

August 2026

Stormwater Board Meeting Agenda

Date: Wednesday, August 5, 2026, 4:30 pm
1001 11th Avenue, Room #227

Key Staff Contact: Karen Reynolds, Stormwater Manager

- 1. Call to Order**
- 2. Roll Call**
- 3. Changes to Agenda & Announcements**
- 4. Review and Approve Minutes of the June 3, 2026, meeting of the Stormwater Board**
 - a.** Motion and approval of June 3rd minutes
- 5. Update on Downtown Revitalization and 12th Street Outfall Projects**
 - a.** Presenter – Adam Prior, Karen Reynolds
- 6. Review and Recommend to Council a 2027 Budget and Fees**
 - a.** Karen Reynolds
- 7. Stormwater Manager's Report on Operations, Compliance and Regulatory Changes**
 - a.** Presenter – Karen Reynolds
- 8. Any other business**
- 9. Adjournment**



STORMWATER BOARD MINUTES

June 3, 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, Sean Chambers, Lori Coffee, Cory Channell and Wendy Bethel

Absent:

CALL TO ORDER: James Freville made a motion to call the meeting to order at 4:37 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: James Freville made a motion to approve April 1, 2026, Minutes, seconded by Jarred Carlson, all agreed, Motion passed, the minutes were approved.

Stormwater Communications Plan and Key Messages: Lori Coffee, Communications Specialist III gave presentation

- Presentation was to inform Stormwater Board of the plan for communication with the public is happening.
- Lori explained the core message, strategic messaging and the communication strategy used.
- Discussion was held on getting before and after pictures of projects to assist the public in seeing what is taking place.

5 Year CIP Projects, Priorities and Cost Estimates: Aaron Stines presented the CIP plan and projects

- Discussion was held on the PMGC project and its impacts and efficiencies
- Explanation of the Downtown Revitalization and the 12th Street, 6/7th Street Outfalls and the 14th Avenue Outfalls.
- Information on budget modifications was discussed and the impacts of each modification.

Stormwater Board Rate Scenario Options for 2027 Budget: Karen Reynolds

- Karen went over the approach for framing the 2027 budget, she also addressed the budget challenges and what projects are being pushed out to accommodate the Downtown Revitalization Project.
- There were 3 different rate increase scenarios presented to the board, 6%, 8% & 10%
- Discussion was held on the rate scenarios, and the members of the board recommended the 8% increase overall.
- Karen summarized that in the 2025 budget the Council priority was the downtown flood mitigation and that the Downtown Revitalization Project prioritizes the completion of the 12th Street Outfall. All scenarios result in tradeoffs between accelerating the schedule and the ability to perform routine maintenance.

- Casey Christiansen would like to see what projects or needs the rate increases are tied to.

Recommendation to Council for Reimbursement Resolution: Robert Miller

- Robert explained the recommendation needed from the Stormwater Board for a Stormwater Reimbursement Resolution to be presented to City Council.
- He explained how the reimbursement resolution works and the purpose of it and ability to incur expenditures prior to the issuance of Stormwater Revenue Bonds.
- James Freville made a motion to approve the recommended motion from the board to City Council for the Stormwater 2026 Revenue Bond Reimbursement Resolution and was seconded by Casey Chrisitansen.

Stormwater Manager's Report on Operations, Compliance and Regulatory Changes: Karen Reynolds

- Karen addressed the staffing updates with Chancie Cavendish retiring after 23 years and the staff
- Water Quality Roadmap phase 1 is completed, and citywide water quality modeling tool is operational.
- Stormwater team has completed two admin hearings and achieved compliance.
- Discussion was held on the projects currently happening and the status of them. Also discussed planning priorities and projects with regards to the 2027 budget.

Adjournment: Jerrod Carlson made a motion to adjourn the meeting at 6:02 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 August 5, 2026, at City Center South, 1001 11th Avenue, Room 227, 4:30 p.m.

Karen Reynolds, Stormwater Manager

Jerrod Carlson, Chair

Stormwater Agenda Summary

Date: August 5, 2026

Key Staff Contact: Aaron Stines, Civil Engineer IV

Title:

Budget Update for 2026, Priorities, & Project Costs

Summary:

The purpose of this update is to inform board about the 2026 Stormwater Capital Improvements Plan updates, highlighting downtown project priorities, progress on the PM/GC program, and recent changes to the 5-year Capital Improvement Plan. The PM/GC program has finalized its scope and is set for City Council approval on June 2, 2026. This collaboration is helping to plan costs, construction strategies, grant applications, and project delivery for key stormwater initiatives. Among the priority projects, the Downtown Revitalization is moving forward into design and construction phases in 2026, while the 12th Street Outfall project will continue final design this year and begin construction in 2027. The 6/7th Street and 14th Avenue outfall projects are still being refined and prioritized based on budget considerations. The 2026 CIP and budget update notes that several lower-priority or less time-sensitive projects will be deferred to 2027 or later, with Downtown Revitalization and PM/GC newly included in the 2026 program. The planned bonding for the year remains set at \$38 million.

Recommended Action:

Update and Information Only

Attachments:

Budget Update for 2026, Priorities, & Project Costs PowerPoint



Downtown Revitalization & 12th Street Outfall Projects Update

Adam Prior, Chief Engineer
Stormwater Board | August 5th, 2026



Infrastructure & Mobility



Community Vitality



Quality of Life



Introduction



- Purpose: Update on Downtown Revitalization (DTR) and 12th Street Outfall Project
 - CMAR contract for DTR finalized with a Guaranteed Maximum Price (GMP)
 - Construction on DTR beginning on July 30th
 - Design of 12th Street Outfall Phases 2-5 is underway with construction to begin in 2027

Safety Enhancements

Raised Crosswalks

- Traffic calming
- Improves pedestrian visibility
- Works 24/7

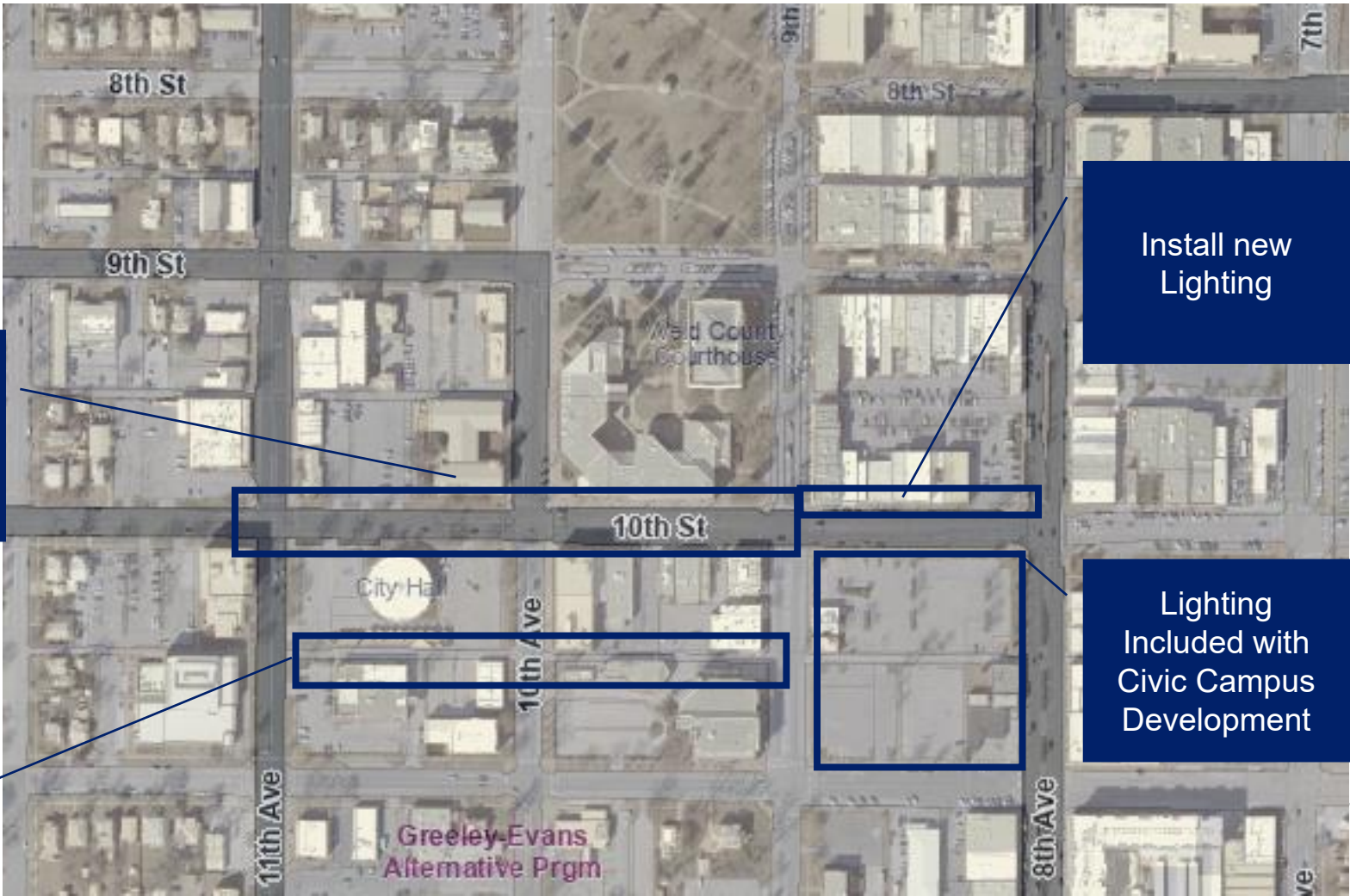


RRFB (Rectangular Rapid Flashing Beacon)

- Good for mid-block crossings
- Driver yielding increases from 20-30% to 70-90%



Safety Enhancements - Lighting



Install new
Lighting

Lighting
Included with
Civic Campus
Development

Lighting Design
in progress and
planned for
construction

Lighting
Requested
from Xcel



Safety Enhancements – Curb Extensions & WQ

Benefits

- Traffic calming
- Improves pedestrian visibility
- Works 24/7



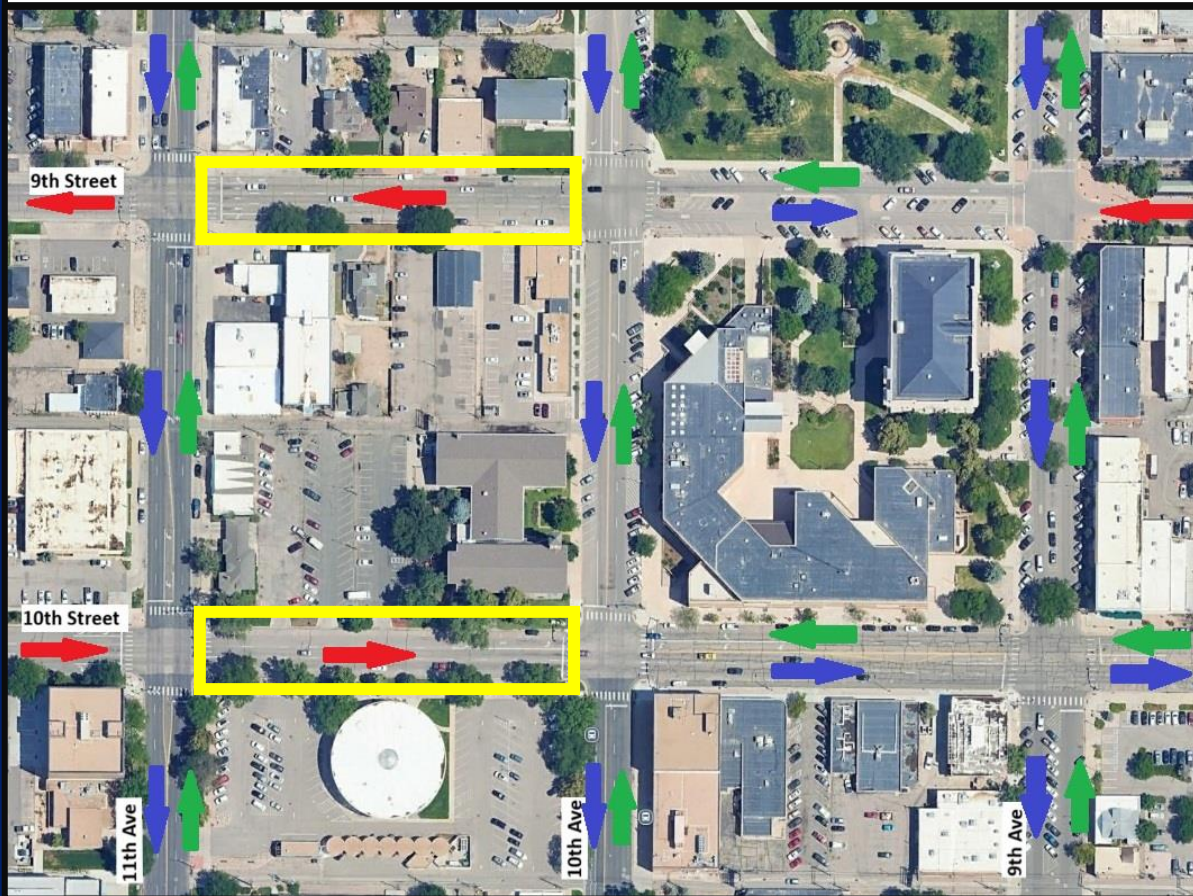
Curb
Extensions
Included with
Civic Campus
Development



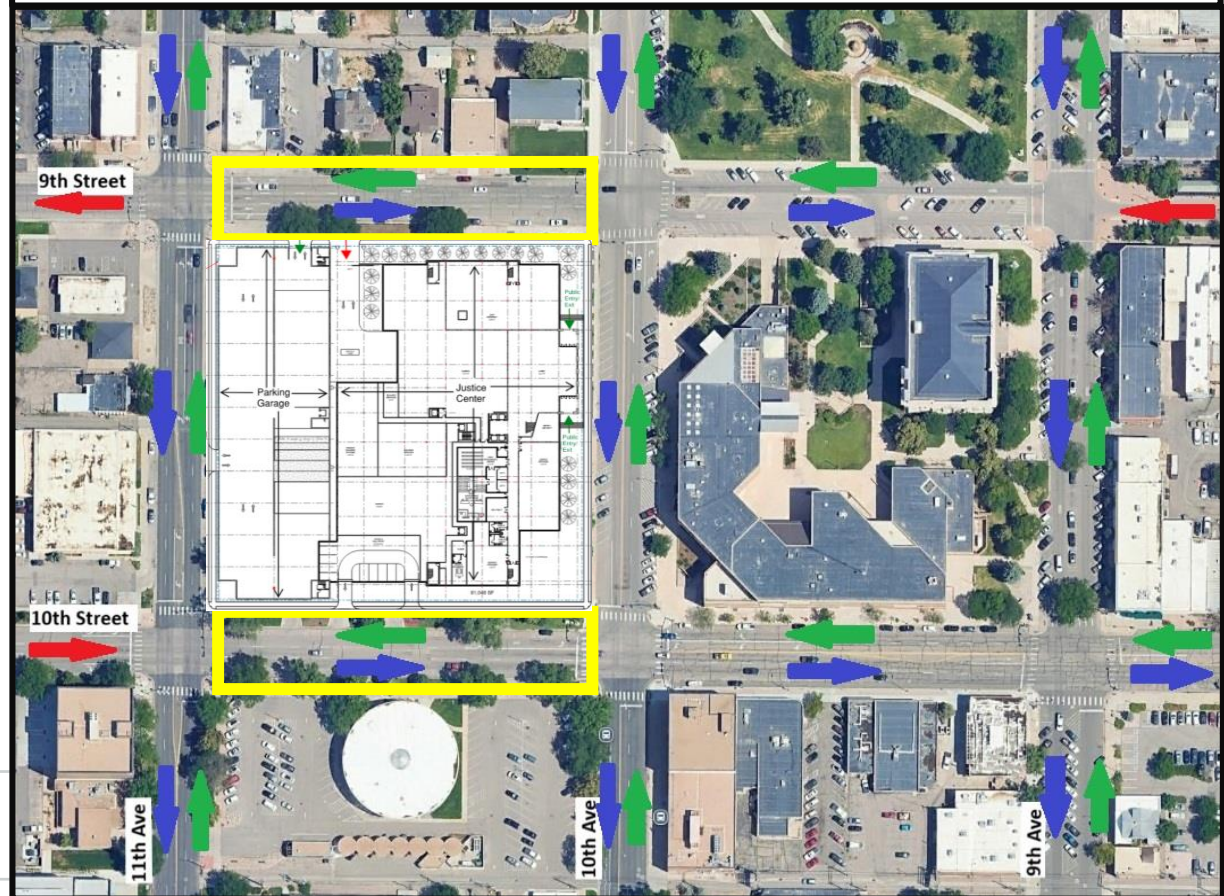
Proposed Roadway

- Conversion of 9th & 10th St to two-way from 10th Ave to 11th Ave

Existing

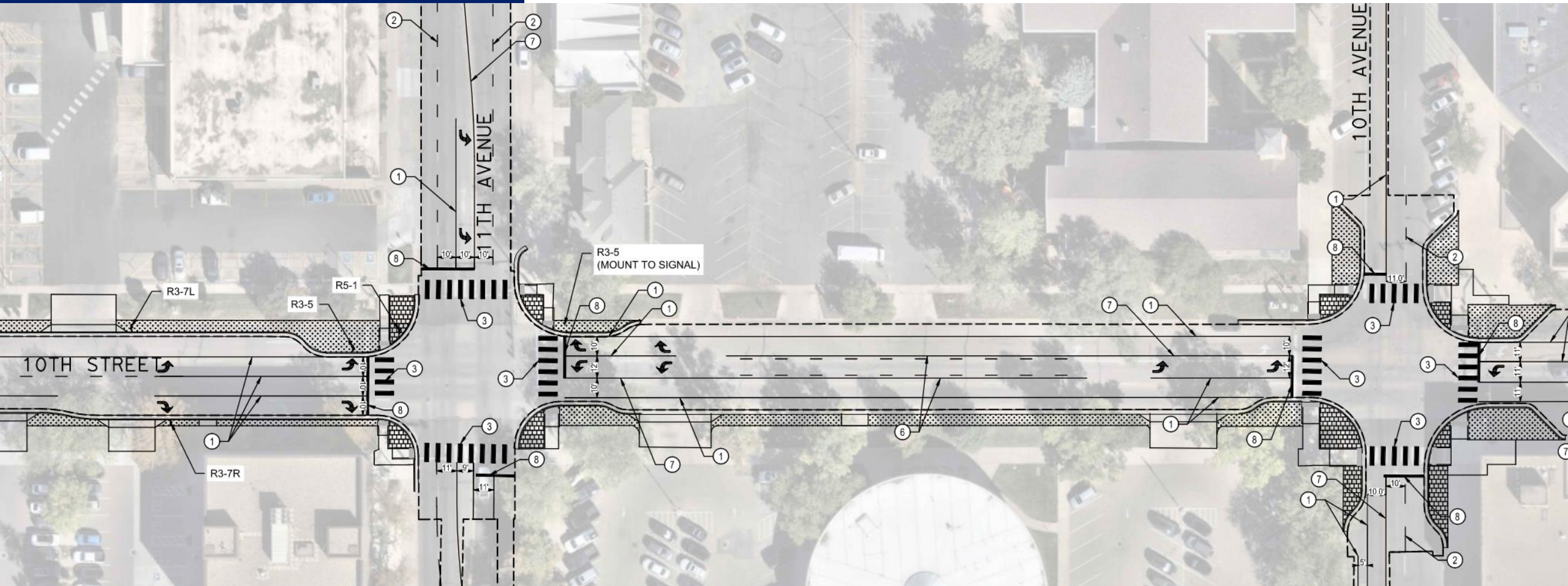


Proposed

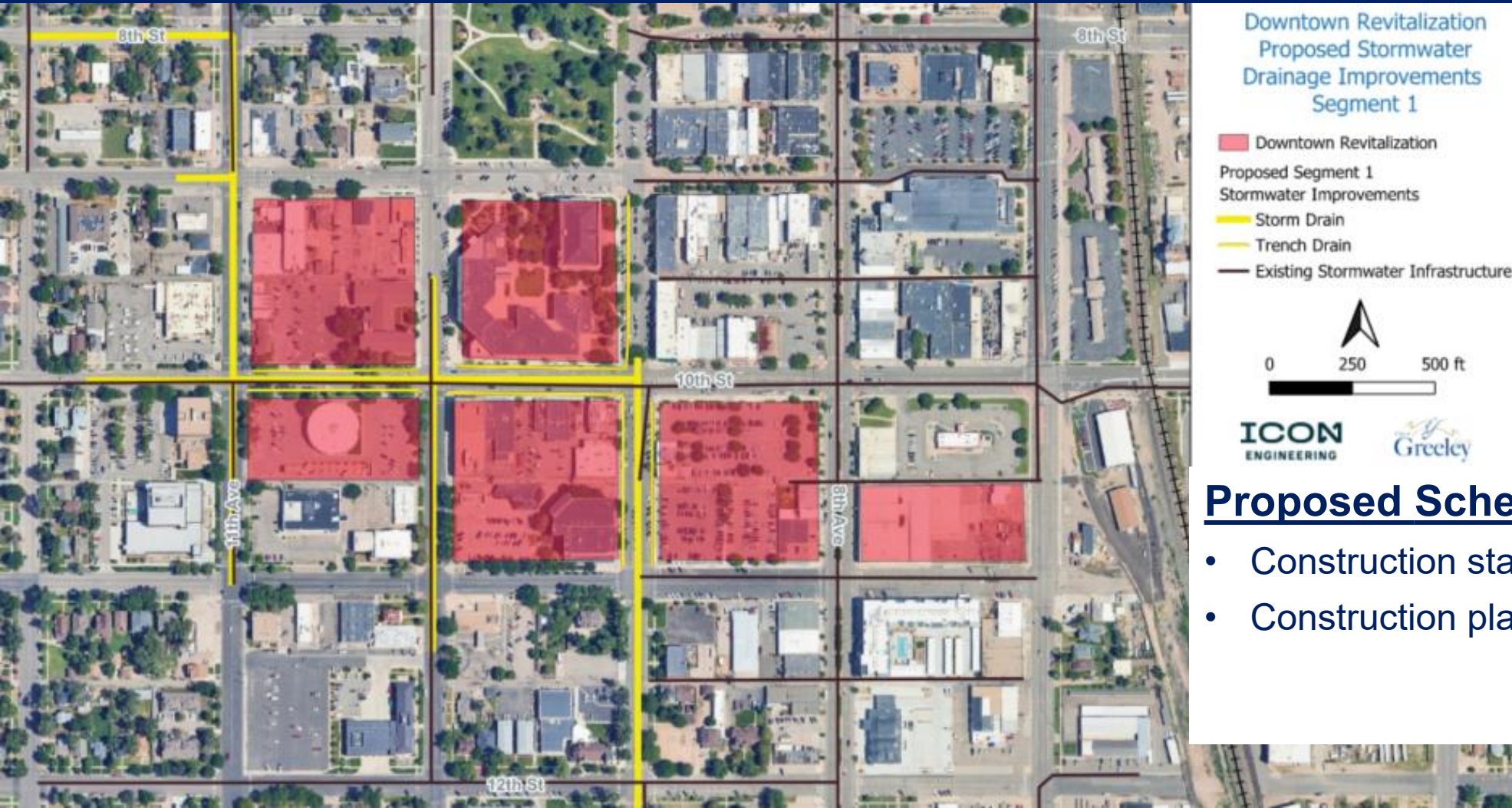


Proposed Roadway

- Conversion of 10th St to two-way from 10th Ave to 11th Ave



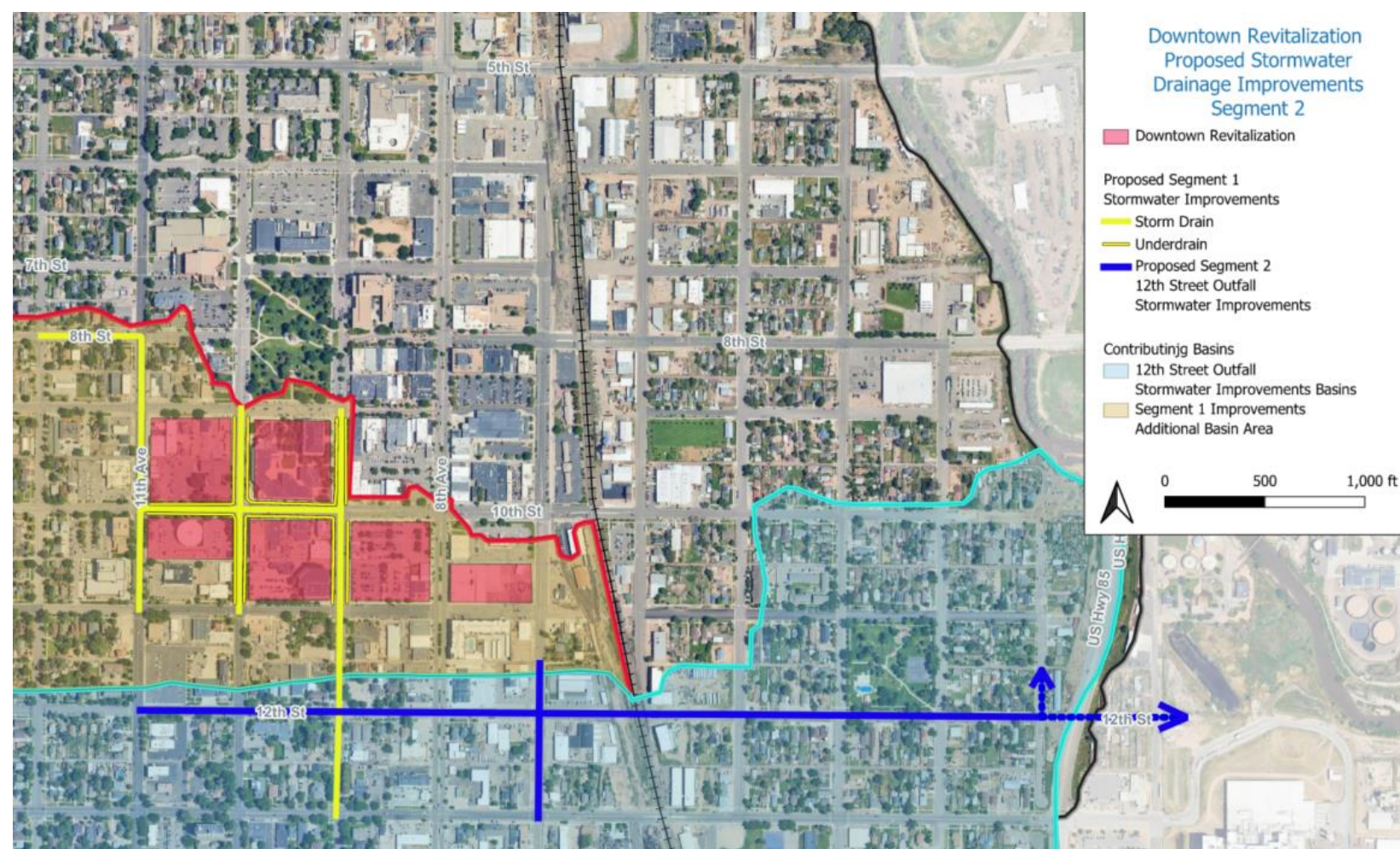
Downtown Revitalization – Segment 1 (yellow line)



Proposed Schedule:

- Construction starting – July 30th, 2026
- Construction planned completion for 2028

12th St Outfall – Segment 2 (blue line)



Proposed Schedule

- 100% Design– Winter '26
- Construction starting – Jan. 2027
- Construction planned completion - 2030

Water System Improvements



Proposed Schedule:

- Construction starting – July 30th, 2026
- Construction planned completion for 2028

Sewer System Improvements (red line)

Proposed Schedule:

- Construction starting – July 30th, 2026
- Construction planned completion for 2028



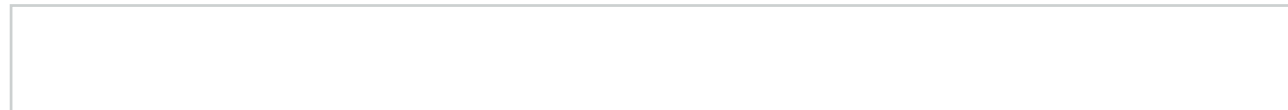
Expected Budget

- Downtown Revitalization Infrastructure**

Infrastructure	Allocated Total	% of Allocated Cost
Stormwater	\$34,971,942.65	70.20%
Water	\$8,755,628.73	17.58%
Sewer	\$3,001,441.22	6.03%
Non-Potable	\$798,809.65	1.60%
Traffic	\$1,441,899.26	2.89%
Lights	\$845,238.35	1.70%
\$49,814,959.86		

- 12th St. Outfall – Phases 2 through 5**

- 30% Cost Estimate: – \$112 to \$123M
- Currently working on reducing costs and optimized construction
- Updated costs based 60%/90% construction plans



Communications - Dashboard

Communications Dashboard

- Includes updates on pictures, current work, upcoming activities, construction cost tracker, schedule tracker, detour map, and parking map



DOWNTOWN INFRASTRUCTURE IMPROVEMENTS



RECENT PROJECT PHOTOS



CURRENT WORK - Week of July 13, 2026

- Various potholing activities in preparation for construction requiring short-term, intermittent lane closures throughout downtown.

UPCOMING ACTIVITY

Week of July 20: Lane restrictions on 7th Ave for mobilization and potholing

July 20-21: Northbound 7th Avenue closed between 8th and 10th streets

Questions



Stormwater Agenda Summary

Date: August 5, 2026

Key Staff Contact: Karen Reynolds, Manager

Title:

Stormwater Scenarios 2027 Budget & Rate

Summary:

Stormwater rate scenarios for 2027-2030

Recommended Action:

Recommended Motion:

I move that the Stormwater Advisory Board make a recommendation to City Council for a _____% rate increase in 2027.

MOTION:

1st _____ 2nd _____

JC _____ CC _____ PH _____ JF _____ ZA _____

Attachments:

Stormwater Scenario PowerPoint



Rate Scenarios for 2027 Budget

Stormwater Advisory Board

August 5, 2026

Presented by:

Karen Reynolds, Stormwater Manager

Scenarios 2027-2031

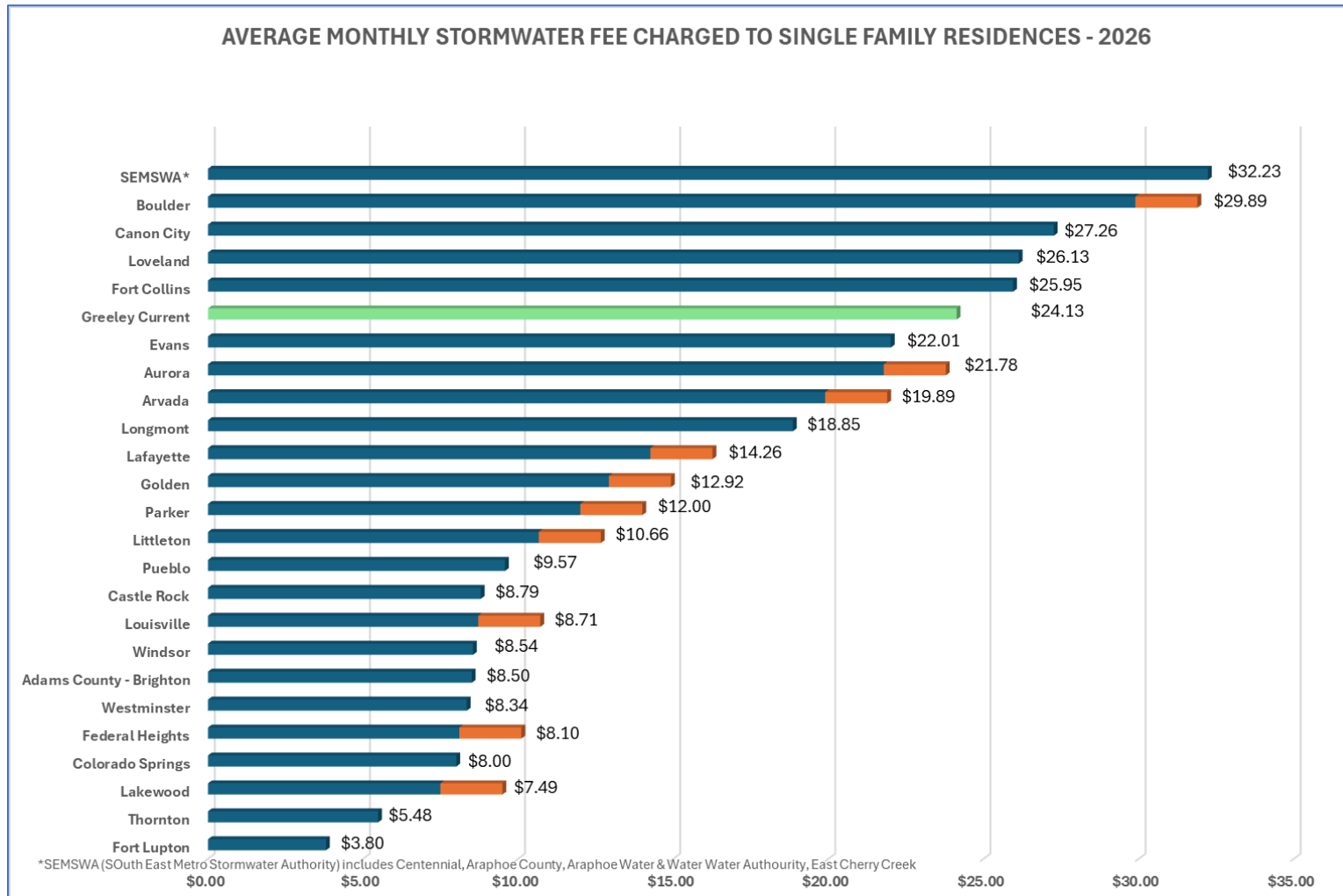
2027 Stormwater Rate Models Comparisons

Scenario		Rate Increase	Bonds	Prog	Cons
#1	No 7th Street Outfall	8%-2027, 8%-2028, 9%-2029 & 2030, 10%-2031	\$38M-2026, \$80M-2027, \$80M-2029	Downtown Commitments Funded	12th Street Pond Expansion pushed out to 2033
	More Debt Smaller Increases			12th Street Outfall Funded to Phase 5-A	7th Street Outfall pushed out to 2034
				8th Avenue Stormwater Improvements Funded	Rehab Budget at 50%
		\$1.45 Increase	Total Bonding: \$158M	18th Street Stormline Replacement Funded	No other outfalls or basins addressed
		2027 Average Bill \$25.58		14th Avenue Outfall Design 2026 -2029	Land Acquisition budget removed
		2031 Average Bill \$36.10			Stormwater Collection System Removed
					Equipment Replacement Reduced
#2	No 7th Street Outfall	8%-2027-2029, 10%-2030 and beyond	\$38M-2026, \$50M-2027, \$55M-2029	Downtown Commitments Funded	7th Street Outfall pushed out to 2033
	Less Debt Smaller Increases			12th Street Outfall Funded to Phase 5-A	Rehab Budget at 50%
				8th Avenue Stormwater Improvements Funded	12th Street Pond Expansion pushed out to 2031
		\$1.83 Increase	Total Bonding: \$143M	18th Street Stormline Replacement Funded	No other outfalls or basins addressed
		2027 Average Bill \$26.06		14th Avenue Outfall Design 2026 -2029	Land Acquisition budget removed
		2031 Average Bill \$36.78			Stormwater Collection System Removed
					Equipment Replacement Reduced
#3	No 7th Street Outfall	10%-2027 and Beyond	\$38M-2026, \$50M-2027, \$50M-2029	Downtown Commitments Funded	7th Street Outfall pushed out to 2032
	Lowest Debt Consistant Rate			12th Street Outfall Funded to Phase 5-A	Rehab Budget at 50%
				8th Avenue Stormwater Improvements Funded	12th Street Pond Expansion pushed out to 2033
		\$2.41 Increase	Total Bonding: \$138M	18th Street Stormline Replacement Funded	No other outfalls or basins addressed
		2027 Average Bill \$28.54		14th Avenue Outfall Design 2026 -2029	Land Acquisition budget removed
		2031 Average Bill \$38.86			Stormwater Collection System Removed
					Equipment Replacement Reduced

Scenarios 2027-2031 CONT'D

#4	No 7th Street Outfall	20%-2027, 15%-2028, 10% 2029 and beyond	\$38M-2026, \$40M-2027, \$25M-2028, \$25M-2031	Downtown Commitments Funded	7th Street Outfall pushed out to 2032
				12th Street Outfall Funded to Phase 5-A	Rehab Budget at 75%
				8th Avenue Stormwater Improvements Funded	12th Street Pond Expansion pushed out to 2031
		\$4.83 Increase	Total Bonding: \$128M	18th Street Stormline Replacement Funded	No other outfalls or basins addressed
		2027 Average Bill \$28.96		14th Avenue Outfall Design 2026 -2029	Land Acquisition budget removed
		2031 Average Bill \$44.32		Equipment Replacement Funded	Stormwater Collection System Reduced by 75%
#5	No 7th Street Outfall	4.5%-2027, 5%-2028 and beyond	\$38M-2026, \$48M-2028, \$30M-2030	Downtown Commitments Funded	7th Street Outfall pushed out to 2034
				12th Street Outfall Funded to Phase 5-A	Rehab Budget at 50%
					12th Street Pond Expansion pushed out to 2038
		\$1.09 Increase	Total Bonding: \$158M		No other outfalls or basins addressed
		2027 Average Bill \$25.22			Land Acquisition budget removed
		2031 Average Bill \$30.85			Stormwater Collection System Removed
					8th Avenue Stormwater Improvements pushed to 2034
					18th Street Stormline Replacement pushed to 2035
					14th Avenue Outfall Design pushed to 2034
					Equipment Replacement Reduced

Municipality Rate Comparison - 2026



Summary

- The inclusion of the Downtown Revitalization Project prioritizes the completion of the 12th Street Outfall
- All scenarios result in tradeoffs between accelerating the schedule and the ability to perform routine maintenance

Thank you



Stormwater Agenda Summary

Date: August 5, 2026

Key Staff Contact: Karen Reynolds, Manager

Title:

Stormwater Managers Report

Summary:

Manager's Report on Operations, Compliance and Regulatory Changes

Recommended Action:

Recommended Motion: Update & Information Only

Attachments:

Managers' Report PowerPoint



Manager's Report Operations, Compliance and Regulatory Changes

Stormwater Advisory Board

August 5, 2026

Presented by:

Karen Reynolds, Stormwater Manager

Agenda

- **Manager's Report:**
- Staffing Updates
- Water Quality Project Status and Updates
- Engineering and Rehabilitation Projects
- ASSET Management Project Status and Updates
- Current revenue and expense report
- **Purpose:**
- **To share relevant and timely information with the Stormwater Advisory Board**

Staffing Updates:

- The Asset Management team welcomed a new Asset Technician, Josue Cruz. This rounds the team out to four people.
- The Water Quality team welcomed Mateo Montelongo, filling the Environmental Technician position vacated with the retirement of Chancie Cavendish.

Water Quality Updates:

- Water Quality Roadmap
 - In July, Phase II has begun starting with basin prioritization
- Staff & USGS installing three water quality monitoring stations.
 - Data collected from these stations will support future integration into the SAM platform and assist with regional water quality planning efforts.
 - Installation occurred the week of 7/27/26
- WQ is working with W&S to get a consultant on-board to vet the data provided by CDPHE and see if some of the treatment plant load allocation can be transferred to the MS4

Regulatory Status and Updates:

- CDPHE has released proposed Load Allocations for impending TMDL
- The CIP inspection program completed two successful state inspections this quarter:
 - Boomerang Irrigation Pump Station: Perfect inspection with no findings.
 - North Greeley Sewer Project: Four minor findings with no required state follow-up.
- Close out the final finding from FEMA and CWCB related to the 2019 Community Assistance Visit
 - Stantec has been contracted and is currently working on the last outstanding item in order to close out the CAV
- Floodplain staff requested to co-present with Forerunner at Colorado Association of Stormwater and Floodplain Managers (CASFM) conference in September to show how the program has supported regulatory compliance

Engineering & Rehabilitation

- **16th Street Repair** – Connell has completed construction to replace a 20 ft section of 60-inch storm pipe that was contributing to a sinkhole in 16th Street. (This is the 6th sinkhole in 2 years).
- **16th Street Rehabilitation**- This project will be contracted out for analysis of rehabilitation or replacement options.
- **UNC 20th Street** – Construction is complete for the 12-inch concrete pipe that is causing a sinkhole in 20th Street.
- **Bittersweet** – Construction is complete and closed out.
- **St. Michaels** – Real Estate Management (REM) has provided easement pricing. We are currently waiting for REM to schedule a presentation with the property owner.
- **Amour Hill** – Tasman Geo will address a critical punch list item by raising the elevation on one side of the channel to prevent 100-year storm flow from spilling onto private property.
- **Airport Master Plan** – The consultant is wrapping up final report. Which will be published in the near future.
- **No. 3 Ditch Master Plan** – The LiDAR survey has been completed. City council has approved the contract with ICON Engineering and project will kick off soon.
- **Downtown Revitalization Stormwater Permitting Update** - Following an anonymous citizen complaint submitted to the City Manager's Office regarding stormwater permitting compliance, staff conducted additional analysis and coordinated with project partners, Weld County, and regulatory stakeholders to verify permitting requirements and establish a path forward. Throughout the demolition process, staff has actively monitored site conditions to ensure compliance with Clean Water Act requirements and applicable state and local stormwater regulations while working with property owners to keep disturbance below applicable permitting thresholds until permits are obtained.
- Since the initial coordination meeting, project responsibilities have shifted. Rather than a single permit covering the entire Justice Center and former City Hall blocks, Richmark is now preparing stormwater permit applications for its portions of the project, while Weld County will pursue permits for its work through the City of Greeley's local permitting process. Richmark is also coordinating with a third-party erosion and sediment control consultant to prepare the Stormwater Management Plan (SWMP) and obtain coverage under the State Construction Stormwater Permit before disturbance thresholds are exceeded. Staff continues to work closely with all parties to clarify permitting requirements, including the application of the common plan of development provisions, and to encourage timely permit submittals to ensure continued compliance as redevelopment progresses.

Asset Management Project Status & Updates:

- Our group is leading the coordination effort with other Asset Management teams and departments to build a GIS map of citywide future CIP and rehabilitation project, this project is nearing completion and will be presented to the City Manager's Office in the next few weeks
- We are excited to continue growing our Stormwater Asset Management Program by bringing new field tools into our workflows and improving the quality of our data. Our initial efforts will prioritize areas with upcoming capital projects before expanding into the most critical portions of the stormwater system. By improving the accuracy, consistency, and completeness of our asset data, we will strengthen our understanding of system conditions, support more proactive maintenance, and enhance long-term planning. These improvements will help prioritize investments, improve operational efficiency, reduce risk, and enable more informed, data-driven decisions that support reliable stormwater infrastructure and provide lasting value to the community.

Stormwater 2026 Budget Revenue & Expenditures

Revenue:

Fund	Sum of Budget	Sum of YTD Receipts	Sum of Balance	% of Budget Received to Date
Stormwater	8,065,720	5,311,799	2,753,921	65.86%
Stormwater Construction	41,905,002	2,594,736	39,310,266	6.19%
Stormwater Replacement	4,369,183	2,984,555	1,384,628	68.31%
Grand Total	\$54,339,905	\$10,891,090	\$43,448,815	20.04%

Expenditures:

Fund	Sum of Budget	Sum of YTD Expenses	Sum of Balance	% of Budget Spent to Date
Stormwater	6,476,024	2,188,699	4,287,325	33.80%
Stormwater Construction	72,582,699	6,036,279	66,546,420	8.32%
Stormwater Replacement	12,111,919	3,362,437	8,749,482	27.76%
Grand Total	\$91,170,642	\$11,587,415	\$79,583,227	12.71%

Thank you

