

**City of Greeley  
Water and Sewer Board  
Minutes of February 18, 2026  
Regular Board Meeting**

Chairman Harold Evans called the Water and Sewer Board meeting to order at 2:01 p.m. on Wednesday February 18, 2026.

**1. Roll Call**

The Clerk called the roll and those in attendance included:

Board Members:

Chairman Harold Evans, Vice Chairman Mick Todd, Joseph Murphy, Tony Miller, Matt Anderson, Cheri Witt-Brown, Mayor Dale Hall, Interim City Manager Brian McBroom, Interim Deputy Director of Finance Kirk Jones

Water and Sewer Department Staff:

Director Sean Chambers, Deputy, 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 (arrived 2:12 pm), Executive Assistant Gigi Allen, Administrative Assistant IV Tracy Simon, Water Resource Operations Manager Brian Von Seggern, Water Resource Administrator I Eric Clark, Water Resource Administrator III Travis Gilbertson, Utility Finance Manager Virgil Pierce, Long Range Utility Planner Derek Hannon, Civil Engineer IV Jim Paulson, Water Efficiency Manager Dena Egenhoff (arrived 2:08 pm), Regional Water Affairs Project Manager Kelen Dowdy, Water Resource Planning Manager Matt Sparacino, Administrative Assistant III Katie Schaefer, Source Water Supply Manager Cole Gustafson

Legal Counsel:

Supervising Senior Environmental and Water Resources Attorney Dan Biwer, Environmental & Water Resources Attorney Jessie Raybon, Counsel to Water and Sewer Board Attorney James Noble

Guests:

Council member, Deb DeBoutez, Dana Baggs, Outside Counsel from Kutak Rock, Elizabeth Vyhmeister, Outside Counsel from Kutak Rock, Kim Snyder, Public Art Coordinator, Megan Weiler, Cultural Affairs Manager

**2. Approval of Minutes**

Ms. Witt-Brown made a motion, seconded by Mr. Murphy to approve the January 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. Approve and Recommend to Council Authorization of Eminent Domain for Waterline**

Adam Prior discussed the West Greeley catalyst entertainment district is contingent on the relocation of the two Boyd Lake transmission lines which currently are located directly under the arena, hotel, and water park. These two transmission lines provide water to the city during peak summer months from May through October and then flow in the opposite direction all winter. These are the critical path for starting the catalyst entertainment district facility and need to be started in February or March. The relocation of these lines has been engineered to full construction documents by the developer's team and the city staff. The proposed alignment will also replace and relocate the Kodak waterline from the future 4th St to the zone 4 pump station. This agenda item is to present the proposed infrastructure alignment and request authorization for acquiring property interests in real property that will enable the construction of relocated Boyd Lake water transmission lines.

Vice Chairman Todd moved that the Board adopt the enclosed Resolution Authorizing the Acquisition of Interests in Real Property, by purchase or through the power of eminent domain, for the relocation of the Boyd Lake transmission pipelines and Associated Facilities and recommend that City Council authorize the same. Mr. Miller seconded the motion. The motion carried 6 to 0.

**6. Water Demand and Revenues – Long Term Trends**

Erik Dial and Derek Hannon presented that a cross functional Water and Sewer team reviewed long-term water use and revenue trends for Greeley and updated the Board with the findings. Staff recognized that customer water usage was evolving and that it was impacting water revenue collection. Staff presented the findings from the demand study done in-house and presented key points from a price elasticity of water review done by WestWater Research, LLC. Strategies to mitigate revenue impacts and plan for the water utility's future were discussed as well.

**7. Review of Water and Sewer Utility Funding for Greeley Public Art Program**

Erik Dial discussed that on February 3, 2026, the City Council heard an informational item regarding City Council Initiative 3-2025 related to the Public Art Program, its funding, and the type of arts that are funded by the 1% for Art funding methodology. At the request of City Council, the Culture, Parks, & Recreation Dept. (CPRD) staff presented information on the current funding methodology and presented a range of options that might meet the Council goals and priorities. The CPRD staff also asked Council and City Attorney's Office for feedback to shape further policy investigation.

CPRD staff support the Greeley Art Commission, who oversees the Public Art program and assists in discovering art that reflects the broad range of social, cultural and historic values that define Greeley. The Commission is guided by the Art Master Plan for Greeley, which guides and supports the integration of art that contributes to Greeley's identity. The Art Commission recognizes the importance of art forms in public places. The Public Art collection consists of more than 350 works of rotating indoor art, and more than 220 pieces of outdoor art. The collection is continually updated with new artwork as the art commission purchases several pieces of art annually.

City's public works and utility infrastructure capital expansion projects are the source of the 1% for Art funding. Over the past two decades, this funding has been instrumental in developing public art in Greeley. Over that time, the 1% funding policy has been implemented as a financial element of city capital projects meeting certain criteria, including Water & Sewer Department projects. Over that same time, the cost of water & sewer capital projects has been documented to grow at a rate that has consistently outpaced inflation.

The Board took this opportunity to discuss and further understand the application of the 1% for Arts funding that applies to Water and Sewer utility projects, and to understand impacts on utility projects, utility rates and fees, revenue bonding and the application of plant investment fees, known as PIFs.

**8. Chimney Hollow Update**

Leah Hubbard gave an update on the Chimney Hollow Dam, success of the project, and naturally occurring uranium within the rock fill.

**9. Legal Report**

James Noble of Welborn Sullivan Meck & Tooley, P.C., outside counsel for the Greeley Water & Sewer Board presented the legal report.

Mr. Noble reported that based on their review of the December 2025 Water Court Resume in Div. 1, staff and water counsel recommended that the Water and Sewer Board authorize filing a statement of opposition by the end of February 2026 to the water court application in Case

No. 25CW3196. This case concerns an application by the Little Thompson Water District to change 57.7 shares of the Handy Ditch Company, which is an irrigation ditch on the Big Thompson River. Little Thompson seeks to change these shares for municipal use and for storage in two existing reservoirs. The application further seeks a ditch-wide determination of the historical use of all of the shares in this ditch system. Mr. Noble recommended filing a statement of opposition to ensure that the historical use is properly quantified, and return flows are replaced in quantity and time to protect Greeley's water rights in the Big Thompson River from injury.

Vice Chairman Todd moved that the Board authorize filing a statement of opposition in Case No. 25CW3196, and for staff and legal counsel to seek resolution of issues raised by this case consistent with Water and Sewer Board Resolution No. 3, 2015. Tony Miller seconded the motion. The motion carried 6 to 0.

**10. Director's Report**

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

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

No other business was brought before the Board.

**13. Executive Session**

Chairman Evans moved that the Board adjourn the public portion of this February 18, 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 proposed location by Northern Water of Northern Integrated Supply Project facilities on City of Greeley property.

Tony Miller seconded the motion.

Roll call was taken and those present were:

Chairman Evans, Vice Chairman Todd, Tony Miller, Cheri Witt-Brown, Matt Anderson, Joe Murphy, Interim City Manager Brian McBroom, Interim Director of Finance Kirk Jones, Mayor Dale Hall

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Others Present during Executive Session:

Director Sean Chambers, Deputy Director of Utility Finance and Customer Service Erik Dial, Deputy Director of Water and Wastewater Operations Rebecca Andrus, Deputy Director and Chief Engineer Adam Prior, Deputy Director of Water Resources Leah Hubbard, Senior Regional Water Affairs Project Manager Kelen Dowdy, Water Resource and Planning and Watershed Program Manager Matt Sparacino, Source Water Supply Manager Cole Gustafson, Water Resource Planning Manager Brian Von Seggern

Legal Counsel present during Executive Session:

Supervising Senior Environmental & Water Attorney Daniel Biwer, Environmental & Water Resources Attorney Jessie Raybon, Outside Counsel to Water & Sewer Board Attorney James Noble, Outside Counsel Dana Baggs, Outside Counsel Elizabeth Vyhmeister

**14. Adjournment**

The Public Session of the meeting ended 3:40 pm

Brian McBroom left the Executive Session portion of the meeting at 4:00 pm  
Mayor Dale Hall left the Executive Session portion of the meeting at 4:08 pm

The Executive Session portion of the meeting ended at 4:15 pm.

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DocuSigned by:  
*Harold Evans*  
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Harold Evans, Chairman

Signed by:  
*Brian L McBroom*  
Brian McBroom, Board Secretary