



May 16, 2023

VIA EMAIL

Wesley LaVanchy, Interim Town Administrator  
Town of Eaton  
223 1st Street  
Eaton, CO 80615

**RE: Water Use / Dedication for Development of old Eaton Elementary**

Dear Mr. LaVanchy:

Northern Engineering Services is pleased to submit this memorandum regarding the historical water usage at the old Eaton Elementary School (EES) located at the northwest corner of Collins Street and Maple Ave. In general, information/data as provided herein is based on information received by internal Town staff.

## 1.0 BACKGROUND

The Town of Eaton (Town) was incorporated in 1892, and until 1984, the Town's sole source of water was from wells. Since 1984, the Town has developed a supply of Colorado-Big Thompson (CBT) water shares and the CBT component of North Poudre Irrigation Company (NPIC) water that is treated and delivered by North Weld County Water District (NWCWD). The NPIC agriculture component is rented out annually.

Since the Eaton Elementary School (EES) site was established prior to 1984, specific dedications of CBT were not originally allocated, nor were meters installed for the property. However, on March 3, 1984, the first meter was installed at the EES site and as well as throughout the Town.

## 2.0 WATER DEDICATION REQUIREMENTS

### 2.1 HISTORICAL WATER USE

With changes over the decades to reporting and tracking, water usage data is readily available from November 2005 to the present. However, 17+ years of water use tracking is sufficient for the determination of historical use and trends.

The average annual treated water usage from the full years between 2006 through 2021 is 411,250 gallons/year through a 2-inch meter.

### 2.2 RECOMMENDED WATER DEDICATION

The recommended water dedication is based on historical water usage from 2006 and 2021. Since there has not been a consistent year-over-year trend of water usage, the recommendation is to allow 411,250 gallons (1.26-acre-feet) to be permitted to be utilized for the future development of the property and remain within the current projected uses of the Town so long as the property owner keeps the site active through payment of applicable water bills, such as base rate, usage, etc.

Should additional consumptive water be required, the development shall dedicate raw water as per Town Municipal Code, standards, and policies.

Should a less consumptive water be required, the development would relinquish the additional water balance. For the purposes of understanding the historical uses of this property, the intention is that the historical water use is specific to the property and is not transferrable.



### 2.3 RECOMMENDED TAP DEDICATION

The historical water meter and tap is based on a 2-inch meter. The recommendation is to allow for a 2-inch meter tap to be permitted for use in the future development of the property and remain within the current projected uses of the Town without additional PIF to the development.

Should additional and/or increase of meters and/or taps be required, the development shall be required to pay associated costs as per Town Municipal Code, standards, and policies for requirements above the 2-inch equivalent.

Should a smaller water meter and/or tap size be required, the development shall neither receive credit nor a refund from the Town. The existing water tap and meter is specific to the property and is not transferrable.

If you have any questions or concerns regarding our review of the materials, please do not hesitate to contact me directly at 970.488.1119 or [bcurtis@northernengineering.com](mailto:bcurtis@northernengineering.com).

Sincerely,

**NORTHERN ENGINEERING SERVICES, INC.**

**BRADLEY A. CURTIS, PE, CPM, LEED AP**

Director of Municipal Services / Vice-President

cc: Greg Brinck, Assistant Town Administrator, Eaton

## D. Utilities

Utility Services, including water, sewer, electrical, telephone, gas and fiber optic services were capped and abandoned at the time of facility demolition in 2023.

**Water:** There are existing water mains in all four roadways adjacent to the subject property. The Town provides water. They purchase water wholesale from North Weld County Water District (NWCWD) who treats the Towns Colorado Big Thompson (CBT) water shares. The current recommendation is to allow 1.26-acre-feet to be permitted to be used for future development of the property. Additional water needs will be subject to raw water dedication.

The site is served by a single – 2" metered tap and can be used for future development without additional Plant Impact Fees (PIF) to the development.

There is an existing non-conforming well on the site, which historically has been used for irrigation of the school site as well as the Town Square located east of the site. It is unknown at this time if the well will be available for use for the future development of the site.

*(See appendix E: Water Use / Dedication for Development of old Eaton Elementary, prepared by Northern Engineering (Town Engineer) May 16, 2023 for additional information and detail.)*

**Sewer:** The Town provides sanitary sewer service. The main bisects the site between Collins and 1<sup>st</sup> Street. This is an 8" main that serves the residential areas located north of the site. The sewer line extends into Collins Ave, However, sewer service connections within the property limits are encouraged to avoid construction in Collins Ave. Increased usage beyond historic uses may require additional Plant Investment Fees (PIF).