

Ordinance authorizing an IGA with School District 6 Regarding the Relocation of a Portion of the Boomerang Links Golf Course, Reconfiguration of Non-Potable Irrigation Facilities, and the Associated Land Exchange

2nd Reading and Public Hearing on 01.05.2021

Presented by Sean Chambers, Water & Sewer Director
with Support by Real Estate, CPRD and Community Development

Overview of IGA Collaboration Goals



Existing property boundary configuration

Project Goals:

- More efficient non-potable water storage and conveyance for Boomerang Golf and the District 6
- Improved school site access for District 6
- Improve water storage and complete replacement of the Boomerang non-potable pump station best situated to provide for regional service
- Keep City whole for the costs associated with moving golf course to accommodate District 6
- Improved golf course safety for all citizens
- Support new D-6 campus
- Improved infrastructure
- Good governance



Summary of Transaction

- **Current Boomerang Golf Operations will remain ongoing in the full 18 hole configuration pending the completion of 3.5 new fairways and greens in the area shown in Green**
- **D-6 contributes to relocation keep City whole**
- **Raw water conveyance, storage and pump stations will be reconfigured, lined and upgraded to minimize loss of irrigation water**
- **When new golf links and non-potable facilities are operational, the old facilities will be decommissioned and property transferred**
- **The Parties receive mutual benefit from the trade of approximately 24.7 acres each**



*Property Trade Areas: **Green** will transfer from D-6 to City
Yellow will transfer from City to D-6
after new golf facilities are operable



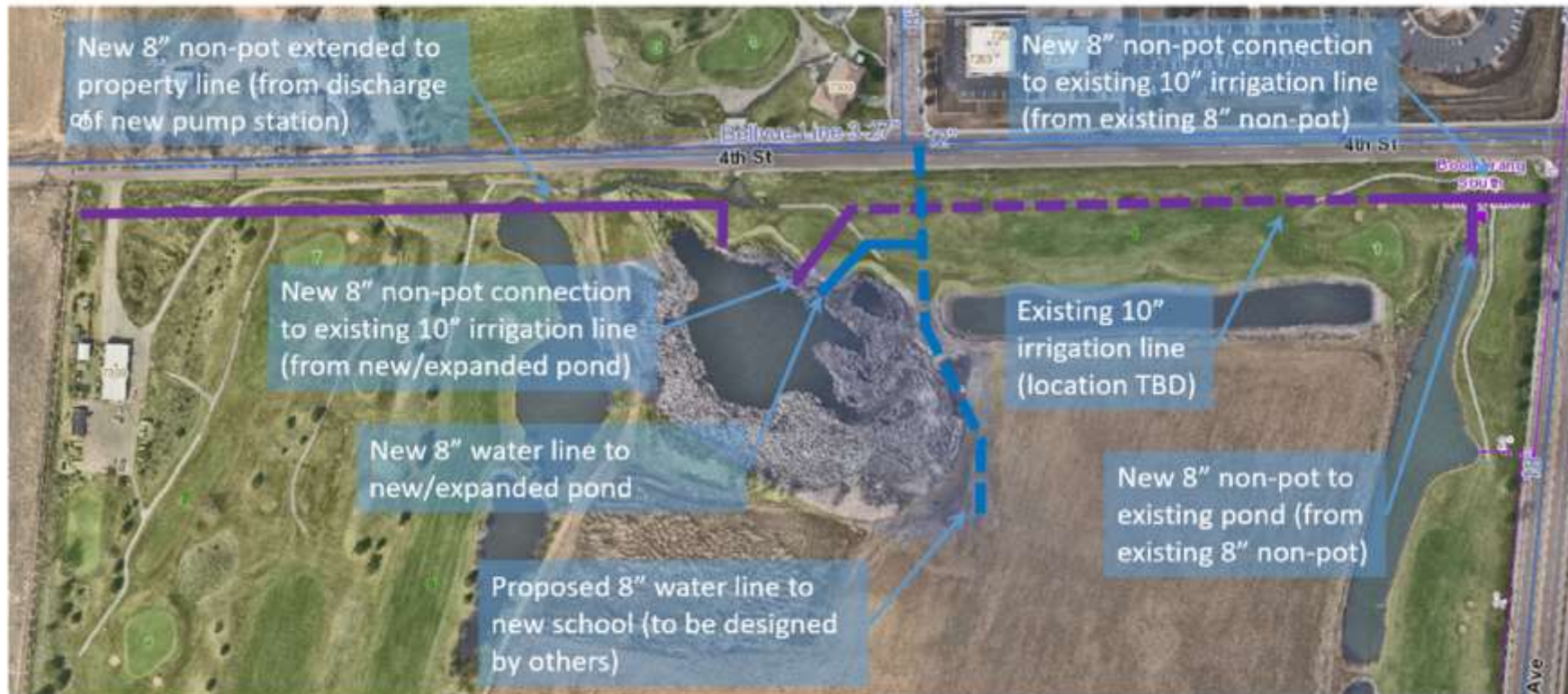
City of Greeley Aspects of the Construction

- **Construction of 3.5 new fairways, including over lot grading, shaping, water hazard improvements, irrigation system installation, and establishment of turf surfaces**
 - **Design & Construction from Feb. 2021 through Q1 - 2022**
 - Phase 1 Environmental assessment by District 6 and Geotechnical sampling and analysis on future city golf course and non-potable infrastructure sites completed in 2020
 - License Agreement between the parties allows the parties to access, perform diligence and prepare for construction activities
 - District 6 by IGA contributing ~ \$1.76M to the reconstruction that allows the City and District to exchange lands that maximize uses, water efficiency and public purposes
 - W&S Dept. had budgeted more than \$350,000 for major irrigation water conveyance improvements
 - Improvements decrease leakage and waste on Boomerang, and thereby keep water in storage at Boyd Lake where it can serve other potable or non-potable demands.
 - W&S Dept. is contributing \$360K W.E.T.T.* budget resources to the raw water conveyance efficiency upgrades on the new golf links
- * = Water Efficiency Tactical Team



Non-potable Conveyance System Upgrades and Reconfiguration

Figure 2—Project Site Plan



City of Greeley Non-Potable Construction

These actions advance the strategic goal of an improved city-wide non-potable network

- Water & Sewer is in coordination with CPRD and Golf Course Consultant on Water Conveyance Design and Water Efficiency aspects of design and construction
- Water & Sewer will oversee the construction of new non-potable storage and a replacement pump station
 - New non-potable storage pond to be relocated
 - USACE determination on existing golf course pond near 4th St. maintenance shop as non-jurisdictional
 - A rebuilt and lined micro-storage reservoir will be served by raw water from 2 non-potable sources
 - Poudre River non-potable water resources from Greeley rights via 71st St. Pump Station
 - Big Thompson water resources from Boomerang Lateral Ditch of the Greeley Loveland Irrigation Company (GLIC)
 - W&S will serve future irrigation demands at school site and other properties with non-potable water
 - W&S Dept. budgeted for a total replacement of the Boomerang pump station in 2022
 - W&S has requested additional appropriation to expedite the pump station replacement
 - W&S has requested additional appropriation to develop reconfigured non-potable storage



District 6 School Overview

Tointon Academy of Pre-Engineering PK-8 school

Greeley-Evans School District 6 is designing a new Pre-K through 8th grade school to accommodate approximately 900 students.

Classes and curriculum will include the basic principles of engineering, and students will have the opportunity to explore careers in engineering-related fields.

The school will be located near the Boomerang Golf Course.

The Design Advisory Groups for this new school has been meeting since April, and the preliminary design of the school is completed and detailed design is ongoing.

The proposed IGA would create enhanced access, non-potable water for irrigation, and other efficiencies for the District 6 Campus
- Long Term Non-Potable Water Rate



Artist rendering of Tointon Academy Pre K-8 Campus



Staff Recommendation

Multi-disciplinary team of Greeley staff have worked in collaboration to develop and refine the terms of the proposed agreement with Greeley-Evans District 6

- Water & Sewer Dept. Engineering, Non-Potable, and Utility Finance Staff
- CPRD Leadership, Golf Course Operations and Golf Course consultants
- Real Estate
- Community Development and Planning

The Staff team concludes the proposed project is of mutual benefit to the City of the Greeley and its Citizens

Staff recommend approval of the Ordinance authorizing the Intergovernmental Agreement with District 6 and the associated exchange of like amounts of real property





Questions ?