

**City of Greeley
Water and Sewer Board
Minutes of June 17, 2026
Regular Board Meeting**

Chairman Harold Evans called the Water and Sewer Board meeting to order at 2:00 p.m. on Wednesday June 17, 2026.

1. Roll Call

The Clerk called the roll and those in attendance included:

Board Members:

Chairman Harold Evans, Fred Otis, Joseph Murphy, Matt Anderson (arrived at 2:46 pm), Cheri Witt-Brown, Mayor Dale Hall, City Manager Brian McBroom, Director of Finance Kirk Jones

Water and Sewer Department Staff:

Director Sean Chambers, Deputy Director of Utility Billing and Customer Service Erik Dial, Deputy Director of Water and Wastewater Operations and Maintenance Rebecca Andrus(arrived at 2:05 pm), Deputy Director of Water Resources Leah Hubbard, Chief Engineer Adam Prior (arrived at 2:10 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, Water Resource Planning Manager Matt Sparacino, Water Efficiency Coordinator Ben Schaffer, Water Resource Administrator II Morgan Effrein, Water Conservation Specialist II Jake Robinson, Civil Engineer Iv Jim Paulson

Legal Counsel:

Deputy City Attorney Jerrae Swanson, Assistant City Attorney II Ned Chapin, Supervising Senior Environmental and Water Resources Attorney Dan Biwer, Environmental & Water Resources Attorney II Jessie Raybon, Outside Council to the Board Jim Noble,

Guests:

Communication Specialist II Cory Channell

2. Approval of Minutes

Mr. Murphy made a motion, seconded by Mr. Otis to approve the May 2026 Water and Sewer Board meeting minutes. The motion carried 5-0.

City of Greeley
Water and Sewer Board

June 17, 2026
Board Minutes

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. Approval of Neff Lake Pipeline Agreement

Water and Sewer Staff previously discussed the purchase of the Neff lake Pipeline on October 16, 2024 at the Water and Sewer Board meeting. The City of Greeley, through its Water Enterprise, would purchase and acquire from Laramie River LLC the raw water pumping and delivery system known as the Neff Lake Pipeline, located within the growth boundary for the City of Greeley and Weld County, Colorado. The Neff Lake Pipeline is a raw water conveyance system that was constructed for the delivery of untreated river water originating in the Cache la Poudre or New Cache Irrigation Co. Ditch.

The Neff Lake Pipeline configuration will allow the City to deliver reliable low-cost, non-potable water from the lower Poudre to non-potable systems throughout the City, further conserving existing water treatment and potable pipeline capacity for future growth. This helps the City to control the cost of water supplies because the water sources on the lower Poudre River can be purchased for fractions of the cost compared to water rights that originate near the foothills that would be available for treatment at the City's water treatment facilities. Additionally, non-potable water does not require filtration or costly chemical addition for irrigation uses.

The Neff Lake Pipeline is well situated to address the City's long-range raw water transmission infrastructure requirements. As an existing system, the Neff Lake Pipeline can be acquired with reduced capital outlay and the use of excess water supplies as non-monetary compensation will further minimize impacts to water utility rate payers. With legal advice and support, Water & Sewer staff and Laramie River have negotiated a mutually agreeable Purchase and Sale Agreement (PSA) for certain physical infrastructure, appurtenances, easements and related rights that make up the Neff Lake Pipeline water system.

The PSA as drafted contains several key terms, including cash payment over time, secured by a promissory note, a ten-year water lease, and a ten-year lease-back of the Neff Lake Pipeline from Greeley back to Laramie River. Thus, Laramie River is compensated with a mix of cash payments over a ten-year period and non-monetary consideration in the form of a ten-year water lease and pipeline leaseback. In exchange, Laramie River will convey to

City of Greeley
Water and Sewer Board

June 17, 2026
Board Minutes

Greeley the Neff Lake Pipeline which includes the licenses, leases, easements and other agreements associated with the pump station and pipeline system.

Vice Chairman Todd moved that the Board Authorize closing on the Neff Lake Pipeline. Mr. Otis seconded the motion. The motion carried 5-0.

6. Approval of the F Street Farm and Irrigation Lease

Morgan Effrein presented a proposed agricultural lease for approximately 30 irrigable acres on the city-owned F Street parcel at 5207 F St. The Board was informed that the property needs rehabilitation following a fallow year and that leasing the acreage would support continued beneficial use of water rights, improve site conditions, and help reduce trespassing and weed issues.

Morgan also explained that the proposed lessee understands the property's current limitations, including shared use with the City's tree farm and potential future pipeline construction, and is willing to lease the land under discounted terms. The lease would include an initial one-year term with up to four one-year renewals at the City's discretion.

Vice Chairman Todd moved that the Board approve the F-Street Farm and Irrigation Lease Agreement in the form enclosed and delegate authority to the Director of Water and Sewer or the Director's designee to renew the agreement in the future, provided the material substance remains unchanged. Mr. Otis seconded the motion. The motion carried 6-0.

7. Terry Ranch and State Land Board Project Update

Jim Paulson and Matt Sparacino provided an update on pipeline construction and costs to date as well as updates on ongoing and upcoming work related to the Terry Ranch and State Land Board projects. There is currently no infrastructure under construction related to the Terry Ranch or State Land Board projects. Ongoing work includes preparation of an application for nontributary groundwater rights associated with the State Land Board lease, finalization of the Storage Retiming Project, and continued negotiations, planning, and modeling to support development of Terry Ranch and State Land Board water for industrial use. Upcoming efforts include evaluating options to deliver power to the Terry Ranch and State Land Board properties and pursuing any necessary land acquisitions for the future water treatment plant.

8. Water Supply Update

Brian Von Seggern discussed that runoff in the South Platte Basin peaked in late May, more than a month earlier than the historical average and at flows well below normal. As a result, reservoir storage levels across the region remain below average.

Current forecasts indicate Weld County is likely to experience above-average temperatures and precipitation this summer. However, the low snowpack significantly reduced runoff and

City of Greeley
Water and Sewer Board

June 17, 2026
Board Minutes

ditch yields throughout the basin. With less water available to irrigators to divert into in the ditches, the conveyance losses, or "shrink," in many irrigation systems are further reducing available supplies. Additionally, many storage rights in the basin have not come into priority, limiting reservoir refill opportunities. Currently, the Greeley Loveland Irrigation Company reservoirs in the region are not expected to fill during the 2026 irrigation season.

Water Resources staff continue to actively manage these conditions by strategically utilizing excess Colorado-Big Thompson (C-BT) supplies and optimizing operations throughout Greeley's water system. Despite the challenges posed by reduced runoff and storage limitations, current projections indicate Greeley's water supply will remain above the 21,300-acre-foot action threshold established in the City's Drought Response Plan.

9. Legal Report

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

Based on review of the April 2026 Water Court Resume in Div. 1, Mr. Noble reported that staff and water counsel recommend that the Water and Sewer Board authorize filing a statement of opposition by the end of June 2026 to the following water court application:

- **Case No. 26CW3071:** This case concerns an application by the Ogilvy Augmentation Company to make junior direct flow water rights in the Ogilvy ditch partially absolute, and to make a storage water right in Seeley Lake partially absolute. The junior water rights are used as replacement sources in the Ogilvy augmentation plan, decreed in Case No. 03CW150. We recommend that Greeley file a statement of opposition in this case to ensure that Ogilvy's absolute claim is accurate and verifiable, and to confirm that the water rights have been pursued with reasonable diligence.

Mr. Noble also provided a brief update on the current status of the following cases:

- Greeley's application in Case No. 26CW3067, which is an application for diligence and to make its exchange partially absolute involving return flows from the Leprino plant.
- Greeley's application in Case No. 25CW3080, which is an application for diligence and to make Greeley's conditional "Tunnel Water Exchanges" partially absolute.

Vice Chairman Todd moved that the Board file a statement of opposition in Division 1 Case No. 26CW3071. Mr. Otis seconded the motion. The motion carried 6-0.

10. 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.

City of Greeley
Water and Sewer Board

June 17, 2026
Board Minutes

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

Chairman Evans noted that the Second Edition of Confluence is nearly complete and will be ready for final production in the next couple of weeks with plans to print 200 hard copies of the book. He briefly discussed the titles content of several chapters on the book.

12. Executive Session

Chairman Evans moved that the Board adjourn the public portion of this June 17, 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 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; and

Roll call was taken and those present were:

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

Staff present during Executive Session:

Director Sean Chambers, Deputy Director Erik Dial, Deputy Director Rebecca Andrus and Deputy Director and Chief Engineer Adam Prior

Legal Council present during Executive Session were:

Deputy City Attorney Jerree 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, Jim Noble

13. Adjournment

The public session of the meeting ended at 3:34 pm.

Jerree Swanson left the Executive Session at 4:15 pm

The Executive Session portion of the meeting ended at 5:02 pm

City of Greeley
Water and Sewer Board

June 17, 2026
Board Minutes

DocuSigned by:
Harold Evans
9A5B7210425F46F
Harold Evans, Chairman

Signed by:
Brian McBroom
E3A7872F72645A
Brian McBroom, Board Secretary