

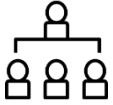
Water and Sewer Board

Regular Meeting

City Council Chambers – City Center South

1001 11th Ave August 19, 2026 at 2:00 p.m.

Regular meetings of the Water and Sewer Board are held **in person** on the 3rd Wednesday of each month in the City Council Chambers, 1001 11th Avenue, Greeley, Colorado.



Members of the public may attend and provide comment during public hearings.



Written comments may be submitted by US mail or dropped off at the Water and Sewer office located at 1001 11th Avenue, 2nd Floor,



Greeley, CO 80631 or emailed to wsadmin@greeleygov.com. All written comments must be received by 10:00 a.m. on the date of the meeting.



Meeting agendas and minutes are available on the City's meeting portal at <https://greeleyco.portal.civicclerk.com>

IMPORTANT – PLEASE NOTE

This meeting is scheduled as an **in-person session only**. If COVID, weather, or other conditions beyond the control of the City dictate, the meeting will be conducted virtually and notice will be posted on the City's CivicClerk meeting portal by 10:00 a.m. on the date of the meeting (<https://greeleyco.portal.civicclerk.com/>).

In the event it becomes necessary for a meeting to be held virtually, use the link below to join the meeting via Zoom. <https://greeleygov.zoom.us/j/81782466253>

For more information about this meeting or to request reasonable accommodations, contact the administrative team at 970-350-9801 or by email at wsadmin@greeleygov.com





Water & Sewer Board

August 19, 2026 at 2:00 p.m.

1001 11th Avenue, City Center South, Greeley, CO 80631

Agenda

1. Roll Call: _____ Chairman Harold Evans _____ Vice Chairman Mick Todd
 _____ Ms. Cheri Witt-Brown _____ Mr. Fred Otis
 _____ Mr. Joe Murphy _____ Mr. Tony Miller
 _____ Mr. Matt Anderson _____ Mayor Dale Hall
 _____ Mr. Brian McBroom _____ Mr. Kirk Jones
2. Approval of Minutes
3. Approval of the Agenda
4. Welcome New Employees and Promotions
5. Resolution Authorizing filing an application to adjudicate the ground water rights underlying the State Land Board Lands
6. Water Supply Update
7. Legal Report
8. Director's Report
9. Such Other Business That May Be Brought Before the Board Added to This Agenda by Motion of the Board
10. Adjournment



If, to effectively and fully participate in this meeting, you require an auxiliary aid or other assistance related to a disability, please contact the Water and Sewer Department administrative staff at 970-350-9801 or wsadmin@greeleygov.com

**City of Greeley
Water and Sewer Board
Minutes of July 15, 2026
Regular Board Meeting**

Chairman Harold Evans called the Water and Sewer Board meeting to order at 2:00 p.m. on Wednesday July 15, 2026.

1. Roll Call

The Clerk called the roll and those in attendance included:

Board Members:

Chairman Harold Evans, Vice Chairman Todd, Fred Otis, Joseph Murphy, Cheri Witt-Brown, Mayor Dale Hall, City Manager Brian McBroom (arrived at 3:13 pm), Director of Finance Kirk Jones

Water and Sewer Department Staff:

Director Sean Chambers, Deputy Director of Utility Finance and Customer Service Erik Dial, Deputy Director of Water and Wastewater Operations and Maintenance Rebecca Andrus, Deputy Director of Water Resources Leah Hubbard, Chief Engineer Adam Prior, Executive Assistant Gigi Allen, Administrative Assistant IV Tracy Simon, Administrative Assistant III Clarissa Roman, Water Resource Operations Manager Brian Von Seggern, Water Resource Administrator I Eric Clark, Utility Finance Manager Virgil Pierce, Water Efficiency Manager Ben Schaffer, Water Resource Administrator III Will Ettema, Water Resource Administrator II Morgan Effrein, Source Water Supply Manager Cole Gustafson, Regional Water Affairs Project Manager Kelen Dowdy, Utility Finance Data Analyst Intern Sebastian Groom, Civil Engineer IV Cort Nickel, Water Enterprise Financial Analyst Crystal Sanchez

Legal Counsel:

Deputy City Attorney Jerree Swanson (arrived at 2:14 pm), Assistant City Attorney II Ned Chapin (arrived at 3:17 pm.), Supervising Senior Environmental and Water Resources Attorney Dan Biwer, Environmental & Water Resources Attorney II Jessie Raybon, Outside Council to the Board Carolyn Burr

Guests:

Communication Specialist II Cory Channell, Deputy City Manager Bret Naber, Moses Wittemyer Harrison & Woodruff Attorney Adam Fisher

2. Approval of Minutes

Mr. Otis made a motion, seconded by Mr. Miller to approve the June 2026 Water and Sewer Board meeting minutes. The motion carried 6-0.

3. Approval of Agenda

There were no changes to the agenda.

4. Welcome New Employees and Promotions

Director Sean Chambers provided an introduction of new Water and Sewer Department employees.

5. Review and Recommend to City Manager the Water and Sewer 2027 Budget

Erik Dial and Virgil Pierce presented the 2027 operating budget and the ten-year capital program that staff prepared for review by the Water and Sewer Board. The operating and capital budgets were prepared with an eye to the future, incorporating capital improvements from master plans and meeting the high level of service expected when providing water and sanitary sewer services. The enclosed capital budgets meet the regulatory, rehabilitation, and long-range growth needs of the City's water and sewer services while being mindful of the rates that Greeley's citizens pay. Projects such as the Water & Sewer F Street Operations Facility are being delayed further to decrease rate impacts for customers. The proposed budget and 10-Year Capital plan can be supported with a 4.5% rate increase for Water and a 3.0% rate increase for Sewer.

On average, residential water bills will increase approximately \$1.86/month and residential sewer bills will increase approximately \$1.18/month for a total water and sewer bill increase of \$3.04/month. Residential customer water use continues to decline and the assumed volume per account decreased from 118 thousand gallons (kgal) per year to 115 kgal per year. The water Plant Investment Fee (PIF) for a 3/4" tap will increase by \$1,900 to \$18,800 and the sewer PIF will increase by \$700 to \$9,750.

Vice Chairman Todd moved that the Water and Sewer Board approve and recommend to the City Manager the Water and Sewer 2027 Operating and Capital Budget. Mr. Otis seconded the motion. The motion carried 6-0.

6. Legal Report

Carolyn Burr of Welborn Sullivan Meck & Tooley, P.C., outside counsel for the Greeley Water & Sewer Board, provided the Legal Report update to the Board.

1. Based on review of the May 2026 Water Court Resume in Div. 1, staff and water counsel did not recommend filing statements of opposition to any new water court applications in the month of July.
2. Update on Nebraska v. Colorado – Perkins Canal

7. Director's Report

The Director provided the Water & Sewer Board with a summary of water resources and utility policy events and updated the Board on notable utility activities.

Bret Naber left the meeting at 3:19 pm

8. Such Other Business That May Be Brought Before the Board and Added to This Agenda by Motion of the Board

No other items were brought before the Board.

9. Executive Session

Chairman Evans moved that the Board adjourn the public portion of this July 15, 2026 Water and Sewer Board meeting and hold an executive session to address the following matters as provided by C.R.S. § 24-6-402(4)(b) and (e) and Greeley Municipal Code § 2-151(a)(2) and (5):

1. For the purposes of obtaining legal advice, determining positions relative to matters that may be subject to negotiations, developing strategy for negotiations, and instructing negotiators on matters related to the Halligan Water Supply Project 401 Water Quality Certification; and
2. For the purposes of obtaining legal advice, determining positions relative to matters that may be subject to litigation or negotiations, developing strategy for litigation or negotiations, and instructing negotiators on matters related to Water Division 1 Case Nos. 19CW3253 and Case 21CW3185; and
3. For the purposes of obtaining legal advice, determining positions relative to matters that may be subject to litigation or negotiations, developing strategy for litigation or negotiations, and instructing negotiators on matters related to Case No. 25CV30355 (City of Greeley v. Town of Windsor) and the associated settlement discussions.

Chairman Evans stated for the record, the motion passed. The public portion of this meeting was adjourned.

Roll call was taken and those present were:

Chairman Evans, Vice Chairman Todd, Cheri Witt-Brown, Joe Murphy, Fred Otis, City Manager Brian McBroom, Director of Finance Kirk Jones, Mayor Dale Hall

Legal counsel present during Executive Session were:

Deputy City Attorney Jerrae Swanson, Environmental and Water Resources Attorney, Dan Biwer, Environmental and Water Resources Attorney, Jessie Raybon, Assistant City Attorney, Ned Chapin and Outside Counsel to the Water and Sewer Board, Carolyn Burr and Outside Counsel from Moses Wittemyer Harrison & Woodruff Attorney Adam Fisher

Staff present during the portion of Executive Session for the Halligan Water Supply Project 401 Water Quality Certification:

Director Sean Chambers, Source Water Supply Manager Cole Gustafson, Regional Water Affairs Project Manager Kelen Dowdy, Deputy Director of Water Resources Leah Hubbard and Water Quality Manager Michaela Jackson

Staff present during the portion of Executive Session for Water Division 1 Case Nos. 19CW3253 and Case 21CW3185:

Director Sean Chambers, Deputy Director Leah Hubbard and Water Resource Administrator II Morgan Effrein

Staff present during the portion of Executive Session for Case No. 25CV30355 (City of Greeley v. Town of Windsor) and the associated settlement discussions:

Director Sean Chambers, Deputy Director and Utility Finance and Customer Service Erik Dial, and Deputy Director and Chief Engineer Adam Prior

10. Adjournment

The public session of the meeting ended at 3:36 pm.

Jerrae Swanson left the Executive Session at 4:15 pm

The Executive Session portions of the meeting ended at 5:15 pm

Harold Evans, Chairman

Brian McBroom, Board Secretary



Agenda Summary

August 19, 2026

Key Staff Contact: Sean Chambers, Water & Sewer Director

Title:

Welcome New Employees and Promotions

Summary:

Promotions:

Ryan Montanez - Plant Operator C to Plant Operator B - Wastewater

Dominick Braccio - Plant Operator C to Plant Operator B - Boyd WTP

New Hires:

Nathan Manley - Environmental and Water Resources Attorney I

Joshua Garcia - Maintenance Mechanic III - WTRF

Dan O'Neil - Seasonal - Boyd WTP

Abigail Valdivia Ramirez - Customer Care Representative

Aleigha Salazar - Customer Care Representative

Recommended Action:

None.

Recommended Motion:

None.

Attachments:

1. August New Hires and Promotions

Welcome New Employees

August 19, 2026

Promotions and New Employees

Promotions:

Ryan Montanez -
Dominick Braccio -

Plant Operator C to Plant Operator B - Wastewater
Plant Operator C to Plant Operator B - Boyd WTP

New Hires:

Nathan Manley -
Joshua Garcia -
Dan O'Neil -
Abigail Valdivia Ramirez
Aleigha Salazar -

Environmental and Water Resources Attorney I
Maintenance Mechanic III - WTRF
Seasonal - Boyd WTP
Customer Care Representative
Customer Care Representative





Agenda Summary

August 19, 2026

Key Staff Contact: Leah Hubbard, Deputy Director of Water Resources, Jim Noble, Wellborn, Sullivan, Meck & Tooley

Title:

Resolution Authorizing filing an application to adjudicate the ground water rights underlying the State Land Board Lands

Summary:

Staff recommends approval of the Resolution authorizing the City of Greeley, acting through its Water and Sewer Board, to file a Water Court application jointly with the Colorado State Board of Land Commissioners for nontributary groundwater rights associated with State Land Board property in Weld County. The application seeks a determination of nontributary groundwater rights in the Upper Laramie Aquifer underlying approximately 10,495 acres of State Land Board property in Weld County for approximately 1,102,826 acre-feet of groundwater, equivalent to 11,028 acre-feet over a 100-year aquifer life.

Under a State Land Board groundwater production lease, Greeley has the State Land Board's consent to adjudicate, permit, withdraw, develop, and use groundwater from the Upper Laramie Aquifer beneath the leased lands. The proposed Water Court application would seek to obtain a decree from the District Court, Water Division No. 1, confirming that the groundwater is non-tributary and quantifying the amount legally available for withdrawal and beneficial use.

This action supports Greeley's long-term water supply planning by preserving an additional potential water resource for future municipal and other lawful uses.

Recommended Action:

Staff recommends Greeley Water and Sewer Board approve filing of the State Land Board Non-Tributary water rights application

Recommended Motion:

"I move the Board adopt the enclosed Resolution concerning the adjudication, permitting, withdrawal, and use of nontributary groundwater rights in the Upper Laramie Aquifer underlying certain lands owned by the Colorado State Board of Land Commissioners in Weld County, Colorado"

Attachments:

1. Resolution Authorizing Water Court Application for Water Underlying State Land Board Parcels
2. COG-SLB Nontributary App GW W&S Bd Resolution
3. Clean Greeley-SLB Nontributary Application
4. Exhibit B - Overlying Lands of SLB Parcels Leased to Greeley



Resolution Authorizing Application to Adjudicate Groundwater Rights Underlying the State Land Board Parcels

**Jim Noble
Welborn, Sullivan, Meck, & Tooley**

Water & Sewer Board, August 19th, 2026

Agenda



1. Background
2. Application Overview
3. Resolution
4. Staff Recommendation

Purpose: Resolution authorizing to file a water court application to adjudicate groundwater rights underlying the State Land Board lands

Background

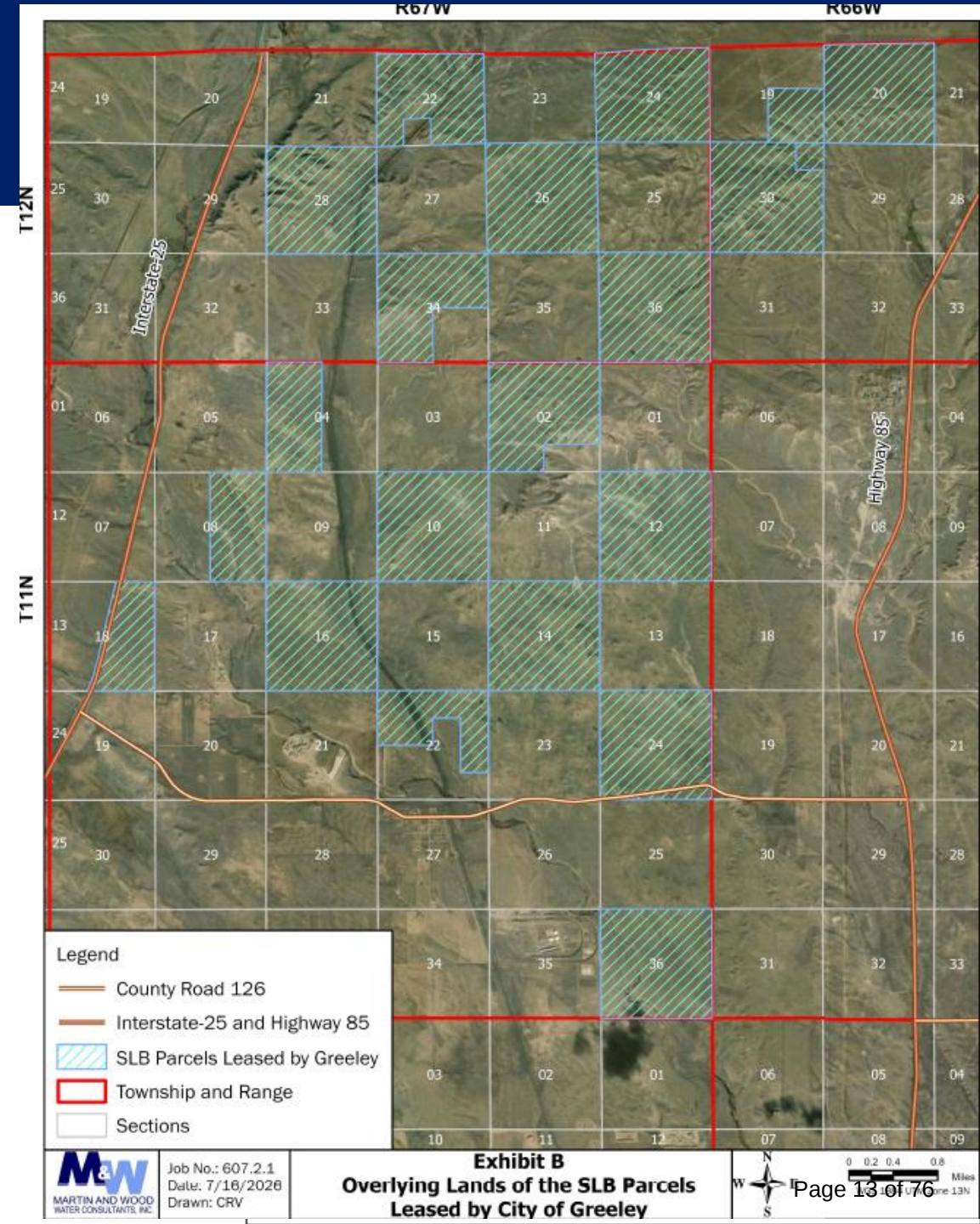
The State Land Board Groundwater Production Lease No. OT-111631 is b/w the Colorado State Board of Land Commissioners and the City of Greeley

- Amended lease supersedes the 2018 lease with Wingfoot Water Resources, LLC, which was assigned to Greeley in 2021. Lease was executed July 9th, 2026.

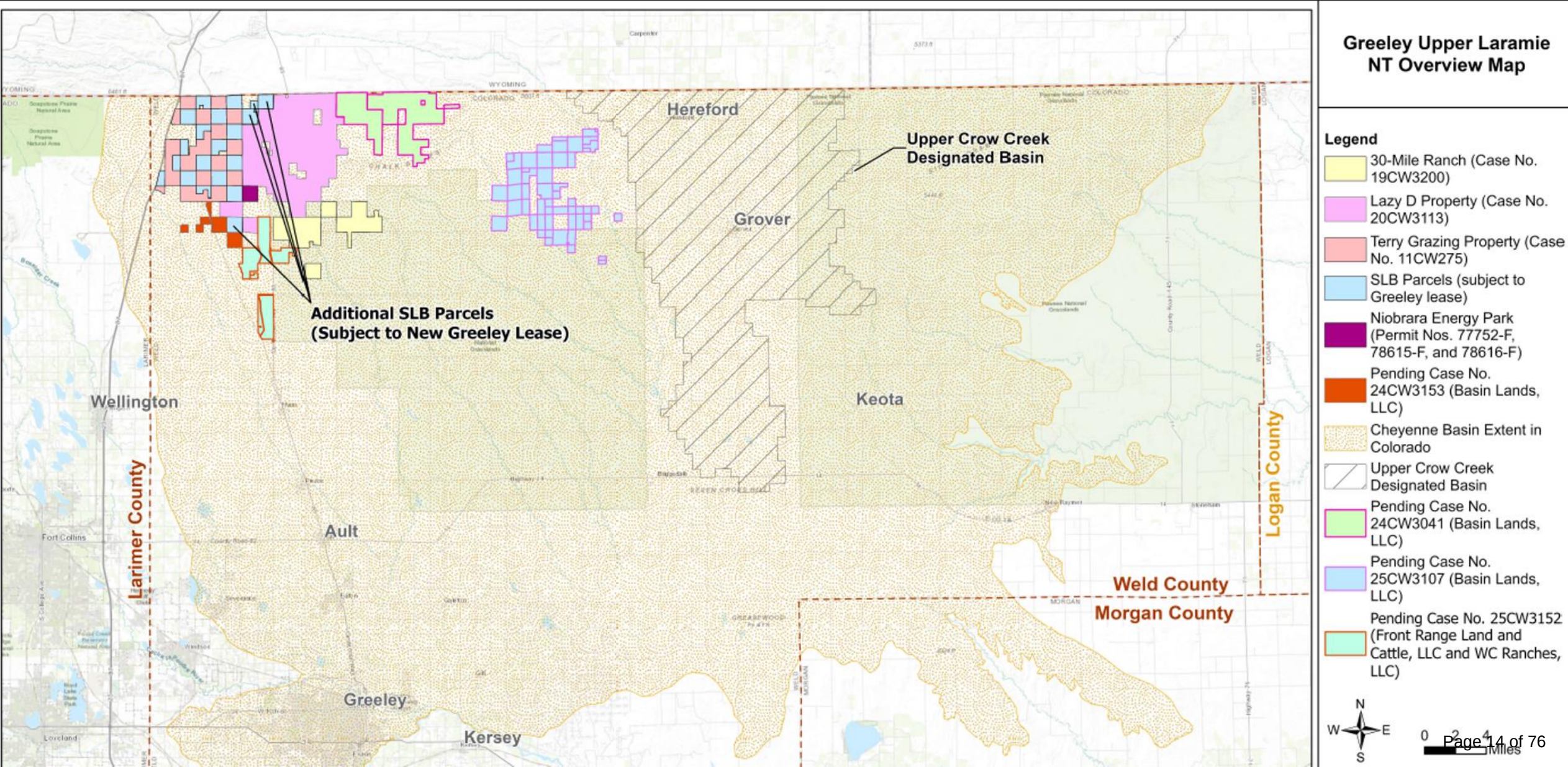
Grants exclusive right to develop and use nontributary groundwater from the Upper Laramie Aquifer underlying State Land Board lands in Weld County

- Covers both the original leased lands and additional leased lands; together, the overlying lands total approximately 10,495 acres.

Greeley is responsible for obtaining any required Water Court decrees, well permits, augmentation plans, or substitute water supply plans at its expense, with the State Land Board participating as co-applicant and receiving review/comment opportunities before filings



Background



Application Overview

Co-applicants

- City of Greeley
- Colorado State Board of Land Commissioners

Purpose

- Water Court determination of nontributary groundwater rights in the Upper Laramie Aquifer

Overlying land

- ~10,495.42 acres in Weld County owned by the State Land Board

Aquifer

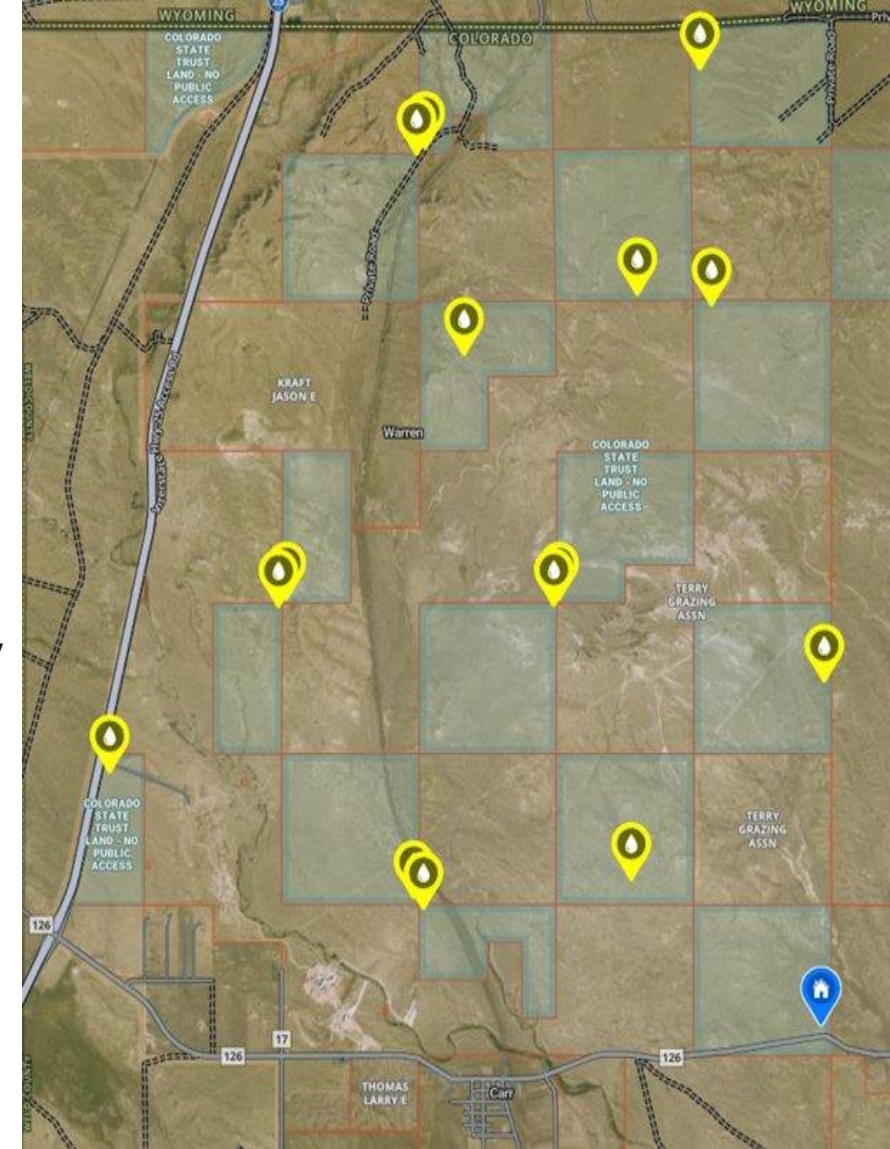
- Upper Laramie formation

Estimated supply

- ~1,102,826 acre-feet total; 11,028.26 acre-feet/year over 100 years

Requested administration

- one or more wells anywhere on the leased lands; wells treated as a well field





Resolution

Confirms

- Board authority under City Charter Section 17-4 to acquire, develop, lease, and protect water supplies

Recognizes

- State Land Board Lease No. OT-111631 and consent for Greeley to adjudicate, permit, withdraw, and use groundwater

Authorizes

- Filing the Water Division No. 1 application with the State Land Board as co-applicant

Acknowledges

- Engineering analysis supporting nontributary character under C.R.S. § 37-90-103(10.5)

Notes final quantities and terms remain subject to Water Court decree and permitting

Staff Recommendation

Approve the Resolution to file a water court application to adjudicate groundwater rights underlying the State Land Board parcels



**THE CITY OF GREELEY, COLORADO
ACTING BY AND THROUGH ITS WATER AND SEWER BOARD**

RESOLUTION 3, 2026

**A RESOLUTION CONCERNING THE ADJUDICATION, PERMITTING,
WITHDRAWAL, AND USE OF NONTRIBUTARY GROUNDWATER RIGHTS IN THE
UPPER LARAMIE AQUIFER UNDERLYING CERTAIN LANDS OWNED BY THE
COLORADO STATE BOARD OF LAND COMMISSIONERS IN WELD COUNTY,
COLORADO**

WHEREAS, the City of Greeley (“City” or “Greeley”) is a Colorado home-rule municipality empowered pursuant to Sections 1 and 6 of Article XX of the Colorado Constitution to, *inter alia*, construct, purchase, acquire, lease, add to, maintain, conduct, and operate water works and everything required therefor, within or without its territorial limits; and

WHEREAS, Section 17-4 of the City of Greeley City Charter empowers and requires the City of Greeley Water and Sewer Board (“Board”) to acquire, develop, convey, lease, and protect water and sewer assets, supplies, and facilities; and

WHEREAS, the Colorado State Board of Land Commissioners (“State Land Board”) owns certain lands in Weld County, Colorado, consisting of approximately 10,495.42 acres and including portions of Sections 19, 20, and 30, Township 12 North, Range 66 West of the 6th P.M.; Sections 22, 24, 26, 28, 34, and 36, Township 12 North, Range 67 West of the 6th P.M.; and Sections 2, 4, 8, 10, 12, 14, 16, 18, 22, 24, and 36, Township 11 North, Range 67 West of the 6th P.M. (“Overlying Land”); and

WHEREAS, pursuant to State Land Board Groundwater Production Lease No. OT-111631, dated July 9, 2026 (“State Land Board Lease”), Greeley is leasing and has the State Land Board’s consent to adjudicate, permit, withdraw, and use groundwater from the aquifer occurring in the Upper Laramie formation (“Upper Laramie Aquifer”) underlying the Overlying Land; and

WHEREAS, the City and the State Land Board intend to file, as co-applicants, an application in Colorado Water Court Division No. 1, for determination of rights to nontributary groundwater located outside of a designated groundwater basin, underlying the Overlying Land, a draft of which was presented to the Board at its meeting held on August 19, 2026; and

WHEREAS, the contemplated application seeks a determination of the nontributary character and quantity of groundwater in the Upper Laramie Aquifer underlying the Overlying Land that is available to Greeley for withdrawal and beneficial use under the State Land Board Lease; and

WHEREAS, Greeley’s engineering consultants have conducted aquifer testing and analyses and reviewed available data and analyses concerning the Upper Laramie Aquifer, including data and analyses conducted for previous applications for determinations of nontributary water rights in the Upper Laramie Aquifer, and based on Greeley’s engineering consultants’ analysis of that information Greeley believes that the groundwater in the Upper Laramie Aquifer underlying the

Overlying Land meets the definition of nontributary groundwater as defined in C.R.S. § 37-90-103(10.5); and

WHEREAS, based on currently available data, Greeley's engineering consultants estimate that approximately 1,102,826 acre-feet of groundwater, or an average annual amount of approximately 11,028.26 acre-feet based on an aquifer life of 100 years, is available from the Upper Laramie Aquifer underlying the Overlying Land, subject to revision based on better or additional data and any decree entered by the Water Court; and

WHEREAS, the contemplated application requests the right to construct wells and use the subject groundwater for all beneficial uses, including but not limited to agricultural, domestic, irrigation, municipal, commercial, stock watering, industrial, and augmentation uses, and further requests the right to store, use, and reuse the water to extinction on or off the Overlying Land by co-applicants or others to whom the co-applicants may lease, sell, assign, or otherwise provide the water, consistent with the terms of their leases; and

WHEREAS, the Board finds that adjudication, permitting, withdrawal, development, and use of the Upper Laramie Aquifer groundwater underlying the Overlying Land pursuant to the State Land Board Lease will assist the City in acquiring, developing, protecting, and managing water supplies and water assets for the benefit of the City's integrated water supply system; and

WHEREAS, the Board desires to memorialize the City's intent concerning the contemplated Water Court application and related actions necessary to adjudicate, permit, withdraw, develop, use, store, reuse, lease, sell, assign, or otherwise provide the nontributary groundwater rights in the Upper Laramie Aquifer underlying the Overlying Land, consistent with the State Land Board Lease and any Water Court decree.

NOW, THEREFORE, BE IT RESOLVED BY THE WATER AND SEWER BOARD OF GREELEY, COLORADO:

Section 1. The City of Greeley hereby approves and authorizes the filing and prosecution, jointly with the Colorado State Board of Land Commissioners as co-applicant, of an application in the Colorado Water Court Division No. 1, for a determination of rights to nontributary groundwater in the Upper Laramie Aquifer underlying the Overlying Land.

Section 2. The City of Greeley hereby confirms its intent to adjudicate, permit, withdraw, develop, and use the nontributary groundwater in the Upper Laramie Aquifer underlying the Overlying Land pursuant to the State Land Board Lease, C.R.S. §§ 37-92-302 and 37-90-137, and any decree entered by the Water Court.

Section 3. The City of Greeley hereby authorizes the requested determination that the groundwater in the Upper Laramie Aquifer underlying the Overlying Land is nontributary groundwater as defined in C.R.S. § 37-90-103(10.5), and the quantification and adjudication of the groundwater rights in the Upper Laramie Aquifer underlying the Overlying Land that the co-applicants are entitled to develop and use, exclusive of any artificial recharge.

Section 4. The City of Greeley hereby authorizes pursuit of a decree recognizing the right to withdraw the legally available groundwater from the Upper Laramie Aquifer underlying the Overlying Land at an annual rate determined by the Water Court based on an aquifer life of 100

years, including, based on currently available data, an estimated total volume of approximately 1,102,826 acre-feet and an estimated average annual amount of approximately 11,028.26 acre-feet, subject to revision based on better or additional data, retained jurisdiction, the State Land Board Lease, and the final decree entered by the Water Court.

Section 5. The City of Greeley hereby authorizes pursuit of a decree that includes all of the relief requested in the contemplated water court application, a draft of which was presented to the Board at its meeting held on August 19, 2026.

Section 6. City staff, consultants, and legal counsel are hereby authorized and directed to take all steps necessary or appropriate to complete the adjudication, permitting, withdrawal, development, and use of the nontributary groundwater rights described above, including, without limitation, filing and prosecuting applications in the Division 1 Water Court, filing well permit applications, providing notices, preparing and submitting technical reports and other evidence, negotiating and executing stipulations or other case-resolution documents as appropriate, and resolving any opposition to such applications in the best interest of the City.

Section 7. City staff, consultants, and legal counsel are hereby further authorized and directed to meet, consult, and negotiate with the State Land Board, water users, governmental entities, and other persons or entities as necessary or appropriate for the adjudication, permitting, withdrawal, development, conveyance, storage, use, reuse, lease, sale, assignment, or other provision of the nontributary groundwater rights described above, and for the development and use of any wells, well fields, pipelines, storage facilities, treatment facilities, points of delivery, or other facilities and structures deemed necessary or appropriate by City staff, consultants, and legal counsel. Such facilities and operations shall be conceived and planned to be operated as component parts of the City's integrated water supply system.

Section 8. Any steps taken by City staff, consultants, and legal counsel for the purposes described in this Resolution prior to the passage of this Resolution are hereby confirmed and ratified.

PASSED AND ADOPTED, SIGNED AND APPROVED THIS ____ DAY OF _____, 2026.

ATTEST:

CITY OF GREELEY WATER AND SEWER BOARD

Secretary to the Board

Chairman of the Board

<i>Attorneys for the Colorado State Board of Land Commissioners:</i> PHILIP J. WEISER, Attorney General Ema I. G. Schultz, Second Asst. Attorney General, # 40117 Christian Aggeler, Senior Asst. Attorney General, # 38146 Colorado Department of Law 1300 Broadway, 10th Floor Denver, Colorado 80203 (720) 508-6000 ema.schultz@coag.gov christian.aggeler@coag.gov	
APPLICATION FOR NONTRIBUTARY UNDERGROUND WATER RIGHTS IN THE UPPER LARAMIE AQUIFER	

1. Name, mailing address, email address, and telephone number of Co-Applicants.

The City of Greeley, acting by and through its Water and Sewer Board (“Greeley”)
c/o Leah Hubbard, Deputy Director of Water Resources
1001 11th Avenue, 2nd Floor
Greeley, Colorado 80631
leah.hubbard@greeleygov.com
(970) 350-9811

The State Board of Land Commissioners (“State Land Board”)
c/o Justin Bieri, Water Program Manager
1127 Sherman Street, Suite 300
Denver, Colorado 80203
justin.bieri@state.co.us
(720) 471-3684

2. General Description of Application:

2.1 Overview: Co-Applicants are filing this Application pursuant to C.R.S. § 37-92-203 for determination of rights to nontributary groundwater located outside of a designated basin underlying approximately 10,495.42 acres owned by the State Land Board. C.R.S. § 37-90-137(4) defines the nature and extent of the water rights claimed in this Application. Pursuant to the State Land Board Groundwater Production Lease No. OT-111631, dated July 9, 2026, (the “State Land Board Lease”) Greeley is leasing and has the State Land Board’s consent to adjudicate and withdraw the groundwater from the aquifer occurring in the Upper Laramie formation (the “Upper Laramie Aquifer”) underlying the State Land Board’s property subject to the Lease (the “Overlying Land”). A description of the Overlying Land is attached as **Exhibit A**. A map of the

Overlying Land is attached as **Exhibit B**. This Application seeks a determination of the nontributary character and quantity of the groundwater in the Upper Laramie Aquifer underlying the Overlying Land that is available to Co-Applicants for withdrawal and beneficial use. Greeley's engineering consultants have conducted aquifer testing and analyses and have reviewed available data and analyses of the Upper Laramie aquifer, including the data and analyses conducted for previous applications for determinations of nontributary water rights in the Upper Laramie Aquifer; and the Colorado Supreme Court's decision in *In re the Application for Water Rights of Lazy D Grazing Association*, 2024 CO 63. Based on information developed by Greeley's engineering consultants and the technical reports, factual findings, and precedent from the other nontributary decrees in the area, Greeley's engineering consultants have determined that the water in the Upper Laramie aquifer underlying the Overlying Land meets the definition of nontributary groundwater, as defined in C.R.S. § 37-90-103(10.5).

2.2 Landowner: The State Land Board holds legal title to the Overlying Land subject to the State Land Board Lease. The federal government granted the Overlying Land to Colorado under the Colorado Enabling Act of 1875. The State Land Board separately obtained title to one parcel within the Overlying Land by warranty deed. The State Land Board holds lands granted to the state by the federal government, and otherwise acquired, in public trust, as provided in Colo. Const. Art. IX, § 9(6) and C.R.S. § 36-1-101.5(6)(b). As such, the State Land Board is the legal owner of these lands.

The State Land Board Lease authorizes Greeley, with State Land Board as a co-applicant, to file this Application to adjudicate, permit, withdraw, and use the Upper Laramie Aquifer groundwater underlying the Overlying Land.

3. Jurisdiction: The Court has jurisdiction over the subject matter of this Application pursuant to C.R.S. §§ 37-92-302(2) and 37-90-137(6). The Overlying Lands are located outside any designated groundwater basin, and, thus, Co-Applicants' wells will divert only nontributary groundwater located outside the boundaries of any designated groundwater basin.

4. Well permits: Co-Applicants will submit well permit applications for the wells that will withdraw the nontributary groundwater adjudicated in this matter when they are prepared to construct the wells and subject to the terms of the decree entered in this case.

5. Property description and estimated depths of wells:

5.1 Property description: The wells will withdraw groundwater from the Upper Laramie Aquifer underlying the Overlying Land, consisting of approximately 10,495.42 acres. The Overlying Land is located in Weld County and includes portions of Sections 19, 20, and 30, T13N, R66W of the 6th P.M.; Sections 22, 24, 26, 28, 34, 36, T12N, R67W of the 6th P.M.; Sections 2, 4, 8, 10, 12, 14, 16, 18, 22, 24, and 36 of T11N, R67W of the 6th P.M. Legal descriptions for the Overlying Land are contained in **Exhibit A**.

5.2 Well locations: Co-Applicants request the right to construct wells anywhere on the

Overlying Land, consistent with the State Land Board Lease, as needed to apply the water to beneficial use and to recover the entire allowable annual amount from the Upper Laramie Aquifer.

5.3 Well depths: The estimated depth to the base of the aquifer will vary depending on the location of each well on the Overlying Land. Actual well completion depths will comply with each applicable well permit but may vary depending on the topography and geology at each location.

6. Source of water rights: Greeley's geologic analysis indicates that the groundwater contained in the Upper Laramie Aquifer underlying the Overlying Land is nontributary as defined in C.R.S. § 37-90-103(10.5). Co-Applicants seek a determination of only the Upper Laramie Aquifer's nontributary status underlying the Overlying Land and not of any other underlying aquifer.

7. Date of appropriation: Not applicable.

8. Right to groundwater claimed in this Application: Co-Applicants seek a decree for all nontributary groundwater from the Upper Laramie Aquifer underlying the Overlying Land. Pursuant to C.R.S. § 37-90-137(4). Co-Applicants may withdraw the nontributary water at an annual rate determined by the Court based on an aquifer life of 100 years without causing material injury to the vested rights of others.

9. Amounts and rates of withdrawal:

9.1 Average annual amount available: The average annual amount of groundwater available from the Upper Laramie Aquifer underlying the Overlying Land, exclusive of any artificial recharge, will be determined based on an analysis of the characteristics of the Upper Laramie Aquifer underlying each section of the Overlying Land. Using currently available data, Greeley's engineering consultants estimate that a total volume of approximately 1,102,826 acre feet, or an average annual amount of 11,028.26 acre feet based on an aquifer life of 100 years is available from the Upper Laramie Aquifer underlying the Overlying Land. Current determinations of aquifer properties for the Overlying Land are described in the table below.

Acreage	Average Saturated Thickness (in Feet)	Specific Yield	Average Annual Withdrawal (in Acre-Feet)	Total Aquifer Volume (in Acre-Feet)
10,495.42	531	20%	11,028.26	1,102,826.08

9.2 Final amount: The aquifer properties and average annual amounts stated herein may change during the pendency of the case or after a decree is entered pursuant to retained jurisdiction based on additional data.

9.3 Average pumping rates: The average pumping rates for wells completed in the Upper Laramie aquifer are expected to vary from 100 to 1,000 gallons per minute (“gpm”), although Co-Applicants request pumping rates for each well sufficient to withdraw the full annual amount of nontributary water available from the Upper Laramie aquifer as the Court may determine.

10. Well field: Co-Applicants seek the right to withdraw all legally available groundwater in the Upper Laramie Aquifer through one or more wells permitted for withdrawal from the Upper Laramie Aquifer. Co-Applicants request that all wells completed into the Upper Laramie Aquifer located on the Overlying Land be treated as a well field. Co-Applicants will file well permit applications in accordance with C.R.S. § 37-90-137(10).

11. Proposed uses: Co-Applicants request the right to use all groundwater that is the subject of this Application for all beneficial uses, including but not limited to agricultural, domestic, irrigation, municipal, commercial, stock watering, industrial, and augmentation uses. The water may be stored, used, and reused to extinction on or off the Overlying Land by Greeley, the State Land Board, or others to whom Co-Applicants may lease, sell, assign, or otherwise provide the water, consistent with the terms of their leases.

12. Other wells located on the Overlying Land: To the extent any existing well or wells withdraw water from the Upper Laramie Aquifer within the Overlying Land, a portion of the water determined to be available for the Overlying Land will be reserved for or allotted to that existing well.

13. Name and address of the owner of the land on which structures will be located: The only diversion or structures involved in the Application will be located on the Overlying Land, which is owned by the State Land Board as provided above.

13.1 Notice requirements: In compliance with C.R.S. § 37-92-302(2)(b), Co-Applicants certify that no persons or entities have a lien or mortgage on, or a deed of trust to, the Overlying Land recorded in the county in which the Overlying Land is located.

WHEREFORE, Co-Applicants request a ruling and decree granting and awarding:

- A. A determination that the groundwater in the Upper Laramie Aquifer underlying the Overlying Land is nontributary groundwater as defined in C.R.S. § 37-90-103(10.5).
- B. A quantification and adjudication of the groundwater rights in the Upper Laramie Aquifer underlying the Overlying Land which Co-Applicants are entitled to develop and use, exclusive of any artificial recharge.
- C. The right to withdraw more than the average annual amounts estimated in paragraph 9.1, above, pursuant to Rule 8A of the Statewide Rules, 2 C.C.R. 402-7 (i.e., “banking”).

- D. The right to withdraw the amount of water determined to be available with one or more wells in a well field pursuant to Rules 11.B and 14 of the Statewide Rules, 2 C.C.R. 402-7.
- E. The right to revise the estimated average annual volume available for withdrawal upward or downward based on better or revised data during the pendency of this case without the necessity of amending this Application or republishing the same.
- F. The right to include a provision for retained jurisdiction to adjust the average annual volume available for withdrawal to conform to actual local aquifer characteristics as provided for in C.R.S. § 37-92-302(2)(b).
- G. Such other relief as the Water Court deems proper.

Respectfully submitted this ____ day of _____, 2026.

WELBORN SULLIVAN MECK & TOOLEY, P.C.

By: _____
Carolyn F. Burr, #25978
James M. Noble, #36716
Matthew C. Nadel, #57642

GREELEY CITY ATTORNEY'S OFFICE

By: _____
Jerrae C. Swanson, #40590
Jessica E. Raybon, #55834

*Attorneys for Co-Applicant City of Greeley,
Acting by and through its Water and Sewer Board*

PHILIP J. WEISER
Attorney General

By: _____
Ema I. G. Schultz, #40117*
Christian Aggeler, #38146*

*Attorneys for Co-Applicant Colorado State Board of
Land Commissioners
Counsel of Record

VERIFICATION

I declare under penalty of perjury under the law of Colorado that the foregoing is true and correct.

Executed this ____ day of August, 2026 at Greeley, Colorado.

Leah Hubbard
Deputy Director of Water Resources
City of Greeley

Executed this ____ day of August, 2026 at Denver, Colorado.

Justin Bieri
Water Program Manager
Colorado State Board of Land Commissioners

**Exhibit A to Application
Legal Description of Overlying Land**

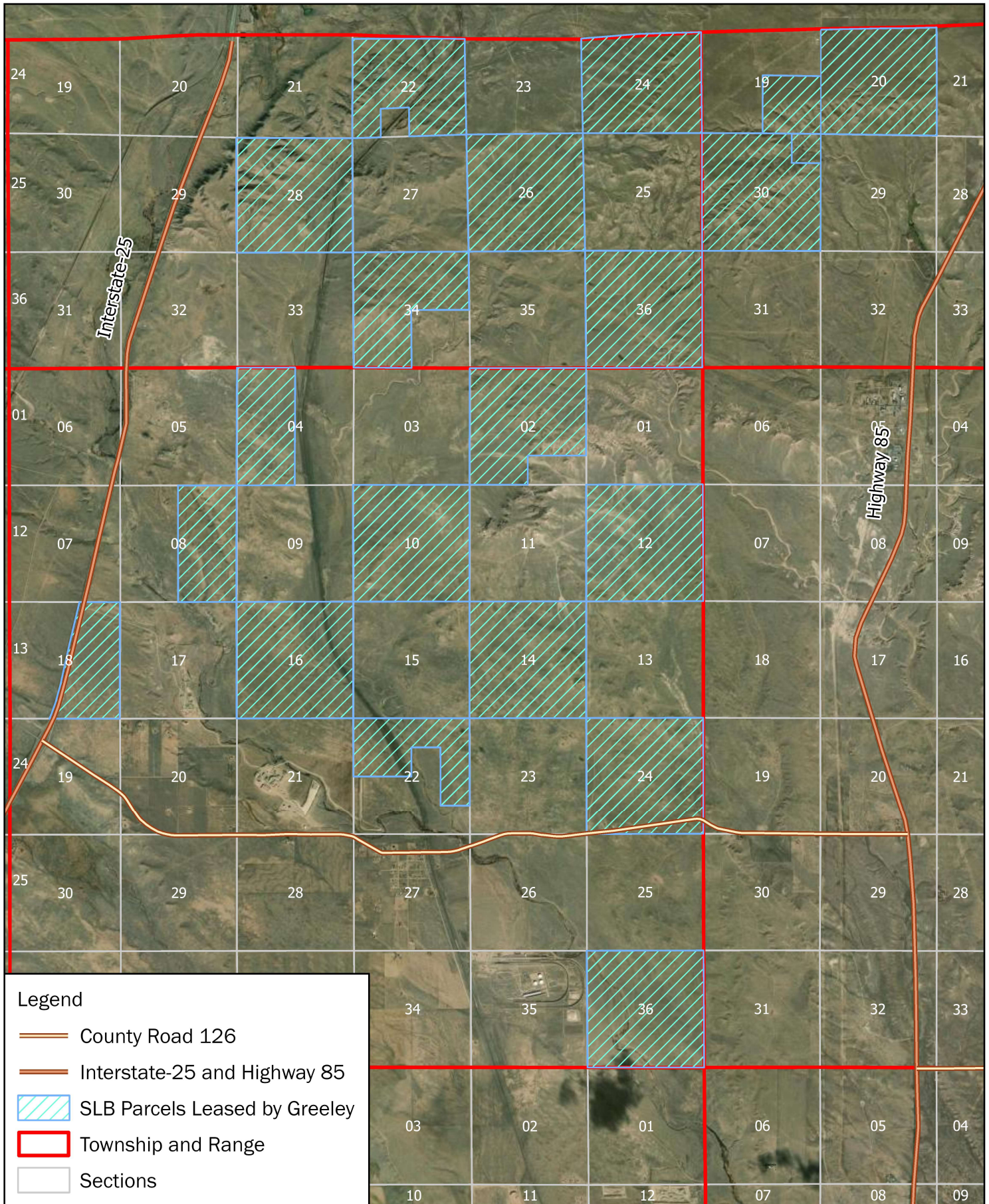
Acres	Subdivision	Section, Township, Range (6th P.M.)
486.023	Lots 1-4, S $\frac{1}{2}$ N $\frac{1}{2}$, N $\frac{1}{2}$ S $\frac{1}{2}$, SW $\frac{1}{4}$ SW $\frac{1}{4}$, S $\frac{1}{2}$ SE $\frac{1}{4}$	22-T12N-R67W
548.744	Lots 1-4, S $\frac{1}{2}$ N $\frac{1}{2}$, S $\frac{1}{2}$	24-T12N-R67W
640.00	All	26-T12N-R67W
644.372	All	28-T12N-R67W
480.00	N $\frac{1}{2}$, SW $\frac{1}{4}$	34-T12N-R67W
640.00	All	36-T12N-R67W
559.76	Lots 1-2, S $\frac{1}{2}$ N $\frac{1}{2}$, N $\frac{1}{2}$ S $\frac{1}{2}$, S $\frac{1}{2}$ SW $\frac{1}{4}$	2-T11N-R67W
322.93	Lot 2, S $\frac{1}{2}$ NW $\frac{1}{4}$, SW $\frac{1}{4}$	4-T11N-R67W
320.00	E $\frac{1}{2}$	8-T11N-R67W
640.00	All	10-T11N-R67W
640.00	All	12-T11N-R67W
640.00	All	14-T11N-R67W
640.00	All	16-T11N-R67W
297.362	That Portion E of W Bdy of I-25	18-T11N-R67W
320.00	N $\frac{1}{2}$ NE $\frac{1}{4}$, SE $\frac{1}{4}$ NE $\frac{1}{4}$, NW $\frac{1}{4}$, NE $\frac{1}{4}$ SE $\frac{1}{4}$	22-T11N-R67W
640.00	All	24-T11N-R67W
584.99	Lots 1-4, S $\frac{1}{2}$ N $\frac{1}{2}$, S $\frac{1}{2}$	20-T12N-R66W
160.00	SE $\frac{1}{4}$	19-T12N-R66W
651.24	E $\frac{1}{2}$, E $\frac{1}{2}$ W $\frac{1}{2}$, Lots 1-2	30-T12N-R66W
640.00	All	36-T11N-R67W

R67W

R66W

T12N

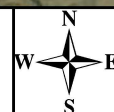
T11N



Job No.: 607.2.1
Date: 7/16/2026
Drawn: CRV

Exhibit B

Overlying Lands of the SLB Parcels Leased by City of Greeley



0 0.2 0.4 0.8 Miles
WGS 1984 UTM Zone 13N



Agenda Summary

August 19, 2026

Key Staff Contact: Leah Hubbard, Deputy Director of Water Resources

Title:

Water Supply Update

Summary:

Current forecasts indicate Weld County is likely to experience above-average temperatures and precipitation through the rest of this summer and into fall. Below average snowpack significantly reduced runoff and ditch yields throughout the basin, and reduced supplies. Specifically, junior water storage rights have not come into priority, limiting opportunities for reservoir filling. The Greeley Loveland Irrigation Company (GLIC) was out of priority on their reservoir rights and irrigators relied primarily on water in storage from past years.

On July 13, 2026, the Boyd Water Treatment Plant intake could no longer provide water to the raw ponds due to low levels and water quality concerns. Water Resources staff and GLIC had already started pre-positioning water in Lake Loveland due to this predicted occurrence. In order to keep the Lake Loveland inlet in the water, Water Resources strategically brought in Colorado-Big Thompson (C-BT) supplies. Greeley has moved 2,800 acre-feet of water (700 Windy Gap and 2,100 C-BT) into Lake Loveland to keep the treatment plant intakes submerged and keep the ditch running longer.

The outlet from Lake Loveland to the treatment plant will be out of the water and inoperable this week due to the demand for water within GLIC, the level of the inlet tour within Lake Loveland, and drought conditions. The Boyd Lake Treatment Plant will start receiving water directly from a pump in the Greeley Loveland Canal, which was installed in 2002 and brought fully operational in 2026.

Greeley declared an adequate water year in April 2026, due to projected storage volumes in April of 2027. Greeley is still above the required 21,300AF for mandatory drought restrictions this year. However, due to the infrastructure disruptions of the upper end of the GLIC system, and the potential need to treat additional potable water for high use turf facilities such as athletic fields, staff is recommending voluntary drought management of unused turf on city-owned parks and golf courses. This would allow low-use turf or higher water use landscapes to go dormant for the rest of the season.

Recommended Action:

None.

Recommended Motion:

None.

Attachments:

1. Water Supply Update August 2026

Water Supply Update: August

August 19, 2026

**Leah Hubbard,
Deputy Director of Water Resources**



Agenda and Purpose



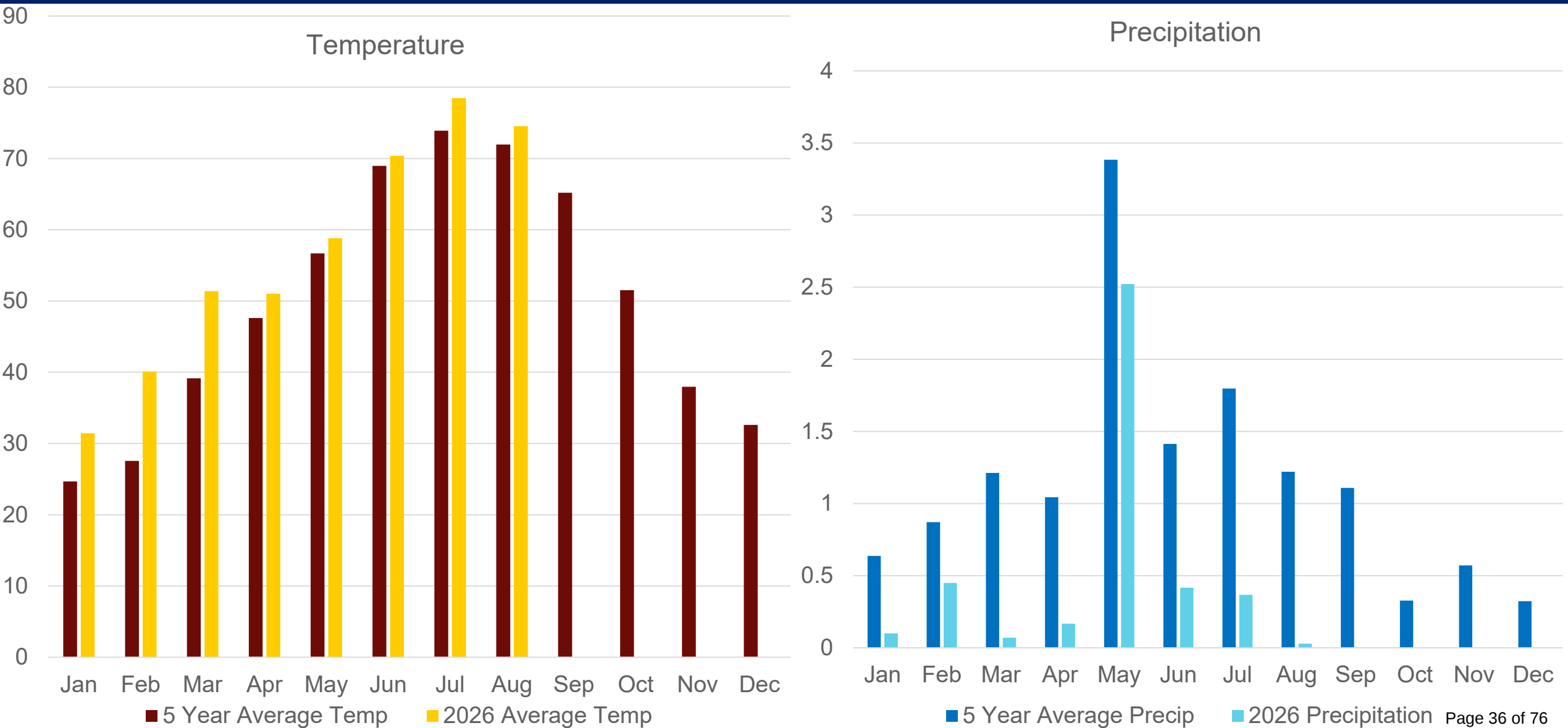
Agenda

- Climate and Weather
- GLIC Operations
- Water Quality

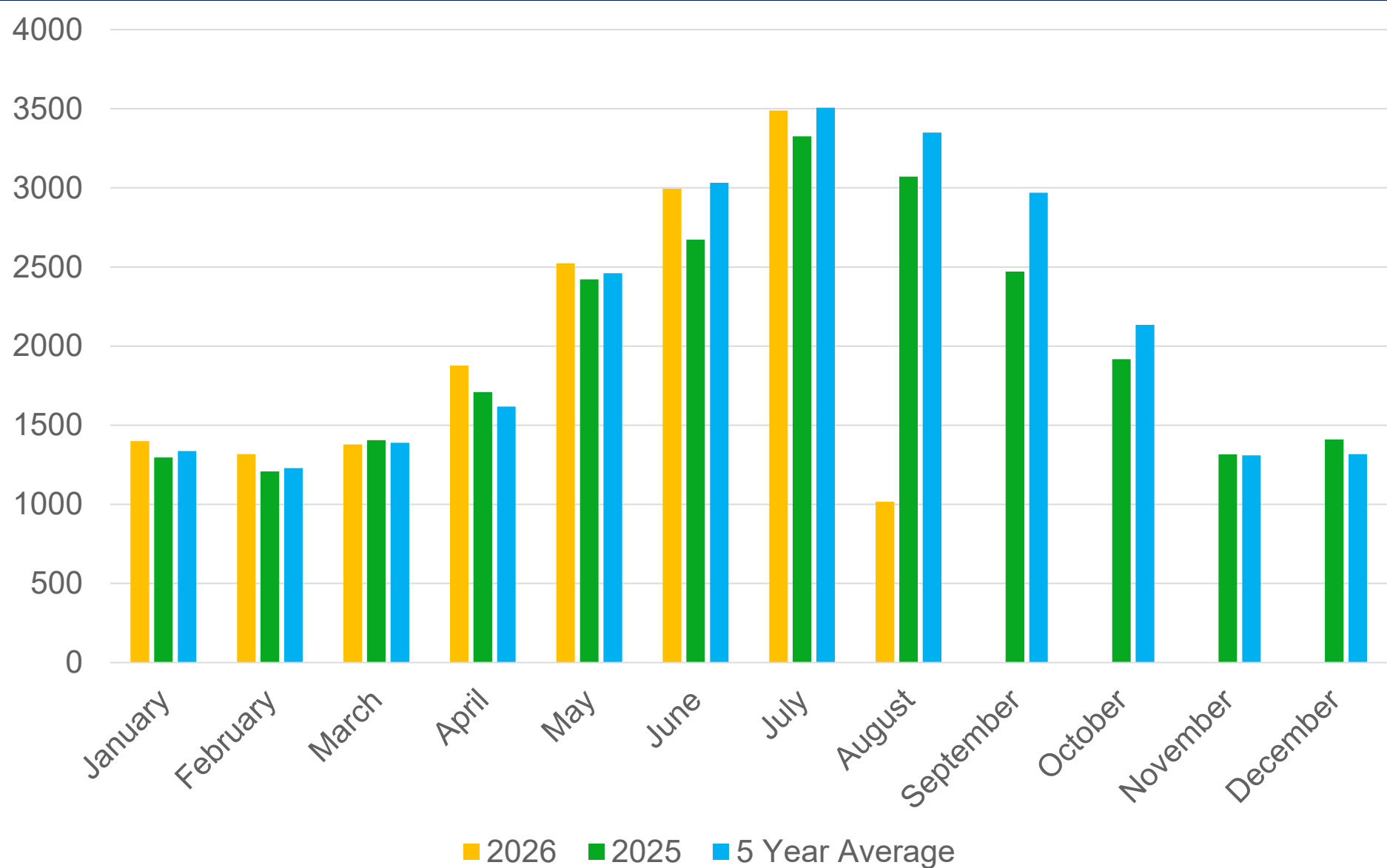
Purpose

- Inform board of Greeley's water supply and operations

5 Year Average and Current Conditions



Water Treatment Plant Totals



Total Treated Water (AF)	
2026	15,993
2025	24,224
5 Year Average	25,652

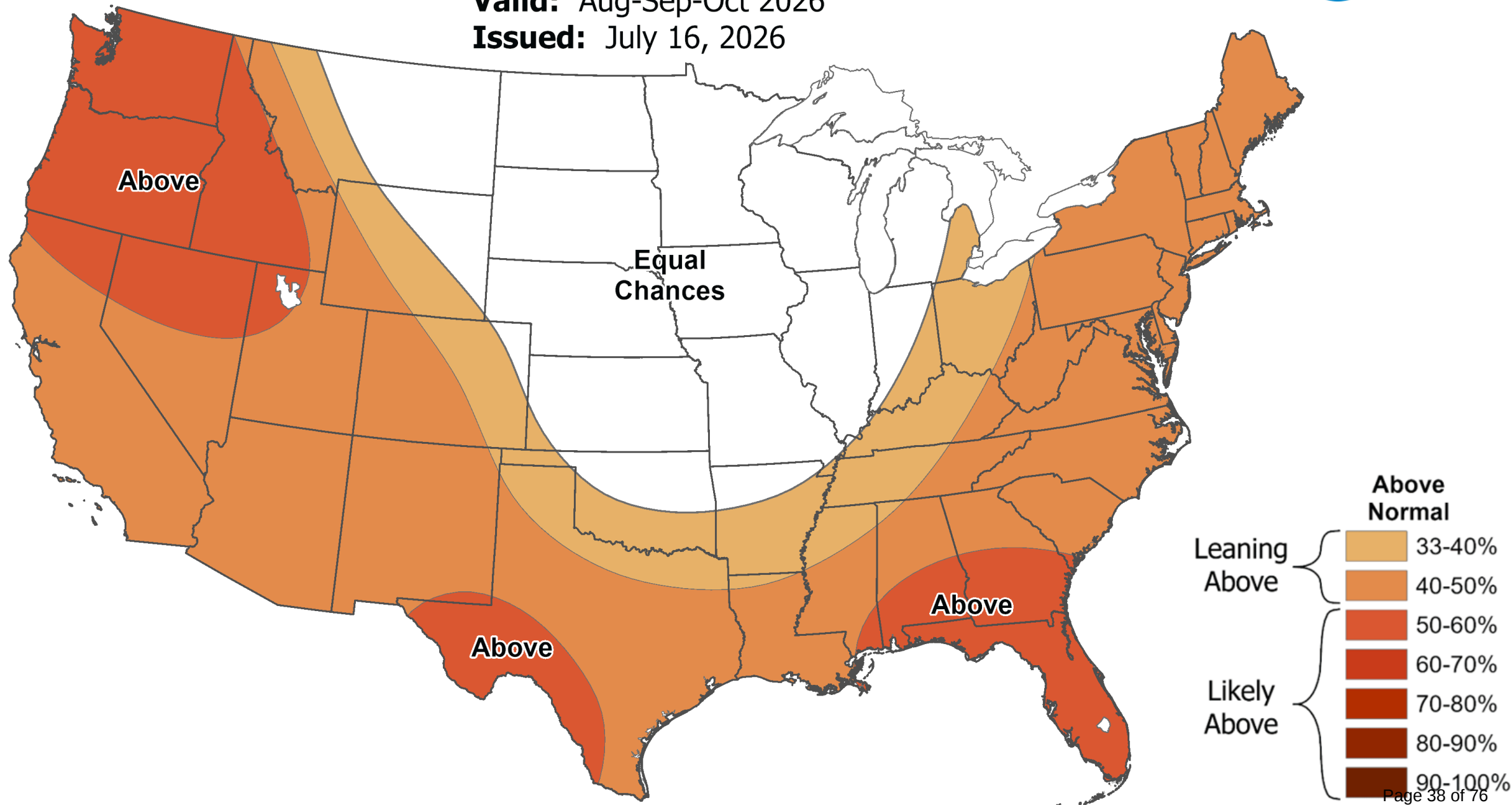


Seasonal Temperature Outlook



Valid: Aug-Sep-Oct 2026

Issued: July 16, 2026



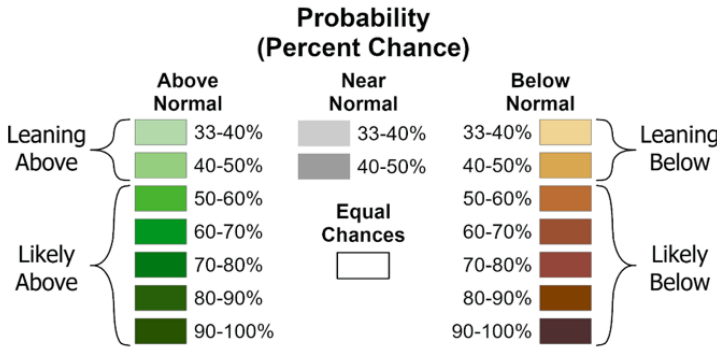
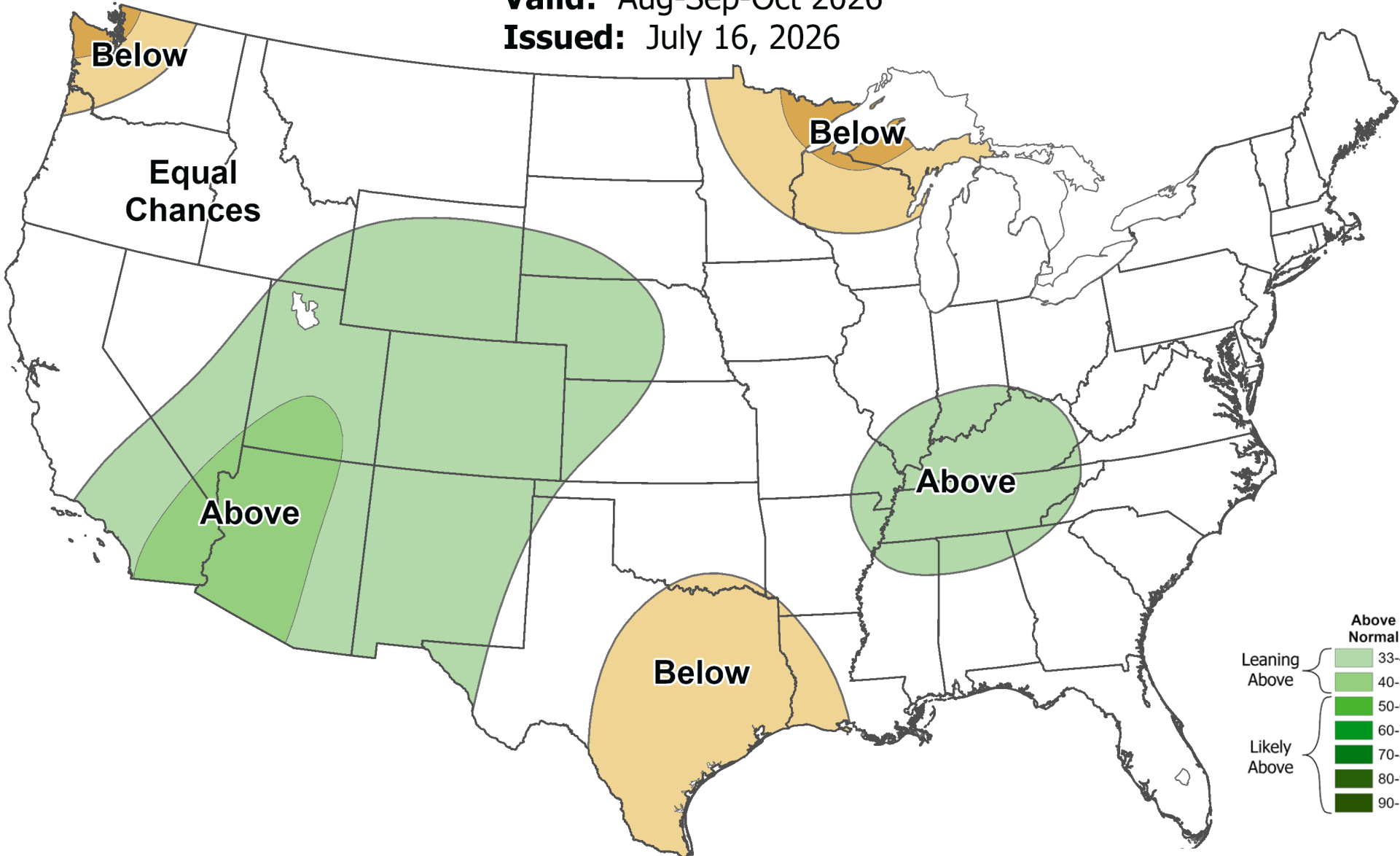


Seasonal Precipitation Outlook

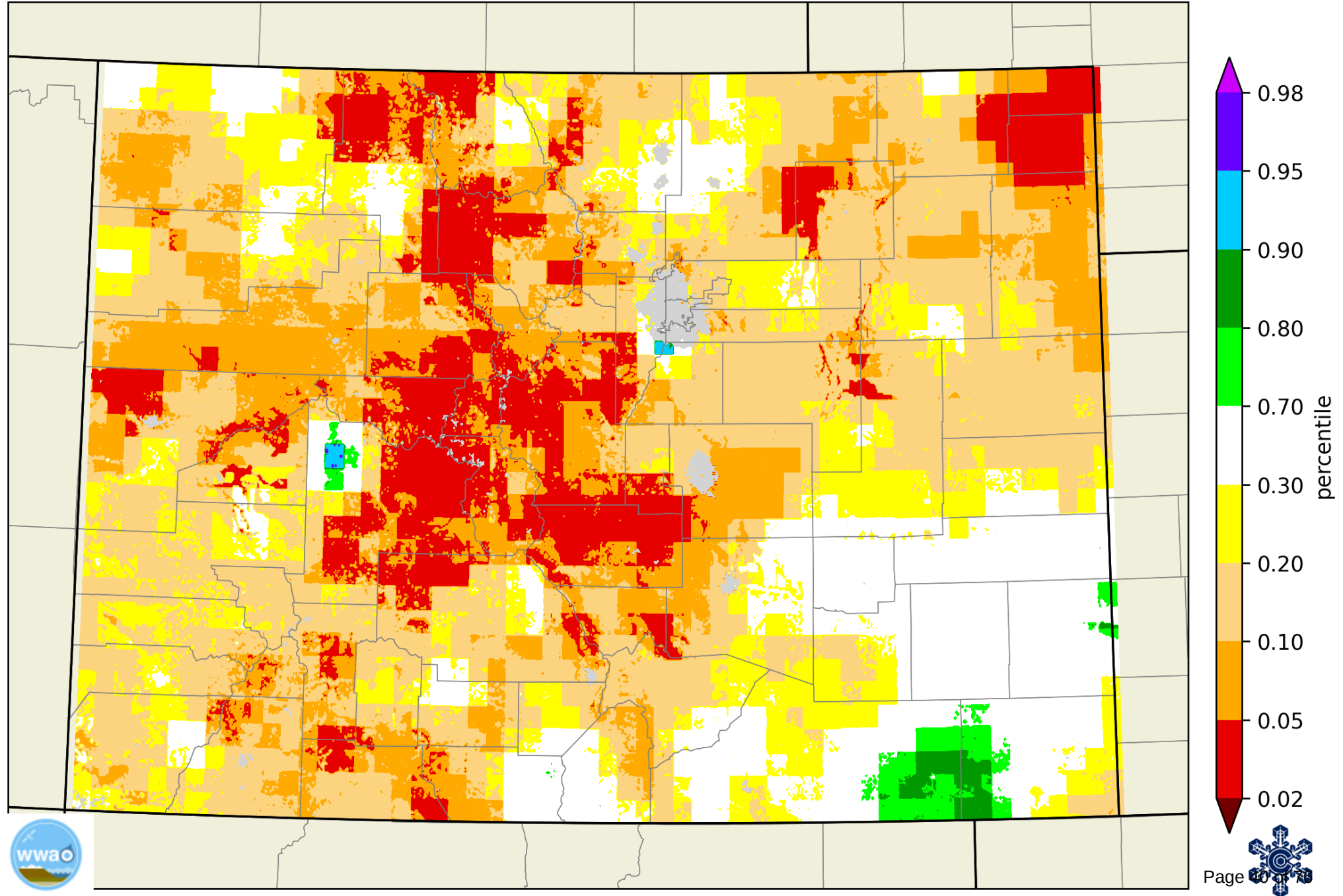


Valid: Aug-Sep-Oct 2026

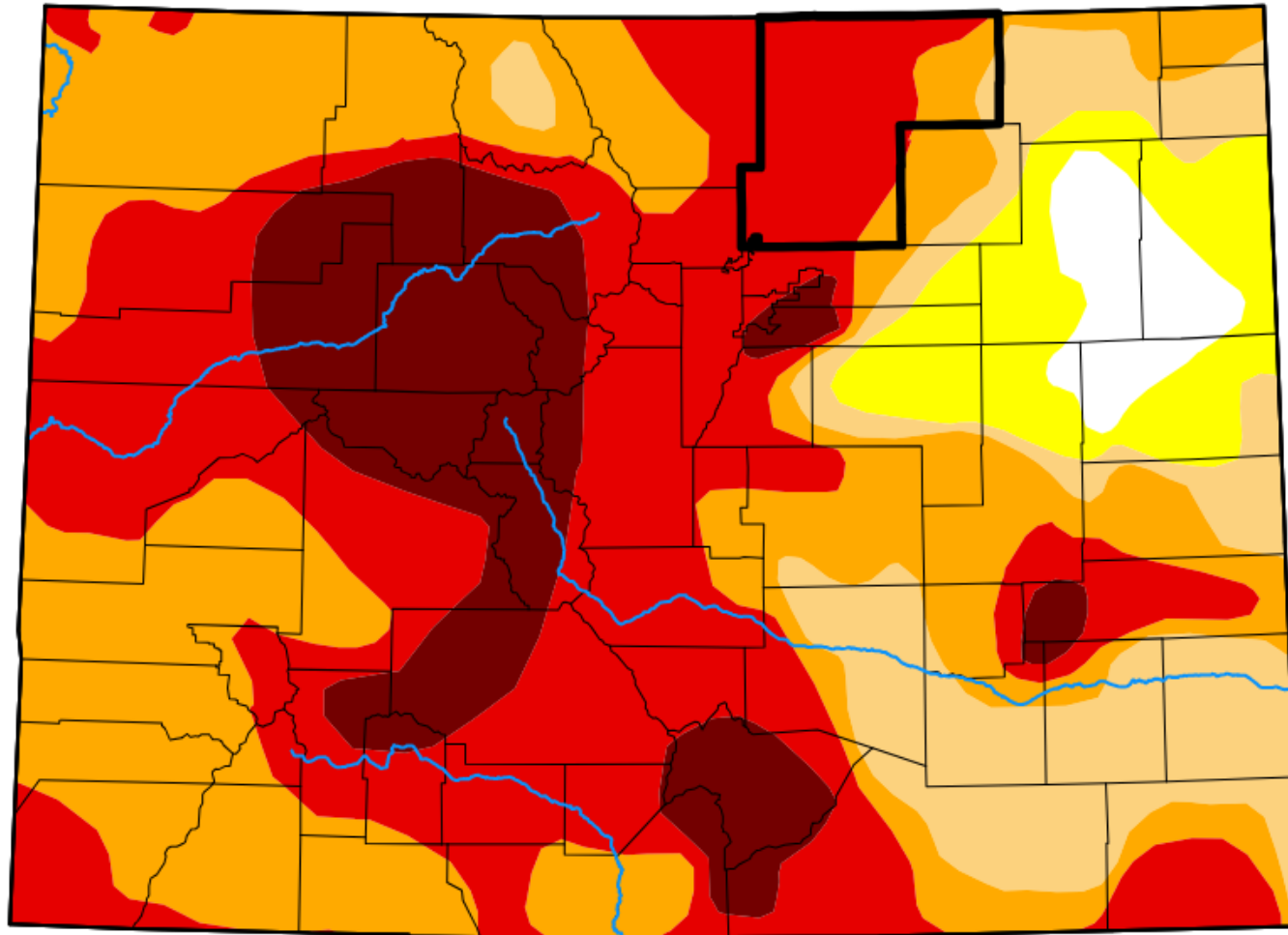
Issued: July 16, 2026



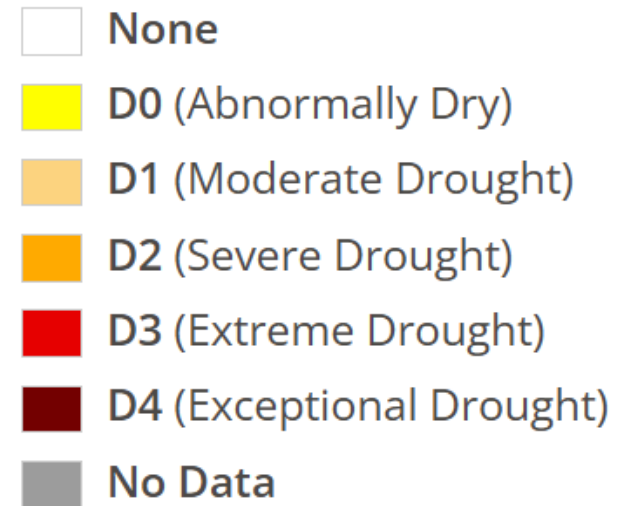
Soil Moisture



U.S. Drought Monitor



Intensity



Authors

United States and Puerto Rico Author(s):

[Richard Tinker](#), NOAA/NWS/NCEP/CPC

Pacific Islands and Virgin Islands Author(s):

[Daniel Whitesel](#), National Drought Mitigation

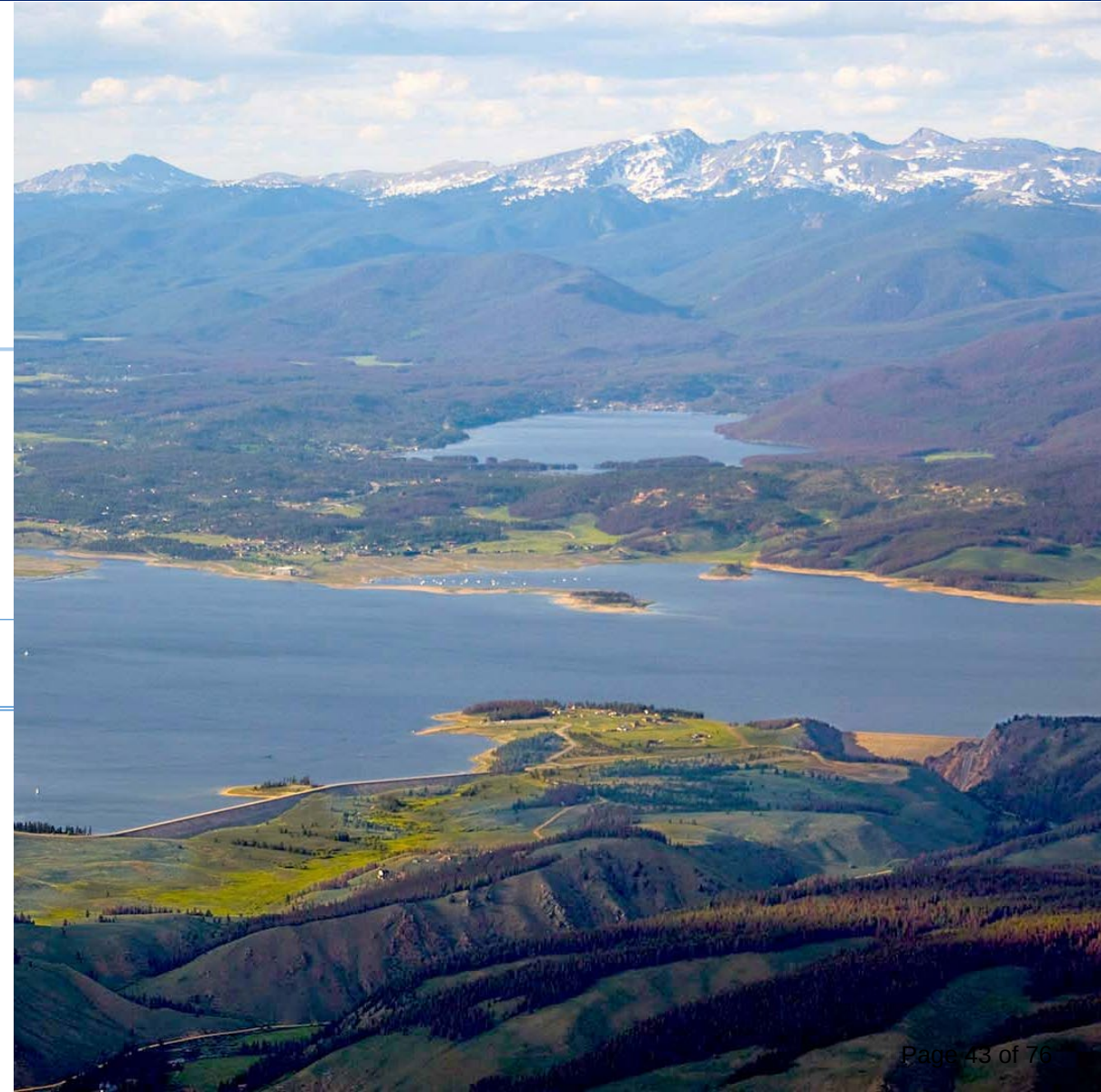
Super El Nino?

- "We have a limited number of points where we have had a strong El Niño, but all of those years we have had a wet fall, in the near term, that's not going to help flows on the rivers because our snowpack was so bad, but it gives us hope that we won't have another really bad drought after this year." Russ Schumacher, State Climatologist
- Likely won't end the drought but could bring moisture, usually focused more on western slope
- Hit or miss with Colorado in the past

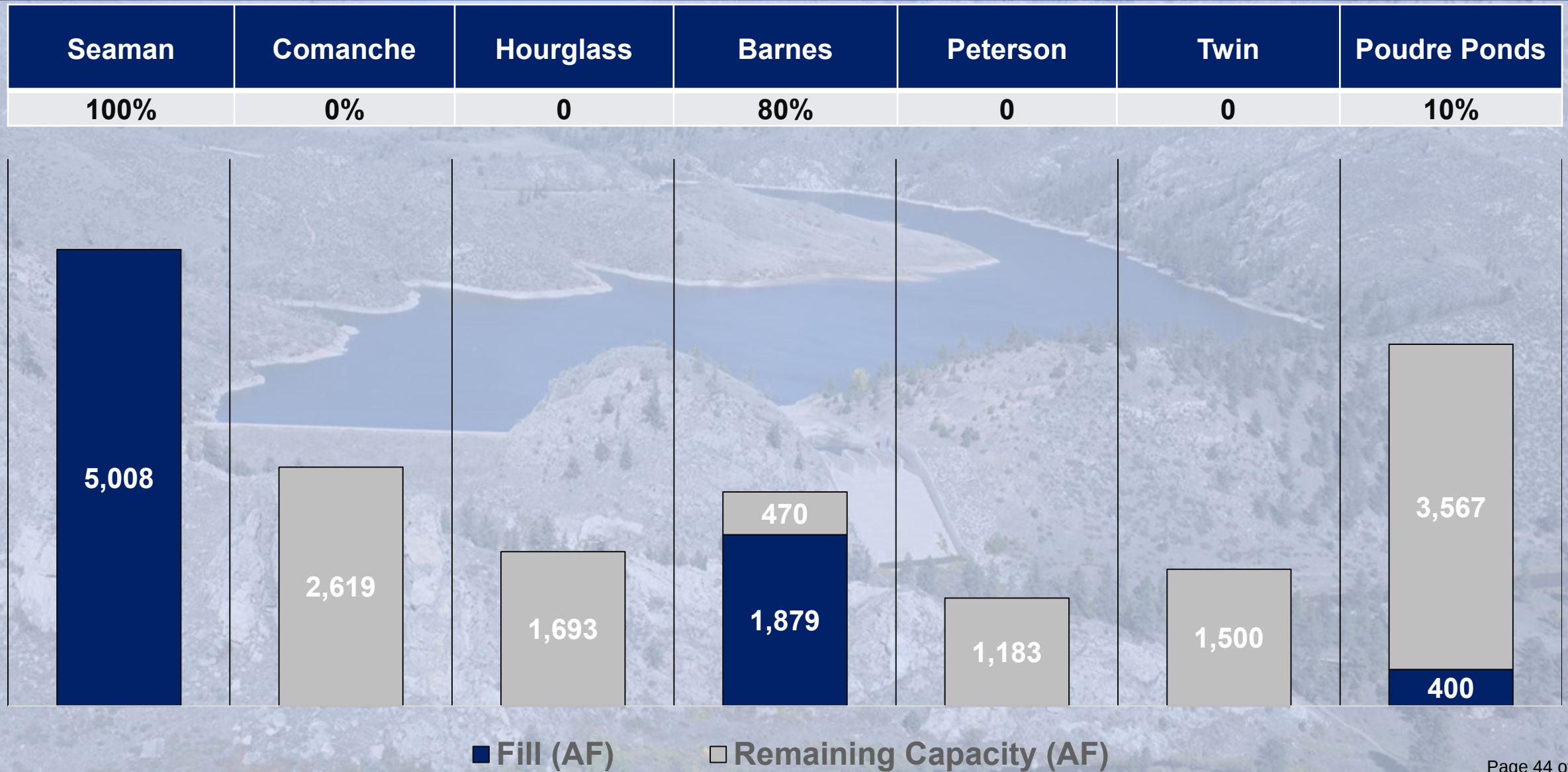


C-BT Storage

Reservoir	11-Aug-26	Capacity	Current % full
Carter	79,523	112,230	71%
Horsetooth	126,270	156,735	81%
Granby	322,520	539,758	60%
Total	528,313	808,723	65%

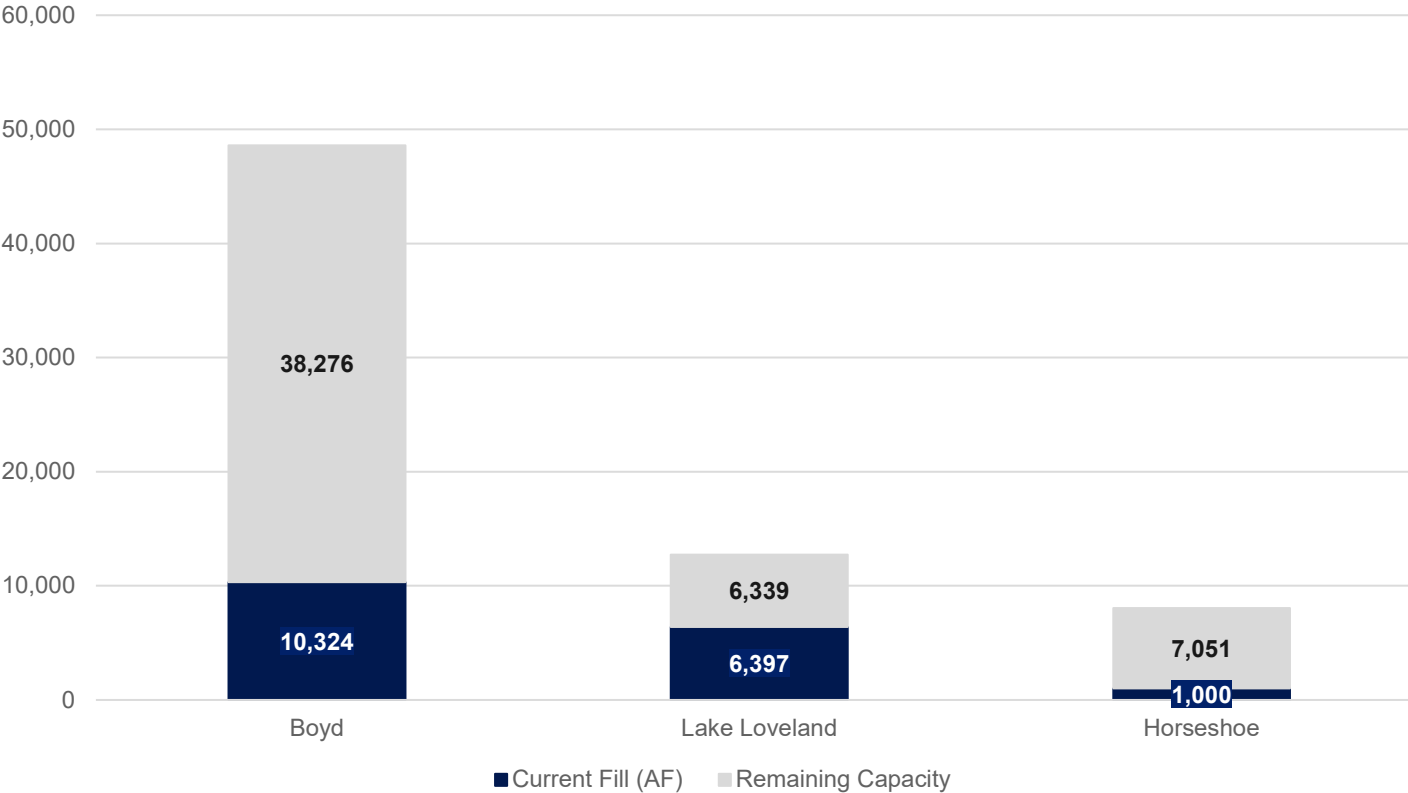


System Storage Volumes



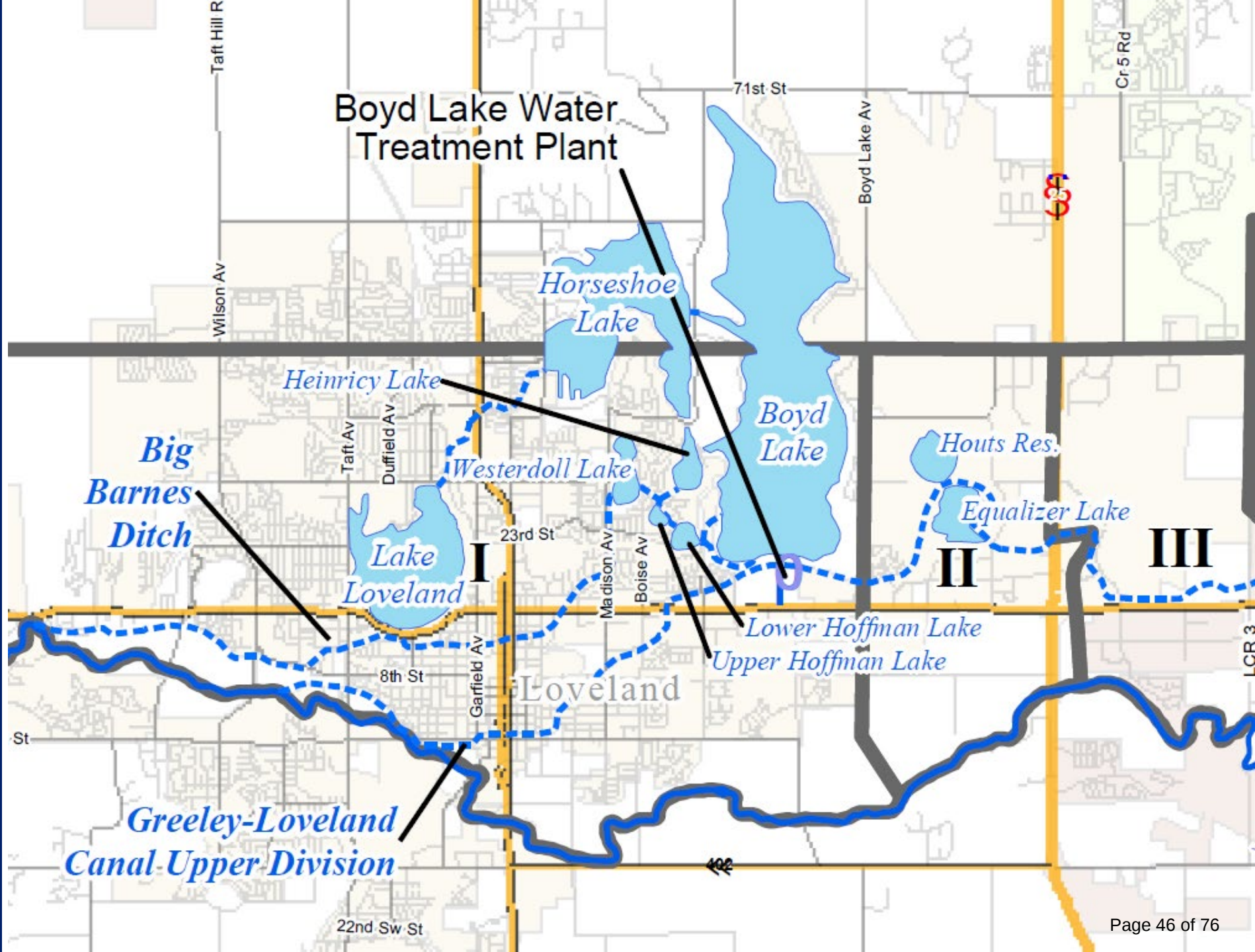
System Storage Volumes - GLIC

Boyd	Lake Loveland	Horseshoe
21%	50%	12%
Total in the system: 17,721 AF - 26% full		



8/10/2026

GLIC System



Boyd Lake Intakes



Greeley Loveland Irrigation Company (GLIC)

Greeley & GLIC working closely

Moved Water into Lake Loveland

- 700 Windy Gap
- 2100 C-BT
- Prioritized some ag rentals in this system early in the season to extend ditch run

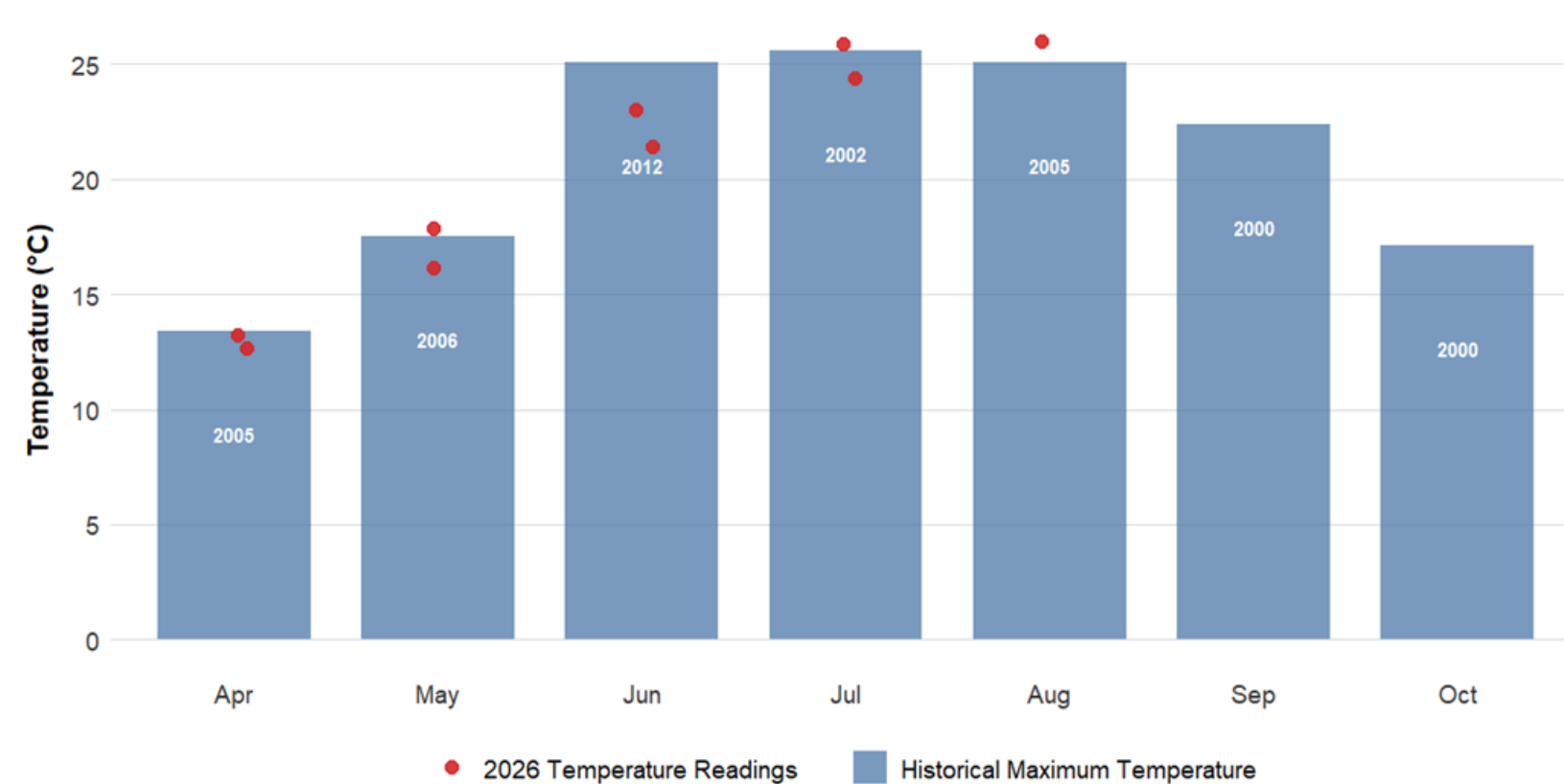
These operations help keep the intake submerged and keeps the ditch running longer



Water Quality

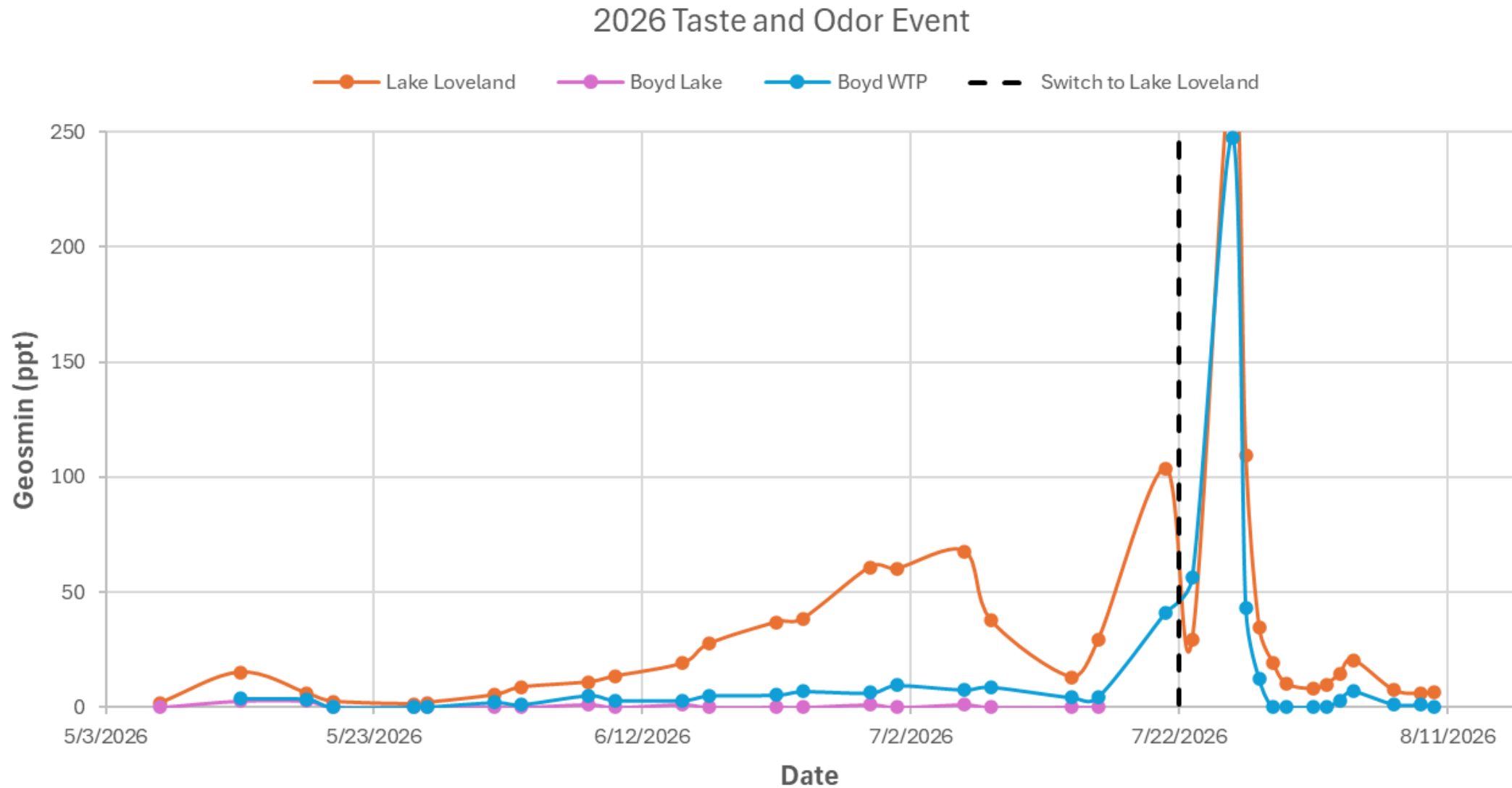
Lake Loveland Maximum Surface Temperatures

Historical (1999-2017) vs. 2026 Data

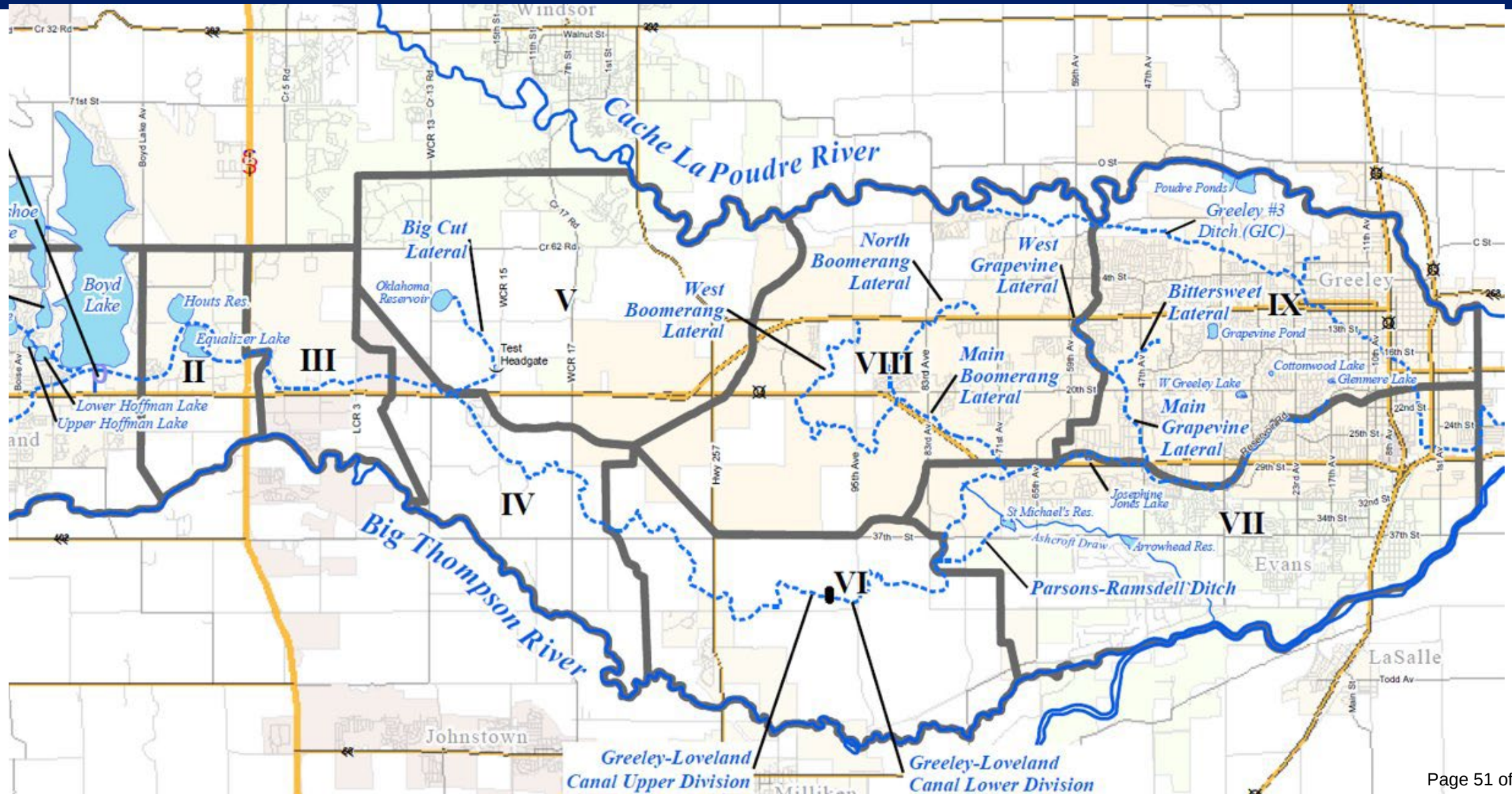


- Lake Loveland surface temp (°C):
 - July: 25.8
 - August: 26.1
 - Historical maximum (July 2002): 25.6
- Geosmin (ppt):
 - Lake Loveland: 284+
 - Finished: 248

Water Quality



Lower GLIC Ditch



Ditch Fluctuations

GLIC

- Once GLIC turns off, most city parks, golf courses, HOAs, and non-pot customers will transition to potable demands
- Priority of high use athletic fields and park space, lower priority areas identified

No. 3

- Greeley No. 3 has had significant variations which has caused low-water alarms and impacts to irrigations systems

Adequate Water Year Continues

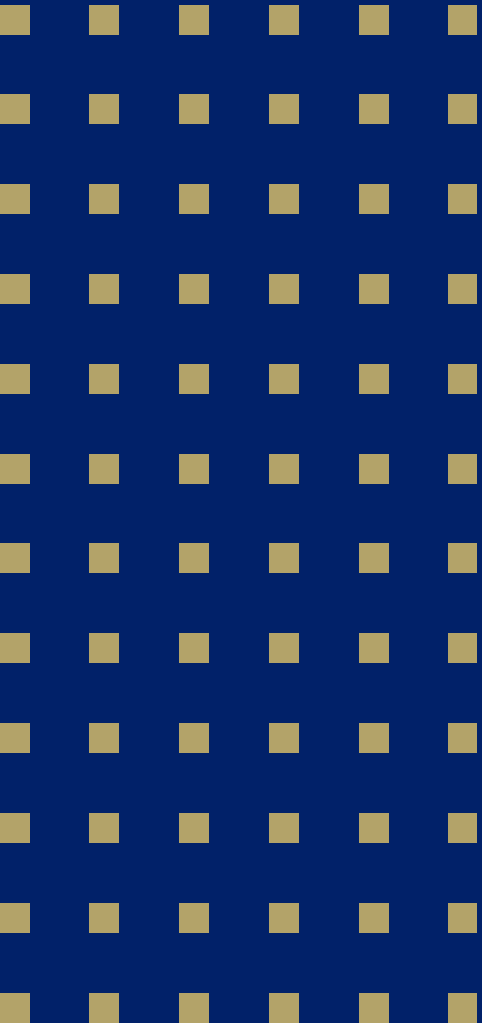
Source	April 2026 Storage (acre-feet)	Demands/Losses (April 2026 - March 2027) (acre-feet)	Yields (April 2026 - March 2027) (acre-feet)	April 2027 Projected Storage (acre-feet)
	(1)	(2)	(3)	(4)
NCWCD (C-BT)	15,494	19,862	23,413	19,046
WINDY GAP	15	3,526	4,813	1,302
GLIC SYSTEM	7,065	6,968	4,309	4,406
TUNNEL	1	410	959	550
TOTAL	22,575	30,765	33,495	25,304

- Still above our drought restriction target of 21,300 AF
- Infrastructure has proven difficult in 2026

Conclusion and Recommendation



- Colorado drought will persist
- Still within an Adequate Water Year
- Voluntary park & golf dormancy once ditch turns off

A decorative graphic on the left side of the slide, consisting of a grid of small gold squares arranged in 10 rows and 6 columns.

Questions?



Water & Sewer Agenda Summary

Date: August 19, 2026

Key Staff Contact: Leah Hubbard, Deputy Director of Water Resources

Title: Legal Report

Summary: This report has been provided by James Noble of Welborn Sullivan Meck & Tooley, P.C., outside counsel for the Greeley Water & Sewer Board.

Based on our review of the June 2026 Water Court Resume in Div. 1, staff and water counsel do not recommend filing statements of opposition to any new water court applications in the month of August.

Recommended Action: None.

Recommended Motion: None.

Attachments: None.



Agenda Summary

August 19, 2026

Key Staff Contact: Sean Chambers, Water & Sewer Director

Title:

Director's Report

Summary:

The Director will provide the Greeley Water & Sewer Board with a summary of recent water, wastewater and stormwater utility operational, planning and financial management activities. The purpose of the report is to share relevant and timely information regarding ongoing work that does not rise to the level of a full agenda item.

The June update includes the following:

1. Save the Date – W&S Board/City Council Water & WW System Tour – 9/18/26
2. Upcoming Colorado or NoCO Water Industry Events and Education Opportunities
3. Water Literate Leaders (Colorado Water Center program) 2027 Cohort
4. Wrap up on Greeley Chamber's Common Ground Presentation of W&S Utility Business
5. CDPHE WQCC (Commission) Action to Set a 401 Cert Appeal Hearing on the Fort Collins Utilities Halligan Reservoir Expansion
6. Colorado River Drought Operations Final EIS and Record of Decision Update
7. Reminder of availability of Water Quality Report (Consumer Confidence Report or CCR)

Board Questions or Feedback

Recommended Action:

None.

Recommended Motion:

None.

Attachments:

1. Director's Report
2. W&S Utilities Newsletter
3. Board Meeting Charts



Director's Report Water & Sewer Utilities

Water & Sewer Board

August 19, 2026

Presented by:

Sean P. Chambers, Water & Sewer Utilities Director

Agenda

August 19, 2026

Director's Report:

1. Save the Date – Council – Board Water & WW System Bus Tour
Friday, September 18, 2026 (8:15 AM – 4 PM)
2. Colorado Water Industry Education and Advocacy Events
3. CSU Water Literate Leaders '26-'27 Cohort
4. Report on Greeley Chamber Common Ground Water Utility Presentation
5. CDPHE WQCC (Commission) Action to Set a 401 Cert Appeal Hearing on the Fort Collins Utilities Halligan Reservoir Expansion
6. Colorado River Drought Operations Final EIS and Record of Decision Update
7. Reminder of Water Quality Report Availability (Consumer Confidence Report)

<https://greeleyco.gov/water-and-sewer/water-system/water-quality/#docaccess-473a64912f8b5452fcf20d0dba780caa3c84cf48fcc940aa726140450d18ef0f>

Purpose: To share relevant and timely information with the W&S Board



Late Summer/Fall '26 Water Industry Events

Colorado Water Congress Conf. and Meeting of Water Resources Leg. Review Committee

Aug. 18th – 20th 2026

More at: <https://www.cowatercongress.org/conferences/>

- Watershed health and forest economy policy meetings with federal delegation and candidates for Colorado Governor

Rocky Mountain Section AWWA Conference – Continuing Education Credits for Operator Certification

Aug. 30th – Sept 2nd 2026 –

More at: <https://www.rmsawwa.org/page/RMWC>

Colorado Water Trust – Riverbank (supporting Poudre Flows project and the flexibility of Colorado water law)

Sept. 1, 2026 at Mountain Crust Event Venue, Denver - More at: <https://coloradowatertrust.org/riverbank/>

Greeley Water & Sewer Utilities – City Council & W&S Board Bus Tour

Fri. Sept. 18, 2026 (8:30 AM – 4:30 PM)

Colorado River District's Big River Symposium

Sept. 18th 2026 – Grand Junction, CO

Sustaining CO Watershed Conf. and Meeting of the CWCB's Interbasin Compact Committee

Oct. 5 – 8, 2026 – Eagle County, CO More info at: <https://www.coloradowater.org/scw-conference-2026>

WaterNow Resilience in the Rockies Summit – October 20, 2026 at CSU Spir Campus, Denver

Northern Water's Fall Water Symposium

Oct. 21, 2026 (9 AM – 3 PM)

More at: <https://www.northernwater.org/about/education-and-outreach/events#:~:text=Fall%20Water%20Symposium.key%20issues%20facing%20our%20communities>

South Platte Forum – Nov. 19, 2026 @ Aims CC Welcome Center - Save the Date.

<https://www.southplatteforum.org/>

Colorado River Water Users Association – Dec. 9-11, Save the Date

- Federal EIS for drought operations of Lakes Mead and Powell and updates on any threatened or active compact litigation



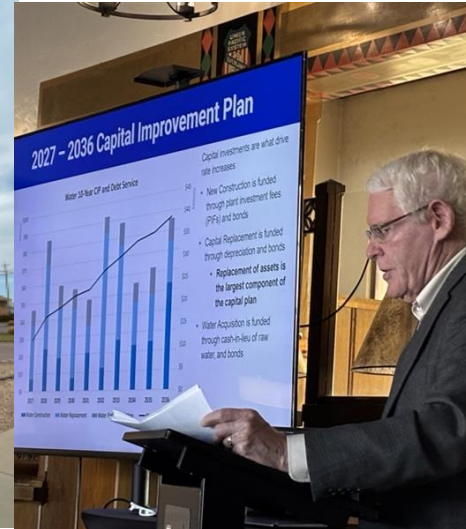
2026 – '27 Water Literate Leaders Cohort



NoCO Water Literate Leaders Program: '26 – '27 Cohort

- **Congratulations to Mayor Pro Tem Melissa McDonald on her acceptance to the 2026 – 2027 WLL Cohort**
- Meets ~ 10 times between Sept. and May of 2027
 - Actively learn about complex Northern Colorado water issues from all angles including agriculture, urban, environmental, recreation, and business via presentations, dialogue and field trips; and
 - Build active connections with key stakeholders in the region and state; and
 - Interact and dialogue with regional water leaders for an inside view of issues affecting Northern Colorado's water future.

Greeley Chamber Common Grounds with Greeley Water & Sewer



Water & Sewer Public Outreach & Education

- Utility Enterprise Finance and Budget 101
- Cost of Service
- Rate and Fee Analysis and impact of CIP
- Update on major CIP, including Downtown Utilities Rehabilitation Projects

Halligan 401 Water Quality Certification

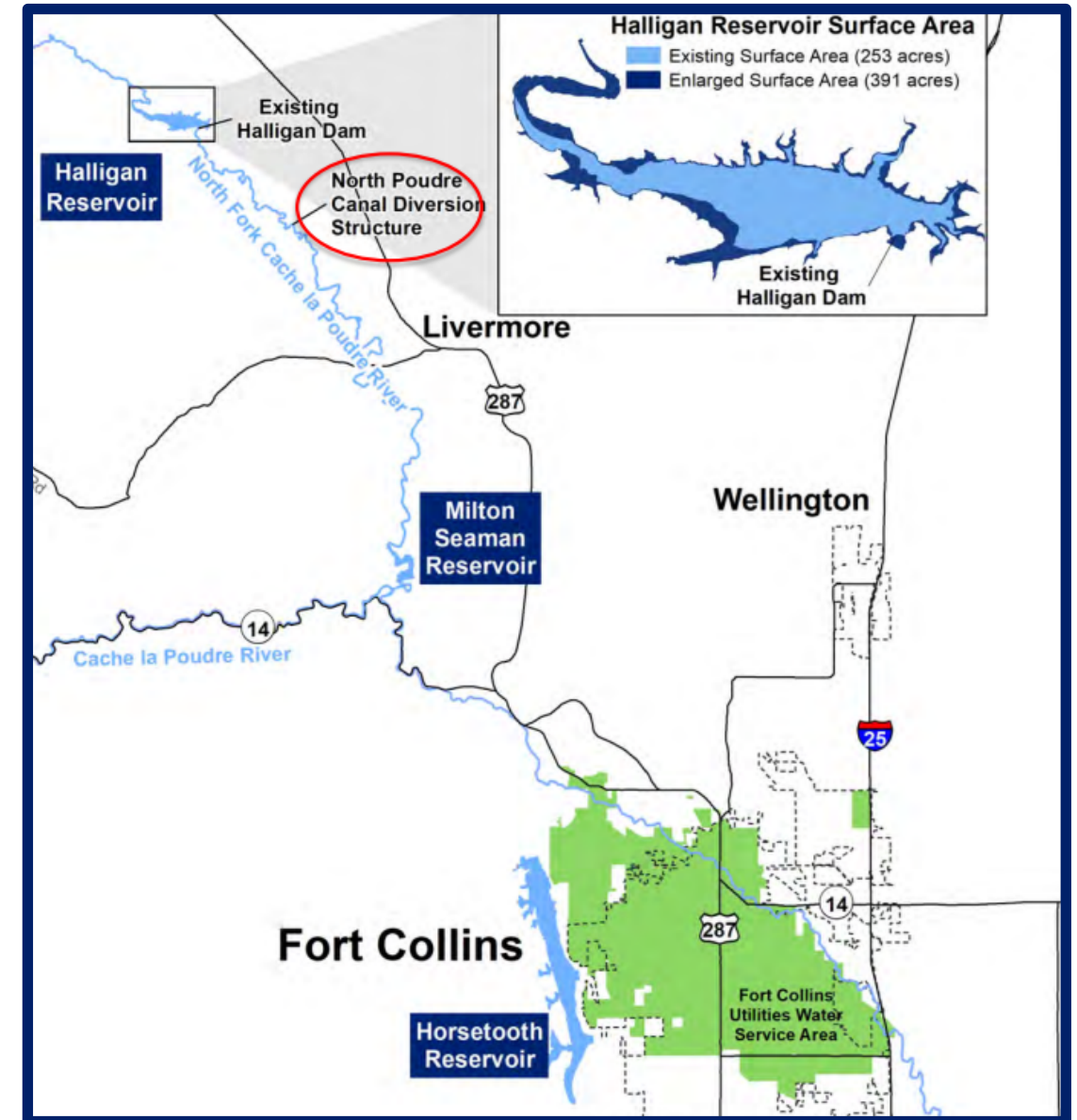
Issuance of the 401 Water Quality Certification occurred on 7/2/2026

- Greeley Appeal to WQCC on 7/30/26

- Permit Issuance fails to fully address Greeley's comments or protect Greeley from operational and water quality impacts

Reminder of Primary Concerns:

- Greeley need protection of Greeley's water quality at the Poudre River diversion, below the Halligan Project
 - Water treatability and cost to treat
- Protection of Greeley's ability to effectively operate Milton Seaman Reservoir
 - Passage of Fort Collins water and environmental flows
- Protection of current and future source water infrastructure



Colorado River Interim Guidelines for Shortage

The Post-2026 process is a multi-year NEPA process to determine long-term operations for Lake Powell and Lake Mead Persistent drought and diminishing hydrology are limiting to all users.

BoR Record of Decision on its preferred alternative and Final EIS is due for release by end of this month.

Three key observations emerge from the Final EIS regarding Colorado River operations:

1. Protection of critical infrastructure is a central objective under the framework.
2. The Final EIS imposes reductions on the Lower Basin states while the Upper Basin states face no mandatory cuts – raising significant legal questions.
3. Arizona holds the most junior priority water rights, and will take the brunt of the consumptive use reductions.

Arizona would cut 760,000 acre-feet (AF), California 440,000 AF, and Nevada 50,000 AF, for a total of 1.25 MAF per year.



2026



Drinking Water QUALITY REPORT

Covering Data for Calendar Year 2025

Consumer Confidence Water Quality Report

The CCR communicates information on the City's water system, reports sampling data from the prior year, and provides customers with insights into the work of maintaining safe, clean and reliable water.

- Greeley's CCR was produced in English and Spanish with options for additional translations.
- CCR is available at: <https://greeleyco.gov/water-and-sewer/water-system/water-quality/#docaccess-473a64912f8b5452fcf20d0dba780caa3c84cf48fcc940aa726140450d18ef0f>

Questions or Feedback?

Thank you



From: City of Greeley <CityofGreeley@public.govdelivery.com>
Sent: Tuesday, August 11, 2026 10:10 AM
To: Sean Chambers
Subject: Groundbreaking Ceremony Signals Start of Downtown Infrastructure Project

[View as a webpage](#) / [Share](#)



It's Official! Groundbreaking Ceremony Signals Start of Project

Construction is underway on the City of Greeley's [Downtown Infrastructure Improvements Project](#), part of the Downtown Revitalization Program. The multi-year project will modernize more than 100-year-old water, sewer, and stormwater infrastructure to reduce flood risk, improve public safety and prepare downtown for future improvements.

"Part of our city's historic legacy is building and maintaining the essential systems people rely on every day, often without seeing them," said Adam Prior, deputy director and chief engineer for Greeley Water Utilities at the August 4 groundbreaking ceremony. "But infrastructure has a lifespan. What served the community well in the past now needs to be modernized to support the next generation of growth, safety, and investment."

Work is underway on 7th Avenue between 9th and 10th Streets. For construction updates, traffic impacts, parking information, and detour maps, visit SpeakUpGreeley.com/Downtown-Infrastructure.

[Access the Full Story](#)



Keeping an Eye on Your Water Budget Can Help You Be More Water-Efficient

You can keep lawn, trees, gardens, and shrubs healthy this summer by watering wisely and keeping an eye on your personalized water budget.

[Your household's water budget](#) is based on indoor and outdoor needs, including family size, irrigable yard area, and real-time weather conditions. If you use water efficiently and stay within your budget, you'll pay the lowest rate.

One of the easiest ways to stay within your water budget is to make sure your sprinkler system is working the way it should. Walk your yard while they run and look for broken heads, overspray onto sidewalks or driveways, puddles, or dry patches that need attention.

A few small fixes can save water, support healthy landscapes, and help ensure enough water for the entire Greeley community.

[VIDEO: Understanding Your Irrigation System](#)



Confluence Co-Author Stays Busy Promoting New Book

Michael Welsh has been promoting the second edition of his book, "Confluence: The Story of Greeley Water," by meeting residents at the Greeley Farmers' Market



Eliminate Standing Water and Control Mosquito Population

Watering your yard and keeping your landscape healthy is smart. Watering your yard and creating mosquito hangouts? Not so much.

and Centennial Village's 50th Anniversary Celebration on August 1.

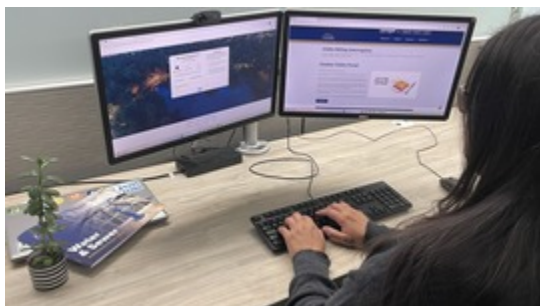
At their August 4 meeting, Greeley City Council members invited Welsh to speak about the book. He thanked past and present council members for supporting Greeley's water future and noted that historic council meeting minutes helped confirm facts in the book.

Order Your Copy Today

This summer, watch for water that collects after irrigation or the occasional rainstorm. When water pools in low spots, buckets, planters, or other places where it can sit, it can quickly become a breeding ground for mosquitoes.

As you water, take a moment to check for places where water may be pooling and drain them when you can.

Protect Yourself from Mosquitoes



Utility Billing Portal Offers Ways to Manage Water Wisely

Haven't signed up for the City's utility billing portal yet? See what you're missing!

The [Greeley Utility Portal](#) makes managing your water utility bill easier and more convenient. Create an account to go paperless, set up or update autopay, track your water use, review your personalized water budget, explore expanded payment options, and apply for water-saving rebates.

Take advantage of everything the portal offers—all in one convenient place.

Explore What's Possible!



Speak Up Greeley Has Multiple Water Project Pages to View

Greeley Water is working across the community to maintain and improve the infrastructure residents rely on every day. This work helps protect water, sewer, and stormwater services, while supporting future growth and keeping our community running smoothly.

[Speak Up Greeley](#) is the place to stay informed as these essential projects move forward. Residents can find project updates, ask questions, share feedback, participate in surveys, and stay connected throughout the process.

Find Out What's Happening

Taste and Odor Complaints Occur Often in Summer

Taste and odor issues are more common during hot, dry summers when algae growth increases in lakes and reservoirs. In late July, algae in Lake Loveland released natural compounds that caused an earthy taste or smell in parts of Greeley's drinking water system. Greeley's water remained safe to drink, cook with, bathe in, and use as normal.

City crews responded quickly by adjusting treatment, managing valves, and moving affected water through the system and into irrigation uses, such as parks and golf courses. Another event could happen before summer ends, but water quality and operations teams are monitoring conditions closely.

If you notice an earthy taste or smell, chill your water, use a carbon filter, or add lemon, cucumber, or mint. Report issues at 970-334-4097 or waterquality@greeleygov.com.

[Read the 2026 Drinking Water Quality Report](#)



[Water & Sewer Capital Improvement Projects](#)

[Downtown Infrastructure](#)

[Critical Stormwater Investments](#)

[Explore All City Projects](#)

City of Greeley

1200 11th Avenue Greeley, Colorado 80631

[Website](#) | [Contact Us](#)



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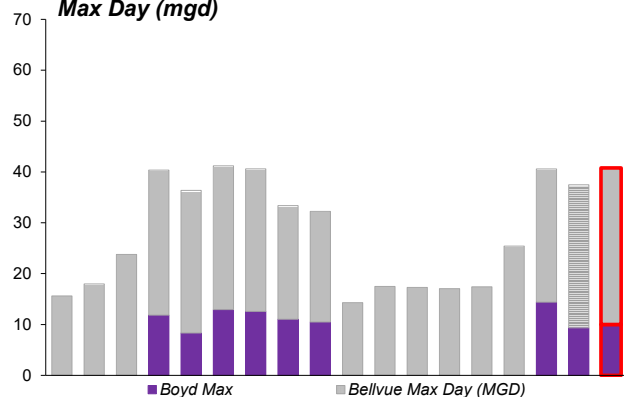
Water Treatment

Bellvue Water Treatment Plant operates year-round with a transmission capacity of 29.1 million gallons per day (mgd) (plant capacity is 32 to 35 mgd). Water sources include Poudre River direct flows, Colorado-Big Thompson (C-BT), Windy Gap, High Mountain Reservoirs, Laramie-Poudre Tunnel, and Water Supply and Storage. Average volume is 19,000 acre-feet a year (2000-2011). The plant was built in 1907, with its last treatment upgrade in 2009. Solar panels were added in 2014.

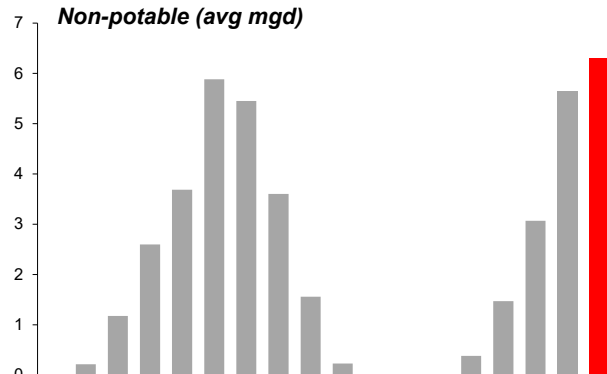
Boyd Water Treatment Plant operates normally from April to October with a plant capacity of 38 mgd (transmission capacity is 40 mgd). Water sources include Greeley-Loveland Irrigation Company, C-BT, and Windy Gap. Average Volume is 8,200 acre-feet (2000-2011). The current plant was built in 1974, with its last treatment upgrade in 1999. Solar panels were added at Boyd in 2014. In 2016, tube settlers and plate settlers were replaced in the sedimentation basins. In 2018, all old existing chemical lines were replaced with new lines and the piping was up-sized to carry more chemical. A PLC upgrade was done on the SCADA system. Sludge pumps were replaced and hooked into the Trac Vac system that pulls sludge out of the sedimentation basins.

Combined, Bellvue and Boyd can treat a maximum of 70-73 million gallons per day.

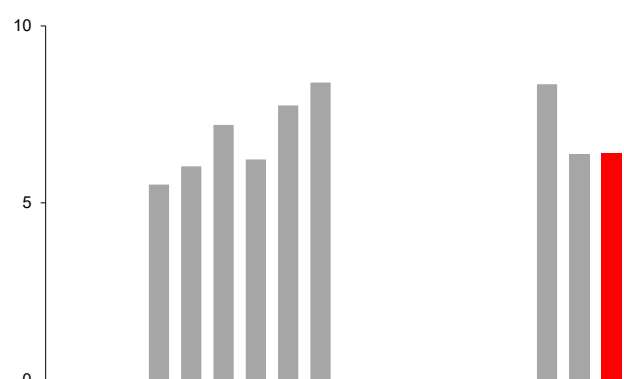
Max Day (mgd)



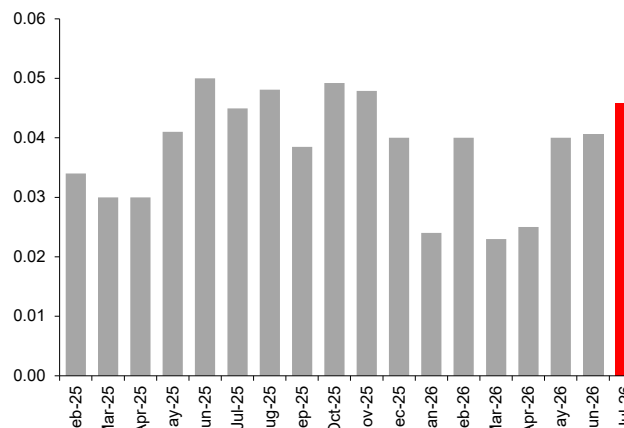
Non-potable (avg mgd)



Boyd WTP (avg mgd)



Turbidity of Finished Water (NTU*)

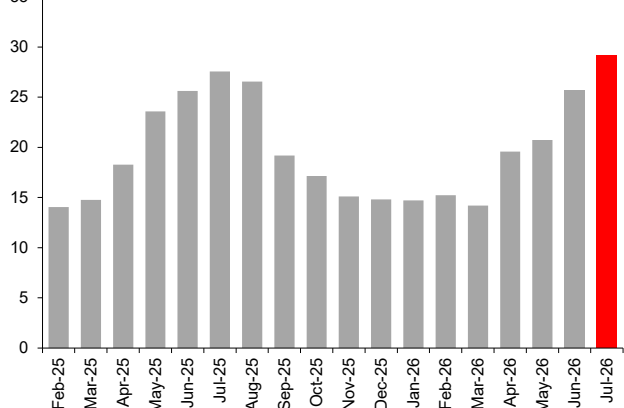


Starting May 2016 Bellvue turbidity measurements will use a new method resulting in more accurate readings.

*Turbidity limit: 95% of samples must be below 0.3 NTU.

Turbidity is the measure of relative clarity of a liquid. Clarity is important when producing drinking water for human consumption and in many manufacturing uses. Turbidity is measured in Nephelometric Turbidity Units (NTU).

Bellvue WTP (avg mgd)

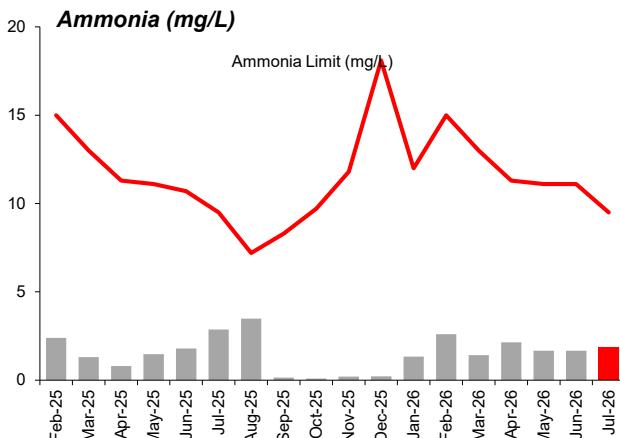
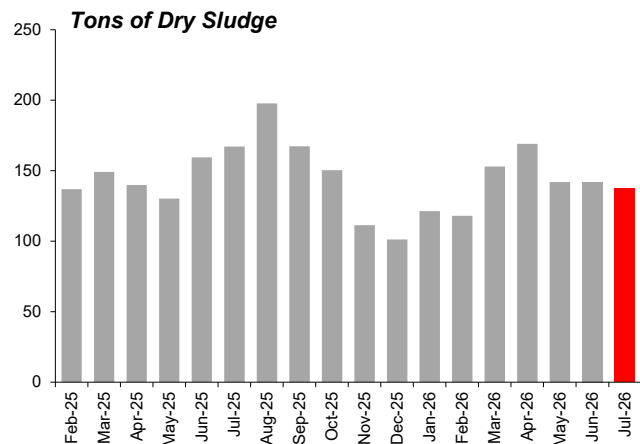
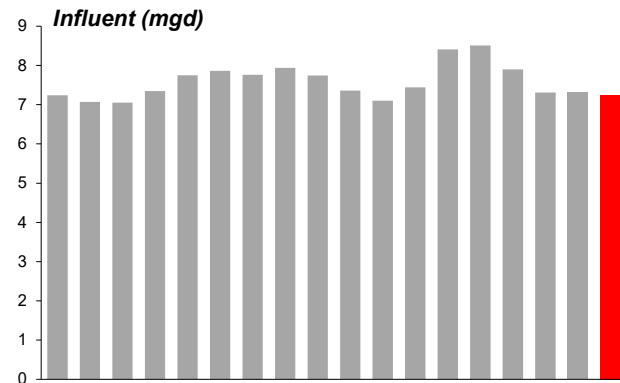
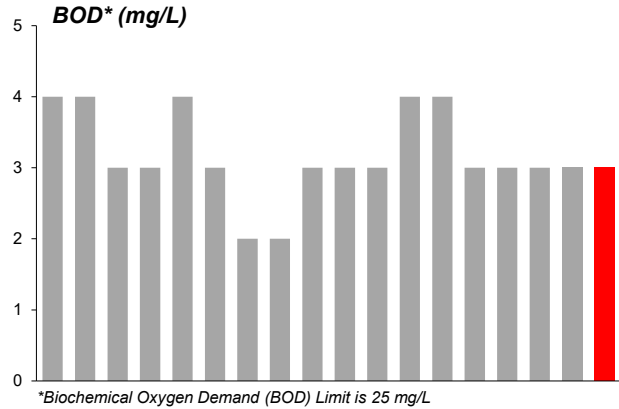
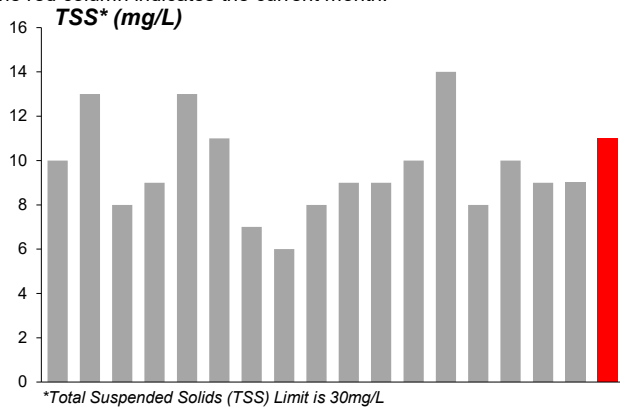


Wastewater Treatment

The Water Pollution Control Facility (WPCF) staff are dedicated environmental professionals who provide quality, safe and cost-effective wastewater treatment services for the citizens of Greeley. The WPCF treats wastewater to meet or exceed Environmental Protection Agency (EPA) and Colorado Department of Public Health & Environment requirements.

In 2011, the WPCF received an Xcel Energy Custom Efficiency Achievement Award for saving 2.78 million kWh and reducing CO2 emissions by 1,584 tons. In 2012, the WPCF received the Rocky Mountain Water Environment Association's (RMWEA) Sustainability Award for Colorado demonstrating excellence in programs that enhanced the principles of sustainability. A Certificate of Achievement from the Colorado Industrial Energy Challenge program managed through the Colorado Energy Office was received in the same year. In 2013, the plant received the City of Greeley's Environmental Stewardship Award for outstanding efforts to reduce energy (watts), conserve energy and water, reduce air and water pollution, and educate and encourage others to be environmental stewards. Also, in 2013, the plant was the recipient of a Bronze Award from the Colorado Environmental Leadership Program. In 2015, after having 5 years without a plant violation, the plant received the 2015 National Association of Clean Water Agencies (NACWA) Platinum Peak Performance award for the City of Greeley Water and Sewer Department.

Note: the red column indicates the current month.



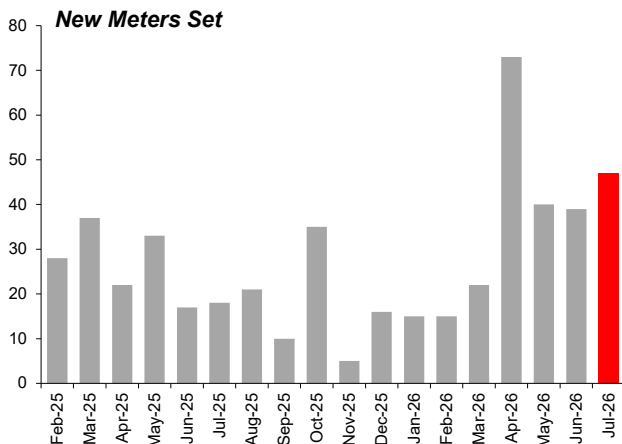
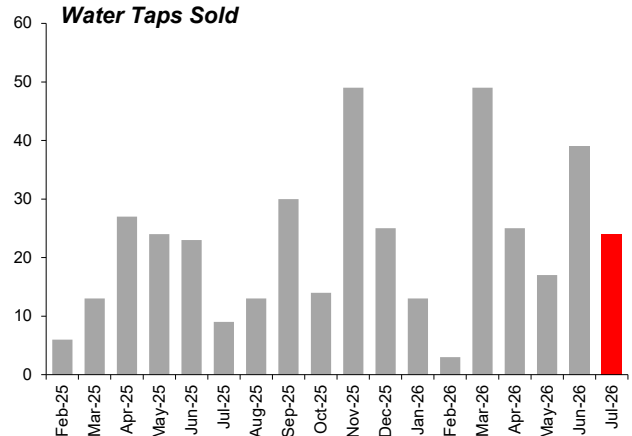
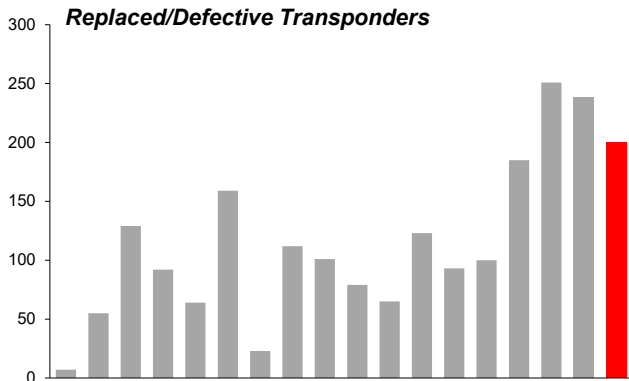
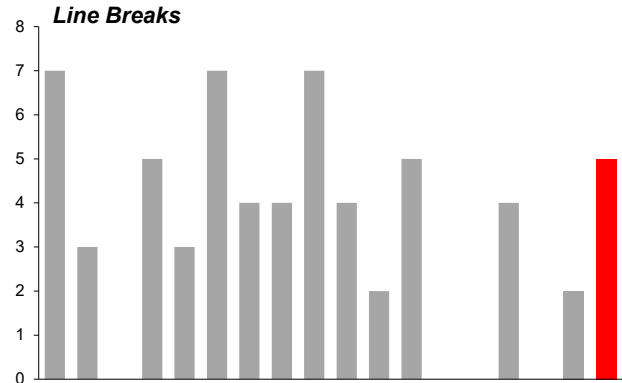
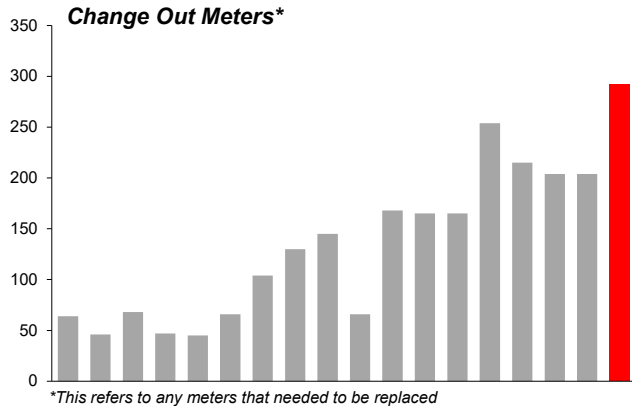
Water Distribution

The Greeley water distribution system consists of various sizes of pipes that generally follow the streets within the City. The distribution system serves residences and businesses in Greeley, Evans and Garden City, and the system is divided into four pressure zones.

There are 69.75 million gallons of potable water storage in Greeley. The water is stored within three covered reservoirs and one elevated tank; 23rd Avenue - 37.5 million gallons, Mosier Hill - 15 million gallons, and Gold Hill - 15 million gallons. The system also has 476 miles of pipeline, 24,233 water meters and 3,378 fire hydrants.

The water pipes in the distribution system vary in size from 4" to 36". Pipe material is steel, ductile iron, cast iron, or polyvinyl chloride. The age of the pipes varies from the 1890's to new installations.

Note: the red column indicates the current month.



Wastewater Collection

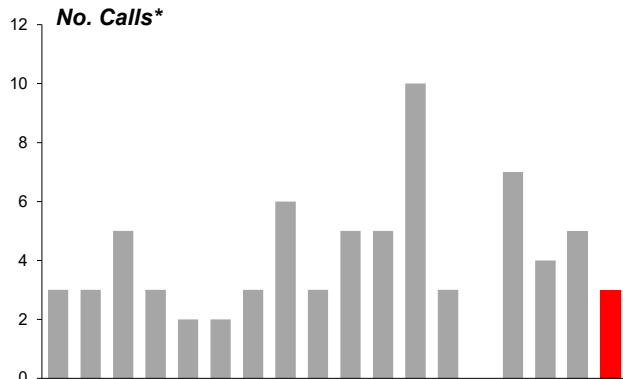
The mission of the Wastewater Collection Division of the Water and Sewer Department is to protect community health by transporting wastewater away from homes and businesses. This includes respecting property values and public safety by reducing the frequency of blockages in the sanitary sewer lines.

A wide variety of work is performed including routine cleaning of sewer lines, inspection of sewer lines, maintenance of the sewage pumping stations, rehabilitation of the system and responding to emergencies.

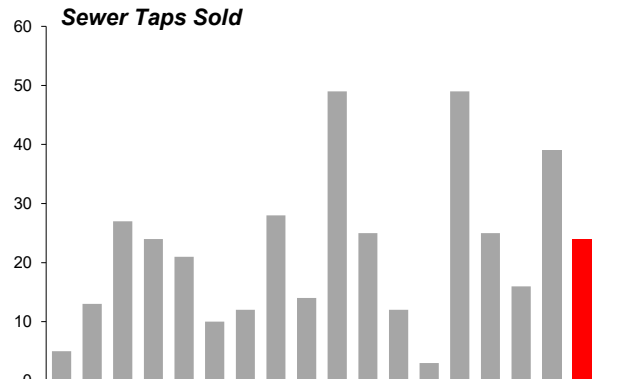
The wastewater collection system dates back to 1889. At the end of 2017, the system had a total of 364.8 miles of line and 10 sewage pumping stations. The sewer service area is approximately 51 square miles. Over the last 10 years, the system has grown by 17 miles.

Note: the red column indicates the current month.

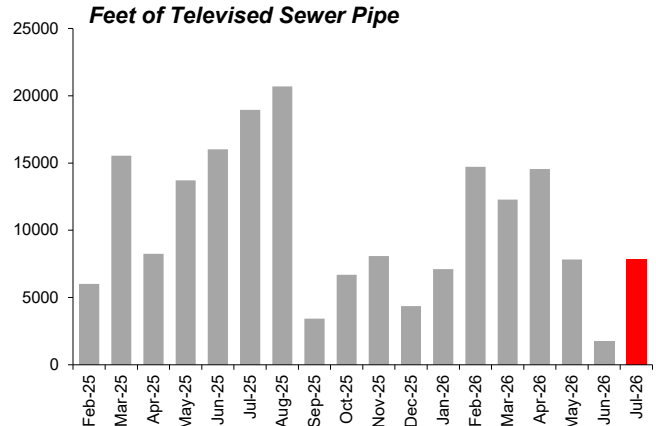
No. Calls*



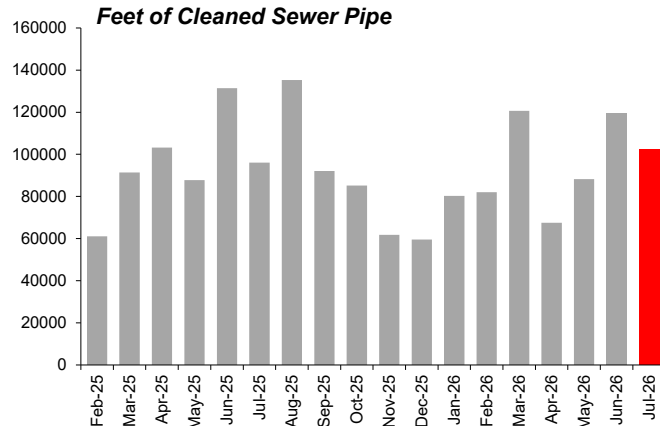
Sewer Taps Sold



Feet of Televised Sewer Pipe



Feet of Cleaned Sewer Pipe

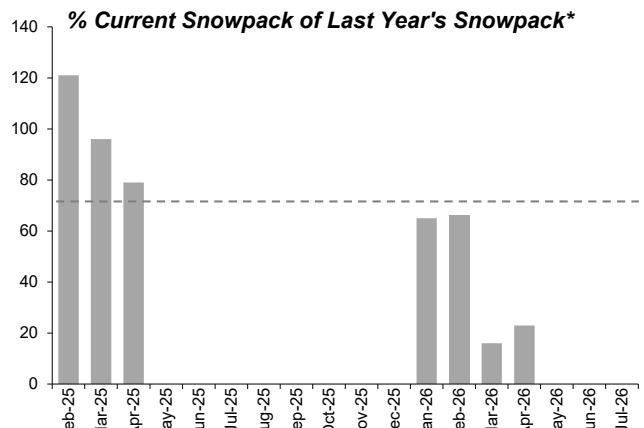
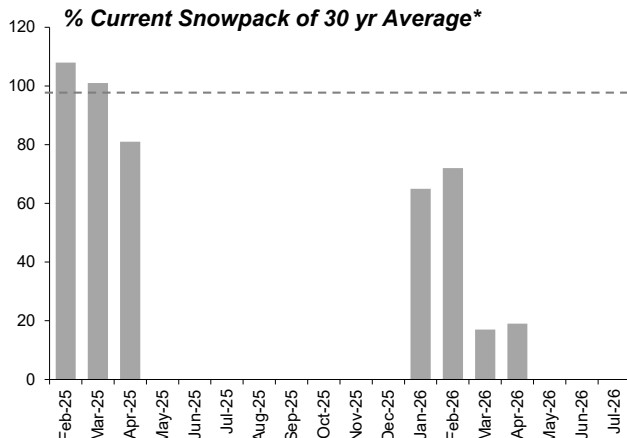
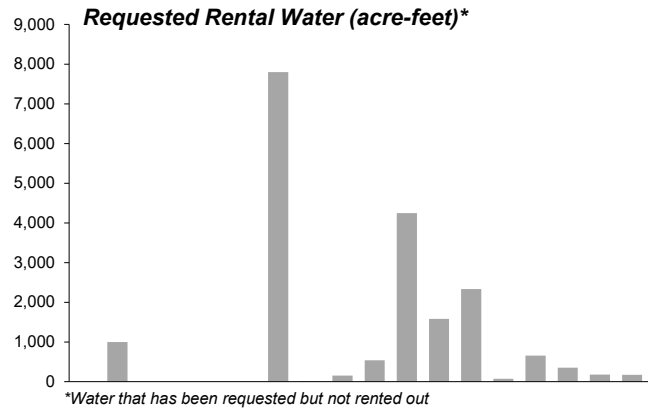
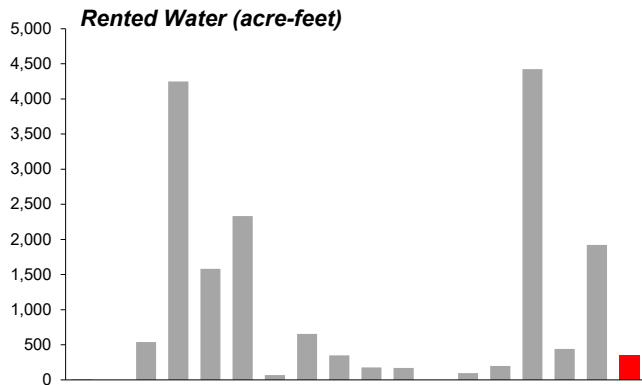
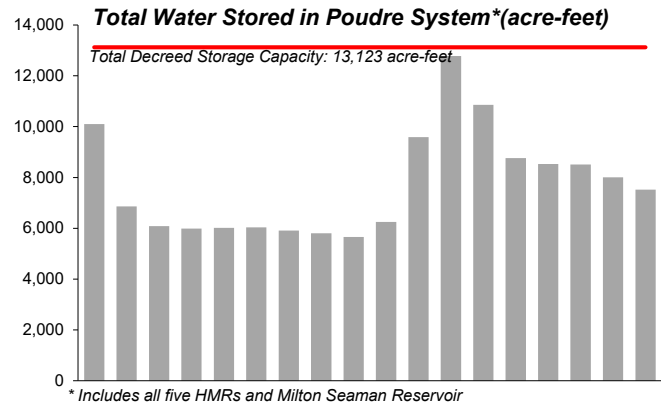
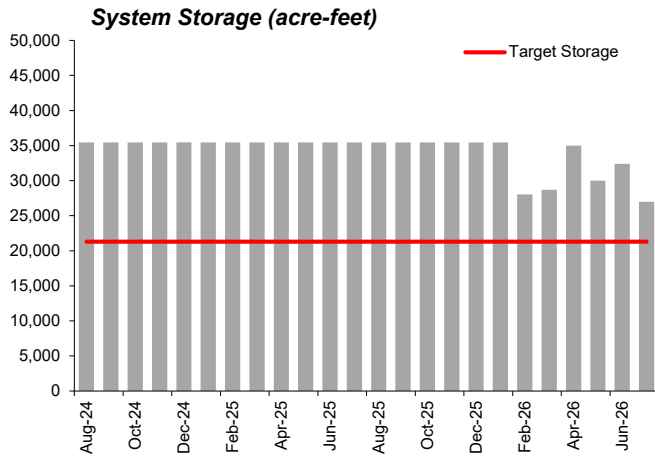


Water Resources

Greeley has numerous water rights in four river basins; the Upper Colorado River, Cache La Poudre, Big Thompson and Laramie River. The Water Resource staff must account for all of this water and comply with the rules of the Colorado Water Court and the State Engineer's Office which is in charge of allocating all of Colorado's water resources. Approximately one-third of the City's water supply comes from agricultural water rights. These water rights must be formally changed to municipal use by a special legal process through the Water Court. In this court, Water Resource staff and attorneys also defend the City's water rights against adverse claims from other parties.

Greeley's goal is to have enough water in carry-over storage to sustain Greeley through a 50-year critical drought. Water in excess of this carry-over drought supply can be leased to agriculture, both for revenue and to support our local agricultural community. Modeling has shown that, given existing population and demand factors, Greeley will have sufficient water for citizens, if at the beginning of the 6-year long, 50-year critical drought, there is 20,000 acre-feet in storage on April 1st of the following year.

Note: the red column indicates the current month.



*Data is from the 1st of the month
 **Average of Deadman Hill and Joe Wright

*Data is from the 1st of the month
 **Average of Deadman Hill and Joe Wright

Treated Water and Weather Data

January was warmer than usual with an average daily temperature of 31.4°F. The average daily temperature in February was nearly 10 °F above average at 40.6 °F. Record high temperatures were set in March with an average daily temperature of 51.3 °F, which is over 10 °F above the historical average. Temperatures in April continued to average about 51 °F, a few degrees above the average of 48 °F. May continued the warm trend at 58.8 °F, about two degrees above average. June was 3 °F above average at 70.4 °F. The average daily temperature in July was about five degrees above average at 78.47 °F.

Greeley received just 0.35 inches of precipitation in January. February precipitation was only 0.11 inches, about 25% of average. March precipitation was low but better than February at 0.5 inches, which is about 76% of average. Precipitation in April was just 0.18 inches, which is 10% of the historic average. May precipitation was just below average at 2.5 inches. June precipitation was only 0.42 inches, which is more than 1 inch below average. Very low precipitation persisted in July with just 0.37 inches.

