



Water & Sewer

Stakeholder Report 2025



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Resiliency and Planning Ahead

Greeley has a long history of planning for risk and resiliency and has built a robust system that is well-prepared for the future. This sets Greeley apart from other communities in the West. As 2025 drew to a close, Colorado and the Inter-Mountain west were experiencing close to record low snowfall amounts. This is important in that Greeley and all of Northern Colorado are dependent on mountain snowfall as the source of our water supply.

Variable snowfall amounts are a risk that water users in the mountain west have had to deal with since the first settlements. The amount of mountain snow is a variable (risk) that cannot be controlled. We can only recognize that it will occur and then plan for it. The primary tool for

“Greeley has a resilient water system and wastewater system. The risks are well-known and evaluated on an annual basis. Planning for the future is in Greeley’s DNA and has been since its founding as Union Colony in 1870 – over 150 years ago!”

dealing with low snowfall is storage in reservoirs. Storage reservoirs are the saving accounts to carry you from one year to the next. Over the years Greeley has invested in its own reservoirs and is part of the Colorado Big Thompson Project (CBT). Greeley’s reservoirs include The Milton Seaman Reservoir, five other high mountain reservoirs, and gravel pit storage. Horsetooth Reservoir, Carter Lake, and Lake Granby are all part of the CBT system. New storage projects include the Chimney Hollow Dam and Reservoir and the Terry Ranch Project. These new projects will give Greeley additional storage capacity to help deal with future low snow years.

How resilient is Greeley’s water supply? Since its founding in 1870 as Union Colony, Greeley has continuously invested in water rights, supply and infrastructure. We currently

own water rights in four river basins: the Poudre, the Big Thompson, the Laramie and the Colorado. This geographic distribution provides resiliency to our water supplies. Greeley has two water treatment plants – one in Bellvue on the Poudre River, and the other at Boyd Lake in Loveland, Colorado. These two plants provide redundancy and resiliency. The addition of the Chimney Hollow Reservoir and the Terry Ranch Project will add to our storage resiliency. Years of planning and project development have provided Greeley with a very resilient water system.

Are we planning for the future? The answer is yes. Capital projects for Greeley Water and Wastewater are planned for using a rolling 10-year Capital Improvements Plan (CIP). The CIP is updated each year to be sure the most critical capital projects are being addressed in a timely fashion. On a periodic basis, individual Component Master Plans are also updated to be sure they are up to date. In 2023 Greeley Water formally adopted an Integrated Water Resources Plan (IWRP) that uses the latest in planning methodology. The plan is based on a concept called Scenario Planning. Given that the future is unknown, we develop possible scenarios and then test them on an annual basis. Based on the results of the testing, we can then use Adaptive Management to make any necessary course corrections. The current IWRP identifies four primary drivers. They are Climate Warming, Colorado River Basin Impacts, Water Rights Administration, and Demand Growth. Each of these drivers is evaluated annually for a range of outcomes. Adjustments to long-term plans are then made based the current evaluations.

Greeley has a resilient water system and wastewater system. The risks are well-known and evaluated on an annual basis. Planning for the future is in Greeley’s DNA and has been since its founding as Union Colony in 1870 – over 150 years ago! We are continuing to “Look ahead and plan for others as others have planned for us.”



Harold G. Evans

HAROLD G. EVANS

Chairman, Water and Sewer Board

Business can rely on Greeley Water & Sewer



SCAN THE QR CODE TO WATCH VIDEO

Affordable, clean and reliable water and wastewater services are central to Greeley's mission – and it also supports the City's economic growth strategy. Greeley's raw water program and **industrial water bank** provide a powerful economic incentive for business expansion and new development by providing dependable

supplies and stabilizing long-term water costs. Few communities have made comparable investments to secure water for the future, and Greeley stands out for doing so with market-leading cost control. More than a century of investment in water supply, storage and infrastructure has positioned Greeley for long-term prominence along Colorado's northern Front Range.

The City's 2021 acquisition of the Terry Ranch Aquifer Storage and Recovery (ASR) project has been pivotal for drought preparedness, growth planning and economic development, while maintaining cost discipline Terry Ranch is a scalable water storage asset with access to approximately 2 million acre-feet of high-quality groundwater that is drought-resilient and available when growth, drought or climate conditions increase demand. The project also created 12,100 raw water credits, redeemable with the City of Greeley to support new development and help manage future water costs.

Building on that foundation, Greeley and its partner, Wingfoot Water, recently established a highly competitive raw water bank designed to offer business-friendly, economically favorable water pricing for primary employers that choose to locate, expand and invest in Greeley. The City has a long track record of dependable service for major industrial and corporate users – including Kodak, Leprino Foods, JBS USA, Noosa, Hewlett Packard, Carestream Health and State Farm Insurance – and we are eager to continue expanding that list of corporate primary employers.

The Greeley water and wastewater team and I are proud of our water quality and the City's proactive investments in supply, infrastructure and system redundancy. In this report, we are pleased to share insights into Greeley's strategic advantage: a diverse, resilient water portfolio that strengthens our ability to serve business and industry and to support sustained economic development. Our team is available to answer questions you may have.



SEAN P. CHAMBERS
Director of Greeley Water & Sewer Utilities

2025 Greeley Water & Sewer By-the-Numbers

WATER PIPELINE

3.6

million feet
Monitored and repaired

SEWER PIPELINE

2.1

million feet
Monitored and repaired

8 billion
gallons of water

Treated and distributed per year



Operates 6

high mountain reservoirs,
and owns shares in other
reservoirs and ditch companies



Meters Replaced in 2025

1,057 meters

Total Meters Replaced

27,209 meters



199 miles

of sewer pipes cleaned



8,340 feet

of pipeline replaced



58 water main
leaks repaired

2,242

hydrants
flushed



Water Supply and Water Infrastructure

Greeley’s water resources portfolio and raw water dedication options are designed to be diverse and resilient because the City holds water rights tied to multiple sources across four river basins. Greeley’s treated water comes from the Upper Colorado River, the Poudre Basin, the upper Laramie, and the Big Thompson, with additional supplies planned in the future Terry Ranch.

Greeley’s current raw water supplies come from a diverse mix of sources. Overall, the City’s water supply provides at least twice the water needed to meet today’s municipal demand (about a 2:1 supply-to-demand ratio, on average), as shown in Figure 1. The City’s maximum annual available supply is about three times the current demand (Figure 1).

- **Colorado - Big Thompson Project (C-BT) ownership:** The City of Greeley is the largest municipal owner of Colorado-Big Thompson (C-BT) units.
- **Multiple delivery pathways:** Greeley holds water rights in many ditch systems and uses legal decrees and operational storage to route that water to either of the City’s two water treatment plants.
- **Supply exceeds current demand:** Today, the City has roughly two times the legally entitled municipal water supply compared to current municipal demand.
- **Future drought resilience:** When fully integrated around 2040, Terry Ranch is expected to add up to 2.2 million acre-feet of groundwater supply and storage to strengthen drought resiliency.

10-Year Average Supply & Demand

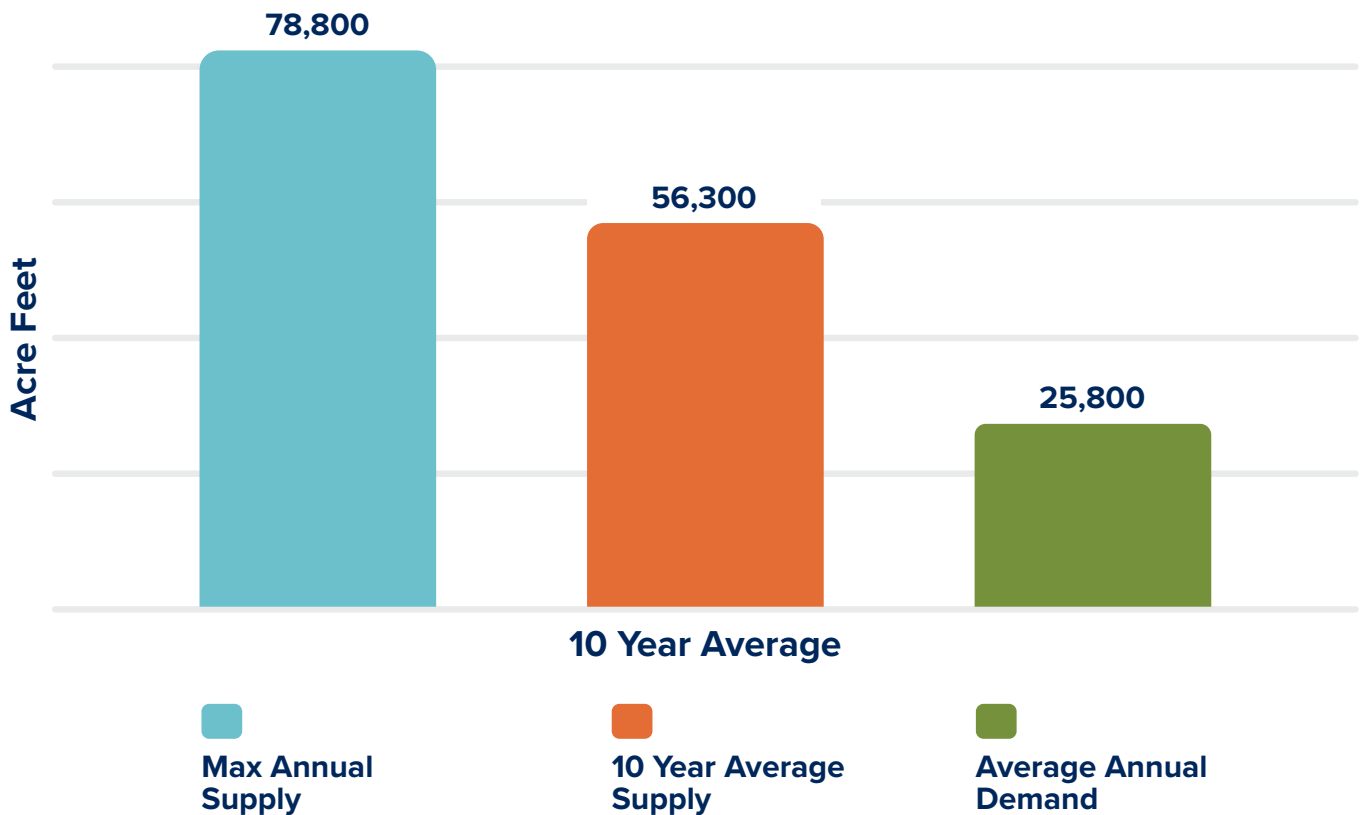


Figure 1 – Shows the historical 10-year average of raw water supply and demands for Greeley.



Economic Development

Greeley has partnered with Wingfoot Water Resources to create a Primary Employer Water Bank to provide companies with an affordable and dependable water supply to help drive job creation and strengthen the local economy. This water bank was made possible by Greeley's 2021 purchase of Terry Ranch, which provides roughly 12,100 raw water credits for new developments in Greeley.

Raw water credits can be redeemed by prospective developers to Greeley to satisfy raw water dedication requirements. The water bank was specifically designed to keep costs low for industries seeking to establish themselves or expand within Greeley, thereby removing a large barrier to job growth.

The Wingfoot partnership and Primary Employer Water Bank seek to make the City of Greeley the premier destination for job-creating industries in the Front Range and aligns with Greeley's mission to build and maintain a diverse and innovative water supply portfolio.

Raw Water Dedication



Greeley Water & Sewer Utilities continues to update its development policies to keep pace with changing development patterns. Recent updates clarify how the City calculates raw water dedication requirements and plant investment fees (PIF) for different housing types across Greeley. Updates to raw water dedication policies help

ensure the City can reliably serve high-density single-family neighborhoods while still encouraging all types of development.

Updated residential PIFs are designed to align fees with a project’s real impact on the water and sewer systems. The changes also reinforce Greeley’s sustainability goals by supporting the appropriate use of non-potable irrigation systems where feasible. Non-potable water use also helps to reduce PIFs and rates for water users.

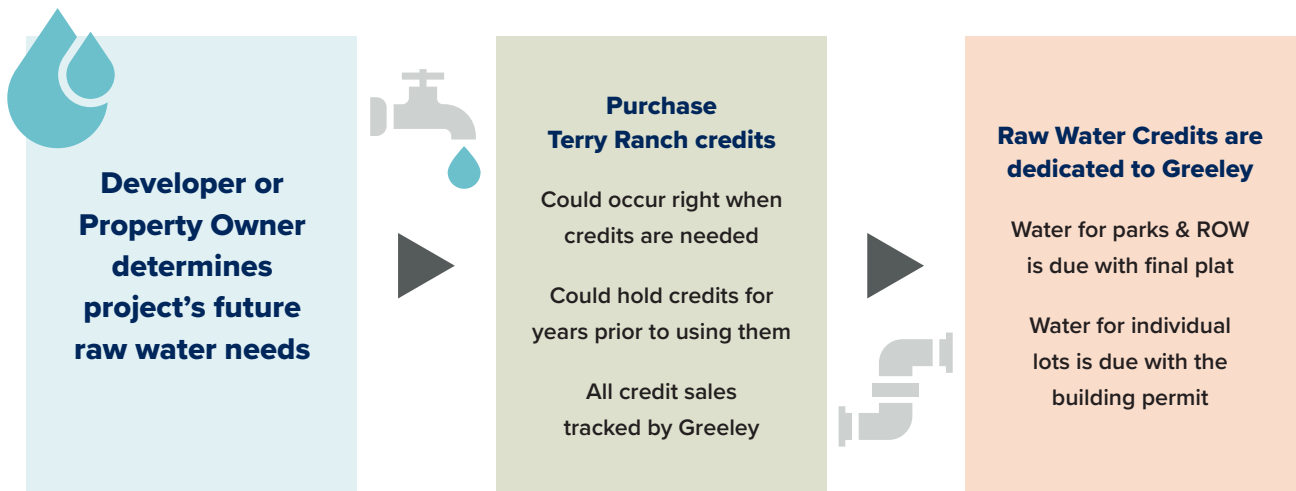
The updated fee structure better aligns with development density; water fees generally decrease as single-family lot sizes get smaller, and sewer PIFs for multifamily projects are now based on the number of units—rather than water tap size—to better reflect actual demand on the sewer system.

Along with the availability of Terry Ranch credits, these updated, right-sized water and sewer fees help make Greeley a competitive, predictable and financially attractive place for new housing, redevelopment and long-term economic growth.



Raw Water for dedication to meet the requirements for development can be purchased in the following ways:

- Purchased at the time of building permit from Greeley’s Cash-in-lieu (CIL) of raw water program. 2026 price = \$57,000/acre foot.
- Purchased in the regional market and dedicated to Greeley, shares of local ditch and irrigation companies that Greeley accepts for raw water dedication (with well-documented dry-up and historical use).
- The City itself does not set the price of Terry Ranch credits, offering price flexibility, unlike the City’s cash-in-lieu (CIL) rate, which acts as a natural ceiling for the price of the raw water credits. As raw water prices escalate throughout the region, Terry Ranch credits enhance Greeley’s appeal to commercial and residential developers. The credits position Greeley as an attractive destination for growth and investment.
- For unique industrial and new primary employer developments, the city, through its water enterprise may be able to make available additional tools, such as the ability to dedicate raw water over time.



Treatment and Storage

Greeley operates two water treatment plants (WTPs)

with a combined treatment capacity of 73 million gallons per day (MGD). The Bellvue WTP provides up to 35 MGD of reliable, year-round capacity, while the Boyd WTP can add an additional 38 MGD to meet peak demands during irrigation season. Figure 3 shows historical monthly average demand and the maximum production levels from both plants. Over the long term, the City plans to expand the Bellvue WTP to 100 MGD, bringing total system capacity 138 MGD.

Because each plant draws from different raw water sources, Greeley’s system is built with strong redundancy that is unmatched in Northern Colorado.

This diversified supply and dual-plant capacity improves reliability during drought, power disruptions, wildfire impacts (as seen in 2020), and other events that can threaten water service—supporting consistent growth, reinvestment and redevelopment across the community.



Monthly Production Demand for March-October by Year (MGD)

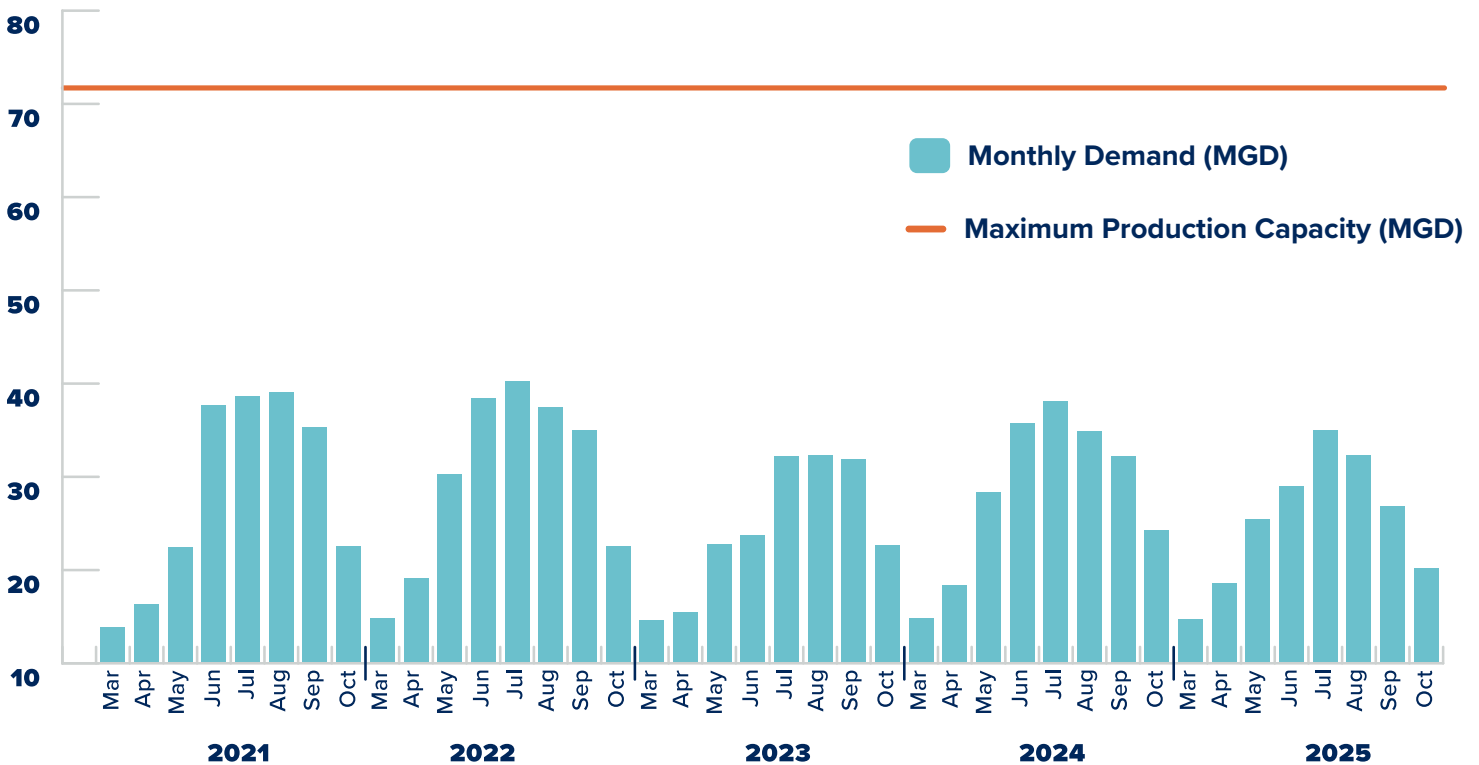


Figure 2 – Greeley’s historical monthly plant production and existing maximum production capacity.



Windy Gap and Chimney Hollow

The Windy Gap Project uses available storage and delivery capacity in the Colorado Big Thompson (C-BT) Project to move Windy Gap water to cities and other users served by the Northern Colorado Water Conservancy District (Northern Water).

In dry years, pumping from Windy Gap is limited because senior water rights in the Colorado River basin have priority. In very wet years, the opposite problem can occur: the C-BT system fills up, and additional water must be released, or ‘spilled’, because there is no more room to store it.

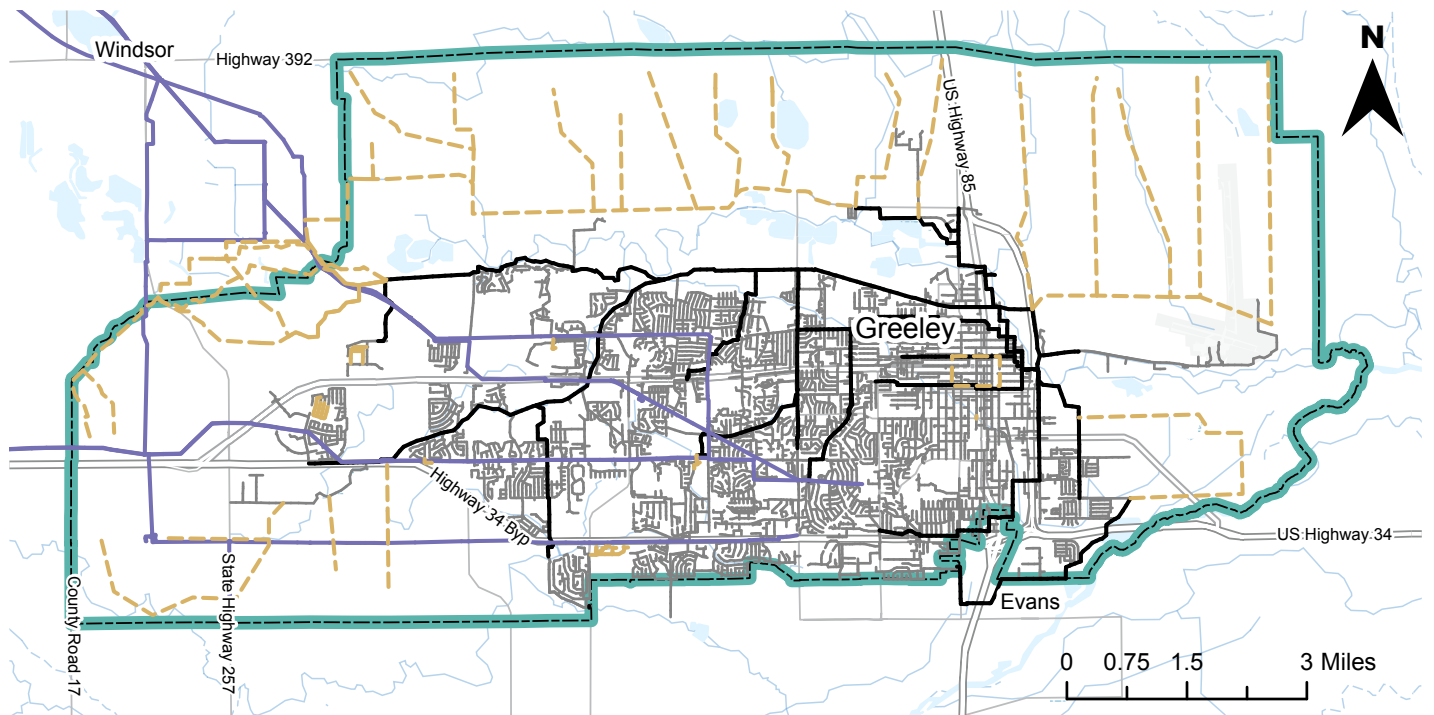
To make Windy Gap supplies more dependable, participants acquired additional storage at the newly built Chimney Hollow Reservoir in Larimer County. Chimney Hollow will store about 90,000 acre-feet of water. The City of Greeley owns 10% of that storage, giving the City a long-term place to store its Windy Gap water and improving the ability to use that supply throughout the year.

Terry Ranch

The City’s 2021 acquisition of the Terry Ranch water supply added a large, drought-resistant groundwater resource to Greeley’s water portfolio. The City plans to use the Terry Ranch aquifer to supplement surface water supplies during drought, wildfire, or other emergencies, helping to maintain reliable service as the community grows.



Wastewater Collections and Treatment Infrastructure and Capacity



Wastewater is treated at the Greeley Water Treatment & Reclamation Facility (WTRF). The WTRF is currently permitted to treat 14.7 MGD but currently averages 7.45 MGD. The next hydraulic expansion is planned for 2034 and will increase treatment capacity to 17.6 MGD. The WTRF is currently permitted for 39,000 pounds of biochemical oxygen demand (BOD) per day, but the plant completed improvements in 2023 to support 45,000 pounds of BOD per day. This will become the new limit once the permit is renewed by Colorado Department of Public Health and Environment (CDPHE).

Greeley has developed its wastewater system and capacity to ensure its commitment to provide wastewater service to all industrial users within the City's Long Range Growth Area.

The City has been upgrading and rehabilitating major treatment processes to improve reliability and to ensure compliance, including the work completed in 2023 to meet the CDPHE's Regulation 85.

The current WTRF capital construction project to be completed in 2027 includes the following: upgrades to

- Current Sewer Main Lines
 - Trunk Line
 - Other Line
 - - - Future Sewer Main Lines
- Transmission Lines
- ▭ Long-range expected growth area (LREGA)

primary clarifiers, replacement of backup generators, headworks upgrades, a new chemical building, and new systems to enhance phosphorus and nitrogen removal.

The City is also making consistent improvements to its wastewater collection system. The North Greeley Sewer project expands capacity for growth areas north of the City and adjacent to the Greeley-Weld Airport. A southwest Greeley interceptor expansion project replaced undersized infrastructure to ensure that vacant and industrial properties had ample wastewater conveyance capacity. On the City's western front, the Windsor Basin trunk main was recently designed and planned for construction in 2027, expanding utility access to west Highway 34 properties with excellent logistics and connectivity to I-25.

Together, these projects are expanding the City's collection system, adding redundancy, ensuring regulatory compliance, and supporting continued business growth in Greeley.



Sourcewater Management and Watershed Health



Greeley is continuing to recover from the historic 2020 fire season. The Cameron Peak and East Troublesome Fires affected all four of the watersheds where the city collects its drinking water. In 2025, key recovery and resilience projects were completed with the U.S. Forest Service (USFS), which manages most of the forested land in

the Poudre River watershed—Greeley’s main drinking water source.

What Greeley worked on in 2025

Recent work focused on upgrading road-and-stream crossings on Bennett Creek.

Bennett Creek is a major tributary to the Poudre River, and it’s also a popular recreation area. Old, undersized crossings were replaced with three new culverts designed

for aquatic organism passage. These new culverts:

- Let the creek handle high flows from spring snowmelt and summer storms more safely.
- Reduce erosion that can damage the stream and send sediment downstream.
- Improve habitat and movement for fish and other aquatic species.
- How this protects Greeley’s drinking water

These crossing upgrades work together with carefully placed logjams that help slow down water and trap ash and fine sediment in the creek and nearby floodplain—before it can move downstream.

This is important because ash and very fine sediment are difficult and expensive to remove once they reach the Bellvue water treatment plant. Keeping that material out of the Poudre River helps protect water quality and reduces treatment challenges.

Greeley Master Planning

The City of Greeley has a long history of effective planning for service reliability, service area expansion and utility system capacity. These planning efforts are ongoing with the current Water Treatment and Transmission Master Plans and Wastewater Treatment Plant Solids Master Plan.

The most recent master plans build on the large breadth of planning work completed in the last five years including:

- *2021 Water Transmission & Distribution Master Plan*
- *2021 Non-Potable Water Master Plan*
- *2021 Sanitary Sewer Master Plan*
- *2023 Integrated Water Resources Plan*
- *2025 SCADA Master Plan.*

These master planning efforts ensure that Greeley's water distribution system can accommodate future industrial and commercial demands and residential growth. Greeley can provide flows of up to 40 MGD by gravity and up to 80 MGD in the future with the addition of pumping facilities adjacent to the City's large capacity potable transmission mains. These mains serve users such as Carestream, Kodak and the Great Western Industrial Park (GWIP) industrial area.

The Water and Sewer Department is actively implementing its 2023 Integrated Water Resource Plan (IWRP). The IWRP is the long-term strategy for securing sustainable and affordable water supplies. For ratepayers and the broader business community, this planning directly supports economic development by helping to ensure that existing employers and future investment can depend

on a water system that is prepared for growth across Northern Colorado. The IWRP takes a comprehensive look at the City's raw water supply system and forecasts future demand.

A central part of the IWRP is the Adaptive Plan, which is designed to be flexible as conditions change. Instead of relying on a single long-range prediction, the assumptions are revisited and the approach is adjusted based on new data, emerging trends and real-world conditions. The Adaptive Plan focuses on long-term trends, including climate change, water rights and supply system impacts.

- The Adaptive Plan will ensure that the system remains resilient and flexible in the face of uncertainties with the following:
- Monitoring significant water resource drivers
- Evaluating the need for the Terry Ranch Aquifer
- Updating the implementation plan for Terry Ranch
- Assessing water rights changes and acquisitions
- Reviewing other water resource opportunities

The Adaptive Plan provides a proactive approach to managing Greeley's long-term water supply. This dynamic strategy guides the City's response to new challenges, such as changes in demand and regional water system disruptions, by adjusting project timelines, acquisition strategies, and infrastructure planning as necessary.

These key actions will ensure that Greeley remains prepared for the future. Through continuous monitoring and adjustment, Greeley's water supply planning will remain adaptable, sustainable and capable of meeting the needs of its growing population.



Greeley Water & Sewer

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