
Tuesday, April 15, 2025, 6:00 PM
Council Chambers
One DesCombes Drive
Broomfield, CO 80020

**** Revised ****

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1. Concept Review

2. Study Session

2A. No Place For Hate Presentation and Proclamation

2B. First Quarterly Enterprise Update

— Status update on Enterprise funds jointly presented by Finance and Public Works.

2C. Recreational Vehicle (RV)/Camper Long Term Parking

— A study session to discuss long-term parking of recreational vehicles or other similar large vehicles/campers on streets

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During the meeting, individuals can click the “CC” button on Live Council meeting video feeds to view closed captioning. Auxiliary hearing aid equipment can be requested on the night of the meeting with our AV team located at the back of the Council Chambers.



Date Posted: April 15, 2025



City and County of Broomfield

City Council Study Session

A. No Place For Hate Presentation and Proclamation

| Meeting | Agenda Group |
|--------------------------------------|-------------------------|
| Tuesday, April 15, 2025, 6:00 PM | Study Session Item: 2A. |
| Presented By | |
| Kelli Cole, Executive Office Manager | |
| Community Goals | |

Overview

[View Correspondence](#)

[View Presentation](#)

Broomfield Heights Middle School and Emerald Elementary's No Place For Hate Coalitions' presentation and proclamation declaring April 17, 2025 No Place For Hate Day in Broomfield.

Attachments

[Memo - Proclamation Declaring April 17, 2025 as No Place For Hate Day in Broomfield.pdf](#)

[No Place For Hate Proclamation 2025.pdf](#)

Summary

[View Correspondence](#)

[View Presentation](#)

No Place For Hate is an initiative started by the Anti-Defamation League to improve school climate through anti-bias and bullying prevention education.

The No Place for Hate Coalitions from Broomfield Heights Middle School and Emerald Elementary aim to spread awareness to the community about acceptance, bullying, and speaking out, and provided a presentation on their efforts at the April 15, 2025 City Council meeting.

Attached is a proclamation, signed by Mayor Guyleen Castriotta, declaring April 17, 2025, as No Place For Hate Day in Broomfield.

Representatives from the Broomfield Heights Middle School and Emerald Elementary's No Place For Hate Coalitions will be in attendance for the reading of the proclamation.

Financial Considerations

N/A

Prior Council or Other Entity Actions

[April 12, 2022](#) Proclamation Declaring April 12, 2022 No Place For Hate Day in Broomfield

Boards and Commissions Prior Actions and Recommendations

N/A

Proposed Actions / Recommendations

N/A

Alternatives

N/A



Proclamation

PROCLAMATION DECLARING APRIL 17, 2025, AS NO PLACE FOR HATE DAY IN THE CITY AND COUNTY OF BROOMFIELD, COLORADO

- WHEREAS, *the City and County of Broomfield, Colorado moves to proclaim April 17, 2025 No Place For Hate Day in Broomfield, recognizing the importance of anti-bias education, and*
- WHEREAS, *in partnership with the No Place For Hate Coalitions from Broomfield Heights Middle School and Emerald Elementary, the City and County of Broomfield recognizes the value of diversity in society and strives to increase awareness regarding the acceptance of others and the prevention of bullying, to bring about a more equitable and just community, and*
- WHEREAS, *the No Place for Hate Coalitions from Broomfield Heights Middle School and Emerald Elementary challenge members of the community, as individuals or together with others, to participate in acts of kindness on a regular basis, and*
- WHEREAS, *organizations around Broomfield support the efforts of the No Place For Hate Coalition led by Broomfield Heights Middle School by participating in anti-bias education and activities.*

NOW, THEREFORE, I, Guyleen Castriotta, Mayor of the City and County of Broomfield, do hereby declare and proclaim April 17, 2025 as:

NO PLACE FOR HATE DAY IN BROOMFIELD

I do further urge all residents to combat bias and discrimination and promote respect for people and help foster a prejudice-free environment.

In witness whereof, I hereunto set my hand and official seal on this the 15th day of April, 2025.

Guyleen Castriotta
Mayor



B. First Quarterly Enterprise Update

| Meeting | Agenda Group |
|-----------------------------------|-------------------------|
| Tuesday, April 15, 2025, 6:00 PM | Study Session Item: 2B. |
| Presented By | |
| Graham Clark, Director of Finance | |
| Community Goals | |

Overview

[View Correspondence](#)

[View Presentation](#)

City Council has requested regular updates from Staff on the status of the Utility Enterprise Funds including revenues, expenses, fund balances, capital projects and future rate impacts. This memo briefly covers where we've come from and then walks through 2024 Enterprise fund financial results. It also speaks to new events and updates pertaining to the Utility Rate Assistance Fund, plans for bond issuance, and the latest on 2025 projections.

Attachments

[April 2025 Enterprise Funds Status Memo.pdf](#)

Summary

[View Correspondence](#)

[View Presentation](#)

City Council has requested regular updates from Staff on the status of the Utility Enterprise Funds including revenues, expenses, fund balances, capital projects and future rate impacts.

Quarterly updates will typically include:

1. Updates on enterprise-related capital projects;
2. Updates for ongoing maintenance operations programs;
3. Enterprise revenues, expenses, and fund balances;
4. Steps for ensuring the long-term financial sustainability of the enterprise funds
5. Future rate impact projections; and

This first quarter update will also include the following topics:

6. Proposed Enterprise Fund Advisory Committee; and
7. Overview of the progress, enhancements, and application of the Long Range Financial Plan (LRFP).

As part of this update, staff is also seeking direction from Council related to the proposed Enterprise Advisory Committee:

- Does Council direct staff to proceed with forming an Enterprise Advisory Committee to be comprised of residents appointed by the City Council?
 - If Council directs staff to proceed:
 - Does Council direct staff to proceed with the recommendations in this report (5 members, 2 alternates following standard advisory committee terms of 4 years for regular members and 2 years for alternates)?
 - Does Council direct staff to review options for a third party facilitator for the committee? If so, staff will bring back a contract for Council's consideration.
 - Does Council support the following purpose for the committee: providing suggestions and recommendations related to utility enterprise utility fees, capital improvement project planning, and financial planning?

Similar to the first quarter update, subsequent quarterly Enterprise updates will generally follow the format above and will include additional timely and relevant information as needed. Future quarterly updates are tentatively scheduled for the July 15 and October 21, 2025 Study Sessions. Acknowledging these updates are new based on feedback from Council and residents, staff will continue to work with Council to evaluate the information shared and effectiveness, and continue to adapt to provide transparency, timely and relevant updates regarding the City and County of Broomfield's Enterprise funds.

Financial Considerations

N/A.

Prior Council or Other Entity Actions

- [May 28, 2024](#): Agreement with Schnabel Engineering, LLC for the Great Western Dam Rehabilitation Project.
- [July 16, 2024](#): Staff provided an overview to City Council in a Broomfields Enterprise Funds study session and initial recommendation on utility rate adjustments.
- [July 25, 2024](#): Staff hosted a Public Forum related to the current status of the Enterprise operations and recommended utility rate increases.
- [August 21, 2024](#): Staff hosted a utility workshop at the Broomfield Community Center. During the event, the staff answered questions and hosted a Q&A session.
- [September 5, 2024](#): Staff hosted a second utility workshop at the George Dicero Municipal Building. During the event, the staff answered questions and hosted a Q&A session.
- [September 17, 2024](#): Staff provided additional information on the Enterprise operations, including a presentation from Broomfields subject matter expert consultant AECOM.
- [October 1, 2024](#): First reading of ordinance numbers 2253 and 2255.
- [October 22, 2024](#): Second reading of ordinance numbers 2253 and 2255.

Boards and Commissions Prior Actions and Recommendations

N/A

Proposed Actions / Recommendations

N/A

Section 1: Updates on Enterprise-Related Capital Projects

Broomfield's pace and type of development significantly impact municipal water infrastructure planning, implementation timing, and expansions and new infrastructure investments. Therefore, Water infrastructure planning needs to be flexible and adaptable to changing conditions including development patterns, evolving water management needs, changing policies and regulations, and prolonged drought conditions. Building water utility infrastructure too early can lead to overspending due to increased maintenance costs, outdated technology, and changes in water demand patterns. Additionally, it can lead to future problems related to the ever-changing landscape of federal and state regulations. Examples of this in recent years include increased monitoring frequencies, pH Control, Lead & Copper rule changes, and PFAS.

The following projects were identified in the 2014 Water Master Plan and included in the LRFP and are examples of how the pace of development, fluctuating construction costs, community feedback, stakeholder coordination, environmental factors (drought/wet conditions), changing water availability and updates to state/federal regulations affect the timing of water utility infrastructure construction:

| Project Name | Original Dates/Est. Cost | Updated Dates/Est. Cost | Projected impact of rescheduled construction |
|---|---|--|--|
| <p>Convert Siena Reservoir for Interim Peaking</p> <p>(Originally projected for construction in 2015, actual construction started in 2024).</p> | 2015 - \$7.5M | 2024 - \$24.46M | + \$16.96M |
| <p>Water Treatment Plant Expansion Phase 1 of 2 (increase MGD)</p> <p>The first phase 1 increased capacity by 6 Million Gallons per Day (MGD). Originally projected for design in 2014 and construction in 2015; actual was design 2017 and construction started in November of 2018.</p> | Design: 2014 Construction: 2015 - \$10.35M | Design: 2017 Construction: 2018 - Actual - \$22.45M | +\$12.1M |
| <p>Water Treatment Plant Expansion Phase 2 of 2</p> <p>Phase 2 -Identified for beyond 2019, the 2026 draft plan projects the design to start in 2028 and construction in 2030.</p> | 2018 - \$16.875M | Design: anticipated 2028 Construction: anticipated 2030 - \$94.2M | +\$77.325M |
| <p>Windy Gap Firming Project (Chimney Hollow)</p> <p>Construction of Chimney Hollow Estimated in 2016; actual costs in 2025</p> | Ongoing since 2003 2016 Est- \$150.9M | 2025 - \$196.2M | +\$45.3M |
| <p>2 Potable Water Storage Tanks</p> <p>The 2 Potable Water Storage Tanks were identified in the long range financial plan in 2013 for beyond 2019.</p> <p>Construction is projected to begin in 2026.</p> | Identified for beyond 2019 - \$15M | Design - \$4.8M Construction: anticipated 2026 - \$69.7M | +\$59.5M |
| <p>Broomfield Reservoir Construction (peak days and drought storage)</p> | 2003 Construction Estimate was \$38.5M 2008 Construction Estimate \$68.8 | Added to 2025 plan with Permitting-Design to start in 2028 and construction in 2033 \$137M | +\$68.2M |

| | | | |
|---|--|--|--|
| Originally scheduled for construction in 2009, reallocated to 2012, then moved to outside of the 5 year plan until the 2025 plan updated. | | | |
| Current modeling projects construction in 2033-37. | | | |

Section 1a: Water Resources-Supply Capital Projects

Infrastructure - Chimney Hollow Reservoir

Located just west of Carter Lake, Chimney Hollow Reservoir will provide dedicated storage for the Windy Gap Project and makes 30,000 acre-feet of water a reliable supply each year. Broomfield is the largest participant of the 12 water providers investing in Chimney Hollow Reservoir, which will store water from the Windy Gap Project to make that water supply more reliable for future use. Broomfield owns 29.4% and has 26,464 acre-feet of storage in Chimney Hollow Reservoir. Northern Colorado Water Conservancy District is projecting to start filling Chimney Hollow in July 2025. It will take approximately 3 years to fill.

The benefit of Windy Gap Water is that it is fully consumable, which means it can be used twice; once in the potable water system and then again as treated effluent for the non-potable water system. Windy Gap water is the primary source of water for Broomfield’s non-potable water system, which, today supplies roughly 2,500 acre-feet of water to irrigate Broomfield parks and non-city owned green spaces including Arista, Flatirons Mall, Legacy High School, Anthem, and Interlocken Business Park along Highway 36. Full utilization and development of Windy Gap water as a source of supply is integral to achieving Broomfield’s Water Efficiency Plan goals and meeting the community’s long-term water needs. Without a firm supply of Windy Gap water, Broomfield will be unable to meet projected water demands for both the potable and non-potable water systems.

Siena Reservoir

The Siena Reservoir Pump Station and Pipeline (project code 15G00366) is in the CIP Long Range Plan and has \$14,711,458 in funding. The Siena Pump Station and Pipeline project began in 2024 and is approximately 90% complete. Staff and the construction team have scheduled a start-up testing of the station for the week of April 7, 2025 and is projected to be operational by the end of May 2025.

Broomfield acquired Siena Reservoir from Pulte Homes as part of an agreement that provided water licenses in exchange for non-potable water facilities and supplies. This project will transfer raw water from Siena Reservoir to Glasser Reservoir (raw water storage) or directly to Broomfield’s Water Treatment Facility (WTP) on 144th Avenue. The purpose of the project is to provide a sufficient water supply during summer months when water demands are highest. Siena Reservoir will receive water by a connection to the Carter Lake pipeline. The new pump station and pipeline are required to deliver the water from Siena Reservoir to Glasser Reservoir or directly to the WTP.

Broomfield Reservoir

The Broomfield Reservoir, Pump Station, and Pipeline (project code 03Z0303) are in the CIP Long Range Plan.

Council approved the Water Planning Master Plan update on August 21, 2018. In addition to the conversion of Siena Reservoir, the Water Planning Master Plan identified the need for a 2,500 acre-foot Broomfield Reservoir for the storage of raw water to meet future peak water demand.

Based on the updated population and water usage projections, the modeling indicates that storage in Glasser and Siena to be insufficient by 2038 due to expected growth. At that point, additional local storage will be necessary to continue meeting summer demand and therefore Broomfield Reservoir is needed by 2037 when required production at the water plant exceeds the delivery capacity of the Carter Lake Pipeline.

The original 2003 construction estimate for the Broomfield Reservoir was \$38,500,00 (2500 ac-ft). It was then updated in 2008, and the construction estimated cost increased to \$68,800,000. The construction estimate was updated again as part of the 2026 CIP process, and the new estimated construction cost estimate is \$137M. The 2026 CIP update includes \$450K of funding in 2028 and \$500K in 2029 for permitting and water rights. The permitting and design processes are scheduled for 2028 through 2033, and construction is anticipated to begin in 2033 and finish by the end of 2037.

The exhibit below provides an overview of the approximate location of the reservoir and alignment for the pipeline. The pipeline from the reservoir to the water treatment plant is shown in blue. Additionally, Siena Reservoir has a similar pump station and pipeline. The pipe alignment for the Siena Reservoir is shown in yellow.



Section 1b: Potable Water Capital Improvement Projects

Water Treatment Plant Capital Project

The Water Treatment Plant (WTP) Expansion and Upgrade (project code 14H0048) is in the Long Range CIP Plan.

Based on the water demand projections using the population projections provided by Community Development, the WTP will need to expand by 10 MGD, increasing CCOB’s water treatment capacity from 26 MGD to 36 MGD. The projection data also indicates the expansion of the water treatment facility needs to be completed by the end of 2033. This expansion is critical for CCOB to meet peak day demands at build-out and to continue to provide safe drinking water to the people and business in the Broomfield area.

To meet future water treatment capacity demands and timeline, the design will need to begin in 2028 and will take approximately 18 to 22 months to complete. The design cost is estimated at \$4.6M. Construction would then need to begin in 2030 and could take up to 36 months. The construction cost is estimated at \$90,297,424 including an inflation cost factor. These updated cost projections were completed in partnership with the design team based on timing and expansion size, and the anticipated total cost for the project is 94,897,124 with the inflation cost factor.

Water Meter Replacement Program

The Water Meter Replacement Program (project code 02Z0112) is in the Long Range CIP Plan. The 12 year program cost is estimated at \$13,518,015.

[Capital Improvements Project \(CIP\) Water Meter System 12 Year Replacement Schedule and Estimated Cost](#)

The Water Meter Replacement Program is designed to proactively replace all water meters within the CCOB system over 12 years to ensure accurate measurement of water consumption. This 12-year program aims to replace an average of 1,870 meters annually depending on the required meter sizes and the funding allocated. There are currently 22,443 meters in the system.

Qualifying meters are being replaced with ultrasonic meters which include updated technology and battery life and will increase the useful life to a 20-year lifespan. This improvement will allow CCOB to transition the program from a 12-year replacement cycle to a 20-year replacement cycle. Additionally, it helps ensure the continued accuracy and reliability of water usage data, while also supporting future budget planning for meter replacements.

For 2025, the Meter Replacement Program will replace 1,568 meters and the overall estimated cost is \$832,249. The work plan involves a team of 4 staff members replacing approximately 67 meters per week. The project began on March 24, 2025, and is expected to take 25 weeks to complete with anticipated completion by September 26, 2025. The meters selected for replacement are based on age and are distributed throughout the city, grouped by subdivision.

The communication plan for the 2025 meter replacement project includes letters to residents to explain the necessity of the meter replacements and outline the process. Utility Billing began sending letters to those impacted on March 24 and will continue to send each subsequent cycle notification one week before the replacement is scheduled. The notification also provides instructions for scheduling appointments for inside meter sets to ensure access to properties for the required work. This proactive approach aims to ensure transparency, minimize disruptions, and facilitate smooth coordination with residents throughout the process.

2025 Meter Quantities by Size for Exchange:

| Meter Size | Quantity of Exchange | Meter Size | Quantity of Exchange |
|------------|----------------------|------------|----------------------|
| ¾” | 1,286 | 3” | 11 |

| | | | |
|------|----|----|----|
| 1" | 98 | 4" | 14 |
| 1.5" | 80 | 6" | 0 |
| 2" | 77 | 8" | 2 |

Waterline Replacement Program

The Waterline Replacement Program (project code 0AZ000 and beginning in 2026 adding project code New26-10) is in the Long Range CIP Plan. The 36-Year Replacement and Rehabilitation Plan addresses 53.30 miles (11.92% of the system) of pipeline at an overall cost of \$291,635,801.

Capital Improvement Project (CIP) Water Distribution Systems Replacement Schedule and Estimated Cost

Waterline replacement is critical for maintaining the safety and functionality of our community's water supply system. CCOB's water distribution system includes pipes ranging in age from over 60 years old to newly installed. Currently, approximately 18% of the system is over 40 years old.

The 36-year replacement plan averages to approximately 1.48 miles of waterline replacement per year over the next 36 years. The plan aims to replace all pipes that have reached the end of their life expectancy—typically 40 to 75 years for metallic pipes—with long-lasting, 70-100-year life expectancy PVC pipes.

Key reasons for replacing water distribution lines include:

| | |
|--------------------------|--|
| Public Health Protection | Maintaining a reliable and clean water distribution system is crucial for safeguarding public health. |
| Deterioration and Aging | Over time pipes can corrode, crack and weaken due to exposure to elements like water pressure, ground movement, freezing and thawing cycles that lead to leaks and breaks. |
| Water Quality Issues | Damaged pipes can introduce contaminants like bacteria, sediment and other particles into the drinking water supplied to consumers. |
| Pressure Fluctuations | Deteriorating pipes can cause inconsistent water pressure, impacting water flow and fire safety. |
| Cost Effectiveness | Reducing emergency repairs and water loss due to leaks. Ensures a consistent supply of clean drinking water and minimizes disruptions to the consumer and operations of the water system. |

2025 Waterline Replacement Projects

On February 25, 2025, Council approved the 2025 Waterline Replacement Construction Contract for \$4.1M. The 2025 program is expected to start in mid-April and will replace the following:

Westlake Community

Replace the existing 12-inch waterline with a new 12-inch waterline in Westlake Drive from S Princess Circle to Grove Way/W 134th Place. The total length of the waterline to be replaced is approximately 4,900 feet. Additionally, three irrigation service taps, two fire hydrants and 22 mainline valves will be replaced to ensure proper functionality and maintenance capabilities for the new waterline infrastructure. The 12" waterline replacement is necessary due to a history of frequent water breaks and the failure of existing valves, which have proven inadequate for proper isolation. The current pipe and valves are original, dating back to 1974, and are approximately 50 years old, which has contributed to their diminished reliability. The existing line is sized appropriately and was confirmed by Broomfield's existing water model.

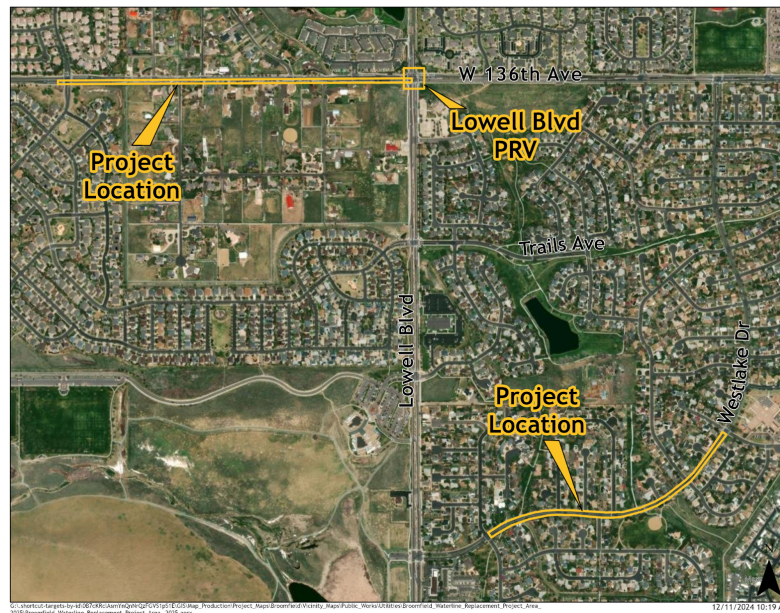
136th Avenue

Rehabilitate the existing 20-inch waterline in 136th Avenue with 3,720 feet of 16-inch line from Red Deer Trail to Lowell Blvd. Staff worked with the engineering team that maintains Broomfield's water model to determine the appropriate size that would allow for a technique known as Slip lining without diminishing the volume or water pressure in the vicinity. This technique allows the contractor to pull a new smaller-sized diameter pipe through the existing line. Due to the multiple underground infrastructures in 136th Avenue and the narrow/limited right of way through the Sunnyslope neighborhood, Slip lining will minimize the impact on the road, reduce the overall work schedule in the area and reduce the overall cost of the project.

Lowell Blvd and W. 136th Avenue Pressure Regulating Valve (PRV)

This project involves the rehabilitation of an existing PRV that has become obsolete due to failures and age. The current PRV, which is over 50 years old, is no longer supported with available replacement parts and has experienced multiple failures over time. As a result, the system needs to be upgraded to ensure continued functionality, reliability, and compliance with current standards.

These 2025 waterline replacements are the highest priority for replacement due to age, multiple water breaks, and effects on the distribution system in the event of a failure. Below is a map showing the locations of the 2025 projects.



North Area Water Tanks

North Area Potable Water Tanks

The North Area Potable Water Tanks project enhances our ability to equalize peak water demands, reduce pressure fluctuations in the distribution system, provide reserves for fire fighting, and to meet water quality requirements. The North Area Potable Water Tanks project consists of 2 tanks with a capacity of 3M gallons each. Once completed, the North Area Tanks will increase the potable water storage for everyone east of Main Street to 12M gallons.

Staff is continuing to work with the selected Construction Manager/General Contractor (CMGC), Garney, to proceed with the development of a guaranteed maximum price (GMP) for the project based on partially buried tanks without the proposed reuse tank. Garney was previously selected via a competitive process and has been assisting Broomfield in pricing alternative scenarios and schedule development. Staff will be reviewing the GMP with the design and construction team this April.

A tentative date to present the construction agreement and engineering construction management agreement to Council is scheduled for December 2025 following the adoption of the 2026 budget bond ordinance. Construction is expected to begin in early 2026, once funding is available, and will take 24 to 30 months to complete depending on weather and the availability of equipment and materials.

North Area Reclaimed Reuse Water Tank

In 2023, Public Works engaged ARCADIS, a design, engineering and consultant firm, to update and refine a model of CCOB's reuse distribution system. The updated model allows CCOB to test different scenarios of future demand combined with future options for system expansion and operation. Initial model runs showed the need for the North Area Reuse Tank by about 2030 as new demand comes online with the Baseline Development.

A site development plan for the North Area Water Tanks was approved in 2024 and included the reuse tank. The site development plan was a required step in the process of determining a location and design for the

North Area Tanks. However, it is important to note that the site development plan (SDP) does not appropriate a budget for a project. Budget for a project is only appropriated through Council's approval of budget ordinance(s) or any subsequent amendments. The 2025 budget ordinances were brought forth in October 2024 and did not include appropriations for the water tank. Staff could not include the reuse tank in the 2025 budget since staff could not identify sufficient funding for the reuse tank. The Reuse Fund is separate from the other Enterprise Funds and bonding for the reuse tanks would have to happen within the Reuse Fund itself. At this time, the Reuse Fund does not generate enough revenue to support bonding.

Keeping the funding concerns at the forefront as well as comments shared by residents during the review of the SDP, throughout 2024, staff continued to evaluate options and operational efficiencies within the reuse treatment, storage and distribution systems to optimize the overall performance and determine if there were alternatives to building the third north area water tank for the reuse system to ensure effective and efficient use of capital funding.

Staff worked with ARCADIS to test alternative system scenarios and identified an approach that would maintain system integrity during peak hours while eliminating the need for the new tank. In February, staff met with the ARCADIS team and reviewed the modeling results and recommendations to achieve operational demands without the new tank. Based on the modeling results, operation demands are achievable without the tank. Staff developed the following operational strategy:

- Upsizing two segments of pipe near the intersection of Lowell and Sheridan: The current long range Capital Improvement Plan (CIP) included this cost in 2025 for design (\$275K) and in 2026 reuse pipeline capacity improvement (project 25U0036) at an estimated cost of \$1.6 million;
- Ditch improvements from Great Western Reservoir to Interlocken to meet the majority of Interlocken's demand via ditch deliveries rather than from the pipe system;
- Work with CCOB Parks, Recreation and Senior Services, HOAs and other customers in the northern pressure zone to reduce peak-hour water use by shifting some of that water use to early evening and late morning. Public Works is already coordinating with CCOB Parks , Recreation and Senior Services and will also need to coordinate with other customers. This demand management may also require minor changes to the Water Use and Drought Ordinance (e.g., to allow for extended reuse irrigation hours and refining watering days to ensure water use is more evenly spread throughout the week and each day); and
- Monitoring customer irrigation patterns and coordinating with customers to help ensure peak hour water use does not exceed system capacity.

This approach will save the Reclaimed Enterprise Fund approximately \$17.3M dollars. An amendment to the SDP to remove the Reuse Tank can be processed administratively as it reduces the square footage of the structure and results in a reduced visual impact. This administrative approval would be processed following formal approval of budget ordinance(s) for the above referenced alternative.

Highway 7 Waterline Project

The project is part of the North Area System Master Plan Improvements and Pipe Capacities (O2Z0291) with a listed funding of \$5,714,486 in the Long Range CIP Plan. The funding includes the following projects:

1. Install a waterline and upsize a portion of the existing waterline from Sheridan Parkway to Huron. The design was completed; however, due to changes, modifications and requests from the Baseline Development, the design has not been finalized. Staff and the design team are planning to bid the project in June 2025 and will present the construction agreement and schedule to Council later in 2025. One of the critical and important components to this project is that this waterline will cross

Highway 7. This is important because currently Broomfield only has two water lines crossing Highway 7. The third crossing of Highway 7 will enhance our ability to supply the area north of Highway 7.

2. Install a 36 inch main water distribution transmission line from Sheridan to 160th. This waterline will serve areas north of 144th Avenue and will improve water pressure and meet peak day demands.

Baseline Water System Reimbursements

As part of the Northern Broomfield Water Master Plan Improvements, pipe capacities will need to be oversized through the Baseline Development. These large transmission lines are the responsibility of Broomfield per the Managed Growth and Development Agreement (MGDA) with Baseline. As these transmission mains are completed, Broomfield is responsible for reimbursing the developer. In 2025 we anticipate reimbursing \$4,056,818 for water lines in 160th Avenue and Promenade Street.

Mesa Booster Station

The Mesa Zone Booster Station (project code 18M0044) is in the CIP Long Range Plan has \$4,221,541.

The Mesa Booster station was designed to maintain adequate pressure and fire flow to the Walnut, Airport and Mesa pressure zones located in the southwest section of Broomfield flow within the water distribution pressure zones it serves. Examples of areas served are Broomfield Detention Center, the former Lumen corporate campus, Rocky Mountain Regional Airport, Skyestone, and Verve developments.

The Mesa Booster Station and Pipeline are substantially complete and have been operating in conjunction with Broomfield's other booster stations.

Interlocken Booster Station

The Interlocken Booster Station (project code 25U0034) is in the CIP Long Range plan and has \$600,000 allocated for design in 2025 and \$4M for construction costs in 2026.

The Interlocken Booster Station serves Pressure Zone 1 consisting of the Interlocken campus service area. The station was built in 1984 and needs new pumps, motors, controls, emergency generator replacement and SCADA upgrade. The project is scheduled for design in 2025 and rehabilitation in 2026 and Public Works is currently developing the scope of work to issue a Request for Proposal for the design and will work with Procurement to issue the request.

Section 1c: Stormwater System Capital Improvements

Stormwater Collection Line Rehabilitation Program

The Stormwater Collection Pipeline 30 year plan replacement and rehabilitation addresses 42.69 miles (24.54% of the system) of pipeline at an overall cost of \$81,461,729.

[Capital Improvements Project \(CIP\) Stormwater Collection System 30 Year Replacement Schedule and Estimated Cost](#)

The proposed 2025 Stormwater Collection Line Rehabilitation Program (project codes 0AZ004 & 0AZ0446) in the CIP Long Range Plan totals \$1,605,600. The Stormwater Rehabilitation is scheduled to be presented to Council for approval at the April 22, 2025, meeting. If approved the rehabilitation is scheduled to start in May 2025.

The stormwater video inspection team has identified 2,936 linear feet of 18-inch to 40-inch corrugated metal storm pipes that need rehabilitation with Ultraviolet Cured-in-Place Pipe (UV CIPP) liner due to corrosion. These original corrugated pipes, installed in the 1970s, have been prioritized for rehabilitation. UV CIPP is a trenchless method, meaning it doesn't require digging up the ground, therefore reducing disruption and costs. Lining these corrugated storm pipes with a cured-in-place-pipe product will increase the life of the pipe up to 50 years, and protect it from further corrosion.

The 2025 Stormwater Rehabilitation Project includes four main areas:

Miramonte Park Area

This project involves the rehabilitation of existing 334-feet, 24-inch diameter corrugated metal pipes (CMP) using the UV CIPP liner method. The work will include a full liner installation along the entire length of the pipes with a point repair to address specific damaged sections. This project also includes the rehabilitation of existing 81-feet, 18-inch diameter CMP using the UV CIPP liner method. The work will include a full liner installation along the entire length of the pipes.

Broomfield Plaza Area (Sheridan Blvd.)

This project includes the rehabilitation of existing 377-feet, 24-inch diameter CMP using the UV CIPP liner method. The work will include a full liner installation along the entire length of the pipes.

Northmoor Area (E. 7th Ave.)

This project includes the rehabilitation of existing 1,343-feet, 24-inch diameter CMP using the UV CIPP liner method. The work will include a full liner installation along the entire length of the pipes.

Lac Amora Area

This project involves the rehabilitation of 801 feet of existing stormwater collection piping as follows: 455-feet, 40-inch diameter CMP using the UV CIPP liner method. The work will include a full liner installation along the entire length of the pipes with a point repair to address specific damaged sections. The rehabilitation covers four pipe sections: 114 feet of 36-inch diameter pipe, 39 feet of 32-inch diameter pipe, 140 feet of 28-inch diameter pipe, and 53 feet of 18-inch diameter pipe. The work will include a full liner installation along the entire length of all pipes.

Section 1d: Sewer Collection System Capital improvements

Sewer Collection Line Rehabilitation Program

The Sewer Collection Pipeline 30-Year Rehabilitation Plan addresses 58.72 miles (17.69% of the system) of pipeline at an overall cost of \$123,593,256.

[Capital Improvements Project \(CIP\) Sewer Collection System 30 Year Replacement Schedule and Estimated Cost](#)

The 2025 Sewer line Replacement and Rehabilitation Program (project code 0AZ004) in the CIP Long Range Plan has \$1,017,200. The original base plus three annual agreements ends at the end of 2025. Staff will work with Finance to go out to bid once the 2026 budget is approved. Sewer line rehabilitation is crucial for ensuring the safety and functionality of our community's sewer system. The 2025 sewer rehabilitation project has a projected cost of \$817,200.

The Water Utility Department has developed a 30-year replacement plan, averaging about 1.95 miles per year over the next three decades. This plan targets pipes that have reached the end of their life expectancy—typically 40 to 50 years for clay and concrete pipes—and replaces them with durable composite liners, which have a 50-year life expectancy.

The sewer video inspection team has identified 4,540 linear feet of 15-inch clay pipes that need rehabilitation with an UV CIPP liner due to corrosion from H₂S. These original clay pipes, installed in the 1970s, have been prioritized for rehabilitation. UV CIPP is a trenchless method, meaning it doesn't require digging up the ground, reducing disruption and costs. Lining these concrete/clay sewer mains with a cured-in-place-pipe product will increase the life of the pipe up to 75 years, and protect it from further corrosion.

The 2025 project will rehabilitate the following:

- Midway Park: Rehabilitate 4,540 linear feet of the existing 15-inch sewer line in Midway Park from Hwy 287 to Main St. The materials for the cured-in-place sewer lining have been sized and ordered. The material is currently being manufactured, and work is scheduled to begin in early May 2025. The project is estimated to take approximately 30 days, with an expected completion by mid-June, depending on weather conditions.

Rehabilitation of these sewer mainlines will minimize the likelihood of pipe failure, and the resulting backups.

Sewer Lift Station

Sewer Lift Station Compliance (project code 21Q0038) is in the 2025 CIP Long Range Plan budget and allocates \$8,278,418 in funding.

The Colorado Department of Public Health and Environment (CDPHE) is the governing state agency for sewer lift stations within the state of Colorado. Municipalities are required to receive approval from CDPHE to build and operate lift stations by submitting site applications for each station.

Of the 13 existing lift stations CCOB operates, there are four lift stations in which staff and CDPHE were unable to locate any existing/historic records or information on the site applications. These four stations were designed and constructed in the 1980s. Since the written records for the site applications cannot be located, CDPHE notified CCOB of noncompliance and is requiring CCOB to bring these four lift stations into compliance with current regulations. Other municipalities that constructed sewer lift stations during the same timeframe are in similar circumstances and are being required to comply with CDPHE regulations.

The 2021 - 2025 Budgets have provided funding for the site application process and complete rehabilitation work. Broomfield is working with Burns & McDonnell and Moltz Construction to sequentially design and construct the necessary improvement to the four lift stations in priority order. The four lift stations include the Interlocken Lift Station, Lac Amora Lift Station, Sunridge Lift Station, and Outlook Lift Station. Improvements to the Interlocken lift station along Industrial Lane and Lac Amora Lift Station along Oak Circle have been completed, and below are updates on the remaining two projects:

Sunridge Lift Station

Council approved the Sunridge Lift Station Construction Agreement ([Resolution No. 2024-152](#)) at the November 12, 2024 meeting, and CCOB recently received approval from CDPHE. Construction easements have been requested from the Sunridge Condominium Association and staff is waiting for

approval of permanent and construction easements from the Sunridge Condominium Association for construction to begin. Construction is scheduled to take 12 months due to the constricted site.

Outlook Lift Station

The design agreement for the Outlook Lift Station is scheduled for Council's review at the April 22, 2025, Council meeting. Design will take 12 to 18 months depending on review timelines from CDPHE.

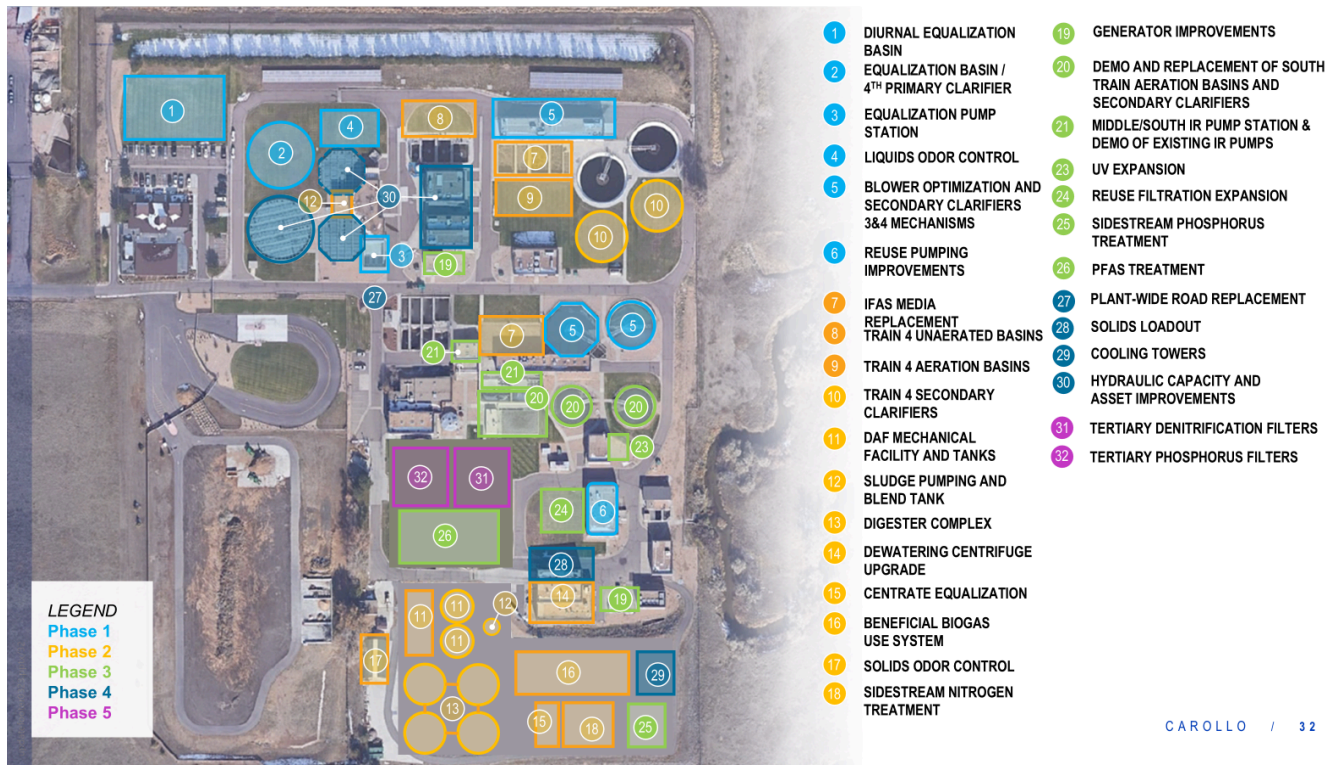
Water Recovery (Wastewater Treatment)

The Wastewater Treatment Reclamation Facility Expansion (project code 23S0045) in the 2025 CIP Long Range Plan has \$21,389,205 and a total of \$524,653,617 through the planning period 2035 beyond the current plan. The updated estimated cost as of March 2025, is now \$548,305,000. Council approved the Wastewater Utility Plan (also referred to as a Master Plan) at the October 10, 2023, meeting ([Resolution No. 2023-142](#)).

The Wastewater Utility Plan summarizes the current and future regulatory and capacity requirements at the Broomfield Wastewater Reclamation Facility (BWRf). The Master Plan outlines a 15 year, \$524M, capital improvement program (CIP). The improvements and upgrades will need to be completed in 5 phases. Key drivers in the costs are capacity, asset renewal, biosolids, reuse, and regulatory requirements. The proposed CIP construction schedule, key considerations, and planning level cost estimates allocate the costs amongst these drivers and are summarized in the table below:

| Wastewater Reclamation Facility Upgrade and Expansion Updated Cost March 2025 | | |
|--|------------------|-----------------------|
| Project Driver | Allocation Costs | Percent of Total Cost |
| Capacity | 93,211,850 | 17 |
| Asset Renewal | 109,661,000 | 20 |
| Biosolids | 98,694,900 | 18 |
| Reuse | 32,898,300 | 6 |
| Regulatory | 213,838,950 | 39 |
| Total | 548,305,000 | 100 |

The exhibit below provides an overview of each of the 5 phases which are identified by the various colors.



Phase 1

Staff and the design engineering and construction teams recently completed the review of the 90% design documents for Phase 1 of the Water Recovery Facility. With the review complete, the design team has issued a Permit Review drawing set which was submitted to CCOB's building department in mid-March. CDPHE has reviewed the project and issued a process design report approval and is in the process of issuing the site approval which will allow Broomfield to begin construction.

Staff has requested the selected Construction Manager/General Contractor, Moltz Construction, to proceed with the development of a guaranteed maximum price (GMP) for the project based on the Permit Review drawing set. Moltz was previously selected by a competitive process and has been assisting Broomfield in pricing alternatives and schedule development. Staff will be reviewing the GMP with the design and construction team in mid to late April.

A tentative date to present the project to Council is June 10, 2025. Construction would begin in July 2025 and take 30-36 months to complete depending on weather and the availability of equipment and materials. A formal schedule will be provided to Council with the GMP in June. The design and construction team cannot anticipate delays or cost fluctuations that may occur due to economic conditions during this time.

Section 2: Updates for Ongoing Maintenance Operations Programs

Section 2a: Potable Water Distribution Operations and Maintenance Programs

Potable Water Distribution System

Water distribution systems are large complex networks that represent the vast majority of the physical infrastructure for water systems, and serve as the final barrier against contamination from external or internal sources such as microbial growth or corrosion within the system.

Broomfield's infrastructure investment in the Water Distribution Systems has several essential components to include:

| Water Distribution Infrastructure | | |
|-----------------------------------|---|---|
| Water Pipes | 447 miles | Ranging from 36-inch diameter to 8-inch diameter |
| Potable Water Storage tanks | 4 potable water storage tanks -total volume of 15 million gallons (9 million west side and 6 million east side) | Required to meet peak demands and maintain pressure during fluctuations in usage. Fire flow criteria are 1,500 GPM for residential and 3,500 GPM for commercially available fire flow. Minimum fire flow must be maintained for 2 hours in durations. |
| Pressure Reducing Valves (PRVs)- | 81 PRVs and 18 pressure zones | Pressure monitoring and management are integral to proper drinking water distribution system operations to include both minimum and maximum pressures under varying demand conditions. The key functions of the PRVs are to lower water pressure from the main lines, ensure consistent and safe water pressure for homes and businesses, prevent leaks by regulating the pressure to a safe level, protect plumbing fixtures and appliances, and conserve water by reducing unnecessary flow rates. |
| Valves | 14,869 valves | These valves are used to control the flow of water and isolate sections of water distribution pipes for maintenance or repairs. |
| Booster Stations and Pumps | 5 Booster Stations 23 pump | Booster stations and pumping are critical components of the water systems to maintain adequate pressure and flow within water distribution networks. These facilities are essential for overcoming geographical challenges and ensuring reliable water service across pressure zones due to changing elevations. Assists in maintaining flow rates during peak demand (morning and evening usage spikes). Emergencies requiring increased water flow (firefighting), Summer seasonal demand fluctuations |

| | | |
|-------------------------------|-----------------------------------|---|
| Water meters | 22,443 active meters | Meters measure the usage of water and ensure accurate billing of usage by each consumer. |
| Fire hydrants | 4,415 fire hydrants | Provides for fire protection and flushing of the water distribution system to maintain water quality and regulatory compliance. |
| Backflow and Cross Connection | 2,400 backflow devices | These devices are essential for preventing contaminated water from flowing backward into the clean water supply due to changes in water pressure. These devices protect the drinking water system from potential hazards, including chemicals, biological agents, and other harmful substances, by preventing contamination through cross-connections (unintentional links between clean and contaminated water sources). |
| Service connections | 22,443 active service connections | The connection between the main distribution line to each home, building, and user. |

Together the system delivers high-quality treated water from the Water Treatment Facility to Broomfield consumers with adequate pressure and flow rate.

The Water Distribution Systems maintenance programs are to protect water quality and public health. A series of underground pipes, hydrants, valves, pressure regulating valves, manholes, pumping stations, and other components convey water to homes, businesses, and industries from the water treatment plant.

- Distribution Flushing Program: Staff flushes the water distribution system annually, typically in the spring. This procedure is necessary to help maintain the water quality in the distribution system, and is performed by systematically opening fire hydrants throughout the city. During flushing operations, the community may notice temporary discolored water from taps and faucets; the water is safe to drink and any discoloration should subside within 24 hours. There may also be increased water on roadways near opened hydrants.
- The flushing program typically begins the 1st week of April. Questions regarding water line flushing can be directed to Public Works Field Services at 303-438-6334 or by email at publicworks@broomfield.org. Crews will work through the city flushing a different section each week for five weeks. See schedule below:

| | |
|--|--|
| Week 1: March 30-April 4 (Flushing done at night) | Industrial and commercial areas: Interlocken, Jeffco Airport, Broomfield Industrial Park, Flatiron Retail District, West Midway. |
| Week 2: April 7-11 | Main Street to west city limits, north of 10th Avenue, Main Street to Sheridan Boulevard, North of 10th Avenue. |
| Week 3: April 14-18 | Highway 287 to Sheridan Boulevard, between 10th Avenue and south city limits. |

| | |
|---------------------------|---|
| Week 4: April 21-25 | Sheridan Boulevard to Zuni Street, north of W.120 Avenue to and south of W. 136th Avenue. |
| Week Five: April 28-May 2 | Sheridan Boulevard to Zuni Street, north of W. 136th Avenue to include Anthem and Northlands subdivision. |

- **Fire Hydrants:** Each hydrant is serviced to ensure proper operation and maintenance. Additionally, every hydrant is flushed to maintain high-quality water and ensure its functionality for fire protection services, in compliance with the level of service requirements set by State and Federal agencies.
- **Valve Maintenance:** The Utilities Valve Maintenance Program is tasked with cleaning and exercising every valve in the water distribution system, operating, cleaning, and repairing. Each year 50% of the system is scheduled for service.
- **Pressure Regulating Valve (PRV) maintenance:** The PRV Maintenance Program ensures compliance with State and Federal standards by cleaning and maintaining all valves annually. The program involves inspecting, recording pressures, and operating 100% of the PRVs annually, with a complete rebuild of 20 valves per year, ensuring each valve is rebuilt every 5 years. Key objectives include:
 - Preventing water service interruptions;
 - Ensuring emergency readiness and proper valve function; and
 - Reducing water outages and extending valve life, cutting maintenance costs.
- **Backflow and Cross Connection:** Ensures compliance with State and Federal service requirements through inspecting commercial, industrial, and multi-family properties for compliance. Key objectives include:
 - Identify and control cross-connections to prevent backflow incidents;
 - Maintain the Backflow Solutions Inc. cross-connection/backflow database per CDPHE requirements; and
 - Achieve the CDPHE-mandated 90% compliance ratio.

Section 2b: Sewer Collection System Operations and Maintenance Programs

Sewer (Wastewater) Collection System

The Sanitary Sewer System is designed to safely carry wastewater (sewer) from homes, businesses, and industries to the Water Recovery Facility (wastewater treatment). Wastewater is generated from daily activities such as bathing, toilet flushing, laundry, dishwashing, cooking, cleaning, and commercial and industrial processes. Unlike stormwater, which is collected and flows untreated directly to nearby water bodies, wastewater is treated to remove contaminants before being released into the environment. Municipal Sanitary Sewer Systems have several essential components:

Sewer Collection System Infrastructure

| | | |
|---------------|-------------------------------|---|
| Sewer Pipes | 291 miles | Transmission mains (larger lines) and collection mains (smaller lines) range from 42-inch diameter to 6-inch diameter to convey wastewater from customers to the treatment plant. |
| Force Mains | 32 miles | Force Mains are pressurized pipes used in conjunction with lift stations to transport wastewater to higher ground or across long distances when gravity flow isn't possible. |
| Manholes | 8,408 manholes | <p>Manholes provide access points built into the system to allow for maintenance, repair of the sewer lines beneath the ground, inspect the condition of the sewer pipes, clear blockages, and perform necessary repairs or upgrades.</p> <p>Manholes also help in monitoring the flow of wastewater, ensuring the proper functioning of the entire sewer system, and controlling access to confined spaces. They're crucial for the overall management and upkeep of the sewer infrastructure.</p> |
| Lift Stations | 13 lift stations and 37 pumps | Lift stations are required to move wastewater from low-lying regions to higher elevations or through longer distances. These stations are equipped with pumps to help push the wastewater through the system when gravity alone cannot do the job. |

Sewer Collection Maintenance

- **Sewer Video Inspection:** The TV Inspections Program inspects the sewer pipes for the entire system every four years. This ensures compliance with State and Federal regulations, including the Colorado Discharge Permit Requirement. The purpose of this program is to reduce sewer overflows and backups, assess sewer conditions, and minimize inflow and infiltration. The program inspects 25% of the system annually, identifies problem areas, prioritizes cleaning, and uses CCTV to optimize future repairs and replacements.
- **Sewer Cleaning:** The Sewer Cleaning Program is responsible for cleaning and maintaining pipes for the entire system every two years.

Odor Control

In January 2025, the Air Quality Control Division of CDPHE identified five toxic air contaminants as “priority” chemicals: benzene, ethylene oxide, formaldehyde, hexavalent chromium compounds and hydrogen sulfide. CDPHE is in the process of setting health-based standards that will limit the amount of each chemical allowed in the air. By April 2026, CDPHE must present health-based standards for the priority toxic air contaminants to the General Assembly for consideration.

Sewer systems with extended force mains often experience high levels of H₂S due to sewage remaining in the pipes for extended periods before being pumped to the gravity flow point. These conditions can result in unpleasant odors that need to be controlled.

Staff is currently researching and piloting odor-logging technology designed to monitor hydrogen sulfide (H₂S) levels in sewer systems. This technology will allow CCOB to capture real-time H₂S concentrations, particularly in areas known for offensive odors associated with long-force mains from lift stations. By incorporating odor loggers, CCOB will be able to adjust the chemical dosage more precisely based on real-time H₂S readings, ensuring more effective odor control. As research progresses, staff will continue to evaluate the potential for implementing this technology into our odor control program to enhance its efficiency and effectiveness.

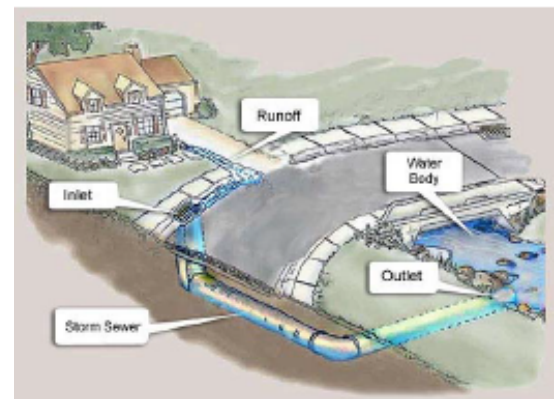
Currently, CCOB treats sewage pumped at three lift stations with a chemical called Bioxide. It is designed to help reduce odors. The annual cost of the Bioxide is approximately \$159K. Additionally, CCOB uses technology using pure oxygen to reduce hydrogen sulfide. The operational cost of this technology is electrical energy.

Section 2c: Stormwater Operations and Maintenance Programs

Stormwater Program

Stormwater runoff is water from rain or melting snow that does not soak into the ground. It flows from rooftops, paved areas, bare soil, and lawns into storm drains or ditches. Storm sewers and ditches collect stormwater runoff and empty it directly to local bodies of water. Storm collection systems are a separate collection system from sewers. Stormwater is not treated and transports everything directly to surrounding streams, lakes, and other bodies of water.

The Stormwater Division is responsible for implementing Broomfield's Municipal Separate Storm Sewer Systems (MS4) Permit, street sweeping operations, drainage maintenance operations, storm sewer collection system and maintaining the stormwater infrastructure.



MS4 Permit Requirements

- Public Education and Outreach on stormwater quality and pollution prevention.
- Construction site erosion and sediment control: Erosion and sedimentation are natural processes, which are increased by land-disturbing activities. Construction activities related to commercial, industrial and residential development can cause an increase in localized erosion rates. Erosion can reduce or destroy the aesthetic and practical values of neighboring properties.
 - The City is committed to enhancing and protecting existing development, streams, lakes, wetlands and rivers that may be impacted by sediment-laden runoff and encourages builders to maintain the natural balance between sediment supply and transport.
 - It is also the City's policy to encourage water erosion control by leaving land undisturbed as long as possible (by project phasing) and using temporary and permanent erosion control Best Management Practices (BMPs).
- Design standards and ongoing maintenance requirements for permanent water quality control measures.

- In 2025, CCOB began phasing on-site inspections of all permanent stormwater features at regular intervals. These include extended detention basins, rain gardens, bio-swales, detention basins, retention ponds and water quality ponds.
- Pollution prevention and good housekeeping for municipal operations.
 - This internal program focuses on municipal facilities and activities, and is designed to help prevent pollutants from entering the storm drainage system. Annual inspections of maintenance yards, fueling stations, parking lots, vehicle parking areas, storage facilities, and retention and detention ponds.
- Illicit discharge detection and elimination.
 - An illicit (illegal) discharge is any discharge to a municipal storm sewer system (storm drains, pipes, and ditches) that is not composed entirely of stormwater.
 - The stormwater staff responds to reports of spills and illegal dumping that may enter the storm drainage system and threaten the health of our streams. This includes vehicle accidents, airplane crashes, and commercial, industrial, and residential activities. For example, disposing of motor vehicle fluids or hazardous waste, or infiltration from cracked sanitary sewer pipes, septic tank seepage, illegal sanitary connections and degradation of older manholes.

Stormwater Systems Infrastructure consists of the following:

| Stormwater Infrastructure | | |
|------------------------------|---------------|--|
| Surface Drainage Conveyances | 15 Miles | Berms, Swales, Culverts, Channels and Ditches |
| Stormwater Collection Pipe | 174 Miles | Separate underground piping network to move stormwater to various detention, retention ponds and/or to Big Dry Creek, Rock Creek, Preble Creek, Little Dry Creek |
| Stormwater Manholes | 2603 Manholes | <p>Manholes provide access points built into the system to allow for maintenance, repair of the stormwater collection lines beneath the ground, inspect the condition of the sewer pipes, clear blockages, and perform necessary repairs or upgrades.</p> <p>Manholes also help in monitoring the flow of stormwater, ensuring the proper functioning of the entire system, and controlling access to confined spaces. They're crucial for the overall management and upkeep of the stormwater infrastructure.</p> |
| Stormwater Inlets | 3,553 | Collects stormwater from the surface into storm drains to reduce flooding and protect street/road infrastructure |

| | | |
|--|-----------------------------------|---|
| Total Ponds and Basin Infrastructure-Private and Broomfield Owned: | 511 | Designed to collect and manage stormwater runoff from impervious surfaces, primarily to mitigate flooding and improve water quality by allowing sediments and pollutants to settle before discharge into waterways. |
| Broomfield Ponds | 47 | Stormwater ponds are engineered constructed ponds that often look like natural water bodies and can provide habitat for aquatic plants and wildlife, adding to the ecological value of the area however they are not natural water bodies and must be maintained and properly managed for the purpose of managing stormwater. |
| CDOT Owned, CCOB Maintained Basin/Ponds: | 18 (included in the total of 511) | |

Pond Management Program

The Stormwater Division is responsible for the Pond Management Program. The staff is required to inspect all 511 private and public ponds. CCOB is responsible for managing and maintaining 47 ponds, and staff is working to finalize the scope of work for the evaluation of the public stormwater ponds including a bathymetric survey to survey and map the bottom elevations for each pond. In addition to underwater pond data, pond banks, and outlet structures/pipes are planned to be surveyed and measured in order to correlate past design drawing elevations and help estimate pond storage volumes and outflow characteristics. Once the survey data is complete, point data is assembled in Auto CAD to create contour data for the pond bottom and sides. Then a topography from the bathymetric surveys for each pond will be developed to assist with maintenance needs and prioritization. Providing a thorough assessment of each pond within Broomfield is necessary to ensure effective and efficient use of financial and staff resources.

Storm Collection Maintenance

Storm collection maintenance is vital for protecting the environment, preventing flooding, and protecting public safety and health by managing runoff. Regular maintenance ensures that stormwater drainage systems, such as storm drains and culverts, remain clear and functional, allowing for the proper flow of rainwater and runoff. This reduces the risk of property damage, road hazards, and environmental contamination caused by standing water or overflow. Proper maintenance also helps manage water quality by preventing debris and pollutants from entering water bodies, promoting a cleaner and healthier environment for the community.

- Storm Video Inspection: Broomfield Utilities manages 174 miles of stormwater collection mainlines. The TV Inspections Program inspects and maintains stormwater pipes (6" to 42" in diameter), aiming to inspect the entire system (781,440 linear feet) every five years and includes the key components:
 - Protect the storm sewer system's integrity;
 - Comply with State and Federal regulations;
 - Inspect 20% of the system annually;
 - Identify high-risk areas and prioritize cleaning;
 - Use CCTV to assess conditions and prioritize repairs and replacements;
 - Reduce flooding and erosion risks to streets and properties; and
 - Support the capital improvement program by prioritizing future repairs.

- **Storm Cleaning:** Broomfield Utilities is responsible for 174 miles of stormwater collection mainlines. The Stormwater Cleaning Program maintains pipes ranging from 6" to 42" in diameter, aiming to inspect the entire system (781,440 linear feet) every five years and includes the key components:
 - Reduce flooding and blockages in the stormwater system;
 - Comply with State and Federal regulations;
 - Clean 20% of the system annually;
 - Minimize stormwater flooding and identify high-risk areas;
 - Reduce the risk of flooding;
 - Assess storm sewer conditions; and
 - Lower the city's liability related to flooding.
- **Street Sweeping:** Runs year-round to provide safe conditions for all modes of transportation by removing debris and other materials from roadways and bike lanes and includes the key components:
 - Protect air and water quality and prevents debris from entering the storm drains which comply with state and federal stormwater quality requirements;
 - Residential streets are swept 4 times per year;
 - Main arterials 6 times per year;
 - After each snow event; and
 - When requested by the Police Department and as needed for special events.
- **Drainage Maintenance includes:**
 - Annual inspections;
 - Cleaning and removal of sediment;
 - Repair of municipal surface drainage infrastructure;
 - Trash and debris removal; and
 - Outlet structure cleaning.

Water Quality and Regulatory Compliance Monitoring

Water Quality maintains two certified laboratories (environmental and water recovery). Staff are responsible for analyzing drinking water and wastewater samples to determine their quality and compliance with regulatory standards. Staff assists the Stormwater Program by analyzing stormwater and pond water quality providing critical data for informed decisions about aeration, chemical treatment, suitability for wildlife support, and stormwater retention.

Advancing Laboratory Analytical Technology

Emerging technologies in water and wastewater analysis encompass a wide range of technological and scientific breakthroughs. These technologies aim to improve the efficiency, accuracy, and reliability of water analysis processes. As advances in water quality analytical technology occur, staff will evaluate the advantages and disadvantages of investing in them.

This year, staff are in the process of purchasing:

- An automated algae identification instrument for the Environmental (drinking water) lab to improve Broomfield's response to changes in water quality in our drinking water reservoir, ponds, and reclaimed wastewater reservoir.
- A new phosphorus analyzer for the water recovery (wastewater) lab. With the new instrument, the analyst will be able to automate the analyses and dilutions, plus gain the ability to import the results into the laboratory data management system automatically. These features reduce potential lab errors such as data transcription and dilution errors.

Regulatory Compliance Review & Stakeholder Involvement

The division also has a Water Quality Coordinator responsible for researching and tracking the development of new regulations and evaluating the impact of water and wastewater regulations changes by preparing input, formal comments, and testimony for the State's rulemaking process.

Staff monitors, reviews and participates in the following regulations and rule making hearings:

- Wastewater-National Pollutant Discharge Elimination System (NPDES), Regulation 85 Nutrient Control, Regulation 31 Basic Standards & Methodologies for Surface Water, Regulation 38 Classifications and Numeric Standards for the South Platte River, Clean Water Act, Regulation 64 Biosolids, Regulation 84 Reclaimed Water Control, Regulation 22 Site Location and Design Regulations for Domestic Wastewater Treatment Works, 208 Plans-Water Quality Master Plan, Regulation 102 Fee Setting Rule
- Drinking water-Regulation 11 which includes (1) monitoring plan rule, (2) surface water treatment rule, (3) revised total coliform rule, (4) radionuclides rule, (5) nitrate & nitrite rule, (6) inorganic chemicals rule, (7) sodium rule, (8) organic chemicals rule, (9) disinfection byproducts precursors rule, (10) disinfection byproducts rule, (11) maximum disinfectant residual rule, (12) backflow and cross connection control rule, (13) lead and copper rule, (14) unregulated contaminants monitoring rule; Safe Drinking Water Act, Per- and polyfluorinated (PFAS) compounds; pharmaceuticals; water security, Regulation 102 Fee Setting Rule

Staff also participate in various stakeholder groups, such as the Big Dry Creek Watershed Association, Colorado Wastewater Utility Council, Colorado Water Utility Council, and the Water Quality Forum.

CDPHE is continuing to move forward with regulatory updates. These updates include upcoming hearings to:

- Add PFAS drinking water regulations for 6 PFAS. Public water systems must have completed initial sampling by June 26, 2027. Rulemaking hearing is currently scheduled for August 11, 2025.
- Update the consumer confidence reports (CCRs) rule to require the distribution of the CCR twice a year instead of annually effective January 1, 2027. Rulemaking hearing is currently scheduled for August 11, 2025.
- Add a water quality fee setting regulation to move fees from statute to the water quality control commission. The draft regulation is proposing a 13% increase for drinking water and a 14% increase for stormwater and wastewater fees. Rulemaking hearing is currently scheduled for October 14, 2025.
- New lead and copper rule improvements (LCRI)- water systems must comply by November 1, 2027. The LCRI lowers the lead action level from 15 ug/L to 10 ug/L and requires lead sampling in schools and childcare facilities. CDPHE is starting a workgroup to add the EPA requirements into Regulation 11. A rulemaking hearing date hasn't been set yet.
- Update to the nutrient control management regulation (Reg. 85) to extend the timeline for updating nutrient, arsenic, cadmium, ammonia, selenium, and temperature standards. The changes may extend the timeline from 2027 to 2030 or beyond for some of these standards. A triennial review informational hearing is scheduled for November 10, 2025.
- Create a dredge and fill regulation (Regulation 87). This action is intended to protect Colorado state waters from impacts associated with dredge and fill activities. A rulemaking hearing is currently scheduled for December 8-10, 2025.

Section 3: Enterprise Revenues, Expenses, and Fund Balances

Over the last three years, staff, with the support of AECOM, conducted a comprehensive inspection, inventory, and assessment of our utilities infrastructure. This effort was part of a shift in a decades-long operational philosophy primarily focused on new infrastructure to a more balanced approach due to the aging of Broomfield's existing infrastructure. This shift strengthens Broomfield's capacity to prioritize and systematically address maintenance needs for critical infrastructure components, supporting sustainable operations for years to come.

With AECOM's expertise and modeling, staff was able to gain a better understanding of both near-term and long-term operational and financial needs of CCOB's utility infrastructure. Moving forward, CCOB is evolving the revenue approach to create a more balanced funding model that ensures the sustainability of both new and existing infrastructure, reducing dependence on growth and development as primary funding sources.

The result of these analyses made clear the need for a difficult but necessary recommendation to increase utility rates. This decision was made based on facts, rate modeling analysis, and infrastructure sustainability reinforced by the feedback and recommendations from AECOM. These rate adjustments enable us to strengthen our investment in essential water, wastewater, and stormwater systems - creating a foundation for long-term reliability and service excellence for our community.

Approved 2025 rate changes included water and sewer fee increases and the establishment of a Stormwater Enterprise Fund. The increased fees are critical to the reliability of CCO's system, and the ability to meet water demands, and the health and safety of our water system.

Utility Rates Implemented for 2025

For many years, Broomfield has had some of the very lowest, if not the lowest, utility rates on the Front Range. This approach has left thinning fund reserve levels and insufficient revenues to cover or bond for upcoming critically important capital projects. The recent rate and license fee increases approved in 2022, 2023, and 2024 help provide adequate funding while placing Broomfield around the average for utility rates in the Front Range.

The largest portion of the most recent rate increase was the water base fee, which increased from \$16.93 to \$36.91. This strategic decision, combined with the stormwater fund addressed below, will enable Broomfield to reduce its reliance on usage charges, which are variable and dependent on precipitation and consumption levels. Thus, increasing the fixed portion of the water fee will provide much needed stability to the Enterprise Fund revenues. The following shows the monthly rate increases for water, sewer, and stormwater for a typical single family home effective 1/1/25.

| Single Family Home | | |
|--------------------------|---------|---------|
| Rates | | |
| | 2024 | 2025 |
| Water Base Fee | \$16.93 | \$36.91 |
| Water Usage Fees | | |
| 0 - 5,000 gallons * | \$2.39 | \$2.39 |
| 5,000 - 9,000 gallons * | \$3.82 | \$3.82 |
| Over 9,000 gallons * | \$5.41 | \$5.41 |
| | | |
| Sewer Cost/1,000 gallons | \$4.46 | \$5.44 |
| Sewer Fed Mandate Charge | \$0.52 | \$0.52 |
| Sewer Env Compliance Fee | \$6.00 | \$9.00 |
| | | |
| Stormwater Service | \$0.00 | \$11.00 |

* rate per 1,000 gallons

Creation of a Stormwater Fund

All other Front Range municipalities had a stormwater charge in place before Broomfield took this step in 2025. The creation of the Stormwater Fund will help stabilize Broomfield's enterprise funds in two ways. First, residential customers are charged a fixed monthly fee of \$11 for single family homes, \$8.80 for multi-unit townhomes and duplexes, and \$6.60 for multi-unit apartments. Secondly, non-residential customers are charged \$2.50 per 1,000 impervious square feet and total impervious square footage is expected to be steady over time with modest development growth. The following shows the projected revenue from the Stormwater Fund for 2025.

| Stormwater Projected Revenues - 2025 | | | |
|--------------------------------------|-----------------------|----------------|-------------------------|
| | Approximate Customers | Monthly Charge | Projected Revenue (\$m) |
| SFH | 20,000 | \$11.00 | \$2.6 |
| Mobile Homes | 900 | \$8.80 | \$0.1 |
| Townhomes & Duplexes | 1,750 | \$8.80 | \$0.2 |
| Apartments | 16,500 | \$6.60 | \$1.3 |
| Residential Revenue: | | | \$4.2 |
| | Impervious Sq Ft. | Charge * | |
| Non-Residential | 102,000,000 | \$2.50 | \$3.1 |
| Total Revenue: | | | \$7.3 |

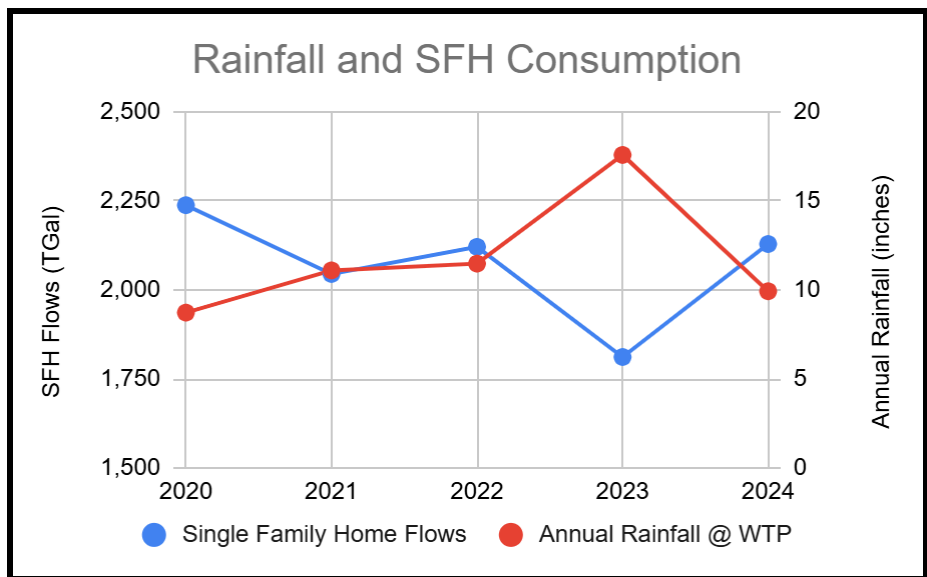
* Charged \$2.50 per 1,000 impervious square feet per month.

Section 3a: 2024 Consumption Data and Results by Fund

The recommended and approved 2025 rate increases were based on projected revenues and expenses for 2024 through 2028. Since the rates were adopted in October 2024, we now have 2024 consumption data and preliminary (unaudited) revenue and expense results for 2024. Reviewing how actual revenues and expenses compared to the projected numbers that were utilized in staff's analysis can give an initial indication of any impact to future rate increases.

Year over Year Consumption Update

The average annual rainfall over the last 5 years is 11.76 inches and the average total consumption across all single family homes is 2,070,000 gallons. The chart below shows the relationship between rainfall and the total consumption of single family homes. This shows how consumption was significantly down in 2023 due to higher rainfall, which resulted in lower usage revenue in 2023 (\$10.4M) compared to 2024 (\$14.1M).



Water usage for Broomfield in 2024 resulted in both the highest single day peak demand and the highest overall usage for the year. In 2024, Broomfield used a total of 4,267,578,000 gallons with a peak day of 25,571,000 on July 12, 2024. The previous maximum annual water usage was 4,096,712,000 in 2020 and peak day of 24,936,000 in 2022.

To date in 2025, water consumption continues to trend higher.

- January is up 3.57% from 2024
- February is up 2.60% from 2024

Water Fund - Preliminary 2024 Revenues and Expenditures

Preliminary results indicate water fund revenues coming in slightly below projections (unfavorable), with water fund expenses also coming in slightly below projections (favorable).

| Water Revenues - 2024 | | | | |
|-----------------------|---------------|---------------|----------------|------------|
| (\$m) | Budget | Actual * | Variance \$ | Variance % |
| Fixed Fee | \$7.4 | \$8.4 | \$1.0 | 14% |
| Variable Fee | \$15.5 | \$14.1 | (\$1.4) | -9% |
| License Fees | \$14.9 | \$14.8 | (\$0.1) | -1% |
| Total Revenue | \$37.8 | \$37.3 | (\$0.5) | -1% |

* Unaudited numbers. Does not include miscellaneous revenues and expenses.

| Water Expenses - 2024 | | | | |
|----------------------------|---------------|---------------|---------------|------------|
| (\$m) | Budget | Actual * | Variance \$ | Variance % |
| Personnel | \$4.7 | \$4.9 | (\$0.2) | -4% |
| Supplies | \$2.0 | \$1.7 | \$0.3 | 15% |
| Contractual Svcs | \$13.8 | \$12.8 | \$1.0 | 7% |
| Total Operating Exp | \$20.5 | \$19.4 | \$1.1 | 5% |
| | | | | |
| Total Water CIP | \$44.0 | \$16.8 | \$27.3 | 62% |

* Unaudited numbers. Does not include miscellaneous revenues and expenses.

The total projected water fund variance for 2024 is favorable by \$0.6 million, with \$0.5 million unfavorable for revenues and \$1.1 million favorable for operating expenses. This results in approximately a 2% favorable impact on future rates. However, it is important to evaluate this variance in the context of other factors that will influence the projections for 2025 to 2028, such as precipitation levels, unforeseen repairs, new regulatory mandates, and the costs associated with the [Utility Rate Assistance Fund](#) (URAF) program (more information about URAF below).

Preliminary water infrastructure related Capital Improvement Program (CIP) expenses for 2024 are projected to be \$27.3 million below budget. However, the unspent CIP funds are typically due to the timing of multi-year projects. The first amendment to the 2025 Budget, presented at the March 11, 2025 City Council meeting, addressed the rollover of unspent Enterprise CIP dollars from 2024 to 2025. Since these funds roll into future years, they are not expected to impact rates.

Sewer Fund - Preliminary 2024 Revenues and Expenditures

Preliminary results indicate sewer fund revenues coming in slightly below projections (unfavorable), with sewer fund expenses also coming in slightly below projections (favorable).

| Sewer Revenues - 2024 | | | | |
|-----------------------|---------------|---------------|----------------|------------|
| (\$m) | Budget | Actual * | Variance \$ | Variance % |
| Fixed Fee ** | \$3.8 | \$3.5 | (\$0.3) | -8% |
| Variable Fee | \$10.2 | \$10.9 | \$0.7 | 7% |
| License Fees | \$11.9 | \$11.3 | (\$0.6) | -5% |
| Total Revenue | \$25.9 | \$25.7 | (\$0.2) | -1% |

* Unaudited

** Includes Environmental Compliance Fee and Federal Mandate charge numbers

| Sewer Expenses - 2024 | | | | |
|----------------------------|--------------|--------------|--------------|------------|
| (\$m) | Budget | Actual * | Variance \$ | Variance % |
| Personnel | \$4.7 | \$4.6 | \$0.1 | 2% |
| Supplies | \$2.1 | \$1.4 | \$0.7 | 33% |
| Contractual Svcs | \$3.0 | \$2.5 | \$0.5 | 17% |
| Total Operating Exp | \$9.8 | \$8.5 | \$1.3 | 13% |
| | | | | |
| Total Water CIP | \$20.8 | \$8.1 | \$12.7 | 61% |

* Unaudited numbers

The total projected sewer fund variance for 2024 is favorable by \$1.1 million, with \$0.2 million unfavorable for revenues and \$1.3 million favorable for operating expenses. This results in approximately a 7% favorable impact to future rates. However, as stated with water above, it is important to evaluate this variance in the context of other factors that will influence the projections for 2025 to 2028, such as precipitation levels, unforeseen repairs, new regulatory mandates, and the costs associated with the Utility Rate Assistance Fund (URAF) program.

Additionally, preliminary sewer infrastructure related CIP expenses for 2024 are projected to be \$12.7M below budget. However, as stated above for Water, since most or all of these funds roll into future years, they are not expected to impact rates.

Section 3b: 2025 - Where We Are Headed

As part of the city's current annual budget process, Public Works is developing a five-year planning budget that covers 2026 through 2030. Within the budget process, Council approves and appropriates funds only for the first year - fiscal year 2026. Council will be asked to approve the budget recommendation made by staff regarding the 2026-2030 Capital Improvement Program (CIP) at the meetings where the overall budget is scheduled to be adopted by Council in October 2025.

The preliminary results for 2024 are in line with or slightly better than expectations. However, it is important to consider additional factors not included in the 2024 projections, such as the establishment of the Utility Rate Assistance Fund (URAF) program, adjustments to future revenue and expense forecasts, updates to long-term CIP plans, and progress regarding bond ratings and issuances.

Billing Assistance - Utility Rate Assistance Fund Impact

As of March 25th, there have been 2,340 total applicants for utility rate assistance. To support applicants, the team working on the Utility Rate Assistance Fund (URAF) has:

- Processed 2,340 applications
- Answered 300+ phone calls
- Responded to 113 emails
- Assisted 60 walk-in applicants
- Provided one-on-one consultations to over 100 residents

The team continues to meet residents where they are by hosting walk-in application sessions at the Broomfield Community Center, offering biweekly appointments at the City and County Building, and continuing in-person outreach at Broomfield FISH, the Broomfield Library, and Paul Derda Recreation Center.

Additionally, digital communication efforts are being shared with apartment complexes and network partners. The 2,340 applicants represent approximately 19% of the estimated 12,500 households that meet the 100% Area Median Income (AMI) requirement. This translates into a minimum \$520k annual cost. There will also be approximately \$60k of personnel costs for managing the URAF in 2025. If applications continue to be submitted at this same rate, the personnel costs will increase due to the need to extend terms of the limited term employees hired to provide administrative support for this program. Thus, the total cost for 2025 is projected to be at least \$580k, which equates to roughly a 1.5% increase to rates. We do anticipate more applications, so this cost projection will increase. We will provide another update in the July quarterly update.

Federal Grant Potential

As of March 2025, we have submitted an application for [State Revolving Loan Funds](#) (SRF) through the CDPHE program. This subsidized loan operates similarly to a federal grant. Federal grants come with additional requirements, such as the Davis-Bacon wage provisions, reporting obligations, and the "Buy American" stipulations regarding steel and equipment. Additional requirements may be added by this administration.

Currently, staff is conducting a cost-benefit analysis to determine whether the savings from reduced interest rates over the life of the loan outweigh the additional costs associated with complying with these federal requirements. We will provide an update on the findings of this analysis during a future quarterly update.

Changes to Projected 2025 Revenues and Expenses

Over the coming months, staff will be refining 2025 revenue and expense projections, which will be a key input to the final rate recommendations we provide at the July 15th quarterly update. As has been stated, the changes implemented to rates for 2025 will be a stabilizing factor in the revenue side of the projections.

Bond Ratings

Moody's rating agency announced new bond ratings for CCOB in the third quarter of 2024. The Sewer Revenue Bonds were upgraded from Aa3 to Aa2. The Water Revenue Bonds were affirmed stable at Aa2.

The main factors considered for ratings upgrades are:

- Sustained improvement of debt service coverage excluding one-time license fees
 - Increase in recurring revenues (base/usage charges as opposed to license fees)
- Maintaining strong reserve levels
- Decrease in overall leverage (debt ratio)
- Maintaining strong days cash on hand

Higher bond ratings mean:

- Increased credibility
 - Broomfield's bonds are considered low risk for default and investment grade
 - It confirms from an outside perspective we are managing our finances effectively
 - It shows that we are managing our operations competently
 - Bond stabilization and upgrade based on recommended rate increases being approved
- Lower interest rates
 - Over the life of the bond, Broomfield will pay less in interest

- Savings of approximately \$2.6M over the life of the bonds

Bond Issuance Plans

CCOB will be seeking Council approval to issue two bonds related to Enterprise Funds in 2026. Bond issuance is generally a six month process, so the process will begin in quarter 2 of 2025 for targeted issuance in early 2026.

For the water fund, staff recommends issuing a \$60-\$70M bond for funding the new water tanks. Broomfield's water system model identifies capital improvements that will be needed as Broomfield develops. The model specifically focuses on the phased development of the areas north of W. 144th Avenue that are quickly developing. Design is complete and construction is anticipated to begin in 2026. Construction is projected to last 36 months. The associated annual debt payment is anticipated to be approximately \$5.5M over 20 years.

For the sewer fund, staff recommends issuing a \$114M bond for funding the Wastewater Treatment Facility Expansion. Due to future increases in population and regulatory requirements from the CDPHE, the Wastewater Treatment Facility will need to commence a significant expansion to adequately treat the increase of wastewater and maintain compliance with current and future regulatory requirements. Project drivers include capacity, asset renewal, biosolids, reuse, and regulation. Construction is to begin in 2025. The associated annual debt payment is anticipated to be approximately \$9.1M over 20 years.

5 Year Fund Balance Projections

The tables below show where staff is currently projecting fund balances to end for water, sewer, and reuse. Staff is creating the stormwater fund 5 year projection currently and will provide that 5 year view in the next quarterly update.

These projections include unaudited 2024 financial numbers subject to change as the audit finalizes over the next two months. Revenue results are based on the 5 year rate increases shown in the Future Rate Impact Projection section of this memo found below. This includes modifications for the 2024 unaudited results, 2025 Amendment 1 budget, URAF costs, and some 2026-2029 projection adjustments. There will be further refinement of O&M, CIP plans, and water and sewer flows over the next several weeks.

Water Fund

| Water Fund Projections | | | | | |
|-------------------------------------|---------------|---------------|---------------|---------------|-----------------|
| (\$M) | 2025 Proj | 2026 Plan | 2027 Plan | 2028 Plan | 2029 Plan |
| Beginning Water Fund Balance | \$49.6 | \$16.5 | \$7.0 | \$9.7 | \$3.4 |
| Charges for Services | \$32.2 | \$37.7 | \$41.2 | \$44.9 | \$47.7 |
| License Fees | \$7.1 | \$8.6 | \$11.0 | \$14.9 | \$15.5 |
| Miscellaneous Revenue | \$0.9 | \$0.9 | \$0.9 | \$0.9 | \$0.9 |
| Total Revenue | \$40.1 | \$47.2 | \$53.1 | \$60.7 | \$64.0 |
| O&M Expenses | \$23.9 | \$24.6 | \$25.3 | \$26.2 | \$26.9 |
| Debt Payments | \$8.7 | \$8.7 | \$14.2 | \$14.2 | \$14.2 |
| CIP | \$40.6 | \$23.4 | \$10.8 | \$26.7 | \$39.9 |
| Total Expenses | \$73.1 | \$56.7 | \$50.3 | \$67.0 | \$81.1 |
| Ending Water Fund Balance | \$16.5 | \$7.0 | \$9.7 | \$3.4 | (\$13.7) |

Sewer Fund

| Sewer Fund Projections | | | | | |
|------------------------------|---------------|---------------|---------------|---------------|---------------|
| (\$M) | 2025 Proj | 2026 Plan | 2027 Plan | 2028 Plan | 2029 Plan |
| Beginning Sewer Fund Balance | \$93.8 | \$59.2 | \$25.3 | \$25.1 | \$19.1 |
| Charges for Services | \$18.0 | \$20.9 | \$22.7 | \$24.7 | \$26.7 |
| License Fees | \$5.8 | \$6.0 | \$9.8 | \$11.8 | \$12.2 |
| Miscellaneous Revenue | \$2.3 | \$2.4 | \$2.4 | \$2.4 | \$2.4 |
| Total Revenue | \$26.1 | \$29.3 | \$34.9 | \$38.9 | \$41.4 |
| O&M Expenses | \$11.9 | \$12.2 | \$12.4 | \$12.8 | \$13.3 |
| Debt Payments | \$2.5 | \$2.5 | \$11.6 | \$11.6 | \$11.6 |
| CIP | \$46.4 | \$48.6 | \$11.1 | \$20.5 | \$68.7 |
| Total Expenses | \$60.7 | \$63.2 | \$35.2 | \$44.9 | \$93.6 |
| Ending Sewer Fund Balance | \$59.2 | \$25.3 | \$25.1 | \$19.1 | (\$33.2) |

Reuse Fund

| Reclaimed Fund Projections | | | | | |
|------------------------------|--------------|--------------|---------------|--------------|--------------|
| (\$M) | 2025 Proj | 2026 Plan | 2027 Plan | 2028 Plan | 2029 Plan |
| Beginning Reuse Fund Balance | \$11.2 | \$7.6 | \$3.5 | (\$11.6) | (\$11.1) |
| Charges for Services | \$1.7 | \$1.9 | \$2.1 | \$2.2 | \$2.3 |
| License Fees | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 |
| Miscellaneous Revenue | \$0.4 | \$0.4 | \$0.4 | \$0.4 | \$0.4 |
| Total Revenue | \$2.1 | \$2.4 | \$2.5 | \$2.6 | \$2.8 |
| O&M Expenses | \$1.6 | \$1.7 | \$1.7 | \$1.8 | \$1.8 |
| Debt Payments | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 |
| CIP | \$4.0 | \$4.8 | \$15.9 | \$0.4 | \$0.4 |
| Total Expenses | \$5.7 | \$6.4 | \$17.6 | \$2.2 | \$2.3 |
| Ending Water Fund Balance | \$7.6 | \$3.5 | (\$11.6) | (\$11.1) | (\$10.6) |

Section 4: Steps for Ensuring the Long-term Financial Sustainability of the Enterprise Funds

Section 4a: Restructuring for Long-Term Success

To reflect CCOB's commitment to providing more focused, specialized and effective support for the community's evolving needs, staff is recommending Council approve a strategic reorganization of Public Works and Utilities into two specialized departments:

- Public Works Department: Custodial Maintenance, Energy and Environment (formerly Oil & Gas), Facility Maintenance, Fleet Services, Street Maintenance, and Sustainability. Enhancing the Public Works Divisions to have a laser focus on the core functions in alignment with Council and Community priorities.





























- **Water Utility Department:** Water Resources, Water Treatment, Sewer Collections, Water Distribution, Water Recovery (Wastewater & Reuse Treatment), Water Quality & Regulatory, Stormwater, and Capital Improvement & Construction Inspections. Providing enhanced focus, specialized knowledge in operations, regulations, and technical expertise required to manage and maintain the complexity of the water utility systems.

This proposed reorganization stems from our commitment to excellence in service delivery and organizational effectiveness, and will allow each department to specialize in its respective core functions, creating more focused leadership and improved operational efficiency. With the addition of over 25 full-time staff in recent years to address increasing regulatory demands, Council priorities, and our growing population, this separation enables us to cultivate leadership in these evolving departments now and into the future. By creating two specialized units rather than one broad department, CCOB will be better positioned to provide more responsive, expert service to our community while better managing the expanded workforce and critical functions. This proposed restructure also establishes a foundation for enhanced accountability and long-term success, ensuring CCOB’s public water utilities can meet both current needs and future challenges as the community continues to grow. Staff will bring forward an ordinance for Council’s consideration on first reading at the April 22, 2025 Council meeting.

Section 4c: Asset Management

Nationwide, the renewal and replacement of aging water and wastewater infrastructure, as well as the financing for capital improvements, are the top two issues facing the water industry overall.

The American Society of Civil Engineers (ASCE) evaluates America’s infrastructure every 4 years and publishes a report depicting the condition and performance of American infrastructure. The evaluation includes all infrastructure as shown in the table below.

| | | |
|--|---|---|
|  AVIATION  |  BRIDGES  |  DAMS  |
|  DRINKING WATER  |  ENERGY  |  HAZARDOUS WASTE  |
|  LEVEES  |  PARKS  |  RAIL  |
|  ROADS  |  SCHOOLS  |  SOLID WASTE  |
|  TRANSIT  |  WASTEWATER  | |

The report states: “The effects of weather, wear-and-tear, and increased use from a growing population all take their toll on our infrastructure. Regular maintenance can help extend the lifespan of an asset, but such maintenance requires robust and sustainable funding.”

Specific to the ASCE report for the state of Colorado: “The average age of the state’s major drinking water treatment facilities and conveyance pipes is approaching 50 years, meaning they are nearing or at the end of their service life. Currently, average monthly service charges in the state range from \$20 to \$60 for a

household with a ¾ inch water tap. Revenue derived from monthly service charges is reinvested in the system. For example, Denver Water’s Pipe Replacement Program aims to replace around 60,000 linear feet of pipe each year. In addition to operation and maintenance, the continued increase in population and community development brings increased demand for additional water supply projects and improvements to treatment plants and distribution systems.”

The [2024 ASCE basic fact sheet](#) identifies the State of Colorado investment needs of \$12.1 billion in total drinking water needs, \$4.7 billion in wastewater needs.

Broomfield’s Water Utilities infrastructure mirrors the themes and findings outlined in “[The American Society of Civil Engineers \(ASCE\) 2020 report card for Colorado’s Infrastructure](#)” chapter related to Water Utilities which identified the following: “Three themes dominate the drinking water infrastructure sector in Colorado:

1. A growing population,
2. Aging treatment facilities and conveyance pipes, and
3. Water consumption trends.”

Asset Management Partnership with AECOM overview available at [this link](#).

Section 4d: Water Systems Emergency Preparedness

Water Utilities is continuously working to develop the team to respond to both routine and emergency situations. One of the key areas is water systems emergency preparedness. Emergency preparedness for water systems is critical to protecting our communities public health and maintaining essential services during disasters.

Staff from the Water Utilities, Public Health and Environment, Emergency Management, and North Metro Fire are working with the CDPHE Drinking Water Training Specialists to setup and participate in the following tabletop exercises:

- Waterline Breaks - On January 13, 2025, this exercise demonstrated that CCOB is well prepared and has a lot of redundancy in the water supply system making it rare for CCOB to have a Tier 1 violation from a waterline break. EPA defines Tier 1 violations as situations where there is significant potential for immediate impact on human health. A Tier 1 incident usually results in a boil water order.
- Wildfire - On April 18, 2025, staff will participate in a wildfire tabletop exercise with a CDPHE Drinking Water Training Specialist. The exercise will be conducted to evaluate the response and coordination efforts of staff during a wildfire affecting distribution zones, leading to evacuation, power outage, and ongoing recovery.

The City and County of Broomfield distribution system is designed in part to handle domestic fire fighting (residential structural fires) during peak demand with fire protection. The City and County of Broomfield Standard and Specification states the design of the potable water distribution system shall be based on the following criteria:

- Available fire flow shall be 20 PSI residual minimum.
- Minimum fire flow (2 hour duration) for any newly developed areas - Single family detached dwellings and duplexes 1,500 gallons per minute and all other buildings 3,500 gallons per minute for the 2 hour duration.

Municipal water supply systems, including Broomfield's, are not designed to fight large wildfires. The expectation related to fire protection has been to provide enough water to fight smaller-scale residential and commercial structural fires that are not fueled by wildland vegetation.

As stated above, a key engineering design concept in firefighting water supply is fire flow - the amount of water a system is expected by regulators to provide to fight urban fires. Firefighters primarily rely on these water systems in the immediate area during a wildfire drawing from fire hydrants.

Additional information regarding [Wildfire Preparedness and Lessons Learned from LA and Marshall Fires](#).

Broomfield's Water Utility Wildfire Preparedness

The following are important capabilities, infrastructure and research taken by Broomfield for responding to wildfires.

- Emergency Diesel Powered Generators - Why is diesel power important? During the Marshall fire, natural gas service was shut down making the natural gas emergency powered generators ineffective in providing power to keep the water systems running fully.
- Participate in the Colorado Mutual Aid Agreements for personnel, water sampling, analysis and equipment access through the state of Colorado Water/Wastewater Agency Response Network (COWARN)
- Water System interconnections with Denver Water and the City of Westminster to support emergency pressure and water needs.
- Conduct department, organization, and multi-organization exercises to practice addressing the operations, managerial, scientific, and communication challenges during and following a wildfire.
- Policy and procedures to top off all finished water storage tanks in anticipation of an approaching fire, a power loss, or distribution system damage that can prompt water leaks.
- Maintains 2 Laboratories at two different locations to provide water testing for emergency sampling/analysis support.
- Distribution pressure zone separation, and backflow prevention devices to protect the water system
- Identified untreated source water that could be used - Siena and Great Western Reservoirs for firefighting helicopters
- After Fire Policy and Procedure - to require water meter removal and the physical disconnection of damaged and destroyed properties from the water distribution system if no functional backflow prevention device exists.
- Policy and Procedure to conduct water analysis of the property service line, install a backflow prevention device, or replace infrastructure before damaged property services are reconnected to the distribution system.
- Post event debriefing as part of emergency response, experiences, what went well, what went not as well, improvements, future needs, to improve overall system, response and actions.
- Actions steps include working with subject matter experts on water distribution system contamination response and recovery actions, and technical support.

Additional items staff are currently working with our vendors and design engineers.

- Remote shutoff valves
- Reuse distribution system fire hydrants in high fire areas where the reuse distribution system is already installed.

Water Resilience, Risk Assessment, and Vulnerability Analysis of Water Infrastructure

Water resilience refers to the ability of water and wastewater utilities to withstand and quickly recover from natural and human-made disasters. Increasing resilience will help safeguard access to safe drinking water and properly treated wastewater.

The Safe Drinking Water Act (SDWA) section 1433, which was amended by America’s Water Infrastructure Act (AWIA) section 2013 in 2018, requires community water systems that serve more than 3,300 people to complete a risk and resilience assessment (RRA) and develop an emergency response plan (ERP).

Broomfield is required to assess the risks to, and resilience of, our water systems. The assessment includes:

- 1. The risk to the system from malevolent acts and natural hazards;
- 2. The resilience of the pipes and constructed conveyances, physical barriers, source water, water collection and intake, pretreatment, treatment, storage and distribution facilities, electronic, computer, or other automated systems (including the security of such systems) which are utilized by the system;
- 3. The monitoring practices;
- 4. The financial infrastructure;
- 5. The use, storage, or handling of various chemicals; and
- 6. The operation and maintenance of the system.

The assessment includes an evaluation of capital and operational needs for risk and resilience management.

Additional information regarding [America’s Water Infrastructure Act](#).

Section 4e: Public Outreach - Public Works and Water Utilities Academy Sessions

Public outreach is critically important in building trust, credibility and awareness related to both the Public Works and Water Utilities core functions. In October of 2023, the Public Works and Communication team established a monthly newsletter dedicated to Public Works and Water Utilities. The newsletter is sent out on the 4th Wednesday of each month. The goal is to increase awareness and enhance transparency through providing information about public services, initiatives or activities.

In addition, in 2025, staff is inviting the community to the Public Works and Water Utilities Academy sessions. These sessions will be hosted at each facility related to the operations of the services provided to the community. Each session will include a short presentation, tour, demonstration and question and answer opportunities for the public. The goal is to engage our community, provide awareness and inspire interest in each of the fields enhancing the workforce. The following table provides the date, time, location and topic of each session. Residents are welcome to attend one or more Academy sessions. While information regarding the Academy has been added to Broomfield’s website, the focused communication efforts to let residents know about the Academy will begin following this study session and the communication plan includes the following:

- Website (additional detail will be added)
- Passive communication displays in high-traffic CCOB facilities
- Newsletters (Public Works, Community Update, and others as appropriate)
- Broomfield Social Media (Facebook, Nextdoor, and X/Twitter)
- REACH digital signage (messaging on digital displays in Broomfield facilities)

| Date | Time | Location | Topics |
|------|------|----------|--------|
|------|------|----------|--------|

| | | | |
|--------------------|------------------|--|---|
| Saturday, May 17 | 9am to 11:30 am | Water Treatment Facility 4395 W. 144th Avenue | Water Supply, Water Treatment (Learning Session, Tour & Conversation) |
| Saturday, May 31 | 9am to 11:30 am | Broomfield Municipal Shops 3951 W. 144th Avenue | Water Distribution and Sewer Collection (Learning Sessions, Demonstration & Conversation) |
| Saturday, June 7 | 9am to 11:30 am | Water Recovery Facility 2985 W. 124th Avenue | Wastewater Treatment, Regulatory Overview (Learning Session, Tour & Conversation) |
| Wednesday, June 11 | 5:30pm to 7:30pm | Broomfield Municipal Shops 3951 W. 144th Avenue | Stormwater Program (Learning Sessions & Conversation) |
| Wednesday, June 18 | 5:30pm to 7:30pm | Broomfield Municipal Shops 3951 W. 144th Avenue | Sustainability, Fleet and Facilities (Learning Sessions, Fleet Tour & Conversation) |
| Saturday, June 21 | 9am to 11:30 am | Broomfield Municipal Shops 3951 W. 144th Avenue | Street Maintenance (Learning Session, Demonstration & Conversation) |
| Wednesday, July 9 | 5:30pm to 7:30pm | Broomfield Municipal Shops 3951 W. 144th Avenue | Energy & Environment (Learning Session, Demonstration & Conversation) |

Section 4f: Water Planning

Broomfield's water planning effort is a continuous process that forecasts the current potable water supplies and the ultimate development of Broomfield. It identifies the scope and timing when significant capital improvements are required. Additionally, it covers the financial planning required to fund both the rehabilitation of existing capital facilities and the development of new ones.

Broomfield's ability to sell water licenses and support future growth is dependent upon the quantity of existing supplies and the capacity of several key facilities. More specifically, four functional categories control Broomfield's ability to serve current and future customers. These include:

1. Water Supply - Broomfield's water supply portfolio includes Denver Water, Colorado-Big Thompson (C-BT) units, and Windy Gap units.
2. Raw Water Transmission Conveyance (Peak summer demand) - Broomfield's supplies are delivered through two pipelines: Conduit 81 for Denver Water and the Southern Water Supply Pipeline for C-BT and Windy Gap units.
3. Water Treatment - Broomfield treats its supplies from C-BT and Windy Gap. Denver Water is delivered as treated water.
4. Water Distribution - The potable water system includes approximately 447 miles of pipeline, five booster pump stations, and four storage tanks.

Recent planning efforts have focused on all four of the above since they make up the greatest proportion of current and future capital expenditures and require the longest lead times to implement. In some instances, the duration of the planning and permitting efforts may span 5 to 20 years, while the design and construction can be completed in as little as 2 to 3 years. When new water licenses are sold and the demand

begins to approach the capacity limits of these functional categories, system improvements must be funded and constructed to avoid having to limit the sale of new water licenses or the possibility of shortages or reduced service levels. Therefore, to avoid restricting water license sales or implementing water restrictions, it is extremely important to time the construction of new capital projects as closely as possible to the need.

The last functional area, water distribution, is equally as important as the first three. Public Works is working with AECOM, to review and assist with refining the water distribution and sewer collection infrastructure assets replacement tools. We are refining the asset decay curves and consideration of risk in the prioritization of capital needs. We are also refining the risk component of the prioritization score consistent with best practices in asset management. The risk component of the prioritization score includes Probability of failure x Consequence of failure.

- Probability of failure: based on asset age and condition (via an age versus reliability curve)
- Consequence of failure: based on the number of affected customers (based on the number of water and sewer taps).

Staff is continuing to refine and enhance our asset management approach which reflects a strategically developed program that reduces the lifecycle cost of managing the assets.

Water Supply

Water supply is most commonly measured in “acre-feet.” An acre foot is conceptually, an acre of land covered by one-foot of water. An acre-foot provides a year’s supply of water for approximately two households.

Summary of Broomfield’s Potable Water Supplies

| Water Source | Units Owned | Yield of Supply (AF) | Status |
|------------------------------|-------------|----------------------|-----------------------------|
| Denver Water | Contract | 6,500 | Firm |
| Colorado-Big Thompson (C-BT) | 13,698 | 9,589 | Firm |
| Windy Gap | 56 | 5,600 | Not Firm - work in progress |
| Total Firmed Supplies | | 16,089 | |
| Total Supplies | | 21,689 | |

The Northern Colorado Water Board sets a quota each year in April for C-BT shares. Based on the quota established, staff evaluates and reviews the amount of water available, projects daily demands, water loss and peak demands to coordinate Broomfield’s water supply ensuring uninterrupted water service for our community. In 2024 the quota was set at 0.7. The quota impacts Broomfield’s supply from C-BT as follows:

| Colorado Big Thompson (CBT) Unit | Shares | Quota |
|----------------------------------|--------|-------|
|----------------------------------|--------|-------|

| Ownership | Acre-feet | 0.5 | 0.6 | 0.7 | 0.8 | 0.9 |
|----------------------------|-----------|-------|-------|-------|--------|--------|
| Fixed Yield (acre-feet) | 5,089 | 3,562 | 3,562 | 3,562 | 3,562 | 3,562 |
| Variable Yield (acre-feet) | 8,609 | 4,305 | 5,165 | 6,026 | 6,887 | 7,748 |
| Total Yield (acre-feet) | 13,698 | 7,867 | 8,728 | 9,589 | 10,450 | 11,310 |

1. Denver Water - provides treated water through a contract that outlines our obligations as follows:
 - a. Minimum annual purchase - 4,700 acre-feet
 - b. Maximum annual purchase - 6,500 acre-feet
 - c. Minimum weekly delivery - 3.5 million gallons (0.5 MGD average)
 - d. Maximum 30 day limit - 975 acre-feet (10.59 MGD average)
 - e. Instantaneous maximum flow rate - 9,028 GPM (13.0 MGD average)

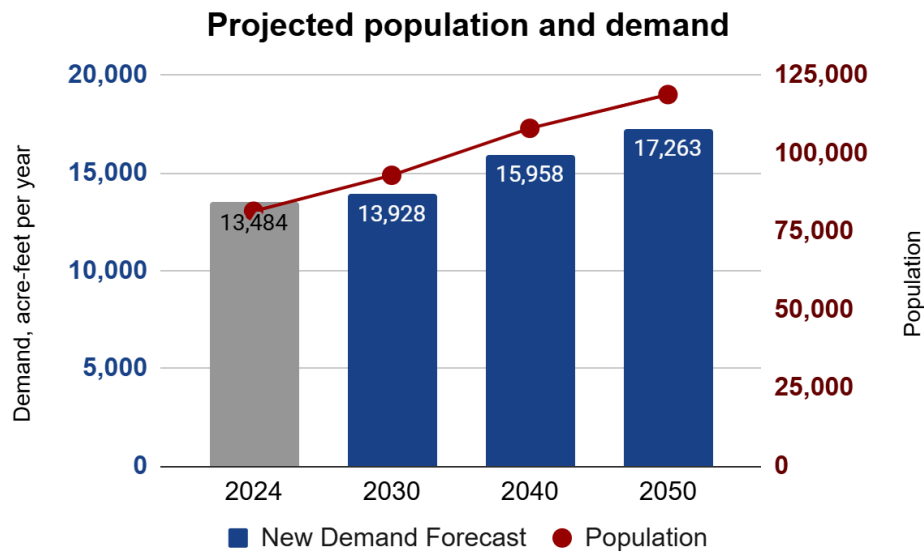
Future Potable Water Use

Broomfield developed a new potable water use forecast model in 2023, and the forecast is updated regularly to incorporate the latest information on development and population projections. The philosophy behind the new model includes the following:

- Apply a methodology that is consistent with standard industry practices and the Colorado State Water Plan
- Incorporate conservative assumptions to ensure that system expansion stays ahead of growth, but not excessively conservative in a way that would lead to overbuilding the water system
- Project water use separately for single family, multi-family, and commercial/industrial customers
- Allow for relatively quick updates when there are changes in population/growth projections, water use behavior at the household or business level, and as we learn more about the impacts of conservation programs
- Develop a water use growth trajectory that allows us to estimate the timing of needed capital improvement projects (CIPs) and determine the full scale of needed CIPs based on projected water demand at build-out

Broomfield's approach combines analysis of existing water use among residential and commercial customers with our projections of future population and commercial property development. Overall, per capita water use in Broomfield has declined by about 16% since 2012.

The current potable water use forecast (updated based on growth projections from February 2025) is shown in the chart below. Water use in 2024 was above average due to slightly warmer and drier conditions. We expect the population to increase by about 45% by 2050 and total water use to increase by about 28%. Water use growth will be less than population growth due to the increasing shift from single family development to multi-family development.



There are several sources of uncertainty that could make future water use higher or lower than the projections shown above. These uncertainties are summarized below.

| Factors that could make future water use <u>higher</u> than the forecast | Factors that could make future water use <u>lower</u> than the forecast |
|--|---|
| Hotter, drier or longer summers increases outdoor irrigation compared to historical patterns | The new landscape ordinance reduces outdoor water use by a large margin in all new developments (we're working on this) |
| Residential or commercial growth accelerates beyond Community Development projections | Hotter, drier or longer summers leads to more turf replacement (people give up on turf) |
| Multi-family housing development does not increase as much as projected | Conservation accelerates substantially more than past trends |

Section 4g: Water Conservation Programs

To conserve existing water resources and maximize Broomfield's future water supply, the Water Resources Division is committed to developing and maintaining a robust water efficiency program that aligns with the goals outlined in the city's [2020 Water Efficiency Plan](#).

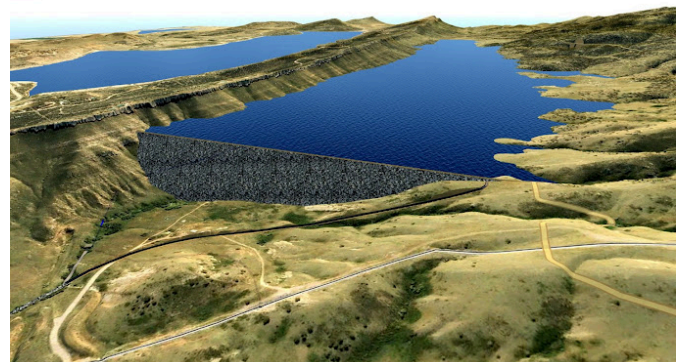
The benefits of Waterwise Landscaping include:

- Reduce monthly water bills
- Plants/gardens are more drought-tolerant than turf
- Once established, native plants require less maintenance than turf grass
- Reduce fertilizer, pesticide, and herbicide use
- Flowers are attractive and pollinator friendly

| 2025 Water Conservation Programs Available to the Public | |
|--|--|
| Garden In A Box | The <u>Garden In A Box</u> program makes it easy to transform your yard into a beautiful, drought-tolerant oasis helping you to use less water on your landscaping year after year. Each spring and summer, we offer a selection of professionally designed, low-water garden kits tailor-made for Colorado yards. These do-it-yourself kits include quart-sized perennial plants, Plant by Number maps, seasonal maintenance suggestions, and watering schedule recommendations. Ditch thirsty turf grass and plant a new perspective with Garden In A Box! |
| Lawn Replacement Program | Resource Central's new lawn replacement program makes making your lawn water efficient easy by combining lawn removal services, free Garden in a Box kits and waterwise landscape advice and support. Broomfield residents can apply to receive up to \$750 off lawn removal services (you pay just \$1 per sq. ft. for the first 450 sq. ft.) |
| Large Property Turf Replacement Rebate Program | Non-residential and multi-family water customers can now receive a rebate of \$1.20 per square foot when they convert their turf grass into a water-wise landscape. |
| Slow the Flow Sprinkler Evaluations | Save water, save money and save precious resources! Sign up for a FREE outdoor sprinkler evaluation to identify how small changes in your outdoor watering routine can make a big difference on your water bill. Connect to the <u>Slow the Flow Sprinkler Evaluations web page</u> to learn more. Up to six Broomfield residents can request a free Smart Controller and/or Rain Sensor with their sprinkler evaluation. |
| Rebates for Water Conservation Devices | Broomfield residents can apply for rebates on several different water saving devices: <ul style="list-style-type: none"> • Up to \$50 for a rain barrel • 50% of the cost (up to \$200) for a whole home monitoring system that detects leaks and shuts off the water main when a leak is detected • Up to \$100 for a WaterSense-certified smart irrigation controller • Up to \$3 each for rotary sprinkler system nozzles • Up to \$100 for WaterSense-labeled high efficiency toilets |

Non-potable Reclaim (Reuse) Water

One of the major elements of the Broomfield water system is an extensive non-potable water system that is supplied by advanced treated wastewater effluent (called reclaimed wastewater) and raw surface water supplies that are blended with the reclaimed wastewater. The blended water, called non-potable water, is used for outdoor irrigation of parks, golf courses, commercial areas, and other landscaped areas



within the service area boundaries of Broomfield. The non-potable water system is completely separate from the potable water system.

The non-potable water system exists for the following major reasons: 1) to provide more than a one-time use of the two major water supplies for the City, 2) to preclude the water acquisitions that would otherwise be needed to meet the water demand.

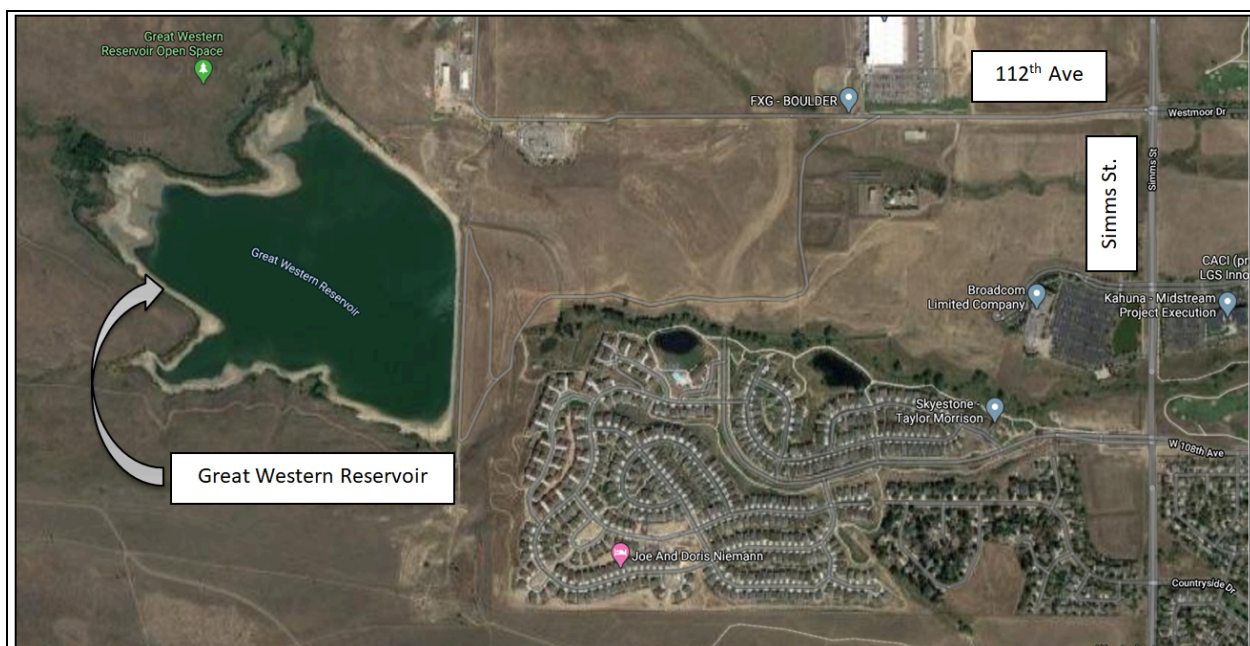
Great Western Reservoir

Broomfield Reuse water can be produced year-round at the Broomfield Water Recovery Facility and stored in Great Western Reservoir until needed during the irrigation season. This storage reservoir is the key component in the non-potable system since storage is required to meet the nonpotable reuse irrigation demands.

Since 2001, Broomfield's management of Great Western Reservoir (Great Western) has utilized engineering consultants, Schnabel Engineering, LLC (formerly Deere and Ault Consultants, Inc.) to support staff on reservoir monitoring and maintenance activities that require specialized expertise. Typical supplemental services include Emergency Action Plans for all three Broomfield local reservoirs (Glasser, Great Western and Siena).preparation of reservoir monitoring reports submitted to the State of Colorado as required by the State Engineer's Office (SEO), as well as, engineering analysis and review associated with reservoir monitoring and maintenance activities and studies recommended by the SEO.

In 2020 in response to recommendations made by a SEO Dam Safety Inspector in 2019, the 2020 scope of services included annual monitoring reports for all three reservoirs, as well as assistance and consultation during the annual SEO inspections of all three reservoirs.

Historically, monitoring reports for Great Western were completed in one year and the report for Siena and Glasser Reservoirs in the following year. Following the 2019 inspections, the SEO's office urged Broomfield to complete monitoring reports for all three reservoirs annually, especially Great Western because of its age, size, and proximity to the Skystone neighborhood. The original Great Western dam was constructed in 1904. The following map shows the general location of the reservoir.



The SEO requested several follow-up actions for Great Western and Siena. Both reservoirs' Safe Storage Level classification was listed as "conditional full storage" in the SEO's 2019 Inspection Reports. A Conditional Full Storage classification indicates that "the dam may be used to full storage if certain monitoring, maintenance, or operational conditions are met." Attention to the SEO's requests has minimized the possibility of moving into a restricted storage classification. The follow-up actions included Great Western Outlet Pipe Video and Inspection, Great Western Toe Drain Camera Inspection, Cleaning, and Engineering Review.

Monitoring data has shown that there is an elevated water surface within the dam's embankment, indicating that the toe drain system is not functioning as designed (photo). Through the inspection and monitoring program, staff and our engineering consultant identified visible buildup of sediment and mineralization in both toe drain pipes which has restricted flow through the system. Additionally, inspections of the dam's main outlet pipe suggest that the pipe's joints are pulling apart and its weko seals are bulging.

The toe drain system at Great Western Dam was constructed in 1966. The toe drain system is a standard component in most earthen embankment dams; they help drain natural seepage through the embankment to maintain the stability of the dam.



SOUTH TOE DRAIN BEFORE CLEANOUT



SOUTH TOE DRAIN AFTER CLEANOUT

Under the requirements of the State of Colorado Dam Safety Program, Great Western Reservoir conditions are monitored continuously throughout the year and there is a formal dam safety inspection by state officials once a year (note that Siena and Glasser dams are also inspected each year).

In response to the recent inspections indicating that the toe drain system is not functioning as designed, staff is working through a multiple phase approach to include a comprehensive assessment, water modeling and financial analysis of each of the options listed below.

On [May 28, 2024](#), Council approved the agreement with Schnabel, Inc. to conduct engineering investigations into the dam's structural issues and to analyze alternatives for making repairs. Based on Schnabel's engineering work, they have identified three potential alternatives for addressing the issues at Great Western requiring significant investments that are well over 30 million dollars:

1. Selective Replacement of the Toe Drain and Outlet -
 - Permanently grouting and sealing the existing outlet pipe and constructing new outlet works outside the embankment; partial excavation of the dam to replace the toe drain system.
 - Pros: Lower cost; the reservoir can be partially used throughout construction
 - Cons: Structural issues with the dam embankment remain and could require additional work in the future
2. Full Dam Replacement
 - Excavate and remove the existing dam embankment down to bedrock from each existing abutment and rebuild a new dam with all new toe drains, outlets and other infrastructure
 - Pros: Entirely new dam and supporting infrastructure that we would expect to require no major rehabilitation or construction for 50+ years (only routine maintenance)

- Cons: Higher cost; the reservoir would be completely offline and unusable for approximately two years
- 3. Breach and Decommission the Dam
 - Excavate a channel in the existing dam so that it no longer can store any water and cease operations of Great Western Reservoir
 - Pros: lower initial cost
 - Cons: Significant impacts on the available capacity to both the reuse and potable water systems including the ability to meet reuse irrigation usage demand requiring several reuse customers to convert to potable, increasing the capacity of potable waterlines, water treatment plant, and impacts to Broomfield Reservoir sizing and timing of construction. Potential environmental impact
 - related to the reservoir sediment and surrounding area.

Schnabel is working with Smith Environmental and Engineering to collect 20 sediment samples within and around the reservoir. The samples will be tested for radiological contamination and Smith will conduct preliminary risk modeling to determine if any of the construction alternatives pose a threat to community health. The results of the sampling and risk modeling are expected by late spring.

Staff has been monitoring water quality in Great Western Reservoir to include radionuclides since the reservoir was converted to non-potable reuse storage and became operational in 2004. All of our Great Western Reservoir water quality radionuclide testing has met water quality standards.

Next Steps

The next phase of the Great Western comprehensive strategy is to complete a reuse system assessment to update and refine a model of our reuse storage and distribution system. To evaluate the impacts to both the reuse and potable water systems based on Schnabel's three potential alternatives.

This systematic approach provides decision-makers with a structured framework to identify vulnerabilities, model potential scenarios, develop targeted solutions, and recommend a path forward. Staff anticipates bringing Council the recommendations in early 2027.

Section 5: Future Rate Impact Projections

As communicated to the City Council in the February 8, 2025 Focus Session, staff will be presenting 2026 utility rate recommendations in July. Current data including preliminary 2024 results, successful launch of the stormwater fund, and the URAF adoption, does not lead staff to change previously presented projections of a 15% rate increase for 2026 at this time. Additional analysis will be done through the rate modeling over the next couple of months to determine final rate recommendations for 2026.

| Single Family Home | | | |
|--------------------------|---------|---------|-----|
| Projected Rates | | | |
| | 2025 | 2026 | % |
| Water Base Fee | \$36.91 | \$42.45 | 15% |
| Water Usage Fees | | | |
| 0 - 5,000 gallons * | \$2.39 | \$2.75 | 15% |
| 5,000 - 9,000 gallons * | \$3.82 | \$4.39 | 15% |
| Over 9,000 gallons * | \$5.41 | \$6.22 | 15% |
| | | | |
| Sewer Cost/1,000 gallons | \$5.44 | \$6.26 | 15% |
| Sewer Fed Mandate Charge | \$0.52 | \$0.52 | 0% |
| Sewer Env Compliance Fee | \$9.00 | \$10.35 | 15% |
| | | | |
| Stormwater Fee | \$11.00 | \$12.65 | 15% |

* rate per 1,000 gallons

Current projections for 2027 to 2029 rates:

| Future Rate Projections | | | |
|-------------------------|------|------|------|
| | 2027 | 2028 | 2029 |
| Percent Increase | 7% | 7% | 7% |

Staff will continue to closely monitor and update Council through regular Enterprise Fund updates. In the next quarterly update in July staff plans to provide the following:

- 2026 rate recommendations
- Updated 5 Year CIP plan
- Details on 2025 Water, Sewer, Reuse, and Stormwater operational budgets
- Updates on projected revenues, including development fees

Thanks to prudent financial decisions in 2024, the financial position of the Enterprise Funds are strengthening. We remain committed to transparency, accountability, and ensuring every dollar is spent wisely.

Section 5a: Development Projections

Both residential and commercial development slowed in 2024 due to continued higher than anticipated interest rates, tightening credit markets, and existing residential and commercial vacancy rates. In parallel, Broomfield has experienced changes in the rate and type of commercial development for similar reasons and changes in office occupancy and utilization due to hybrid and remote work patterns.

This slowed residential development is reflected in a total of 376 residential permits being issued in 2024 rather than the original projected 841. Current projections anticipate 1,016 residential permits in 2025 which is an increase of 332 units over the original projections for 2025. This increase in projected permits for 2025 is a result of 369 residential units that were originally anticipated to be permitted in 2024 not being issued before the end of last year and being issued in 2025 instead. As of March 31, 2025, 414 residential permits have been issued thus far. Broomfield currently projects 613 residential permits for 2026. These

projections will be updated prior to the second quarter Enterprise update scheduled for July and may be further reduced.

With slowing development, Broomfield has experienced lower actual residential water and sewer permit fees than originally budgeted. These differences are timing related and any under-runs generally flow into the following year. Public Works and Finance are provided regular updates of both the updated LRFP development projects and current planning and building activity from Community Development. These projections and updates allow for updates to Public Works' Capital Improvement plan and Finance's license fee revenue projections in the utility rate modeling.

For example, in 2024 the budget anticipated the fees based upon the originally projected 841 residential permits. While the actual number of permits issued in 2024 came in below the original projections, a significant portion of the difference between budgeted and actual water and sewer fees were offset by developers prepaying those fees for 369 permits in 2024 (these prepayments were related to projects that were issued permits in Q1 2025 rather than in Q4 2024 to take advantage of lower license fees before the annual increase on January 1st). The 1,016 residential units now projected for 2025 include the 369 units that pre-paid their license fees and staff will ensure the license fees are not also included in the 2025 budget projections.

Section 6: Proposed Enterprise Fund Advisory Committee

Staff is recommending the City Council consider implementation of an enterprise-focused resident advisory committee. The role of the committee would be:

- Provide Council and staff insights and recommendations as members engage with and better understand the city's budgeting process as it relates to enterprise funds.
- Enhance transparency and strengthen financial oversight of the enterprise funds and enterprise-related capital projects through community engagement

Other front range cities with [similar advisory boards](#) include the City of Longmont, City of Boulder, City of Loveland, City of Fort Collins and the City of Aurora. These cities have boards ranging from 5 to 9 voting members and typically appointees serve terms of 3-5 years. While the boards range in responsibility, they typically have a role in providing suggestions and recommendations related to budget, utility fees, capital improvement project planning, and financial planning. Contributing community members often have professional backgrounds in areas such as water law, financial management, civil engineering or consulting. Over the past year a number of residents have already stayed involved in the discussions regarding enterprise oversight. These residents have gained a deep knowledge of the budget and operations of Public Works and have indicated their interest in continuing their engagement. Their continued interest and involvement will provide for expeditious onboarding in regard to training new appointees to a resident committee.

If Council directs staff to move forward with forming a committee, staff is initially recommending that the committee consist of five residents along with two alternative members all appointed by the City Council based on their knowledge or experience with finance, water resources, budgeting and operations. Similar to other Broomfield advisory boards, the term of appointments could be for four years and a potential to serve

two consecutive terms with the exception of alternative members who would be appointed for two-year terms.

Staff anticipates such a board would need to meet bi-monthly with additional meetings required during the budget development period. The advisory committee would make recommendations on Water, Wastewater and Storm water Utilities fees, capital projects, and water quality. While staff can serve as the primary liaison to resident advisory boards, staff is recommending the enterprise advisory committee include a third party facilitator experienced in working with advisory boards and water resources. There would be a cost associated with hiring a third party facilitator. Staff is researching the cost for such facilitation and would provide this information if Council directs staff to proceed with forming a committee.

Staff believes it is an appropriate time to consider implementing a resident advisory committee due to the forthcoming implementation of a new ERP system starting in 2026, the significant work begun in 2024 to enhance education with the community regarding the enterprise funds and public works, the rollout of the resident-focused Public Works and Water Utilities Academy scheduled for May through July of 2025, the continued work with AECOM regarding asset management, and the above referenced structural modifications to the Public Works Department. Dividing the public works department will allow staff working with the enterprise resources to remain focused on this critical work and will have the ability to engage fully with an advisory committee.

If Council proceeds with forming a committee, recruitment for the committee could begin in late May with selection of the first members in early July. The first meetings of this committee would therefore be in August of this year at the earliest. It would be staff's goal to introduce the draft budget and five year CIP plans to the committee and get initial feedback, but it is important to note that this timing will not allow committee members to have been involved in providing early feedback to influence the 2026 budget process, which has already begun. The goal will be for this committee be provided in-depth training regarding enterprise funds, have established by-laws, and be provided detailed information regarding the five year capital infrastructure plan by the end of 2025 so that the committee can provide recommendations early in the process of drafting the 2027 budget, which will begin in early 2026. This will ultimately lead to a board recommendation regarding the 5-Year CIP and rate recommendation to Council for the 2027 budget

Section 7: Overview of the progress, enhancements, and application of the Long Range Financial Plan

Broomfield continues to inform plans and decisions with a Long Range Financial Plan and model. First developed in 2004, and updated in 2009, 2013, and 2021, the LRFP is a financial planning tool, combining financial, economics, development, and planning data and information for the purpose of informing elected and appointed officials and City/County staff. The LRFP, and the underlying and related information, projections, and modeling is current and will be updated and enhanced this year, for implementation in early 2026.

This work will be led and completed by Broomfield staff, with consultant support for specific work elements which may include some data development, defining and calibrating model variables, analysis, and plan and model review. The first tasks of the LRFP update and enhancement are already underway: (1) the process of

updating underlying land use and development data and projections, based upon existing plans and market conditions and activity and (2) the detailing of the LRFP work plan, including reviewing previous LRFP modeling outputs, reviewing peer models and approaches (including policy and decision information outputs), determining data and information requirements, and honing the update and enhancement schedule.

A summary schedule of work steps with the timeline was shared with City Council during the February 2025 Focus Session, and a memo update of the status and work related to the LRFP update and enhancement will be provided on a regular basis (the first one which coincides with this Enterprise Fund update). The deliverable products of the enhancement/update work, planned for 1st Quarter 2026, will include:

- LRFP Update report (similar to those provided in 2004, 2009, 2013 and 2021),
- Working LRFP model for evaluating and estimating impacts on the City's financial sustainability projects and status,
- Working fiscal impact model for evaluating and informing City Council's consideration of proposed development projects,
- An Indicators/Metric Report (updated annually) reflecting changes in the economic and development conditions, summarizing the recent developments activity (5 year), the anticipated development activity, and the resulting impacts on City/County mid-term and longer term financial sustainability.

As noted above, the work of updating the land use and development plans is already underway and will continue over the next two months. Going forward, updating the land use and development information will occur on a regular basis, for both commercial and residential development and activities. This updated information leads to an updated population and development projection, which is utilized by various City departments (such as Public Works and Finance for the Enterprise Fund and activities), local school districts, and the State of Colorado in creating population estimates and projects for Broomfield (and for sub-areas in Broomfield). The population projections, while in a first draft review, show that Broomfield's population will exceed 100,000 persons in 2033. Note: This projection of crossing the 100,000 person milestone is about three years later than previous projections.

Questions for City Council

The primary purpose for the quarterly updates is to provide Council and the community with important information relevant to the planning and budgeting for enterprise funds. Additionally, the quarterly updates may include requests for direction in regard to specific enterprise related topics.

As part of this first quarterly update of 2025, staff is seeking Council direction on the following:

1. Does Council direct staff to proceed with forming an Enterprise Advisory Committee to be comprised of residents appointed by the City Council?

If so,

2. Does Council direct staff to proceed with the recommendations in this report (5 members, 2 alternates following standard advisory committee terms of 4 years for regular members and 2 years for alternates)?
3. Does Council direct staff to review options for a third party facilitator for the committee? If so, staff will bring back a contract for Council's consideration.

4. Does Council support the following purpose for the committee: providing suggestions and recommendations related to utility enterprise utility fees, capital improvement project planning, and financial planning?



City and County of Broomfield

City Council Study Session

C. Recreational Vehicle (RV)/Camper Long Term Parking

| Meeting | Agenda Group |
|---|-------------------------|
| Tuesday, April 15, 2025, 6:00 PM | Study Session Item: 2C. |
| Presented By | |
| Nancy Rodgers, City and County Attorney | |
| Community Goals | |

Overview

[View Correspondence](#)

[View Presentation](#)

On August 13, 2024, following a request for future action, Council directed staff to schedule a study session to discuss long-term parking of recreational vehicles or other similar large vehicles/campers on streets. The impetus was RVs in neighborhoods, but it has expanded to RVs in vacant lots where owners do not take action on people just parking in the lot.

Attachments

[Memo for Recreational Vehicle Long-Term Street Parking.pdf](#)

[RV Parking - Chart with Links.pdf](#)

Summary

[View Correspondence](#)

[View Presentation](#)

On August 13, 2024, following a request for future action, Council directed staff to schedule a study session to discuss long-term parking of recreational vehicles or other similar large vehicles/campers on streets.

Residents and business owners have complained about prolonged parking of Recreational Vehicles (RV) and trailers on the public roadways in Broomfield neighborhoods, including oversized vehicles connected to a tow vehicle. Complaints have focused on impaired trash accumulation, vision for drivers, bicyclists and pedestrians, as well as electric cords being placed across sidewalks. Complaints have also addressed the unpleasant aesthetics of these vehicles parked in neighborhoods for prolonged periods of time and concerns that non-residents could park oversized vehicles in Broomfield neighborhoods. There are also safety concerns with such large vehicles being parked on public streets impacting pedestrians and other vehicles.

Currently, Broomfield's Municipal Code does not prohibit the parking of RV type vehicles in Broomfield neighborhoods. The Code currently has parking restrictions that apply to oversized and commercial vehicles, including RVs, contained in [Chapter 10-12](#) of the Code and Code provisions applicable to [junk vehicles](#). Under these current regulations,

- RVs or vehicles exceeding six feet in height cannot be parked within five feet of the flow-line of public rights of ways, or within eighteen inches of the edge of any sidewalk in a public right-of-way.
- RVs can be stored on the street as long as they are operable, have current license plates, and are legally parked.
- Recreational camping trailers can also be parked on the street as long as the trailer is attached to a towing vehicle.
- There is no time limit for how long RVs and trailers can be parked on a public street without moving under the current Code.

Code Compliance investigates complaints involving these vehicles. They contact and work with the owners of these vehicles to explain the complaints, addressing any violations, and work on resolutions.

Staff will support the direction of Council. Staff has included some general recommendations to assist with administration if Council directs staff to draft an ordinance to address this concern.

Financial Considerations

There are no anticipated financial considerations beyond the potential revenue from any court fines that would be assessed.

Prior Council or Other Entity Actions

October 19, 2004; November 16, 2004 - Study sessions to discuss recommended code amendments, including restrictions on recreational vehicle (RV) parking in residential areas. No further action was taken on RV parking.

April 19, 2011 - Study session focused solely on how long any vehicle could be parked on a public street without moving. After the discussion, Council declined to adopt a time limit on public street parking.

[November 20, 2018](#) - Study Session on Recreational Vehicle and Motorhome Parking

[September 24, 2019](#) - Council considered an ordinance prohibiting long term parking of recreational vehicles on any public street. Council postponed consideration of the ordinance indefinitely.

[August 13, 2024](#) - Request for Future Action submitted by Councilmember Marsh-Holschen to discuss RV/oversized vehicle parking.

Boards and Commissions Prior Actions and Recommendations

N/A

Proposed Actions / Recommendations

Study session only. Staff is seeking direction on whether to bring forth an ordinance regulating the parking of RV and motorhome type vehicles in Broomfield, and the details of that ordinance.

Alternatives

N/A

Background

Code Compliance Response to Complaints

Despite the lack of an ordinance addressing the long-term parking of recreational vehicles, Code Compliance investigates complaints involving these vehicles. “Junk vehicles” accounts for the most complaints from Broomfield’s residents. Code Compliance contacts and works with the owners of these vehicles to explain the complaints, the Code provisions, and work out a timeline for compliance with the Code.

Notices are issued when these violations are observed and Code Compliance will remain diligent until compliance is obtained. In 2024, 91 complaints related to recreational vehicles were received from residents. In 44 of these complaints, a violation notice was issued. The other 47 complaints were determined to not be in violation of current municipal code. Code Compliance Officers self-initiated an additional 58 violation notices related to recreational vehicles in 2024.

Code Compliance can issue a summons if the violation is not fixed following the initial violation notices. In 2024, three summons related to RVs or oversized vehicles were issued. Code Compliance can also tow. In 2024, there were 40 tows initiated by Code Compliance, four of which were recreational vehicles.

Broomfield police officers can enforce the state law on “Abandonment of a motor vehicle,” C.R.S. 18-4-512. This is a petty offense. This applies when a vehicle has been factually abandoned on a public street, meaning the vehicle was left with the intention not to retain possession of or assert ownership over it. Typically, abandonment can be shown after seven days unattended and unmoved. This law generally does not apply when the registered owner resides in the neighborhood or works nearby.

RV/Camping Parking in Privately Owned Parking Lots

Private property, such as privately owned parking lots are more complicated. Legally, if someone parks their RV or van in a lot, it can stay for as long as the owner intentionally or through inaction permits it. This can be regulated in an ordinance. For example, Lafayette recently approved an ordinance that made it unlawful for an RV or van to take advantage of owner inaction and lack of enforcement by parking/staying overnight on private property in Lafayette.

If an owner has turned a vacant parking lot into a place where they were charging rent and creating an “ad-hoc” RV park, that would be a zoning violation (such use requires a use by special review in most industrial/light industrial districts).

Broomfield does not have specialized regulations for RV parks. They must be in an area properly approved for an RV park and pay appropriate taxes on that business income.

Other Jurisdictions

A [survey](#) of other municipalities demonstrated that regulation of RV/Trailer type vehicles on residential streets is not uncommon. The regulations vary in details, such as: what vehicles are regulated and how long they may remain on the street, whether there are permit exceptions, whether parking on private property is regulated, applicable areas of regulation, etc.

2022 State Law Change - HOAs

In 2022, the Colorado legislature approved House Bill 22-1139 - Homeowners’ Associations Cannot Regulate Use of Public Rights-of-Way. This bill amended Colo. Rev. Stat. § 38-33.3-106.5, the Colorado Common Interest Ownership Act. The law now restricts a HOA from prohibiting the use of a public right-of-way when that use is in accordance with local government’s ordinance and further prohibits a HOA from requiring that public right-of-way be used in a certain manner. This means that, if an association has public streets, it can no longer enforce covenants that might restrict parking of boats, RVs, and other oversized vehicles on those public streets beyond the scope of a local ordinance on the same topic. Similar to non-HOA communities, the only legal recourse for an HOA or resident in an HOA is to contact local law enforcement to file a complaint.

This law only applies to public streets. Restrictions on such vehicles in common areas, private roads or parking lots, driverways, or other areas in the HOA that are not a public street are still permissible.

Policy Considerations

Policy considerations at issue in preparing such an ordinance may include, but are not limited to, the following:

- Regulate parking on all public streets/highways or only in residential zoned areas?
- Only allow for parking adjacent to owned/rented address or anywhere?
- Allow for a permit that provides for a longer period of time? If so, how long? How many permits per person per year? Conditions of the permit?
- What types of vehicles to include in the regulations and how do we define them? All vehicles that provide sleeping accommodations or only ones that exceed certain size limits i.e. vans that can be used to provide accommodations? Small trailers? Larger motor homes?
- How might this impact hotels/motels or short term rentals in Broomfield?

Broomfield Municipal Code

Chapter 8-20

8-20-010 - Definitions.

The following definitions shall apply in the interpretation and enforcement of this chapter:

- (A) *Hobby* means the repairing, reconditioning, or rebuilding of all vehicles which is done for personal enjoyment or entertainment only, with no profits, compensation, or reimbursement of any kind involved.
- (B) *Junk vehicle* means any self-propelled vehicle designed for highway travel under its own power which is not capable of such travel in its existing mechanical condition; or any dismantled, partially dismantled, discarded, wrecked, demolished, or partially demolished vehicle; or any vehicle designed for highway travel not bearing a current license plate or license certificate.
- (C) *Vehicle* means a machine propelled by power other than human power designed to travel along the ground, in the air, or through water by use of wheels, treads, runners, slides, wings, or hulls and to transport persons or property or pull non-self-propelled vehicles or machinery, and includes, without limitation, automobile, airplane, boat, truck, trailer, motorcycle, motor scooter, moped, tractor, buggy, and wagon.

8-20-020 - Junk vehicles prohibited.

- (A) It shall be unlawful for any person to store or keep any junk vehicle or parts thereof on any premises, or within any zoning district, or anywhere within the city unless in a fully enclosed structure.
- (B) In the event of the storage or keeping of such junk vehicles or parts thereof in the city, the persons responsible for the violation of this section shall include the owner of the junk vehicle or parts thereof; the occupant or lessee of the premises where stored or kept; and the owner of such premises.
- (C) Exceptions:
 - (1) Any vehicle registered as a collector's item by the State under the provisions of Section 42-15-101 and 102, C.R.S., provided that such vehicles are maintained in such a manner that they do not constitute a health hazard, a safety hazard, or a fire hazard and are effectively screened from ordinary public view by means of a solid fence, trees, shrubbery, or other appropriate means. Such storage areas shall be kept free of weeds, trash, and other objectionable items.
 - (2) Vehicles stored or kept on the premises of a business enterprise operated in a lawful place and manner when necessary to the operation of such business enterprise, provided that any dismantled, discarded, wrecked, demolished, or partially demolished vehicle is stored in a fully enclosed structure or in a junkyard, as defined in section 17-04-235 of this code, which has been approved in accordance with chapter 17-30 of this code.

Chapter 10-12

10-12-010 - Parking of oversized vehicles on public right-of-way.

No person shall park any vehicle exceeding six feet in height in public rights-of-way in such a manner that any part of that vehicle which exceeds forty-two inches in height shall be:

- (A) Within thirty feet of an intersection or a crosswalk; or

(B) Within ten feet of public or private driveway.

10-12-020 - Parking of oversized vehicles on private property.

No person shall park any vehicle exceeding six feet in height on private property in such a manner that any part of that vehicle which exceeds forty-two inches in height shall be:

(A) Within five feet of the flow-line of public rights-of-way; or (B) Within eighteen inches of the edge of any attached or detached sidewalk in a public right-of-way.

10-12-030 - Obstructing traffic control devices with oversized vehicles.

No person shall park a vehicle in public rights-of-way in such a manner that any part of the vehicle which exceeds six feet in height shall be within thirty feet upon the approach of any speed limit sign located at the side of a roadway. Section 11-1 (4) of the Model Traffic Code shall control parking in the approach of all other traffic control devices.

10-12-040 - Detached trailers.

Trailers, defined as any wheeled vehicle without motive power and designed to be drawn by a motor vehicle, shall not be parked detached from a towing vehicle in any public right-of-way in the city. The provisions of this section shall not apply to authorized police equipment while in use for official purposes.

10-12-050 - Exceptions to parking oversized vehicles.

Restrictions on parking of oversized vehicles prescribed in this chapter do not apply to the following circumstances:

- (A) Oversized vehicles incidental to a commercial enterprise shall be permitted on the premises of such commercial enterprise in B-1, B-2, B-PUD, and A-1 districts.
- (B) Loading or unloading of moving vans or similar type vehicles used for moving of personal goods for a period of twenty-four hours or less.
- (C) Temporary parking for pickup and delivery purposes for a period of four hours or less.
- (D) Construction equipment or machinery employed in any public works project in the city parked at the site of and for the duration of such construction.

10-12-060 - Prohibited uses.

No bus, trailer coach, mobile home, self-propelled motor home, or recreational equipment shall be used for living, sleeping, housekeeping, or preparation of food on any street, traveled roadway, or public right-of-way within the city.

2019 Proposed Broomfield Ordinance - Postponed Indefinitely (Not Approved)

In September 2019, Council considered, and postponed indefinitely, an ordinance prohibiting long term parking of recreational vehicles on any public street. The ordinance would have made it unlawful to park any RV on any public street or highway for more than 48 hours. The proposed ordinance specifically would have prohibited parking an RV on a street unless:

- It is being loaded or unloaded; loading and unloading of a recreational vehicle includes trip preparation or post-trip clean up or minor maintenance; and
- Any loading or unloading, trip preparation, maintenance or clean-up shall be limited to a period of 48 hours in any 14 day period; and
- It is not leaking, discharging, or draining any fluids, such as; sewage, gray water, or any other fluids; and
- It is not connected to any utilities, including electric, water, and sewer, unless parked on private property.

The proposed ordinance would have also made it unlawful to move and re-park a recreational vehicle for the principal purpose of evading enforcement.

The 2019 proposed ordinance was not approved.

Recommendation

Staff will support the direction of Council. Should Council move forward with adding RV parking restrictions to the Code, staff would recommend that the focus be on the size of the vehicle, rather than rely solely on the description of “recreational vehicle” so to address trailers and other oversized vehicles. Staff would also recommend a fine only system that is tied to a specific day requirement, such as 72 hours, and that any prohibition be applied to any public street in Broomfield.

Staff would not recommend a permit process due to the administrative duties and staff resources needed to process, issue, and monitor permits.

Questions For City Council To Consider While Providing Feedback

1. Does Council desire staff to draft an ordinance to address long-term parking of recreational vehicles or other similar large vehicles/campers on streets?

If so,

2. Should the ordinance be drafted to address the size of the vehicle so that large trailers and other oversized vehicles are included in addition to recreational vehicles (RVs)?
3. Should the ordinance address a fine only system tied to a specific timeframe requirement (such as 72 hours) as recommended by staff?
4. Should a permit be required to park an oversized (Recreational Vehicle) on a public street for an extended period of time (permit not recommended by staff)?
5. Should the regulations be drafted to apply to all public streets (recommended) or only residential streets?

| Municipality | Amount of Time Allowed to Be Parked on the Street | Permits | Penalty | Applicable Areas | Vehicles Included |
|------------------------------|---|--|---|---|--|
| Arvada | "Large vehicles" - No time specified - only loading and unloading, making a delivery, or actively serving a property located within 200 feet of the vehicle: "RVs" - 72 hours (cumulative) in a 7 day period | No | Fine - unspecified amount | Any residential district | Large vehicles - 8' w or 25' length; attached trailer; GVW over 10,000 except RVs; truck tractor, semi trailer, dump trunk (<i>not</i> boats, motor homes or travel trailers) Recreational Vehicles - boats, boat trailers, motor homes, tent-trailers, and hauling trailers |
| Boulder | No more than 48 hours on the street of the registered owner or 72 hours if providing a service | Yes - issued by City Manager | 1st violation - \$40 fine 2nd violation - \$50 fine 3rd violation - \$60 fine | Any Street | Camper, Motor Home, Trailer |
| Centennial | No more than 48 hours -- resets upon a 24 hour break from the RV being parked on the street | No | Fine - unspecified amount | Public right-of-way in residential districts of the City of Centennial. | Camper coach, camper trailer, manufactured home, motor home, recreational vehicle, recreational trailer, trailer |
| Denver | No more than 24 hours in a given week (attached). No more than 2 hours for unattached vehicles exceeding 22 feet. | No | Fine - unspecified amount | Public right-of-way adjacent to any property in a residential zone OR single/multiple unit dwelling | Truck with attached camper (> 22 feet), RV, auto and/or boat trailer attached to MV (> 22 feet) |
| Fort Collins | Less than 48 hours while loading and unloading | No | Fine - unspecified amount | Public property, including any portion of a street, alley, highway, or other right-of-way within the City | Motor Vehicle > 20 feet, trailer coach, RV, mobile home, trailer, semi-trailer or truck tractor |
| Longmont | 48 hours | Yes - can apply for a permit exception for up to 7 days (example: grandparent visiting or loading/unloading). No more than 4 permits per year. | Citation may be issued or the vehicle towed. | Public property, including any portion of a highway, street, alley or other right-of-way, | Camper coach, camper trailer, motor home, multi-purpose trailer, trailer coach, recreational vehicle |
| Louisville | 24 hours. Sleeping in recreational vehicles is permitted for up to 14 days in a 6 month period with the adjacent residents permission. | No | \$50 fine | Public right-of-way within a residentially zoned area or on a public right-of-way adjacent to any residence in any zoned district | Truck/bus over 18 feet; truck tractor, trailer or semi-trailer; RV |
| Northglenn | No time specific. Focus is on being permitted. | Yes | \$100 fine | Operation on any public street or area | Any vehicle longer than 25 feet on any roadway, right-of-way, residential property |
| Superior | 48 hours | No | Fine - At least \$20 but no more than \$500 | Public street, alley or right-of-way | Recreational vehicles |
| Thornton | No time specified - only loading and unloading | Yes - 4 permits per year for 72 hour periods for vehicles less than 24 feet or 13,000 lbs. | Notice given with deadline to correct the violation. | Public rights-of-way in residential zoning districts | Recreational vehicles, motor homes and any type of trailer |
| Westminster | 72 hours within any 7 day period unless loading or unloading | No | Fine - "As set by resolution of the City Council." | Varies: public street or highway within any residential district of the City, any street or highway within the City | Trailer, boat, mobile home or motor home (including RV) that is less than 35 feet long |
| Wheat Ridge | Up to 72 hours | Yes - Permit does not exceed 14 days and no more than 1 permit every 6 months for the same vehicle. Parking the RV only, no lodging | Fine - unspecified amount | Residential zone districts: rights -of-way if attached | Detached trailers and recreational vehicles |
| Updated April 2025 | | | | | |