

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

Chairman Harold Evans called the Water and Sewer Board meeting to order at 2:00 p.m. on Wednesday March 18, 2026.

**1. Roll Call**

The Clerk called the roll and those in attendance included:

Board Members:

Chairman Harold Evans, Vice Chairman Mick Todd, Fred Otis Joseph Murphy, Tony Miller, Mayor Dale Hall, Deputy City Manager Bret Naber on behalf of Acting City Manager Brian McBroom

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, Water Resource Administrator I Eric Clark, Water Resource Administrator III Travis Gilbertson, Utility Finance Manager Virgil Pierce, Water Efficiency Manager Dena Egenhoff, Regional Water Affairs Project Manager Kelen Dowdy, Water Resource Planning Manager Matt Sparacino, Administrative Assistant III Katie Schaefer, Source Water Supply Manager Cole Gustafson, T&D Team Manager Damen Ratliff, Water and Transmission Superintendent Jason Clark, Civil Engineer II Heather Mullen, Civil Engineer IV Ryan Duve, Water Enterprise Financial Analyst Crystal Sanchez, Water Conservation Coordinator Ben Schaffer, Water Conservationist Specialist I Morgan Murphy, Civil Engineer I Scott Sundheim, T&D Maintenance Team Manager Brandon Valenciano, Water Efficiency Resource Coordinator Margarita Padilla-Pizarro

Legal Counsel:

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

Guests:

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 February 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 Lake Bluff LID No. 9510101 Assessment Ordinance**

Ryan Duve discussed that City Council established Local Improvement District (LID) No. 9510101 for the oversizing of a regional non-potable water irrigation pump station (pump station) to serve Lake Bluffs, Poudre Heights, The Cache, and other unnamed future developments. The pump station is located on the north side of 7<sup>th</sup> Street west of 95<sup>th</sup> Avenue within the new Lake Bluff Subdivision. This pump station was constructed under the guidance of the non-potable master plan for the benefit of properties within the specific service area of the pump station that connect to the City's non-potable system. Construction started in June 2023 and became operational in September 2024.

The Water and Sewer Department is seeking an ordinance setting the final assessment for each parcel yet to be developed within the LID based on actual project oversizing cost and identifying the names of the apparent owners of the subject properties that were included within Local Improvement District No. 9510101 by Ordinance 31, 2025.

The Lake Bluff Oversizing Capacity Service Area is 766.025 acres (bulk area). The LID boundaries and location of the pump station are depicted in Exhibit A of the Ordinance. Repayment for the LID is based on dividing the reimbursement cost of the pump station by the 766.025 acres benefitted by the oversizing the non-potable irrigation system. The oversizing reimbursement cost of the pump station is \$1,710,712.20. Therefore, the LID rate is \$2,233.23/bulk acre.

This Ordinance will set the final assessment for Local Improvement District No. 9510101 as \$2,233.23/bulk acre to undeveloped parcels that connect to the City's non-potable system, as depicted in Exhibit A of the Ordinance.

Vice Chairman Todd moved that the Water & Sewer Board approve and recommend to City Council the adoption of an ordinance setting the final assessments for Local Improvement

District (LID) No. 9510101, in the form of the draft ordinance enclosed. Mr. Otis seconded the motion. The motion carried 5-0.

**6. Annual Financial Review**

Virgil Pierce gave the report on 2025 Revenue and Expenditures for the Water and Sewer Department. 2025 Water Use was lower than forecasted resulting in rate revenue lower than planned. Overall Water fund revenues were 1% less than budgeted. Sewer revenues were strong with 6% more rate revenue collected than planned and overall, 8% more revenue than was budgeted. Expenditures were overall under budget for both funds.

**7. State Land Board Drilling Update and Substantial Completion**

Matt Sparacino gave an informational update on the State Land Board drilling project following substantial completion. The update included an overview of project costs, statistics, aquifer testing, well assessment, water quality findings, and next steps. The project successfully completed 16 wells in the Upper Laramie Aquifer near Terry Ranch. Aquifer information obtained from these wells will be used to support Greeley's application for a non-tributary determination for water underlying the State Land Board parcels. Completed wells will either produce water or inform locations for additional production wells that will produce water for sale to industrial raw water users in the area. No major water quality concerns were discovered. Uranium was sampled at 3 of 16 wells with results below the 30 ppb maximum contaminant limit. Total project cost was approximately \$4.7M. The project was completed on time, within budget, and with no injuries.

Crystal Sanchez left the meeting at 2:40 pm.

**8. Annual Water Efficiency Update**

Dena Egenhoff reviewed the outcomes of the 2025 Water Efficiency initiatives and future direction. Furthermore, to ensure ongoing monitoring and transparency, annual scorecards for 2026 have been developed to track progress and maintain accountability.

**9. Water Transmission and Distribution Update**

Brandon Valenciano and Damen Ratliff gave an informational update on the Water Transmission and Distribution Maintenance and Operations Teams accomplishments including inspections and maintenance of hydrants, PRVs, Valves, and Master Meters; utility locates and protection of assets; and replacement/rehab activities by the operations teams and the construction crews.

**10. Wastewater Treatment and Reclamation Facility Proposed Art**

A new art project has recently been selected to be installed at the Wastewater Treatment and Reclamation Facility (WTRF). Megan Weiler gave an overview of the Public Art process and the selected location as well as presented the artist's design.

**11. Legal Report**

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

Based on review of the January 2026 Water Court Resume in Div. 1, staff and water counsel did not identify any new matters to recommend that the Water and Sewer Board file a statement of opposition to by the end of March.

**12. 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.

**13. 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.

The Public Session of the meeting ended at 3:57 pm.

**13. Executive Session**

Chairman Evans moved that the Board adjourn the public portion of this March 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 Halligan Water Supply Project 401 Certification; and
2. For the purposes of obtaining legal advice, determining positions relative to matters that may be subject to litigation, negotiations, developing strategy for litigation or negotiations, and instructing negotiators on matters related to Windsor Basin Municipal Utility Infrastructure and associated agreements.”

Mr. Murphy seconded the motion. The motion carried.

Roll call was taken and those present were:

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Water and Sewer Board

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Chairman Evans, Vice Chairman Todd, Tony Miller, Joe Murphy, Fred Otis, Deputy City Manager Bret Naber on behalf of Acting City Manager Brian McBroom, Mayor Dale Hall

Others Present during Executive Session:

Director Sean Chambers, 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, Source Water Supply Manager Cole

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 Carolyn Burr

Chairman Evans stated for the record, the time is now 4:28 p.m. and the Board is transitioning to the second item of this executive session. Leah Hubbard, Kelen Dowdy, and Cole Gustafson have left the meeting. Deputy Director of Utility Finance and Customer Service Erik Dial, and Utility Finance Manager Virgil Pierce have joined the meeting.

**14. Adjournment**

The time is now 5:46 p.m. and the executive session has concluded.

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DocuSigned by:  
*Harold Evans*  
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Harold Evans, Chairman

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