



Farmlore Reimbursement Agreement- Sable Outfall

City Council – November 18, 2025

City Staff Representative:

Scott Olsen, Director of Utilities

Department:

Utilities



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Project Overview

- Sable Outfall is a regional stormwater outfall that will carry flow from the southeast portion of the City including existing and proposed development.
- Runoff anticipated from Sable Boulevard improvements, Farmlore Development and approximately 500 acres of the Prairie Center Development.
- Farmlore's contractor will install piped portion under Fulton Ditch concurrent with install of a regional sanitary sewer interceptor.

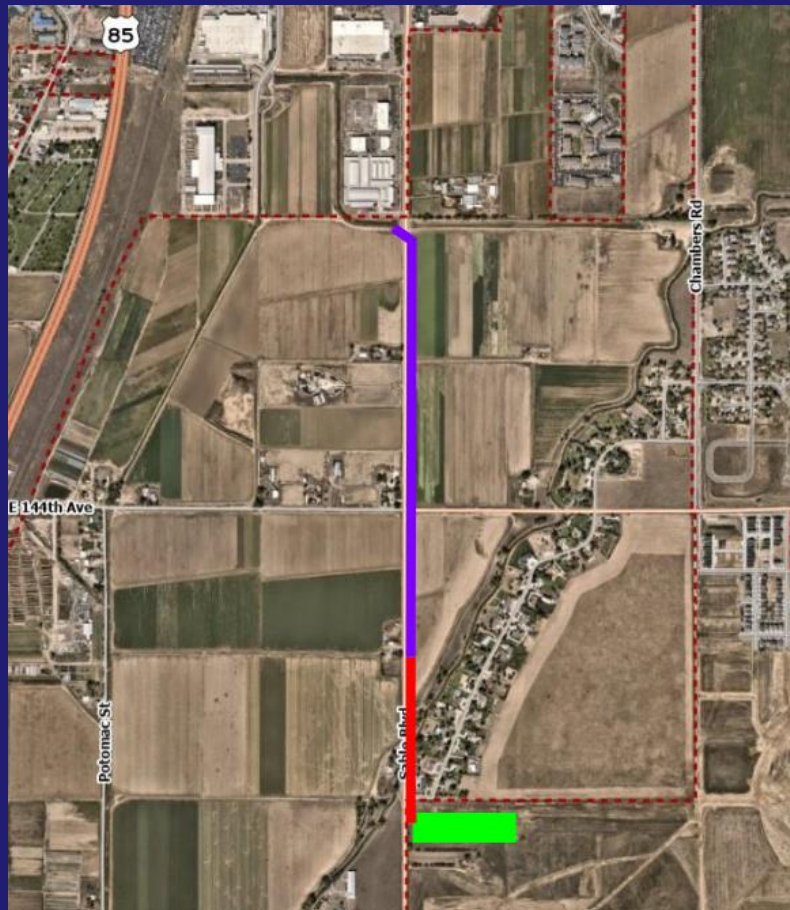


Project Overview

- City and Mile High Flood District will finish design and construct the remainder of the open channel outfall just east of Sable Boulevard next year, which will connect to existing South Outfall Channel at 148th Avenue alignment.
- There are clear cost savings by constructing this portion of the Sable Outfall in conjunction with the sanitary sewer, including cost savings and reduced impact to roadway corridor.



Project Location





Agreement Overview

- City has already designed the piped portion of the Sable Outfall as part of the Sable Boulevard improvements project.
- Farmlore has already designed the regional sanitary sewer interceptor.
- Construction of both utilities was publicly bid, and City has reviewed, and concurs with, costs presented by Three Sons Construction.
- Farmlore will be reimbursed based on actual construction costs. Costs provided in the agreement are anticipated construction costs.



Key Stakeholder Outreach

- Farmlore has been reaching out to impacted residents door-to-door
- Message boards have been installed alerting traveling public to impacts
- City has released numerous communications to residents about upcoming construction activities impacting the area, including video updates, social media postings and public meetings.
- Cone Zone will be updated as project moves forward.

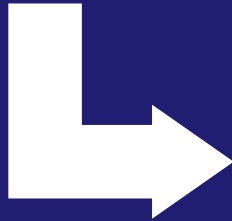
Schedule Overview



Sewer construction along 144th Ave

Nov. '25 – Dec. '25

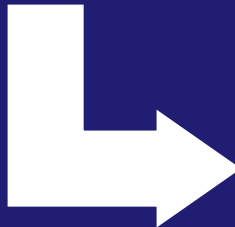
- Traffic impacts to 144th Ave, including full closure approved by Adams County



Sewer construction south on Sable Blvd.

Dec. '25 - Jan. '26

- Traffic impacts to Sable Blvd., including uniform traffic control personnel and single lane closures



Sewer and storm construction under Fulton Ditch

Jan. '26 – Mar. '26

- Traffic impacts to Sable Blvd., including single lane closures due to 30' excavation at edge of roadway



Staff Recommendation

- City staff recommend approval of the resolution as drafted, authorizing the City Manager, or designee, to execute the reimbursement agreement.



Questions

