



**WATER AND SEWER BOARD REGULAR MEETING**  
**September 15, 2021 – 6:30 a.m.**  
**2<sup>nd</sup> Floor Conference Room - 301 Walnut Street**  
**Windsor, CO 80550**

The Town of Windsor will make reasonable accommodations for access to Town services, programs, and activities and will make special communication arrangements for persons with disabilities. Please call (970) 674-2400 by noon on the 2<sup>nd</sup> day prior to the meeting to make arrangements.

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**AGENDA**

**A. CALL TO ORDER**

1. Roll Call
2. Review of Agenda by the Board and Addition of Items of New Business to the Agenda for Consideration by the Board
3. Public Invited to be Heard

**B. CONSENT CALENDAR**

**C. BOARD ACTION**

1. Approve minutes from the August 11, 2021 meeting

**D. Presentation**

1. Greeley's Water Story and Terry Ranch Project; Sean Chambers, Director Greeley Water and Sewer; Adam Jokerst, Deputy Director Water Resources, City of Greeley
2. Greeley Charter Amendment Initiatives; Harold Evans, Chairman Greeley Water and Sewer Board

**E. Communications**

1. Poudre Pour, September 25, 2021

**F. Adjourn**



## WATER AND SEWER BOARD REGULAR MEETING

August 11, 2021 – 6:30 a.m.

Meeting in 2<sup>nd</sup> Floor Conference Room  
301 Walnut St, Windsor, CO 80550

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### MINUTES

#### A. CALL TO ORDER

Board Chairperson Bielawski called the meeting to order at 6:30 a.m.

|                     |                                  |                    |
|---------------------|----------------------------------|--------------------|
| 1. <u>Roll Call</u> | Chairperson                      | Greg Bielawski     |
|                     | Vice-Chairperson                 | Carlos Medina      |
|                     | Secretary                        | Janene Willey      |
|                     |                                  | Darell Zimbelman   |
|                     |                                  | Milt Tokunaga      |
|                     |                                  | Milton Geiger      |
|                     |                                  | Gale McGaha Miller |
|                     | Alternate                        | Alan MacGregor     |
|                     | Alternate                        | Alan Overton       |
|                     | Town Board Liaison               | Ken Bennett        |
| Also present:       | Water Resources Administrator    | Leif Lesoing       |
|                     | Utility Billing Admin Specialist | Erin Porter        |

2. Review of Agenda by the Board and Addition of items of New Business to the Agenda for Consideration by the Board  
There were no new agenda items considered.

3. Public Invited to be Heard  
There was no public comment.

#### B. CONSENT CALENDAR

There were no items on the consent calendar.

#### C. BOARD ACTION

1. Minutes of June 9, 2021 Regular Meeting  
**Board Member Zimbelman moved to accept the minutes for the June 9, 2021 meeting; Board Secretary Willey seconded the motion. Motion carried unanimously.**

#### D. PRESENTATION

1. Water Management in Northern Water by Board Member Zimbelman  
Board Member Zimbelman presented information on the history and challenges of supplying and managing the water system in Northern Colorado. The information presented is a more concise version of the presentation that Northern Water gives during their yearly water tours.

## E. COMMUNICATION

1. Harvest Festival Schedule

The Town will have space set up at the Harvest Festival in September, so there will be some availability to have Board Members there to interact with the public.

2. NISP Update

NISP is still close to having a Record of Decision. Town Board Member Bennett stated he had met with a Northern Water staff member recently, and a part of the discussion was to ask people promoting the NISP project to change the way that it is presented. Rather than provide technical data to an emotional argument, he asked that members speak to keeping the water in Northern Colorado rather than taking water out of the Poudre.

3. JSCS farm

The Town Board approved the purchase of the JSCS farm located north of the Public Services Campus. This will provide the Public Services Campus room to grow,

4. September Board Member Schedule

Mr. Lesoing will not be available next month on the regular scheduled date. The Board agreed to plan on moving the meeting to the 15<sup>th</sup> from the 8<sup>th</sup>

5. New Billing Statements

Ms. Porter advised the Board that recently the Town had contracted with a new printing company to produce our monthly statements. This means that the statements themselves will have some differences with previous statement images, but the statements will be clearer

## F. ADJOURN

**Board Member McGaha-Miller moved to adjourn the meeting at 7:54am; Board Vice-Chairperson Medina seconded the motion. Motion carried unanimously.**

Submitted by:



Erin Porter, Utility Billing Administrative Specialist

# Terry Ranch Project

Windsor Water & Sewer Board

September 15, 2021





# Agenda

1. The Big Picture
2. Greeley Water History
3. The Terry Ranch Project
4. Proposed Charter Amendments
5. Q&A



# The Big Picture

## ✓ Growing regional population

- ✓ Fastest growing region in state
- ✓ Expected to double by 2050

## ✓ Finite water supply

- ✓ Region has been water-short since 1930s

## ✓ Major agricultural economy

- ✓ Dependent on irrigation
- ✓ Important to Greeley – over 10,000 direct agricultural jobs

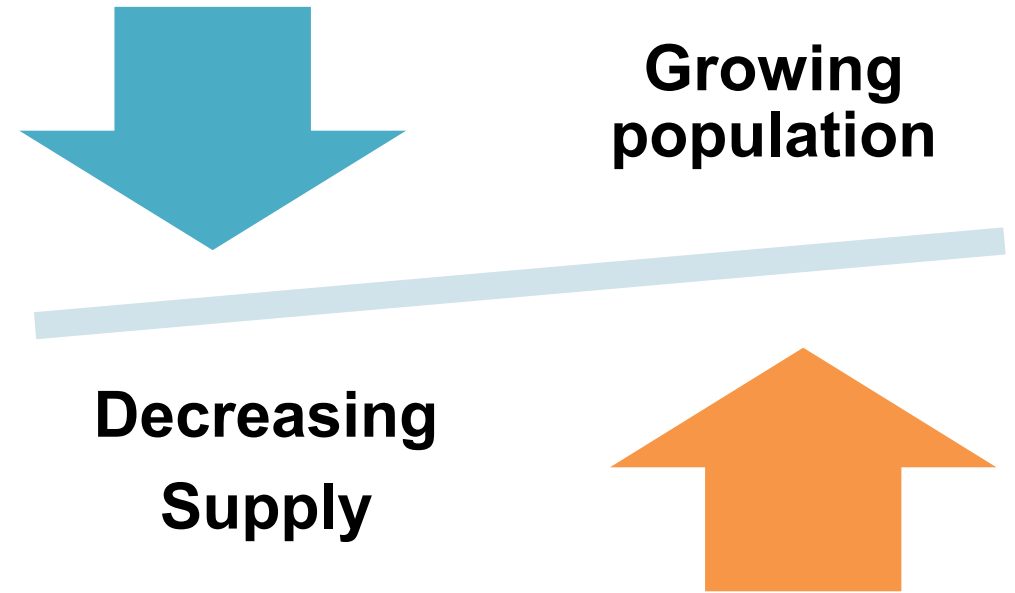
## ✓ Water supply challenges

- ✓ Impacts of climate change – more frequent and severe droughts
- ✓ Colorado River shortages
- ✓ Impaired water quality from forest fires



# Planning for Growth

- ✓ 260,000+ people by 2065
- ✓ Current supply not enough to meet future needs
- ✓ New water sources needed while maintaining affordable rates



# Greeley – Windsor Collaboration

- ✓ **Long history of cooperation on water issues**

- ✓ Wholesale water treatment
- ✓ Kodak water agreement

- ✓ **Recent examples**

- ✓ Intergovernmental agreement for drought supply
- ✓ NISP Adaptive Management planning
- ✓ Discussions on Bellvue capacity increases/sharing
- ✓ Greeley-Loveland Irrigation Company change case







# Greeley Water History



**June 1870**

First water delivered to Union Colony through No.3 Ditch



**1905**

Voters approve bonds to build Bellvue Treatment Plant (Poudre River) and Pipeline



**1945**

Seaman Dam and Reservoir construction completed

**1947**

Greeley Council approves purchase of seven high mountain reservoirs



**1960**

Greeley population = 26,314



**1990**

Greeley population = 60,536

**1964**

Boyd Lake Treatment Plant (Big Thompson River) begins operations



**1991**

Greeley purchases water from area farmers for leasing back (20-year agreements)



**1997**

Greeley Water Conservation Garden opens



**2020**

Greeley population = 108,892



**2020**

Greeley secures \$1.5-million federal grant for advanced metering



## Greeley Water: Legacy of Responsible Planning, Innovation & Service



**1888**

Greeley residents approve bond issue to build first water works facility



**1938**

Colorado-Big Thompson Project (Colorado River) construction begins, Greeley Council approves first purchase of C-BT supplies



**1956**

C-BT Project construction completed



**1985**

Windy Gap Project (Colorado River) completed



**1958**

Greeley voters approve new City Charter creating Water Dept. and Independent Water Board



**2004**

Construction begins on new Bellvue Water Treatment Plant Pipeline



**2017**

Greeley Water wins first place and People's Choice in AWWA Taste Test competition

**March 2021**

Greeley Council approves Terry Ranch purchase for future drought supply/aquifer storage



**2021**

Chimney Hollow Reservoir construction begins, increasing Windy Gap supplies and available water storage



**2021**

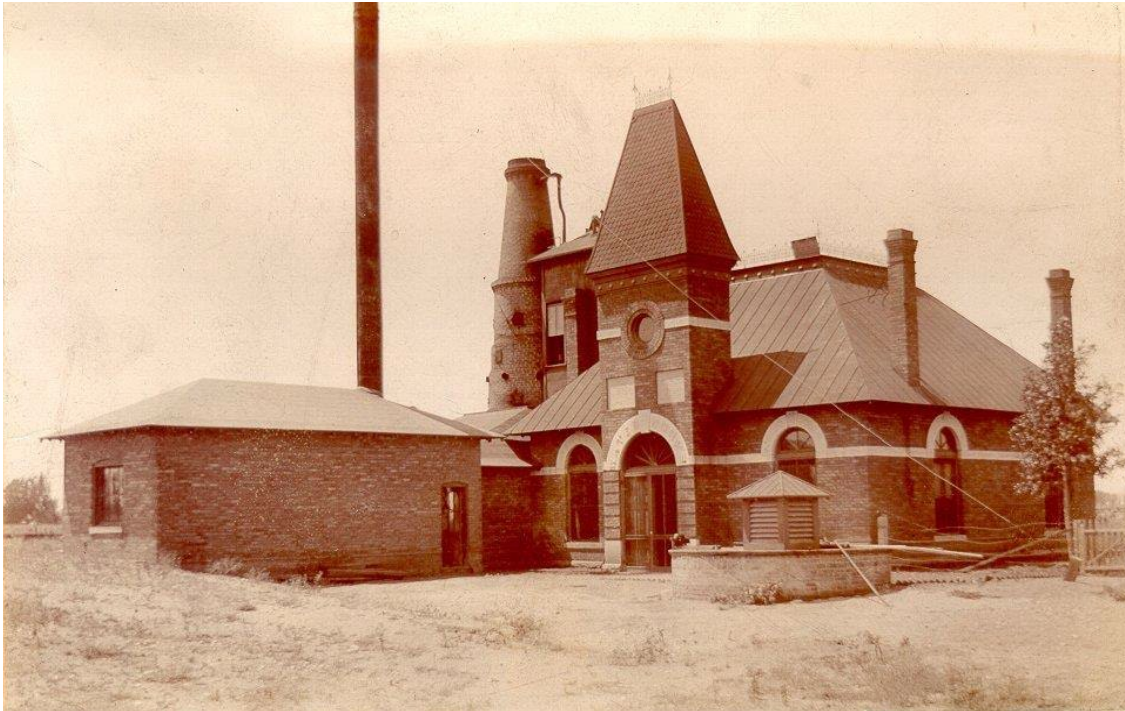
Greeley leads watershed recovery in critical river basin severely damaged by 208,000-acre Cameron Peak Fire



# Early History



- ✓ #3 Ditch constructed in 1870 within weeks of founding of the Union Colony
- ✓ Early settlers relied on well water
- ✓ Greeley's first water treatment plant constructed in 1889 at a cost of \$65,000





# Bellvue Water Treatment

- ✓ New water treatment plant constructed near Bellvue in 1907 at a cost of \$362,000
- ✓ 38 miles of 20" wood stave pipe
- ✓ Still delivering water 114 years later





# Colorado Big Thompson Project



- ✓ Greeley Chamber of Commerce in 1933 formed the Grand Lake Committee



- ✓ Greeley commits to 15,000 units in 1938
- ✓ First water delivered in 1957

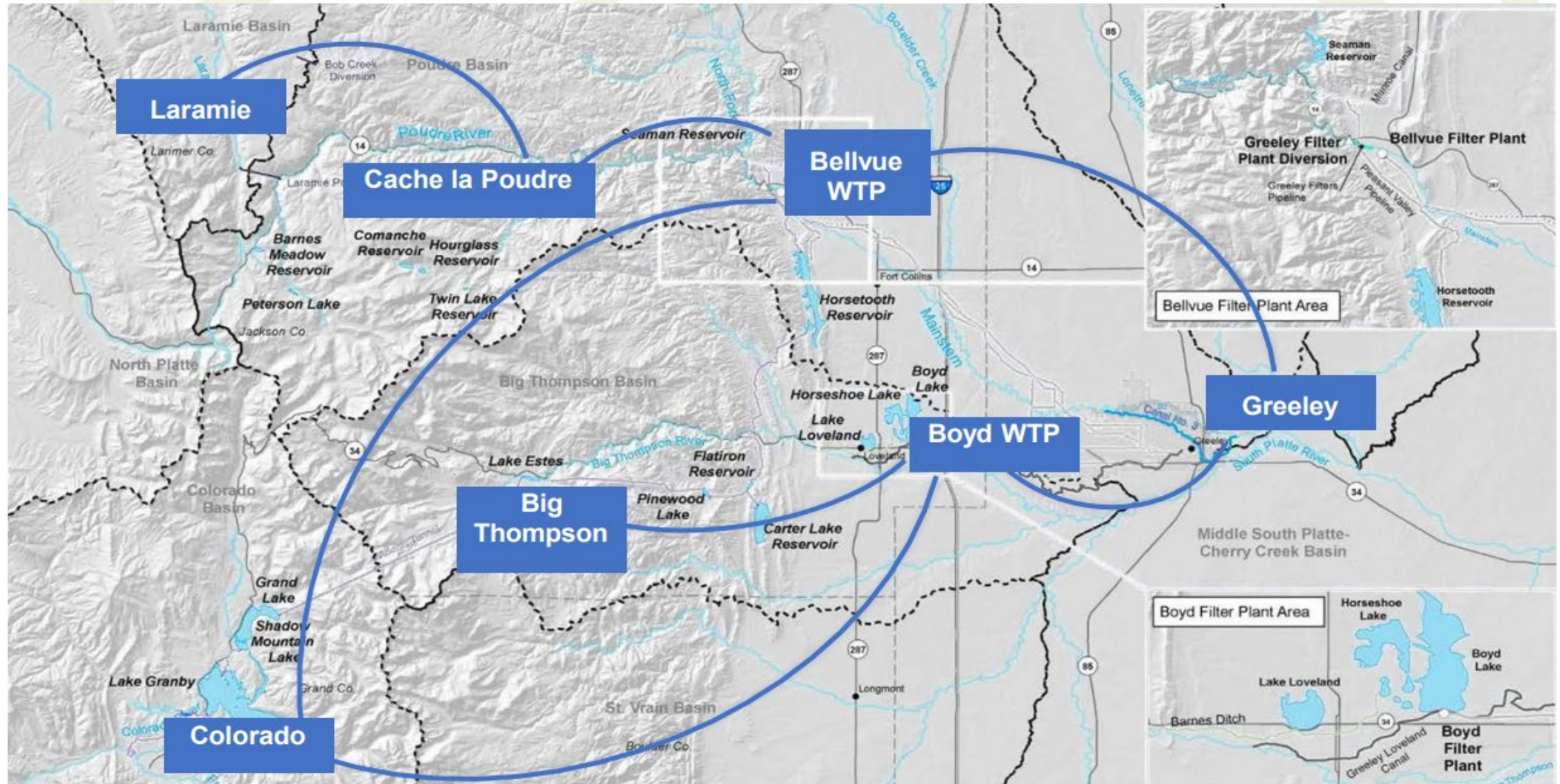
# Greeley Loveland Irrigation Company

- ✓ Greeley and GLIC reach agreement for use of Boyd Lake
- ✓ Boyd Water Treatment Plant constructed in 1969
- ✓ Large purchase and lease-back of GLIC water in 1990s





# Greeley's Water Supply System Today



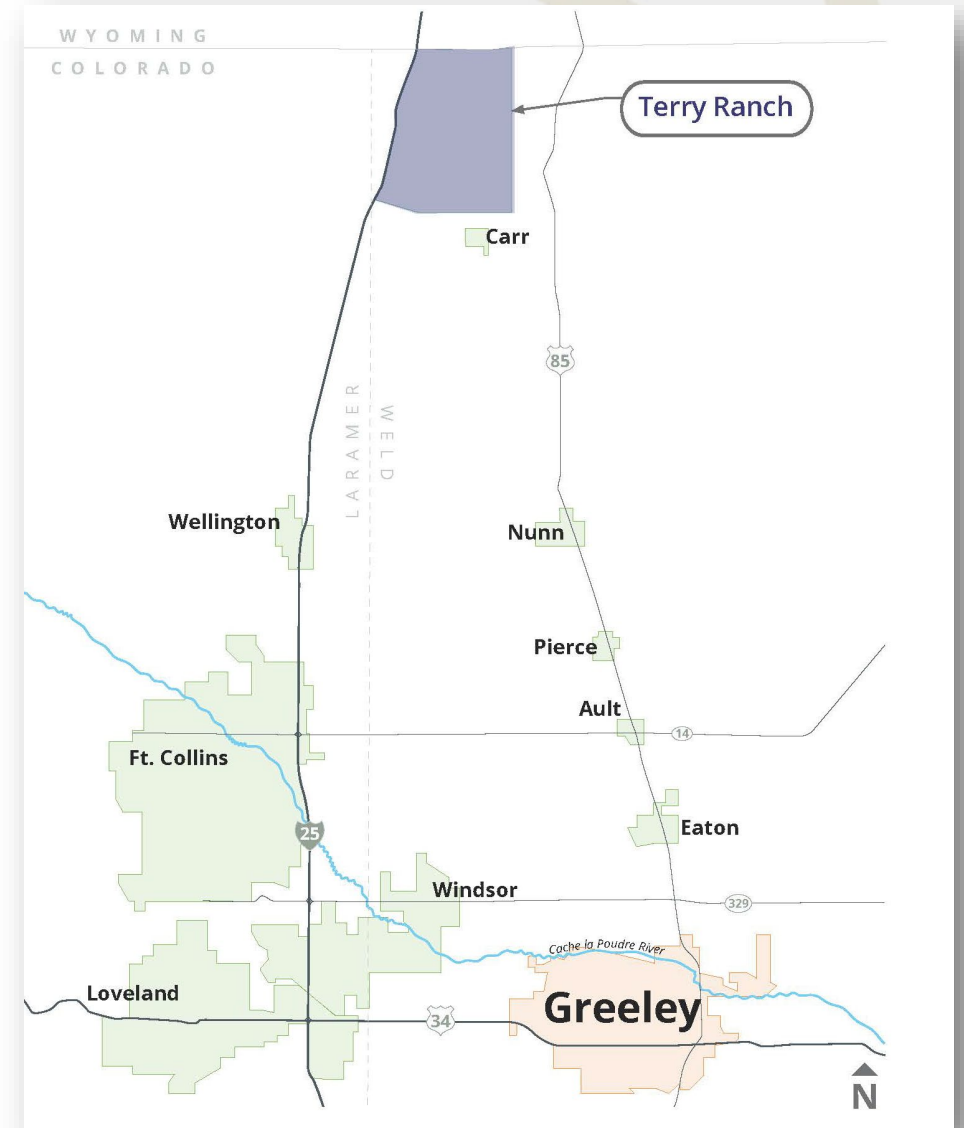


# Terry Ranch Project



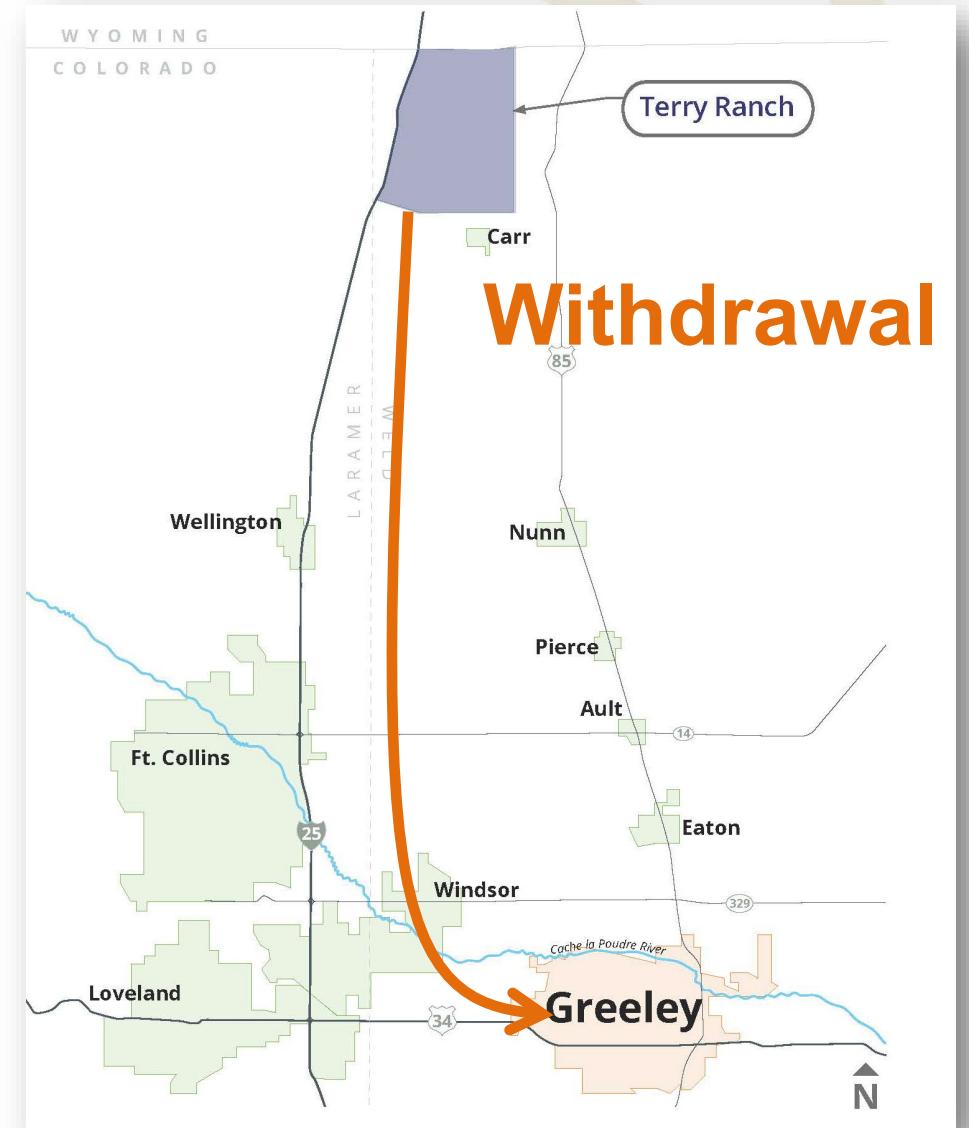
# Terry Ranch Project Facts

- ✓ **“Non-tributary” Aquifer**
- ✓ **1,200,000 acre-feet**
- ✓ **Underground water storage**
- ✓ **Could meet Greeley’s water needs for generations to come**



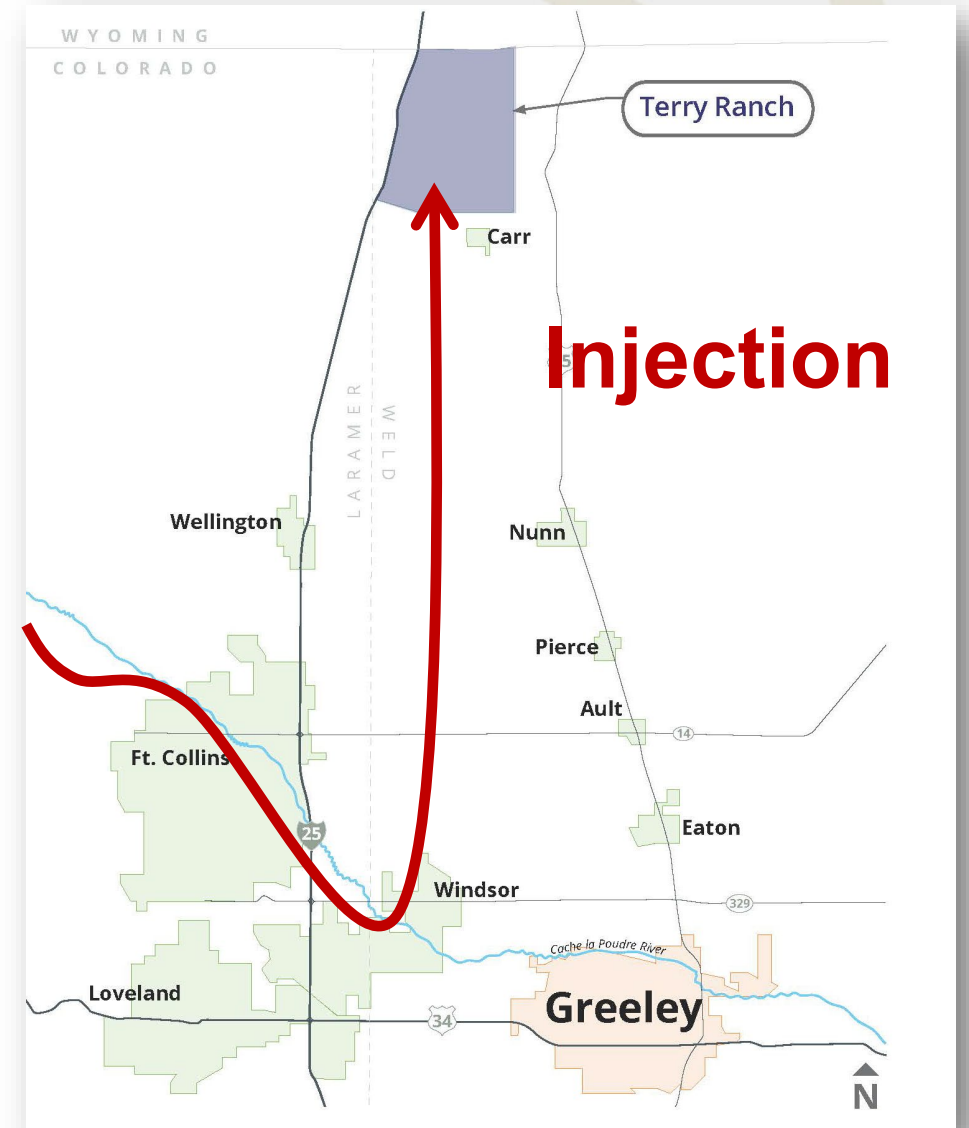
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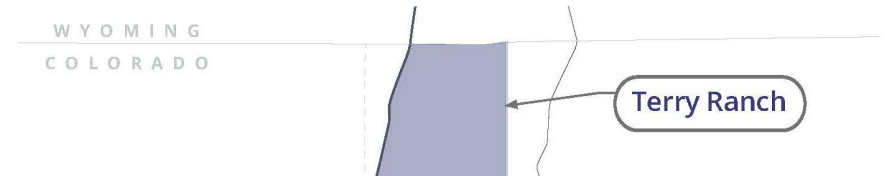
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# Terry Ranch Project Facts

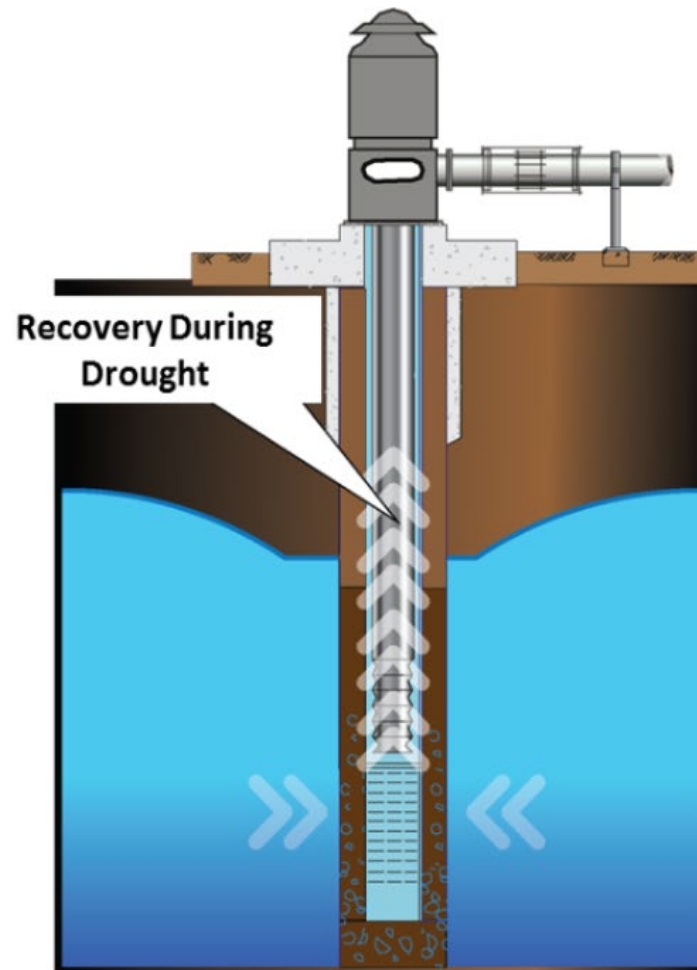
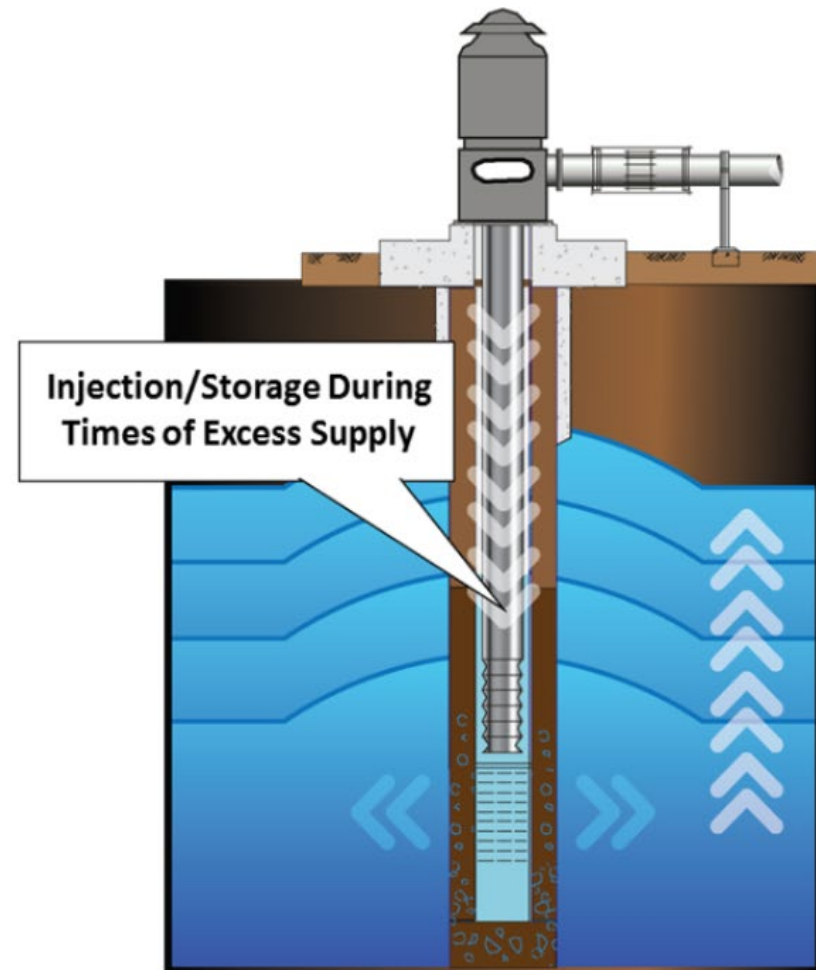


- Terry Ranch is for **droughts**
- Supplements, **does not replace** Greeley's surface water

**needs for generations to come**



# Underground Storage



- ✓ **New to Greeley but common throughout U.S.**
- ✓ **PRO: few environmental impacts, no evaporation**
- ✓ **CON: requires treatment & pumping**

# Terry Ranch Purchase

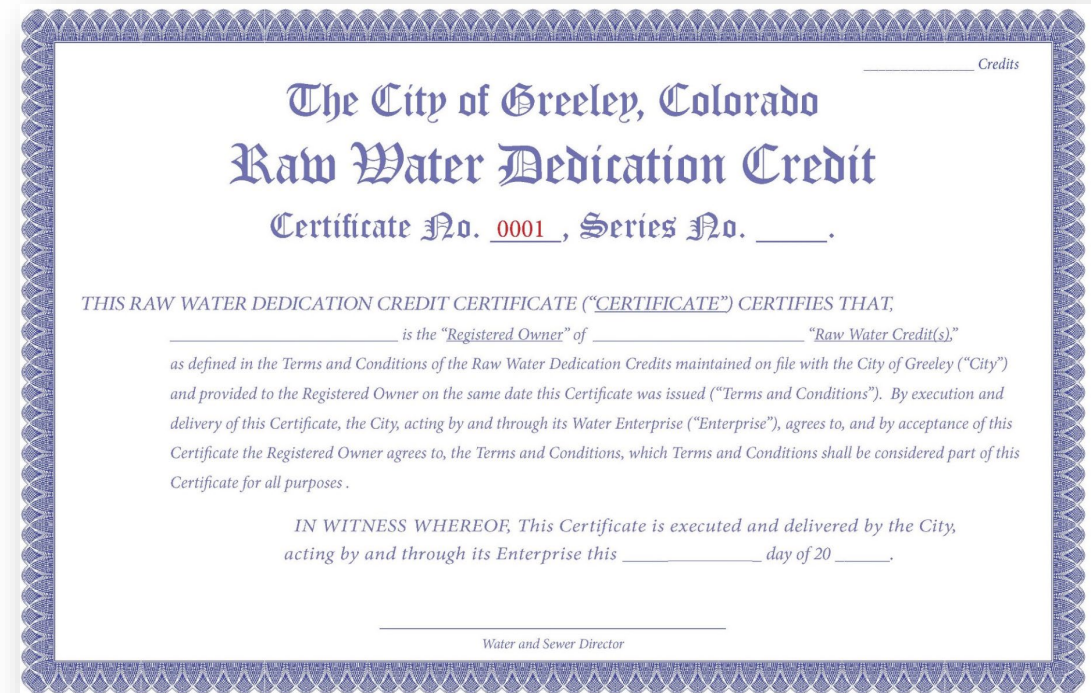
## **Greeley has received:**

- ✓ Non-tributary decree (1.2 million acre-feet)
- ✓ Right to aquifer storage
- ✓ Surface access easement
- ✓ Lease to State Land Board
- ✓ Five existing wells
- ✓ \$125 million for infrastructure



# Unique Transaction

- ✓ Purchased with raw water “credits” rather than cash
  - ✓ Credits redeemable to meet Greeley’s water dedication requirements
  - ✓ 12,121 credits issued
  - ✓ Each credit = 1 acre-foot dedication
  - ✓ Wingfoot sells credits to developers or other 3<sup>rd</sup> parties
  - ✓ Greeley sets price-ceiling





# Unique Transaction

- ✓ **Greeley** foregoes future cash-in-lieu revenue (revenue that would have been spent on a water project), and has **received the assets upfront**
- ✓ **Typical water projects require large upfront bonds**, that rely on fees from new growth to pay off debt – **approach assumes more risk**
- ✓ Terry Ranch: seller takes on risk of new growth – **reduces Greeley's risk**



# Inspection

✓ **20 rigorous scientific and engineering analyses to confirm *safety, reliability, and affordability***

1. Environmental
2. Hydrogeology & Geochemistry
3. Water Quality & Treatment
4. Design & Cost Estimate
5. **Peer Review of All Findings**



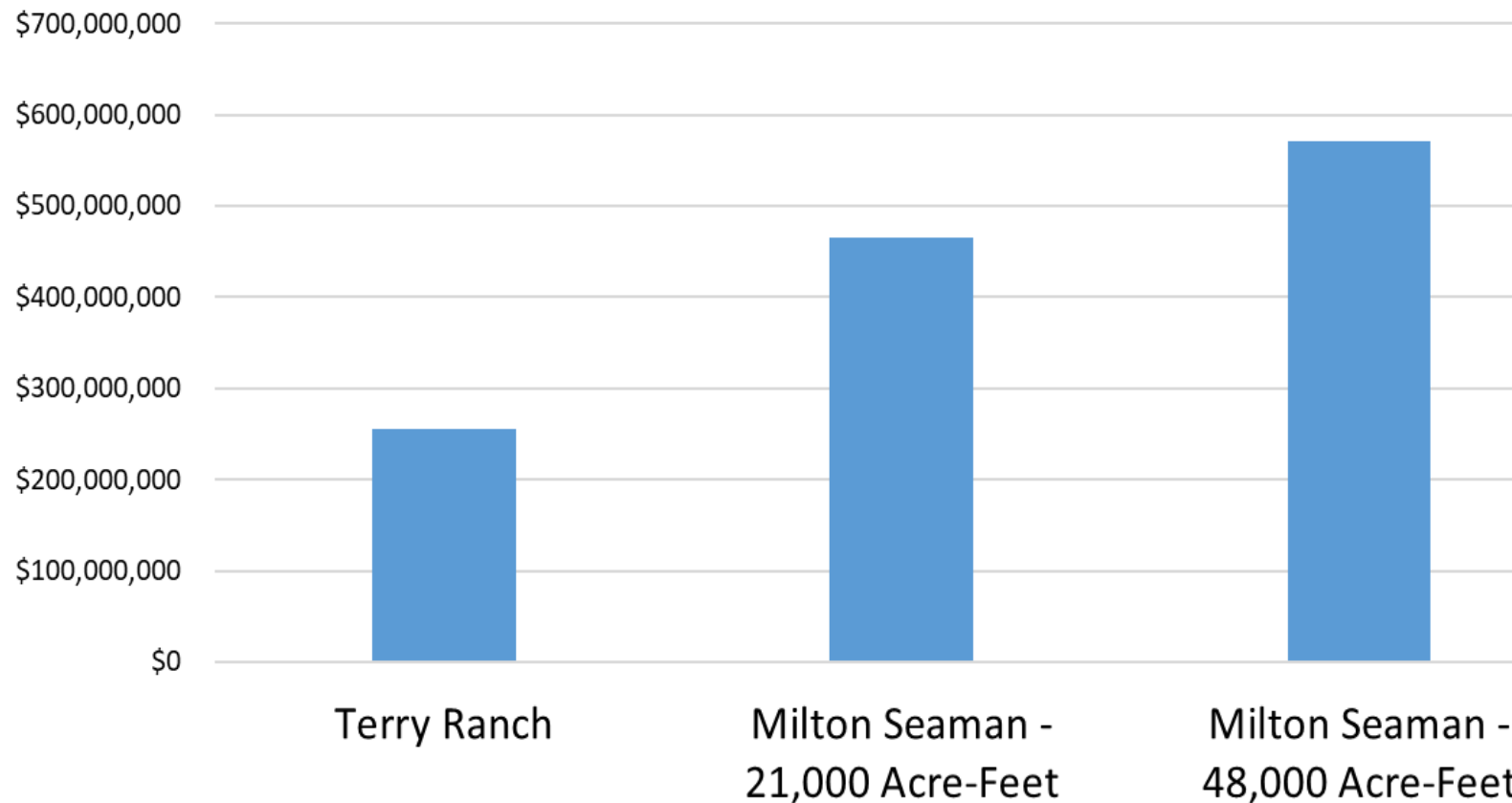
# Water Quality



- ✓ **Extensive study:** over 7,000 data points & 575 compounds from 7 wells
- ✓ **Overall water quality is excellent**
- ✓ **Trace amounts of Uranium are present**
- ✓ **Uranium can be removed by treatment**
- ✓ **Proven with 30-day pilot test – removed all detectable uranium**

# Cost Comparison

**Cost to Meet 2065 Water Needs**

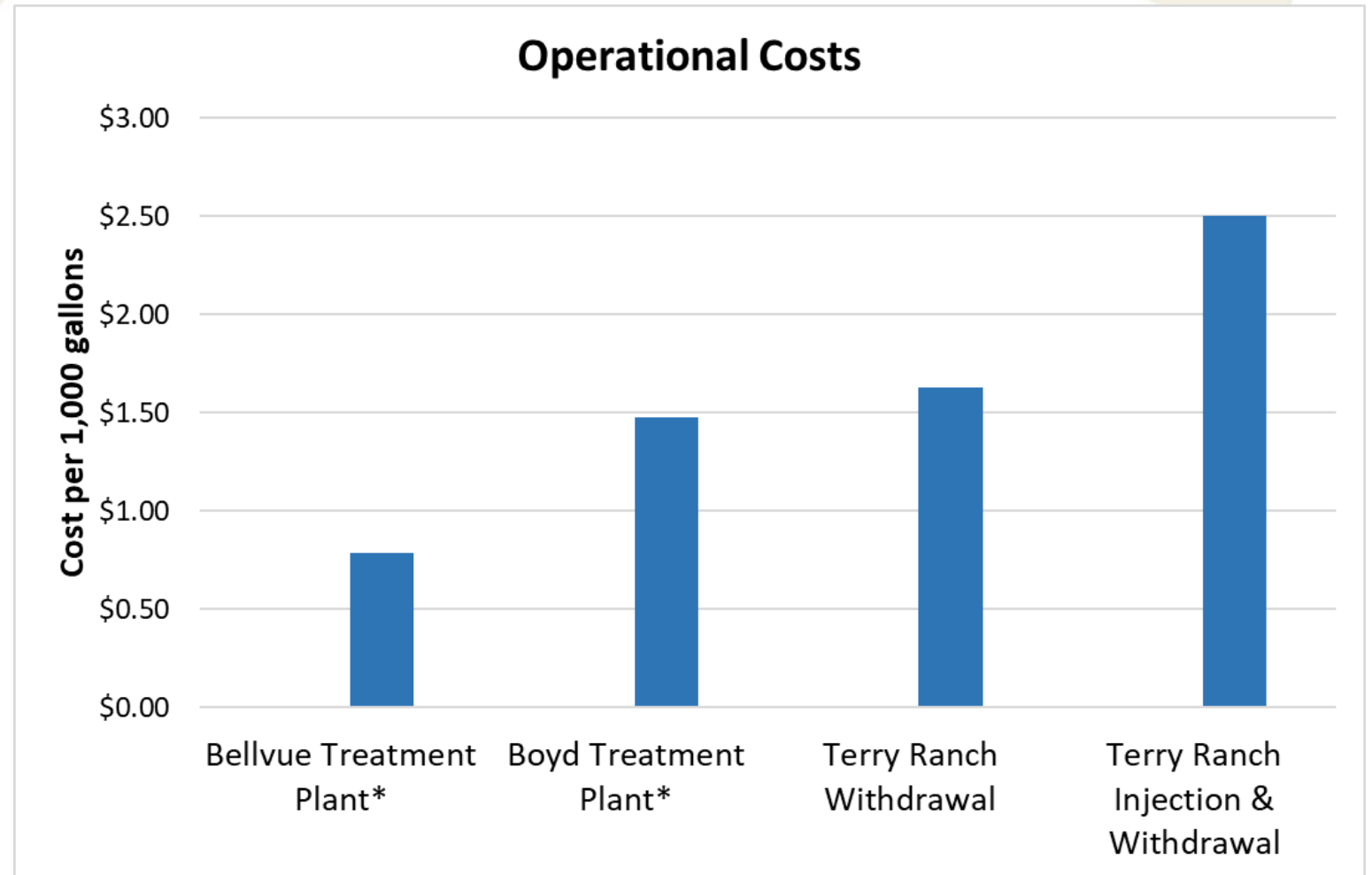


- ✓ Terry Ranch construction will be phased
- ✓ Milton Seaman/other reservoirs cannot
- ✓ Phasing lowers water rates

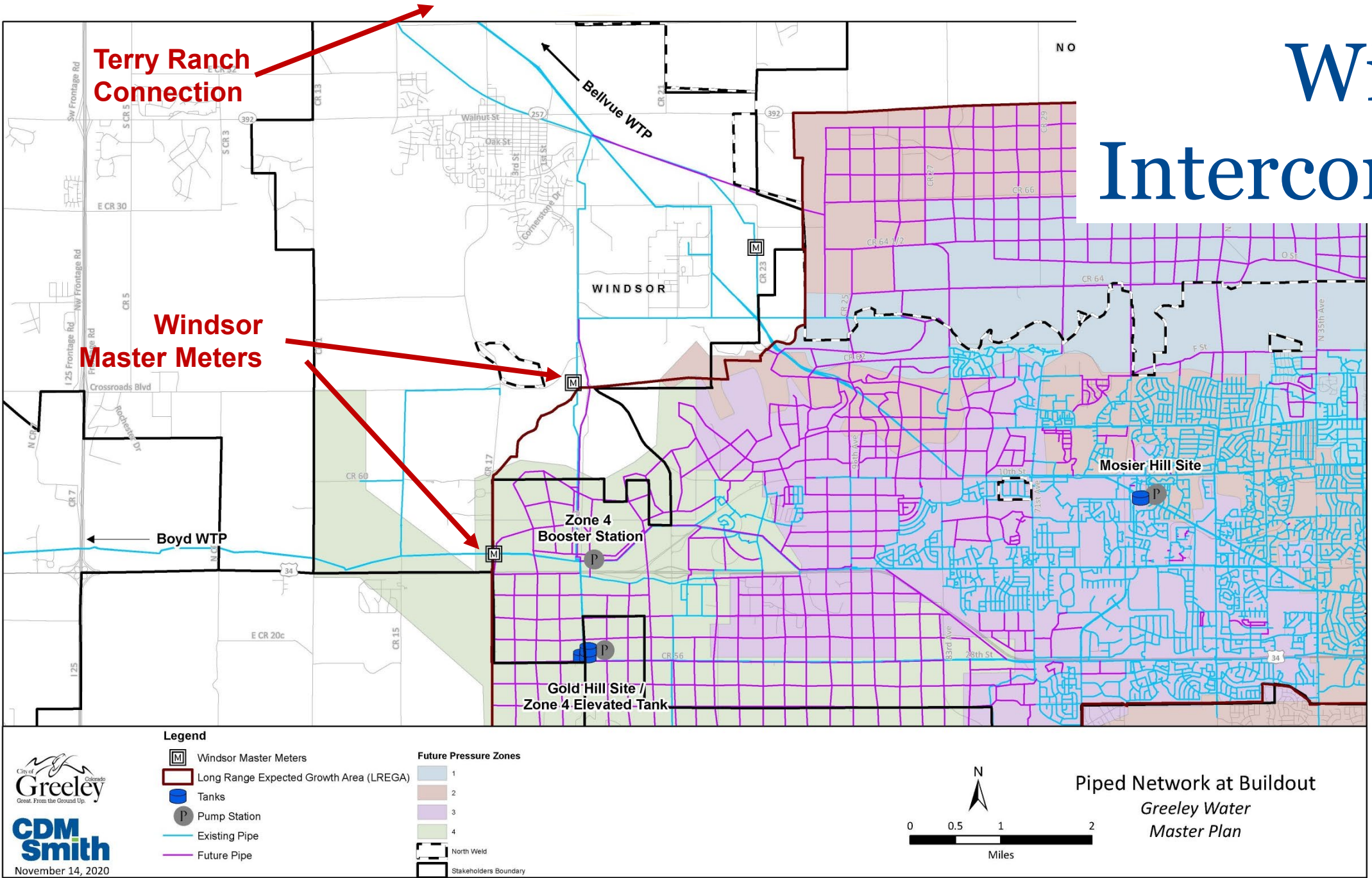


# Cost Comparison

- ✓ Terry Ranch will be more expensive to operate than existing treatment plants
- ✓ Higher operational costs are vastly outweighed by lower construction costs
- ✓ Avg. 2065 operational costs: \$530,000/year (\$810,000/year with injection)



# Windsor Interconnects



# Why Terry Ranch?

- ✓ Additional supplies and storage needed to support growing city
- ✓ Permitting and developing new water projects extremely difficult in today's regulatory environment and highly competitive water market
- ✓ **Terry Ranch has fewer environmental impacts**, requires fewer permits, and is **more cost effective than other projects** – can begin construction immediately

# Why Terry Ranch?

- ✓ Will meet or exceed all Greeley's **high water quality standards**
- ✓ **Diversifies Greeley's water sources and provides redundancy** – groundwater is immune to drought and wildfires
- ✓ Construction can be phased, which **maintains affordable water rates**

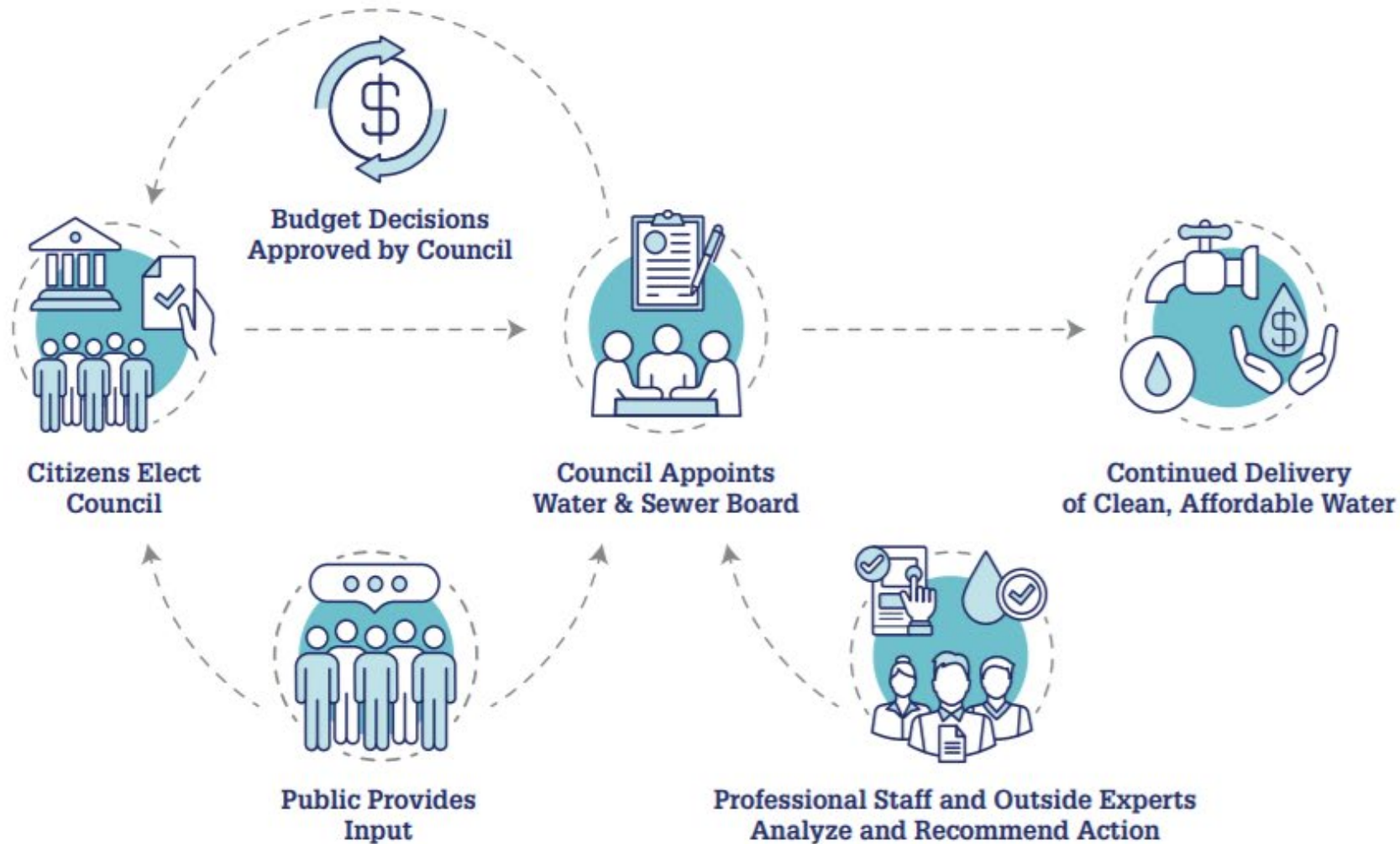






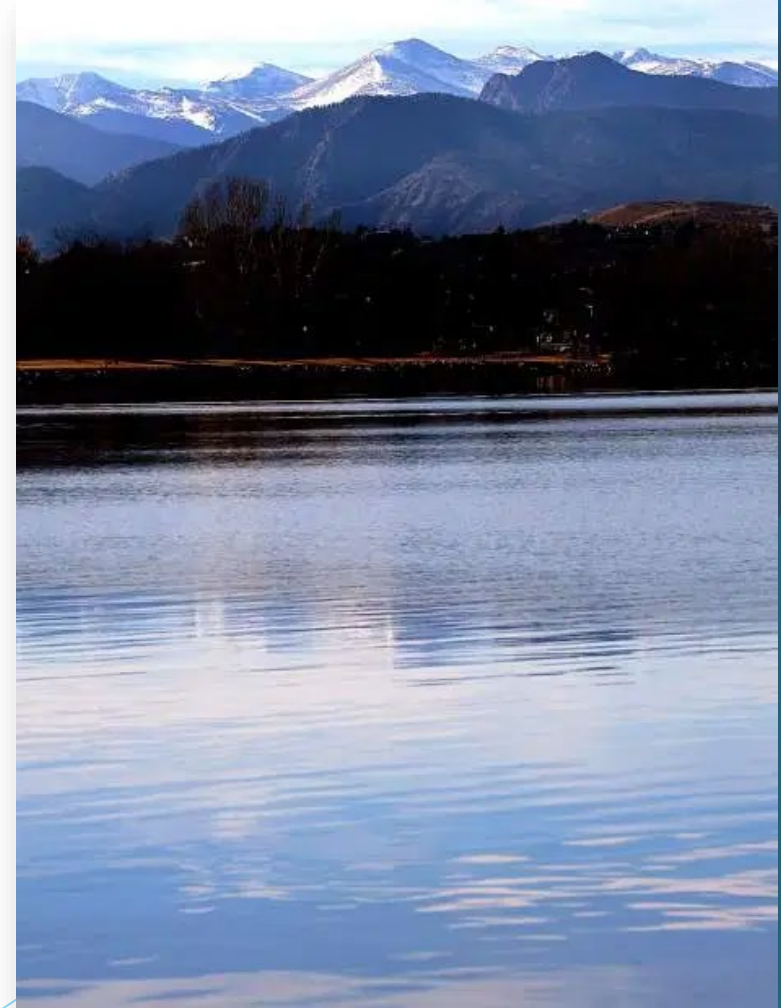
# Charter Amendment Initiatives

# How City of Greeley makes timely water decisions to ensure reliable water delivery.



# Greeley Water & Sewer Board

- ✓ **Created by 1958 Home Rule Charter**
  - ✓ Acquire, develop, convey, lease, and protect water and sewer assets, supplies, and facilities
  - ✓ 7 citizen volunteers appointed by City Council for 5-year terms
  - ✓ *Ex officio* members: Mayor, City Manager, and Finance Director
  - ✓ Current board members collectively have 10+ decades of experience in water issues





# Proposed Charter Amendments

- ✓ Small group - “Save Greeley’s Water” - proposing significant changes to City Charter - our local “constitution”
- ✓ **Ballot Item 2G** would require an election to sell (water or water facilities), exchange, trade, or to lease water for more than 5 years.
- ✓ **Ballot Item 2H** would require an election to buy, lease, or **use** ground water or recycled wastewater for potable or non-potable (i.e. irrigation) uses.



# How the proposed ballot measures altering Greeley's Home Rule Charter will impact timely water decisions, delivery and cost.



# Proposed Charter Amendments

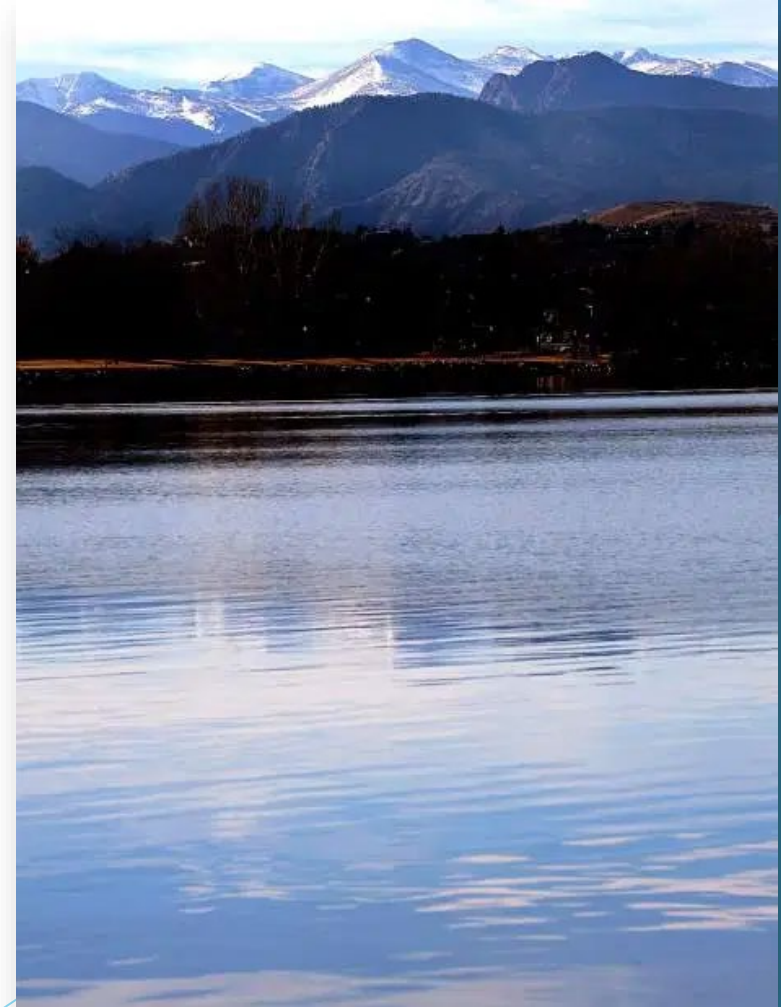
- ✓ All past Charter changes have been made through **Council-appointed Charter Commissions** and then approved by a vote of citizens
  - ✓ A Charter change ballot initiative is **unprecedented in Greeley and Colorado**
  - ✓ **No other city in Colorado will have these restrictions**





# Implications

- ✓ **Amendments would change how Greeley has managed water for 60+ years**
  - ✓ Slow down decisions and impair Greeley's ability to acquire water
  - ✓ Make it more difficult for farmers to lease water from City
  - ✓ Greater risk from droughts and wildfires
  - ✓ Changes the City's long-used practice of irrigating parks, golf courses and cemeteries with groundwater and recycled water
  - ✓ Increased costs and water rates





# Implications

- ✓ Both ballot item require decisions be **“approved by a majority vote of the registered electors of the city of Greeley.”**
- ✓ All but ensures each water decision put to a vote **will fail**
  - ✓ Currently ~64,000 registered electors
  - ✓ If 2G or 2H pass, ~32,000 registered electors must approve water decisions
  - ✓ **The Problem:** Average voter turnout in past 5 general elections = **45%**
  - ✓ Under average turnout, even with 100% “yes” vote (29,000 votes), measures still fail

# Charter Change Proponents

- ✓ **Response to Terry Ranch Project purchase**
  - ✓ Prefer building on-channel dam (Milton Seaman)
  - ✓ Water quality concerns
  - ✓ Future growth concerns
  - ✓ Criticism of water staff, Board, and City Council
  - ✓ Failed initiative on Council Ordinance
  - ✓ Preferred city-wide vote on purchase
- ✓ **Political** - Organizers of the Charter changes are running for mayor and city council at-large



# City Charter and Politics

- ✓ City established a quasi-independent Water Board in 1958 in part to “Keep Greeley’s Water Supply out of Politics”
- ✓ Charter amendments have the potential to politicize water decisions by requiring city-wide votes

## Keep Greeley's Water Supply Out Of Politics!

Water is the very life blood of Greeley. Our needs for water come ahead of all city politics and ahead of all desires of any individual for election to office. This advertisement is prepared and paid for by Greeley Business Men so that the Citizens of Greeley may know the real conditions.

### WHAT ARE THE FACTS

- Greeley has to take its water from the Poudre River above Ft. Collins under the regular priority system applicable to all water users.
- Greeley has two water rights in the river. The first is for 5 ft; the second for 7.5 feet.
- There are 40.50 feet ahead of Greeley's first right; 63.28 feet ahead of the second right.
- Remember that Greeley has no right to any water until the flow in the river is more than 40.51 feet. This has been an open and rather moist winter. Yet, there have been four weeks when the measured flow of the river was not enough to give Greeley any water. Since March 15, there has been no water in the river for Greeley.
- This has been the best year for steady flow on the river for the past six years. A cold winter would entirely cut off Greeley's water supply.
- A look at the table shows that there has been no flow to supply Greeley's second right since December. Greeley's first right of 5 feet will barely supply our lowest domestic needs in the winter. There is no water for fire protection or water supply until the river flow is above 63.28 feet.
- Greeley's sole dependence today for water; many weeks of the year, is upon its temporary storage. That storage has been about enough for 50 days of lowest consumption.
- Greeley is now building new temporary storage at the Milton Seaman Reservoir, which should even out the flow of the river to carry us over the worst months until Grand Lake water is available.
- The capacity of our water system is limited by our Filter Beds; Our storage Tanks at Greeley; and by the Transmission Line. At present the Line will bring down to Greeley only about 8,000,000 gallons daily. This is because there is a Bottle Neck of 3.5 miles of single 20 inch pipe near Ft. Collins. Until that is changed to 27 inch pipe, Greeley cannot get water faster than it does now.
- Greeley is growing west of the Glennmere Park area. This growth is on higher and higher ground. There will be low pressure in this new district unless new storage Tanks are built on still higher ground to the West.
- Greeley is shown by the last census to be the most rapidly growing city in the state of Colorado. This growth demands more water. That water must be delivered in Greeley before it can be used.
- Greeley still has nearly seven miles of 20 inch wooden transmission Line between here and the mountains. It was laid in 1906. It was over-age in 1928. It will not stand pressure and must be constantly repaired. It is not a safe dependency now.
- The Greeley Water System has \$158,000 in Bonds that fall due at the rate of \$30,000 a year, beginning September 1, 1942. Payments must be met.

| Week    | Flow (ft) | Week    | Flow (ft) | Week    | Flow (ft) | Week    | Flow (ft) |
|---------|-----------|---------|-----------|---------|-----------|---------|-----------|
| Nov. 1  | 62        | Dec. 7  | 79        | Jan. 18 | 30        | Feb. 22 | 47        |
| Nov. 8  | 69        | Dec. 14 | 80        | Jan. 25 | 48        | Mar. 1  | 56        |
| Nov. 15 | 62        | Dec. 21 | 75        | Feb. 1  | 48        | Mar. 8  | 49        |
| Nov. 22 | 59        | Dec. 28 | 80        | Feb. 8  | 44        | Mar. 15 | 35        |
| Nov. 29 | 89        | Jan. 4  | 87        | Feb. 15 | 50        | Mar. 22 | 41        |

### OUR IMMEDIATE NEEDS

- Completion of the Milton Seaman Reservoir to supply immediate temporary storage. This will cost about \$300,000 of which \$60,000 to \$75,000 will be paid by Greeley. The exact amount will depend upon salvage of some of the cost of needed equipment. That will use up any apparent surplus earnings for this year.
- The Bottle Neck of 3.5 miles of 20 inch pipe near Ft. Collins must be removed at once to enable more water to reach Greeley. This must be replaced with 27 inch pipe. This will cost \$100,000 or more. It will take two or three years to pay for that out of earnings alone. Greeley cannot wait until 1943 to clear that Bottle Neck.
- Greeley must have more water in Greeley. That will require more Filter Bed space at the head. Grading is in for two new beds. Cement work and construction will cost another \$50,000. That will take another year's earnings.
- A new Storage Tank west of town to supply pressure in the rapidly expanding Glennmere Area. That will cost \$50,000. That is needed now.
- Removal of between 6 and 7 miles of 20 inch wooden pipe that was over age 15 years ago. This will cost somewhere between \$150,000 and \$200,000. Replacement cannot wait very long. It should be done now.
- Our Bond issues must be cared for when they come due either by payment according to agreement or by refinancing. If paid, we must find \$30,000 a year for more than five years.
- Plans must be made for future growth and to care for possible demands for manufacturing needs.
- If insurance rates are to be lowered, or even kept down, immediate plans to care for our water system must be made.

The above FACTS AND IMMEDIATE NEEDS have been checked by the records of the State Water Commissioners, by the Greeley Water Department, and by the Water Committee of the Greeley council. We are assured that they are a conservative statement of actual conditions. In the face of these FACTS and IMMEDIATE NEEDS, it is idle and even dangerous to even consider cutting Greeley's present low water rates. It is fortunate that so far no candidate has publicly promised voters support for immediate cuts in water rates. The income of Greeley's Water Department is not too high. IT IS ACTUALLY TOO LOW.

A growing city has growing needs. Look ahead and plan for others as others have planned for you. We call upon every citizen of Greeley to keep Greeley's Water Supply out of Politics

Prepared and paid for by: W. D. Farr, F. M. Weller, Chas. E. Southard, Charles Hans en, Dr. C. A. Ringle, Fred J. Allnut, M. H. Lowe, O. S. Herdman, J. W. Adams, O. H. Widlund, Clay Apple, Ralph Bishop, George D. Adams, Frank G. Jean, Hubert D. Eldridge, Carl A. Barry, V. W. Connor, D. E. Gray, Carl Tama, J. E. Dalby, Jay C. Lee, Lee B. Carrel.

Greeley Tribune, 1941

# Fact Check

## Claim

- Greeley plans to sell its mountain water and facilities to other cities
- Terry Ranch water is contaminated and too expensive
- Aquifer storage won't work

## Fact

- There are absolutely no plans to sell Greeley's water rights or facilities
- Terry Ranch water has been proven to be safe and affordable
- Greeley has proved underground storage works



# Fact Check

## Claim

- Charter changes are needed to allow public to have a say
- Federal permits to expand Seaman Reservoir are easy to acquire

## Fact

- Citizens provide input at Council and Board meetings. Terry Ranch had extensive public outreach.
- After 15 years and \$19 million the Board determined that obtaining a permit for the Seaman Expansion was highly unlikely.

“A growing City has growing needs.  
Look ahead and plan for others as  
others have planned for you.  
We call upon every citizen of  
Greeley to keep Greeley's Water  
Supply out of Politics”

Greeley Tribune 1941

Thank You  
Questions

