Greeley’s Water Supply System
Planning for Growth

- 260,000+ people by 2065
- Current supply not enough to meet future needs
- Must develop new water sources while maintaining affordable water rates
Greeley’s Plan to Meet Water Needs

1. Acquire New Water Supplies
2. Enhance Water Conservation
3. Expand Non-Potable System
4. Expand Water Storage Capacity
Milton Seaman Enlargement

Enlarge from 5,000 acre-feet to over 50,000 acre-feet
Milton Seaman Enlargement

✓ Large impacts to wetlands, streams, and habitat
✓ Inundation of Forest Service, State, Larimer County, and Fort Collins lands
✓ Many federal, state, & local permits needed - 15 years and $19M to date

Unlikely that Greeley would ever receive necessary permits
Terry Ranch Project

- 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
✓ Purchase with raw water “credits” rather than cash
  ✓ Credits redeemable to meet Greeley’s water dedication requirements – cash payments to receive city water service
  ✓ 12,121 credits, each credit = 1 acre-foot dedication
  ✓ Wingfoot sells credits to developers or other 3rd parties
  ✓ Greeley sets credit price-ceiling

✓ Greeley foregoes future revenue, revenue that would have been spent on a water project

✓ Greeley receives assets (decree, easement, lease, wells) upfront and $125M
✓ Agreement DOES NOT

✓ Give Wingfoot control
✓ Benefit any other city
✓ Sacrifice existing water
✓ Restrict buying other water
✓ Create any obligation to Wingfoot other than to accept & not devalue credits
Purchase Timeline

- Purchase Agreement (Jun 16, 2020)
- Inspection (Jun 2020 – Jan 2021)
- W&S Board Approval (Feb 17, 2021)
- City Council Approval (Mar 2, 2021)

Community Outreach
Outreach

- Community Open Houses - December 2 and February 10
- City Council Meetings - October 13, January 12, February 16, March 2
- Presentations to ~30 Community Organizations, Boards & Commissions
- Billboards, bus benches, direct mailers, newsletters, city emails
- Media – Tribune, BizWest, CBS4, Denver Channel 7, Fox 31, KUNC, KFKA, KJAC, KGRE, GTV, and others
- Social Media – Facebook, Twitter, YouTube, NextDoor
- Website – www.greeleygov.com/terryranch
Results & Transparency

✓ Extensive diligence
✓ Focus: safety, reliability, & affordability
✓ Nearly 20 complex scientific and engineering studies
✓ All results posted online
✓ Peer reviewed by national experts
**Key Findings**

- Overall water quality is excellent
  - Over 7,000 data points & 575 compounds from 7 wells
  - Uranium is present but can be removed by common, redundant treatment
  - Proven by 30-day pilot-test
- Injection will not mobilize metals
- Water is compatible with existing supplies
- Corrosion/metal release not expected
Contamination Risk

- Risk of groundwater contamination is low
- Groundwater is generally deep and isolated
- Groundwater travels very slow
- No producing oil & gas wells and low oil & gas potential
- Wyoming trichloroethylene (TCE) plume is in different aquifer, isolated from Terry Ranch, and treatable – low risk
Cost Comparison

Higher operational costs are **vastly** outweighed by lower construction costs

Terry Ranch construction can be phased, lowering rates

*Construction costs presented as 2020 net present values using 5% construction escalation and 3% discount rate. Timeline assumed.
*Operational costs use 2016-2019 Boyd & Bellvue treatment averages
Additional water supplies and storage are needed to support a growing city.

Developing new water projects is extremely difficult in today’s regulatory environment and highly competitive water market.

Terry Ranch is least costly among hundreds of alternatives evaluated.
Why Terry Ranch?

- Terry Ranch has fewer environmental impacts and requires fewer permits – can begin construction immediately
- Diversifies Greeley’s water sources and provides redundancy – underground storage protects against drought and watershed disruptions like wildfire
- Terry Ranch will be a safe and reliable water supply – uranium will be removed
Community Support

Community Organizations

- Chamber of Commerce
- Greeley Area Realtor Association
- Downtown Development Authority
- Homebuilders Association of Northern Colorado
- Upstate Colorado
- Poudre Learning Center
- The Weld Trust
- Greeley Tribune Editorial Board
- Central Colorado Water Conservancy District
Community Support

Business & Civic Leaders

- Andy Feinstein
- Becky Safrik
- Bill Farr
- Bill Jerke
- Bryan Guest
- Cheri Witt-Brown
- Craig Rasmuson
- Debbie Pilch
- Dick Maxfield
- Doug Dennison
- Garrett Varra
- Jeannine Truswell
- Jean Morrell
- John Kolanz
- Larry Rogstad
- Lou Cartier
- Mark Bradley
- Mark Hout
- Mark Larson
- Matthew Anderson
- Mike Finn
- Mike Ramstack
- Norman Noe
- Odie and Mary Roberts
- Randy Watkins
- Ray Tschillard
- Rich Werner
- Robb Casseday
- George Hall
- Sandi Elder
- Sherri Peif
- Tim Pike
- The Richardson Family
- Tom Norton
- Ty Notestine
- Tyler Weaver
- William Hoyt
“Look ahead and plan for others as others have planned for you”

More information at: greeleygov.com/terryranch