten members, seven of whom are appointed by the Council for five-year terms. The other three members are the Mayor, the City Manager, and the Finance Officer, who are nonvoting members. The Board annually elects an appointed member as its chairman. The present appointed Board members, their respective terms of office, length of service on the Board, and principal occupations are as follows:

Board Member	Present Term Expires (June)	Years on the Board	Principal Occupation
Harold Evans, Chairman	2027	29	Builder/Developer
Mick Todd, Vice Chairman	2028	28	President—Real Estate Management Company
Matt Anderson	2029	2	General Contractor
Tony Miller	2028	13	Banker
Joe Murphy	2030	16	Real Estate Agent
Fred Otis	2029	21	Attorney
Cheri Witt-Brown	2026	5	Non-Profit Executive

The Board is advised by the Office of the City Attorney with respect to legal matters, including City Attorney Stacey Aurzada, Deputy City Attorney Jerrae Swanson, and Senior Environmental and Water Resources Attorney Dan Biwer. The Board is also represented in certain matters by independent legal counselors, Jim Noble and Carolyn Burr.

The Water and Sewer Department

Director of the Water and Sewer Department. The Director of the Water and Sewer Department oversees the operation and maintenance of the City's separate water and sanitary sewer systems, and coordinates and guides the Water and Sewer Department's advocacy on rule makings and legislative positions. Sean Chambers is the Director of the Water and Sewer Department. Mr. Chambers has been employed by the City since 2018. Mr. Chambers is also the Chair of the South Platte Basin Roundtable, a regional water planning and advocacy body organized by the Colorado Water Conservation Board. Prior to his joining the City of Greeley, he was President of the Pikes Peak Regional Water Authority, managed two special district water providers, and worked as a water resource planning and economic consultant. Mr. Chambers earned his Bachelor of Science in Agricultural and Natural Resource Economics from Colorado State University and has more than 20 years of professional experience developing and managing municipal water utilities, utility operations teams and water rights portfolios in the State. Mr. Chambers is a 2013 alumnus of the Colorado Foundation for Water Education's Water Leaders, and he is an experienced leader in the municipal water utility sector.

Deputy Director of Water Resources. Leah Hubbard serves as Deputy Director of Water Resources for the City, where she oversees a team responsible for long range water supply planning, raw water operations, water acquisition, and non-potable water for the Water and Sewer Department. Ms. Hubbard holds a Bachelor of Science in Watershed Science from Colorado State University and a Master of Science in Legal Studies from Arizona State University. She is dedicated to municipal water supply and

has worked for water utilities in Arizona and Colorado. Ms. Hubbard has worked for Greeley Water and Sewer since 2019.

Deputy Director of Water and Wastewater Operations. Rebecca Andrus is the Deputy Director of Operations and Maintenance of the Water and Sewer Department. In her position, Ms. Andrus oversees an operations and maintenance team with more than 110 full-time employees. Under her leadership, the team manages the Department's instrumentation and industrial controls, two water treatment plants, the wastewater treatment plant, collection/distribution facilities, water quality, and regulatory compliance. Ms. Andrus is a professional engineer with experience in both the public and private sector in some of the most difficult water quantity and quality areas in the country including Central Valley California, the Chesapeake Bay Watershed, Arizona, Utah, and Colorado. For the past 14 years, Ms. Andrus has been working for municipal government to plan, design, construct, and operate water and wastewater facilities. She has a Bachelor of Science degree in Biological and Agricultural engineering from Utah State University and has worked for Greeley's Water and Sewer Department since February of 2023.

Chief Engineer. Adam Prior is the Chief Engineer of the Water and Sewer Department and is responsible for managing a team of engineers that completes capital and rehabilitation projects across the different water and wastewater systems owned and operated by the City. Mr. Prior has managed this team as the chief engineer for nine years and has performed or managed engineering and projects for the City's infrastructures that includes six raw water reservoirs, three treatment plants, 643 miles of water mains, 365 miles of collection lines, 10 sewer lift stations, three potable storage facilities, and two water pump stations. Mr. Prior has a Bachelor of Science in Physics from Doane University, a Bachelor of Science and Master of Science in Civil Engineering from Colorado State University, and his professional engineering license which primarily focused on different aspects of water system design, construction, and management. Mr. Prior has 22 years of diverse engineering experience that includes private industrial engineering and operations management, consulting engineering, public sector construction management, and facility construction. These experiences allow him to research, plan, innovate, and implement projects in a timely, accurate, economic and detailed manner for the benefit of the City and community.

Deputy Director of Utility Finance and Customer Service. Erik Dial is the Deputy Director of Utility Finance and Customer Service for the Water and Sewer Department. He oversees the water and sewer department's financial management, rate setting, utility billing/customer service, meter services, development review, and water efficiency efforts. Mr. Dial previously worked 10 years at a municipality in Arizona in utility and community development roles. Mr. Dial earned a Bachelor of Science degree in Forestry from Northern Arizona University and a Master of Public Administration and Policy degree from the University of Arizona and has 26 years of municipal utility and finance experience. Mr. Dial has worked for Greeley Water and Sewer since 2010.

Water and Sewer Utility Finance Manager. Dr. Virgil Pierce is the Utility Finance Manager for the Water and Sewer Department. His unit is responsible for day-to-day financial operations of the department, annual budget and rate setting activities, key accounts customer service and other revenue protection activities, and long-range financial planning. He has worked for the department since 2022. Dr. Pierce joined the city following an 18-year career with public universities having served as a researcher, professor, department chair, and associate dean. He earned a Bachelor of Arts in Mathematics from Boston University and a Doctor of Philosophy in Mathematics from the University of Arizona.

Employees. The Water and Sewer Department is currently staffed with 194 full time equivalent employees, with approximately 45 of those employees allocated to the System. All wastewater plant operators and personnel have the appropriate levels of certification as required by the State Plant Operators Certification Board.

THE SYSTEM

General

The wastewater collection and treatment facilities, which are operated as an enterprise, provide sanitary sewer facilities and services to persons and property within the City and to certain persons and property outside the City. These facilities are operated on a fee-for-service basis under a uniform system of rates designed to charge System customers for their relative share of the cost of sanitary sewer services and facilities. The City's 2024 population is estimated at 114,363. In addition to these residents, the City estimates that the System serves approximately 2,000 customers in unincorporated Weld and Larimer Counties.

Wastewater Collection System. The wastewater collection system comprises 398.15 miles of pipes and force mains ranging in size from 4-inch to 54-inch in diameter and contains 8,576 manholes. There are also 11 lift stations associated with flow conveyance with capacities ranging from 80 gallons per minute ("gpm") to 1,700 gpm. There is a wide range of pipe materials within the collection system consisting of vitrified clay, reinforced concrete, ductile iron, cast iron, polyvinyl chloride, and high-density polyethylene.

The City is an older city, with some of the collection system dating back to 1889. The average age of the System is 38 years, with 60% of the System being more than 50 years old and 7% of the System being more than 100 years old. In acknowledgement of this, the City follows a continuing program providing extensive rehabilitation of the wastewater collection system on an on-going basis. Since 1988, 60 miles of the collection system have been rehabilitated using various trenchless technologies, such as cured-in-place pipe ("CIPP") and sliplining. During the past three years the amount of line rehabilitated using CIPP has increased by 2.8 miles. In addition, 23,000 linear feet of lines have been replaced since 1980, with an average replacement value of 1,000 linear feet over the last three years. The status of development of the wastewater collection system during the past five years is reflected in the following table:

TABLE III
Wastewater Collection System Development

Year	Total Sewer Connections	Total Miles of Sewage Collection Lines
2020	26,827	370.29
2021	27,039	375.53
2022	27,587	384.70
2023	27,807	389.73
2024	28,021	398.10
2025 [1, 2]	27,999	398.10

[1] Estimated as of December 31, 2025.
[2] The recent implementation of a new billing system resulted in a clearer presentation of data which resulted in a slight decrease in customer numbers.
Source: The City

Wastewater Treatment and Reclamation Facility (Treatment Plant). Flows collected within the wastewater collection system are conveyed to the System's Wastewater Treatment and Reclamation Facility ("WTRF"). It is a secondary treatment facility containing a conventional activated sludge treatment system. The annual average flow treated is approximately 7.4 million gallons per day ("MGD") with the plant having a design flow capacity of 14.7 MGD. Disinfection is provided utilizing an ultraviolet system prior to discharge to the Cache La Poudre River. Solids are anaerobically digested, and land applied following dewatering. A master plan that addressed the future needs of the liquid processes of the WTRF was initiated in 2018 and completed in 2019. The master plan outlined a capital improvement plan intended to ensure the WTRF can meet new treatment regulations expected to become effective over the next 20 years as well as aging infrastructure replacement. The first phase of the master plan was completed in 2023, addressing certain requirements under Water Quality Control Commission Regulation 5 CCR 1002-85, Nutrients Management Control Regulation ("Regulation 85"). Construction activities in 2025 focused on equipment procurement and site preparation for the upgrades planned with the project. Site preparation has included activities such as relocating of existing utilities and construction of equipment pads/secondary containment. The new sitewide generator was installed at the end of 2025 and commissioned in January 2026. The current capital improvement plan for the WTRF reflects the remaining recommendations from the master plan. A master plan to address future needs of the solids treatment process and long-term planning was initiated in early 2025.

Capital Improvement Program

The wastewater collection and treatment facilities have a five-year Capital Improvement Plan (the "Capital Improvement Plan") which is updated and revised annually. The Capital Improvement Plan includes a list of projects designed to meet the needs of current customers and provide for future development. The 2026-2030 Capital Improvement Plan includes $151 million for various facility improvements and an additional $25 million under discussion as a possible development driven project. The remaining portion would be funded from System revenues and additional debt issuance of approximately $63 million expected from 2027 through 2030.

TABLE IV
Five-Year Projected System Capital Improvements

	2026	2027	2028	2029	2030	Total
Expansion	$10,771,407	$ 980,443	$ 1,959,218	$ 8,448,880	$17,186345	$ 39,346,293
Replacement	66,891,350	17,082,650	13,256,914	8,196,843	10,468,222	115,895,980
Total:	$77,662,757	$18,063,093	$15,216,132	$16,645,723	$27,654,567	$155,242,272

Source: The City

WTRF Regulation 85 Nutrient Removal Capital Improvements. The City spent roughly $35 million to invest in the capital improvements needed to meet Regulation 85 requirements. The budget included upgrades to the WTRF's four aeration basins to provide for enhanced biological nutrient reduction. Additionally, the Regulation 85-related work included significant new pumping and mixing equipment, instrumentation, and controls improvements, and 3 additional basins to aid in phosphorus and nitrogen removal. Design of these improvements was completed in early 2021 and construction was completed in late 2023.

Regulation 85 upgrades have successfully improved the WTRF's ability to remove nitrogen and phosphorus in preparation for future regulatory requirements. The City is enrolled in a voluntary nutrient incentive program through the Colorado Department of Public Health and Environment that will grant up to an additional 10-years' worth of credit to comply with discharge requirements of the first permit issued beyond 2027. These credits are granted based on data collected from the start of 2018 through the end of

2027. Prior to the Regulation 85 upgrades, the City had received 27 months' worth of compliance extension via this nutrient incentive program from 2018 through 2023. Following the completion of Regulation 85 upgrades, the City gained all 24 months' worth of compliance extension available and are on track to earn the maximum credit available by the end of 2027. These upgrades have successfully provided improvements to water quality, and with them the City is now on pace to receive between 9- and 10-years' worth of additional compliance extension to meet future permit conditions.

WTRF Primary Treatment Phase II. The City completed design for the WTRF Primary Treatment Phase II upgrades in 2024 with construction beginning in early 2025 and anticipated to be completed at the end of 2027. This phase of the work will replace aging infrastructure including the influent pumps, the bar screens, grit chambers, headworks gates, primary clarifier mechanisms, primary sludge pumps, piping, valves and associated electrical components. In addition to replacing aging infrastructure, a new emergency generator will be installed for site-wide backup power as required by State regulations. A phosphorus side stream treatment process will also be added to aid in achieving nutrients Voluntary Incentive Program ("VIP") credits. The existing ammonia side stream treatment process will be upgraded, in conjunction with the Primary Treatment Phase II project, also aiding in the achievement of VIP credits.

WTRF Odor Control. The City completed an odor control study and entered the design phase to plan for the installation of odor mitigation improvements to the WTRF facility in 2026. These efforts are meant to target areas of the plant that have the potential to cause nuisance odors that could travel offsite. Further odor control projects are currently planned for development within the 2031 to 2034 timeframe.

Poudre Trunk Line and North Greeley Sewer Phase IIA. In the latest System master plan, the City planned two extensions to the trunk sewer system that would expand the City's ability to serve areas that are expected to develop in the near future. The Poudre Trunk Line, which was completed in 2023, now provides service to the region of the City generally from 83rd Avenue west, north of 10th Street, and south of the Poudre River. The line was constructed by development in the area and the City's portion of the project cost was for oversizing the pipe to serve neighboring areas. The North Greeley Sewer Phase IIA project will complete a section of the existing trunk sewer system in northeast Greeley. The current sanitary sewer system does not have the capacity to extend to the west, along O Street, and serve any future growth north of the Poudre River. As a result, no significant growth can occur along the O Street corridor, between 23rd and 95th Avenues until this trunk line is constructed. A portion of the project was constructed in 2018-2019. The remainder of the construction began in October 2025 and is projected to be completed in the summer of 2026. The project is currently under contract with Connell Resources.

East Greeley Sanitary Sewer System Expansion. The City is planning the replacement and relocation of Lift Station #9 on the East side of the City. Design on the lift station, force main, and trunk line extensions to the east, from existing to proposed locations, are tentatively slated for 2028 to 2029. The existing lift station will be abandoned, with its replacement being built approximately two miles to the east and north. This project will open sanitary sewer service to a large portion of east Greeley currently unable to connect to the System.

Sanitary Sewer System Rehabilitation. As discussed in "THE SYSTEM—Wastewater Collection System," the City rehabilitates thousands of linear feet of sewer mains each year through trenchless technologies, typically with cured in place pipe. In 2025, the City began construction of a few rehabilitation projects in the central parts of Greeley, between 47th Avenue and 35th Avenue. Starting in July 2025, construction commenced on sewer main upgrades to alleviate undersized mains in 47th Avenue. In 2026 the City will be starting construction to replace the Garden City collector and relocating the sewer main in Island Grove Regional Park that has been encroached on. Over the next three to five years, two similar projects will begin, to address capacity concerns and aged and failing sewer mains and manholes tributary

to the 35th Avenue trunk line, which flows north to the Poudre Trunk Line. As parts of the City build-out and connect to older infrastructure, upgrades of this nature have become a priority.

Environmental Concerns

The operation of the System is subject to substantial environmental regulation under both state and federal law. Although System management believes it is in compliance with all material regulations affecting the System, there can be no assurance that future compliance with such requirements would not frustrate otherwise feasible projects or result in increased capital or operating expenses for the System.

Customers of the System

The following table sets forth the ten largest customers of the System for 2025.

TABLE V
2025 Ten Largest Customers of the System

Customer	Total User Charge Revenue Collected	Percent of Total Service Charges Collected [1]
Food Manufacturer	$ 709,736	3.34%
University	495,223	2.33
Pet Food Manufacturer	404,348	1.90
Hospital	284,613	1.34
Industrial Laundry	243,120	1.14
School District	227,899	1.07
Mobile Home Park	143,050	0.67
Meat Processing	112,524	0.53
Truck Wash	104,191	0.49
Mobile Home Park	103,072	0.48
Total	$2,827,756	13.29%

[1] Based on total sewer service billings of $21,271,359 in 2025 (unaudited).
Source: The City

Sources of Revenue

The Sewer Fund. The Enterprise maintains the Sewer Fund, which accounts for the revenues and expenses of the System. Moneys derived from one-time Plant Investment Fees and monthly fees are credited to the Sewer Fund. In general, monthly fees are allocated to operating and system improvement projects while connection fees are allocated to growth-related projects. All of these fees are Income and part of the pledged revenues securing the Series 2026 Bonds and Parity Bonds.

System Billing Practices and Collection Procedure. Customers of the System are billed for monthly service charges and usage fees for water, sanitary sewer and storm drainage services in the same bill. For delinquent accounts, the City may disconnect sewer service until the bill, plus a reconnection fee, has been paid. A final notice and a shutoff notice are given before services are terminated. The Water and Sewer Department reports that an insignificant number of sewer service charges have been written off as bad debt in recent years. The Greeley Municipal Code provides that bills for sewer service constitute a charge and lien upon the premises from which the sewage is taken.

Plant Investment Fees. The primary sources of revenue of the System include Plant Investment Fees, which are one-time fees imposed for the privilege of tapping or connecting to the System, and Sewer Service Charges, which are the monthly fees and usage amounts charged to the customers of the System (see "—*Sewer Service Charges*" below).

Plant Investment Fees have been charged by the City to System customers at the following rates during the years 2021 through 2026:

TABLE VI
Wastewater Plant Investment Fees

	2021	2022	2023	2024	2025	2026 [1]
Single Family Detached (per unit)	$ 6,800	$ 6,800	$ 6,900	$ 7,500	$ 8,650	$ 9,050
Single Family Attached (per unit)	$6,800	6,800	6,900	7,500	8,650	9,050
Multi-family (per unit)	N/A[2]	N/A[2]	N/A[2]	N/A[2]	4,325-6,490 [2]	4,525-6,970
Commercial (per tap size):						
3/4"	6,800	6,800	6,900	7,500	8,650	9,050
1"	11,400	11,400	11,500	12,500	14,450	15,100
1½ "	22,800	22,800	23,000	25,000	28,800	30,150
2"	36,400	36,400	36,800	40,000	46,100	48,250
3"	79,700	79,700	80,500	87,500	100,950	105,600
4"	136,700	136,700	138,000	150,000	173,000	181,000
6"	284,800	284,800	287,500	312,500	360,450	377,100
8" and Larger	Special Calculations					

[1] Effective March 1, 2026.
[2] The City implemented a per-unit development fee for multi-family dwelling structures in 2025. The charge depends on the number of dwelling units in the structure: the fee for 2 to 6 units is charged $6,490 per unit; more than 6 units is charged $4,525 per unit.
Source: The City

Wastewater Plant Investment Fee revenues have been as follows:

TABLE VII
Wastewater Plant Investment Fee Revenues

Year	Connection Fee Revenue
2020	$ 979,155
2021	2,202,104
2022	5,796,600
2023	2,237,285
2024	2,010,915
2025 [1]	4,372,336

[1] Estimated figures as of December 31, 2025 (unaudited).
Source: The City

Sewer Service Charges. Service charges for single-family and multifamily users of the System are assessed based upon the user's average monthly water consumption computed from meter readings taken during the winter period. The City recently reduced the assumed usage per single family home from 3,900 gallons per month to 3,500 gallons per month to reflect an overall reduction in sewer flows from these customers over the last ten years; a change driven by improved fixture and appliance efficiencies. Service charges for commercial users are assessed based upon the user's total water consumption each month while charges for industrial users are based upon the user's monthly metered sewer flow. The current Sewer volume charge for a single-family user is $4.66 per 1,000 gallons of water consumed by the user and a monthly service charge of $19.00. In its most recent study of average monthly sewer bills at the single-family residential rate across 27 Front Range municipalities, the average residential System sewer customer's bill was in the lowest third of the comparison sewer providers (assuming 3,500 gallons per month). Recent rate increases were 5.0% for 2026, 5.0% for 2025, 10.0% for 2024, and 18.0% for 2023.

Industrial sewer customers are required to participate in a pretreatment monitoring program that measures the concentration of regulated nutrient in their discharge to the system. Their annual rates are then set at the level of each customer to recover the costs to the system of the infrastructure required to treat and remove their nutrient loading.

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The rates charged by the City to Sewer customers, based upon the type of user, are as follows:

TABLE VIII
Sewer Fund Monthly Service and Volume Charges [1]

	2021	2022	2023	2024	2025	2026 [2]
Inside City Limits						
Residential						
Monthly Charge	$12.05	$14.00	$16.70	$18.00	$19.00	$21.00
Single family	2.87	3.45	4.03	4.46	4.66	4.66
Multi-family	2.89	3.46	4.08	4.46	4.66	4.66
Commercial						
Monthly Charge	$12.05	$14.00	$16.70	$18.00	$19.00	$22.00
Class I	2.91	3.48	4.10	4.43	4.63	4.79
Class II	3.94	4.85	5.72	6.31	6.56	6.84
Class III	4.99	6.21	7.33	8.15	8.48	8.87
Class IV	6.05	7.58	8.95	9.95	10.40	10.89
Class V	7.13	8.97	10.58	11.76	12.35	12.91
Industrial						
Monthly Charge	$12.05	$14.00	$16.70	$18.00	$19.00	$105.00
SIC 2013	19.46	16.54	22.34	30.39	44.08	57.23
SIC 2026	28.85	--	--	--	--	--
SIC 2034	5.57	5.12	7.44	9.68	8.71	15.56
SIC 2047	12.47	14.35	19.38	33.54	33.88	33.80
SIC 2873	24.03	35.42	47.90	59.01	74.48	74.48
SIC 4212	3.53	3.46	3.40	3.34	2.95	1.17
SIC 5169	3.75	3.47	3.88	6.78	9.19	16.13
SIC 7218	7.23	8.10	10.54	15.72	14.15	13.38
SIC 7542	5.56	5.40	8.16	9.23	9.70	9.90
Outside City Limits						
Residential						
Monthly Charge	$15.05	17.50	17.50	18.00	19.00	$21.00
Single family	4.25	4.23	6.13	6.64	6.77	6.77
Multi-family	4.21	4.31	5.32	5.75	6.77	6.77
Commercial						
Monthly Charge	$15.05	17.50	17.50	18.00	19.00	$22.00
Class I	4.30	4.31	5.62	6.08	6.23	6.49
Class II	4.96	6.01	7.45	8.23	8.54	8.84
Class III	6.30	7.74	9.36	10.32	10.89	11.31
Class IV	7.30	9.50	11.23	12.59	13.03	13.68
Class V	8.28	10.76	12.70	14.22	14.72	15.46

[1] Total monthly bill includes monthly charge plus a volume charge per 1,000 gallons of water discharged into the System.
[2] Effective March 1, 2026.
Source: The City

FINANCIAL INFORMATION CONCERNING THE SYSTEM

Operating History

The following table sets forth the operating history of the Sewer Fund for the years indicated.

TABLE IX
Sewer Fund Comparative Statement of Revenues, Expenses and Changes in Net Assets
Years Ended December 31

	2020	2021	2022	2023	2024
OPERATING REVENUES					
Charges for Services	$ 10,921,426	$ 11,730,861	$ 14,190,954	$ 17,053,354	$ 19,778,323
Intergovernmental	132,273	3,245	--	--	--
Licenses and Fees	16,311	129,342	202,374	240	--
Miscellaneous	14,671	--	3,030	19,833	10,248
Total Operating Revenues	11,084,681	11,863,448	14,396,358	17,073,427	19,788,571
OPERATING EXPENSES					
Personnel services	3,675,753	3,542,789	3,454,774	3,795,509	4,083,248
Supplies	580,755	1,039,010	1,112,455	1,048,890	1,218,335
Purchased Services	895,343	1,908,981	1,957,070	1,935,599	2,964,333
Insurance and Bonds	207,300	318,150	318,150	314,124	380,868
Utilities	616,048	--	--	--	--
Repairs and Maintenance	487,219	--	--	--	--
Rentals	21,854	5,953	10,373	3,551	5,496
Depreciation	4,075,917	4,292,146	4,446,445	4,842,047	4,979,807
Other Expenses	41,143	--	--	--	--
Total Operating Expenses	10,601,332	11,107,029	11,299,267	11,939,720	13,632,087
Operating Income (loss)	483,349	756,419	3,097,091	5,133,707	6,156,484
NON-OPERATING REVENUES (EXPENSES)					
Plant Investment Fees	979,155	3,578,104 [1]	5,796,600 [1]	2,046,000	2,010,915
Interest and Investment Earnings	532,153	(178,438)	184,311	1,504,652	1,640,635
Rents	10,000	--	--	--	--
Oil and Gas Royalties	148,446	240,211	369,039	3,571,599	977,760
Damages Recovered	--	--		--	--
Miscellaneous	(143,718)	(106,897)	(450,515)	(161,340)	(195,862)
Interest Expense	(547,531)	(521,831)	(1,061,293)	(1,131,505)	(1,060,334)
Gain (loss) Disposal Capital Assets	(73,750)	2,934	(7,486)	(2,943)	(71,083)
Total Non-Operating Revenues (Expenses)	904,755	3,014,083	4,830,656	5,826,463	3,302 031
Income Before Capital Contributions and Transfers	1,388,104	3,770,502	7,927,747	10,960,170	9,458,515
Capital Contributions - Other	691,920	4,986,533 [1]	8,205,017 [1]	3,903,061	7,467,555
Transfers Out	(1,071,451)	(866,192)	(743,985)	(1,128,785)	(2,198,279)
Change in Net Position	1,008,573	7,890,843	15,388,779	13,734,446	14,727,791
NET ASSETS—January 1	101,572,960	102,581,536	110,472,379	125,861,158	139,595,604
NET ASSETS—December 31	$102,581,533	$110,472,379	$125,861,158	$139,595,604	$154,323,395

[1] Due to a change in accounting presentation in 2021 and 2022, revenues from plant investment fees were included with other capital contributions (including fixed assets and other non-cash capital contributions) in the City's audited financial statements for these years.
Source: The City's audited financial statements for fiscal years ended 2020 through 2024

TABLE X
Sewer Fund Schedule of Revenues, Expenditures and Changes in Funds Available
Actual, Non-GAAP Budgetary Basis Years Ended December 31

	2020	2021	2022	2023	2024
OPERATING REVENUES					
Charges for services	$ 10,921,426	$ 11,730,861	$ 14,190,954	$ 17,053,354	$ 19,778,323
Intergovernmental	132,273	3,245	--	--	--
Licenses and fees	16,311	129,342	202,374	240	--
Expense reimbursement	14,671	--	--	--	--
Miscellaneous	--	--	3,030	19,833	10,248
Total Operating Revenues	11,084,681	11,863,448	14,396,358	17,073,427	19,778,571
OPERATING EXPENSES					
Personnel services	3,675,753	3,542,789	3,454,774	3,795,509	4,083,248
Supplies	580,755	1,039,010	1,112,455	1,048,890	1,218,335
Purchased services	895,343	1,908,981	1,957,070	1,935,599	2,964,333
Insurance and bonds	207,300	318,150	318,150	314,124	380,868
Utilities	616,048	--	--	--	--
Repairs and Maintenance	487,219	--	--	--	--
Rentals	21,854	5,953	10,373	3,551	5,496
Other expenses	41,143	--	--	--	--
Total Operating Expenses	6,525,415	6,814,883	6,852,822	7,097,673	8,652,280
Operating Income (loss)	4,559,266	5,048,565	7,543,536	9,975,754	11,136,291
NON-OPERATING REVENUES (EXPENSES)					
Plant investment fees	979,155	3,578,104 [1]	5,796,600 [1]	2,046,000	--[1]
Interest and Investment Earnings	532,153	(178,438)	184,311	1,504,652	1,640,635
Rents	10,000	--	--	--	--
Oil and gas royalties	148,446	240,211	369,039	3,571,599	977,760
Damages recovered	--		--	--	--
Miscellaneous	(143,718)	(106,897)	(450,515)	(161,340)	(195,862)
Interest Expense	(547,531)	(521,831)	(1,061,293)	(1,131,505)	(1,060,334)
Principal Retirement	(735,000)	(765,000)	(1,970,000)	(1,510,000)	(1,570,000)
Capital Outlay	(6,277,483)	(13,710,561)	(19,238,183)	(12,053,828)	(2,563,029)
Loss on sale of capital assets	(73,750)	2,934	(7,486)	(2,943)	(71,083)
Total Non-Operating Revenues (Expenses)	(6,107,728)	(11,461,478)	(16,377,527)	(7,737,365)	(2,841,913)
Income (loss) before transfers and capital contributions	(1,548,462)	(6,412,913)	(8,833,991)	2,238,389	8,294,378
Capital contributions	691,920	4,986,533 [1]	8,205,017 [1]	3,903,061	9,478,470 [1]
TRANSFERS OUT					
General fund	(885,198)	(866,192)	(743,985)	(1,128,785)	(2,049,500)
Public Art fund	(44,100)	--	--	--	--
Water fund	(82,153)	--	--	--	(148,779)
Liability Fund	(60,000)	--	--	--	--
Total transfers out	(1,071,451)	7,698,445	13,257,632	2,774,276	7,280,191
Net income (loss) on a budgetary basis	(1,927,993)	(2,292,572)	(1,372,959)	5,012,665	15,574,569
Reconciliation to a GAAP Basis:					
Principal retirement	735,000	765,000	1,970,000	1,510,000	1,570,000
Depreciation	(4,075,917)	(4,292,146)	(4,446,445)	(4,842,047)	(4,979,807)
Capital outlay	6,277,483	13,710,561	19,238,183	12,053,828	2,563,029
Change in net position	1,008,573	7,890,843	15,388,779	13,734,446	14,727,791
Net position - January 1	101,572,963	102,581,536	110,472,379	125,861,158	139,595,604
Net position - December 31	$102,581,536	$110,472,379	$125,861,158	$139,595,604	$154,323,395

[1] Due to a change in accounting presentation in 2021, 2022, and 2024, revenues from plant investment fees were included with capital contributions (including fixed assets and other non-cash capital contributions) in the City's audited financial statements for these years.
Source: The City's audited financial statements for fiscal years ended 2020 through 2024

Management's Discussion and Analysis of Trends in Operations of the Sewer Fund

Operating revenues of the System increased 89% from 2021 to 2025 while System operating expenses (other than depreciation) increased 22%. The number of System employees increased by 5 from 2021 to 2026.

Development in the City has varied with the economic conditions. The number of new housing units has varied from a low of 42 in 2011 to a high of 2,070 in 2022. The mix of new housing units has been approximately 24% single family and 76% multi-family from 2020 to 2024, which reflects a common shift towards multi-family in the bigger metropolitan areas in Colorado. The City has approved multiple metropolitan districts to fund public improvements in developing areas which are expected to contribute to the pace of development in upcoming years.

The City has historically budgeted the accumulation of working capital reserves within the Sewer Fund. Reserves are accumulated from a variety of sources including: Plant Investment Fee revenues; and that portion of the City's rates and charges which are imposed to offset depreciation. The City reported working capital reserves within the Sewer Fund of $31,211,814 as of December 31, 2023, $40,078,242 as of December 31, 2024 (unaudited), and $32,835,384 as of December 31, 2025 (estimated).

THE CITY

General

The City was incorporated as a municipal corporation in 1886 and adopted its home rule charter in 1958. The City is located in central Weld County approximately 52 miles north of the Denver metropolitan area. The City covers approximately 50 square miles, has an estimated 2024 population of 114,363, and is the county seat of Weld County. See "APPENDIX D—ECONOMIC AND DEMOGRAPHIC INFORMATION."

Governing Body

Under its Charter, the City has a Council-Manager form of government. Pursuant to the Charter, and the Colorado Constitution, the City has all powers of local self-government. The governing body of the City is the six-member City Council (the "Council") and the Mayor. The Council has all legislative powers and all other powers of the City not otherwise conferred by the Charter. Four Council members are elected by ward and two are elected at large. The Council members serve four-year overlapping terms of office and are limited to a maximum of two consecutive terms. The Mayor serves a two-year term and is limited to a maximum of four consecutive two-year terms.

The Council meets on the first and third Tuesdays of the month, with the Mayor participating as a voting member and as the presiding officer. A Mayor Pro Tem is appointed from the Council membership to serve in the event of absence or disability of the Mayor. As compensation for their services, the Council members receive salaries of $1,050 per month, and the Mayor receives $1,500 per month. The present Council and their principal occupations and terms of office are as follows:

City Council Member	Present Term Expires (November)	Principal Occupation
Dale Hall, Mayor	2027	Retired
Melissa McDonald, Mayor Pro Tem, At Large	2027	Insurance Agent
Tommy Butler, Ward I	2027	City Council Member
Deb Deboutez, Ward II	2029	Retired
Johnny Olson, Ward III	2029	Engineer
Brian Rudy, Ward IV	2027	Public Relations Event Specialist
Ryan Roth, At Large	2029	Small Business Owner

The Council effects its decisions through the passage of ordinances, resolutions and motions. All legislative acts of a permanent nature must be in the form of ordinances. Certain acts of the Council also are required by the Charter to be in the form of ordinances, including, among others, those acts making appropriations, authorizing the borrowing of money, levying taxes or establishing a rule or regulation for the violation of which a penalty is imposed. All other actions, except as provided in the Charter, may be in the form of resolutions or motions.

Except as otherwise provided in the Charter, all ordinances must pass two readings by the affirmative vote of the majority of the Council members in office at that time. Adoption of emergency ordinances requires approval by the affirmative vote of two-thirds of the entire Council. An emergency ordinance may be in effect for no more than 90 days after its passage. The Council also may submit any proposed ordinance to a vote of the people. Unless otherwise prescribed in the ordinance, all ordinances take effect five days after final publication.

The Charter reserves to the City's electors the right to propose ordinances to the Council by means of an initiative procedure and to subject certain ordinances to reconsideration by the Council and a referendum vote; appropriations and tax levy authorizations are excluded from both the initiative and the referendum.

Administration and Management

The council-manager form of government vests responsibility for day-to-day City operations in the City Manager and the City's staff. The City Manager is appointed by the Council and serves for an indefinite term at the pleasure of the Council. The staff functions through the City's various departments which are under the direction of the City Manager.

The administrative and management personnel of the City most directly involved in the issuance of the Series 2026 Bonds are the City Manager, the Finance Officer, and the City Attorney. These individuals' duties in City government and their relevant experience are summarized below.

City Manager. The City Manager is the chief administrative officer of the City. The City Manager is responsible to the Council for proper administration of all City affairs placed in his or her charge by the Charter or by law, including the direction and supervision of all administrative departments of the City (with the exception of those under the direction of the City Attorney and the municipal court). The City Manager is also required to annually prepare and administer the City budget and to perform such other duties as requested by the Council.

Brian McBroom was named Acting City Manager in November 2025. Mr. McBroom first joined the City in June 2023 as Director of Community Development and added the role of Interim Director of Economic Development and Urban Revitalization in September 2025. As Acting City Manager, Mr.

McBroom is focused on steady leadership of the organization, ensuring the City continues to provide high-quality services to residents and that projects critical to the future of Greeley continue to move forward on track. He has spent his career in civic government, dedicated to helping cities and towns manage growth in ways that create a high quality of life for residents and financial stability for the community. Previously, Mr. McBroom served as City Manager for Commerce City, Colorado for eight and a half years, and as Town Administrator for Lochbuie, Colorado. He started his career in his home state of Michigan, where he served in various community development roles before moving to Colorado in 2008. He received a Bachelor's degree in sociology, urban studies focus, from the University of Michigan

Deputy City Manager/Finance Officer. This position acts under the direction of the City Manager in the administration and management of the financial affairs of the City. The Finance Officer is the Ex-officio City Treasurer. The responsibilities of the Finance Officer include, among others, oversight of the day-to-day financial activity, annual budget, and the preparation of annual financial statements.

Allena Portis is the Deputy City Manager/Finance Officer. Ms. Portis's professional background spans over twenty years in local government roles. Her experience includes Assistant City Manager/Chief Financial Officer for Missouri City, Texas, and previously the Director of Finance for League City, Texas. In her most recent role as Assistant City Manager/Chief Financial Officer for Missouri City, Ms. Portis oversaw the day-to-day operations of the city with oversight of the finance, human resources and development services departments. She was responsible for the functions of accounting, budgeting, treasury, debt management, and revenue collection, among others. Ms. Portis received her Bachelor of Science in Accounting from the University of Phoenix, her Master of Public Administration from Golden Gate University, and her Master of Urban Planning from the University of Southern California.

City Attorney. The City Attorney is the chief legal officer of the City. The City Attorney is responsible for all the legal affairs of the City, except with respect to certain limited legal matters for the Water and Sewer Department, for which that department retains special legal counsel.

Stacey Aurzada was appointed City Attorney in June 2024. Ms. Aurzada has been employed by the City since 2005, after previously serving as the Deputy City Attorney for 11 years, and as a Senior Assistant City Attorney. Ms. Aurzada's background in municipal law spans over 27 years and includes experience in navigating complex legal issues and a dedication to upholding the highest ethical standards. Ms. Aurzada holds a Bachelor of Social Work degree from New Mexico State University and a Juris Doctorate from the University of Wyoming.

City Employees

For 2026, the City has budgeted a total of 1,260 full-time regular equivalents who are eligible for benefits. City employees are granted vacation and sick leave, or paid time off in varying amounts. The Charter expressly grants collective bargaining rights to the City's police officers and firefighters; none of the City's other employees have collective bargaining rights. The City believes its relationship with its employees is satisfactory.

Pension Plans and Other Post-Employment Benefits

The City provides five pension plans for eligible employees, including the City of Greeley Money Purchase Plan (a defined contribution plan), the Greeley Police Department Personal Defined Contribution Pension Plan, the Fire New-Hire Plan (a cost-sharing multiple-employer statewide defined benefit plan administered by the Colorado Fire and Police Pension Association (FPPA)), the Police Old-Hire Pension Plan (an affiliated local plan of the Public Employee Retirement System, an agent multiple-employer defined benefit pension plan administered by the FPPA), and the Fire Old-Hire Pension Plan (an affiliated

local plan of the Public Employee Retirement System, an agent multiple-employer defined benefit pension plan administered by the FPPA). A description of the City's pension plan obligations is included in Note 15 to the City's 2024 audited financial statements in APPENDIX C hereto.

City Insurance Coverage

The City's insurance program includes a combination of self-insurance and commercial insurance coverage. The City presently has a $500,000 blanket insurance policy with Travelers, RSUI (excess), and Chubb Bermuda (excess) covering all of its structures and their contents, with a $250,000 deductible per occurrence. The City is partially self-insuring general liability and automobile liability and public officials' liability insurance programs. In addition, the City has a $10,000,000 excess policy underwritten by Genesis Insurance and Chubb (excess) with a $750,000 SIR (self-insured retention). The City also carries certain stop loss policies for its employee self-insured health plan and excess workers compensation coverage.

The City budgeted $21,549,188 for health premiums, $795,739 for dental premiums, and $430,638 for a total deposit to its Health Fund of $22,775,565 for 2025, and $23,172,401 for health premiums, $895,556 for dental premiums, and $2,500,432 for a total deposit to its Health Fund of $26,568,389 for 2026. The Health Fund accounts for allowable medical claims of City employees and their covered dependents. Self-insurance is in effect for claims up to $275,000 per employee per year. Claims greater than $275,000 per employee per year, and those in excess of $20,149,860 (for 2026) aggregate stop loss coverage, are insured by private insurance companies. The fund balance in the Health Fund as of December 31, 2024 was $4,334,270, and $1,874,596 (unaudited) as of December 31, 2025.

The City budgeted $3,193,984 for deposit to its Liability Fund for 2025, and has budgeted $3,927,308 for 2026, which fund accounts for the costs associated with providing a self-insurance fund for liability claims against the City. The Liability Fund had a balance of $4,220,150 as of December 31, 2024, and $3,339,904 (unaudited) as of December 31, 2025.

The City has budgeted $133,200 for deposit in its Workers Compensation Fund in 2025, which fund accounts for the financing of costs associated with self-insuring the City's workers compensation expenses. The Workers Compensation Fund had a fund balance of $5,048,960 as of December 31, 2024, and $2,867,008 (unaudited) as of December 31, 2025.

For additional information concerning the City's risk management and self-insurance programs, see Note 11 to the City's financial statements in APPENDIX C hereto.

Current Financial Obligations

The City's financial obligations are summarized in detail in Notes 8 and 9 to the audited financial statements attached as APPENDIX C to this Official Statement. With the exception of lease-purchase obligations subject to annual appropriation, enterprise revenue bonds and refunding obligations issued at a lower interest rate, the issuance of multi-year financial obligations by the City generally requires voter approval as described under the caption "CONSTITUTIONAL LIMITATIONS ON TAXES, REVENUES, BORROWING AND SPENDING."

City Services

The City is a full-service city, providing water and sewer service, storm drainage, police protection, fire protection, a municipal court system, street and road maintenance, cultural facilities and parks and recreation facilities throughout the City. Other facilities and services such as public transit, public schools, hospital, telephone, and power utilities are available to City residents through third-party providers.

CONSTITUTIONAL LIMITATIONS ON TAXES, REVENUES, BORROWING AND SPENDING

At the general election held November 3, 1992, the voters of the State approved an amendment to the Colorado Constitution, constituting Section 20 of Article X of the Colorado Constitution ("TABOR") limiting the ability of the State and local governments such as the City to increase revenues, debt and spending and restricting property, income and other taxes. Generally, TABOR limits the percentage increases in spending and tax revenues to the prior year's amounts, adjusted for inflation, local growth and voter approved changes, requires the maintenance of certain reserves, and prohibits the imposition of new real estate transfer taxes. In addition, TABOR requires that the State and local governments obtain voter approval for certain tax or tax rate increases or to keep or spend revenues received in excess of TABOR limits, and to create any "multiple fiscal year direct or indirect debt or other financial obligation whatsoever without adequate present cash reserves pledged irrevocably and held for payments in all future fiscal years," except for refinancing debt at a lower interest rate or adding new employees to existing pension plans.

In 1999, the City's electorate voted to exempt the City from the TABOR revenue and spending limits. However, the City remains subject to TABOR's restrictions on new and increased taxes, mill levy increases and creation of financial obligations.

Many of the provisions of TABOR are ambiguous and TABOR is expected to require continued judicial interpretation. The application of TABOR, particularly during periods of reduced or negative growth, may adversely affect the financial condition and operations of the City and other State local governments to an extent which cannot be predicted.

TABOR excepts from its restrictions the borrowings and fiscal operations of "enterprises," which term is defined to include government owned businesses authorized to issue their own revenue bonds and receiving under 10% of their annual revenues in grants from all State and local governments combined. In a 1995 decision, the Colorado Supreme Court held that a governmental entity with taxing power was not itself an "enterprise." The Enterprise has no taxing power and receives no material portion of its revenues from governmental sources, and the Series 2026 Bonds are not payable in whole or in part from the proceeds of general property taxes or any other form of taxation. The City therefore treats the Enterprise as an "enterprise" within the meaning of TABOR. See "THE ENTERPRISE."

RATING

S&P Global Ratings ("S&P") has assigned a rating of "[___]" to the Series 2026 Bonds. Such rating reflects only the view of the rating agency, and does not constitute a recommendation to buy, sell or hold securities. An explanation of the significance of such rating may be obtained from the rating agency.

The rating is subject to revision or withdrawal at any time by the rating agency and there is no assurance that the rating will continue for any period of time or that it will not be revised or withdrawn. The Underwriter has undertaken no responsibility either to bring to the attention of the holders of the Series 2026 Bonds any proposed revision or withdrawal of the rating of the Series 2026 Bonds or to oppose any such proposed revision or withdrawal. Any downward revision or withdrawal of such rating could have an adverse effect on the market price of the Series 2026 Bonds.

LITIGATION

There is no litigation now pending or, to the knowledge of the City officials responsible for the issuance of the Series 2026 Bonds, threatened which questions the validity of the Series 2026 Bonds or of any proceedings of the City taken with respect to issuance or sale thereof.

TAX MATTERS

General

In the opinion of Kutak Rock LLP, Bond Counsel, under existing laws, regulations, rulings and judicial decisions, interest on the Series 2026 Bonds (including any original issue discount properly allocable to the owner of a bond) is excludable from gross income for federal income tax purposes and is not a specific preference item for purposes of the federal alternative minimum tax imposed on individuals. The opinion described above assumes the accuracy of certain representations and compliance by the City with covenants designed to satisfy the requirements of the Code that must be met subsequent to the issuance of the Series 2026 Bonds. Failure to comply with such requirements could cause interest on the Series 2026 Bonds to be included in gross income for federal income tax purposes retroactive to the date of issuance of the Series 2026 Bonds. The City has covenanted to comply with such requirements. Bond Counsel has expressed no opinion regarding other federal tax consequences arising with respect to the Series 2026 Bonds. Interest on the Series 2026 Bonds may affect the federal alternative minimum tax imposed on certain corporations.

The accrual or receipt of interest on the Series 2026 Bonds may otherwise affect the federal income tax liability of the owners of the Series 2026 Bonds. The extent of these other tax consequences will depend upon such owner's particular tax status and other items of income or deduction. Bond Counsel has expressed no opinion regarding any such consequences.

Purchasers of the Series 2026 Bonds, particularly purchasers that are corporations (including S corporations, foreign corporations operating branches in the United States of America, and certain corporations subject to the alternative minimum tax imposed on corporations), property or casualty insurance companies, banks, thrifts or other financial institutions, certain recipients of social security or railroad retirement benefits, taxpayers entitled to claim the earned income credit, taxpayers entitled to claim the refundable credit in Section 36B of the Code for coverage under a qualified health plan or taxpayers who may be deemed to have incurred or continued indebtedness to purchase or carry tax-exempt obligations, should consult their tax advisors as to the tax consequences of purchasing or owning the Series 2026 Bonds.

Bond Counsel is also of the opinion that, under existing State of Colorado statutes, the Series 2026 Bonds and the income therefrom are exempt from State of Colorado taxation, except inheritance, estate and transfer taxes. Bond Counsel has expressed no opinion regarding other tax consequences arising with respect to the Series 2026 Bonds under the laws of the State of Colorado or any other state or jurisdiction.

Original Issue Discount

The Series 2026 Bonds that have an original yield above their respective interest rates, as shown on the inside cover page of this Official Statement (collectively, the "Discount Bonds"), are being sold at an original issue discount. The difference between the initial public offering prices of such Discount Bonds and their stated amounts to be paid at maturity (excluding "qualified stated interest" within the meaning of Section 1.1273-1 of the Treasury Regulations) constitutes original issue discount treated in the same manner for federal income tax purposes as interest, as described above.

The amount of original issue discount that is treated as having accrued with respect to a Discount Bond is added to the cost basis of the owner of the bond in determining, for federal income tax purposes, gain or loss upon disposition of such Discount Bond (including its sale, redemption or payment at maturity). Amounts received on disposition of such Discount Bond that are attributable to accrued original issue discount will be treated as tax-exempt interest, rather than as taxable gain, for federal income tax purposes.

Original issue discount is treated as compounding semiannually, at a rate determined by reference to the yield to maturity of each individual Discount Bond, on days that are determined by reference to the maturity date of such Discount Bond. The amount treated as original issue discount on such Discount Bond for a particular semiannual accrual period is equal to (a) the product of (i) the yield to maturity for such Discount Bond (determined by compounding at the close of each accrual period) and (ii) the amount that would have been the tax basis of such Discount Bond at the beginning of the particular accrual period if held by the original purchaser, less (b) the amount of any interest payable for such Discount Bond during the accrual period. The tax basis for purposes of the preceding sentence is determined by adding to the initial public offering price on such Discount Bond the sum of the amounts that have been treated as original issue discount for such purposes during all prior periods. If such Discount Bond is sold between semiannual compounding dates, original issue discount that would have been accrued for that semiannual compounding period for federal income tax purposes is to be apportioned in equal amounts among the days in such compounding period.

Owners of Discount Bonds should consult their tax advisors with respect to the determination and treatment of original issue discount accrued as of any date and with respect to the state and local tax consequences of owning a Discount Bond. Subsequent purchasers of Discount Bonds that purchase such bonds for a price that is higher or lower than the "adjusted issue price" of the bonds at the time of purchase should consult their tax advisors as to the effect on the accrual of original issue discount.

Original Issue Premium

The Series 2026 Bonds that have an original yield below their respective interest rates, as shown on the inside cover page of this Official Statement (collectively, the "Premium Bonds"), are being sold at a premium. An amount equal to the excess of the issue price of a Premium Bond over its stated redemption price at maturity constitutes premium on such Premium Bond. A purchaser of a Premium Bond must amortize any premium over such Premium Bond's term using constant yield principles, based on the purchaser's yield to maturity (or, in the case of Premium Bonds callable prior to their maturity, generally by amortizing the premium to the call date, based on the purchaser's yield to the call date and giving effect to any call premium). As premium is amortized, the amount of the amortization offsets a corresponding amount of interest for the period, and the purchaser's basis in such Premium Bond is reduced by a corresponding amount resulting in an increase in the gain (or decrease in the loss) to be recognized for federal income tax purposes upon a sale or disposition of such Premium Bond prior to its maturity. Even though the purchaser's basis may be reduced, no federal income tax deduction is allowed. Purchasers of the Premium Bonds should consult their tax advisors with respect to the determination and treatment of premium for federal income tax purposes and with respect to the state and local tax consequences of owning a Premium Bond.

Backup Withholding

An owner of a Bond may be subject to backup withholding at the applicable rate determined by statute with respect to interest paid with respect to the Series 2026 Bonds if such owner fails to provide to any person required to collect such information pursuant to Section 6049 of the Code with such owner's taxpayer identification number, furnishes an incorrect taxpayer identification number, fails to report interest, dividends or other "reportable payments" (as defined in the Code) properly, or, under certain circumstances, fails to provide such persons with a certified statement, under penalty of perjury, that such owner is not subject to backup withholding.

Changes in Federal and State Tax Law

From time to time, there are legislative proposals in the Congress and in the states that, if enacted, could alter or amend the federal and state tax matters referred to under this heading "TAX MATTERS" or adversely affect the market value of the Series 2026 Bonds. It cannot be predicted whether or in what form any such proposal might be enacted or whether if enacted it would apply to bonds issued prior to enactment. In addition, regulatory actions are from time to time announced or proposed and litigation is threatened or commenced which, if implemented or concluded in a particular manner, could adversely affect the market value of the Series 2026 Bonds. It cannot be predicted whether any such regulatory action will be implemented, how any particular litigation or judicial action will be resolved, or whether the Series 2026 Bonds or the market value thereof would be impacted thereby. Purchasers of the Series 2026 Bonds should consult their tax advisors regarding any pending or proposed legislation, regulatory initiatives or litigation. The opinions expressed by Bond Counsel are based upon existing legislation and regulations as interpreted by relevant judicial and regulatory authorities as of the date of issuance and delivery of the Series 2026 Bonds, and Bond Counsel has expressed no opinion as of any date subsequent thereto or with respect to any pending legislation, regulatory initiatives or litigation.

PROSPECTIVE PURCHASERS OF THE SERIES 2026 BONDS ARE ADVISED TO CONSULT THEIR OWN TAX ADVISORS PRIOR TO ANY PURCHASE OF THE SERIES 2026 BONDS AS TO THE IMPACT OF THE CODE UPON THEIR ACQUISITION, HOLDING OR DISPOSITION OF THE SERIES 2026 BONDS.

MUNICIPAL ADVISOR

Hilltop Securities Inc. (the "Municipal Advisor") is employed as municipal advisor to the City to render certain professional services including advising the City concerning the structuring and competitive sale of the Series 2026 Bonds and assisting in the preparation of this Official Statement. In its role as municipal advisor to the City, the Municipal Advisor has not undertaken either to make an independent verification of or to assume responsibility for the accuracy or completeness of the information contained in this Official Statement and the appendices hereto and is not permitted to underwrite the Series 2026 Bonds.

UNDERWRITING

[_____] (the "Underwriter") has agreed to purchase the Series 2026 Bonds from the City at competitive sale, for an aggregate purchase price of $_____ (consisting of the aggregate principal amount of the Series 2026 Bonds of $_____ plus [net] premium in the amount of $_____ less an underwriting discount in the amount of $_____. The Underwriter is committed to take and pay for all of the Series 2026 Bonds if any are taken.

LEGAL MATTERS

Legal matters incident to the authorization and issuance of the Series 2026 Bonds are subject to approval by Kutak Rock LLP, Bond Counsel, whose opinion is expected to be delivered in substantially the form set forth in APPENDIX A hereto. In addition to acting as Bond Counsel, Kutak Rock LLP has also been retained to advise the City concerning, and has assisted in, the preparation of this Official Statement. Certain legal matters will be passed upon for the City by the Office of the City Attorney.

FINANCIAL STATEMENTS

The basic financial statements of the City for the fiscal year ended December 31, 2024, which are included here as APPENDIX C, have been audited by independent auditors, Plante Moran, PLLC, Detroit, Michigan, as stated in their report appearing therein. Plante Moran, PLLC has not been engaged to perform, and has not performed, since the date of their report, included therein, any procedures on the financial statements addressed in that report. Plante Moran, PLLC has also not performed any procedures relating to this Official Statement.

MISCELLANEOUS

Any statements made in this Official Statement involving matters of opinion or estimates, whether or not expressly so stated, are set forth as such and not as representations of fact, and no representation is made that any such estimates will be realized. This Official Statement shall not be construed as a contract between the City and any person.

The execution and delivery of this Official Statement have been duly authorized by the Council.

CITY OF GREELEY, COLORADO

By /s/_____
Mayor

APPENDIX A

FORM OF OPINION OF BOND COUNSEL

June __, 2026

City of Greeley
1100 10th Street
Greeley, CO 80631

[UNDERWRITER]

$_____*
City of Greeley, Colorado
acting by and through its Sanitary Water Enterprise
First-Lien Sewer Improvement Revenue Bonds
Series 2026

Ladies and Gentlemen,

We have been engaged by the City of Greeley, Colorado (the "City") to act as bond counsel in connection with the issuance of the First-Lien Sewer Improvement Revenue Bonds, Series 2026 (the "Series 2026 Bonds"). The Series 2026 Bonds are being issued by the City, acting by and through its Sanitary Water Enterprise (the "Enterprise"), pursuant to Ordinance No. 10, 2015 and Ordinance No. __, 2026 (collectively, the "Ordinances"). The Ordinances are supplemented by a Final Terms Certificate dated June __, 2026 (the "Final Terms Certificate"). The Ordinances, as supplemented by the Final Terms Certificate, are referred to herein as the "Bond Ordinance." Capitalized terms used but not otherwise defined herein have the meanings assigned to them in the Bond Ordinance.

In our capacity as bond counsel, we have examined the Constitution and the laws of the State of Colorado (the "State"), the home rule charter (the "Charter") of the City, and the regulations, rulings and judicial decisions relevant to the opinions set forth in paragraph 2 below; the transcript of the proceedings relating to the issuance of the Series 2026 Bonds; the Bond Ordinance, and such other certificates, documents, opinions and papers as we deem necessary to render this opinion. As to questions of fact material to our opinion, we have relied upon the certifications in the transcript of proceedings and other certifications of public officials furnished to us without undertaking to verify the same by independent investigation.

Based upon and in reliance on the foregoing, we are of the opinion, under existing law and as of the date hereof, that:

1. The Series 2026 Bonds have been duly authorized, executed and delivered by the City under the laws of the State of Colorado now in force and are valid and binding special and limited obligations of the City, acting by and through the Enterprise, payable on the terms, and subject to the conditions, stated in the Bond Ordinance, and enforceable according to their terms except to the extent such enforcement is limited by the bankruptcy laws of the United States of America, by the reasonable exercise

* Preliminary; subject to change.

of the sovereign police power of the State of Colorado, and by the exercise of the powers delegated to the United States of America by the federal constitution.

2. Under existing laws, regulations, rulings and judicial decisions, interest on the Series 2026 Bonds is excludable from gross income for federal income tax purposes and is not a specific preference item for purposes of the federal alternative minimum tax imposed on individuals. We express no opinion regarding other federal tax consequences arising with respect to the Series 2026 Bonds. Interest on the Series 2026 Bonds may affect the federal alternative minimum tax imposed on certain corporations.

3. Under Colorado statutes existing on the date hereof, to the extent interest on the Series 2026 Bonds is excludable from gross income for federal income tax purposes, interest on the Series 2026 Bonds is excludable from gross income for State of Colorado income tax purposes and from the calculation of Colorado alternative minimum tax.

The opinions expressed in numbered paragraphs (2) and (3) assume the accuracy of the City's representations and continuing compliance by the City with certain covenants designed to satisfy the requirements of the Code that must be met subsequent to the issuance of the Series 2026 Bonds. Failure to comply with such requirements could cause such interest on the Series 2026 Bonds to be included in gross income for federal income tax purposes or could otherwise adversely affect such opinions, retroactive to the date of issuance of the Series 2026 Bonds. The City has covenanted in the Bond Ordinance and in the Tax Compliance Certificate executed and delivered in connection with the issuance of the Series 2026 Bonds to comply with such requirements. We express no opinion regarding other federal or state tax consequences arising with respect to the Series 2026 Bonds.

We express no opinion herein with respect to the accuracy, completeness or sufficiency of any documents prepared or used or statements made in connection with the offering or sale of the Series 2026 Bonds.

This opinion is delivered based and in reliance upon our examination of the laws, documents and other items specifically described in the second unnumbered paragraph hereof on the date hereof and we have no obligation to supplement or update this opinion based on or with respect to changes in such laws, documents or other items or with respect to any other event that occurs after the date hereof. The opinions expressed in this letter are given as of the date hereof, and we assume no obligation to update, revise or supplement this letter to reflect any facts or circumstances that may hereafter come to our attention or any changes in law that may hereafter occur.

Very truly yours,

APPENDIX B

SUMMARY OF CERTAIN PROVISIONS OF THE GENERAL ORDINANCE AND THE SERIES ORDINANCE

The following is a summary of certain provisions of the General Ordinance, the Series Ordinance, adopted with respect to the Series 2026 Bonds, which summary does not purport to be complete and is qualified in its entirety by reference to the complete provisions thereof, copies of which are available from the City or the Underwriter named on the cover page hereof during the period of the initial offering of the Series 2026 Bonds.

APPENDIX C

AUDITED FINANCIAL STATEMENTS OF THE CITY AS OF DECEMBER 31, 2024

APPENDIX D

ECONOMIC AND DEMOGRAPHIC INFORMATION

This portion of the Official Statement contains general information concerning historic economic and demographic conditions in the City of Greeley (the "City") and surrounding Weld County (the "County"). It is intended only to provide prospective investors with general information regarding the City's community. The information was obtained from the sources indicated and is limited to the time periods indicated. The information is historic in nature; it is not possible to predict whether the trends shown will continue in the future. The City makes no representation as to the accuracy or completeness of data obtained from parties other than the City.

Population

The following table sets forth population statistics for the City, the County, and the State of Colorado (the "State").

Population

Year	The City	Percent Change	The County	Percent Change	The State	Percent Change
1980	53,006	--	123,438	--	2,889,735	--
1990	60,536	14.21%	131,821	6.79%	3,294,473	14.01%
2000	76,930	27.08	180,936	37.26	4,301,261	30.56
2010	92,889	20.74	252,825	39.73	5,029,196	16.92
2020	108,809	17.14	331,467	31.11	5,787,129	15.07
2024 [1]	114,363	5.10	369,745	11.55	5,957,493	2.94

[1] Estimated, and the most recent information available as of the date of this Official Statement.
Sources: U.S. Department of Commerce, Bureau of the Census

Housing Stock

The following table sets forth a comparison of housing units within the City and the County.

Housing Units

	2010	2020	2024 [1]
The City	36,323	40,803	N/A
The County	96,281	119,961	138,251

[1] Estimated, and the most recent information available as of the date of this Official Statement.
Source: U.S. Department of Commerce, Bureau of the Census, and Colorado Department of Local Affairs, State Demography Office

Income

The following tables set forth historical per capita personal income for the County, the State, and the United States.

Per Capita Personal Income

	2020	2021	2022	2023	2024
The County	$52,062	$56,372	$59,174	$61,589	$63,672
The State	64,704	71,928	76,685	80,169	83,055
United States	59,151	64,692	66,298	70,002	73,204

Source: United States Department of Commerce, Bureau of Economic Analysis

Building Permit Activity

Set forth hereafter is a five-year history of building permit activity in the City and the County.

Building Permit Activity in the City

	Single Family [1]		Multi Family [1]		Commercial/Industrial	
Year	Permits	Value	Permits	Value	Permits	Value
2021	303	$ 91,785,966	252	$104,820,118	26	$149,587,534
2022	333	103,257,384	117	263,334,270	63	122,296,656
2023	154	61,099,586	61	87,176,239	37	73,434,552
2024	151	61,922,655	90	44,012,502	20	60,512,355
2025	178	68,288,306	41	83,515,937	44	112,295,736
2026 [1]	9	2,984,280	4	1,500,000	1	3,500

[1] Includes all permits for additions, remodels, and miscellaneous as well as new construction.
[2] Permits filed through January 31, 2026. ***[To be updated prior to posting]***
Source: City of Greeley, Building Inspection Division

History of Building Activity in Unincorporated Weld County

Year	Total Permits	Total Valuation
2021	2,265	$319,846,719
2022	2,163	249,836,991
2023	1,859	236,715,304
2024	1,931	144,341,869
2025	1,552	159,805,339
2026 [1]	116	13,357,527

[1] Permits issued through January 31, 2026. ***[To be updated prior to posting]***
Source: Weld County Building Department

Foreclosure Activity

Foreclosure actions are commenced when a default on a deed of trust has occurred, usually when buyers fail to make timely payments in accordance with a promissory note. Set forth below is a history of the number of foreclosure actions filed by the County Public Trustee's Office over the past five years.

History of Foreclosures

Year	Number of Foreclosures Filed	Percent Change
2021	55	--
2022 [1]	415	654.55%
2023	367	(11.57)
2024	414	12.81
2025 [2]	500	(94.20)

[1] The increase in the number of foreclosures filed in 2022 was the result of the State imposed restrictions in place regarding foreclosures, due to the COVID-19 pandemic.
[2] Foreclosures filed through December 15, 2025. ***[To be updated prior to posting]***
Sources: Weld County Public Trustee's Office

Retail Sales

The retail trade sector employs a large portion of the County's work force and is important to the area's economy. The following table sets forth retail sales figures for the City, the County, and the State, as reported by the State.

Retail Sales
(in thousands)

Year	The City	Percent Change	The County	Percent Change	The State
2020	$4,757,700	--	$13,198,755	--	$233,586,882
2021	5,116,471	7.54%	14,711,835	11.46%	268,328,759
2022	5,852,525	14.39	17,101,939	16.25	299,923,777
2023	5,889,357	0.63	17,741,874	3.74	302,570,432
2024	6,026,225	2.32	18,029,055	1.62	309,121,263
2025 [1]	5,642,845	--	16,960,738	--	279,482,562

[1] Retail sales through November 30, 2025. ***[To be updated prior to posting]***
Source: State of Colorado, Department of Revenue, Sales Tax Statistics, 2020-2025

Employment

The following tables set forth employment statistics by industry for the County and the most recent historical labor force estimates for the County and the State. ***[To be completed prior to posting]***

Total Business Establishments and Employment—Weld County

	[____] Quarter 2024		[____] Quarter 2025		Quarterly Change	
Industry [1]	**Units**	**Average Employment**	**Units**	**Average Employment**	**Units**	**Average Employment**
Agriculture, Forestry, Fishing and Hunting						
Mining						
Utilities						
Construction						
Wholesale Trade						
Information						
Finance and Insurance						
Real Estate, Rental and Leasing						
Professional and Technical Services						
Management of Companies and Enterprises						
Administrative and Waste Services						
Educational Services						
Health Care and Social Assistance						
Arts, Entertainment and Recreation						
Accommodation and Food Services						
Other Services, Ex. Public Administration						
Public Administration						
Unclassified						
Total [2]						
Government [3]						
Federal						
Local						
State						

[1] Information provided herein reflects only those employers who are subject to State unemployment insurance law.
[2] Totals may not add due to rounding.
[3] Government figures *are* included within the industry categories listed above.
Source: Colorado Department of Labor and Employment, Labor Market Information, Quarterly Census of Employment and Wages (QCEW)

Labor Force Estimates

	The County		The State	
Year	**Labor Force**	**Percent Unemployed**	**Labor Force**	**Percent Unemployed**
2021	168,903	5.8%	3,190,760	5.6%
2022 [1]	169,035	3.6	3,235,022	3.4
2023	171,603	3.2	3,244,096	2.9
2024	173,702	4.3	3,241,864	4.1
2025 [2]	176,896	4.6	3,269,147	4.3

[1] As a result of the COVID-19 pandemic and the federal government induced quarantine, the percent of unemployed decreased exponentially in 2022.
[2] Labor force averages estimated through December 31, 2025. ***[To be updated prior to posting]***
Source: State of Colorado, Division of Employment and Training

The following table sets forth selected major employers in the County. No independent investigation has been made of and no representation is made herein as to the stability or financial condition of the listed entities, or the likelihood that they will maintain their status as major employers in the area.

2024 Selected Major Employers in Weld County [1]

Firm	Product or Service	Estimated Number of Employees
JBS Swift Beef Company	Meat Processing and Transportation	4,992
Banner Health (NCMC)	Regional Hospital	3,710
Vestas	Wind Turbine & Blade Manufacturer	2,631
Greeley/Evans School District 6	Education	2,258
Weld County Government	County Government	1,823
University of Northern Colorado	Higher Education	1,221
Haliburton Energy Services Inc.	Municipal Government	1,200
Greeley (City of)	Medical Care Facility	1,145
AIMS	Insurance Operations	817
Occidental Petroleum Corporation	Municipal and Industrial Services	580

[1] Most recent information available.
Source: Weld County 2024 Comprehensive Annual Finance Report - Upstate Colorado Economic Development

Education

Educational facilities are provided for students in the City primarily by Weld County School District RE-6, which operates 11 traditional elementary schools (K-5), five K-8 schools, four middle schools, one alternative middle school, three traditional high schools, two alternative high schools, one high school of innovation and five charter schools. For fiscal year 2025/2026, student enrollment for Weld County School District RE-6 was 22,788. Weld County School District No. Re-2 (Eaton), No. Re-4 (Windsor), and No. Re-5J (Johnstown) are also partially located within the City's boundaries. In addition, several private schools have educational facilities in the City. Higher education facilities in the City include the University of Northern Colorado and Aims Community College. The following table sets forth enrollment information for Weld County School District RE-6, the primary school district serving the City.

History of School Enrollment
Weld County School District RE-6

Fiscal Year	Student Enrollment	Percent Change
2021/2022	22,170	--
2022/2023	22,373	0.92%
2023/2024	22,648	1.23
2024/2025	23,124	2.10
2025/2026	22,788	(1.45)

Source: Colorado Department of Education

Transportation

Major roadways serving the County and the City include U.S. (Bypass) Highways 85 and 34. Roads 257, 60, 52 and 14 provide access to outlying areas of the City. Burlington Northern Railroad and Union Pacific Railroad provide freight rail service through the County. General aviation airports include the Greeley/Weld County Airport, the Erie Airport and the Fort Collins/Loveland Airport. Denver International Airport is located in unincorporated Adams County, approximately 58 miles from the City. Greeley-Evans transit provides fixed-route service in the City, Evans, and Garden City, as well as origin-to-destination paratransit and after-hours service.

Agriculture

The County is largely an agricultural county. This focus is reflected in the agricultural nature of many of the County's manufacturing and retail trade businesses. According to the Weld County Department of Planning Services, the County is the State's leading producer of beef cattle, grain, sugar beets, and dairy, and is the top Colorado county for value of agricultural products sold.

Utilities

Xcel Energy provides electricity to customers in the City and parts of the County; United Power, Inc. provides electricity to southern Weld County, and western and northern Weld County customers are provided electricity by Poudre Rural Electric Association, Inc. Natural gas is provided to Weld County customers and City customers by both Atmos Energy and Xcel Energy. Qwest Communications International Inc. is the major provider of local telephone service to County and City customers.

APPENDIX E

PROPOSED FORM OF CONTINUING DISCLOSURE UNDERTAKING

This Undertaking (the "Continuing Disclosure Undertaking" or the "Undertaking") is executed and delivered by the City of Greeley, Colorado, acting by and through its Sanitary Water Enterprise (the "City"), in connection with its First-Lien Sewer Improvement Revenue Bonds, Series 2026, in the aggregate principal amount of $_____* (the "Series 2026 Bonds") are issued by the City, acting by and through its Sanitary Water Enterprise (the "Enterprise"). The Series 2026 Bonds are being issued pursuant to Ordinance No. 10, 2015 and Ordinance No. __, 2026 (collectively, the "Ordinances"). The Ordinances were adopted by the City Council of the (the "Council") and are supplemented, as to certain details of the Series 2026 Bonds, by a Final Terms Certificate executed by the City's Finance Officer (the "Final Terms Certificate" and, collectively with the Ordinances, the "Bond Ordinance"). The City covenants and agrees as follows:

Section 1. Purpose of this Undertaking. This Undertaking is being executed and delivered by the City for the benefit of the owners, both registered and beneficial, of the Series 2026 Bonds, in consideration of the purchase of the Series 2026 Bonds by the original purchasers thereof.

Section 2. Definitions. Capitalized terms used herein and not otherwise defined shall have the meanings assigned to them in the Bond Ordinance. The terms set forth below shall have the following meanings in this Undertaking, unless the context clearly otherwise requires.

"*Annual Financial Information*" means the financial information and operating data described in Exhibit I.

"*Annual Financial Information Disclosure*" means the dissemination of disclosure concerning Annual Financial Information and the dissemination of the Audited Financial Statements as set forth in Section 4 hereof.

"*Audited Financial Statements*" means the audited consolidated financial statements of the City, prepared pursuant to the standards and as described in Exhibit I.

"*Commission*" means the Securities and Exchange Commission.

"*Dissemination Agent*" means, initially the City, or any successor agent designated as such in writing by the City and which has filed with the City a written acceptance of such designation, and such agent's successors and assigns.

"*EMMA*" means the Electronic Municipal Market Access facility for municipal securities disclosure of the MSRB.

"*Exchange Act*" means the Securities Exchange Act of 1934, as amended.

"*Material Event*" means the occurrence of any of the events with respect to the Series 2026 Bonds set forth in Exhibit II.

"*Material Events Disclosure*" means dissemination of a notice of a Material Event as set forth in Section 6.

"*MSRB*" means the Municipal Securities Rulemaking Board.

"*Participating Underwriter*" means each broker, dealer or municipal securities dealer acting as an underwriter in any primary offering of the Series 2026 Bonds.

"*Prescribed Form*" means, with regard to the filing of Annual Financial Information, Audited Financial Statements and notices of Material Events with the MSRB at *www.emma.msrb.org* (or such other address or addresses as the MSRB may from time to time specify), such electronic format, accompanied by such identifying information, as shall have been prescribed by the MSRB and which shall be in effect on the date of filing of such information.

"*Rule*" means Rule 15c2-12 adopted by the Commission under the Exchange Act, as the same may be amended from time to time.

"*State*" means the State of Colorado.

Section 3. Final Official Statement. The final Official Statement (the "Final Official Statement") relating to the Series 2026 Bonds is dated May __, 2026.

Section 4. Annual Financial Information Disclosure. Subject to Section 9 of this Undertaking, the City hereby covenants that it will disseminate the Annual Financial Information and the Audited Financial Statements (in the form and by the dates set forth below and in Exhibit I) by the City's delivery of such Annual Financial Information and Audited Financial Statements to the MSRB within 270 days of the completion date of the City's fiscal year.

The City is required to deliver such information in Prescribed Form and by such time so that the MSRB receives the information by the dates specified.

If any part of the Annual Financial Information can no longer be generated because the operations to which it is related have been materially changed or discontinued, the City will disseminate a statement to such effect as part of its Annual Financial Information for the year in which such event first occurs.

If any amendment is made to this Undertaking, the Annual Financial Information for the year in which such amendment is made (or in any notice or supplement provided to the MSRB) shall contain a narrative description of the reasons for such amendment and its impact on the type of information being provided.

Section 5. Material Events Disclosure. Subject to Section 9 of this Undertaking, the City hereby covenants that it will disseminate in a timely manner, not in excess of 10 Business Days after the occurrence of the event, Material Events Disclosure to the MSRB in Prescribed Form. Notwithstanding the foregoing, notice of optional or unscheduled redemption of any Series 2026 Bonds or defeasance of any Series 2026 Bonds need not be given under this Undertaking any earlier than the notice (if any) of such redemption or defeasance is given to the owners of the Series 2026 Bonds pursuant to the Bond Ordinance.

Section 6. Duty to Update EMMA/MSRB. The City shall determine, in the manner it deems appropriate, whether there has occurred a change in the MSRB's e-mail address or filing procedures and requirements under EMMA each time it is required to file information with the MSRB.

Section 7. Consequences of Failure of the City to Provide Information. The City shall give notice in a timely manner, not in excess of 10 Business Days after the occurrence of the event, to the MSRB in Prescribed Form of any failure to provide Annual Financial Information Disclosure when the same is due hereunder.

In the event of a failure of the City to comply with any provision of this Undertaking, the owner of any Series 2026 Bond may seek specific performance by court order to cause the City to comply with its obligations under this Undertaking. A default under this Undertaking shall not be deemed an Event of Default under the Bond Ordinance or any other agreement, and the sole remedy under this Undertaking in the event of any failure of the City to comply with this Undertaking shall be an action to compel performance.

Section 8. Amendments; Waiver. Notwithstanding any other provision of this Undertaking, the City may amend this Undertaking, and any provision of this Undertaking may be waived, if:

(i) The amendment or waiver is made in connection with a change in circumstances that arises from a change in legal requirements, change in law, or change in the identity, nature or status of the City or type of business conducted;

(ii) This Undertaking, as amended, or the provision, as waived, would have complied with the requirements of the Rule at the time of the primary offering, after taking into account any amendments or interpretations of the Rule, as well as any change in circumstances; and

(iii) The amendment or waiver does not materially impair the interests of the owners of the Series 2026 Bonds, as determined either by parties unaffiliated with the City (such as the Paying Agent) or by an approving vote of the owners of the Series 2026 Bonds holding a majority of the aggregate principal amount of the Series 2026 Bonds (excluding Series 2026 Bonds held by or on behalf of the City or its affiliates) at the time of the amendment, pursuant to the terms of the Bond Ordinance; or

(iv) The amendment or waiver is otherwise permitted by the Rule.

Section 9. Termination of Undertaking. The Undertaking of the City shall be terminated hereunder when the City shall no longer have any legal liability under the terms of the Bond Ordinance pursuant to the terms of the Bond Ordinance for any obligation on or relating to the repayment of the Series 2026 Bonds. The City shall give notice to the MSRB in a timely manner and in Prescribed Form if this Section is applicable.

Section 10. Dissemination Agent. The Dissemination Agent shall transmit all information delivered to it by the City hereunder to the MSRB as provided in this Undertaking. The City may, from time to time, appoint or engage a substitute Dissemination Agent to assist it in carrying out its obligations under this Undertaking, and may discharge any such Dissemination Agent, with or without appointing a successor Dissemination Agent.

Section 11. Additional Information. Nothing in this Undertaking shall be deemed to prevent the City from disseminating any other information, using the means of dissemination set forth in this Undertaking or any other means of communication, or including any other information in any Annual Financial Information Disclosure or notice of occurrence of a Material Event, in addition to that which is required by this Undertaking. If the City chooses to include any information from any document or notice of occurrence of a Material Event in addition to that which is specifically required by this Undertaking, the

City shall not have any obligation under this Undertaking to update such information or include it in any future disclosure or notice of the occurrence of a Material Event.

Section 12. Beneficiaries. This Undertaking has been executed in order to assist the Participating Underwriter in complying with the Rule; however, this Undertaking shall inure solely to the benefit of the City, the Dissemination Agent, if any, and the owners of the Series 2026 Bonds, and shall create no rights in any other person or entity.

Section 13. Recordkeeping. The City shall maintain records of all Annual Financial Information Disclosure and Material Events Disclosure, including the content of such disclosure, the names of the entities with whom such disclosure was filed and the date of filing such disclosure.

Section 14. Assignment. The City shall not transfer its obligations under the Bond Ordinance unless the transferee agrees to assume all obligations of the City under this Undertaking or to execute a continuing disclosure agreement under the Rule.

Section 15. Governing Law. This Undertaking shall be governed by the laws of the State.

Dates as of the date first written above.

CITY OF GREELEY, COLORADO

By _____
Finance Officer

EXHIBIT I

ANNUAL FINANCIAL INFORMATION AND TIMING AND AUDITED FINANCIAL STATEMENTS

"*Annual Financial Information*" means statistical and tabular material of the type contained in Tables VI, VII, IX and X of the Final Official Statement pertaining to the Series 2026 Bonds.

All or a portion of the Annual Financial Information and the Audited Financial Statements as set forth below may be included by reference to other documents which have been submitted to the MSRB or filed with the Commission, and such information need not be provided in the exact format as shown in the Final Official Statement. The City shall clearly identify each such item of information included by reference.

Annual Financial Information will be provided to the MSRB within 270 days after the last day of the City's fiscal year. Audited Financial Statements as described below should be filed at the same time as the Annual Financial Information. If Audited Financial Statements are not available when the Annual Financial Information is filed, unaudited financial statements shall be included, and Audited Financial Statements will be provided to the MSRB within 10 Business Days after availability to the City.

Audited Financial Statements will be prepared in accordance with generally accepted accounting principles in the United States as in effect from time to time.

If any change is made to the Annual Financial Information as permitted by Section 4 of the Undertaking, including for this purpose a change made to the fiscal year end of the City, the City will disseminate a notice to the MSRB of such change in Prescribed Form as required by such Section 4.

EXHIBIT II

EVENTS WITH RESPECT TO THE SERIES 2026 BONDS FOR WHICH MATERIAL EVENTS DISCLOSURE IS REQUIRED

1. Principal and interest payment delinquencies
2. Nonpayment-related defaults, if material
3. Unscheduled draws on debt service reserves reflecting financial difficulties
4. Unscheduled draws on credit enhancements reflecting financial difficulties
5. Substitution of credit or liquidity providers, or their failure to perform
6. Adverse tax opinions, the issuance by the Internal Revenue Service of proposed or final determinations of taxability, Notices of Proposed Issue (IRS Form 5701-TEB) or other material notices or determinations with respect to the tax status of the security, or other material events affecting the tax status of the security
7. Modifications to rights of security holders, if material
8. Bond calls, if material, and tender offers
9. Defeasances
10. Release, substitution or sale of property securing repayment of the securities, if material
11. Rating changes
12. Bankruptcy, insolvency, receivership or similar event of the City*
13. The consummation of a merger, consolidation or acquisition involving the City or the sale of all or substantially all of the assets of the City, other than in the ordinary course of business, the entry into a definitive agreement to undertake such an action or the termination of a definitive agreement relating to any such actions, other than pursuant to its terms, if material
14. Appointment of a successor or additional Paying Agent or the change of name of a Paying Agent, if material
15. Incurrence of a Financial Obligation[1] of the City, if material, or agreement to covenants, events of default, remedies, priority rights, or other similar terms of a financial obligation of the City, any of which affect security holders, if material
16. Default, event of acceleration, termination event, modification of terms, or other similar events under the terms of the Financial Obligation of the City, any of which reflect financial difficulties

* This event is considered to occur when any of the following occur: the appointment of a receiver, fiscal agent or similar officer for the City in a proceeding under the U.S. Bankruptcy Code or in any other proceeding under state or federal law in which a court or governmental authority has assumed jurisdiction over substantially all of the assets or business of the City, or if such jurisdiction has been assumed by leaving the existing governing body and officials or officers in possession but subject to the supervision and orders of a court or governmental authority, or the entry of an order confirming a plan of reorganization, arrangement or liquidation by a court or governmental authority having supervision or jurisdiction over substantially all of the assets or business of the City.

[1] "Financial Obligation" shall mean a (i) debt obligation; (ii) derivative instrument entered into, in connection with, or pledged as security or a source of payment for, an existing or planned debt obligation; or (iii) guarantee of (i) or (ii). The term "Financial Obligation" shall not include municipal securities (as defined in the Securities Exchange Act of 1934) as to which a final official statement (as defined in the Rule) has been provided to the MSRB consistent with the Rule.

APPENDIX F

INFORMATION RELATED TO BOOK-ENTRY-ONLY SYSTEM

The information in this Appendix concerning The Depository Trust Company ("DTC") and DTC's book entry-only system has been obtained from DTC, and the City and the Underwriter take no responsibility for the accuracy thereof.

DTC will act as securities depository for the Series 2026 Bonds. The Series 2026 Bonds will be issued as fully registered securities registered in the name of Cede & Co. (DTC's partnership nominee) or such other name as may be requested by an authorized representative of DTC. One fully registered bond certificate will be issued for the Series 2026 Bonds, as set forth on the inside cover page hereof, in the aggregate principal amount of each maturity of the Series 2026 Bonds and deposited with DTC.

DTC, the world's largest securities depository, is a limited purpose trust company organized under the New York Banking Law, a "banking organization" within the meaning of the New York Banking Law, a member of the Federal Reserve System, a "clearing corporation" within the meaning of the New York Uniform Commercial Code, and a "clearing agency" registered pursuant to the provisions of Section 17A of the Securities Exchange Act of 1934. DTC holds and provides asset servicing for over 2.2 million issues of U.S. and non-U.S. equity issues, corporate and municipal debt issues, and money market instruments from over 100 countries that DTC's participants ("Direct Participants") deposit with DTC. DTC also facilitates the post-trade settlement among Direct Participants of sales and other securities transactions in deposited securities, through electronic computerized book entry transfers and pledges between Direct Participants' accounts. This eliminates the need for physical movement of securities certificates. Direct Participants include both U.S. and non-U.S. securities brokers and dealers, banks, trust companies, clearing corporations and certain other organizations. DTC is a wholly owned subsidiary of The Depository Trust & Clearing Corporation ("DTCC"). DTCC, in turn, is owned by a number of Direct Participants of DTC and Members of the National Securities Clearing Corporation, Fixed Income Clearing Corporation and Emerging Markets Clearing Corporation, (NSCC, FICC, and EMCC, also subsidiaries of DTCC), as well as by the New York Stock Exchange, Inc., the American Stock Exchange LLC. and the National Association of Securities Dealers, Inc. Access to the DTC system is also available to others both as U.S. and non-U.S. securities brokers and dealers, banks, trust companies and clearing corporations that clear through or maintain a custodial relationship with a Direct Participant, either directly or indirectly ("Indirect Participants"). DTC has Standard & Poor's highest rating: "AAA." The rules applicable to DTC and its Participants are on file with the Securities and Exchange Commission. More information about DTC can be found at www.dtcc.com and www.dtc.org.

Purchases of the Series 2026 Bonds under the DTC system must be made by or through Direct Participants, which will receive a credit for the Series 2026 Bonds on DTC's records. The ownership interest of each actual purchaser of each Series 2026 Bond ("Beneficial Owner") is in turn to be recorded on the Direct and Indirect Participants' records. Beneficial Owners will not receive written confirmation from DTC of their purchase, but Beneficial Owners are, however, expected to receive written confirmations providing details of the transaction, as well as periodic statements of their holdings, from the Direct or Indirect Participant through which the Beneficial Owner entered into the transaction. Transfers of ownership interests in the Series 2026 Bonds are to be accomplished by entries made on the books of Direct and Indirect Participants acting on behalf of Beneficial Owners. Beneficial Owners will not receive certificates representing their ownership interests in the Series 2026 Bonds, except in the event that use of the book entry system for the Series 2026 Bonds is discontinued.

To facilitate subsequent transfers, all Series 2026 Bonds deposited by Direct Participants with DTC are registered in the name of DTC's partnership nominee, Cede & Co., or such other name as may be requested by an authorized representative of DTC. The deposit of Series 2026 Bonds with DTC and their registration in the name of Cede & Co. or such other DTC nominee do not effect any change in beneficial ownership. DTC has no knowledge of the actual Beneficial Owners of Series 2026 Bonds; DTC's records reflect only the identity of the Direct Participants to whose accounts such Series 2026 Bonds are credited, which may or may not be the Beneficial Owners. The Direct and Indirect Participants remain responsible for keeping accounts of their holdings on behalf of their customers.

Conveyance of notices and other communications by DTC to Direct Participants, by Direct Participants to Indirect Participants and by Direct Participants and Indirect Participants to Beneficial Owners will be governed by arrangements among them, subject to any statutory or regulatory requirements as may be in effect from time to time. Beneficial Owners of the Series 2026 Bonds may wish to take certain steps to augment the transmission to them of notices of significant events with respect to the Series 2026 Bonds, such as redemptions, tenders, defaults, and proposed amendments to the Series 2026 Bond documents. For example, Beneficial Owners of the Series 2026 Bonds may wish to ascertain that the nominee holding the Series 2026 Bonds for their benefit has agreed to obtain and transmit notices to Beneficial Owners. In the alternative, Beneficial Owners may wish to provide their names and addresses to the Registrar and request that copies of notices be provided directly to them.

Redemption notices shall be sent to DTC. If less than all of the Series 2026 Bonds within the issue are being redeemed, DTC's practice is to determine by lot the amount of the interest of each Direct Participant in such issue to be redeemed.

Neither DTC nor Cede & Co. (nor any other DTC nominee) will consent or vote with respect to Series 2026 Bonds unless authorized by a Direct Participant on accordance with DTC's Procedures. Under its usual procedures, DTC mails an Omnibus Proxy to the City as soon as possible after the record date. The Omnibus Proxy assigns Cede & Co.'s consenting or voting rights to those Direct Participants to whose accounts the Series 2026 Bonds are credited on the record date (identified in a listing attached to the Omnibus Proxy).

Redemption proceeds, distributions, and dividend payments on the Series 2026 Bonds are to be made to Cede & Co., or such other nominee as may be requested by an authorized representative of DTC. DTC's practice is to credit Direct Participants' accounts upon DTC's receipt of funds and corresponding detail information from the City or Paying Agent, on payable date in accordance with their respective holdings shown on DTC's records. Payments by Participants to Beneficial Owners are governed by standing instructions and customary practices, as is the case with securities held for the accounts of customers in bearer form or registered in "street name," and will be the responsibility of such Participant and not of DTC, the Paying Agent or the City, subject to any statutory or regulatory requirements as may be in effect from time to time. Payment of redemption proceeds, distributions, and dividend payments to Cede & Co. (or such other name as may be requested by an authorized representative of DTC) is the responsibility of the City or the Paying Agent, disbursement of such payments to Direct Participants shall be the responsibility of DTC, and disbursement of such payments to the Beneficial Owners will be the responsibility of Direct and Indirect Participants.

DTC may discontinue providing its services as securities depository with respect to the Series 2026 Bonds at any time by giving reasonable notice to the City or the Paying Agent. Under such circumstances, in the event that a successor securities depository is not obtained, bond certificates are required to be printed and delivered.

PAYING AGENT AND REGISTRAR AGREEMENT

In consideration of the mutual promises and covenants and subject to the terms, conditions, and covenants hereinafter recited, the **CITY OF GREELEY, COLORADO**, acting by and through its Sanitary Water Enterprise (the "City"), hereby appoints **ZIONS BANCORPORATION, NATIONAL ASSOCIATION** (the "Bank"), and the Bank accepts such appointment, as Paying Agent (the "Paying Agent") for the City's First-Lien Sewer Improvement Revenue Bonds, Series 2026, issued in the principal amount of $[_____] and dated June [__], 2026 (the "Bonds"). The City also appoints the Bank, and the Bank accepts such appointment, as the authenticating registrar (the "Registrar") for the Bonds.

Section 1. The Bank hereby accepts all duties and responsibilities required or permitted to be performed by the Registrar and/or Paying Agent as provided in Series Ordinance No. [__], 2026 (the "Ordinance"), authorizing the issuance of the Bonds, as adopted on second reading on April [__], 2026 by the City Council of the City (the "City Council"), and shall be subject to the provisions and limitations thereof. Such Ordinance is incorporated herein by reference and capitalized terms used but not otherwise defined herein shall have the meanings ascribed in the Ordinance.

Section 2. The Bank understands and acknowledges that, by reason of the execution hereof, it has assumed a role of agent with respect to the disbursements of funds received from the City for the purpose of paying the principal of, premium, if any, and interest due on the Bonds. The Bank shall receive and disburse such funds solely in accordance with the terms and provisions hereof, and shall remit to the City the funds not necessary for the purpose of making the aforesaid payments on the Bonds after any particular Due Date, as defined in Section 5 hereof.

Section 3. The Bank shall establish registration books for the Bonds and thereafter maintain such books in accordance with the provisions of the Ordinance. The City shall be permitted to review the registration books at any time during the regular business hours of the Bank and, upon written request to the Bank, shall be provided a copy of the list of registered owners of the Bonds.

Section 4. The Bank shall establish and maintain the Series 2026 Costs of Issuance Account (the "Costs of Issuance Account") in order to pay costs associated with the Bond issuance. Funds shall be disbursed by the Bank from the Costs of Issuance Account upon written direction from the City. The Bank may rely conclusively on any such direction and shall not be required to make any independent investigation in connection therewith. Any amounts remaining in the Costs of Issuance Account after 60 days from the date of this Agreement shall be transferred to the City for deposit into the Capital Project Account created under the Ordinance, to be used in accordance with the terms of the Ordinance.

Section 5. The Bank shall make payments of principal, premium, if any, and interest on the Bonds on each date established for payment thereof (the "Due Date"). Prior to a Due Date, the City shall furnish funds to the Bank in amounts sufficient to pay all amounts due. Such funds shall be used by the Bank solely for the purpose of paying the principal of, premium, if any, and interest on the Bonds in accordance with its terms and the provisions of the Ordinance and the Final Terms Certificate. The Bank shall have no duty to make any payments prior to any Due Date or until

funds necessary to cover all payments due on the Due Date have been deposited with it. The Bank shall not be required to advance its own funds for any payments in connection with the Bonds. The Bank shall not be required to invest or to pay interest on any funds of the City for any period during which such funds are held by the Bank awaiting the presentation of the Bonds for payment.

Section 6. The Bank shall be entitled to payments from the City of its fees and reasonable expenses for acting as Paying Agent and Registrar in accordance with the fee schedule attached hereto as Exhibit A, and such fees and expenses shall be paid notwithstanding that the Bonds have been refunded or otherwise refinanced at the time the payment is due.

Section 7. Within one year after the final maturity date of the Bonds, the Bank shall present a final statement and shall return any unclaimed funds to the City. Any cancelled portion of the Bonds and blank, unused certificates retained by the Bank shall be cancelled in accordance with the customary practices of the Bank and applicable retention laws.

Section 8. The Bank shall have no duty to disseminate or disclose information about the City or the Bonds pursuant to any statute, rule or regulation of the United States government, any of its agencies, or any statute, rule or regulation enacted by any state or political subdivision.

Section 9. The Bank may resign at any time by giving prior written notice of such resignation to the City at its last known address, and thereupon such duties as Paying Agent shall cease not sooner than thirty (30) days following the City's receipt of such notice. The City shall appoint a successor agent and, upon such successor appointment, the Paying Agent shall deliver to the successor agent all its funds, documents, files and records relating to the Bonds. In the event the City does not appoint a successor agent within 60 days following the giving of any such notice of removal, the removed Bank may petition any appropriate court having jurisdiction to appoint a successor escrow agent. The successor agent shall notify the Owner of the Bonds of any change in agents as soon as the successor agent is appointed.

Section 10. This Agreement shall terminate upon delivery of the final statement described in Section 7 hereof or upon removal of the Paying Agent as provided in the Ordinance.

Section 11. The terms and conditions of this Agreement may be amended only by written agreement between the City and the Bank adopted in the same manner as this Agreement. The City shall file with the Bank certified copies of all future amendments to the Ordinance or other documents pertaining to the Bonds after the date of this Agreement.

Section 12. Any company or national banking association into which the Bank may be merged or converted or with which it may be consolidated or any company or national banking association resulting from any merger, conversion or consolidation to which it shall be a party or any company or national banking association to which the Bank may sell or transfer all or substantially all of its corporate trust business, provided such company shall be eligible, shall be successor to such Bank without the execution of filing of any paper or further act, anything herein to the contrary notwithstanding.

Section 13. The parties hereto agree that the transactions described herein may be conducted and related documents may be stored by electronic means. Copies, telecopies, facsimiles, electronic files, and other reproductions of original executed documents shall be

deemed to be authentic and valid counterparts of such original documents for all purposes, including the filing of any claim, action, or suit in the appropriate court of law.

Section 14. The Bank hereby notifies the City that, pursuant to the requirements of the Patriot Act, the Bank is required to obtain, verify and record information that identifies the City, which information includes the name and address of the City and other information that will allow the Bank to identify the City in accordance with the Patriot Act. The City hereby agrees that it shall promptly provide such information upon request by the Bank.

Section 15. This Agreement is executed in Colorado and shall be construed and enforced in accordance with the laws of Colorado.

Section 16. This Agreement shall be dated as of the date of the Bonds set forth above.

[Remainder of page intentionally left blank.]

IN WITNESS WHEREOF, the City and the Paying Agent and Registrar have hereunto set their hands to this Paying Agent and Registrar Agreement as of the date first written above.

[SEAL]

CITY OF GREELEY, COLORADO

By _____
Mayor

Attest:

By _____
City Clerk

ZIONS BANCORPORATION, NATIONAL ASSOCIATION, as Paying Agent and Registrar

By _____
Authorized Officer

[Signature Page to Paying Agent and Registrar Agreement – 2026 Sewer Bonds]

EXHIBIT A

to

PAYING AGENT AND REGISTRAR AGREEMENT

2026 Sewer Bond Ordinance

Robert Miller, Division Treasurer

City Council Meeting - April 21, 2026

Agenda

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

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+
- Will Continue to Meet Bond Covenants
- Issuance of Debt Approved by the Water & Sewer Board

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
- 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 recommends adopting the ordinance to issue the 2026 Sewer Bonds

Thank you



Council Agenda Summary

April 21, 2026
Key Staff Contact: Heidi Leatherwood, City Clerk

Title:

Public hearing and second reading of an ordinance amending Section 1-4 of the Greeley Municipal Code relating to definitions of elections

Summary:

Section 8-1 of the Greeley Municipal Charter gives City Council authority to adopt comprehensive election procedures for all City elections which are consistent with the Charter and in accordance with the Constitution of the State of Colorado. The terms “general municipal election” and “special municipal election” are not defined in the City’s Charter. City staff believes that adopting specific definitions will provide for clarity and consistent application in elections moving forward. If adopted, these definitions will provide that all “general municipal elections” will coincide with councilmember and Mayoral elections. These occur in November of odd numbered years. All other municipal elections, including those which occur in November of all even numbered years, will be defined as “special municipal elections."

The item was introduced at the April 7, 2026 Council Meeting and, by a majority vote of Council the public hearing and second reading for set for April 21, 2026.

Fiscal Impact:

If approved, will this item result in a positive, negative, or no impact on the budget?
No Impact.

Legal Issues:

Consideration of this matter includes the following public hearing steps:
1. City staff presentation (if requested)
2. Council questions of staff
3. Public input (hearing opened, testimony - up to three minutes per person, hearing closed)
4. Council discussion
5. Council decision

Other issues and Considerations:

None.

Strategic Focus Area:

High-Performance Government

Decision Options:

1. Adopt the ordinance as presented; or
2. Amend the ordinance and adopt as amended; or
3. Deny the ordinance; or
4. Continue consideration of the ordinance to a date certain.

Council's Recommended Action:

A motion to adopt the ordinance and publish with reference to title only.

Attachments:

1. Ordinance No. 16, 2026 with Appendix A
2. Item - Presentation

CITY OF GREELEY, COLORADO
ORDINANCE NO. 16, 2026

AN ORDINANCE AMENDING SECTION 1-4 OF THE GREELEY MUNICIPAL CODE RELATING TO DEFINITIONS OF ELECTIONS

WHEREAS, section 8-1 of the Greeley Municipal Charter gives City Council authority to adopt comprehensive election procedures for all City elections which are consistent with the Charter and in accordance with the Constitution of the State of Colorado; and,

WHEREAS, general municipal election and special municipal election are not defined in the Charter; and

WHEREAS, City Council wishes to adopt specific definitions, consistent with the Charter, for clarity and consistent application in elections moving forward.

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

Section 1. That Section 1-4, Definitions, of Chapter 1, In General, of Title 1, General Provisions of the Greeley Municipal Code shall be amended by the addition of the following definitions:

General city election. The term "general city election" has the same meaning as the term general municipal election.

General municipal election. The term "general municipal election" means City elections held for the purpose of electing a councilmember or mayor.

Special election. The term "special election" has the same meaning as the term special municipal election.

Special municipal election. The term "special municipal election" means any municipal election that is not a general municipal election.

Section 2. That the existing section of the Greeley Municipal Code to be amended in this Ordinance is attached hereto in Appendix A.

Section 3. This ordinance shall become effective five (5) days following its final publication, as provided by the Greeley City Charter.

PASSED AND ADOPTED, SIGNED AND APPROVED ON [MONTH DAY, YEAR]..

ATTEST **THE CITY OF GREELEY, COLORADO**

By:_____ **By: _____**
City Clerk **Mayor**

APPENDIX A
EXISTING SECTION 1-4 OF TITLE 1 OF THE GREELEY MUNICIPAL CODE

Sec. 1-4. Definitions.

The following words and phrases, whenever used in the ordinances of the city, shall be construed and defined as in this section, unless from the context a different meaning is intended or unless a different meaning is specifically defined and more particularly directed to the use of such words or phrases.

All its members or *all councilmembers.* The term "all its members" or "all councilmembers" means the total number of councilmembers holding office.

City. The term "city" means the City of Greeley, Colorado, or the area within the territorial limits of the City of Greeley, Colorado, and such territory outside of the city over which the city has jurisdiction or control by virtue of any constitutional or statutory provision.

City manager. The term "city manager" means the city manager of the city.

County. The term "county" means the County of Weld.

C.R.S. The term "C.R.S." means Colorado Revised Statutes.

Law. The term "law" denotes applicable federal law, the Constitution and state statutes, the ordinances of the city and, when appropriate, any and all rules and regulations which may be promulgated thereunder.

May. The term "may" is permissive.

Mayor. The term "mayor" means the mayor of the city.

Month. The term "month" means a calendar month.

Must and *shall.* The terms "must" and "shall" are each mandatory.

Oath. The term "oath" includes an affirmation and declaration in all cases in which, by law, an affirmation may be substituted for an oath, and in such cases the terms "swear" and "sworn" shall be equivalent to the terms "affirm" and "affirmed."

Owner. The term "owner," applied to building or land, includes any part owner, joint owner, tenant in common, joint tenant or tenant by the entirety, of the whole or a part of such building or land.

Person. The term "person" includes a natural person, joint venture, joint stock company, partnership, association, club, company, corporation, business, trust or organization, or manager, lessee, agent, servant, officer or employee of any of them.

Personal property. The term "personal property" includes money, goods, chattels, things in action and evidences of debt.

Preceding and *following.* The terms "preceding" and "following" mean next before and next after, respectively.

Property. The term "property" includes lands, tenements and hereditaments.

Sidewalk. The term "sidewalk" means that portion of a street between the curbline and the adjacent property line intended for the use of pedestrians.

State. The term "state" means the State of Colorado.

Street. The term "street" includes all streets, highways, avenues, lanes, alleys, courts, places, squares, curbs or other public ways in the city which have been or may hereafter be dedicated and open to public use, or such other public property so designated in any law of the State of Colorado.

Tenant and *occupant.* The terms "tenant" and "occupant," applied to building or land, include any person who occupies the whole or part of such building or land, whether alone or with others.

Written. The term "written" includes printed, typewritten, mimeographed, multigraphed or otherwise reproduced in permanent visible form.

Year. The term "year" means a calendar year.

Code Amendment related to Election Definitions

Heidi Leatherwood, City Clerk
heidi.leatherwood@greeleygov.com
City Council Meeting- April 21, 2026

High Performance Government

Agenda

- Status
- Proposed Amendment
- Recommendation
- Purpose- Council Consideration to Adopt the ordinance

Status

The terms “general municipal election” and “special municipal election” are not defined in the Charter.

Section 8-1 of the Greeley Municipal Charter gives City Council the authority to adopt comprehensive election procedures for all City elections which are consistent with the Charter and in accordance with the Constitution of the State of Colorado.

Proposed Amendment

Section 1-4, Definitions, Greeley Municipal Code be amended by the addition of the following definitions:

- ***General municipal election.*** The term “general municipal election” means City elections held for the purpose of electing a councilmember or mayor.
- ***Special municipal election or special election.*** The term “special election” means any municipal election that is not a general municipal election.

Recommendation

Staff recommends adopting the specific definitions, consistent with the Charter for the following reasons:

- Clarity in the code
- Consistency for future elections

Purpose of the item

Council consideration to adopt the ordinance and publish with reference to title only.

Thank you

City of Greeley Colorado

Council Agenda Summary

Title:

Motion authorizing the City Attorney to prepare any required resolutions, agreements, and ordinances to reflect action taken by the City Council at this meeting and any previous meetings, and authorizing the Mayor and City Clerk to sign all such resolutions, agreements, and ordinances

Council Agenda Summary

Title:

Scheduling of Meetings, Other Events

Summary:

During this portion of the meeting the City Manager or City Council may review the attached Council Calendar or Planning Calendar and Schedule for City Council Meetings and Work Sessions and make any necessary changes regarding any upcoming meetings or events.

Attachments:

Council Meetings and Other Events Calendar
Council Meeting and Work Session Schedule

Council Meetings and Other Events Calendars

April 19 – May 16, 2026

Tuesday, April 21, 2026

- City Council Meeting 6 p.m. City of Greeley Council Chambers (1001 11th Ave Greeley CO 80631)

Saturday, April 25, 2026

- 2026 Arbor Day Proclamation 9 a.m. Centennial Park (2201 23rd Ave, Greeley, CO 80634)

Monday, April 27, 2026

- Greeley Chamber of Commerce 11:30 a.m.

Tuesday, April 28, 2026

- City Council Work Session Meeting 6 p.m. City of Greeley Council Chambers (1001 11th Ave Greeley CO 80631)

Tuesday, May 5, 2026

- City Council Meeting 6 p.m. City of Greeley Council Chambers (1001 11th Ave Greeley CO 80631)

Thursday, May 7, 2026

- Island Grove Advisory Board 3:30 p.m. (600 N. 14th Ave Greeley CO 80631)

- North Front Range MPO Meeting 6 p.m. Fort Collins Colorado River Community Room (222 LaPorte Avenue Fort Collins, CO 80521)

Tuesday, May 12, 2026

- City Council Work Session Meeting 6 p.m. City of Greeley Council Chambers (1001 11th Ave Greeley CO 80631)

Saturday, May 16, 2026

- Armed Forces Day Event – Proclamation 11 a.m. Bittersweet Park (3500 16th St, Greeley, CO 80634)

2026 Council Meeting/Work Session Agenda Items Schedule

	04/13/2026		
	This schedule is subject to change		
April 28, 2026 City Council Work Session			
	Eastside Area Plan Update	Doug May/Don Threewitt	WS
	Q1 Finance Update	Robert Miller	WS
	Follow Up CPRD Combining Boards	Megan Weiler/Diana Frick	WS
	West Greeley Financial Update	Bret Naber	WS
May 5, 2026 City Council Meeting			
	Proclamation - Small Business Week	Mayor	Intro
	Proclamation - Economic Development Week	Mayor	Intro
	Proclamation - Mental Health Month	Mayor	Intro
	Proclamation - National Police Week	Mayor	Intro
	Minutes - April 14 WS; April 21 Regular Meeting	Heidi Leatherwood	Consent
	Resolution - Approval of the Land Exchange Agreement	Kelli Johnson	Consent
	Resolution - Contract Development Code Update with Logan Simpson	Don Threewitt	Consent
	Resolution - Contract with Mark Thomas & Company Inc for downtown Civic Campus Project	Adam Prior	Consent
	Intro & 1st Rdg Ord - Acquisition of Land -Eminent Domain for Stormwater's 12th St Outfall	Adam Prior	Consent
	Intro & 1st Rdg Ord - Kinnison Establisment of Zoning	Katelyn Puga/Don Threewitt	Consent
	Intro & 1st Rdg Ord - Patriot Energy Establishment of Zoning	Katelyn Puga/Don Threewitt	Consent
	Intro & 1st Rdg Ord - Uptown Rezone	Jeff Woeber/Don Threewitt	Consent
	Ward 1 Interviews	Heidi Leatherwood	Regular
	Ward 1 Appointment	Heidi Leatherwood	Regular
	Resolution & PH - Delantero Metro-District Amendment	Katelyn Puga/Don Threewitt	Regular
	Resolution & PH - Eligibility Hearing for Great Western Industrial Park Annexation No. 1	Michael Franke/Don Threewitt	Regular
	Resolution & PH - Eligibility Hearing for Great Western Industrial Park Annexation No. 2	Michael Franke/Don Threewitt	Regular
	Resolution & PH - Eligibility Hearing for Great Western Industrial Park Annexation No. 3	Michael Franke/Don Threewitt	Regular
	Resolution & PH - Eligibility Hearing for Great Western Industrial Park Annexation No. 4	Michael Franke/Don Threewitt	Regular
	Resolution & PH - Eligibility Hearing for Great Western Industrial Park Annexation No. 5	Michael Franke/Don Threewitt	Regular
	Resolution & PH - Eligibility Hearing for Great Western Industrial Park Annexation No. 6	Michael Franke/Don Threewitt	Regular
	Resolution & PH - Eligibility Hearing for Great Western Industrial Park Annexation No. 7	Michael Franke/Don Threewitt	Regular
	Resolution & PH - Eligibility Hearing for Great Western Industrial Park Annexation No. 8	Michael Franke/Don Threewitt	Regular
	Resolution & PH - Eligibility Hearing for Great Western Industrial Park Annexation No. 9	Michael Franke/Don Threewitt	Regular
	Resolution & PH - Eligibility Hearing for Great Western Industrial Park Annexation No. 10	Michael Franke/Don Threewitt	Regular
	Resolution & PH - Eligibility Hearing for Great Western Industrial Park Annexation No. 11	Michael Franke/Don Threewitt	Regular
	Resolution & PH - Eligibility Hearing for Great Western Industrial Park Annexation No. 12	Michael Franke/Don Threewitt	Regular
	Resolution & PH - Eligibility Hearing for Great Western Industrial Park Annexation No. 13	Michael Franke/Don Threewitt	Regular
	Resolution & PH - Eligibility Hearing for Great Western Industrial Park Annexation No. 14	Michael Franke/Don Threewitt	Regular
	Resolution & PH - Eligibility Hearing for Great Western Industrial Park Annexation No. 15	Michael Franke/Don Threewitt	Regular
May 12, 2026 City Council Work Session			
	CPRD Fee Study	Diana Frick	WS
	2027 Budget Update and CIP	Nathan Mosley	WS
	Ballot Initiative Update	Nathan Mosley	WS
	Economic Development Task Force (Tentative)	Derrek Jerred	WS
	Comprehensive Financial Policies (Tentative)	Kirk Jones	WS
May 19, 2026 City Council Meeting			
	Proclamation - Historic Preservation Month	Mayor	Intro
	Minutes - April 28 WS; May 5 Regular Meeting	Heidi Leatherwood	Consent
	Resolution - Endorsement for PAB Allocation	Deb Callies	Consent
	Resolution - Homelessness Resolution Program Grant 2026/2027	Deb Callies	Consent
	Resolution - Establishment of Economic Task Force (tentative)	Derrek Jerred	Consent
	Intro & 1st Rdg Ord - amending Title 16, Chapter1, and Title 20, Chapter 3 references to City Hall	Kelli Johnson	Consent
	PH & 2nd Rdg Ord - Acquisition of Land- Eminent Domain for Stormwater's 12th St Outfall	Adam Prior	Regular
	PH & 2nd Rdg Ord - Kinnison Establishment of Zoning	Katelyn Puga/Don Threewitt	Regular
	PH & 2nd Rdg Ord - Patriot Energy Establishment of Zoning	Katelyn Puga/Don Threewitt	Regular
	PH & 2nd Rdg Ord - Uptown Rezone	Jeff Woeber/Don Threewitt	Regular
May 26, 2026 City Council Work Session			
	2027 Budget Update -Allena and departments; Municipal Court	Nathan Mosley	WS
	Consensus - Communities Strategic Plan Reducing Homelessness	Mandy Shreve	WS
	MERGE Update	Bret Naber	WS
	311 Update	Bret Naber	WS
June 2, 2026 CIty Council Meeting			
	Minutes - May 12 WS; May 19 Regular Meeting	Heidi Leatherwood	Consent
	Resolution - Comprehensive Financial Policies (Tentative)	Kirk Jones	Consent
	Intro & 1st Rdg Ord - Downtown Civic Campus Certificates of Participation 2026	Robert Miller	Consent

	Intro & 1st Rdg Ord - Great Western Industrial Park Annexation No. 1	Michael Franke/Don Threewitt	Consent
	Intro & 1st Rdg Ord - Great Western Industrial Park Annexation No. 2	Michael Franke/Don Threewitt	Consent
	Intro & 1st Rdg Ord - Great Western Industrial Park Annexation No. 3	Michael Franke/Don Threewitt	Consent
	Intro & 1st Rdg Ord - Great Western Industrial Park Annexation No. 4	Michael Franke/Don Threewitt	Consent
	Intro & 1st Rdg Ord - Great Western Industrial Park Annexation No. 5	Michael Franke/Don Threewitt	Consent
	Intro & 1st Rdg Ord - Great Western Industrial Park Annexation No. 6	Michael Franke/Don Threewitt	Consent
	Intro & 1st Rdg Ord - Great Western Industrial Park Annexation No. 7	Michael Franke/Don Threewitt	Consent
	Intro & 1st Rdg Ord - Great Western Industrial Park Annexation No. 8	Michael Franke/Don Threewitt	Consent
	Intro & 1st Rdg Ord - Great Western Industrial Park Annexation No. 9	Michael Franke/Don Threewitt	Consent
	Intro & 1st Rdg Ord - Great Western Industrial Park Annexation No. 10	Michael Franke/Don Threewitt	Consent
	Intro & 1st Rdg Ord - Great Western Industrial Park Annexation No. 11	Michael Franke/Don Threewitt	Consent
	Intro & 1st Rdg Ord - Great Western Industrial Park Annexation No. 12	Michael Franke/Don Threewitt	Consent
	Intro & 1st Rdg Ord - Great Western Industrial Park Annexation No. 13	Michael Franke/Don Threewitt	Consent
	Intro & 1st Rdg Ord - Great Western Industrial Park Annexation No. 14	Michael Franke/Don Threewitt	Consent
	Intro & 1st Rdg Ord - Great Western Industrial Park Annexation No. 15	Michael Franke/Don Threewitt	Consent
	Intro & 1st Rdg Ord - Great Western Industrial Park Zoning No. 1 - 15	Michael Franke/Don Threewitt	Consent
	PH & 2nd Rdg Ord - amending Title 16, Chapter1, and Title 20, Chapter 3 references to City Hall	Kelli Johnson	Regular
June 9, 2026 City Council Work Session			
	2027 Budget Update	Nathan Mosley	
	Water and Sewer Board Interviews (Hold)	Jennifer Middleton	WS
	Sign, Landscape, Development Code Update	Caleb Jackson/Buxton Demers	
June 16, 2026 City Council Meeting			
	Minutes - May 26 WS; June 2 Regular Meeting	Heidi Leatherwood	Consent
	Resolution - Reimbursement 2026 Stormwater Bonds	Robert Miller	Consent
	PH 2nd Rdg Ord -Downtown Civic Campus Certificates of Participation 2026	Robert Miller	Regular
	PH & 2nd Rdg Ord - Great Western Industrial Park Annexation No. 1	Michael Franke/Don Threewitt	Regular
	PH & 2nd Rdg Ord - Great Western Industrial Park Annexation No. 2	Michael Franke/Don Threewitt	Regular
	PH & 2nd Rdg Ord - Great Western Industrial Park Annexation No. 3	Michael Franke/Don Threewitt	Regular
	PH & 2nd Rdg Ord - Great Western Industrial Park Annexation No. 4	Michael Franke/Don Threewitt	Regular
	PH & 2nd Rdg Ord - Great Western Industrial Park Annexation No. 5	Michael Franke/Don Threewitt	Regular
	PH & 2nd Rdg Ord - Great Western Industrial Park Annexation No. 6	Michael Franke/Don Threewitt	Regular
	PH & 2nd Rdg Ord - Great Western Industrial Park Annexation No. 7	Michael Franke/Don Threewitt	Regular
	PH & 2nd Rdg Ord - Great Western Industrial Park Annexation No. 8	Michael Franke/Don Threewitt	Regular
	PH & 2nd Rdg Ord - Great Western Industrial Park Annexation No. 9	Michael Franke/Don Threewitt	Regular
	PH & 2nd Rdg Ord - Great Western Industrial Park Annexation No. 10	Michael Franke/Don Threewitt	Regular
	PH & 2nd Rdg Ord - Great Western Industrial Park Annexation No. 11	Michael Franke/Don Threewitt	Regular
	PH & 2nd Rdg Ord - Great Western Industrial Park Annexation No. 12	Michael Franke/Don Threewitt	Regular
	PH & 2nd Rdg Ord - Great Western Industrial Park Annexation No. 13	Michael Franke/Don Threewitt	Regular
	PH & 2nd Rdg Ord - Great Western Industrial Park Annexation No. 14	Michael Franke/Don Threewitt	Regular
	PH & 2nd Rdg Ord - Great Western Industrial Park Annexation No. 15	Michael Franke/Don Threewitt	Regular
	PH & 2nd Rdg Ord - Great Western Industrial Park Zoning No. 1 -15	Michael Franke/Don Threewitt	Regular
June 23, 2026 City Council Work Session			
	2027 Budget Update	Nathan Mosley	
July 7, 2026 City Council Meeting			
	Minutes - June 9 WS; June 16 Regular Meeting	Heidi Leatherwood	Consent
	Intro & 1st Rdg Ord - Westside Area Plan	Caleb Jackson	Consent
	Intro & 1st Rdg Ord - Form-Based Code Update	Caleb Jackson	Consent

Council Agenda Summary

Title
Adjournment