I very much appreciate the opportunity to speak to the city council about my thoughts on annexation for the city of Greeley to the west.

These are not new thoughts on my part. When Carl Moasberg, President of the Greeley Loveland Ditch Co., and I negotiated the original deed between the city and the ditch company. We felt that someday Greeley would grow over the entire ditch system.

That is why Greeley Loveland farms have had city water for forty years. That is why those farms consented to annex when Greeley asked.

Greeley’s water grid system west of the city is why there are no rural domestic systems. If there had been those systems, there would be urban sprawl all over the area today.

This city council and city administrative staff has the great opportunity to plan and build a fine city in the next thirty years if this large area of land can be annexed and planned now.

Think of the millions of dollars that can be saved in the planning and location of parks, storm sewers, arterial roads, fire station locations, and proper sizing of sewer and water mains.
I am now very positive of what the city should do. I intend to be very candid and to the point. I firmly believe that this year 2000 is the opportunity to plan and build Greeley back into the prominence we formerly had.

Promitory is under construction; everyone is finally beginning to realize what a dominant factor it will be in West Greeley. US highway 34 is completed. We have direct access to I-25 (Main Street Colorado). There are thousands of acres of developable land. Last, but a very important factor, Greeley has the water and the infrastructure to plan and build a great city.

There is no place in Northern Colorado that has all these attributes. As soon as Greeley annexes the area and has control the developers will be here.

I know Greeley must work out intergovernmental agreements with Evans, Windsor, Milliken, Johnston, and Weld County. There was a meeting last week where progress was made.

The council must realize that this must be accomplished by November 1st if the proposed growth initiative amendment should pass, this great opportunity will be lost.

Many months ago I suggested Greeley should annex everything from river to river as far west as the county line, Road 17.

Today, I want to be more specific. Last week I talked to EDAP. They told me that the southeast corner of the intersection of Highway 34 and Highway 25 was the best corner on Main Street north of Denver. They said that two hundred
acres or so would produce ten to fifteen million dollars of sales tax. I have been in business all my life. This fact is too important to let it slip away.

I then went to Jon Monson to be sure my thoughts were sound. The Greeley transmission water lines from Boyd Lake are adjacent to the property. The new zone 4 water pressure system being constructed for Promitory serves all the area west to highway 25. So the water is already there.

With detailed aid of this map prepared by Tom Donkle and Sean Cronin who operate the detailed mapping section for the Water and Sewer department, I believe I can show you why Greeley must go to I-25 (Main Street Colorado).

Loveland has annexed the north side of highway 34. We are talking about the south side. The Big Thompson River is about one mile south of the intersection. There is only between 800 and 1,000 acres of irrigated land between the county line and I-25. A highly desirable area from a sales tax viewpoint.

I will elaborate more in a few minutes but now I want you to understand that Greeley must have a waste water plant on the Big Thompson in order to receive all the benefits of our Greeley Loveland water when we go to water court.

Milliken and Evans are both on the Big Thompson drainage. A regional waste water plant with these two cities should be accomplished.

Now assuming the prime 34-25 corner is in Greeley, Mr. Monson told me we could go down the Big Thompson a mile or so and put in what he calls a
package sewer plant that meets all Greeley, Colorado, and EPA standards and will last for many years. This will only cost about two million dollars.

This package plant would serve for many years. As the area develops Greeley will build a collection system on the Big Thompson the same as we now have for the Poudre.

Greeley will have to build some roads, a fire and police station and staff them perhaps for three or four years before they are fully needed. But with ten million income, that is a good business decision.

On the north side of Highway 34 from 83rd Avenue to 95th Avenue there is some developable land. West of State Highway 257 is mostly steep rough land that is irrigated. Then there is the car junkyard with more rough land. This area would make a tremendous large park with trails, bike paths, etc., with the potential for non-potable water.

Next is the Oklahoma district about 3,000 acres of Greeley Loveland farm land all sloping to the north facing the Poudre River Valley and the high mountains of the Poudre drainage. Windsor is under the bluffs along the Poudre River.

Here again, this land drains to the Poudre. A regional sewer plant with Windsor and Kodak has been considered for several years.

Greeley must be flexible and willing to develop substantial subdivisions either on the north side or the south side of Highway 34. If you only annex the corridor the city will produce the jobs but people will live elsewhere.
The developers need housing sites. Greeley must be flexible and willing to build sewer and water to large development.

On the south side of Highway 34 Greeley must annex everything west of 71st Avenue all the way south to the Big Thompson River.

There is about 15,000 acres of irrigated land west of 71st Avenue on the south side. Here again there are bluffs above the Big Thompson, which means there are many opportunities for parks, golf courses, trails, and green space. Very beautiful home sites facing south overlooking the Big Thompson River with Longs Peak on the skyline.

There is about 2,500 acres of dry land that should all be held for business use absolutely no houses. Greeley has surplus water. We have planned for years that we could use it on the dry land. Business use requires much less water than homes.

Please remember that when we build homes anywhere on Greeley Loveland land the water is there to support people. We maintain our surplus as long as we build houses on irrigated land.

This is enough basic detail. Let’s talk a little about how Greeley should handle this potential thirty-year growth.

As the water drains to the Poudre and Big Thompson, there are many wonderful park sites and storm water drainage’s that can be planned in advance. The same is true for the main water and sewer lines, the proper sizing to fit the area
to be served. If properly planned there can be non-potable water available for parks, golf courses, etc. There will be plenty of green space.

The water and sewer department will have to plan the mains estimate the costs and charge the developers accordingly. Maybe the departments may need to carry some investment for three to five years before fill in pays their share.

There will be an army of developers come to the city with ideas. The council must set high standards and stick with them. Don’t forget you must be flexible.

Suppose a developer comes and wants to develop two or three sections with homes, golf course, clubhouse, etc. You must take sewer water, fire, and police protection to that area.

Now, I hope I have stretched your imagination of what a great city you are going to start to build. I have good news for you. The financing will be easier than you think.

By November 1, 2000, the annexation will be complete. Not very much money will be spent.

Developers start looking for potential sites including the prize corner at 34 and 25. Big developments have to be carefully planned, then financed all of this takes two or three years before construction begins. The State Farm project proves this point.

So, we have advanced to the year 2003. Time is on Greeley’s side. These figures are from your City Finance Director so I know they are right.
Starting in 2002 the Greeley Sewer Enterprise debt payments are reduced 1.2 million dollars a year. The sewer fund can invest this money in West Greeley without increasing sewer rates.

Starting in 2008 the Greeley Water Enterprise debt payments will be reduced 2.7 million dollars yearly. So water will have substantial funds available. The water enterprise might have to borrow some money before 2008.

The City of Greeley Recreational Center pays out in 2006. This means three million dollars a year available in 2007 for new needs.

The following year, 2007, the Union Colony Civic Center pays out. So in 2008 there will be another million dollars a year for new needs.

The only remaining debt the city has is the two bond issues to pay for parks, streets, storm sewer drainage, etc. Those are paid by sales tax proceeds.

The City of Greeley is in wonderful shape to take on this new challenge. Lets assume that the city would have to borrow money to finance this growth for a few years until taxes would carry it. Twenty million dollars from a twenty year bond would cost approximately one million eight hundred thousand per year. Because of the Tabor amendment the citizens would have to approve that debt. If you are developing jobs and receiving sales tax income that should be an easy sell.

Any funds that are needed by water and sewer are entirely up to the water and sewer board with council approval without any vote.
You have a great challenge. I hope I have described a vision for the future that you will move forward on. I know the large majority of the city wants to move forward to the West.
Thoughts on Greeley’s Future Water Supplies

Now that Tri-Points is established and State Farm’s 130-acre campus is being positively planned; along with some slow growth ideas of some cities will push more growth to Greeley.

I believe that Greeley is in a unique position to plan a perfect city that will continue to be very attractive to new people and new industry.

Our plans must be bold and far reaching in order to attract a variety of growth. To illustrate what I mean I believe Greeley should annex everything west of our present boundaries. From the Poudre on the north to the Big Thompson on the south all the way to the Weld County line.

Most of the land on the south and north sides are irrigated by the Greeley/Loveland system. As development occurs on any of this land, the water rights are available to Greeley. As long as we use the three acre feet requirement and allow the farms to turn Greeley/Loveland various company shares as specified in the stockholder contract. The new land will support itself as far as water is concerned.

There are several thousand acres of land in the middle that has never been irrigated. This large dry-land area is very desirable for many kinds of industry that requires little water except for domestic purposes. It is also attractive for home developers. How to get water for those acres so they can be developed is our challenge.

CBT shares are becoming harder to buy. The price has risen to $4,000 to $4,500 per unit. Based on a 70% average delivery this water costs from $5,000 to $6,000 per acre-foot of wet water.

The rural domestic and the small towns must buy CBT because their delivery and filter systems are built on that plan.

Windy Gap water has not yet been used to any great extent because it has not been needed. In order to protect their absolute decree the Windy Gap participants have agreed that they must phase into pumping this water right to capacity. At the moment, the participants say there is no Windy Gap for sale.
We are fortunate to live in Northern Colorado and have two new water projects that can be built and produce new water plus better management which means some of the old rights will produce a few more gallons.

The first project is the possibility of a large new Seaman Reservoir about half a mile below Greeley's present Seaman Reservoir.

Northern Colorado Water Conservancy District holds a conditional right on the main stem of the Poudre at Grey Mountain, which is about two miles below the proposed new Seaman site. This conditional right can be transferred to the Seaman site.

The advantage to the new Seaman is that it is off channel therefore the rafting, fishing, and highways are not impacted.

Greeley and Northern are doing the preliminary studying of the site. The geological work has been completed it is a fine reservoir site very near the mouth of the canyon. This reservoir will allow the state water commissioner too much better manage the Poudre.

There will be 20,000 to 30,000 acre-feet of new water on a firm every year basis developed. There will also be a new amount of space where present water rights owners can pay for storage so that their systems work better.

With all the planning, permitting, and environmental studies that are necessary to build a reservoir it will be fifteen to twenty years until there is wet water to deliver. The studies are not complete enough to talk about firm prices. The new water will cost as much as $10,000 per acre-foot of wet water. Storage space would be less.

The Northern Colorado Conservation Water Project plans a small dam where the Poudre discharges into the South Platte. Pumps would lift this new non-potable water 20 miles north to a reservoir northeast of Galeton.

Hydrology shows that about 80,000-acre feet or more could be recovered.

This water is fine for agriculture but not good for cities without expensive treatment. The water would be pumped west to strategic points on the Cache La Poudre ditch and the Larimer and Weld ditch. As the ditches accept this water in several locations, they would exchange their potable water that they would have diverted for agriculture. The new Seaman Dam would help the water commissioner make the exchanges.

Again new potable water has been developed. There are pipelines and pumping costs but again this water can be produced not to exceed the $10,000 area.
This project is probably 25 years away before it will be needed if Greeley continues to grow and if the dry-land areas get water, it will have to come from these new sources.

Probably within the next five years, the new ownership in the new Seaman will have to be established.

Northern will have to establish a new enterprise and make contracts with the various participants. The project will probably be financed with bonds as Windy Gap was.

I believe that Greeley will want to be a strong participant in these projects.

Greeley will have to agree to pay these higher prices for water for the future.

If Greeley would assign this new water to the dryland, they could have two different tap fees. One for development of irrigated land (Greeley, Loveland, or #3 Ditch). The higher tap fee would be for dryland.

Give the developer the option of either water source. Still maintain the three-acre foot standard. The water would cost more on the dryland but the land would cost less. The water rates would be the same.

These ideas would make the city of Greeley very flexible for the future. The city could agree to buy more new water knowing how it would be used and how it would be paid for.

If Greeley uses the same tap sizes and allowances for limited business use I believe many industries that are slowly being attracted to the development of DIA would be attracted to this dryland area. For example, the large WalMart distribution center is located on dryland. A lot of acres and not much water.

WalMart had to build a large storage tank for fire protection. If Greeley really plans this whole area with Gold Hill as a base, those problems would not exist.

Greeley has always wanted to maintain agriculture. The city agreed to take a large block of CBT water. Then they agreed to support Windy Gap.

If the city of Greeley wants to maintain the position of being a leader and having water available for the future they must be in a position to sign up for significant quantities of these two new water projects. This is the last water that can be developed. Water will be finite after that.

No other city has that large dryland area available. It fits the transportation corridors and will make Greeley the most desirable of all Front Range cities.
We have the water available to put this plan into operation now. We do not have to wait for the new water to be developed.

It is a big plan that city council, the planning commission, the zoning board, and the water and sewer department all need to get behind and move forward.

There are no flood plain problems and really, no serious storm water problems. If this plan could be accepted now, just think of how well all city utilities could be planned for the future. The water distribution mains, the major collector sewer lines, the size of the terminal storage at Gold Hill, the storm sewer layout the new waste water plant or plants could be strategically located.

If these things can be planned ahead and millions of dollars can be saved. For example: As Greeley develops on the south side of Highway 34 By-pass from 47th Avenue west sewer and storm water drain to Ashcroft Draw and the Big Thompson River. Everything on the north side drains north to the Poudre.

These are ideas that need study and refinement. I have seen Greeley grow from a population of 5,000 to the present 75,000. If we had ever dreamed that we would grow this much and this fast we could have prevented many costly problems.

Today with the Front Range popularity and DIA, our growth is assured. The only question is how fast it will develop.

We can plan a fine city and I sincerely hope we do.

W. D. Farr
June 17, 1999

Mayor Vern Nelson
1000 10th Street
Greeley, CO 80631

Dear Vern,

I have attended several meetings lately and have thought a great deal about the future of the City of Greeley.

Enclosed is a broad outline of what I think would be a very positive plan for Greeley.

I could write many more details but this will at least raise questions and opinions. I will be happy to discuss any of these thoughts with you.

Yours truly,

W. D. Farr

WDF/ss
June 17, 1999

Bill Bohlender
1327 10th Ave.
Greeley, CO 80631

Dear Bill,

Enclosed is a copy of a letter and a few thoughts I have sent to present city management.

I would appreciate your analysis of the ideas good or bad.

Yours truly,

W. D. Farr

WDF/ss
Duplicate pages not scanned

See originals in folder