

Council Agenda Summary

January 5, 2021

Key Staff Contact: Sean Chambers, Water & Sewer Director, 970-350-9815

Title:

Public hearing and final reading of an ordinance authorizing an Intergovernmental Agreement with Greeley-Evans District 6 regarding land exchange and resources for a reconfiguration of non-potable irrigation facilities and a portion of the Boomerang South 9 Golf Course. Because the subject of the IGA is a land exchange whereby Greeley will initiate the dispossession of approximately 25 acres in exchange for possession of a like amount and other consideration, this item requires approval by ordinance

Summary:

A mutual opportunity has arisen between the Greeley-Evans School District 6 and the City of Greeley. District 6 acquired the interior property at Boomerang with the intent to construct a Pre-K -8th grade campus. District 6 has proposed to coordinate with the City for relocation of several golf course fairways, irrigation facilities and non-potable system infrastructure, and to organize a mutually agreeable trade of real property, all resulting in more safe and efficient operations and land uses for both parties.

Background: The City's strategic work plan previously identified cross-departmental water infrastructure and efficiency projects that could be undertaken collaboratively to further the strategic goals of the City. One such project under progressive evaluation has been the non-potable water storage and conveyance facilities at the Boomerang Links Golf Course "South 9". For more than 20 years, the Water and Sewer Department has suspected that the ponds located on the South 9 leaked significantly. A 2017 analysis estimated that more than 250 acre-feet of water are wasted through pond seepage and inefficient systems. Lined storage and water conveyance can correct these inefficiencies and eliminate unnecessary pumping costs. There are annual assessment costs on the water currently being used inefficiently, and those assessments have a much better return on investment when the water is put to beneficial use for domestic drinking water or used more efficiently for outdoor irrigation. The efficiency improvements will limit the loss and waste of water that could otherwise be preserved in storage. Most of the water saved will be from the Greeley Loveland Irrigation System (GLIC), and the efficiency savings will be left in storage and available for potable treatment at the Boyd WTP for delivery to homes and businesses in the City.

The City has been seeking an opportunity, as far back as 2006, to coordinate land uses of the interior property adjacent to Boomerang in order to consolidate City land area and to re-build the leaky South 9 ponds. District 6 acquired the section's interior property from Banner mid-year in 2020 and announced plans to build a new school on a portion of the property. This planned development has been a catalyst for discussions about the most effective land use configuration and reconsideration of the vision of years prior for non-potable water storage and conveyance upgrades and

a land swap. Key staff from District 6, the City and design consultants have arrived at a general understanding that such an undertaking could be mutually beneficial and economical for the community. To accomplish the goals of the City and District 6, an intergovernmental agreement (IGA) has been developed.

IGA Terms: Through an IGA, the District will provide significant funding to the City while facilitating the relocation and play-improvement of three-and-a-half golf fairways, greens, ditches and ponds. When the fairways and greens have been relocated, the City and District 6 will conduct a nearly even swap of approximately 25± acres; to become a part the District 6's new school. This land swap would bring the additional benefit to the City of ownership and access of the existing pond area located adjacent to 4th Street, which will then be re-purposed for a lined non-potable water storage site. The project contributes to two Water and Sewer Department Strategic Work Plan goals; fist it contributes to the implementation of a non-potable irrigation water system that can better serve this area of the city; and it increases conservation of city water resources that can be kept in storage at Boyd lake for other uses. Water and Sewer is incrementally developing infrastructure, water and storage in the non-potable system, and the new regional pump station and storage in this area will advance that goal. New golf fairways will have lined water features, be equal or better in play than the current course configuration, more water wise and safer for all.

The core terms of real property exchange in the subject IGA require Council's approval by Ordinance. The dispossession of real property by state law (C.R.S.§ 31-15-713(1)(b)) requires an ordinance rather than a resolution.

This ordinance was introduced at the December 15, 2020 City Council Meeting.

Fiscal Impact:

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| Does this item create a fiscal impact on the City of Greeley? | | Yes |
| If yes, what is the initial, or, onetime impact? | | \$7,583,930 |
| What is the annual impact? | | \$0 |
| What fund of the City will provide Funding? | | 301 – Public Improvement and 406 – Water Capital Replacement |
| What is the source of revenue within the fund? | | Operating Transfer from General Fund balance (Fund 301) and Water Rates (Fund 406) |
| Is there grant funding for this item? | | Yes |
| If yes, does this grant require a match? | | |
| Is this grant onetime or ongoing? | | No – Contribution defined by terms of IGA |
| Additional Comments: | W&S is accelerating non-potable pump station replacement, Golf is accelerating irrigation system replacement and District 6 is providing \$1,763,664 for the construction of 3.5 new fairways and greens and water features. See Additional Appropriations. | |

Legal Issues:

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:

Additional appropriations budget request also before City Council on 12/15 for action to approve the expenditure of District 6 funds along with additional funds from the Water Enterprise and General Fund to support the accelerated capital project elements.

Applicable Council Priority and Goal:

Image: Reinforce Greeley's vision as an attractive and vibrant community in which to live, learn, work and play.

Infrastructure & Growth: Establish the capital and human infrastructure to support and maintain a safe, competitive, appealing and successful community.

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:

Ordinance
District 6 City of Greeley IGA
Trade Property Map Exhibit
Presentation