



STORMWATER BOARD MINUTES

April 1, 2026

ATTENDANCE: Board Members attending were Jerrod Carlson, Casey Christiansen, Paul Henneck, James Freville and Zach Armstrong. Staff Members attending were Karen Reynolds, Tom Christian, Adam Prior, Sean Chambers and Bret Naber.

Absent:

CALL TO ORDER: James Freville made a motion to call the meeting to order at 4:34 p.m., seconded by Zach Armstrong, all agreed, Motion passed, the meeting was called to order.

CHANGES TO THE AGENDA & ANNOUNCEMENTS: There were no changes to the agenda.

APPROVAL OF MINUTES: Casey Christiansen made a motion to approve February 4, 2026, Minutes, seconded by Paul Henneck, all agreed, Motion passed, the minutes were approved.

FINANCE UPDATE: Karen Reynolds gave an update on the 2026 revenue and expenses.

Project Updates:

- **Water Quality:** The phase I of the Water Quality Roadmap is nearing completion; the city-wide water quality SAM model is up and running and staff were trained on the software in early March. Phase II will kick-off in May 2026, Otak will be helping to lead this effort with the City.
- **Asset Management:** The Cityworks Enterprise software update is ongoing, the team is quite excited about the new software capabilities for the asset management program. The team is also working with the Public Works Asset Management teams to create a citywide GIS map of current and future CIP and rehabilitation projects.

City Staff Introduction: Sean Chambers Director of Water & Sewer Utilities and Adam Prior Deputy Director & Chief Engineer for Water & Sewer Utilities attended the meeting and introduced themselves to the board members.

- **Downtown Stormwater Improvements & PMGC Update:** Frequent flooding of downtown prompted a 2024 Council approval of stormwater rate increases. Stormwater downtown master plan was developed to be a multi-decade solution. The goal is to transform a multi-decade plan into an accelerated, actionable, prioritized program while addressing emphasis on community impact. The program links multiple related projects to achieve strategic benefits such as optimized resource allocations, synchronized schedules, shared risk management and individual construction into cohesive network. Master Plan consists of over 16 miles of pipe & 10 outfalls. The PMGC team recent projects and program successes include \$1.9B Progressive Design Build, Denver International Airport Program Manager, secured Greeley over \$60M in grants and funding, integrated design with coordination across multiple departments and coordination with Downtown Stakeholders, and outreach supporting local and small business events. The PMGC structure allows subcontracting to local firms for specialty services, hosting "Meet the

Contractor” events and emphasizes economic benefits and community involvement. A breakdown of the Downtown Revitalization preliminary cost and schedule, Estimated Stormwater costs is about \$66,200,000.00. Project Contingency costs are about \$10,090,000.00. Construction completion schedule is anticipated to end by Summer 2028 for some projects and Summer 2030 for other projects.

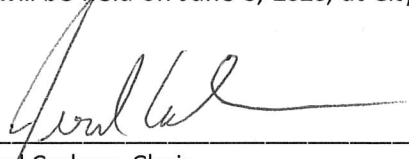
- **12th Street Stormwater Outfall: Easement Acquisitions and Authorization of Eminent Domain:** The purpose is to obtain approval of an ordinance authorizing the use of eminent domain for the purchase of real property for the City of Greeley 12th Street Stormwater Outfall Project. This can be done by two ways Eminent Domain Authority: The City’s **right** to acquire private property for projects that are determined to be for a public purpose, with payment of just compensation and due process. **Condemnation: Legal action** (filing with the court) taken by the City, exercising its Eminent Domain authority to acquire property for public use. City Staff is planning on taking this to City Council, provide background reason for acquisition and why we used eminent domain process. City Staff are also seeking the board to recommend approval by City Council for acquiring the properties needed for the 12th Street Stormwater Outfall project. A motion was made by Jerrod Carlson and unanimous vote of the board members to take to council for eminent domain.
- **2027 Budget Updates:** The Stormwater staff, along with the Downtown Revitalization Project and PMGC teams, will be updating the 2027 Stormwater Budget. This will include the additional costs for the Downtown Revitalization Improvements and the accelerated 12th Street Outfall phases. In addition, we will be running multiple-rate models for the Stormwater Advisory Board and City Council’s consideration. It is possible that we will request an additional Stormwater Advisory Board meeting in May to present that information.

Adjournment: Casey Christiansen made a motion to adjourn the meeting at 6:19 p.m., seconded by Paul Henneck, all agreed, Motion passed, the meeting was adjourned.

NEXT MEETING OF THE BOARD: The next regular meeting will be held on June 3, 2026, at City Center South, 1001 11th Avenue, Room 227, 4:30 p.m.



Karen Reynolds, Stormwater Manager



Jerrod Carlson, Chair