

HISTORICAL FACTS FOR CEDAR SPRINGS DAM AND RESOURVOR

The Cedar Springs dam was constructed in 1969 of earthen material by David Coleman, dam designer.

Both the dam and the lake are owned by CSIA. The legal rights to the dam and the water were filed May 21, 1970 by William Kling under: Cedar Spring Development Co., 1635 West Florida Avenue, Denver, CO 80223. Water court Case No. W-7530.

The dam is 38 acre/ft and 3 surface acres. It has a dry hydrant for fire mitigation and a corrugated metal pipe for drainage. There is a release valve at the dam. The dry hydrant and release valve are heavily damaged and deemed inoperable by the Colorado State Engineer, John Gautherie . At one time, Bill (?) and Rich Miller had keys for the release valve. Who currently has keys for the release valve which was chained and locked by Chris Brock?

Rehabilitation Alternative Report, DAMID040112, July 23, 2013

Gautherie Engineering, Greeley, 970-330-0855

There was also an inspection by Gautherie Engineering in October 18, 2019 which has not been made available by CSIA although it has been requested several times.

After the 2013 flood, much debris and sediment was deposited in the lake. When speaking with John Gautherie, he also suggested that the lake be cleaned of debris and sediment. Were there any applications for flood relief funds?

An inspection is required by the State of Colorado every 6 years. The next inspection is due in 2025.

According to the State Regulated Dam Regulatory Agency, the Cedar Springs Dam is currently rated as FAIR. The definition of fair is listed as “No existing dam safety deficiencies are recognized for normal operating conditions. Rare or extreme hydrologic and/or seismic events may result in a dam safety deficiency. Risk may be in the range to take further action.”

According to US National Dams, the Cedar Springs Dam is rated as Low Safety. The definition of Low Safety is “those where failure or misoperation results in no probable loss of human life and low economic or environmental losses. Losses are principally limited to owner’s property”.

The lake aerator is located on private property (not CSIA owned). In 2013, it was reported to the CSIA that the typical cost to operate the aerator was \$250 to \$300 per season. It was also reported that the airpump had been rebuilt in 2007. Since I have lived at this property (2017) where the aerator resides, I have not been contacted by CSIA regarding the aerator. CSIA has not communicated in any manner the operation or maintenance of the aerator.

The “Old Firehouse” was “gifted” to the CSIA. What is the value of this asset? Where does the paperwork for this transaction reside?

There are several suggested action items that need to be addressed and completed before 2025. Please find below a list of suggestion compiled from the engineering report and from the 2022 HOA meeting.

1. Replacing or lining the 8 inch diameter drain pipe. (Est \$160,000 in 2013)

2. Open cutting the dam, removal, and replacement of the pipe (Est 360,000 in 2013)
3. Null alternative – selling the water and draining the lake (Est \$197,820 with water value of \$178,000 in 2013)
4. Selling the “Old Firehouse” to obtain funds for matching grant opportunities.
5. Selling the lot below the dam to obtain funds for matching grant opportunities.
6. Selling the lake to a private buyer.
7. Creating a PID or similar governance for the lake, land, Old Firehouse, and aerator.
8. Relocating the aerator to CSIA owned land and upgrading to a solar operated unit.

With the recent passage of the Federal Commission on Wildfire Preparation & Mitigation and new funding available, we as a community should be actively reaching out to find out how to access these funds. Listed below are the Colorado appointees to the Federal Commission on Wildfire Preparation & Mitigation.

Jim Hubbard – Colorado State Forester

Madeline McDonald – Senior Water Scientist at Denver Water

Dan Gibbs – Executive Director Colorado Dept of Natural Resources

Scott Miller – Senior Regional Director SW Region of the Wilderness

Mike Morgan – Divisional Director Colorado Dept of Natural Resources

I have also left messages for people in different departments at the Colorado Water Conservation Board:

Flood & Drought Response Fund – Kat Weismiller 303-866-3441 x3228

Colorado Watershed Restorations Grants – Chris Sturm 303-866-3441 x3236

Colorado legislators for Larimer County who we might want to contact for support:

Mike Lynch (303-866-2907) & Rob Woodward (303-866-4853)

Joe Neguse (202-225-2161) & Lauren Boebert (202-225-4761) (Congress)

I hope that this synopsis is helpful. The only purpose is to help move forward in the efforts to repair, maintain, and enjoy the Cedar Springs dam and reservoir. I am willing to assist in any way that I can.

Thank you,

Dina Pfenning