

Greeley City Council Agenda

Regular Meeting

Tuesday, October 4, 2022 at 6:00 p.m.

City Council Chambers at City Center South, 1001 11th Ave, Greeley, CO 80631

Zoom Webinar link: <https://greeleygov.zoom.us/j/98241485414>

NOTICE:

Regular meetings of the City Council are held on the 1st and 3rd Tuesdays of each month in the City Council Chambers. Meetings are conducted in a hybrid format, with a Zoom webinar in addition to the in person meeting in Council Chambers.

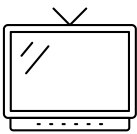
City Council members may participate in this meeting via electronic means pursuant to their adopted policies and protocol.

Members of the public are also invited to choose how to participate in Council meetings in the manner that works best for them.

Watch Meetings:



Meetings are open to the public and can be attended in person by anyone.



Meetings are televised live on GTV8 on cable television.



Meetings are livestreamed on the City's website, greeleygov.com as well as YouTube at youtube.com/CityofGreeley

For more information about this meeting or to request reasonable accommodations, contact the City Clerk's Office at 970-350-9740 or by email at cityclerk@greeleygov.com.

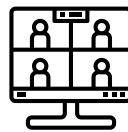
Meeting agendas, minutes, and archived videos are available on the City's meeting portal at greeley-co.municodemeetings.com/

Comment in real time:

During the public input portion of the meeting and public hearings:



In person attendees can address the Council in the Chambers.

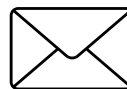


The public can join the Zoom webinar and comment from the remote meeting.

Submit written comments:



Email comments about any item on the agenda to cityclerk@greeleygov.com



Written comments can be mailed or dropped off at the City Clerk's Office at City Hall, at 1000 10th St, Greeley, CO 80631





City Council Agenda

October 04, 2022 at 6:00 PM

City Council Chambers, City Center South, 1001 11th Ave & via Zoom at <https://greeleygov.zoom.us/j/98241485414>

Mayor

John Gates

Councilmembers

Tommy Butler
Ward I

Deb DeBoutez
Ward II

Johnny Olson
Ward III

Dale Hall
Ward IV

Brett Payton
At-Large

Ed Clark
At-Large

A City Achieving Community Excellence

Greeley promotes a healthy, diverse economy and high quality of life responsive to all its residents and neighborhoods, thoughtfully managing its human and natural resources in a manner that creates and sustains a safe, unique, vibrant and rewarding community in which to live, work, and play.

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Approval of the Agenda
5. Recognitions and Proclamations
6. Citizen Input
7. Reports from Mayor and Councilmembers
8. Initiatives from Mayor and Councilmembers

Consent Agenda

The Consent Agenda is a meeting management tool to allow the City Council to handle several routine items with one action.

Council Members may request an item be pulled off the Consent Agenda and considered separately under the next agenda item in the order they were listed.

9. Acceptance of the Report of the City Council Work Session of September 13, 2022
10. Introduction and first reading of an Ordinance Amending Section 6-118 and Section 6 -163 of the Municipal Code to Exempt Certain State Fees
11. Introduction and first reading of an Ordinance Amending Chapter 1 of Title 4 of the Greeley Municipal Code Regarding the City's Classification and Salary Plan
12. Introduction and first reading of an Ordinance adopting the Classification and Salary Plan for 2023

End of Consent Agenda

13. Pulled Consent Agenda Items

- [14.](#) Public hearing, introduction and first reading of an Ordinance adopting the budget for 2023
- [15.](#) Public hearing and consideration of the Annual Action Plan for Program Year 2023 for Community Development Block Grant and HOME Investment Partnership Program Grant with Recommended Budgets
- [16.](#) Public hearing and second reading of an Ordinance removing the Development Concept Master Plan ("DCMP") from the Boomerang Ranch Phase 2 development comprised of 31.26 acres of property located South of 10th Street, East of 83rd Avenue, North of 12th Street, and West of 80th Avenue (ZON2021-0005).
- [17.](#) Scheduling of Meetings, Other Events
- [18.](#) Consideration of a motion authorizing the City Attorney to prepare any required resolutions, agreements, and ordinances to reflect action taken by the City Council at this meeting and any previous meetings, and authorizing the Mayor and City Clerk to sign all such resolutions, agreements and ordinances
19. Adjournment

Council Agenda Summary

Title

Recognitions and Proclamations

Summary

Council Member Butler will present the *What's Great about Greeley* Report.

Mayor Gates will present a proclamation

Attachments

Proclamation - Domestic Violence Awareness Month

Proclamation – Bill Webster Day

What's Great about Greeley Report



Domestic Violence Awareness Month

WHEREAS, Colorado Revised Statute 18-6-800 defines domestic violence as “an act or threatened act of violence upon a person with whom the actor is or has been in an intimate relationship.” Domestic violence includes physical, verbal, sexual, economic, and other forms of abuse committed by a person to injure, coerce, control, punish, intimidate, and/or exercise power over their current or former spouse, significant other, dating partner, or co-parent; and

WHEREAS, domestic violence is a violent crime that can affect any person regardless of age, gender, socio-economic status, race, religion, nationality, or sexual orientation; it accounts for 15 percent of all crimes reported to law enforcement and is the leading cause of death for pregnant women in the United States; and

WHEREAS, children who live with and witness domestic violence at home are far more likely to have long-term physical and mental health problems, receive lower grades in school, engage in risky, self-destructive behavior, and become future victims and perpetrators of domestic violence; and


WHEREAS, victims of domestic violence face numerous personal, social, societal and legal obstacles such as conflicting feelings about their abuser, cultural or religious beliefs that justify staying in the relationship, lack of validation or support system, expensive costs of living, fear of escalated abuse and retaliation if they try to leave, lack of physical evidence to prosecute, and more; and

WHEREAS, A Woman’s Place can help domestic violence victims and their children through 24/7 crisis line support, safe shelter, and confidential services completely free of charge. In 2021, they answered 949 crisis calls and provided shelter, case management, legal advocacy, counseling, and other services to 402 people. Their mission is to shelter and help empower victims/survivors of domestic violence to become safe, secure, and self-reliant; and through education and collaboration to mobilize our community to help prevent domestic violence.

NOW, THEREFORE, I, John Gates, by virtue of the authority vested in me as Mayor of the City of Greeley, do hereby proclaim the month of October, 2022, as Domestic Violence Awareness Month, and reaffirm City Council’s commitment to support victims/survivors and help prevent domestic violence in this community.

IN WITNESS WHEREOF, I have hereunto set my hand and caused to be affixed the official seal of the City of Greeley, Colorado, this 4th day of October, 2022.

John Gates
Mayor



Bill Webster Day

WHEREAS, William “Bill” Webster turns 90 years old October 7th, 2022; and

WHEREAS, Bill Webster inherited his love for agriculture at a young age from his grandfather and seeing those farms made him want to dive into the world of agriculture; and

WHEREAS, Webster formed Webster Land and Cattle Co. and Webster Feed Lots Inc. in 1961. This original 3,000 head capacity feedlot grew to what was a 25,000 head capacity feedlot, partly because of Webster’s revolutionary improvements in the livestock industry. Webster was inducted into the Farm Credit Colorado Agriculture Hall of Fame; and

WHEREAS, Bill Webster founded the feeding of “flaked” corn and helped introduce computer technology to the cattle industry. Webster said flaking, or essentially cooking, corn made it easier for his cattle to eat their food, cutting the waste and improving efficiency on his feedlot by more than 10 percent; and

WHEREAS, Webster served as Weld County commissioner at large from 1990-98 and served four years in the Colorado State Legislature from 1998-2001. He served on the Greeley National Bank Board. He founded the Boys & Girls Clubs of Weld County, served as director of Safeway Stores, Inc. as the only agricultural professional. He was active in the National Cattleman’s Beef Association, served as President of Weld County CSU Alumni Association, Director of the Colorado Waters Congress, and President of Colorado Cattle Feeder’s Association. Bill was also part of the United Way of Weld County, Community Foundation, Greeley Independence Stampede, Greeley Rotary, and countless other organizations.

Bill went back to school and received his bachelor’s degree in Animal Science from the Colorado State University at 81 years old. Bill married the love of his wife, Sylvia Webster. Together, Bill and Sylvia made an incredible team and were long time pillars to the Greeley community. They were married for 67 wonderful years.

NOW, THEREFORE, I, John Gates, by virtue of the authority vested in me as Mayor of the City of Greeley, do hereby proclaim October 7, 2022, as **Bill Webster Day in the City of Greeley in recognition of Mr. Webster’s tireless and distinguished service to our community.**

IN WITNESS WHEREOF, I have hereunto set my hand and caused to be affixed the official seal of the City of Greeley, Colorado, this 4th, October 2022.

John Gates
Mayor



City Council Meeting
October 4, 2022

A Story Best Lived In.

***In all ways, we will transmit
this City not only, not less, but
greater and more beautiful than
it was transmitted to us.***

- Athenian Oath

Greeley Ice Haus & Mountain View Skating Club Take 1st at 2022 Colorado Spring Invitational

- Combined score of 500 exceeded every other club by over 100 points
- Win ended 20-year winning streak by another Colorado rink and skate club



Dr. Cedric B. Howard on CIO Views Magazine “Top 10 Most Inspiring People in Education” List

- Vice President for Student Affairs and Enrollment Services at the University of Northern Colorado

CIO VIEWS



East Greeley Initiative Earns Great Outdoors Colorado (GOCO) Starburst Award

- Seven years of active neighborhood engagement and collaboration
- \$719,515 GOCO grant dollars used
- Upgrades to Balsam Sports Park and creation of new Campo Esperanza natural area



Greeley Tribune Staff Take First at Colorado Press Association's 2021 Better News Media Contest

- Bobby Fernandez- Best Sports or Sports Event Category
- Alex McIntyre – Best Sports Photographs





A Story Best Lived In.

Council Agenda Summary

Title

Citizen Input

Summary

During this 15 minute portion of the meeting, anyone may address the Council on any item of City Business appropriate for Council consideration that is not already listed as a public hearing on this evening's agenda.

As this meeting is being conducted in a hybrid format, citizen input will be accepted first from those in the City Council Chambers, and then from the virtual meeting audience via the meeting's webinar.

Written comments submitted for any item on the agenda will be placed in the public record and provided to the Council for their review and should include the name and city of residence of the person submitting the comments for the record.

Council Agenda Summary

Title

Reports from Mayor and Councilmembers

Summary

During this portion of the meeting any Councilmember may offer announcements or reports on recent events and happenings. These reports should be a summary of the Councilmember's attendance at assigned board/commission meetings and should include key highlights and points that may require additional decision and discussion by the full Council at a future time.

Council Agenda Summary

Title

Initiatives from Mayor and Councilmembers

Summary

During this portion of the meeting any Councilmember may bring before the Council any business that the member feels should be deliberated upon by the Council. These matters need not be specifically listed on the Agenda, but formal action on such matters shall be deferred until a subsequent Council meeting.

Initiatives will generally fall into three categories:

- 1) A policy item for Council deliberation and direction for a future Worksession, Committee meeting, or regular/special Council meeting;
- 2) A request to the City Manager for information or research;
- 3) A request involving administrative processes or procedures.

At the close of this portion of the meeting, the Mayor will confirm Council's consensus that the individual requests be pursued.

Attachments

Status Report of Council Initiatives and Related Information

Greeley City Council

Status Report of Council Initiatives

Initiative No.	Council Member Initiating	Council Request	Council Meeting or Work Session Date Requested	Status or Disposition (After completion, item is shown one time as completed and then removed.)	Assigned to:
15-2021	Olson	Formation of a committee for implementation of a funding strategy for the 35 th and 47 th interchanges.	December 7, 2021 Council Meeting	Councilmember Olson will be following up with Manager Lee and Director Trombino on next steps	Paul Trombino
08-2022	Olson	Front Range Passenger Rail District – Council needs to ask the question whether we should be paying into a transportation district that is in Loveland and Fort Collins and doesn't come to the Greeley area.	June 7, 2022 Council Meeting	Would like a presentation on how the rail aligns with the City of Greeley. Councilmember Olson will provide status reports throughout the year.	Paul Trombino
09-2022	Butler	Review traffic and safety surrounding 15 acre open area between 71 st Avenue and 8 th Street	June 7, 2022 Council Meeting	Requested that Public Works review the traffic and to improve safety in this congested area.	Paul Trombino
10-2022	Butler	Review costs and strategies to live stream Planning Commission and Water Board meetings for public and Councilmembers	June 7, 2022 Council Meeting	Asked staff to investigate the cost of live streaming Planning Commission and Water and Sewer Board meetings and return to Council with findings	Kelli Johnson
11-2022	Hall	Vendors on City sidewalks – provide update on permit process and code enforcement provisions.	August 2, 2022 Council Meeting	Asked staff to compile a report for Council on vendors we have identified, what the permitting process is (if any) and what enforcement measures the City takes for violations.	Adam Turk/John Karner

12-2022	Butler	Varying Boards & Commissions meeting times	September 6, 2022 Council Meeting	Asked staff to research the ability for alternative meeting times for Boards & Commissions to increase community engagement and recruitment	City Clerk's Office
13-2022	Hall	Concerns related to flood in Poudre River Ranch neighborhood	July 19, 2022 & September 6, 2022 Council Meeting	Research flooding concerns with staff.	Becky Safarik

Council Agenda Summary

Title:

Acceptance of the Report of the City Council Work Session of September 13, 2022

Summary:

A City Council Work Session was held in the City Council's Chambers on September 13, 2022. The draft report of that work session has been prepared for the Council's review and acceptance.

Decision Options:

1. To accept the Report as presented; or
2. Amend the Report if amendments or corrections are needed, and accept as amended.

Council's Recommended Action:

A motion to accept the Report as presented.

Attachments:

Draft Report of September 13, 2022

City of Greeley, Colorado
CITY COUNCIL WORK SESSION REPORT
September 13, 2022

1. Call to Order
The Mayor called the meeting to order at 6:01 p.m.
2. Pledge of Allegiance
2. Roll Call
City Clerk, Heidi Leatherwood called the roll.
The following members of Council were present.
Councilmember Butler
Councilmember DeBoutez
Councilmember Hall
Mayor Pro Tem Payton
Councilmember Clark
Councilmember Olson
Mayor Gates
3. Reports from Mayor and Council Members
None.
4. 2023 Proposed Budget Presentation
Finance Director, John Karner introduced the presentation at 6:12 p.m.

The 2023 Budget is aligned with current Council priorities: Sustainable Infrastructure and Mobility, High Performance Government, Safe and Secure Communities, Quality of Life, Business Growth, Community Vitality and Housing for All.

Budget Manager Robert Miller shared the Public Safety budget focus points:

- Maximizing safety and security of our community
- Prepare for future growth – strategic services, programs, and staffing
- Foster trust in public safety
- Enhance partnerships/relationships with community through outreach and community engagement
- Continued investments in training

Capital highlights included:

- New Explosive Device Response Vehicle
- Full Radio Replacements Fire

- New Fire Hazardous Material Identification Tool

Councilmembers asked about the Humane Society and the cost of the increase vs. building a city program. In response to this question, staff discussed the liabilities and large capital project costs for establishing a City program that would be more costly than contracting with the Human Society at this point in time.

Councilmembers commented that recruitment and retention are key components of operations for Fire and PD.

Budget Manager, Robert Miller introduced the Water and Sewer budget focus points:

- Protect human health
- Meet all regulatory requirements
- Provide great service to our citizens
- Strategic investments to ensure resiliency
- Replace aging assets and meet new environmental regulations
- Staffing investments to meet operational needs for Greeley's extensive infrastructure

Highlights:

- Strategic investments to ensure resiliency
- Replace aging assets to meet new regulations
- Staffing investments to meet operations

In response to councilmember inquiries regarding the percentage of accounts that stayed in tier 1 water budgets, staff indicated approximately 95%.

Councilmember DeBoutez asked about the rates increase and if customers will continue to pay utility bills at City Hall with the transition of utility billing to Water and Sewer. In response, staff assured that the change should be seamless to customers and that customers will continue to be able to pay directly at city hall and the drive thru.

5. Development Fee Discussion

Interim Deputy City Manager and Interim Community Development Director Becky Safarik introduced the presentation.

- Development fees are imposed to offset the cost as result of new development
- Per State Statute, development fees must be legislatively adopted at a level no greater than necessary to defray the impacts
- Fees fund new or expanded facilities only, not maintenance
- Fees are adjusted annually using an economic adjustment factor
- Greeley Municipal Code requires review of fees every 5 years

- The last fee study was adopted in 2015

Fees need to be adjusted to prevent loss in revenue. Greeley is in the middle of Single-Family Monthly Water and Sewer residential rates.

Councilmembers asked how to justify raising fee when growth is not high. In response to this question, staff explained that while there are other jurisdictions have higher fees, they are still growing at the same rate as other jurisdictions. So, there are multiple reasons for development to choose areas.

Councilmembers agreed that development should pay its way and not focus on the decisions made in 2020. Staff responded that it is necessary to see the data of fees lost in a wholistic sense of the City to understand what to do now.

Consensus of Council was to continue to move forward.

6. Scheduling of Meetings, Other Events
None.
7. Executive Session for Mid-Year Check-in with City Attorney
Mayor Gates noted that Council will not return to the work session and the meeting will conclude with the adjournment of the executive session.

Mayor Pro Tem Payton moved to go into executive session. Councilmember Clark seconded the motion. The motion passed 7-0 at 7:10 p.m.

8. Adjournment
Mayor Gates adjourned the meeting at 7:10 p.m.

Executive Session

Executive Session for Mid-Year Check-In with City Attorney- September 13, 2022

At 7:19 p.m., on September 13, 2022, Mayor John Gates was the presiding officer at beginning of executive session. He confirmed that the remote meeting link for Council Member Olson was working and that the meeting was being recorded.

Present at the executive session were the following persons:
Councilmember Butler, Councilmember Deboutez, Councilmember Hall

Councilmember Clark, Mayor Pro Tem Payton, and City Attorney Doug Marek. Councilmember Olson participated via Zoom.

The executive session was for the following purposes: discussing personnel who report to Council as provided for under C.R.S. 24-6-402(4) (f) and Greeley Municipal Code Section 2-151 (6) (a). This was the Mid-Year Check-In with City Attorney Doug Marek.

The Mayor cautioned each participant to confine discussion to the stated purpose of the executive session and reminded that no formal action would be taken during executive session. If at any point in the executive session any participant believed that the discussion was going outside of the proper scope of the executive session, participants were asked to interrupt the discussion and make an objection.

The Mayor announced that before the executive session was concluded, that the recording reflected the complete discussion held at the executive session, and the recording was made instead of written minutes to satisfy the requirements of Open Meeting Laws.

The recording will be retained by the City Clerk for a period of 90 days.

At 8:04 p.m. the executive session concluded, and the meeting was adjourned.

John D. Gates, Mayor

Heidi Leatherwood, City Clerk

Council Agenda Summary

October 4, 2022

Key Staff Contact: John Karner, Finance Director, 350-9732

Title:

Introduction and first reading of an Ordinance Amending Section 6-118 and Section 6-163 of the Municipal Code to Exempt Certain State Fees

Summary:

During the 2021 legislative session the Colorado General Assembly passed SB21-260 which imposed various delivery fees (\$0.27 in total), to be remitted to the State Department of Revenue, on deliveries of tangible property. The Greeley Municipal Code, along with most other home rule municipalities, treat this mandatory fee as part of the purchase price and therefore subject to Greeley sales and/or use tax. The proposed ordinance will exempt the delivery fee from the sales tax and use tax imposed by the Greeley Municipal Code. The delivery fee will still be imposed by the state, but it will no longer be subject to Greeley Sales Tax.

HB 21-1162 Management of Plastic Products (the State of Colorado Bag Fee, \$0.10 in total), which will go into effect on January 1, 2023. This bill phases out the provision of single-use plastic carryout bags and expanded polystyrene products; repeals the state preemption that prohibits local governments from regulating the use or sale of specific plastic materials or products; and authorizes local governments to enforce violations and impose civil penalties.

Fiscal Impact:

Does this item create a fiscal impact on the City of Greeley?	No
If yes, what is the initial, or, onetime impact?	
What is the annual impact?	
What fund of the City will provide Funding?	
What is the source of revenue within the fund?	
Is there grant funding for this item?	N/A
If yes, does this grant require a match?	
Is this grant onetime or ongoing?	
Additional Comments:	This item would exempt government fees imposed directly on purchasers and listed separately on the invoice from the City's 4.11% sales and use tax.

Legal Issues:

Pursuant to the city's home rule authority granted to the City of Greeley under Article XX Section 6 (g) of the Colorado Constitution, the City has the power of taxation for local municipal purposes. This ordinance creates a tax exemption within the city's tax code, it is not imposing a new tax, and as such is compliant with Article X Section 20 of the Colorado Constitution. City Council shall act only by ordinance, resolution or motion. All legislative enactments must be in the form of an ordinance; all actions, except as herein provided, may be in the form of Resolutions or motions. This action by council creates an exemption in the tax code, and it must be approved by ordinance.

Strategic Work Program Item or Applicable Council Priority and Goal:

Economic Health & Development: The City of Greeley residents are subjected to fees by the State of Colorado, and currently, those fees are also included in the taxable base for the City's sales and use tax. An exemption needs to be reviewed by City Council as soon as possible to relieve the additional burden of the City's sales and use tax on the State imposed fees.

Decision Options:

- 1) Introduce the ordinance as presented; or
- 2) Amend the ordinance and introduce as amended; or
- 3) Deny the ordinance; or
- 4) Continue consideration of the ordinance to a date certain.

Council's Recommended Action:

A motion to introduce the ordinance and schedule the public hearing and second reading for October 18, 2022.

Attachments:

Ordinance
PowerPoint Presentation

**CITY OF GREELEY, COLORADO
ORDINANCE NO 36, 2022**

**AN ORDINANCE AMENDING TITLE 6, CHAPTER 1, ARTICLE III OF THE GREELEY MUNICIPAL
CODE RELATING TO RETAIL SALES AND USE TAX**

WHEREAS, the City of Greeley, Colorado, (the "City"), is a home rule municipality, organized and existing under Article XX, Section 6 of the Colorado Constitution; and

WHEREAS, pursuant to Article XX, Section 6 of the Colorado Constitution, the right to enact, administer and enforce sales and use taxes is clearly within the constitutional grant of power to the City and is necessary to raise revenue with which to conduct the affairs and render the services performed by the City; and

WHEREAS, pursuant to such authority, the City has adopted and enacted a Retail Sales and Use Tax Code (the "Code"), under which City sales and use tax is levied; and

WHEREAS, the City does not wish to impose local sales or use tax on retail delivery fees and carryout bag fees enacted by the State of Colorado that would otherwise be taxable under the Code; and

WHEREAS, the City adopts this ordinance with the intent to exempt such fees from local sales and use tax.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GREELEY, COLORADO:

Section 1. Section 6-118 and Section 6-163 of the Code is hereby enacted as shown in Appendix A.

Section 2. This ordinance shall become effective five (5) days following its final publication, as provided in Section 3-16 of the Greeley City Charter.

PASSED AND ADOPTED, SIGNED AND APPROVED, THIS _____ DAY OF _____, 2022.

ATTEST:

THE CITY OF GREELEY, COLORADO

City Clerk

Mayor

APPENDIX A

Section 1. Section 6-118 shall be added to Division 2, Sales Tax, of Article III, Taxation, of Chapter 1, Retail Sales and Use Tax, of Title 6, Revenue and Finance, as follows:

Sec. 6-118 – Exemption for retail delivery and carryout bag fees.

The following fees imposed by the State of Colorado shall be exempt from taxation under this chapter:

- (1) The retail delivery fee consisting of the community access retail delivery fee imposed in C.R.S. § 24-38.5-303(7), the clean fleet retail delivery fee imposed in C.R.S. § 25-7.5-103(8), the clean transit retail delivery fee imposed in C.R.S. § 43-4-1203(7), the retail delivery fee imposed in C.R.S. § 43-4-218(3), the bridge and tunnel retail delivery fee imposed in C.R.S. § 43-4-805 (5)(g.7), and the air pollution mitigation retail delivery fee imposed in C.R.S. § 43-4-1303(8), as such sections existed on June 17, 2021.
- (2) The carryout bag fee imposed in C.R.S. § 25-17-505, as such section existed on July 6, 2021.

Section 2. Section 6-163 shall be added to Division 3, Use Tax, of Article III, Taxation, of Chapter 1, Retail Sales and Use Tax, of Title 6, Revenue and Finance, as follows:

Sec. 6-163 – Exemption for retail delivery and carryout bag fees.

The following fees imposed by the State of Colorado shall be exempt from taxation under this chapter:

- (1) The retail delivery fee consisting of the community access retail delivery fee imposed in C.R.S. § 24-38.5-303(7), the clean fleet retail delivery fee imposed in C.R.S. § 25-7.5-103(8), the clean transit retail delivery fee imposed in C.R.S. § 43-4-1203(7), the retail delivery fee imposed in C.R.S. § 43-4-218(3), the bridge and tunnel retail delivery fee imposed in C.R.S. § 43-4-805 (5)(g.7), and the air pollution mitigation retail delivery fee imposed in C.R.S. § 43-4-1303(8), as such sections existed on June 17, 2021.
- (2) The carryout bag fee imposed in C.R.S. § 25-17-505, as such section existed on July 6, 2021.

Proposed Exemption for State Delivery Fee & State Carry Out Bag Fee

City Council Meeting
October 18, 2022



Legislation Overview

- **SB21-260:** This bill increases spending for the state’s transportation system through General Fund transfers and new fees. The bill imposes fees on retail deliveries by motor vehicles that transport tangible personal property subject to the state sales tax. The fees must be collected from the purchaser by the retailer and will be adjusted for inflation in future years.
- **HB21-1162:** This bill phases out the provision of single-use plastic carryout bags and expanded polystyrene products; repeals the state preemption that prohibits local governments from regulating the use or sale of specific plastic materials or products; and authorizes local gov’t to enforce violations and impose civil penalties.

Effective Date	Provision
January 1, 2023	Carryout bag fee enacted in stores; local governments may enforce and assess civil penalties
January 1, 2024	Single-use plastic carryout bags prohibited in stores and retail food establishments, excluding current inventory
January 1, 2024	Expanded polystyrene prohibited in retail food establishments, excluding current inventory
July 1, 2024	Local governments may enact, implement, or enforce more stringent regulations

• SB21-260 Sustainability Of The Transportation System

Fee Type	Rate
Community Access Retail Delivery Fee	\$ 0.0690
Clean Fleet Retail Delivery Fee	\$ 0.0530
Clean Transit Retail Delivery Fee	\$ 0.0300
General Retail Delivery Fee	\$ 0.0840
Bridge and Tunnel Retail Delivery Fee	\$ 0.0270
Air Pollution Mitigation Retail Delivery Fee	\$ 0.0070
Total Retail Delivery Fee	\$ 0.27

- Bill creates new sources of dedicated funding for the state’s transportation system
- Fees on retail deliveries by motor vehicles that transport tangible personal property (Amazon, DoorDash), passenger rides (Uber, Lyft)
- Active July 1, 2022



• HB21-1162 Management of Plastic Products

Fee Type	Rate
60% of the Disposable Bag Fee revenues to the municipality	\$0.06
40% of the Disposable Bag Fee revenues to the remitting store	\$0.04
Total Retail Disposable Bag Fee	\$0.10

- Bill phases out single-use plastic carryout bags and expanded polystyrene food containers
- Store must have three or more locations in the state, and a franchise, corporation, or partnership that has physical locations outside of Colorado
- Customers on federal or state food assistance program are exempt
- First phase active January 1, 2023

Finance Proposal

- Finance is proposing to clearly exempt the State of Colorado Retail Delivery Fee and the upcoming State Carryout Bag Fee (Starting January 1, 2023) from City sales and use tax
- Based on the definition of “purchases price” in the Greeley Municipal Code, the State delivery fee created by SB21-260 and the disposable bag fee created by HB21-1162 are subject to the City sales tax and use tax
- Under current Municipal City Code, Greeley would be taxing these State fees

Council Request

- The request is to approve a City Municipal Code change to create a sales tax and use tax exemption for the State Delivery Fee & the State Carryout Bag Fee
- Proposal is based on the CML model legislation
- This ordinance eliminates an additional tax burden created by the State on our residents and businesses

Questions

Council Agenda Summary

October 4, 2022

Key Staff Contact:

Raymond C. Lee, City Manager
 Paul J. Fetherston, Deputy City Manager for Enterprise Resources
 Noel Mink, Human Resources Director
 Stacey Aurzada, Deputy City Attorney

Title:

Introduction and first reading of an Ordinance Amending Chapter 1 of Title 4 of the Greeley Municipal Code Regarding the City's Classification and Salary Plan

Summary:

In spring of 2021, the City of Greeley (City) secured a vendor through a competitive process to assist in the comprehensive update of the City's Classification and Salary Plan to ensure its market competitiveness and compliance with State of Colorado pay equity laws. During legal reviews regarding the implementation process, the legislative history of the Classification and Salary ordinances was reviewed. During this review, the City Attorney's Office discovered that a 1990 amendment to the Municipal Code (Ordinance 36, 1990) removed the ability of the City Manager to make administrative changes to the pay plan as needed during the year. Review of the Council meeting minutes reveals that the removal of the City Manager's authority to amend the Classification and Salary Plan may have been unintentional. Since the time of that ordinance amendment, however, the City has operated as though the City Manager's authority to make administrative changes continued to exist. Upon notification by the City Attorney's Office of that change in July 2022, however, the ordinance has been implemented as amended.

The item is presented to the City Council to amend the ordinance to continue the practice of the City Manager having the authority to make administrative changes to the pay plan.

Fiscal Impact:

Does this item create a fiscal impact on the City of Greeley?	No
If yes, what is the initial, or, onetime impact?	
What is the annual impact?	
What fund of the City will provide Funding?	
What is the source of revenue within the fund?	
Is there grant funding for this item?	N/A
If yes, does this grant require a match?	
Is this grant onetime or ongoing?	

Additional Comments:	
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Strategic Work Program Item or Applicable Council Priority and Goal:

Infrastructure & Growth: Establish the capital and human infrastructure to support and maintain a safe, competitive, appealing and successful community.

Decision Options:

- 1) Introduce the ordinance as presented; or
- 2) Amend the ordinance and introduce as amended; or
- 3) Deny the ordinance; or
- 4) Continue consideration of the ordinance to a date certain.

Council's Recommended Action:

A motion to introduce the ordinance and schedule the public hearing and second reading for October 18, 2022.

Attachments:

Ordinance

**CITY OF GREELEY, COLORADO
ORDINANCE NO. 39, 2022**

**AN ORDINANCE AMENDING CHAPTER 1 OF TILE 4 OF THE GREELEY MUNICIPAL CODE
REGARDING THE CITY'S CLASSIFICATION AND SALARY PLAN**

WHEREAS, the Greeley Municipal Charter requires the City Council to approve the minimum and maximum schedule of compensation for all employees of the City by ordinance; and

WHEREAS, the Greeley Municipal Charter also provides that the City Manager is the administrative head of the Municipal Government who has the power to appoint, suspend and remove heads of all departments and City employees; and

WHEREAS, Section 4-3 of the Greeley Municipal Code provides that the Council will adopt a classification and salary plan ("the Plan") annually, but does not provide guidance regarding amendment of the Plan; and

WHEREAS, the City Council finds that amendment of the Greeley Municipal Code to provide the City Manager the authority to amend the Plan in furtherance of his responsibility to manage the administrative service of the City; and

WHEREAS, the City Council finds that edits to Chapter 1 of Title 4 are necessary to provide clarity regarding the provisions set forth in the Chapter.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF GREELEY, COLORADO AS
FOLLOWS:**

Section 1. Section 4-3 of the Greeley Municipal Code of Ordinances is hereby amended as shown on Appendix A attached hereto and incorporated herein by this reference.

Section 2. This Ordinance shall become effective five (5) days following its final publication, as provided by the Greeley City Charter.

**PASSED AND ADOPTED, SIGNED AND APPROVED this _____ day of _____,
2022.**

ATTEST:

THE CITY OF GREELEY, COLORADO

City Clerk

By: _____
Mayor

Title 4 – PERSONNEL
CHAPTER 1. - CLASSIFICATION AND SALARY PLAN

Sec. 4-1. - Plan mandated, contents.

An annual classification and salary plan (referred to herein as "the Plan") shall be in effect for all employees of the city, including those covered by civil service. The Plan shall contain salary ranges for all positions of employment. Each salary range shall be set in accordance with the method outlined in the benchmark classification system.

Sec. 4-1 4-2. - Scope of plan.

(a) All employees of the city, as defined in this section, shall be assigned to and shall fill the positions provided for in the ~~classification and salary pPlan, referred to in this chapter as the plan, and more fully prescribed by this chapter.~~

(b) The amounts budgeted each year for the salaries of all city employees and the amounts of salaries actually paid shall be determined by reference to, and shall be within the limits of, the salary schedules ~~of set forth in the pPlan.~~

(c) For the purposes of this chapter, the term "employees" means all city employees, including the city manager, deputy city managers, assistant city managers, city attorney, deputy city attorneys, assistant city attorneys, municipal judge, all department heads and directors, and all other employees whose salaries are negotiated at the direction of the city council, city manager or city attorney.

Sec. 4-2. - Plan mandated, contents.

~~An annual salary plan shall be in effect for all employees of the city, including those covered by civil service. The plan shall contain salary ranges for all positions of employment. Each salary range shall be set in accordance with the method outlined in the benchmark classification system.~~

Sec. 4-3. Plan adoption, amendment.

The Plan Each year's the salary rates shall be adopted by separate ordinance each year at the same time the annual city budget is adopted. Such rates will be used to determine budgeted salary costs for each budget year. These rates will be documented in a pay plan for reference purposes. The City Manager may make administrative changes to the Plan during the year without Council approval, provided that budgeted salary costs are sufficient. Administrative changes include, but are not limited to, adding or modifying job classifications and salaries.

Council Agenda Summary

October 4, 2022

Key Staff Contact: Noel Mink, Human Resources Director

Title:

Introduction and first reading of an Ordinance adopting the Classification and Salary Plan for 2023

Summary:

This ordinance, which authorizes the Classification and Salary plan ("Pay Plan") for all employees for Fiscal Year 2023 as required by Title 4, Section 1 of the Greeley Municipal Code, includes adjustments related to the classification and compensation pay plan study conducted with the assistance of a third party vendor that commenced in April 2021. This comprehensive update to the Pay Plan is a best practice to ensure the City's market competitiveness and compliance with the State of Colorado's pay equity laws. The adjustments to the Pay Plan associated with the compensation and classification study are related to non-union positions as salaries for union positions are determined through collective bargaining. The salaries for civil service positions adopted in the collective bargaining agreements are contained within the Pay Plan as well.

This first reading is scheduled to be followed by a subsequent public hearing and final reading on October 18, 2022.

Fiscal Impact:

Does this item create a fiscal impact on the City of Greeley?	Yes
If yes, what is the initial, or, onetime impact?	
What is the annual impact?	\$1,075,000
What fund of the City will provide Funding?	General
What is the source of revenue within the fund?	
Is there grant funding for this item?	N/A
If yes, does this grant require a match?	N/A
Is this grant onetime or ongoing?	N/A
Additional Comments:	

Legal Issues:

Consideration of this matter is a legislative process.

Decision Options:

- 1) Introduce the ordinance as presented; or
- 2) Amend the ordinance and introduce as amended; or
- 3) Deny the ordinance; or

- 4) Continue consideration of the ordinance to a date certain.

Council's Recommended Action:

A motion to introduce the ordinance and schedule the public hearing and second reading for October 18, 2022.

Attachments:

Ordinance

**CITY OF GREELEY, COLORADO
ORDINANCE NO. 40, 2022**

AN ORDINANCE ADOPTING THE CLASSIFICATION AND SALARY PLAN FOR 2023.

WHEREAS, Section 3-15 of the Greeley Municipal Charter requires the fixing of compensation to be by ordinance; and

WHEREAS, Section 4-3 of the Greeley Municipal Code requires the Council to adopt a Classification and Salary plan ("Pay Plan") every year; and

WHEREAS, the City of Greeley's (City) Pay Plan update is the result of the completion of a comprehensive update to its Pay Plan for general employees with the assistance of a third party vendor secured through a competitive process; and

WHEREAS, the City's Pay Plan update was undertaken to maximize the City's market competitiveness in recruiting and retaining the best and brightest employees; and

WHEREAS, the retention and recruitment of key leadership and professional positions is critical to ensuring that the organization can support and assist the City Council's strategic visioning and develop implementation plans to deliver services through high performance on behalf of the residents of Greeley in a growing and dynamic environment; and

WHEREAS, the City's Pay Plan update positions the City to ensure compliance with the State of Colorado's pay equity laws; and

WHEREAS, the updated pay plan is based on the compensation philosophy that states "*The City of Greeley is market driven in support of being municipal employer of choice.*"

BE IT ORDAINED BY THE CITY COUNCIL OF GREELEY, COLORADO:

Section 1. The Classification and Salary Plan and the compensation philosophy is hereby adopted.

Section 2. The ordinance shall become effective January 1, 2023.

PASSED AND ADOPTED, SIGNED AND APPROVED THIS _____ DAY OF _____, 2022.

ATTEST:

THE CITY OF GREELEY, COLORADO

By: _____
City Clerk

BY: _____
Mayor



2023 Pay Plan

Pay Philosophy: The City of Greeley is market driven in support of being municipal employer of choice.

The employees at the City of Greeley are its most valuable asset. Critical to achieving the city's mission and goals, the compensation package must be both competitive and sustainable. This document provides clear and transparent guidelines and objectives when determining the appropriate salary and classification for employees. Salary considerations and decisions are a shared responsibility between department directors, finance, and human resources. Personnel-related costs encompass a large portion of the city's budget and can have a significant impact to employee morale and the ability to attract and retain quality employees. As public servants, the city must balance compensation demands with other programs and services competing for budget resources. The city's commitment to its workforce embraces the following core principles:

- i. Strive to be Colorado's Municipal employer of choice;
- ii. Seek to attract, hire, retain, and engage high qualified and performing professionals;
- iii. Provide fulfilling, meaningful, and challenging work;
- iv. Nurture employee development throughout their career;
- v. Ensure reward structures reflect organizational values;
- vi. Foster teamwork and ensure employees are respected and acknowledged for their contributions;
- vii. Ensure employees are treated fairly and equitably by administering our compensation program with consistency and in a manner that is free from discrimination.

Min	Q2	Mid	Q4	Max	Job Title	Dept	FLSA
MGMT10							
48,600	52,250	55,900	59,550	63,200	POLICE RECORDS SUPERVISOR	GPD - Support Svcs	Non-Exempt
					RECREATION COORDINATOR II	CPRD	Non-Exempt
MGMT11							
53,400	57,450	61,500	65,500	69,500	OFFICE MANAGER	Citywide Position	Non-Exempt
MGMT12							
58,800	63,250	67,700	72,100	76,500	ASSISTANT RECORDS MANAGER	GPD - Support Svcs	Non-Exempt
					Facilities Service Supervisor I - PW	PW	Non-Exempt
					FACILITY SERVICE SUPV I	CPRD	Non-Exempt
					GOLF CREW SUPERVISOR	CPRD	Non-Exempt
					Natural Areas & Trails Crew Supervisor	CPRD	Non-Exempt
					PARKS CREW SUPERVISOR	CPRD	Non-Exempt
					Property Evidence Supervisor	GPD - Support Svcs	Non-Exempt
					ROUTE SUPERVISOR	PW - Transit Services	Non-Exempt
MGMT13							
64,700	69,600	74,500	79,350	84,200	Crew Supervisor I	Citywide Position	Non-Exempt
					CUSTOMER SERVICE SUPERVISOR	Finance	Exempt
					Deputy Court Administrator	Municipal Court	Exempt
					FACILITY SERVICE SUPV II	CPRD	Exempt
					RECREATION SUPERVISOR	CPRD	Exempt
					TRANSIT OPERATIONS SUPERVISOR	PW - Transit Services	Exempt
MGMT14							
69,700	75,850	82,000	88,050	94,100	CODE COMPLIANCE SUPERVISOR	Community Dev	Exempt
					Crew Supervisor II	Citywide Position	Exempt
					FACILITIES MAINTENANCE SUPERVISOR	PW - Facilities Mgmt	Exempt
					FORESTRY MANAGER	CPRD	Exempt
					Operations & Compliance Supervisor	HR	Exempt
					PARKS MANAGER	CPRD	Exempt
					RECORDS & EVIDENCE MANAGER	GPD - Support Svcs	Exempt
					SIGNS & MARKINGS SUPERVISOR	PW - Transportation	Exempt
					TRAFFIC SIGNAL SUPERVISOR	PW - Transportation	Exempt
MGMT15							
76,700	83,450	90,200	96,900	103,600	Cemetery Manager	CPRD	Exempt
					CEMETERY MANAGER	CPRD	Exempt
					COURT ADMINISTRATOR	Municipal Court	Exempt
					DIGITAL COMMUNICATION SUPERVISOR	C&E	Exempt
					ECONOMIC DEVELOPMENT MANAGER	EHH	Exempt
					Employee Relations Officer	HR	Exempt
					EQUIPMENT MAINT FOREMAN	PW - Equipment Maintenance	Exempt
					Marketing & Media Supervisor	C&E	Exempt
					MUSEUM MANAGER	CPRD	Exempt
					Payroll Manager	Finance	Exempt
					Raw Water Operations Supervisor	WS - Treatment & Supply	Non-Exempt
					RECREATION MANAGER	CPRD	Exempt
					URBAN RENEWAL MANAGER	EHH	Exempt
					VICTIM SERVICES COORDINATOR	GPD - Support Svcs	Non-Exempt
					WASTEWATER COLLECTION SUPERVISOR	WS - Transmission / Distribution	Exempt
					WASTEWATER LAB SUPERVISOR	WS - Wastewater Treatment	Exempt
					WASTEWATER MAINTENANCE SUPERVISOR	WS - Wastewater Treatment	Exempt
MGMT16							
84,400	91,800	99,200	106,600	114,000	CHIEF PLANNER	Community Dev	Exempt
					COMMUNICATION & ENGAGEMENT MANAGER	C&E	Exempt
					CULTURAL AFFAIRS MANAGER	CPRD	Exempt
					DISTRIBUTION & COLLECTION OPERATIONS MGR	WS - Transmission / Distribution	Exempt
					FACILITY MANAGER	CPRD	Exempt
					FACILITY MANAGER IG	CPRD	Exempt
					FLEET MANAGER	PW - Admin	Exempt
					GOLF COURSE SUPERINTENDENT	CPRD	Exempt
					Image and Branding Manager	C&E	Exempt
					INSTRUMENT & CONTROL SUPERVISOR	WS - Sewer Gen Mgmt	Exempt
					Mobility Coordination Manager	PW - Admin	Exempt
					Public Engagement Manager	C&E	Exempt

					TRANSIT MANAGER	PW - Transit Services	Exempt
					WASTEWATER OPERATIONS & MAINTENANCE MGR	WS - Wastewater Treatment	Exempt
					WATER QUALITY & REGULATORY COMPLIANCE MGR	WS - Sewer Gen Mgmt	Exempt
					WATER QUALITY & REGULATORY COMPLIANCE MGR	PW - Stormwater	Exempt
MGMT17							
90,900	100,000	109,100	118,200	127,300	ACCOUNTING MANAGER	Finance	Exempt
					CLIENT SERVICES MANAGER	IT	Exempt
					EMERGENCY MANAGER	Fire Dept	Exempt
					MANAGER OF GOLF	CPRD	Exempt
					Payroll Administrator	Finance	Exempt
					PURCHASING MANAGER	Finance	Exempt
					RECREATION SUPERINTENDENT	CPRD	Exempt
					REVENUE & BUSINESS LICENSE MANAGER	Finance	Exempt
					Safety & Risk Manager	HR	Exempt
					Special Projects Manager	Finance	Exempt
					TRAFFIC OPERATIONS SUPERVISOR	PW - Transportation	Exempt
					WASTEWATER TECHNICAL SERVICES MANAGER	WS - Wastewater Treatment	Exempt
					WASTEWATER TREATMENT SUPERINTENDENT	WS - Sewer Gen Mgmt	Exempt
					WATER T&D AND WWC SUPT	WS - Sewer Gen Mgmt	Exempt
					WATER TREATMENT PLANT SUPERINTENDENT	WS - Sewer Gen Mgmt	Exempt
MGMT18							
100,000	110,000	120,000	130,000	140,000	ASSISTANT CRIME LAB DIRECTOR	GPD - Support Svcs	Exempt
					Assistant Fire Chief	Fire Dept	Exempt
					CHIEF BUILDING OFFICIAL	Community Dev	Exempt
					CHIEF CONSTRUCTION INSPECTOR	Community Dev	Exempt
					NATURAL AREAS & TRAILS SUPERINTENDENT	CPRD	Exempt
					PARKS SUPERINTENDENT	CPRD	Exempt
					PLANNING MANAGER	Community Dev	Exempt
					SERGEANT	GPD - Support Svcs	Non-Exempt
					STORMWATER MANAGER	PW - Storm Water	Exempt
					STREETS SUPERINTENDENT	PW - Street Maintenance	Exempt
					Supervising Attorney II	CAO	Exempt
					UTILITY FINANCE MANAGER	WS - Sewer Gen Mgmt	Exempt
					WATER CONSERVATION MANAGER	Ws - Treatment & Supply	Exempt
					WATER RESOURCE OPERATIONS MANAGER	Ws - Treatment & Supply	Exempt
					WATER RESOURCE PLANNING MANAGER	Ws - Treatment & Supply	Exempt
MGMT19							
110,000	121,000	132,000	143,000	154,000	Application Services Manager	IT	Exempt
					BUDGET & COMPLIANCE MANAGER	Finance	Exempt
					BUSINESS SYSTEMS MANAGER	IT	Exempt
					Fiscal Manager - Capitol Planning and Debt	Finance	Exempt
					INFRASTRUCTURE MANAGER	IT	Exempt
					Police Commander	GPD - Patrol	Exempt
					REAL ESTATE MANAGER	CMO	Exempt
					WASTEWATER TREATMENT SUPERINTENDENT	WS - Sewer Gen Mgmt	Exempt
					WATER T&D AND WWC SUPT	WS - Sewer Gen Mgmt	Exempt
					WATER TREATMENT MANAGER	WS - Sewer Gen Mgmt	Exempt
					WATER TREATMENT PLANT SUPERINTENDENT	WS - Sewer Gen Mgmt	Exempt
MGMT20							
123,100	135,450	147,800	160,100	172,400	Civil Engineer VI	Citywide Position	Exempt
					DEVELOPMENT REVIEW & CIVIL INSPECTION MGR	Community Dev	Exempt
					Supervising Senior City Attorney	CAO	Exempt
					Supervising Senior Environmental & Water Attorney	CAO	Exempt
PROF10							
39,000	41,950	44,900	47,800	50,700	Victim Advocate Specialist	GPD - Support Svcs	Non-Exempt
PROF11							
42,900	46,150	49,400	52,600	55,800	ASSISTANT MUSEUM CURATOR	CPRD	Non-Exempt
PROF12							
47,200	50,750	54,300	57,850	61,400	TRAIL MANAGER	CPRD	Exempt
PROF13							
51,900	55,800	59,700	63,600	67,500	ACCOUNTANT I	Finance	Exempt
					Budget Analyst I	Citywide Position	Exempt
					Budget Analyst I	Finance	Exempt

					COMMUNICATION SPECIALIST I	C&E	Non-Exempt
					Marketing Sponsorship Coordinator	CPRD	Non-Exempt
PROF14							
55,900	60,800	65,700	70,600	75,500	ACCOUNTANT II	Finance	Exempt
					Events Coordinator	CPR - Island Grove Regional Park	Exempt
					FINANCIAL ANALYST I	Finance	Exempt
					GRAPHIC DESIGNER	C&E	Exempt
					MUSEUM CURATOR	CPRD	Exempt
					PUBLIC ART COORDINATOR	CPRD	Exempt
					Restoration Specialist	CPRD	Exempt
					Special Events Coordinator II	CPRD	Exempt
					Sr. Assistant City Clerk	City Clerk's Office	Exempt
					TRAFFIC ENGINEERING TECHNICIAN II	PW - Transportation	Exempt
					WATER RESOURCE ANALYST I	Water & Sewer	Exempt
PROF15							
61,500	66,900	72,300	77,700	83,100	APPLICATION ADMINISTRATOR I	IT	Exempt
					BUSINESS SYSTEMS ANALYST I	IT	Exempt
					COMMUNICATIONS SPECIALIST II	C&E	Exempt
					CONCRETE MAINTENANCE COOR	PW - Engineering	Exempt
					CONTRACT SPECIALIST II	Finance	Exempt
					ECON DEVELOPMENT COORDINATOR	EHH	Exempt
					FINANCIAL SERVICES COORDINATOR	CPRD	Exempt
					GIS ANALYST	IT	Exempt
					NETWORK ADMINISTRATOR I	IT	Non-Exempt
					PAVEMENT MANAGEMENT COORDINATOR	PW - Engineering	Exempt
					Police Public Information Officer	GPD - Support Svcs	Exempt
					SALES TAX AUDITOR	Finance	Exempt
					SPECIAL EVENTS COORDINATOR III	CPRD	Exempt
					TRANSPORTATION PLANNER	PW - Admin	Exempt
					UTILITY COORDINATOR	PW - Engineering	Non-Exempt
					WATER CONSERVATION ADMINISTRATOR	WS	Exempt
					WATER QUALITY ANALYST	WS - Wastewater Treatment	Non-Exempt
					WATER RESOURCE ADMINISTRATOR I	WS	Exempt
PROF16							
67,600	73,550	79,500	85,400	91,300	ACCOUNTANT III	Finance	Exempt
					APPLICATION ADMINISTRATOR II	IT	Exempt
					BUSINESS ANALYST I	Citywide Position	Exempt
					CRIME ANALYST	GPD - Support Svcs	Exempt
					ENVIRONMENTAL PLANNER	CPRD	Exempt
					FINANCIAL ANALYST II	Finance	Exempt
					INDUSTRIAL PRETREATMENT COORDINATOR	WS - Wastewater Treatment	Exempt
					PARKS PLANNER	CPRD	Exempt
					PLANNER II	Community Dev	Exempt
					Project Manager I	Citywide Position	Exempt
					SAFETY & RISK BUSINESS PARTNER	HR	Exempt
					SR CONSTRUCTION INSPECTOR	Community Dev	Exempt
					SR SERVICE DESK TECHNICIAN	IT	Exempt
					System Administrator I	IT	Exempt
					Talent Acquisition Partner	HR	Exempt
					TECHNICAL SERVICES COORDINATOR	CPRD	Exempt
					Water Resource Analyst II	Water & Sewer	Exempt
					Web Content Specialist	C&E	Exempt
PROF17							
72,900	80,200	87,500	94,800	102,100	Accountant IV	Finance	Exempt
					ASSISTANT CITY ATTORNEY I	CAO	Exempt
					ASSISTANT EMERGENCY MANAGER	Fire Dept	Non-Exempt
					Assistant Judge	Municipal Court	Exempt
					Budget Analyst II	Citywide Position	Exempt
					Budget Analyst II	Finance	Exempt
					Budget Analyst II	PD	Exempt
					Business Analyst II	Citywide Position	Exempt
					BUSINESS SYSTEMS ANALYST II	IT	Exempt

					Civil Engineer I	Citywide Position	Exempt
					Civil Engineer I	Community Dev	Exempt
					DIGITAL MEDIA CRIMINALIST	GPD - Support Svcs	Exempt
					FACILITIES PROJECT MANAGER	PW - Facilities Mgmt	Exempt
					GIS DATABASE ADMINISTRATOR	IT	Exempt
					NETWORK ADMINISTRATOR II	IT	Exempt
					PLANS EXAMINER	Community Dev	Exempt
					Plans Examiner - Water and Sewer	WS - Sewer Gen Mgmt	Exempt
					PROGRAMMER ANALYST	IT	Exempt
					Rates & Budget Analyst	Water & Sewer	Exempt
					Utility Systems Analyst	WS - Wastewater Treatment	Exempt
					Water Resource Administrator II	WS	Exempt
PROF18							
80,200	88,250	96,300	104,300	112,300	APPLICATION ADMINISTRATOR III	IT	Exempt
					Budget Analyst III	Finance	Exempt
					Budget Analyst III	Citywide Position	Exempt
					Civil Engineer II	Citywide Position	Exempt
					CIVIL ENGINEER II-COMMUNITY DEV	Community Dev	Exempt
					COMMUNICATION SPECIALIST III	C&E	Exempt
					DNA ANALYST	GPD - Support Svcs	Exempt
					PLANNER III	Community Dev	Exempt
					Project Manager II	Citywide Position	Exempt
					SENIOR PLANS EXAMINER	Community Dev	Exempt
					SENIOR REAL ESTATE SPECIALIST	CMO	Exempt
					Special Events Manager	CPRD	Exempt
					STORMWATER QUALITY ADMIN	PW - Storm Water	Exempt
					SYSTEMS ADMINISTRATOR II	IT	Exempt
					TELECOM ADMINISTRATOR	IT	Exempt
					Trails Manager (new)	CPRD	Exempt
					WATER RESOURCE Analyst III	Water & Sewer	Exempt
PROF19							
88,200	97,050	105,900	114,700	123,500	Civil Engineer III	Citywide Position	Exempt
					CIVIL ENGINEER III-COMMUNITY DEV	Community Dev	Exempt
					DATABASE ADMINISTRATOR	IT	Exempt
					ENVIRONMENTAL & WATER RESOURCES ATTORNEY I	CAO	Exempt
					ERP Analyst	IT	Exempt
					SENIOR NETWORK ADMINISTRATOR	IT	Exempt
					SENIOR SYSTEMS ADMINISTRATOR	IT	Exempt
					STRATEGIC HUMAN RESOURCE BUSINESS PARTNER	HR	Exempt
PROF20							
98,800	108,700	118,600	128,500	138,400	ASSISTANT CITY ATTORNEY II	CAO	Exempt
					Benefits and Wellness Manager	HR	Exempt
					Civil Engineer IV	Citywide Position	Exempt
					Civil Engineer IV - Community Development	Community Dev	Exempt
					Compensation & Classification Manager	HR	Exempt
					Employee Relations Manager	HR	Exempt
					ENVIRONMENTAL & WATER RESOURCES ATTORNEY II	CAO	Exempt
					Industrial Control Network Administrator	WS - Transmission / Distribution	Non-Exempt
					Lead Water Conservation Specialist	Ws - Treatment & Supply	Exempt
					Risk & Safety Manager	HR	Exempt
					TRAFFIC ENGINEER	PW - Transportation	Exempt
					Water Resource Engineer IV	Ws - Treatment & Supply	Exempt
PROF21							
108,400	120,600	132,800	145,000	157,200	Civil Engineer V	Citywide Position	Exempt
					Finance Project Manager	Finance	Exempt
					Project Manager III	Citywide Position	Exempt
					SECURITY ANALYST	IT	Exempt
					SENIOR ATTORNEY	CAO	Exempt
					SENIOR ENVIRONMENTAL & WATER ATTORNEY	CAO	Exempt
SRMGT18							
119,700	131,700	143,700	155,650	167,600	Administrative Hearing Officer	City Clerk's Office	Exempt
					Chief Resiliency Officer	CMO	Exempt
					CITY CLERK	CMO	Exempt

					Civil Engineer VII	Citywide Position	Exempt
					Deputy Director Finance	Finance	Exempt
					ECONOMIC HEALTH & HOUSING DIRECTOR	CMO	Exempt
SRMGT19							
131,700	144,900	158,100	171,250	184,400	DEPUTY CITY ATTORNEY	CAO	Exempt
					DEPUTY DIRECTOR WATER & WASTEWATER OPS	WS - Sewer Gen Mgmt	Exempt
					DEPUTY DIRECTOR WATER RESOURCES	WS - Sewer Gen Mgmt	Exempt
					DEPUTY PUBLIC WORKS DIRECTOR	PW - Admin	Exempt
					CHIEF ENGINEER WATER & SEWER	WS - Sewer Gen Mgmt	Exempt
					Deputy Chief Engineer	PW - Engineering	Exempt
					Assistant to the City Manager	CMO	Exempt
					Interim Deputy City Attorney	CAO	Exempt
					Deputy Chief - Fire	GFD	Exempt
					DIVISION CHIEF	Fire Dept	Exempt
					Intergovernmental Relations Officer	CMO	Exempt
					Deputy Director IT	IT	Exempt
					Performance and Data Analytics Director	CMO	Exempt
SRMGT20							
147,500	162,300	177,100	191,800	206,500	BUDGET DIRECTOR	CMO	Exempt
					COMMUNICATION AND ENGAGEMENT DIRECTOR	CMO	Exempt
					CULTURE PARKS AND RECREATION DIRECTOR	CMO	Exempt
					DEPUTY Police CHIEF	GPD - Support Svcs	Exempt
					FIRE CHIEF	CMO	Exempt
					HUMAN RESOURCES DIRECTOR	CMO	Exempt
					MUNICIPAL JUDGE	CMO	Exempt
					PUBLIC WORKS DIRECTOR	CMO	Exempt
					WATER & SEWER DIRECTOR	CMO	Exempt
SRMGT21							
161,900	180,150	198,400	216,600	234,800	ASSISTANT CITY MANAGER	CMO	Exempt
					Chief Information Officer	CMO	Exempt
					COMMUNITY DEVELOPMENT DIRECTOR	CMO	Exempt
					FINANCE DIRECTOR	CMO	Exempt
					POLICE CHIEF	CMO	Exempt
					Resiliency Director	CMO	Exempt
SRMGT22							
181,300	201,750	222,200	242,550	262,900	Chief Human Capital Officer	CMO	Exempt
					Chief of Staff	CMO	Exempt
					Chief Process Officer	CMO	Exempt
					Chief Project Officer	CMO	Exempt
					CITY ATTORNEY	CAO	Exempt
SRMGT23							
203,100	226,000	248,900	271,700	294,500	Chief Financial Officer	CMO	Exempt
					DEPUTY CITY MANAGER	CMO	Exempt
					INFORMATION TECHNOLOGY DIRECTOR (CIO)	CMO	Exempt
SRMGT24							
227,500	253,150	278,800	304,350	329,900	CITY MANAGER	CMO	Exempt
SUPT11							
31,200	33,200	35,200	37,100	39,000	CLERICAL ASSISTANT	Citywide Position	Non-Exempt
SUPT12							
34,400	36,550	38,700	40,850	43,000	CUSTOMER SERVICE REPRESENTATIVE	CPRD	Non-Exempt
					DATA PROCESSING CLERK	GPD - Support Svcs	Non-Exempt
SUPT13							
37,800	40,200	42,600	44,950	47,300	Administrative Assistant I	Citywide Position	Non-Exempt
					ACCOUNTING CLERK I	Finance	Non-Exempt
					COURT CLERK I	Municipal Court	Non-Exempt
					FINANCE SERVICE SPECIALIST I	Finance	Non-Exempt
					STORMWATER Specialist	PW - Storm Water	Non-Exempt
					Business Support Specialist I	Citywide Position	Non-Exempt
SUPT14							
40,700	43,800	46,900	49,950	53,000	Administrative Assistant II	Citywide Position	Non-Exempt
					ACCOUNTING CLERK II	Finance	Non-Exempt
					Special Events Coordinator I	CPRD	Non-Exempt
					COURT CLERK II	Municipal Court	Non-Exempt

					FINANCE SERVICE SPECIALIST II	Finance	Non-Exempt
					PARKING AMBASSADOR	PW - Admin	Non-Exempt
					POLICE RECORDS SPECIALIST	GPD - Support Svcs	Non-Exempt
					SALES TAX TECHNICIAN I	Finance	Non-Exempt
					TRANSIT SPECIALIST	PW - Transit Services	Non-Exempt
					TRANSPORTATION DISPATCHER	PW - Transit Services	Non-Exempt
					Business Support Specialist II	Citywide Position	Non-Exempt
SUPT15							
44,800	48,200	51,600	54,950	58,300	Administrative Planning Technician	Community Dev	Non-Exempt
					BUILDING PERMIT TECHNICIAN	Community Dev	Non-Exempt
					Business Support Specialist	HR	Non-Exempt
					SALES TAX TECHNICIAN II	Finance	Non-Exempt
					Talent Acquisition Coordinator	HR	Non-Exempt
					TRAINING COORDINATOR	GPD - Support Svcs	Non-Exempt
SUPT16							
49,300	53,050	56,800	60,450	64,100	Administrative Assistant III	Citywide Position	Non-Exempt
					Assistant Events Coordinator	CPRD - Island Grove	Non-Exempt
					ASST CITY CLERK	City Clerk's Office	Exempt
					Business Support Specialist III	Citywide Position	Non-Exempt
					COURT SPECIALIST	Municipal Court	Non-Exempt
					EQUIPMENT MAINT COORDINATOR	PW - Equipment Maintenance	Non-Exempt
					IT Technician	IT	Non-Exempt
					LEGAL ASSISTANT	CAO	Non-Exempt
					Payroll Specialist	Finance	Non-Exempt
					Sales Tax Technician III	Finance	Exempt
SUPT18							
58,500	63,650	68,800	73,900	79,000	Benefits Specialist	HR	Non-Exempt
					FLEET SPECIALIST	PW - Equipment Maintenance	Non-Exempt
					IRRIGATION COORDINATOR	CPRD	Non-Exempt
					PARALEGAL	CAO	Non-Exempt
					W&S SERVICES COORDINATOR	WS - Sewer Gen Mgmt	Non-Exempt
SUPT19							
64,400	70,050	75,700	81,350	87,000	UCCC PROGRAMS COORDINATOR	CPRD	Exempt
TECH10							
28,400	30,200	32,000	33,750	35,500			
TECH11							
31,200	33,200	35,200	37,100	39,000	FACILITIES SERVICE WORKER	CPRD	Non-Exempt
					FACILITIES SERVICE WORKER	PW - Facilities Mgmt	Non-Exempt
TECH13							
37,800	40,200	42,600	44,950	47,300	Certified Operator I	WS - Sewer Gen Mgmt	Non-Exempt
					Facilities Mgmt Tech I	PW - Facilities Mgmt	Non-Exempt
					FACILITIES TECHNICIAN	CPRD	Non-Exempt
					Maintenance Technician - Public Works	PW - Street Maintenance	Non-Exempt
					Maintenance Technician I - Water	WS	Non-Exempt
					Maintenance Technician I - Water & Sewer	WS	Non-Exempt
					PARKS MAINTENANCE TECHNICIAN I	CPRD	Non-Exempt
TECH14							
40,700	43,800	46,900	49,950	53,000	Crew Leader I	Citywide Position	Non-Exempt
					Equipment Operator I	Citywide Position	Non-Exempt
					Field Services Representative	WS	Non-Exempt
					FORESTRY TECHNICIAN I	CPRD	Non-Exempt
					GRAFFITI REMOVAL TECHNICIAN	PW - Street Maintenance	Non-Exempt
					Maintenance Mechanic I	Citywide Position	Non-Exempt
					Plant Operator D	Ws - Treatment & Supply	Non-Exempt
					TRAINING SPECIALIST	Fire Dept	Non-Exempt
					WATER INVENTORY COORDINATOR	WS - Transmission / Distribution	Non-Exempt
					Water Systems Tech I	WS - Transmission / Distribution	Non-Exempt
TECH15							
44,800	48,200	51,600	54,950	58,300	BUS OPERATOR I	PW - Transit Services	Non-Exempt
					CEMETERY TECHNICIAN	CPRD	Non-Exempt
					Civil Engineering Technician I	Citywide Position	Non-Exempt
					FACILITIES MANAGEMENT TECH II	CPRD	Non-Exempt
					Facilities Mgmt Tech II	PW - Facilities Mgmt	Non-Exempt

					FACILITY EQUIPMENT TECHNICIAN	CPRD	Non-Exempt
					Heavy Equipment Operator	Citywide Position	Non-Exempt
					Maintenance Mechanic II	Citywide Position	Non-Exempt
					MAINTENANCE SERVICE ATTD	PW - Transit Services	Non-Exempt
					METER SERVICES TECHNICIAN	WS - Transmission / Distribution	Non-Exempt
					Plant Operator C	Ws - Treatment & Supply	Non-Exempt
					SIGNS & MARKINGS TECHNICIAN	PW - Transportation	Non-Exempt
					SR STAGE MANAGER	CPRD	Non-Exempt
					Sr. Public Art Technician	CPRD	Non-Exempt
					Transmission Line Technician	WS - Transmission / Distribution	Non-Exempt
					Water Quality Technician	WS - Transmission / Distribution	Non-Exempt
					Water Systems Tech II	WS - Transmission / Distribution	Non-Exempt
TECH16							
49,300	53,050	56,800	60,450	64,100	ANIMAL CONTROL OFFICER	GPD - Patrol	Non-Exempt
					BUILDING INSPECTOR I	Community Dev	Non-Exempt
					BUS OPERATOR II	PW - Transit Services	Non-Exempt
					ELECTRONIC TECHNICIAN	PW - Transit Services	Non-Exempt
					ENGINEERING TECHNICIAN	Community Dev	Exempt
					FACILITIES TECHNICIAN III	CPRD	Non-Exempt
					FORESTRY TECHNICIAN II	CPRD	Non-Exempt
					GIS SPECIALIST	IT	Non-Exempt
					IRRIGATION TECHNICIAN	CPRD	Non-Exempt
					LEAD METER SERVICES TECHNICIAN	WS - Transmission / Distribution	Non-Exempt
					Lift Station Technician II	WS	Non-Exempt
					PARKS MAINTENANCE TECHNICIAN II	CPRD	Non-Exempt
					PC TECHNICIAN	IT	Non-Exempt
					PLANNING TECHNICIAN	Community Dev	Non-Exempt
					PUBLIC SAFETY TECHNICIAN	GPD - Patrol	Non-Exempt
					REAL ESTATE TECHNICIAN	CMO	Non-Exempt
					TRAFFIC ENGINEERING TECHNICIAN	PW - Transportation	Non-Exempt
					TRAFFIC SIGNAL TECHNICIAN	PW - Transportation	Non-Exempt
					UTILITY LOCATOR	PW - Street Maintenance	Non-Exempt
					WATER SUPPLY TECHNICIAN	Ws - Treatment & Supply	Non-Exempt
					Water Systems Tech III	WS - Transmission / Distribution	Non-Exempt
TECH17							
53,100	57,800	62,500	67,100	71,700	Maintenance Mechanic III	Citywide Position	Non-Exempt
					Civil Engineering Technician II	Citywide Position	Exempt
					Equipment Operator II	Citywide Position	Non-Exempt
					ASSISTANT TECHNICAL SERVICES COORDINATOR	CPRD	Non-Exempt
					Code Compliance Inspector	CPRD	Non-Exempt
					FACILITY SERVICE CREW LDR	CPRD	Non-Exempt
					E-Media Specialist	C&E	Exempt
					Facilities Mgmt Tech III	PW - Facilities Mgmt	Non-Exempt
					PC SPECIALIST	IT	Non-Exempt
					PLANNER I	Community Dev	Non-Exempt
					PLANT OPERATOR B	Ws - Treatment & Supply	Non-Exempt
					Project Coordinator - Public Works	PW - Transportation	Exempt
					Project Coordinator - Water & Sewer	WS	Exempt
					PUBLIC SAFETY TECHNICIAN	GPD - Support Svcs	Non-Exempt
					MECHANIC	CPRD	Non-Exempt
					Crew Leader II	Citywide Position	Non-Exempt
					Water Systems Tech IV	WS - Transmission / Distribution	Non-Exempt
					NatURAL AREAS & TRAILS TECH	CPRD	Non-Exempt
TECH18							
58,500	63,650	68,800	73,900	79,000			
					TV/VIDEO PRODUCTION SPECIALIST	C&E	Non-Exempt
					CONSTRUCTION INSPECTOR	Community Dev	Non-Exempt
					ENVIRONMENTAL TECHNICIAN	PW - Storm Water	Non-Exempt
					FRAUD INVESTIGATIONS SPECIALIST	GPD - Support Svcs	Non-Exempt
					INDUSTRIAL PRETRMT SPEC	WS - Wastewater Treatment	Non-Exempt
					Plant Operator A	Ws - Treatment & Supply	Non-Exempt
					ENGINEERING TECHNICIAN	PW - Engineering	Exempt
					Utility Assets Analyst I	Citywide Position	Non-Exempt

TECH19							
64,400	70,050	75,700	81,350	87,000	Asset Technician	WS	Non-Exempt
					Civil Engineering Technician III	Citywide Position	Exempt
					COMMUNITY PARAMEDIC	Fire Dept	Non-Exempt
					Court Marshal	Municipal Court	Exempt
					Equipment Operator III	Citywide Position	Non-Exempt
					GRANT SPECIALIST	EHH	Exempt
					Lab Coordinator	WS - Wastewater Treatment	Exempt
					MECHANICAL CONTROLS TECHNICIAN	PW - Facilities Mgmt	Non-Exempt
					RAW WTR OPERATIONS TECHNICIAN	Ws - Treatment & Supply	Non-Exempt
					SENIOR TRAFFIC SIGNAL TECHNICIAN	PW - Transportation	Non-Exempt
					SURVEY TECHNICIAN	WS - Sewer Gen Mgmt	Non-Exempt
					Utility Assets Analyst II	Citywide Position	Exempt
					WATER INSTRUMENT TECHNICIAN ENTRY	WS - Transmission / Distribution	Non-Exempt
TECH20							
72,100	78,450	84,800	91,100	97,400	GRANT SPECIALIST	CMO	Exempt
					BUILDING INSPECTOR II	Community Dev	Non-Exempt
					Grant Specialist II	EHH	Exempt
					Lead Plant Operator - Water	Ws - Treatment & Supply	Non-Exempt
					REAL ESTATE SPECIALIST	CMO	Exempt
					WATER INSTRUMENT TECHNICIAN	WS - Transmission / Distribution	Non-Exempt
TECH21							
80,800	87,900	95,000	102,050	109,100	WATER CONSERVATION SPECIALIST I	Ws - Treatment & Supply	Exempt
TECH22							
90,500	98,450	106,400	114,300	122,200	WATER CONSERVATION SPECIALIST II	Ws - Treatment & Supply	Exempt
					Instrument & Electrical Lead	WS - Transmission / Distribution	Exempt
					Water Instrument & Control Tech Lead	WS - Transmission / Distribution	Exempt
SRMGT12							
70,500	75,800	81,100	86,400	91,700	DEPUTY CITY CLERK	City Clerk's Office	Exempt
SRMGT17							
108,800	119,700	130,600	141,500	152,400	DEPUTY DIRECTOR HUMAN RESOURCES	HR	Exempt
SUPT17							
53,100	57,800	62,500	67,100	71,700	Collections Registrar	CPRD	Non-Exempt
					CONTRACT SPECIALIST I	Finance	Exempt
					HRIS SPECIALIST	HR	Exempt
					PROPERTY EVIDENCE TECHNICIAN	GPD - Support Svcs	Non-Exempt
SUPT20							
72,100	78,450	84,800	91,100	97,400	Administrative Assistant to Chief Exec. Officer	Citywide Position	Exempt

Council Agenda Summary

Title:

Pulled Consent Agenda Items

Summary:

Pulled Consent Agenda items will be considered in the order they appeared on the consent agenda.

Council Agenda Summary

October 4, 2022

Key Staff Contact: John Karner, Finance Director, 350-9732

Title:

Public hearing, introduction and first reading of an Ordinance adopting the budget for 2023

Summary:

This ordinance authorizes the appropriations for the fiscal year 2023 (January 1, 2023 through December 31, 2023).

This is introduction of the ordinance and the first of two public hearings. The second public hearing will be held prior to the final adoption of the ordinance on October 18, 2022.

Fiscal Impact:

Does this item create a fiscal impact on the City of Greeley?	Yes
If yes, what is the initial, or, onetime impact?	\$511,408,293
What is the annual impact?	None
What fund of the City will provide Funding?	All Funds
What is the source of revenue within the fund?	All Sources
Is there grant funding for this item?	Yes
If yes, does this grant require a match?	Yes
Is this grant onetime or ongoing?	Ongoing & Onetime
Additional Comments:	

Legal Issues:

None.

Consideration of this matter is a legislative process which includes the following public hearing steps:

- 1) City staff presentation
- 2) Council questions of staff
- 3) Public input (hearing opened, testimony - up to three minutes per person, hearing closed)
- 4) Council discussion
- 5) Council decision

Other Issues and Considerations:

Based upon input from the public hearing, the budget ordinance can be amended prior to final adoption.

Strategic Work Program Item or Applicable Council Priority and Goal:

Applies to All Priorities and Goals

Decision Options:

- 1) Introduce the ordinance as presented; or
- 2) Amend the ordinance and introduce as amended; or
- 3) Deny the ordinance; or
- 4) Continue consideration of the ordinance to a date certain.

Council's Recommended Action:

A motion to introduce the ordinance and schedule the public hearing and second reading for October 18, 2022.

Attachments:

Links to Budget materials at the following:

Budget Transmittal Letter:

[2023 Budget Transmittal Letter](#)

City Manager's Recommended Budget:

[2023 City Manager's Recommended Budget](#)

2023 Budget Ordinance

2023 Budget at a Glance

2023 Recommended Budget Presentation

**THE CITY OF GREELEY
ORDINANCE NO. 38, 2022**

**AN ORDINANCE ADOPTING THE BUDGET FOR 2023 AND MAKING
APPROPRIATIONS FOR 2023.**

WHEREAS, by virtue of the provisions contained in the Greeley Charter Sections 3-15 and 5-15 of the City of Greeley, Colorado, the City Council is required to adopt each annual budget and make the necessary appropriations by Ordinance; and

WHEREAS, the City Manager has submitted to the City Council the proposed budget in accordance with Section 5-12 of the Greeley Charter; and

WHEREAS, the City Council of Greeley, Colorado, on October 18, 2022, held a public hearing in accordance with Section 5-13 of the Greeley Charter on said proposed budget, after first giving proper notice of said public hearing.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GREELEY, COLORADO:

Section 1. There is hereby adopted and approved for fiscal 2023 (January 1, 2023 to December 31, 2023) an annual budget, which consists of a document designated as such and a tax levy of 11.274 mills.

Section 2. The annual budget for the year 2023, as adopted and approved, shall be on file in the City Clerk's office for public inspection during office hours of such office for the entire year of 2023:

Section 3. There are hereby appropriated from the General Fund for fiscal year 2023 the following amounts:

Fund Description	Amount	Transfers	Total
General (100)	130,013,111	21,963,203	151,976,314

Section 4. There are hereby appropriated from the Special Revenue Funds for fiscal year 2023 the following amounts:

Fund Description	Amount	Transfers	Total
Convention & Visitors (102)	152,250	604,700	756,950
Community Development (103)	953,944	-	953,944
Streets & Roads (104)	12,533,400	-	12,533,400
Conservation Trust (105)	2,250	1,200,000	1,202,250
Sales & Use Tax (106)	-	96,276,236	96,276,236
Conference Center Development (110)	882,000	-	882,000
Downtown Development Authority TIF (111)	505,000	288,750	793,750
Equitable Sharing (113)	75,000	383,000	458,000
Designated Revenue (120)	166,446	18,000	184,446
Public Safety (121)	16,000	3,514,691	3,530,691

Section 5. There are hereby appropriated from the Debt Service Funds for fiscal year 2023 the following amounts:

Fund Description	Amount	Transfers	Total
General Debt Service (200)	4,475,976	-	4,475,976

Section 6. There are hereby appropriated from the Capital Projects Funds for fiscal year 2023 the following amounts:

Fund Description	Amount	Transfers	Total
Public Improvement (300)	17,961,280	129,070	18,090,350
Public Art (303)	492,377	-	492,377
Food Tax (304)	7,571,843	-	7,571,843
Quality of Life/Imagine Greeley (318)	1,593,000	11,044,647	12,637,647
Keep Greeley Moving (321)	16,422,193	2,500,000	18,922,193
Development Funds (330)	15,309,825	254,000	15,563,825

Section 7. There are hereby appropriated from the Permanent Funds for fiscal year 2023 the following amounts:

Fund Description	Amount	Transfers	Total
Cemetery Endowment (601)	1,000	36,000	37,000
Petriken Memorial (603)	10	-	10
Memorials (605)	33,500	42,800	76,300

Section 8. There are hereby appropriated from the Enterprise Funds for fiscal year 2023 the following amounts:

Fund Description	Amount	Transfers	Total
Cemetery (400)	798,326	-	798,326
Municipal Golf Courses (401)	2,076,277	-	2,076,277
Downtown Parking (402)	340,106	-	340,106
Sewer (410)	19,285,229	1,159,955	20,445,184
Water (420)	75,692,270	3,658,016	79,350,286
Stormwater (430)	12,826,186	1,030,545	13,856,731

Section 9. There are hereby appropriated from the Internal Service Funds for fiscal year 2023 the following amounts:

Fund Description	Amount	Transfers	Total
Health (500)	19,708,275	-	19,708,275
Workers' Compensation (501)	1,783,337	-	1,783,337
Liability (502)	2,887,620	-	2,887,620
Equipment & Fleet (510)	12,269,824	-	12,269,824
Information Technology (520)	9,726,825	750,000	10,476,825

Section 10. The appropriation made by this ordinance includes \$366,554,680 for expenditures and \$144,853,613 for transfers resulting in a total of \$511,408,293.

Section 11. The City Council finds that all appropriations from the Public Art Reserve Accounts within the Water, Sewer, and Stormwater Utilities Enterprise Funds for the Public Art Program do provide a betterment to those utilities, and the City Council further determines that the acquisition and lease of works of art, and maintenance, repair, and display of works of art, supports specific utility purposes beneficial to the ratepayers of such utilities.

Section 12. This ordinance shall become effective five (5) days after its final publication as provided in Sections 3-16 and 3-17 of the Greeley Charter.

PASSED AND ADOPTED, SIGNED AND APPROVED THIS _____ DAY OF _____, 2022.

ATTEST:

THE CITY OF GREELEY

City Clerk

BY _____
Mayor



2023

BUDGET AT A GLANCE

**\$511.4
Million**

2023 City Manager's Recommended Budget

**\$322.5
Million**

Revenues

**\$366.6
Million**

Expenditures

**\$144.8
Million**

Transfers

**Approved Department Budget
Increase Requests**

**\$20.9
Million**

Full-Time Employees

1,079.00

REVENUES

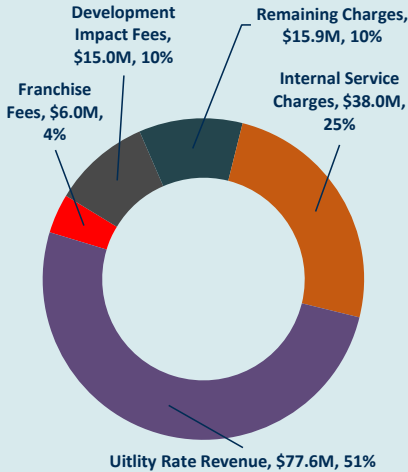
TOTAL REVENUES

\$322,465,339

(Excludes transfers)

CHARGES FOR SERVICES

\$152,511,842



Audit & Other Taxes \$0.4M 0.3%

Lodging Tax \$0.7M 0.5%

Specific Ownership Taxes \$0.9M 0.7%

General Use Tax \$3.0M 2.2%

Building Use Tax \$4.0M 2.9%

Auto Use Tax \$6.2M 4.5%

Food Tax \$10.9M 8.0%

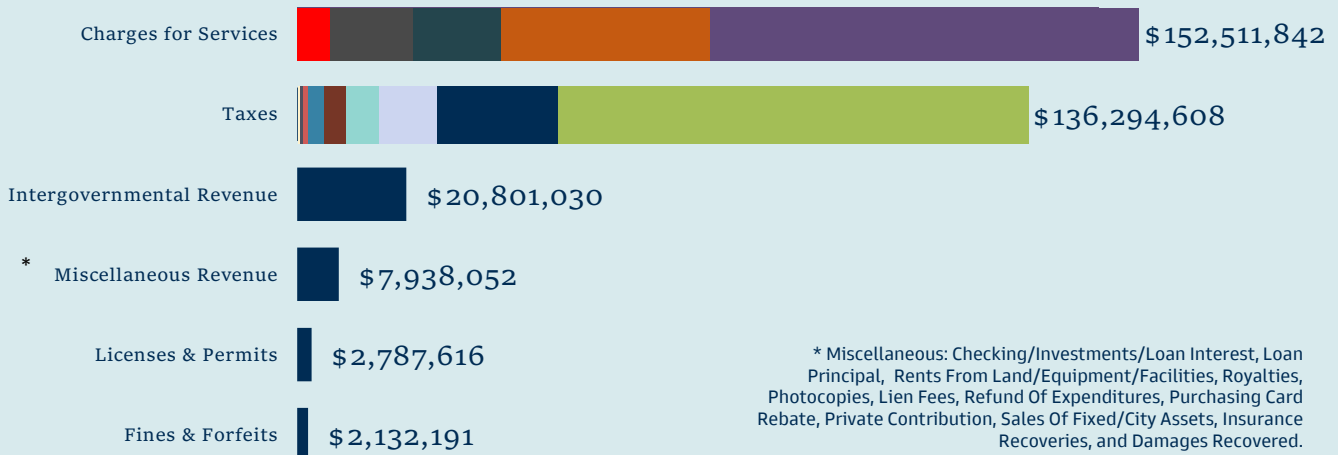
Property Tax \$22.4M 16.5%

Sales Tax \$87.8M 64.4%

TOTAL TAX REVENUES

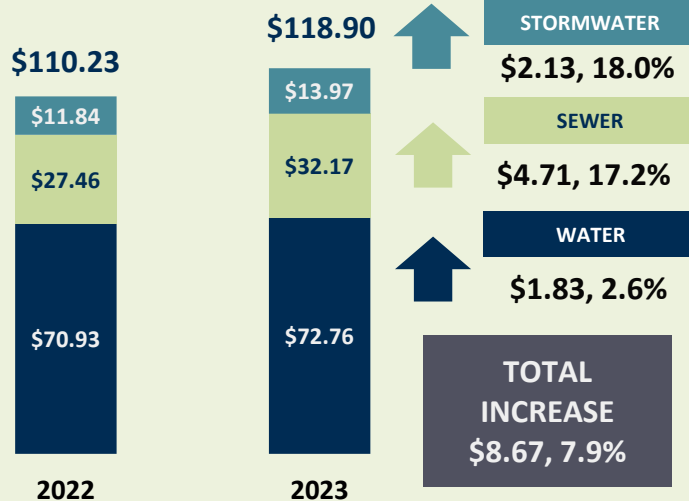
\$136,294,608

TOTAL REVENUES BY CATEGORY



* Miscellaneous: Checking/Investments/Loan Interest, Loan Principal, Rents From Land/Equipment/Facilities, Royalties, Photocopies, Lien Fees, Refund Of Expenditures, Purchasing Card Rebate, Private Contribution, Sales Of Fixed/City Assets, Insurance Recoveries, and Damages Recovered.

Average Monthly Bill Estimate - Single Family



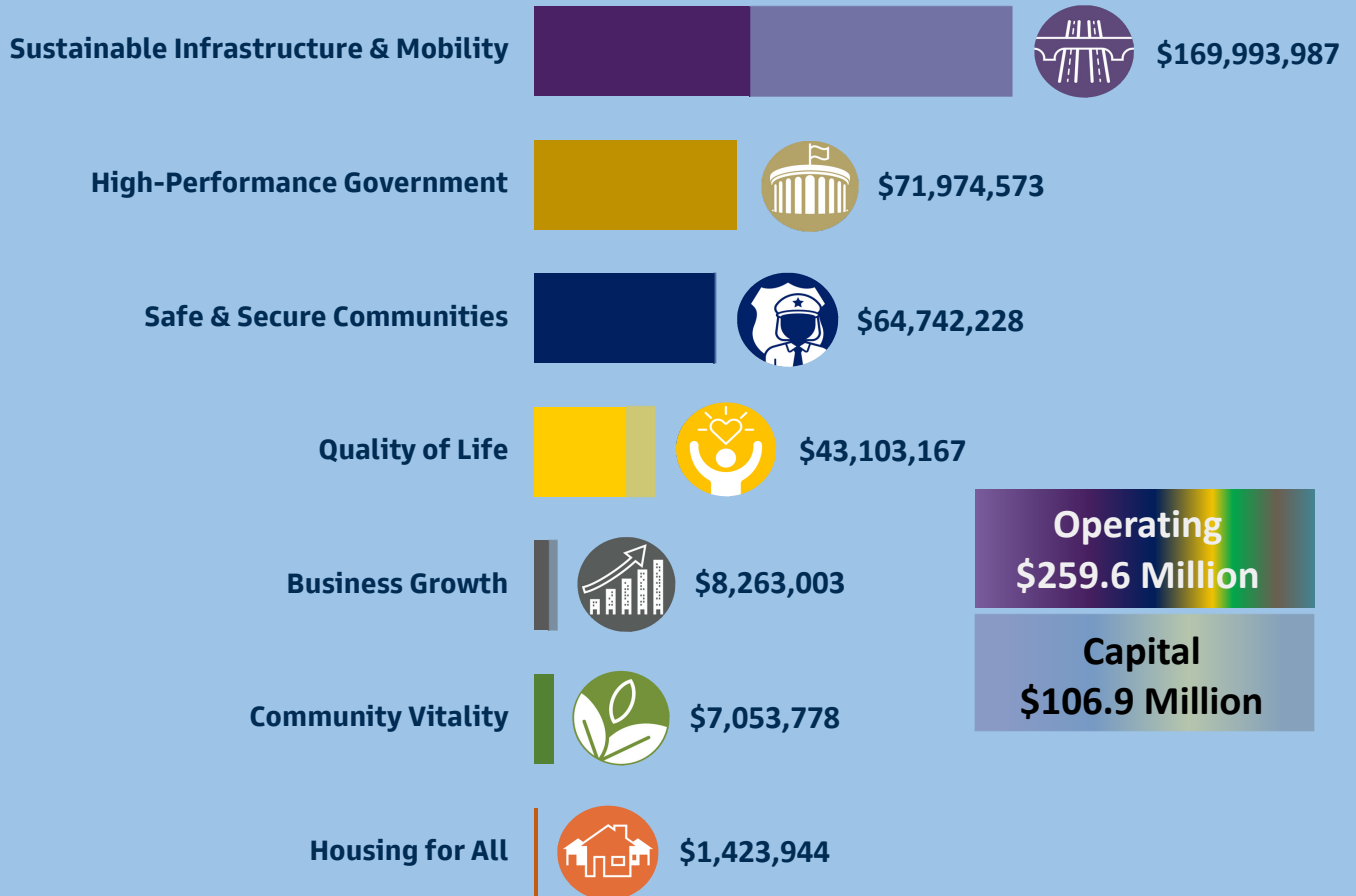
Budget % Change

Sales Tax	14.5%
Auto Use	19.0%
Building Use	16.4%
Food Tax	8.5%
General Use	-12.6%
Property	26.6%

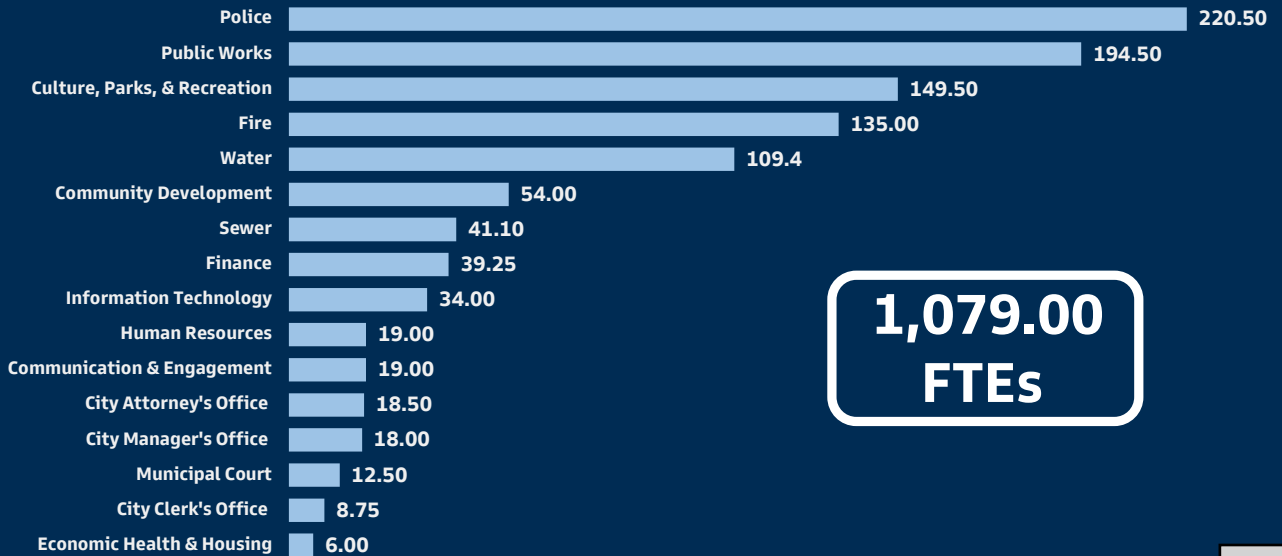
EXPENDITURES

TOTAL EXPENDITURES
\$366,554,680
 (Excludes transfers)

TOTAL EXPENDITURES BY COUNCIL PRIORITIES



City Full-Time Equivalent Distribution



2023 CAPITAL IMPROVEMENT PROJECTS

CAPITAL EXPENDITURES
\$106,918,209
 (Excludes transfers)

2023 Food Tax Highlights



\$2.4 MILLION

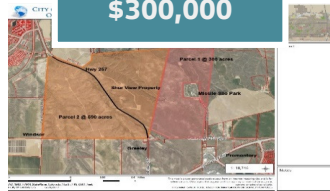
Irrigation System Replacement - Linn Grove Cemetery



\$583,495

Heating, Ventilation, and Air Conditioning (HVAC) All City Buildings

2023 Quality of Life Highlights



\$300,000

Shurview Property Community Separator - Natural Areas & Trails



\$300,000

Playground Replacement - Farr Park

2023 Street Infrastructure Highlights



\$13.7 MILLION

Annual Pavement Rehabilitation Program



\$2.5 MILLION

Concrete Repair & Cross Pan Replacement Program

2023 Public Improvement Highlights



\$3.1 MILLION

Redevelopment Incentive Funds



\$2.1 MILLION

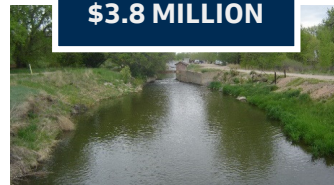
Phase 3 Fiber

2023 Water Highlights



\$5.5 MILLION

Future Water Acquisition - Phase II



\$3.8 MILLION

Non-Potable Expansion Project

ITEM	DESCRIPTION	UNIT	QTY	UNIT PRICE	TOTAL
1	UTILITY BILLING REPLACEMENT	PER PROJECT	1	\$3,000,000	\$3,000,000
TOTAL SUB ON 10/15/23					\$3,000,000

Utility Billing Replacement



\$2.4 MILLION

Treated Water Reservoir Rehabilitation

2023 Sewer Highlights



\$3.8 MILLION

Wastewater Treatment Reclamation Facility (WTRF) Generator Replacement

ITEM	DESCRIPTION	UNIT	QTY	UNIT PRICE	TOTAL
1	UTILITY BILLING REPLACEMENT	PER PROJECT	1	\$1,200,000	\$1,200,000
TOTAL SUB ON 10/15/23					\$1,200,000

Utility Billing Replacement

2023 Stormwater Highlights



\$1.6 MILLION

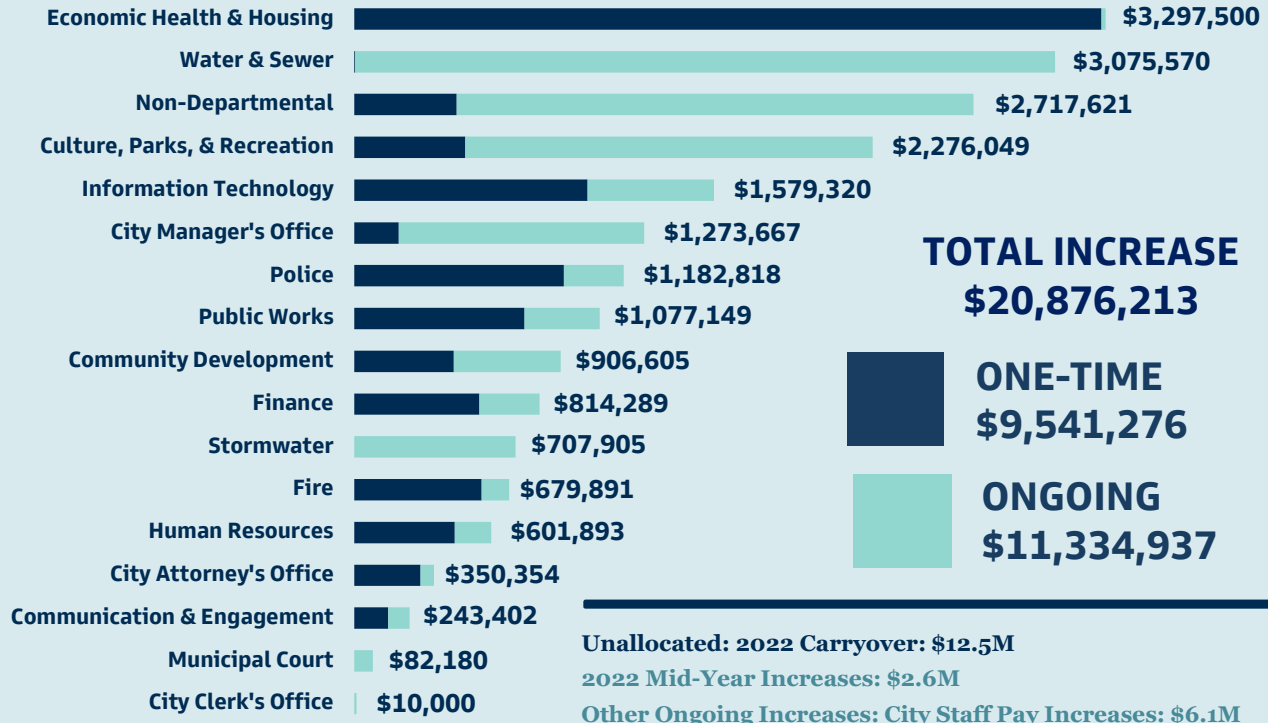
12th Street Storm Trunk Line - Phase 2



\$1.5 MILLION

System Mains, Inlets & Culverts (SMIC) Other Drainage System Re

BUDGET INCREASE REQUESTS: DEPARTMENTS



ONE-TIME HIGHLIGHTS

TEMPORARY POSITIONS

- Legal Assistant
- Liquor Licensing Enforcement Officer
- Housing Director
- Mobility Coordinator
- Leave & Volunteer Administrator
- Firefighter Overhires (X2)

EQUIPMENT & CAPITAL PURCHASES

- Explosive Device Response Vehicle
- Police & Fire Radio Replacements
- Facilities Snow Operations Truck Upfittings

ORGANIZATIONAL INVESTMENT

- Assessments
- Network Replacement & Upgrades
- Budget Prioritization
- Professional Services
- Training
- Talent Acquisition Advertising

ONGOING HIGHLIGHTS

RESTORING SERVICES

- Culture, Parks, & Recreation Facilities & Services

INVESTMENT IN STAFF

- Additional Paid Holiday (Juneteenth)
- Compensation, Classification, & Market Adjustments
- Fire & Police Union Increase; Non-Union Salary Increase
- 0% Health Insurance Premium Increase

NEW POSITIONS

- Assistant City Manager
- Budget Analyst II
- Business Manager
- Chief Human Capital Director
- Civil Engineer I-III
- Communication Specialist II
- Deputy Director of Community Development
- Distribution System Operations & Maintenance Coordinator
- Environmental Technician
- Equipment Operator II
- Facilities Architect Manager
- Facilities Manager
- Instrumentation & Electrician Lead
- Probation Officer
- Treasurer

ORGANIZATIONAL INVESTMENT

- Assessment Position Funding
- Governmental Affairs / Lobbying

2023 BUDGET AT A GLANCE



COUNCIL MEMBERS

- MAYOR ▪ JOHN GATES
- WARD I ▪ TOMMY BUTLER
- WARD II ▪ DEB DEBOUZEZ
- WARD III ▪ JOHNNY OLSON
- WARD IV ▪ DALE HALL
- AT LARGE ▪ BRETT PAYTON
- AT LARGE ▪ ED CLARK

City Council Formal 2023 Budget Action/Adoption Meeting Dates

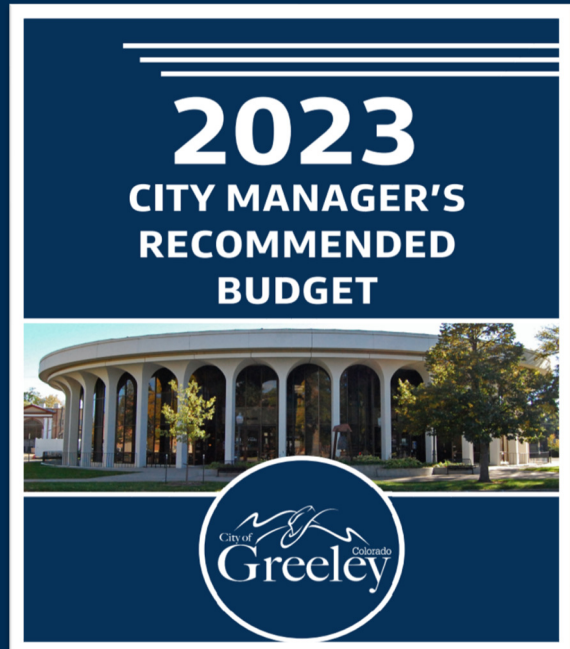
October 4th, 2022
Public Hearing & First Reading

October 18th, 2022
Public Hearing & Final Adoption

ADDITIONAL BUDGET DOCUMENTATION AVAILABLE:

GREELEYGOV.COM/GOVERNMENT/FINANCE/BUDGET

- BIENNIAL/ANNUAL BUDGET BOOKS
- 2023 BUDGET OVERVIEW VIDEO
- CAPITAL IMPROVEMENT PLANS
- FEE DIRECTORY
- REVENUE MANUALS



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2023 City Manager's Recommended Budget Summary

City Council Meeting - First Public Hearing
October 4th, 2022



2023 Budget Council Timeline



2023 Budget Highlights

\$367M one-year budget

- \$260M Operating
- \$107M Capital

\$12.0 million revenue growth forecast for 2023:

- \$7.6 million in sales and use tax
- \$1.7 million in property tax
- \$2.7 million in other revenue streams

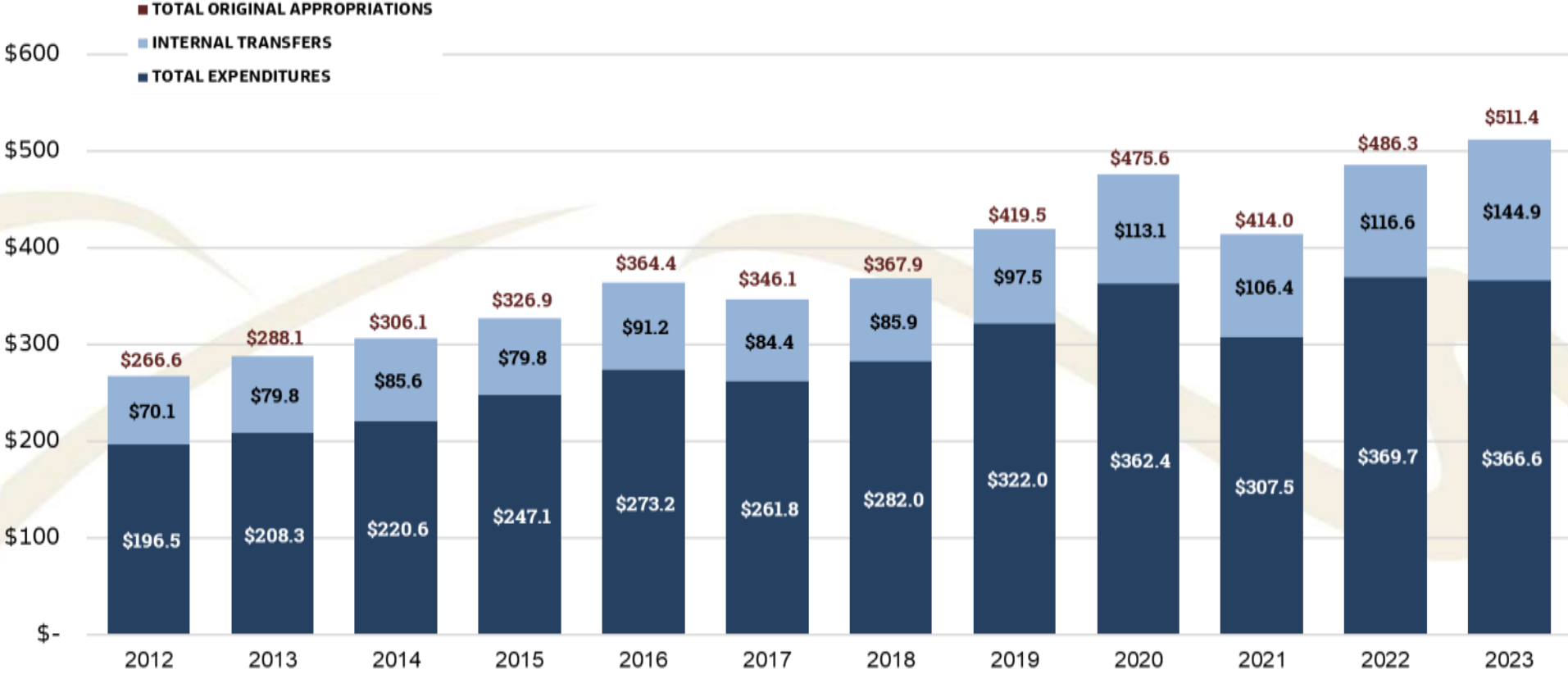
Favorable Budget Factors

- Revenue trends mostly returned to pre-covid levels
- 15% increase in sales tax revenue from 2021-2023 (\$11.4M)
- New construction continues to positively impact revenues
- City has continued critical investments to Greeley's growth
- Reserves are fully funded now and in the future
- Forecasting ≈ \$12.5M carryover funds from 2022

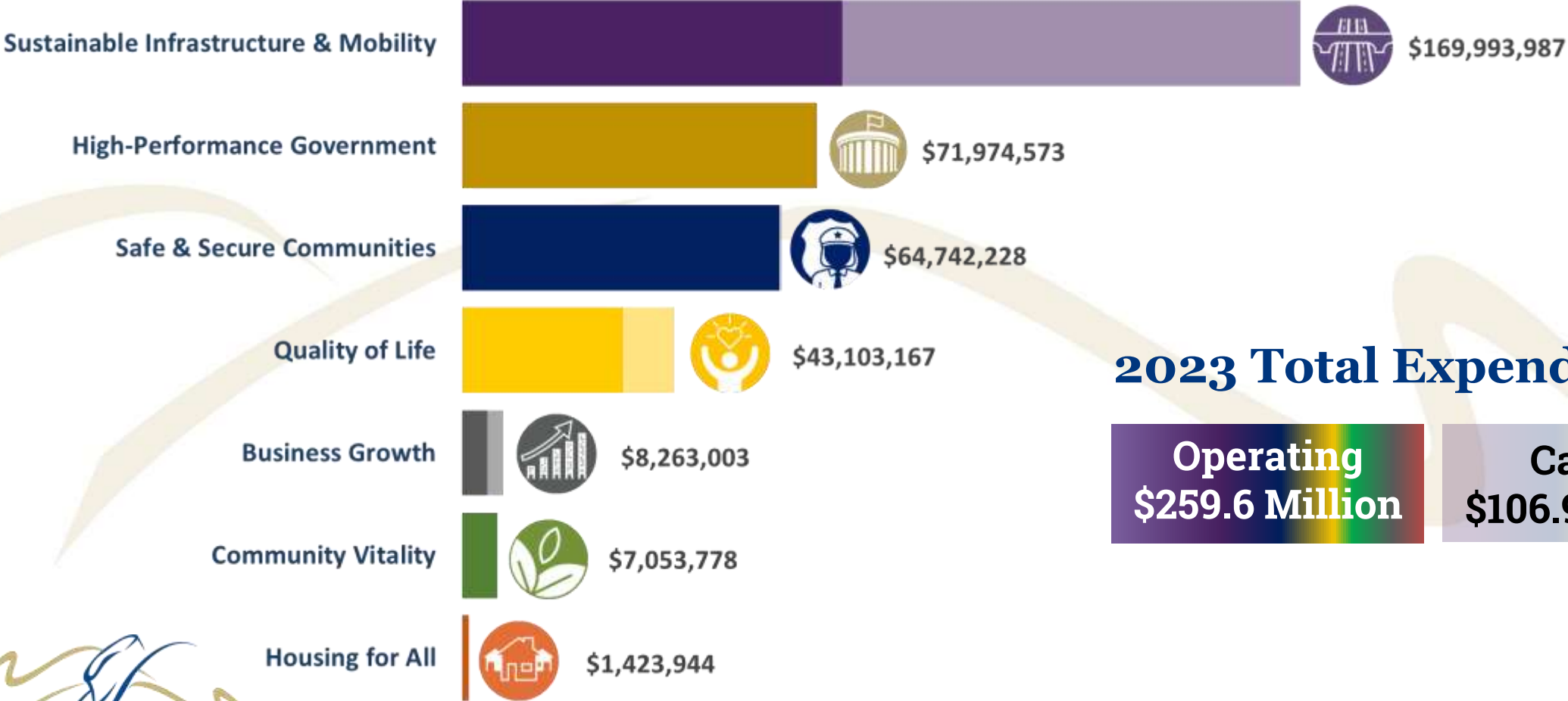
Challenges Ahead

- Uncertainty of inflationary pressures
- Rising costs of supplies & services
- Early indications of economic slowdown

10-Year Adopted Budget Trend

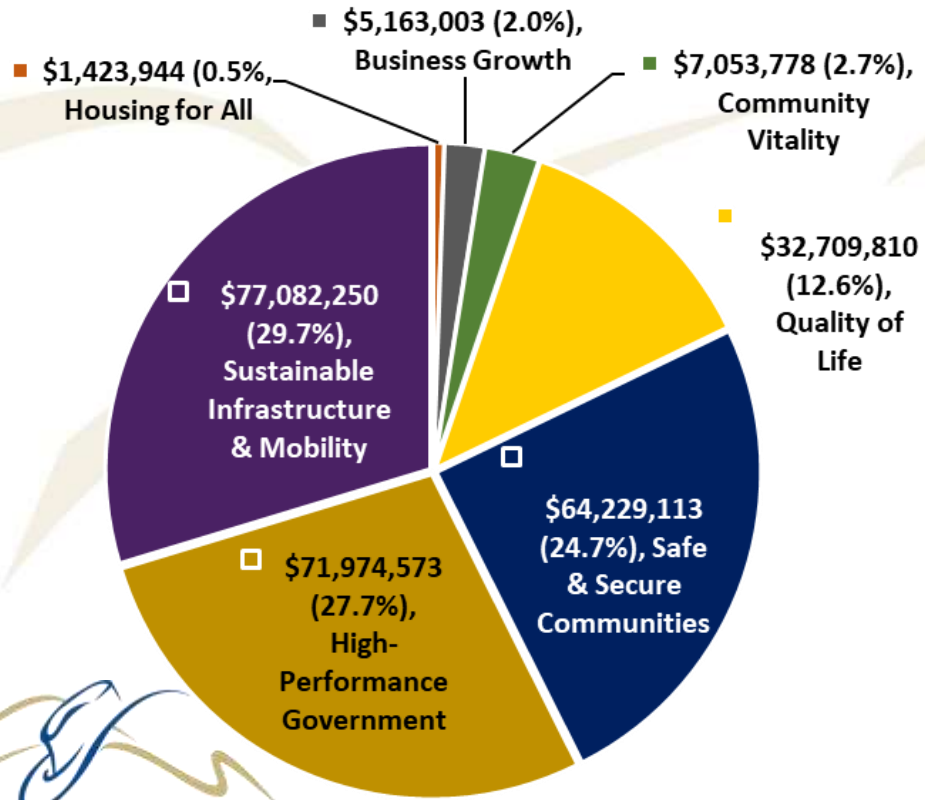


2023 Proposed Budget: Council Priorities

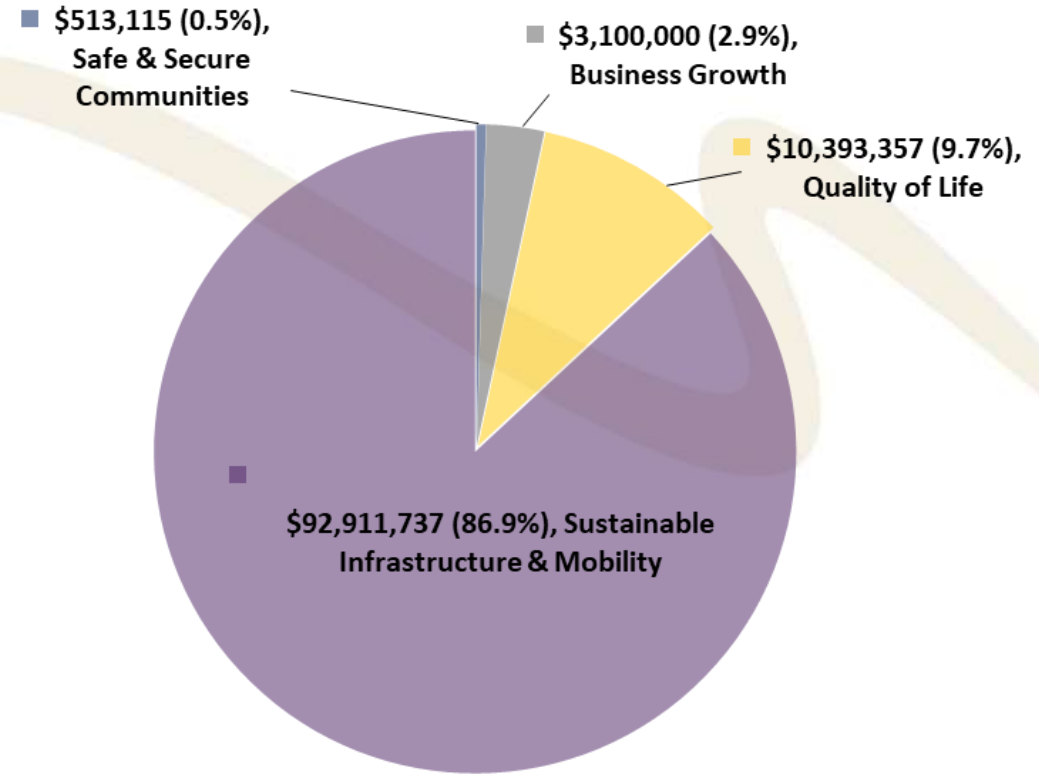


2023 Proposed Expenditures

Operating, \$259,636,471



Capital, \$106,918,209

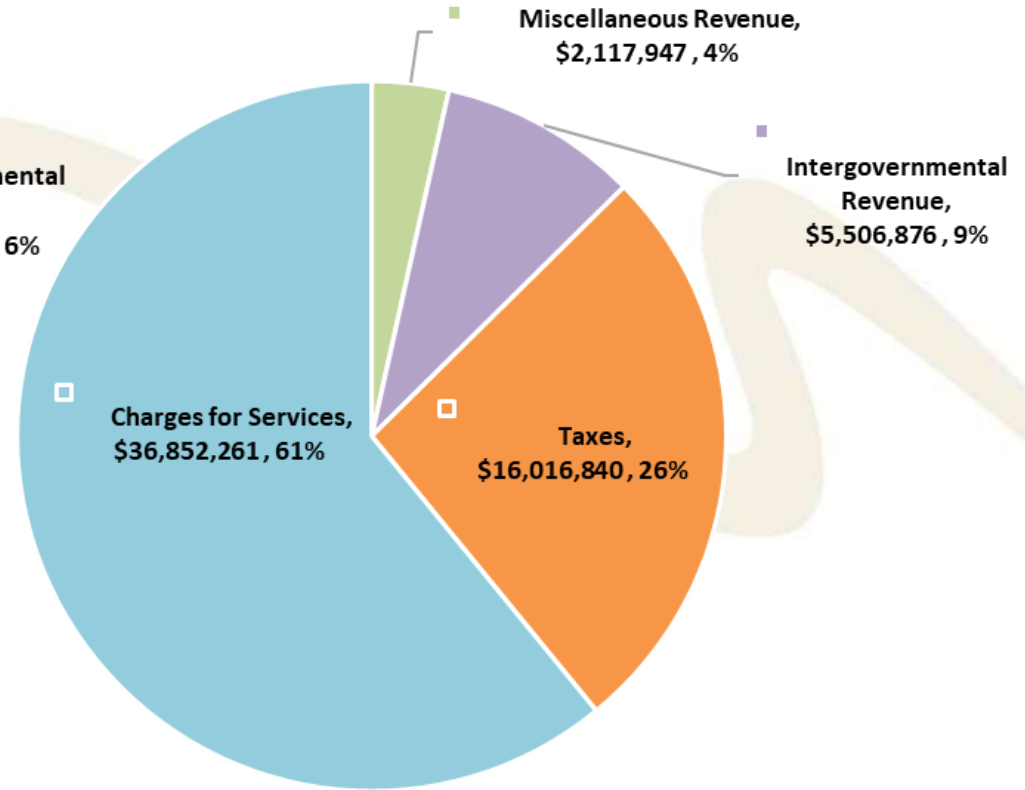
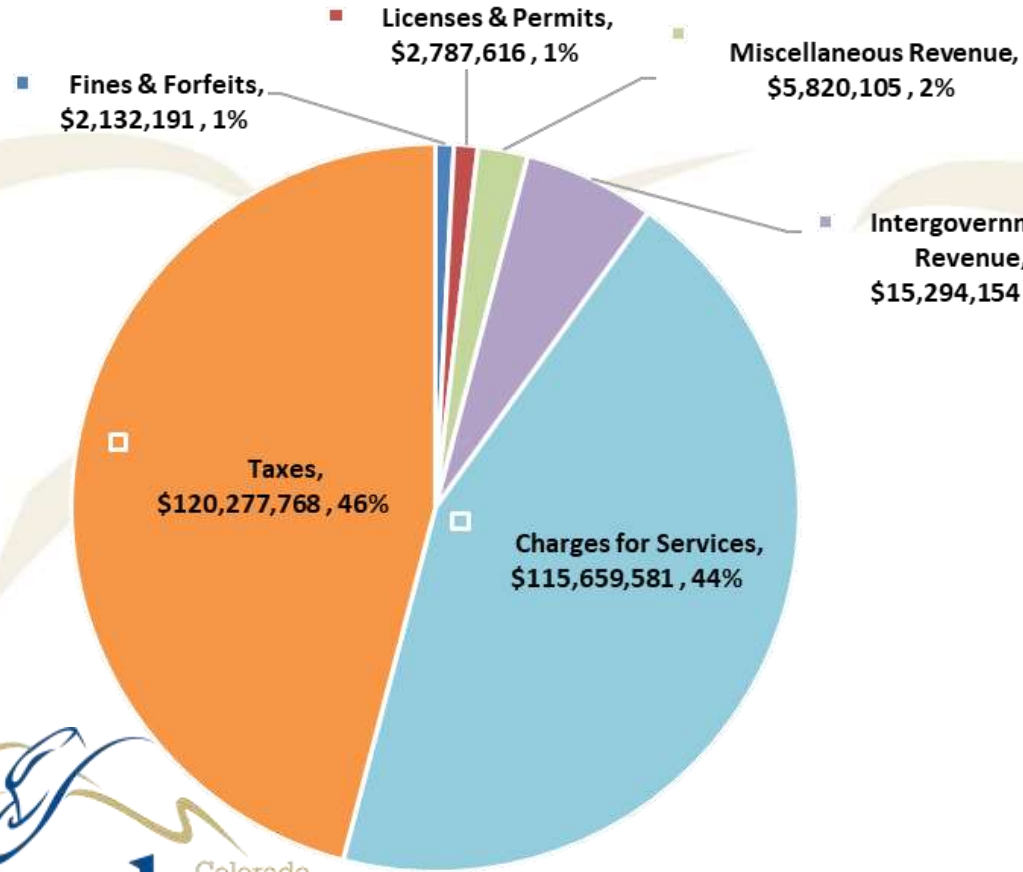


* Proposed expenditures shown above are net and exclude transfers.

2023 Forecasted Revenue

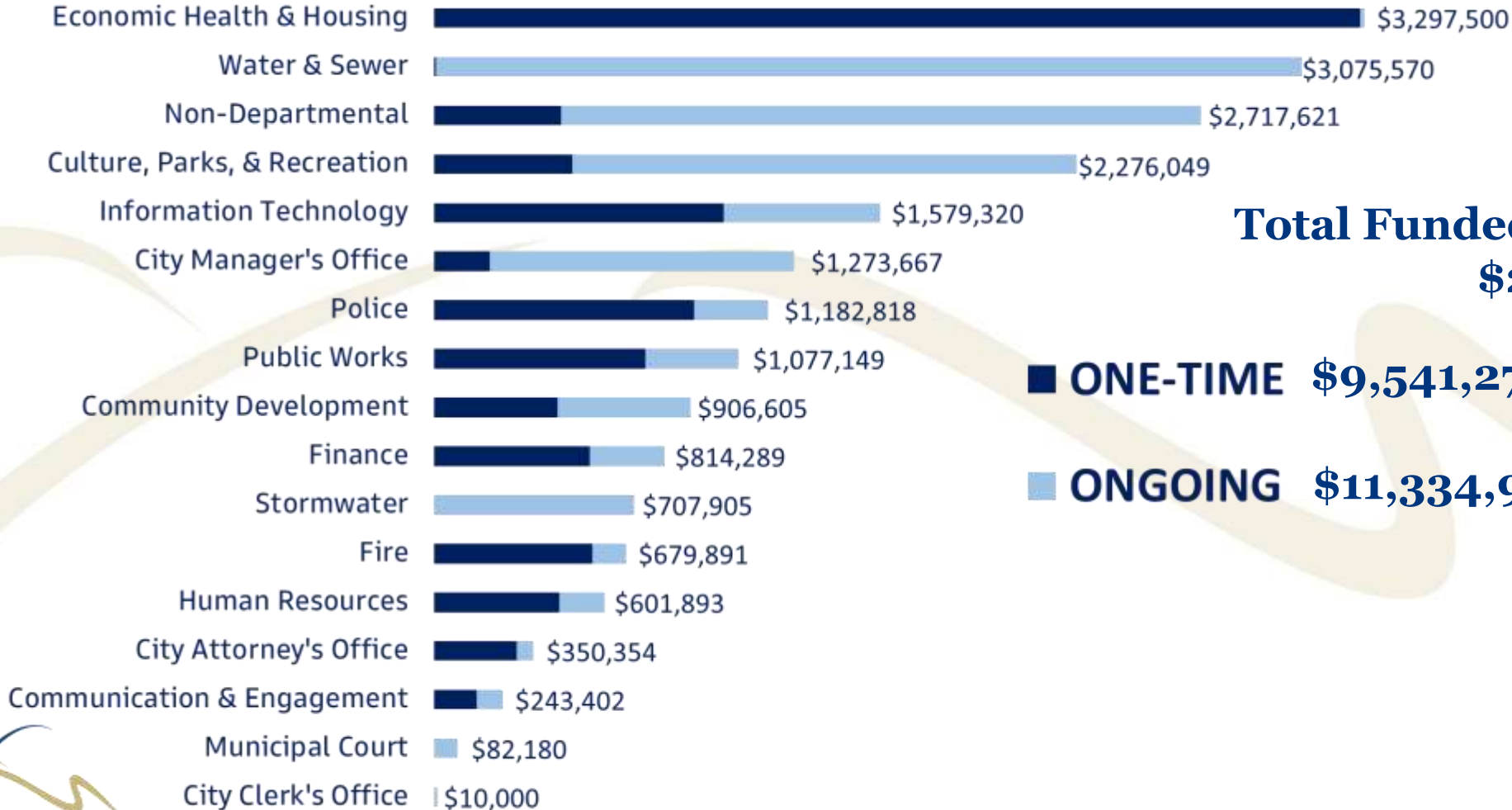
Operating, \$261,971,415

Capital, \$60,493,924



* Forecasted Revenues shown above are net and exclude transfers.

2023 Proposed Budget Increases: All Funds



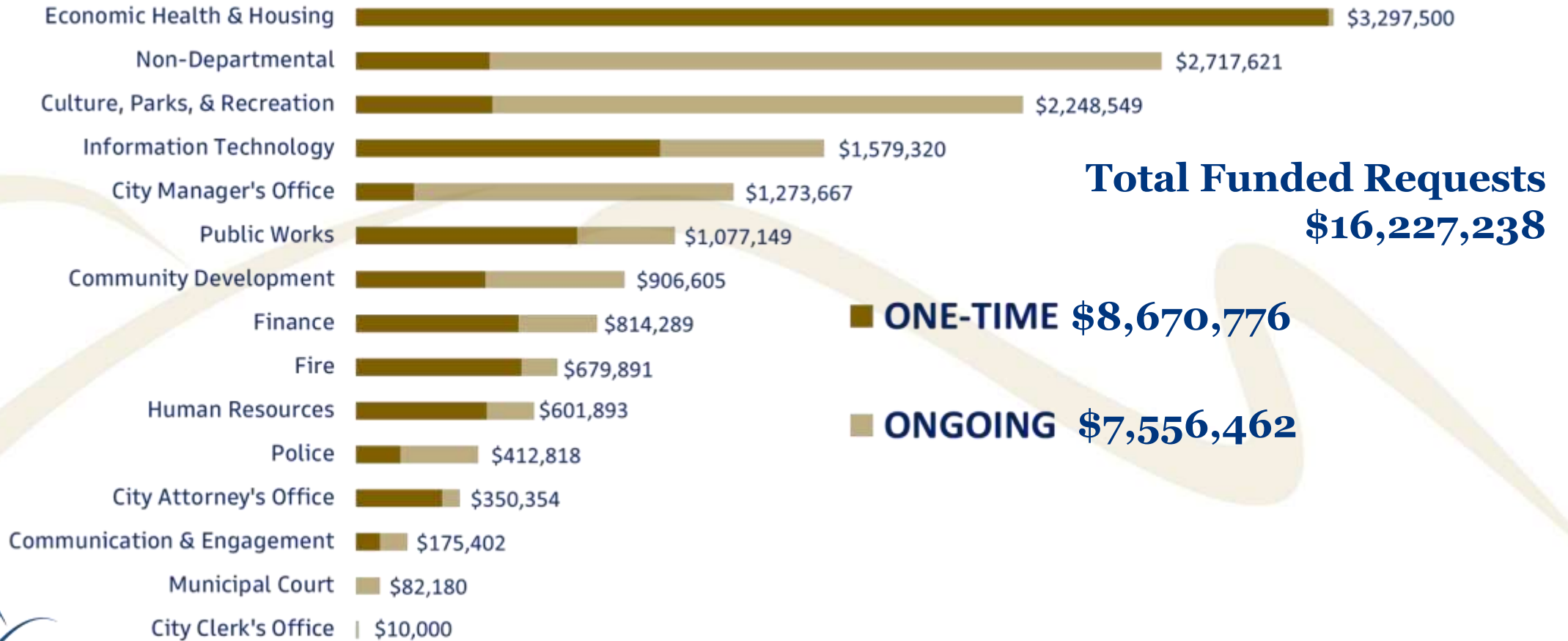
Total Funded Requests
\$20,876,213

ONE-TIME \$9,541,276

ONGOING \$11,334,937



2023 Proposed General Fund Budget Increases: General Fund



2023 Proposed Budget Increase Highlights (Operating)



Compensation, Classification, & Market Adjustments



Utility Billing Organizational Investments in Staffing



Dispatch Cost Increases



Community Development Assessment Positions



Greeley Home Ownership Program for Employees



Culture, Parks, & Recreation Operations



2023 Proposed Budget Increase Highlights (Capital)



Wastewater Treatment & Reclamation Facility



Police Department Explosive Device Response Vehicle



Shurview Property Phase Development



Re-Development Incentive Fund



Questions



Council Agenda Summary

October 4, 2022

Key Staff Contact: Benjamin Snow, Economic Health & Housing Director, 970-350-9384

Title:

Public hearing and consideration of the Annual Action Plan for Program Year 2023 for Community Development Block Grant and HOME Investment Partnership Program Grant with Recommended Budgets

Summary:

The City is entitled to receive federal grants from the U. S. Department of Housing and Urban Development, namely the Community Development Block Grant (CDBG) and HOME Investment Partnership Program (HOME) grant. HUD requires that recipients implement a new strategic plan every five years that details how they will prioritize federal grants during those five years. The strategic plan is part of the consolidated planning process, which serves as the framework for a community-wide dialogue that aligns housing and community development priorities with the noted federal formula grant programs.

The Council approved priorities for the 2020-2024 strategic plan in 2019 during the Consolidated Planning process. Those priorities were recommended to Council by the GURA Board of Commissioners and resulted from a Needs Assessment and Housing Market Analysis (part of the consolidated planning process). Two high priority needs were identified: greater support for the development and retention of affordable housing and support for low-moderate-income neighborhoods. It was expected that prioritizing those two needs would result in a commensurate reduction in funding for public facilities and services, which received low priority rankings. The 2020-2024 Consolidated Plan was developed based upon Council approved priorities and is available for review, if desired, on the City's website:

<https://greeleygov.com/services/ehh/greeley-urban-renewal-authority>.

Implementation of the priorities and goals of the 2020-2024 Consolidated Plan started with the 2020 Action Plan, which identified the expected resources and activities to utilize the resources during that program year. The 2023 Action Plan (Attachment E in this packet) is the 4th year of implementing the priorities and goals of the Consolidated Plan. It becomes the application to HUD for both CDBG and HOME funds.

Annual funding requests considered by the GURA Board and recommended to Council are specific to the CDBG program. Throughout the year, the Board measures and manages HOME fund applications on behalf of the City, prioritizing projects that

are consistent with the Council's priorities. HOME funds can only be used for housing programs; historically, these funds have supported new housing development with organizations such as Habitat for Humanity, Accessible Space, etc. Approval of the 2023 Action Plan does include approval of the HOME budget, as well.

Neighborhood meetings were held in-person again this year, and GURA continued CDBG exposure via the GURA web page, through local libraries, social media, the Greeley Rising newsletter, and other means of greater distribution of Plans and notices to the public. A former neighborhood committee was provided with the applications and the 2023 Action Plan, but did not meet in person due to the committee having served its useful life and a lack of membership. Input was also solicited from non-profit partners working with low-moderate-income persons and (particularly) residents from low-moderate-income neighborhoods, and all (former citizens committee, GURA Board, non-profit partners) were encouraged to share the Plans and notices with others.

Specific to the 2023 Action Plan applications, the GURA Board meeting on August 10, 2022 included a review of CDBG applications, formulation of the recommended budget that is a part of this packet, and a public hearing. Council's October 4, 2022 meeting also includes a public hearing. A 30-day public comment period on the 2023 Action Plan ran from August 11, 2022 through September 11, 2022.

While the City is required to develop its proposed annual action plan by November of each year, the exact amount of 2023 CDBG funding will not be known until congressional action in 2023 and the City's Finance Department closeout of fiscal year 2022 (for program income and revolving loan fund balances). Based upon experience, the funding will be confirmed and available by approximately July 2023, so as has been the practice, staff projected a level of funding that is an average of the funding received during the previous five years (\$840,000 for CDBG; \$300,000 for HOME). Program income and any prior years' unused grant funds are also a part of the proposed budget. If the 2023 allocation is more or less than expected, the GURA Board recommends that adjustments occur within the Redevelopment District (Maplewood neighborhood; possibly Wilshire neighborhood) Infrastructure budget line item, which has the greatest flexibility in project scope.

The GURA Board continued to move in the direction greater funds available for affordable housing and/or capital projects and "weaning" non-profit agencies off relying on continual CDBG support. As such, no funding was recommended to the Guadalupe Community Center (Catholic Charities, applicant), United Way of Weld County (UWWC) or the Greeley Family House (dba Greeley Transitional House), the agencies who have received CDBG funding for the longest time. It is also notable that UWWC is receiving \$360,000 of CDBG-CV funding from the City through GURA for costs related to the move to the new shelter location and for operational costs for the 2022-2023 cold weather season. Funding was recommended for 60+ Ride (dba Senior

Resource Services) as the applicant with the fewest years of receiving CDBG awards. Applicants were available on the Board's Zoom meeting to address Board questions and/or concerns and to provide comment during the public hearing, if desired. Other than the applicants, there was no one from the public in attendance at the GURA Board's budget public hearing. The enclosed funding recommendation from the GURA Board was consensus driven and passed the GURA Board on a 5-2 vote.

In addition to the information provided in the Consolidated Plan packet, supporting documents submitted with the applications are available upon request. That material includes such things as by-laws, audited financial statements, organizational charts, etc., in addition to full applications (only page one is part of Council's packets). The 2023 Action Plan draft is posted on the Greeley Urban Renewal Authority website and is Exhibit E in this information packet. Any changes that Council recommends will be made to this document prior to submittal to HUD. Significant changes (changes in funding, changes in agencies receiving funding, etc.) will result in a second 30-public comment period held after Council's formal approval of the budget on October 4, 2022.

Staff provided a brief overview of the applications received and recommendations for the 2023 CDBG budget during the September 27, 2022 Council Worksession.

Fiscal Impact:

Does this item create a fiscal impact on the City of Greeley?	Yes CDBG and HOME are annual entitlement grants available to the City.
If yes, what is the initial, or, onetime impact?	Estimated at \$840,000 CDBG and \$300,000 HOME
What is the annual impact?	N/A
What fund of the City will provide Funding?	N/A
What is the source of revenue within the fund?	U. S. Dept. of Housing & Urban Development
Is there grant funding for this item?	Yes This is a HUD grant
If yes, does this grant require a match?	No
Is this grant onetime or ongoing?	Ongoing
Additional Comments:	N/A

Legal Issues:

Consideration of this matter is a legislative process which includes the following public hearing steps:

- 1) City staff presentation (if requested)
- 2) Council questions of staff
- 3) Public input (hearing opened, testimony - up to three minutes per person, hearing closed)
- 4) Council discussion
- 5) Council decision

Other Issues and Considerations:

None.

Strategic Work Program Item or Applicable Council Priority and Goal:

Economic Health & Development: Foster and maintain public and private investment in business development.

Infrastructure & Growth: Establish the capital and human infrastructure to support and maintain a safe, competitive, appealing and successful community.

Decision Options:

1. Approve the 2023 Action Plan and associated budgets, as presented; or
2. Request changes to the 2023 Action Plan and/or associated budgets, and then adopt with changes; or
3. Continue consideration of the items to the next regular Council meeting, understanding the HUD deadline by which the 2023 Action Plan must be ready for HUD submittal.

Council's Recommended Action:

Following the public hearing, a motion to accept the 2023 Annual Action Plan and associated budgets, as presented.

Attachments:

- CDBG Annual Funding Applications and Recommendations Packet with Supporting Documents
- 2023 Annual Action Plan

Annual Funding Applications and Budget Recommendations



Department of Housing & Urban Development's *Community Development Block Grant (CDBG)* Program Year 2023 (4th Year of 2020-2024 Consolidated Plan)

Prepared for
Greeley City Council



TABLE OF CONTENTS
COMMUNITY DEVELOPMENT BLOCK GRANT FUNDING

Tuesday September 27, 2022

COPY OF POWER POINT PRESENTATION

REFERENCE MATERIALS – Attachment A-C

- A. 2020-2024 Priorities and Other Considerations
- B. Budget Projections – Consolidated Plan Five-year Projected
- C. Overview of Funding Requests and Recommendations

BUDGETS & PROPOSED RESOLUTION – Attachments D-G

- D. GURA Board Resolution for CDBG funding recommendations & proposed budget
- E. 2023 Action Plan Draft
- F. Proposed Budget for CDBG Program Year 2023
- G. GURA Board Minutes from August 10, 2022

PROGRAM YEAR 2023 APPLICATIONS (first page of application only)

SUPPORTING DOCUMENTS AVAILABLE FOR REVIEW – More detailed information on applications including the entire application, management resumes, audits, brochures, By-Laws, Articles of Incorporation, etc. is available for review at the GURA office prior to the meeting upon request. A brief description of each application can be found on the Overview-Attachment A.

- H. Redevelopment District Map

***** **Applicants** *****

Priority 1 – Support efforts to preserve, maintain, and provide affordable housing

- 1. GURA TBD affordable housing activity
- 2. NEWSED CDC Housing counseling services
- 3. Catholic Charities Housing navigator (public service) Guadalupe Community Center
- 4. Greeley Transitional House Housing case manager (public service) – Greeley Family House

Priority 2 – Support efforts to revitalize neighborhoods of the Redevelopment District

- 5. Public Works Phase VI Maplewood/Phase I Wilshire infrastructure improvements
- 6. Public Works Phase IV alley reconstruction in Redevelopment District
- 7. Forestry Parkway tree planting in Redevelopment District
- 8. Public Works Clean-up weekend

Priority 4 – Support public services that assist homeless, low-moderate-income, underserved, and special needs residents

- 9. United Way Cold weather shelter 2023-2024 season
- 10. Senior Resource Center 60+ Ride Program - transportation services for seniors 60+

Administration

- (1) General CDBG administration
- (2) Administration of Housing Rehab program

2023 Action Plan available for review and public comment August 11, 2022 through September 11, 2022 at www.greeleygov.com/urbanrenewal and the four local libraries.

2020-2024 PRIORITIES and OTHER CONSIDERATIONS

HIGH PRIORITY

Support efforts to preserve, maintain, and provide access to affordable housing for homeless, low- moderate-income, underserved, and/or special needs residents. For example:

- Extend the useful life of existing affordable housing through rehabilitation loans, emergency repair grants, and weatherization programs (single-family, multi-family owned by non-profit agencies or the Greeley Housing Authority)
- Acquisition of property for new multi- or single-family development or for rehabilitation of existing structure to housing
- Infrastructure support of new multi- or single-family development
- Support for Habitat for Humanity
- Support organizations providing a public service that is directly related to housing (new or substantial increase to the number of persons benefiting from the service; service provides a collective impact)
- Support efforts to Affirmatively Further Fair Housing

Support efforts to revitalize neighborhoods of the Redevelopment District. For example:

- Install new or replace unsafe infrastructure, including curb and gutter, ramps, sidewalks, and street lights
- Reconstruct gravel alleys
- Plant trees in parkways
- Support the annual clean-up weekend and/or other activities that promote good property conditions

LOW PRIORITY

Support public facilities that serve the homeless, low- moderate-income, underserved, and/or special needs residents OR low- moderate-income neighborhoods.

Other Considerations

- No funding for maintenance/cosmetic improvements; facility improvements **will increase the number of LMI persons served; CDBG provides no more than 25% of project cost**; or the facility is located in LMI neighborhood and utilized by the residents of the neighborhood (generally City facilities)

Support public services that assist homeless, low- moderate-income, underserved, and special needs residents.

Other Considerations

- The service is new and addresses a clearly demonstrated need or gap in available service; **has 75% financial support other than CDBG; needs funding for a maximum of three years of CDBG support**; is not substantially similar to another service in the community or is provided by a collaborative effort
- Reduced amount available to public services; HUD allows 15% of grant annually, target a lesser percentage

Attachment B

2020-2024 Annual Projections

Improvements to neighborhoods in Redevelopment District

Installation of curb, gutter, sidewalks, drainage, etc.	164,000
Alley reconstruction (\$100,000/year)	100,000
Street lights (\$75,000 per year)	75,000
Parkway trees (\$15,000/year)	15,000
Clean-up events (public service-\$15,000/year)	15,000

Assist public facilities

Public facilities (\$30,000/year)	30,000
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Assist public service activities

Public service other than housing (\$20,000/year) (Example-CAC, cold weather shelter, Guadalupe)	20,000
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Administration

20% annually	168,000
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Housing

Housing rehab admin	20,000
Rehab loans - SF (\$23,000 per rehab) 3/year	69,000
Rehab grants (\$3,000 per grant - 3 per year)	9,000
Property acquired for housing-single family	40,000
Infrastructure support for single-family	
Property acquired for housing-multi-family	145,000
Infrastructure support for multi-family	
Rehab loans - multi-family	50,000
Support public services related to housing (Example-GTH, Navigation Center, Continuum)	25,000

} 235,000

Estimated expenditures 945,000

2023 CDBG Application Overview

Applicant/Request	\$ Request	Est. Activity Cost	Request %	\$ Recommend
ADMINISTRATION				
CDBG Administration: General administration of grant; support for 2.5 FTE; 20% of grant will be allocated.	168,000			168,000
Housing Rehab Administration: Loan payment processing; defaults and collections; additional support for 1 staff member.	25,000			25,000
AFFORDABLE HOUSING, INCLUDING HOUSING SERVICES				
CDBG activity: Support for affordable housing Applicant: City of Greeley-Greeley Urban Renewal Authority Funding request: Provide funds that will serve as a placeholder for future housing activities. Developers/owners of affordable housing are then eligible to access these funds through GURA. Prior CDBG support: CDBG has set aside housing funds since 2020.	\$131,555	TBD	TBD	\$131,000
CDBG activity: Public Service Applicant: NEWSED-Community Development Corporation Agency focus: Housing counseling services Funding request: Support staff costs for new Greeley office. Currently, only in Denver. Services to include counseling at all areas of homeownership, including pre-purchase, homebuyer, and default. Would be only HUD-certified counseling in Greeley. Prior CDBG support: New applicant to Greeley CDBG.	\$40,000	\$80,000	50%	\$0.00
CDBG activity: Public Service Applicant: Catholic Charities/Guadalupe Community Center Agency focus: Shelter and case management for persons experiencing homelessness Funding request: Support for salary costs of a housing navigator, who sole focus is on housing (locating housing and other housing-related issues) for homeless shelter guests. Prior CDBG support: CDBG has provided support to case management at Guadalupe since 2017.	\$15,000	\$46,725	32%	0
CDBG activity: Public Service Greeley Transitional House Agency focus: Shelter and case management for families experiencing homelessness Funding request: Support salary costs for staff providing housing case management. Prior CDBG support: CDBG has provided support to the housing case management program at the Transitional House since 2016.	\$10,000	\$55,157	18%	0

Applicant/Request	\$ Request	Activity Cost	Request %	\$ Recommend
PUBLIC IMPROVEMENTS (INFRASTRUCTURE)				
<p>CDBG activity: Public facilities & infrastructure Applicant: City of Greeley Public Works Funding Request: Continued work in Maplewood neighborhood (phase 6) and/or Wilshire neighborhood (phase 1). New infrastructure/improved; sidewalks, ramps; move utility poles; other as noted in application. Prior CDBG support: CDBG has five years of support in the Maplewood neighborhood. If funds allow, this would be year one in Wilshire. Staff note: The application is for work in both neighborhoods. Due to budgetary limitations, it is expected that work will only be done in Maplewood.</p>	\$1,797,417	\$1,797,417	100%	\$411,400 plus project \$11,400 GURA project management; budget adjustments will be made in this activity
<p>CDBG activity: Public facilities & infrastructure Applicant: City of Greeley Public Works Funding request: Reconstruction of alleys; Sunrise Park neighborhood. Cost is \$12,000-\$15,000 per alley. Prior CDBG support: CDBG has provided support to alley reconstruction since 2019.</p>	\$125,000	\$125,000	100%	\$125,000 plus \$2,700 GURA project management
<p>CDBG activity: Public facilities & infrastructure Applicant: City of Greeley CPRD-Forestry Funding request: Plant trees in the parkways of the Redevelopment District. Forestry contracts with property owners to accept and care for the trees. Approximately 30 trees will be planted. Prior CDBG support: CDBG has provided supported the planting of parkway trees since 2013.</p>	\$20,000	\$23,000	87%	\$20,000 plus \$500 GURA project management
PUBLIC SERVICES-NEIGHBORHOOD IMPROVEMENT				
<p>CDBG activity: Public Service Applicant: City of Greeley Public Works/Streets Funding request: Support for the annual clean-up weekend landfill costs. This activity can only move forward annually if the percentage of area benefit stays above 51% LMI. It has been close to not meeting that threshold the past couple of years. 2023 will be the 48th clean-up. Prior CDBG support: CDBG has supported for at least 25 years.</p>	\$15,000	\$90,096	17%	\$15,000
PUBLIC SERVICES-NON-PROFIT ASSISTANCE (NON-HOUSING)				
<p>CDBG activity: Public Service Applicant: United Way of Weld County Agency focus: Improve the lives of Weld County residents by tackling residents' most pressing concerns Funding request: Support salary(ies) of Cold Weather Shelter staff (Guadalupe Community Center staff, in past years) with direct service contact with shelter guests. Prior CDBG support: CDBG supported United Way and the shelter in 2016, 2017, 2019, 2020, 2021. CDBG-CV supported Housing Navigation Center, which includes the Cold Weather Shelter, with \$360,000 in 2022</p>	\$25,000	\$546,078	5%	\$0.00

Applicant/Request	\$ Request	Activity Cost	Request %	\$ Recommend
PUBLIC SERVICES-NON-PROFIT ASSISTANCE (NON-HOUSING)				
CDBG activity: Public Service Senior Resource Services dba 60+ Ride Agency focus: Persons age 60+ Funding request: Support for staff (1-3 part time drivers) dedicated exclusively to the transportation program which provides transportation for persons 60 and older and, during COVID, pick-up and delivery of groceries and medical-related items. Prior CDBG support: CDBG has provided support to the 60+ Ride program since 2019.	\$10,000	\$33,600	30%	\$10,000
Totals	\$2,401,972			\$920,000

Potential Revenue				
2022 CDBG Grant				\$840,000
Program income/revolving loan funds				60,000
Prior years' grant funds				20,000
Total				\$920,000

GREELEY URBAN RENEWAL AUTHORITY

**RESOLUTION No. 1
SERIES 2022**

**RESOLUTION RECOMMENDING APPROVAL OF PROPOSED
COMMUNITY DEVELOPMENT BLOCK GRANT and
HOME INVESTMENT PARTNERSHIP PROGRAM BUDGETS
FOR 2023, AS AN ANNUAL COMPONENT OF THE CONSOLIDATED PLAN**

WHEREAS, the City of Greeley is eligible to participate in the Community Development Block Grant (CDBG) and HOME Investment Partnership (HOME) programs, initiatives of the Federal Department of Housing and Urban Development; and

WHEREAS, an application for assistance from the program requires the preparation and adoption of a 5-year Consolidated Plan for the use of funds and then annual "Action Plans" that identify the needs of low- and moderate-income families and the funds needed to address them; and

WHEREAS, the City of Greeley is entitled to apply for approximately \$840,000 in CDBG and \$300,000 in HOME for the 2023 Annual Year; and

WHEREAS, after receiving appropriate citizen input and public participation for the CDBG program and review of the HOME budget within the 2023 Action Plan, budgets have been devised that identifies specific activities to be undertaken in 2023, and the funds recommended for each;

NOW, THEREFORE, BE IT RESOLVED by the Greeley Urban Renewal Authority that the attached CDBG and HOME 2023 program budgets are recommended for adoption in order to address the community development needs identified in the City's Consolidated Plan.

Signed and approved this 10th day of August 2022.

**GREELEY URBAN
RENEWAL AUTHORITY**

DocuSigned by

742D12358C8A2467
Jediah Cummins – Board Chair

ATTEST:

DocuSigned by
Benjamin Snow

AF023CA25C4430
Benjamin L. Snow – Secretary

This is a draft of the 2023 Annual Action Plan and is subject to changes following the Greeley City Council's approval of the 2023 budget. As such, this Plan may change, including the proposed budget. Citizen comments received in writing between August 12, 2022 and September 11, 2022 will be added to the Plan.

Executive Summary

AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

1. Introduction

Greeley is a city in Northern Colorado with a population of approximately 111,000. It is an annual recipient of the Community Development Block Grant (CDBG) and HOME Partnership Investment Program (HOME) grant from the U. S. Department of Housing and Urban Development (HUD). These grants provide federal resources to assist the City in matters of community development and affordable housing, primarily to the benefit of low- moderate-income (LMI) residents and neighborhoods of the City.

The Annual Action Plan is the City's application to HUD for those grants, with the 2023 Action Plan representing the fourth year's work program under the 2020-2024 Consolidated Plan. It reemphasizes the goals established in the Consolidated Plan and states how the City will progress in those goals in 2023. The Consolidated Plan estimated annual awards of \$840,000 (CDBG) and \$300,000 (HOME), which will be utilized in budget planning until notification of actual grant awards, probably spring 2023.

2. Summarize the objectives and outcomes identified in the Plan

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

Funds received in 2023 will continue to support the two highest priorities identified in the 2020-2024 Consolidated Plan: Affordable housing and neighborhood revitalization. Objectives are briefly described below; more detail on outcomes is available in Section AP20.

Affordable housing:

1. The City will continue to offer housing rehab grants for emergency repairs. The housing rehab loan activity was closed in 2022 due to inactivity and issues with finding contractors willing to do work with federal funds, but the activity will continue to generate revenue through open loans. The revenue from the loans will be part of the 2023 budget as program income.
2. CDBG supported a multi-family rehab in late 2022. Old windows at Hope Apartments were replaced to increase safety and energy efficiency for the low-income tenants. Other CDBG funds allocated in prior years will continue to be made available to developers of affordable housing for acquisition, infrastructure, or rehab associated with multi-family developments. Additionally, it is expected that Greeley-Weld Habitat for Humanity will continue to receive assistance for their ownership opportunities for low-moderate-income households wanting to own their own home.

Infrastructure:

1. Continuing to support low-moderate-income areas through improvements to infrastructure is the second high priority objective. Outcomes will include the addition of infrastructure where there is none and removal and replacement of substandard infrastructure and planting of trees in the parkways of the Redevelopment District.

3. Evaluation of past performance

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

The City's third year Action Plan (2022) was reviewed and accepted by HUD-Denver in August 2022; the 2021 Consolidated Annual Performance and Evaluation Review (CAPER) was also reviewed and accepted in 2022. The City met its timeliness requirement (no more than 1.5x the annual grant at October 31st) in years 2018-2021.

During its review of the 2020 CAPER, HUD identified an activity that, through discussions with City staff, was determined to be ineligible. The funds drawn for this activity were returned to the line of credit by the City at HUD's direction. The City has not received notice of any concerns from the Fair Housing and Equal Opportunities Office. The most recent report (2021) showed a Low-Risk rating with regard to issues of fair housing.

Input from City staff, local non-profit agencies serving the City's low- moderate-income residents and neighborhoods, and citizens interested in community development have driven goals and priorities more so than past performance. The GURA Board continues to recommend a move back to a CDBG program that supports fewer public services, making more funds available to affordable housing, construction, and activities of a capital nature. Public facility activities are considered, but those with most of the funding from other than CDBG would receive priority.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

The City returned to offering in-person neighborhood meetings during the CDBG process after two-years without due to COVID-19. Additionally, information on the process was provided on the city website, through emails, by flyer at the four local libraries, and through articles in newsletters and on social media platforms. Information was provided to entities in the City's institutional structure, including GURA Board and Citizen Committee members, as well, with encouragement to share at will. Ads in the Greeley Tribune (English and Spanish) invited the public to call or email GURA staff with questions, more detailed information, or comments.

Two required public hearings were held: During the planning process, the Greeley Urban Renewal Authority Board of Commissioners (administrators of the City's grants) met August 10, 2022, to hear applications, conduct a public hearing, discuss budget, and make a recommendation to City Council.

City Council held the second public hearing on October 4, 2022, to approve the 2023 CDBG and HOME budgets. A public comment period was held between August 12, 2022, and October 4, 2022. The Action Plan was also made available in the four area libraries for the public to review.

5. Summary of public comments

Two members of a former committee, the Citizens Committee for Community Development, were provided with a copy of the applications and invited to submit comments on the budget proposed to the GURA Board and/or the 2023 Action Plan. Notice of the GURA Board public hearing and the proposed budget were provided to interested residents who had attended a neighborhood meeting.

Executive Directors of three applicants (60+ Ride dba Senior Resource Services, Greeley Family House dba Greeley Transitional House, Catholic Charities-Guadalupe Community Center) spoke during the GURA Board public hearing in support of their applications. Statements were about the importance of the work they do, the difficulty finding grant funds, and the opinion that the City should support their organizations with CDBG funds.

- A citizen expressed support for alley reconstruction, citing the improvements to her neighborhood in less dust and better weed control, and for the tree planting activity. She feels that activity mitigates heat, improve air quality, and make neighborhoods more aesthetically pleasing. She also noted the need for additional affordable housing and the difficulty around that with higher costs for land and building materials.

6. Summary of comments or views not accepted and the reasons for not accepting them

(Statement below is subject to Council's final budget adoption.)

The GURA Board recognized the need for the services provided by the applicants not recommended for funding and discussed that COVID-19 funding that has provided rental assistance will not be available much longer, which is expected to create additional hardships for community residents. However, they voted 5-2 in favor of the budget that would continue moving away from public services and into providing affordable housing and funding for other capital projects.

7. Summary

The City's competitive application process for CDBG funds started June 1, 2022. Departments and Divisions of the City and non-profit agencies serving the low- moderate-income population were encouraged to apply. Each activity chosen for 2023 implementation met a priority of the Consolidated Plan and will help meet the goals identified in the Consolidated Plan. The Action Plan will be ready to submit to HUD by the regulatory deadline of November 15, 2022; however, it expected that HUD will require it to be held for submittal until grant awards are posted in (generally) spring 2023.

PR-05 Lead & Responsible Agencies – 91.200(b)

1. Agency/entity responsible for preparing/administering the Consolidated Plan

Describe the agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
Lead Agency, CDBG and HOME Administrator	GREELEY	Greeley Urban Renewal Authority

Table 1 – Responsible Agencies

Narrative (optional)

The Greeley Urban Renewal Authority (GURA), a division of the Economic Health and Housing Department, administers both the CDBG and HOME programs for the City under an intergovernmental agreement. In addition to general administrative oversight of the grants, responsibilities include project and activity implementation and compliance with crosscutting requirements. The City's Finance Department works with GURA to ensure proper expenditure of and draws on the CDBG and HOME funds, and the Purchasing Division provides assistance with bidding, contracts, and procurement.

GURA consists of a seven-member Board of Commissioners appointed by the City Council. The Board sets policy makes budget recommendations to the Council through the annual competitive process (CDBG), and reviews and approves applications for HOME funds. GURA staff leadership is provided by the Economic Health and Housing Director and GURA Manager, with support staff including a Grant Specialist and Senior Administrative Specialist.

Consolidated Plan Public Contact Information

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AP-10 Consultation – 91.100, 91.200(b), 91.215(I)

1. Introduction

An open, competitive process is held annually to identify CDBG applicants. City staff consults with the applicants and others on its “partner list” during the annual process, as well as at other times throughout the year.

Provide a concise summary of the jurisdiction’s activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(I))

The City continues to work on action items identified in its 2019 Strategic Housing Plan, which looks at housing from low-income and assisted housing to executive-level homes. When drafting the Strategic Housing Plan, the public was invited to participate in meetings. The Economic Health and Housing Department advises Greeley City Council on matters related to housing and was one of the Strategic Housing Plan’s implementing departments.

The Greeley/Weld Housing Authority is the Public Housing Agency in Greeley and manages the Housing Choice Voucher Program, in addition to owning and managing a number of public housing units. The Greeley Housing Authority is operated separate from the City; four of its nine members are recommended for appointment by the Greeley mayor. The same staff administers the Weld County Housing Authority, which serves all Weld County other than the City of Greeley.

In 2022, City staff and an outside consulting firm hosted community conversations, stakeholder interviews, and conducted a survey to discuss homelessness and housing alternatives. The meetings were led by the consulting firm hired to look at the City with regard to the issue of homelessness and housing. In June 2022, Greeley City Council was provided with a final report and recommendations resulting from the conversations, which included a suggestion that the City create a Housing Advisory Council. City officials have initiated steps to conduct a housing needs assessment. Other recommendations will be taken into consideration at a later date.

City staff spoke with housing providers, health and mental health providers, and other service agencies when forming the Consolidated and Annual Action Plans to identify needs within the low-moderate-income residents of the City and potentially provide a source of funding (CDBG and/or HOME).

The City is represented at meetings and in groups involving housing and services, including the Emergency Food and Shelter Program committee, Northern Colorado Continuum of Care (which serves Weld and Larimer Counties), and Connections (a local group of service providers that meets regularly to share resources and information). The City was also active in implementing Weld’s Way Home, the County’s strategic plan to address homelessness. United Way of Weld County is the lead agency.

City Boards include the Greeley Housing Authority, the Commission on Disabilities, the Human Relations Commission, and the Youth Commission, which convene to discuss the areas of focus for each Commission.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.

Weld and Larimer Counties separated from the Balance of State Continuum of Care in early 2020, forming a new Colorado Continuum of Care that serves those two counties only (and includes the cities of Greeley, Loveland, Fort Collins, and Estes Park). This area of Northern Colorado has seen significant growth since the formation of the original Continuums, and it was felt that the homelessness in the two counties could best be addressed by a Continuum representative of only this region.

Greeley, Loveland, and Fort Collins have worked regionally on homelessness for many years, including collaboration on the annual Point-in-Time Count and the Coordinated Assessment and Housing Placement System (CAHPS) program. The CAHPS system includes a “by name list” for housing, which then gives priority to those most vulnerable. The Northern Colorado Continuum of care has members from non-profit agencies, housing providers, citizens, the school districts, and government.

The City’s CDBG-CV funding is supporting the Housing Navigation Center, which provides persons experiencing homelessness with services, including help in locating housing, and other needed services. The Homeless Management Information System (HMIS) is utilized at the Center. The Center also serves as a day-use facility and cold weather shelter for persons experiencing homelessness.

A City staff representative is on the governing board of the Continuum of Care and attends general membership meetings, as well.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS

The City of Greeley does not receive ESG funds.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdiction’s consultations with housing, social service agencies and other entities

Agency/Group/ Organization	Type	Funded 2020-2024
A Woman’s Place	Domestic violence shelter	
Boys & Girls Club	Services for children and youth	
City of Greeley – Forestry Program	Self-explanatory	Yes
City of Greeley – Streets	Self-explanatory	Yes
City of Greeley – Public Works	Self-explanatory	Yes
Connections for Independent Living	Services and advocacy – disabilities	Yes
Greeley Center for Independence (Adeo)	Housing and services - disabilities	Yes
Greeley Housing Authority	Housing Authority	
Greeley Transitional House (dba Greeley Family House)	Shelter, transitional housing, services-families	Yes
Guadalupe Community Center (Catholic Charities)	Shelter and services-homeless	Yes
Habitat for Humanity	Affordable for-sale housing developer	Yes
Life Stories	Services-children; Child Welfare Agency	
North Colorado Health Alliance – Community Action Collaborative	Services-health; Health Agency	Yes
Northern CO Veterans Resource Center	Veterans’ services	Yes
North Range Behavioral Health	Housing and services - mental disabilities	
Senior Resource Services dba 60+ Ride	Services-elderly	Yes
The Salvation Army	Services for homeless and other in need	
United Way – Cold Weather Shelter, Welds Way Home, & Northern Colorado Continuum of Care	Shelter & services for homeless	Yes
Weld County Department of Health & Environment	County-wide health/ environment	

Table 2a – Agencies, groups, organizations who participated

Identify any Agency Types not consulted and provide rationale for not consulting

The agencies in the table below were provided with an opportunity for one-on-one consultation during the formation of the 2020-2024 Consolidated Plan and did not respond to meeting requests. The agencies are considered good community partners and resources for the City and, if/when needed, will be consulted.

Agency	Focus
Catholic Charities	Farm labor and migrant housing
Sunrise Health	Low-income health care
Weld County Human Services	Social services
Weld County School District Six	Education

Table 2b – Agencies, groups, organizations not participating

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Northern Colorado Continuum of Care	The goal for the housing of all people is the overlapping goal of the Continuum and is a goal of the City's Strategic Plan.
Strategic Housing Plan	City of Greeley-Community Development Department; Economic Health and Housing Department	The Strategic Housing Plan was adopted to address housing concerns for all people in Greeley. Council also adopted the need to expand the number of affordable units and maintain those units already affordable in the City.
Analysis of Impediments to Fair Housing	City of Greeley-GURA	The impediments identified in the Analysis were reviewed to see if any application(s) would help meet the work program of the Analysis.
Homeless and Housing Services in Greeley, CO Assessment and Recommendations Report	City of Greeley	Housing and housing services are priorities of the current Strategic Plan. The City's work to identify solutions to homelessness directly relate to the Strategic Plan.

Table 3 – Other local / regional / federal planning efforts

Narrative (optional)

There is a long-standing relationship between City staff and local non-profit agencies that serve the City's low-moderate-income population. Staff has frequent contact with funded agencies and provides all with the opportunity to apply and receive reports and plans. The above agencies were consulted in detail during the formation of the 2020-2024 Consolidated Plan. In years following that, consultation was by outreach during the Action Plan planning process to determine interest in applying for the Plan's funding, for input on the proposed Plan, and for information, as applicable, to assist with the completion of the Action Plan.

Broadband – In March 2020 a consultant was hired to look at available options and decide next steps for broadband in the City. In the report it was noted that 85% of households in Greeley utilize internet at home, but 15% are not connected. Speed and pricing were the highest complaints. While a broadband task force recommended that the City bring municipal broadband to Greeley (a public/private partnership between the city and a private provider which would have competed with existing fully private options), the City Council decided against it due to costs and liabilities. Per the City's Application Services Manager in the City's IT Department, Council did develop, however, an incentive package for any provider to take advantage of in the effort to provide more services within the community. This enabled a company to come into the community and begin work to provide a fiber to the home network. The build-out process is underway and should be completed in 2024. There is more the one provider in Greeley, which increases competition and helps regulate costs.

Management of flood prone areas, public land or water resources, and emergency management - The City of Greeley is a member of the National Flood Insurance Program (NFIP). Among other benefits, Greeley's membership allows property owners to purchase flood insurance from the NFIP and makes the community eligible for federal disaster assistance and federal grants for flood hazard mitigation. Development within regulatory floodplains is subject to FEMA regulation. Greeley has a Floodplain Administrator on staff and an Office of Emergency Management. Greeley has a long and storied history of providing water and in 2022 started investing in several important public health and safety projects. While resulting in slightly larger utility bills, the projects will (in part) fund a new surface water storage reservoir, state-mandated upgrades to the city's sewer system, and improvements to eliminate area flooding from large rain events. The City is very supportive of public lands and has an extensive trail system within the city boundaries.

AP-12 Participation – 91.105, 91.200(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal setting

The City offered both in-person and an electronic platform during the formation of the 2022 Action Plan, due to ongoing COVID-19 concerns. Social media notifications on the planning process, including neighborhood meetings, was increased and the four area libraries were used as notification and distribution points. The Greeley Tribune published a press release, in addition to the public notice postings. GURA's website included information on the CDBG grant and the annual process. The City continued to use its CDBG Partners group (agencies that have received CDBG or work with a low-moderate-income population) to distribute information and to encourage the clientele worked with to participate in hearings or comment periods. Word was also spread through City and Economic Health and Housing newsletter. The GURA Board public hearing was via Zoom; the City Council meeting could be attended either via Zoom or in person. Ads for public hearings included information on reasonable accommodations.

Citizen Participation Outreach

Mode of Outreach	Outreach Target	Summary of response/ attendance	Summary of comments received	Summary of comments not accepted and reasons
Internet outreach/ website availability	Non-targeted/ broad community	None	No comments received.	Not applicable.
Social media- YouTube, Twitter, Facebook, etc.	Non-targeted/ broad community	None	No comments received.	Not applicable.
Outreach through institutional structure, including partner agencies and Board and Committee members	Particularly residents of Redevelopment District neighborhoods and underserved populations	No response received.	No comments.	Not applicable.
Press release in Greeley Tribune	Non-targeted/ broad community	None	No comments received.	Not applicable.
EHH Newsletter	Non-targeted/ broad community	None	No comments received.	Not applicable.
Library posting of notices & Plan	Non-targeted/ broad community	None	No comments received.	Not applicable.

1 st public hearing	Non-targeted/ broad community	There were seven members of the GURA Board and four non-profit agency applicants in attendance. (One was there for a housing application, not the CDBG process.) There were no other members of the public.	See Executive Summary for citizen comments.	See Executive Summary.
30-day comment period	Non-targeted/ broad community	No response received.	No comments.	Not applicable.
2 nd public hearing	Non-targeted/ broad community	No response received.	No comments.	Not applicable.

Table 4 – Citizen Participation Outreach

DRAFT

Expected Resources

AP-15 Expected Resources – 91.220(c)(1,2)

Introduction

The City used \$840,000 and \$300,000 (as identified in the 2020-2024 Strategic Plan) when planning for 2023. The initial budget will be created in October 2022 and then updated in 2023 after receiving notification of actual grant amounts and final audited City figures for program income and prior-years' grant funds.

The City leverages its CDBG and HOME funds with outside (non-federal) funding to the extent possible. Outside funding sources may include the City's general fund, Low-Income Housing Tax Credits, Private Activity Bonds, non-profits' funding sources, etc.

Anticipated Resources

Program Source of Funds	Uses of Funds	Expected Amount Available Year 2				Expected Amount Available Remainder of ConPlan \$	Narrative Description
		Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG - Federal	Administration Affordable housing Public improvements Public facilities Public services	\$840,000	\$60,000	\$20,000	\$920,000	\$945,000	For the remainder of the ConPlan years includes: annual CDBG of \$840,000 and program income of \$105,000 per/yr.
HOME - Federal	Administration Affordable housing	\$300,000	\$5,000	\$1,082,223	\$1,387,223	\$305,000	Expected amount for the remainder of the ConPlan years includes: annual HOME grant of \$300,000 and program income of \$5,000.

Table 5 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

CDBG non-profit applicants are expected to provide funding for the activities for which assistance is requested, and to the extent possible, provide the majority of funds for the proposed activities. City funds (non-federal) will support infrastructure activities if general/departmental funds are available. Affordable housing projects will be supported (it is anticipated) with funding from the Division of Housing and/or Low-Income Housing Tax Credits and Private Activity Bonds from the City (and in some cases, Weld County). HOME projects will provide match in the percentage required or utilize the City's accumulated match funds. Matching funds most often come from the Greeley-Weld Habitat for Humanity home-ownership program.

If appropriate, describe publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

It is not expected at this time that any publicly owned land or property in Greeley will be used to address a 2023 Action Plan need.

Discussion

The 2023 Action Plan was initially developed in coordination with the City's annual budget process. The review of applications culminated with the GURA Board recommendation to City Council on August 10, 2022; City Council approved the recommendations on October 4, 2022. This original budget utilized estimates and identified how changes to the budget would be incorporated (once actual the actual grants and other revenue were available) in the initial budget. **The Board recommended and Council accepted that changes to the budget will occur within the proposed infrastructure activity (for sidewalks, curb/gutter, etc.).**

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

The Goals and Objectives (AP20) and corresponding projects (AP35 and AP38) made available for public comment August 11, 2022-September 11, 2022, are based on the GURA Board's recommendation. The Greeley City Council may vote to approve the Board's recommendation or approve a modified budget. The Council-approved budget will be available for review on request. (Red font indicates an area where there may be changes.)

Goal Name	Funding	Goal Outcome Indicator	Goal Description
Priority (Category): Affordable housing			
Administration of Grants	CDBG: \$168,000 HOME: \$30,000	NA	Administration of the CDBG and HOME programs.
Housing Rehab Program Admin	CDBG: \$25,000	NA	Administration of Housing Rehab Program
Property Acquisition or infrastructure support for new SF Housing	CDBG: \$0 HOME: \$330,000	10 units of Habitat for Humanity or other SF units	Provide funding to developers needing acquisition or infrastructure support for the development of affordable SF ownership units. Infrastructure support includes payment of fees and water/sewer tap fees, which will be a subsidy to the homeowner and require affordability periods.
Property Acquisition or infrastructure support for new MF Housing	CDBG: \$81,000 HOME: \$1,027,223	15 CDBG; 30 HOME new units or acquisition of existing units of MF housing	Provide funding to developers needing acquisition or infrastructure support for developing new multi-family housing.
MF Housing Rehab Loans/Grants	CDBG: \$50,000	5 units of multi-family housing rehabbed	Loans will be available to for-profit owners of affordable multi-family units in need of rehab; grants available to non-profit owners or on a case-by-case basis.
Housing related Public Services	CDBG: \$0	0	The Board did not recommend funding housing-related public services in 2023. This area may be updated if City Council decides to fund in 2023. If they don't, this priority area will be removed. Provide funding to agencies who provide a housing-specific service to clients.

Priority (Category): Neighborhood improvements			
Public improvements- infrastructure (curb, gutter, sidewalks, drainage, etc.)	CDBG: \$422,800	1 infrastructure activity; 2000 households	Support the City’s continued efforts to install missing infrastructure or replace existing that is substandard or unsafe in Redevelopment District neighborhoods. This might include sidewalks, curbs and gutters, accessibility ramps, and drainage.
Public improvements-Alley reconstruction	CDBG: \$127,500	1 infrastructure activities; 50 households	Support the City’s continued efforts to improve neighborhoods by reconstructing of gravel alleys to asphalt in the Redevelopment District.
Public Improvements-Parkway Tree Planting	CDBG: \$20,500	1 infrastructure activities; 300 households	Support the City’s continued improvements in LMI neighborhoods by reforestation in the parkway areas of the Redevelopment District.
Property Conditions-Clean-up Weekend	CDBG: \$15,000	1 public service activities; 1,250 households	Support the annual clean-up weekend to improve conditions in the City, predominantly in the LMI neighborhoods.
Priority (Category): Public Services Assistance			
Assistance to agencies/ organizations providing a public service not related to housing	CDBG: \$10,000	1 public service; 150 people	The Board recommended funding only one non-housing-related public services in 2023. This area may be updated if City Council decides to fund other applications in 2023. Northern Colorado Veterans Resource Center requested their application be removed prior to the GURA Board meeting and was not reviewed by City Council. Provide assistance to agencies/organizations that provide a public service that is not specifically a housing service to clients, with at least 51% of those receiving the service qualifying as an LMI household.

Table 6 – Goals Summary

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 92.215(b)

Affordable housing goals are estimated at 60 households receiving assistance, with income distributions anticipated as follows:

Income level	# of Units	CDBG	CDBG Location	HOME	HOME Location
Extremely Low	20	10	TBD MF	10	TBD MF
Special Needs	5			5	TBD MF
Homeless	5			5	TBD MF
Low Income	25	10	5 TBD MF new; 5 rehabs	15	10 TBD MF; Habitat (5)
Mod Income	5			5	TBD Habitat (5)
Totals	60	20		40	

Table 7 – Housing Goals by Income

Projects

AP-35 Projects – 91.220(d)

Introduction

There is a project associated with each of the goals identified in the previous section with the exception of the affordable housing goals. Housing projects will be identified by separate process in 2023. The GURA Board recommended the projects in Table 8 for approval along with the 2023 budget based on applications received, resources available, and how well they met a priority of the Consolidated Plan. Formally setting the budget will occur by City Council vote on October 4, 2022.

In the tables below, Sections AP35 and AP38, red font indicates a project eligible for funding. Single-family housing support with CDBG is not recommended this year, rather support is left entirely with the HOME Investment Partnership Program. Other projects are applications that were received, but not recommended for funding. An update to this table will be completed with City Council's final budget for 2023.

#	Project Name
1	CDBG Administration-2023
2	Housing Rehab Administration
	Acquisition or infrastructure support for single-family housing (CDBG)
3	Acquisition or infrastructure support for multi-family housing
4	Multi-family rehab grants
	Non-profit housing public service-NEWSED Community Development Corporation
	Non-profit housing public service-Catholic Charities-Guadalupe-Case Manager
	Non-profit housing public service-Greeley Family (Transitional) House-Case Manager
5	Public Improvements-Infrastructure Improvements-Redevelopment District-Phase VI
6	Public Improvements-Infrastructure Improvements-Alley reconstruction in RD-Phase V
7	Public Improvements-Parkway Tree Planting
8	Public Service Property Conditions-Clean-up Weekend
	Non-profit Public Service-United Way of Weld County-Cold Weather Shelter
9	Non-profit Public 60+ Ride dba Service-Senior Resource Services-Transportation Assistance
10	HOME Grant Administration-2023
11	HOME Program Homeownership-Habitat for Humanity
12	HOME Program Rental-TBD Project

Table 8 - Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

Budget allocations for 2023 were determined by the applications received, how well they met the priorities of the 2020-2024 Consolidated Plan, and current conditions within the community. Additionally, by Board directive, the amount of public service exposure was reduced to return to focusing on construction/capital improvement-type activities. Highest priorities (affordable housing and neighborhood revitalization) continued to receive the majority of expected funding.

AP-38 Project Summary

Project Summary Information

CDBG Project	Expected Resources 2023
CDBG Administration-2023	\$ 168,000
CDBG Housing Rehab Administration-2023	25,000
Acquisition or infrastructure-single-family housing	*
Acquisition or infrastructure-multi-family housing	81,000*
Multi-family rehab loans/grants	50,000*
Housing public service-NEWSED Community Development Corporation	0
Housing public service-Catholic Charities-Guadalupe Community Center	0
Housing public Service-Greeley Transitional House	0
Redevelopment District infrastructure improvements	422,800
Infrastructure Improvements-Alley reconstruction in RD	127,700
Public Improvements-Parkway Tree Planting	20,500
Public service property conditions-Clean-up Weekend	15,000
Public Service-United Way-Cold Weather Shelter	0
Public Service-Senior Resource Services	10,000
CDBG Total	\$920,000
*Placeholder amounts are identified for each type of potential housing project; however, these amounts may change as actual projects and funding needs are identified. They will also be combined with prior years, as needed.	
HOME Project	Expected Resources 2023
Administration	\$ 30,000
Habitat for Humanity Homeownership	330,000
TBD Rental project	1,027,223
HOME Total	\$1,387,223

Table 9 – Projects by \$\$ Amount

Again, projects in red font were not recommended for 2023 funding by the GURA Board. The project description table below will be updated following City Council's final budget but remain in the Action Plan for the public comment period.

1.	Project Name	CDBG Administration
	Target Area	NA
	Goals Supported	All
	Needs Addressed	NA
	Funding	CDBG: \$168,000
	Description	General administrative costs associated with CDBG program.
	Target Date	NA
	Number of Families to benefit from activity	NA
	Location Description	1100 10 th Street, Suite 402, Greeley, CO
	Planned Activities	NA
2.	Project Name	Housing Rehab Program Administration
	Target Area	Redevelopment District
	Goals Supported	Affordable housing
	Needs Addressed	Affordable housing
	Funding	CDBG: \$25,000
	Description	Funds will be used to service housing rehab loans and administer the housing rehab grant program.
	Target Date	NA
	Number of families to benefit from activity	NA-administration only
	Location Description	1100 10 th Street, Suite 402, Greeley, CO
	Planned Activities	NA

	Project Name	TBD Acquisition or Infrastructure for single-family housing project
	Target Area	TBD
	Goals Supported	Acquisition or infrastructure support for new SF housing
	Needs Addressed	Affordable housing
	Funding	<i>CDBG: No funding expected for this project. It will be deleted following Council's approval of 2023 CDBG budget.</i>
	Description	Funds will be made available to developers of single-family housing to support the construction of units, through either acquisition or infrastructure assistance.
	Target Date	NA
	Number of families to benefit from activity	NA
	Location Description	NA
	Planned Activities	NA

3.	Project Name	Acquisition and/or Infrastructure for multi-family housing
	Target Area	TBD
	Goals Supported	Affordable multi-family housing
	Needs Addressed	Affordable housing
	Funding	CDBG: \$81,000
	Description	Funds will be made available to developers of multi-family housing to support the construction of affordable units, through either acquisition or infrastructure assistance.
	Target Date	12/31/22
	Number of families to benefit from activity	15 households, estimated at five homeless (extremely-low-income), five special needs (extremely-low-income) and 5 low-income
	Location Description	TBD City of Greeley
	Planned Activities	See description.
	Location Description	TBD City of Greeley
	Planned Activities	Rehab multi-family housing units to maintain the supply of decent, affordable units.

4.	Project Name	TBD Multi-family housing rehab
	Target Area	TBD
	Goals Supported	Rehab of existing multi-family, affordable housing units
	Needs Addressed	Affordable housing
	Funding	CDBG: \$50,000
	Description	Funds will be made available to owners of multi-family housing developments with at least 51% of tenants LMI for rehab of units, including improvements to accessibility and energy efficiency.
	Target Date	12/31/23
	Number of families to benefit from activity	Five low-income
	Location Description	TBD City of Greeley
	Planned Activities	See description.

	Project Name	Non-profit Public Service-NEWSED Community Development Corporation-housing counseling services
	Target Area	City-wide
	Goals Supported	Public services that support affordable housing
	Needs Addressed	Affordable housing
	Funding	CDBG: No funding recommended by GURA Board. Waiting for Council's final budget.
	Description	Funds will be made available to provide housing counseling services.
	Target Date	12/31/23
	Number of families to benefit from activity	Estimate of 125
	Location Description	TBD City of Greeley
	Planned Activities	Funds will assist housing counseling services, pre-purchase, homebuyer, default, etc.

Project Name	Non-profit Public Service-Guadalupe Community Center- Housing Navigator
Target Area	Redevelopment District-Comprehensive, but available City-wide
Goals Supported	Assist agencies providing housing specific public service
Needs Addressed	Assist homeless
Funding	CDBG: No funding recommended by GURA Board. Waiting for Council's final budget.
Description	Funds will support the case management services (housing specific) provided at the homeless shelter.
Target Date	8/1/2023
Number of families to benefit from activity	100 homeless individuals
Location Description	1442 N. 11 th Avenue, Greeley
Planned Activities	Provide shelter residents in extended-stay with housing navigation support. Focus is on shelter residents' barriers to housing, providing recommendations to overcoming barriers, conducting affordable housing search and support of the residents from the application process, apartment visitation and landlord appointments, to advocating for residents with past evictions, felony or other occurrences that complicate acquiring a lease. The Navigator's role includes developing relationships with individual property owners, as well as large property management companies.

	Project Name	Non-profit Public Service-Greeley Transitional House-Housing Case Manager
	Target Area	Redevelopment District-Comprehensive, but available City-wide
	Goals Supported	Support public services that are specific to housing
	Needs Addressed	Affordable housing
	Funding	CDBG: No funding recommended by GURA Board. Waiting for Council's final budget.
	Description	Funds will support the cost of a continuing a housing-related staff position.
	Target Date	8/1/2023
	Number of families to benefit from activity	50 homeless (extremely-low-income) families
	Location Description	1206 10 th Street, Greeley
	Planned Activities	A housing caseworker that implements the Landlord Recruitment Program will continue to be supported with CDBG. The case manager works with families to help repair housing/credit histories and make them more marketable to landlords. The case manager also explores potential grant funding for landlord risk mitigation funding (second security deposit, clean-up fund, etc.).

5.	Project Name	Public Improvements-Infrastructure Improvements-Redevelopment District (RD) Phase 6 (Maplewood); Phase 1 Wilshire
	Target Area	Redevelopment District-Comprehensive
	Goals Supported	Public improvements-infrastructure
	Needs Addressed	Neighborhood revitalization
	Funding	CDBG: \$422,800
	Description	Funding will help complete missing or replace deficient infrastructure in the Redevelopment District neighborhoods, particularly sidewalks ramps for accessibility, curbs, and gutters, for improved public safety, and other costs that may be incurred as part of this activity. This is the 6 th Phase of a multi-year undertaking in the Maplewood neighborhood (and, depending on funding availability, the 1 st year in the Wilshire neighborhood).
	Target Date	12/31/23
	Number of families to benefit from activity	LMA Benefit to 1,000 households estimated
	Location Description	Maplewood Neighborhood; secondary location is Wilshire neighborhood.
	Planned Activities	Install missing/replace deficient infrastructure per description above.

6.	Project Name	Public Improvements-Infrastructure Improvements-Alley reconstruction in RD-Phase V
	Target Area	Redevelopment District-Comprehensive
	Goals Supported	Public improvements-infrastructure
	Needs Addressed	Neighborhood revitalization
	Funding	CDBG: \$127,700
	Description	To help deal with dust and drainage issues, provide a smoother driving surface, and encourage residents to keep their property cleaner, alleys will be reconstructed.
	Target Date	12/31/23
	Number of families to benefit from activity	LMA Benefit to 50 households estimated
	Location Description	TBD alleys in the Redevelopment District-Sunrise Neighborhood
	Planned Activities	Reconstruct 10-12 alleys.

7.	Project Name	Public Improvements-Parkway Tree Planting
	Target Area	Redevelopment District-Comprehensive
	Goals Supported	Public improvements-infrastructure
	Needs Addressed	Neighborhood revitalization
	Funding	CDBG: \$20,500
	Description	Funds provided to this program will continue infrastructure improvements by planting trees in the parkway area of neighborhoods in the Redevelopment District. These neighborhoods are some of the oldest in the City and most also have a high minority population. All have more than 51% low-moderate-income residents. Homeowners contract with the City Forestry Program and care for the trees post-planting.
	Target Date	8/31/23
	Number of families to benefit from activity	This is an LMA benefit with an estimated 300 households benefiting. All addresses receiving a tree(s) are within the boundaries of the Redevelopment District (map attached) in a Census Tract with an LMI percentage of more than 51%. Actual Census Tracts to be included in the LMA calculations in IDIS will be determined once the homeowners are identified. [For informational purposes only, it is expected that approximately 20 households will receive a tree(s).]
	Location Description	TBD as households willing to work within the program parameters are identified; all will be within the boundaries of the Redevelopment District.
	Planned Activities	Identify parkway areas where trees are needed. Contact owner and contract with those who agree to commit to appropriate care of the tree(s) planted. Purchase and plant trees.

8.	Project Name	Public Service Property Conditions-Clean-up Weekend
	Target Area	Redevelopment District-Comprehensive
	Goals Supported	Property conditions
	Needs Addressed	Neighborhood revitalization
	Funding	CDBG: \$15,000
	Description	This annual event provides residents of Greeley with a place to bring trash for a cost that is less than using the landfill. (This project is available to the entire community; the percentage of LMI residents compared to the percent of CDBG funds in the activity is calculated.)
	Target Date	5/31/23
	Number of families to benefit from activity	Area benefit-1,250 households (by number of 80631 cars through gate).
	Location Description	Citywide, with efforts in north and east Greeley (low- moderate-income areas) in order to reduce code violations and cleanup in this area. The event drop-off spot is in Census Tract 1, which has an LMI percentage of 79% and is surrounded by LMI tracts. However, because the activity is available city-wide, when calculating the LMI percentage for IDIS, the following census tracts are included: 1, 2, 3, 4.01, 4.02, 5.01, 5.02, 6, 7.01, 7.03, 8, 9, 10.03, 11, 12.01, 12.02, 13 (block groups 2, 3, and 4) 14.08, 14.09, 14.10, 14.11, 14.13, 14.14, 14.15, and 14.17. The only Census Tracts in the city that are not included are those on the far west side of Greeley. The housing and landscaping are newer there and it is a greater distance to access the event. These census tracts are not appropriate due to that reasoning. With the Census Tracts noted, the LMI percentage for the 2019 Clean-up activity was 53.78%.
Planned Activities	Hold the annual clean-up weekend. The event is staged in northeast Greeley, an area most convenient to the LMI neighborhoods in the City. Flyers will be distributed in low-income neighborhoods and help provided to the residents, if needed and requested. (City trucks will be available to haul debris to the site if needed).	

Project Name	Non-profit Public Service-United Way of Weld County-Cold Weather Shelter
Target Area	Redevelopment District-Comprehensive, but available City-wide
Goals Supported	Assist agencies providing non-housing-specific public service
Needs Addressed	Assist homeless
Funding	CDBG: No funding recommended by GURA Board. Waiting for Council's final budget.
Description	Funds will help staff who provide services to homeless persons during the cold weather months, most likely from November 1, 2022, through April 15, 2023.
Target Date	7/31/2023
Number of families to benefit from activity	100 homeless individuals
Location Description	Address expected to be 870 28 th Street, Greeley
Planned Activities	Help with the costs of the shelter personnel who provide the service to homeless individuals.

9.	Project Name	Non-profit Public Service-Senior Resource Services-Transportation Assistance
	Target Area	Redevelopment District-Comprehensive, but available City-wide
	Goals Supported	Assist agencies providing non-housing specific public service
	Needs Addressed	Assist underserved persons-seniors
	Funding	CDBG: \$10,000
	Description	Funds will support the provision of transportation services for persons over the age 60+. Senior Resource Services (SRS, dba 60+ Ride) transports seniors to medical appointments, grocery stores, financial and government institutions, social events, houses of worship, and personal grooming appointments. The services directly increase seniors' ability to maintain their health and independence through consistent availability of medical care, and reduce re-hospitalization, offer a way to increase nutrition quality through fresh food, and decrease social isolation and the resulting depression.
	Target Date	8/1/2023
	Number of families to benefit from activity	150 Seniors aged 60 or older
	Location Description	800 8 th Avenue, Greeley
	Planned Activities	This funding will provide transportation services to seniors (60 and older).

15.	Project Name	HOME Grant Administration
	Target Area	NA
	Goals Supported	All
	Needs Addressed	NA
	Funding	HOME: \$30,000
	Description	General administrative costs associated with HOME program.
	Target Date	NA
	Number of families to benefit from activity	NA
	Location Description	1100 10 th Street, Suite 402, Greeley, CO
	Planned Activities	NA

16.	Project Name	HOME Program Homeownership-Habitat for Humanity
	Target Area	Redevelopment District-Comprehensive; other TBD
	Goals Supported	Acquisition or infrastructure support for new SF housing
	Needs Addressed	Affordable housing.
	Funding	HOME: \$330,000. The City will utilize its 15% CHDO requirement for this activity, approximately \$45,000 and prior years' CHDO funds (included in the \$330,000).
	Description	As available, HOME funds may be allocated to seven (or more) units of housing for Habitat for Humanity families. Assistance will reduce the sales price of the house and establish the period of affordability. (See AP90-Program Specific Requirements-HOME for description of the assistance provided under this project.) CHDO funds will be utilized on one house and provide partial funding for a second with total up to 15% of HOME grant reserved for CHDOs.
	Target Date	12/31/2023
	Number of families to benefit from activity	Ten (Five low-income; five moderate income)
	Location Description	TBD
	Planned Activities	See description.

17.	Project Name	HOME Program Rental-TBD Project
	Target Area	City; Redevelopment District
	Goals Supported	Create and maintain desirable and affordable housing.
	Needs Addressed	Affordable housing.
	Funding	HOME: \$1,027,223
	Description	A project has not yet been identified. It is expected that an early-year 2020 application will be released to identify a project. New construction of a multi-family development will be prioritized, but two-four units for rental will also be considered.
	Target Date	12/31/2023
	Number of families to benefit from activity	30 – 20 extremely-low-income, including five homeless and five special needs 10 low-income, estimated.
	Location Description	TBD
	Planned Activities	See description

Table 10 – Projects, Detailed

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AP-50 Geographic Distribution – 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

Geographically, the city directs assistance to its Redevelopment District. This is a city-identified/named area that includes the areas of highest minority concentration and the low-moderate-income census tracts. The Redevelopment District encompasses some of the oldest parts of town east of 35th Avenue. Funds utilized are typically for infrastructure improvements (curb, gutters, sidewalks, drainage improvements, parkway tree plantings, and alley reconstructions). The Redevelopment District map is attached for reference.

To the extent possible, new developments of affordable housing are disbursed throughout the city. During 2023, construction will begin (or continue, if it is able to being in late 2022) on a development of senior housing on an in-fill lot in the north downtown neighborhood of the Redevelopment District. The Greeley-Weld Habitat for Humanity continues to plan for a development that will include multi-family rental units (by another developer) and single-family for-sale units (by Habitat) to be located west of 23rd Avenue, South of 29th Street. The neighborhood is in a low-moderate-income Census Tract, but not in the Redevelopment District. The City supports the development of affordable housing in neighborhoods outside the Redevelopment District, where such housing is not as concentrated.

Geographic Distribution

Target Area	Percentage of Funds
Redevelopment District-Comprehensive	50%

Table 11 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

Because the neighborhoods of the Redevelopment District are aged, infrastructure is often incomplete, substandard, or in some cases, missing entirely. Federal funds, supported with City general funds when available, provide a means to improve infrastructure from sub-standard to being more comparable to new neighborhoods, thereby enhancing the quality of life for residents and supporting the overall housing and economic health of the Redevelopment District neighborhoods. Poor quality (or lack of) infrastructure poses safety concerns for residents and can be detrimental to the overall health and aesthetics of the neighborhoods.

Discussion

Because public service activities are clientele-based rather than geographically based, the activities were not included in the percentage of funds made available within the Redevelopment District, which may

make the percentage look low. However, all of the funded public service activities are in facilities located in a Redevelopment District neighborhood.

The neighborhoods of the Redevelopment District are home to the University of Northern Colorado, Banner Health, numerous elementary/middle/high schools, Downtown and other commercial districts, public facilities and non-profits that serve low-moderate-income residents, and the City offices. As new development in Greeley occurs in the western part of the community and the amount of infrastructure the City has to maintain expands, funds are not always available to better the infrastructure in the Redevelopment District neighborhoods. It is important that these neighborhoods maintain their viability and attract residents interested in homeownership and business opportunities in the area. CDBG can provide support that is needed and not available through the City's General Fund.

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Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

Support for affordable housing, whether new development support or multi-family rehab, is a high priority of the 2020-2024 Consolidated Plan. Several projects with potential for 2022-2025 development are either in construction stage or should materialize in 2023 (see other sections of the Annual Action Plan for additional information.) The City continues to implement the strategies of its Strategic Housing Plan and is undertaking a Housing Needs Assessment. HOME funds are supporting a 30-unit development of housing for seniors at or below 30% of AMI. The City does not sponsor rental assistance programs, as there are other sources of funding for this type of assistance.

One Year Goals for the Number of Households to be Supported	
Homeless	5
Non-Homeless	50
Special-Needs	5
Total	60

Table 12 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	35
Rehab of Existing Units	5
Acquisition of Existing Units	20
Total	60

Table 13 - One Year Goals for Affordable Housing by Support Type

Discussion

The City's 2020-2024 goals for affordable housing have proved challenging to meet. There are developments in various stages of being ready to apply for assistance; the City is hopeful one or more will be underway in 2023. In the meantime, the Economic Health and Housing Department continues to look for affordable housing projects that could be supported with CDBG and/or HOME, including single- or multi-family rehab, new construction of single-or-multi-family units, and owner-occupied housing rehab. This Action Plan year is the fourth year of specifically identifying funds for affordable housing. Because specific activities to add units of affordable housing or to provide multi-family loans/grants are not identified, goals are again based on reasonable expectation.

AP-60 Public Housing – 91.220(h)

Introduction

The Greeley Housing Authority owns and manages 86 units of Federal Public Housing, including 80 apartments (at three locations) and six single-family, stand-alone houses. The Housing Authority also manages the Section 8 Housing Voucher Program, with authorization for 724 vouchers.

Actions planned during the next year to address the needs to public housing

The Executive Director of the Greeley Housing Authority reported that they expect to replace and paint damaged siding at two multi-family locations. (It was originally thought the siding replacement would occur in 2022.) The possibility of providing air conditioning at one of the multi-family properties is being considered.

Actions to encourage public housing residents to become more involved in management and participate in homeownership

A public housing resident is a member of the Board of Housing Commissioners. Staff of the Greeley Housing Authority continues to work with public housing residents about the possibility of home ownership; however, high home prices and low incomes are barriers to ownership. Homeownership for public housing residents will continue to be encouraged.

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

The Greeley Housing Authority is not troubled.

Discussion

The Greeley Housing Authority and the Weld Housing Authority operate with one staff. As opportunities arise, the City will consider support of partnerships for acquiring or rehabbing additional public housing units. The City is fortunate to have a well-managed housing authority.

AP-65 Homeless and Other Special Needs Activities – 91.220(i)

Introduction

Larimer and Weld Counties have been their own HUD-designated Continuum of Care (CO-505) since January of 2020. Forming the new Continuum will allow for the Counties to work together to meet the needs of those experiencing homelessness through regional collaboration.

Weld's Way Home (available for review at www.weldswayhome.org), was formulated under the leadership of United Way of Weld County and continues to be the initiative to address and prevent homelessness in Weld County (including the City of Greeley). Beginning in the fall of 2016, this initiative set forth priorities identified by a Blue-Ribbon Committee that represented gaps in Weld County's current continuum of services for individuals experiencing housing instability, including homelessness. The initiative also works to change the systematic response of homelessness, from managing challenges of homelessness to a Housing First and prevention system.

The City stays engaged with its community partners and service providers and assists when possible in meeting increasing needs of the homeless in the community. In 2022, an award of \$360,000 in CDBG-CV funding was granted to United Way of Weld County to support the Housing Navigation Center/Cold Weather Shelter/day use facility (all under one roof) that provide services to people experiencing homelessness. CDBG also supported the Guadalupe Community Center and the Greeley Family (Transitional) House for many years.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The Housing Navigation Center added two Housing Navigator staff positions during 2022. These positions will increase the HNC's capacity to quickly find housing for its guests and expand street outreach efforts across Weld County. Outreach is also done through a network that includes Department of Human Services, multiple community non-profit organizations, shelter facilities (The Guadalupe Community Center and Shelter, The Greeley Family house dba Greeley Transitional House, A Women's Place, the Cold Weather Shelter), faith-based outreach, and first responders. Street outreach actively tries to locate people, connect them to services, or bring services to them, rather than waiting for a call for assistance.

Annually, outreach is done annually in January during the Point-in-Time (PIT) Count to determine the number of homeless that are unsheltered (and in some years, sheltered, also).

Northern Colorado counties of Weld and Larimer will continue to use the Coordinated Assessment and Housing Placement System (CAHPS, also known as Coordinated Entry) to connect homeless persons to appropriate housing and services. Through the CAHPS process, the most vulnerable of the homeless population can be identified and prioritized with a coordinated effort to support housing for these individuals.

In 2023, the City's CDBG-CV will continue to provide grant support to the Housing Navigation Center as a response to COVID-19. The funds will not be available past mid-year 2023.

Outreach and assessment are best done by those agencies with expertise helping homeless individuals and families, and in 2023 will include the annual Point-In-Time Count and outreach through the Community Action Collaborative, Housing Navigation Center, Cold Weather Shelter, and all partners participating in the local Coordinated Entry (aka CAHPS) system.

Addressing the emergency shelter and transitional housing needs of homeless persons

Emergency shelter is provided at the Guadalupe Community Center, Greeley Family Housing (families only, dba Greeley Transitional House), A Woman's Place (domestic violence survivors), and, seasonally, the Cold Weather Shelter within the Housing Navigation Center. All but the Cold Weather Shelter offer extended stays (past just overnight shelter), which serves as transitional housing. Additionally, the City owns Camfield Corner and provides it to the Greeley Family House, which manages the property and makes it available for up to two years for families exiting that shelter.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

The goal of the Northern Colorado Continuum of Care is to make homelessness rare, short-lived, and non-recurring in Weld and Larimer counties. The Continuum's member agencies strive to use the housing first model when working with persons experiencing homelessness.

In Greeley, the Housing Navigation Center helps the homeless regain housing as quickly as possible and works to prevent those at risk of homelessness from losing housing. Staff of the Housing Navigation Center provides a number of services which help divert people by helping them return to support networks other than the homeless services system and maintain housing with supporting services. As needed, they connect people experiencing homelessness with mental/physical health care, non-emergency shelter, and other long-term resources. The Housing Navigation Center is close to North Colorado Health Alliance and Sunrise Community Health both of which provide services critical to meeting the needs of persons experiencing homelessness. The HNC also offers space to numerous homeless service providers who can "set up shop" there. This provides people experiencing homelessness the convenience of one place to access services they may need.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.

Members of a broad networking group started in 2014 and now comprised of more than 200 individuals (“Connections”), work together to assist individuals and families noted in the question. The Connections network includes staff from local non-profit agencies (including the shelters), Habitat for Humanity, United Way, mental health providers, the Department of Corrections and Public Defender’s offices, the educational system, local libraries, the City, etc. This network is quick to request assistance and quick with responses when there is someone within their system that is in need.

A grant from the Weld Trust, a local foundation, makes it possible for Catholic Charities at Guadalupe Community Center to continue operating the Hospital to Housing Program. The two hospital systems in Greeley refer homeless patients upon discharge to the Hospital-to-Housing Program where they are connected to home health care providers, therapists and other specialists at the Guadalupe Shelter who support the transition into either independent housing or a supportive living facility. The grant also provides “rapid rehousing funding”. The patients served by this program are part of the Greeley homeless population who struggled with significant physical and mental health challenges. In stable housing they can stabilize their health and well-being and break the cycle of continued in and out trips to the hospital.

Jobs of Hope, a Greeley non-profit whose mission is to assist gang-affiliated individuals and those involved in the justice system, opened a 14-bed, low-barrier sober living home in 2021 as part of its program.

The City supports, to the extent possible, agencies which offer shelter for persons being discharged and participates in conversations regarding discharge policies through the Northern Colorado Continuum of Care.

Discussion

Homelessness is not a “let’s set a goal and work together and we can end homelessness” situation. The reasons for homelessness are as many and varied as those experiencing it. A one-size solution will not be the answer.

The City in 2022 took a deep look into housing and homelessness with the help of an outside consulting firm to better identify the issues and gaps that might exist in current responses. Extensive research, through neighborhood meetings and surveys, consultations, and outreach resulted in the *Homeless and Housing Services Assessment and Recommendations* report. It identified six key recommendations,

which were presented to City Council in June. One recommendation, to conduct a housing needs assessment, started in 2022 with completion expected in 16-18 months.

The City has dedicated significant financial support to aid efforts to end homelessness for many years. It is expected that work will continue in 2023, particularly with collaborations with the Northern Colorado Continuum of Care and implementation of “Weld’s Way Home” and the “Homeless and Housing Needs Assessment”.

AP-75 Barriers to affordable housing – 91.220(j)

Introduction:

The City of Greeley grew 17% between 2010 and 2020, increasing in population during those years from 93,155 to 109,084. With the most affordable house sales prices in Northern Colorado, “affordability” is undoubtedly a draw. Greeley issued 915 residential permits in 2021 (303 single-family units, 612 multi-family units) and projects an additional 768 will be issued in 2022. However, the “most affordable Northern Colorado city” saw a 14.6% increase in median sales price between 2020 and 2021, with 2021’s median sales price at \$385,000. A stagnant inventory of for-sale houses during the past several years and increased cost of construction are two barriers to affordable housing being seen in Greeley.

There are several affordable housing developments that are underway or are expected to be underway during 2023. Underway are Copper Platte (224 units, with Private Activity Bond assistance); Immaculata Plaza (new construction of 30 units; rehab of 25 supported with the City’s HOME funds and Private Activity Bonds); in early stages of planning are Hope Springs (a 421-unit Habitat for Humanity development that has received initial approval from City Council), and 123 9th Avenue (in preliminary planning stages).

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

The City continues to implement its Strategic Housing Plan. Some of the strategies that could impact affordable housing include the following:

- Amendment of the development code to promote housing choice.
- Development of financial strategies that minimize development costs.
- Engaging alternative housing providers (land trusts, affordable housing developers, land banks, etc.)
- Addressing the impact of raw water on affordability
- Facilitate development of manufactured communities

Discussion:

The City will continue to use its HOME funds to assist developers of affordable housing. Additionally, the City expects to continue allocating a portion of its CDBG funds to assist with affordable housing development. Implementation of the Housing Plan strategies and action steps will take time. The City's Strategic Housing Plan is available for review.

The City has a program of down payment assistance, the G-HOPE program, for employees of participating businesses that are located in Greeley. It specifically targets homeownership in the Redevelopment District, including the neighborhoods around the University of Northern Colorado. The boundaries of neighborhoods eligible for the program are expected to expand in 2022. The G-HOPE program does not restrict housing price or household income.

AP-85 Other Actions – 91.220(k)**Introduction:**

Other actions the City will take during 2023 to address the community's needs follow.

Actions planned to address obstacles to meeting underserved needs

The Annual Goals section of this Plan (AP-20) lists the City's 2023 planned activities, most of which address the needs of the underserved. Descriptions of the activities can be found in previous sections of the Action Plan, but briefly:

- Support for infrastructure activities will provide low-moderate-income neighborhoods with quality improvements to sidewalks, curbs, and gutters and bring them to an infrastructure level that is more comparable to newer neighborhoods.
- Funds will be available to owners and/or developers of affordable housing to assist with rehab or eligible activities associated with new construction.
- **This bullet may be removed if City Council supports the GURA Board's budget recommendation.** CDBG funds will continue to support the housing case manager/housing navigator at the Greeley Transitional House and the Guadalupe Community Center. Both help people experiencing homelessness become more self-sufficient with the ultimate goal to get into permanent housing.
- CDBG will provide assistance to Senior Resource Services for transportation for the elderly.

Actions planned to foster and maintain affordable housing

The Economic Health and Housing Department worked throughout 2022 with Archdiocesan Housing, Inc., a developer of affordable housing, on a small development resulting in construction beginning in July. The project is primarily funded with Low-Income Housing Tax Credits; the City's HOME funds will

also support the project. This is a project-based-voucher development, as well, and tenant incomes (all of whom will be seniors) will be restricted to 30% or less of AMI.

Copper Platte received Private Activity Bonds from the City. At completion, this development will have 224 units with tenant incomes restricted to 60% and less of AMI. Units will have one- four-bedrooms.

Other projects were noted in the introduction of this section. It is expected that federal funds (HOME CDBG, and/or CDBG-CV and HOME-ARP) will provide assistance to the projects to help maintain affordability.

Other ways the City will continue with the following to foster and maintain affordable housing:

- Implementation of affordable housing components of the Strategic Housing Plan.
- Continue to provide the single-family owner-occupied housing rehab emergency grant program.
- Monitor the eight existing HOME projects for affordability and property standards.
- Continue to partner with Greeley-Weld Habitat for Humanity in the construction of affordable housing for ownership.

Actions planned to reduce lead-based paint hazards

There are no specific actions designed to reduce lead-based paint hazards; however, lead-paint regulations will be adhered to during reconstructions and/or single- or multi-family housing rehab activities.

With the closure of the housing rehab loan program, the City does not have a specific program through which lead-based paint hazards can be addressed.

During the 2020-2024 Consolidated Plan, housing rehab activities may expand to include multi-family rehabilitations, which would be subject to the federal standards for lead-based paint mitigation.

Actions planned to reduce the number of poverty-level families

The City will continue its ongoing efforts to strengthen economic development with the intent of bringing more employment opportunities and higher wages into the City. Grant funding will be provided to seniors 60+ to assist with transportation needs and will evaluate all CDBG applications to determine whether CDBG is an appropriate funding source for agencies applying. Work will continue on increasing/supporting affordable housing in the community and in working toward significant reduction in homelessness.

Equally important are educational opportunities, and while the City does not support education through funding, it does provide free bus passes to School District 6 students (elementary through high school).

There are many social service assistance opportunities that can be accessed through Weld County Human Services and a good support system of non-profit agencies that provide help in the form of food, shelter, mental and physical health services, transportation, etc.

It is important to remember that while government and assistance agencies can help provide residents with the framework needed to reduce poverty, personal responsibility is even more important. The first step to poverty reduction is making a choice... to access the services and housing needed, but also to resolve to make life-changes.

Actions planned to develop institutional structure

Through networking and continued partnerships, the City will continue to nurture its existing institutional structure, which is comprised of many entities that work with the low-moderate-income community residents and neighborhoods. As new entities are identified, they will be added to the CDBG “partner list”. The City will support the Northern Colorado Continuum of Care efforts to the extent it feels appropriate as the Continuum works to end homelessness. Representation on local and regional committees will continue to the extent possible, with continued membership on the Northern Colorado Continuum of Care governing board.

Actions planned to enhance coordination between public and private housing and social service agencies

Several recommendations in the *Homeless and Housing Services Assessment and Recommendations* report will help enhance coordination, including

- Utilizing a collective impact framework (a network of community members, organizations, and institutions that work to align and integrate efforts for a more coordinated response to problems) to coordinate cross-organizational collaboration.
- Continued research of service-based campus models as a way to address homelessness and affordable housing.
- Creation of a user-friendly resource guide for organizations, housed, and un-housed community members, focusing on collective impact.
- Conducting a housing needs assessment (underway) may identify ways for coordination.

While the City has not formally adopted the first three of the above recommendations, a housing needs assessment is underway. Other recommendations within the report remain under consideration as the results of the report are analyzed. Other ways coordination between public and private housing and social service agencies occurs has been discussed throughout this Action Plan.

There is good coordination among the local agencies, frequently by email through the Connections group (as noted in other areas of this Action Plan). City staff receives the emails that go out looking for support for clients in the Connections system and is able to share and respond when possible.

Discussion:

The City recognizes the need for partnerships and collaboration, and to the extent possible with develop new partnerships and maintain good relationships with community partners and interested parties.

Program Specific Requirements

AP-90 Program Specific Requirements – 91.220(I)(1,2,4)

Introduction:

The City has no Section 108 loan guarantees, surplus funds from urban renewal settlements, or float funded activities. Program income and revolving loan funds will be utilized to further the goals identified.

The 2023 grant year will be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income.

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. Program income expected to be received has been allocated to an activity and is noted in AP-15 Expected Resources.

Community Development Block Grant Program (CDBG) Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	\$60,000.00
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan	\$0.00
3. The amount of surplus funds from urban renewal settlements	\$0.00
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan.	\$0.00
5. The amount of income from float-funded activities	\$0.00
Total Program Income	\$60,000.00

Table 14 – Program Income

Other CDBG Requirements

1. The amount of urgent need activities	\$0.00
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Table 15 – CDBG Other

HOME Investment Partnership Program (HOME) Reference 24 CFR 91.220(I)(2)

1. A description of other forms of investment being used beyond those identified in Section 92.205 is

as follows:

Section 92.205(b)(1) defines forms of investment in the following manner:

“A participating jurisdiction may invest HOME funds as equity investments, interest-bearing loans or advances, non-interest-bearing loans or advances, interest subsidies consistent with the purposes of this part, deferred payment loans, grants, or other forms of assistance that HUD determines to be consistent with the purposes of this part and specifically approves in writing. Each participating jurisdiction has the right to establish the terms of assistance, subject to the requirements of this part.”

The City does not utilize a form of investment that is not identified under the noted section.

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

See Appendix B for the City’s Policies and Procedures for affordability and recapture of HOME funds for homebuyer activities.

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds. See 24 CFR 92.254(a)(4) are as follows:

The 24 CFR 92.254(a)(4) section discusses qualification as affordable housing for homeownership. The City does not intend to acquire units of housing for homeownership with HOME funds but will instead support the Greeley-Weld Habitat for Humanity’s homeownership program.

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

There are no plans to use HOME funds to refinance existing debt secured by multi-family housing that is rehabilitated with HOME funds.

Discussion

No further discussion.

Community Development Block Grant

GURA Board Recommended Budget for Program Year 2023

1. Administration	\$193,000	
A. General Grant Administration		\$168,000
B. Housing Rehab Program Administration		25,000
2. Support Efforts to Preserve, Maintain, and Provide Affordable Housing	\$131,000	
A. TBD Affordable Housing Project		131,000
2. Support Efforts to Revitalize Neighborhoods of the Redevelopment District	\$586,000	
A. Redevelopment District infrastructure improvements		422,800 *
B. Redevelopment District alley reconstruction		127,700 *
C. Redevelopment District parkways tree plantings		20,500 *
D. Clean-up Weekend		15,000
3. Support Public Services that Assist Homeless, LMI, Underserved, & Special Needs Residents	\$10,000	
A. Senior Resource Services		10,000
TOTAL PROJECTED EXPENDITURES		\$920,000
REVENUE EXPECTED		
2023 grant projected		\$840,000
Program income & revolving loan funds		\$60,000
Prior years' grant funds		\$20,000
TOTAL PROJECTED REVENUE		\$920,000

NOTES:

* Activities include project management costs

Budget will finalize in 2023 when actual grants and available program income are known

Recommendation - Funds +/- are adjusted within the infrastructure budget



**GREELEY URBAN RENEWAL AUTHORITY
Proceedings**

**August 10, 2022
4:00 p.m.**

This meeting was conducted remotely

I. Call to Order

Chair Cummins called the meeting to order at 4:00 p.m. Commissioners Haas, Leffler, Silva, Utrata, and Welsh were present. (Commissioners Haas and Lucero were not present.)

II. Approval of minutes for the meeting held on July 13, 2022

Commissioner Welsh made a motion to approve the minutes for the meeting held on July 13, 2022, as written. Commissioner Leffler seconded the motion; the motion carried 5-0. (Commissioners Haas and Lucero were not present.)

III. Items of Business

Public Hearing to consider the 2023 CDBG Program Applications

(Commissioners Haas and Lucero enter the meeting.)

Carol Larsen, Grant Specialist, oriented the Commissioners on the Community Development Block Grant (CDBG) process and the 2023 grant year requests. Ms. Larsen presented the applications and staff recommendations to the Board.

The following applicants were present at the hearing to answer questions regarding their applications that were presented to the Board. A brief description of each application is included.

- Janet Bedingfield, Executive Director
 - Representing 60+ Ride (formerly known as Senior Resource Services) and the application for \$10,000 for costs of providing transportation to seniors aged 60 and over to medical appointments, grocery stores, financial and government institutions, etc.
- Nancy Wiehagan, Executive Director
 - Representing Greeley Family House (formerly known as Greeley Transitional House) and the application for \$10,000 for a case manager

to coordinate the Landlord Support Program which provides homeless families in the Family House with housing services. The case manager would work to engage landlords to work with low- and moderate-income families exiting the emergency shelter housing.

- Enita Kearns-Hout, Regional Director
 - Representing Catholic Charities and the application for \$15,000 for a housing navigator to focus on housing location and relationship development with landlords and other housing-related support services for shelter guests.
- Shawn Walcott, Director of Household Stability
 - Representing United Way of Weld County and the application for \$25,000 to support salary(ies) of Cold Weather Shelter staff with direct service contact with shelter guests.
- Andrea Barela, Development Director
 - Representing NEWSED-Community Development's application for \$40,000 to support staff costs for new Greeley office. Services would include counseling at all areas of homeownership, including pre-purchase, homebuyer, and default. This would provide a HUD-certified counseling agency in Greeley.

Other applicants whose projects were summarized in the Commissioners' packets:

Administration – Includes staffing for management of CDBG funds and projects.

Housing Rehab Administration – Loan payment processing; defaults and collections.

GURA Affordable Housing – Provide funds that will serve as a placeholder for future housing activities.

Public Works – Phase VI – Continued work Maplewood neighborhood and/or a Phase I activity in the Wilshire neighborhood. New infrastructure/improved; sidewalks, ramps; move utility poles; other.

Public Works Infrastructure-Alley reconstruction – Reconstruction of alleys; Sunrise Park neighborhood.

Forestry Program – Parkway Tree Planting

Public Works – Support annual City-wide clean-up weekend.

Northern Colorado Veterans Resource Center Agency – rescinded application.

Chair Cummins opened the public hearing at 4:28 p.m. and called for public comment.

Janet Bedingfield, Executive Director, 60+ Ride (Senior Resource Services) thanked the board and noted that the application was \$10,000 for costs of providing transportation to seniors over age 60 to medical appointments, grocery stores, etc. The transportation provided helps sustain housing and health of the seniors. The cost is \$35 one-way ride; \$480,000 spent in Greeley for rides.

Nancy Wiehagan, Executive Director, Greeley Transitional House thanked the board for past support and noted that, should the Board not recommend funding for their application, that they would find other funding sources.

Enita Kearns-Hout, Regional Director, Catholic Charities noted the concern for funding doors closing. The "fiscal cliff" that is expected when Weld County's COVID-19 emergency rent assistance ends will be detrimental to emergency funding. She gave examples of what types of shortages this could bring. She ended by asking the board to reconsider funding Catholic Charities and Greeley Transitional House; these two agencies are critical to keep families safe and out of homelessness.

Shawn Walcott, Director of Household Stability, Representing United Way of Weld County thanked the board. United Way of Weld County's priority is to keep people housed and safe which continues to have increase in challenges. United Way of Weld County looks forward to working with the City to insure keeping people safe.

Andrea Barela, Development Director Representing NEWSED-Community Development Corporation stated that it was NEWSED's first time going through the CDBG process in Greeley, and it was informative see how the process work. NEWSED is for Greeley homeownership and for all populations, but must serve at least 51% low- moderate-income persons by CDBG regulation.

Chair Cummins closed the public hearing at 4:42 p.m.

Commissioners questioned the reduction in support of public services and if the applicants had been aware of it. Ms. Larsen noted that the discussion to reduce funding to public services began with the board in 2019-2020. The topic of reduction has been discussed since that point and funds for public service activities have been slowly reduced at the Board's direction.

The concern of putting the providers in dire situations was discussed. The question arose if the \$20,000 that was planned to be allocated to Northern Colorado Veterans Service Center could be allocated to one of the newer applicants (with the withdrawal of the Veteran's application). Staff acknowledged the possibility, but reiterated their understanding that the Board wanted to fund capital projects and affordable housing rather than public service activities.

Benjamin Snow, Director Economic Health & Housing, noted that the funding conversation is difficult. The conversations started three years ago about shifting priorities of the CDBG funds, but it is the prerogative of the Board to modify or amend the staff budget recommendation.

It was pointed out that the Board membership has changed in three years. Mr. Snow said that the fluidity of the board is honored by the City and staff; that is why the discussions are played out in a public hearing environment to enable this type of conversation.

Chair Cummins noted that is a tough process every year deciding on funding allocations when it comes to real people, real impact, real dollars.

Commissioner Welsh stated that while she is basically on board with moving away from public services and cited the need for affordable housing in the community, she also understands that inflation seen so far in 2022 and the “cliff” that was mentioned were not foreseen at the time of the original discussions. She noted the choice is difficult, and not one that is being taken lightly.

Commissioner Leffler commented that it is difficult when you have funded agencies for years, but it has been the Board’s direction for agencies to be weaned from relying on CDBG. This is what the Board is tasked with doing, it is a lot of money, but then again it is not. The staff recommendation for allocation of the 2023 CDBG funds is as follows:

General Administration	\$ 168,000.00
City-GURA-Housing Rehab Program Administration	\$ 25,000.00
City-GURA-TBD Affordable Housing Activity(ies)	\$ 131,000.00
NEWSED Community Development Corporation	\$ -0-
Catholic Charities-Guadalupe Housing Navigator	\$ -0-
Greeley Family (Transitional) House-Landlord Support Program	\$ -0-
City-Public Works-Public Improvements	\$ 422,800.00
City-Public Works-Alley reconstruction	\$ 127,700.00
City-CPR/Forestry-Parkway Tree Planting	\$ 20,500.00
City-Public Works-Clean-up Weekend	\$ 15,000.00
United Way Cold Weather Shelter	\$ -0-
Northern Colorado Veterans Service Center (Application rescinded.)	\$ -0-
Senior Resource Service – transportation services	\$ 10,000.00
 Total Projected Budget	 \$ 920,000.00

Commissioner Leffler made a motion to approve the staff recommendation to approve Resolution 1 Series 2022 recommending approval of the proposed Community Block Grant for 2023 with the following caveats:

- *GURA’s project management noted with activities will float where most needed; unused becomes available next grant year
- Administration will be 20% of the grant award; cannot exceed 20% by regulation

- If grant, program income, prior year grant funds, or changes to applications requests are greater/lesser than projected, adjustment to occur within infrastructure (sidewalks) activity
- Pre-award expenditures up to \$300,000 may be incurred for activities that need start dates before HUD grants are received
- GURA staff can make changes to the activities shown by up to 10% of the grant without initiating a new citizen participation process, which includes Board recommendation and Council approval

Commissioner Silva seconded the motion; Chair Cummins called for a roll call vote; the motion carried 5-2. (Commissioners Cummins and Lucero were opposed.)

Ms. Larsen noted that the budget is not finalized with the Board's vote, but that there will be another Public Hearing at which applicants can comment at the City Council meeting on October 4, 2022.

Ms. Larsen clarified that the Northern Colorado Veterans Service Center also asked for their 2022 CDBG award to be rescinded, and as stated in the 2022 Action Plan, their awarded funds will move to the 5th Street infrastructure activity currently underway. (The 2022 Action Plan's public process noted that any budget deviations, up or down, would be within that activity).

Affordable Housing Application – Hope Apartments-Multi-family Rehab

For the past three years, GURA has submitted a CDBG application as a placeholder for affordable housing projects/activities. The set-aside funds are approaching \$1,000,000 in available funds. CDBG may not be used for new construction costs; however, there are eligible uses for CDBG in the housing realm: Support for new construction through site clearance or demolition, infrastructure in public ownership, acquisition, reconstruction or conversion, or rehabilitation. The CDBG budget set aside \$50,000 annually that was tentatively "earmarked" for multi-family housing rehab.

Adeo, (formerly known as Greeley Center for Independence), has applied for multi-family rehab funds to replace the windows at Hope Apartments (2730 28th Avenue). Their application for assistance with window replacement is attached, along with several other attachments associated with the application. Hope Apartments is a low-income housing development, with current tenants all below 70% of AMI. All but two are below 40% AMI. Housing Choice Vouchers are used by about 75% of the tenants; three units are part of an old Division of Housing Development (which sets incomes and rents on those three units. CDBG regulations state that a minimum of 51% of the units must be rented to tenants at or below 80% of AMI, so this development qualifies. (Eighty percent of AMI for 2022: one-person, \$55,450; two-people, \$63,400; three-people-\$71,300.)

Hope Apartments is a two-story development with 31 units, 28 one-bedroom and three two-bedroom. The windows are the original wood windows installed when the building was constructed in 1994, are drafty, and difficult to operate.

Commissioner Welsh made a motion to:

1. Award Applicant CDBG funds an amount to be the greater of \$127,775 or 75% of the total cost for window replacement, with award not to exceed \$144,300. (Maximum amount is above the requested amount to accommodate any increase in costs due to Davis Bacon or rising prices). Funds requested to be provided as a grant, with stipulations noted below. GURA Manager time for activity delivery costs are estimated at \$5,700, which could bring the total cost of CDBG's share to a maximum of \$150,000.
2. CDBG requires that a no-change-in-use covenant be recorded for any real property investment \$25,000 and over. Due to the amount of funds involved, the recommendation is that a 10-year no-change-in-use covenant be placed on the property. The Applicant must continue to provide at least 51% (16) of the units to low-income tenants at affordable rents, (income and rent limits defined below) or all of the CDBG funds must be repaid to the City, as the activity would no longer meet regulatory requirements.
3. Income maximum: During the 10 years, at least 51% (16) of the units must be rented to tenants with incomes 80% or less of AMI as defined by the U. S. Department of Housing and Urban Development annually.
4. Rents: The City is required to adopt and make public standards for determining "affordable rents". Hope Apartments is a rather complicated development in that unit rents are governed by other federal or state programs. To accommodate these other requirements, the following standards are recommended.
 - a. In units with Housing Choice Vouchers, the federal or state program dictating maximum rent will rule. Housing Choice Vouchers currently come from the Greeley Housing Authority and Connections for Independent Living. (While rents are similar for the two agencies, they are not exactly the same. Currently, the maximum paid by the Greeley Housing Authority for a one bedroom is \$992; for Connections, the maximum paid under the voucher program is \$995. The Greeley Housing Authority maximum for a two bedroom is \$1265; for Connections the maximum two-bedroom unit rent is \$1,224.) The governing programs annually adjust the maximum rent it will pay; maximum rent includes the utility allowance.
 - b. The three Housing Development Grant Program units' rent will be set by the Colorado Housing and Finance Authority.
 - c. All other units will have a maximum rent set by the Applicant. Currently, those rents are \$675 and \$820 for one- and two-bedroom rents respectively. Policy under the current director is for rents never to increase more than \$25 per year. Rents on these units will not exceed the most current Fair Market Rents as published annually by HUD.

- d. As long as 16 units meet a rent definition noted above for 10 years, the Applicant will be in compliance with the no-change-in-use covenant. The Covenant must transfer with change in ownership, or the CDBG investment must be repaid in its entirety.
5. The Applicant will be required to report annually on tenants' incomes and rents and to confirm that there has been no change in use.

Commissioner Utrata seconded the motion; the motion carried 7-0.

RFP on Lot 1 Meyer Minor Subdivision First Replat/Ogilvy/H2

GURA Staff and Ogilvy/H2 have negotiated a Contract. The Contract provides the following important points:

1. Purchase Price is \$200,000, payable in cash at closing.
2. The Contract is subject to due diligence items, such as title, inspection, environmental and survey, All such due diligence items to be removed before closing.
3. GURA terminates, before closing, its agreement with the City of Greeley for a permanent augmentation plan. As the new owner, Ogilvy/H2 must either line the exposed surface water to use it as a water storage site or create its own permanent augmentation plan at its cost.
4. The Contract is contingent on Ogilvy/H2 either getting a new mining permit or taking an assignment of the existing mining permit that the Division of Mined Land Reclamation issued to Superior Oilfield Services Co., LTD/Laser Oilfield Services LLC. Ogilvy/H2 needs to remove more sand and gravel material to make room for water storage.
5. The deed will contain a restrictive covenant that requires the consent and approval of GURA for any material changes to the Reclamation Plan that allows development of the Property for other than a water storage site. Without limiting Seller's right to approve changes to the Reclamation Plan, the trail easement on the South portion of the Property shall not be removed.
6. The property is sold "as is."
7. Assuming all contingencies are satisfied, closing is scheduled to occur not later than October 31, 2022.

Commissioner Leffler made a motion to approve the Ogilvy/H2 Contract and that the Staff be given authority to make minor modifications to the Contract as needed to complete the transaction and close on the Property. Commissioner Utrata seconded the motion; the motion carried 7-0.

Election of Officers

Commissioner Leffler nominated Commissioner Cummins as Chair and Commissioner Welsh nominated Commissioner Utrata as Vice-Chair. There being no other nominations, the nomination was approved 7-0.

IV. Board Member Comments/Reports

Commissioner Leffler asked about the specifics for the groundbreaking for Immaculata Plaza. Director Snow noted that while work had already started on the project, there would be a small groundbreaking ceremony on August 11 and the board is welcome to drop by for that. There will be a bigger and more formal grand opening ceremony in the future when the development is complete next summer or fall.

Commissioner Utrata asked about how the program to help needy Americans get free cell phones and free minutes that was dubbed "Obama Phone" was being tracked. Staff was unaware but will research.

(Commissioner Leffler exits the meeting.)

Commissioner Welsh noted the projected date for the new library and innovation center in downtown Greeley to open would be May 2023.

V. Staff Report

Director Snow gave a brief update on the environmental questions regarding Global Green International's pyrolysis plant planned for the GURA owned parcel discussed during a previous board meeting.

VI. Adjournment

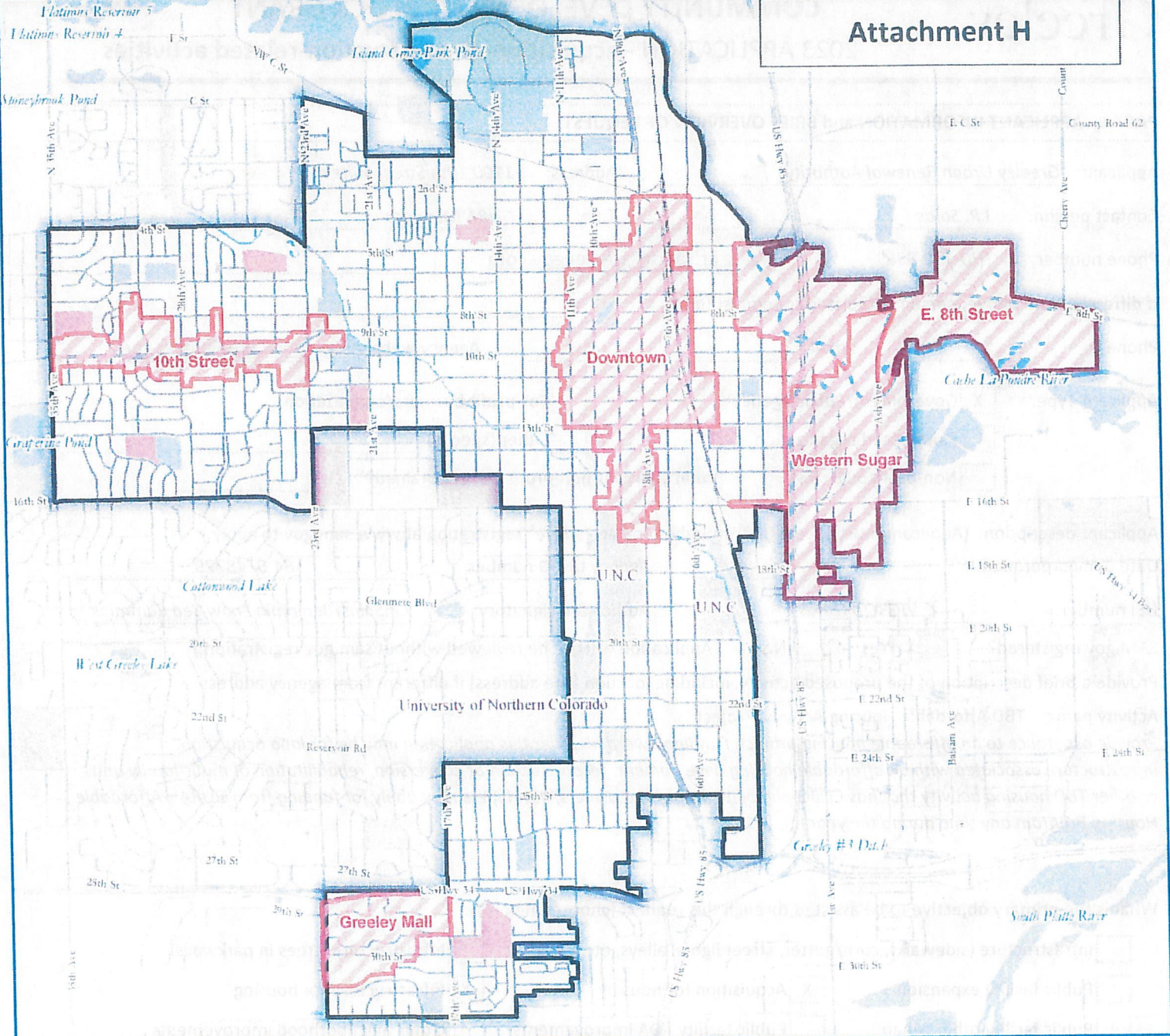
There being no more business, the meeting was adjourned at 5:34 p.m.

Benjamin Snow, Secretary

Jediah Cummins, Chair









REDEVELOPMENT DISTRICT

Attachment H



Created: December 29, 2010
By: Planning, GIS

Legend

-  2010 Urban Renewal Boundary
-  Public Schools
-  Railroad
-  Universities
-  Waterbodies
-  Parklands
-  TIF Districts
 - GURA
 - 10th Street
 - Western Sugar
 - Greeley Mall
 - E. 8th Street
-  Other
 - Downtown

Notes:
All planimetric data was digitized from aerial photographs dated 1987, 1992, 1995, 2000, and 2005. Updates are continual and data representations will change over time. This product is not necessarily accurate to engineering or surveying standards but does meet National Mapping Accuracy Standards (NMAAS). The information contained within this document is not intended to be used for the preparation of construction documents.

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COMMUNITY DEVELOPMENT BLOCK GRANT 2023 APPLICATION - acquisition or construction-related activities



PART 1 - APPLICANT INFORMATION and BRIEF OVERVIEW OF REQUEST

Applicant: Greeley Urban Renewal Authority Address: [REDACTED]

Contact person: J.R. Salas Title: GURA Manager

Phone number: [REDACTED] Email: [REDACTED]

If different from above, person authorized to request funds: _____

Phone # _____ Email: _____ Agency website: www.greeleygov.com

Applicant Type: Government/Public agency For-profit business/organization
 Faith-based organization Other (specify) _____
 Non-profit 501(c)(3) What year was non-profit status obtained? _____

Applicant description: (Applicant must have a DUNS number and an "active" registration at www.sam.gov to apply.)

Date of incorporation: _____ Agency tax ID number: [REDACTED]

UEI number: [REDACTED] Authorized signatory: J.R.Salas/Benjamin Snow/Jed Cummins

SAM.gov registered? Yes No (Application will not be reviewed without sam.gov registration.)

Provide a **brief** description of the proposed activity, including location (site address) if different from agency address:

Activity name: TBD Affordable Housing Activity/Project
Provide assistance to an affordable housing project. Funding awarded under this application may be for land acquisition, infrastructure associated with an affordable housing development, reconstruction or conversion, rehabilitation of multi-family units, or other TBD housing activity that has CDBG-eligibility. Interested owners/developers may apply for funding from GURA's Affordable Housing Program any time during the year.

What is the **primary objective** to be assisted through this request (choose one only):

- Infrastructure (sidewalks, curb/gutter, street lights, alleys, etc.)
- Infrastructure (trees in parkways)
- Public facility expansion
- Acquisition for housing
- Public facility other rehab
- Public facility ADA improvements
- Infrastructure for housing
- Housing rehabilitation (SF)
- Housing rehabilitation (MF)
- Other neighborhood improvements
- Housing reconstruction or conversion

If you consider the objective to be housing-related, describe your reasoning:

A project has not been identified yet, however funding through this application is to be used specifically for affordable housing.

Funding request:	CDBG request	<u>\$131,555</u>
	Other funding - SECURED	<u>Unknown</u>
	Other funding - UNSECURED	<u>Unknown</u>
	Total estimated cost to complete the activity	<u>\$131,555</u>

Provide the following: Documentation indicating signatory authority to apply for/receive grants and sign for agency



**COMMUNITY DEVELOPMENT BLOCK GRANT
2023 APPLICATION - public service activities**



PART 1 - APPLICANT INFORMATION and BRIEF OVERVIEW OF REQUEST

Applicant: NEWSSED Community Development Corporation Address: [REDACTED]

Contact person: Andrea Barela Title: President & CEO

Phone number: [REDACTED] Email: [REDACTED]

If different from above, person authorized to request funds: N/A

Phone # N/A Email: N/A Agency website: www.Newsed.org

Applicant Type: Government/Public agency For-profit business/organization
 Faith-based organization Other (specify) _____
 Non-profit 501(c)(3) What year was non-profit status obtained? 2004

Applicant description: (Applicant must have a DUNS number and an "active" registration at www.sam.gov to apply.)

Date of incorporation: 2/1/1973 Agency tax ID number: [REDACTED]

UEI number: [REDACTED] Authorized signatory: Andrea Barela

SAM.gov registered? Yes No (Application will not be reviewed without sam.gov registration.)

Provide a **brief** description of the proposed activity, including location (site address) if different from agency address:

Activity name: Housing Counseling
 Description: **SEE ATTACHMENT A FOR FULL DESCRIPTION.** *NEWSSED is a full-service housing counseling agency. Our programming is in English and Spanish and free to clients. We provide pre- and post-purchase counseling, monthly homebuyer workshops in-house and online, foreclosure prevention counseling, referrals to support service and public housing rentals, conduct income qualification and promote deed-restricted properties to homebuyers for IHO units, provide down payment assistance and access to Lending Circles, referrals to low-income experienced lenders, realtors and various other community resources. Counseling services and homebuyer workshops cover financial education, credit restoration, how to harness energy efficiency and provides information on smart home care techniques and practices. Foreclosure counseling assists individuals with navigating the banking process to find*

What is the **primary service** to be assisted through this request (choose one only):
 Shelter Transportation Case management Neighborhood support Housing specific
 Health related Navigation (through other programs/systems, etc.) Other _____

If you consider the objective to be housing-related, describe your reasoning:
The low and moderate income population of Greeley are underserved in terms of housing counseling related activities based on the fact that there are no HUD approved housing counseling organizations in the area. NEWSSED is looking to serve that community need.

Funding request:	CDBG request	\$40,000
	Other funding - SECURED	\$40,000
	Other funding - UNSECURED	\$0
	Total estimated cost to complete the activity	\$80,000

Provide the following: Documentation indicating signatory authority to apply for/receive grants and sign for agency.

Provide the following: Agency description. <https://newsed.org/about-us/>



COMMUNITY DEVELOPMENT BLOCK GRANT 2023 APPLICATION - public service activities



PART 1 - APPLICANT INFORMATION and BRIEF OVERVIEW OF REQUEST

Applicant: Catholic Charities Address: [REDACTED]

Contact person: Holly Craft Title: Operations Manager, Guadalupe Shelter

Phone number: [REDACTED] Email: [REDACTED]

If different from above, person authorized to request funds: Darren Walsh, President and CEO

Phone # [REDACTED] Email: [REDACTED] Agency website: www.ccdenver.org

Applicant Type: Government/Public agency For-profit business/organization
 Faith-based organization Other (specify) _____
 Non-profit 501(c)(3) What year was non-profit status obtained? 1946

Applicant description: (Applicant must have a DUNS number and an "active" registration at www.sam.gov to apply.)

Date of incorporation: 4/27/1928 Agency tax ID number: [REDACTED]

UEI number: [REDACTED] Authorized signatory: Darren Walsh, President and CEO

SAM.gov registered? Yes No (Application will not be reviewed without sam.gov registration.)

Provide a **brief** description of the proposed activity, including location (site address) if different from agency address:

Activity name: Housing Navigator
This request supports the salary of the Guadalupe Shelter Housing Navigator, whose sole focus is housing location and support services. Services begin from day one at the shelter, assessing residents' barriers to housing, providing recommendations to overcoming barriers, conducting affordable housing search and support of the residents from the application process, apartment visitation and landlord appointments, to advocating for residents with past evictions, felony or other occurrences that complicate acquiring a lease. The Housing Navigator reviews the lease with the resident to assure an understanding of the terms and to ensure unreasonable charges are not written into the agreement. An important facet of the Navigator's role is to develop relationships with individual property owners as well as large property management companies.

Shelter Transportation Case management Neighborhood support Housing specific
 Health related Navigation (through other programs/systems, etc.) Other _____

If you consider the objective to be housing-related, describe your reasoning:
Our agency focus is to support and guide our residents to move from homelessness to stable housing. Having a home gives someone the ability to keep themselves and their belongings safe. A home is a secure platform that allows for improved stability in emotional and physical health, employment, and financial status. A home, for children, offers school continuity, reducing or eliminating the three to six month expected educational interruption with every move.

Funding request:	CDBG request	<u>\$15,000</u>
	Other funding - SECURED	<u>\$31,725</u>
	Other funding - UNSECURED	<u>\$0</u>
	Total estimated cost to complete the activity	<u>\$46,725</u>

Provide the following: Documentation indicating signatory authority to apply for/receive grants and sign for agency.

Provide the following: Agency description. Example: Written page; web page "about"; agency brochure.
remainder of this application is to focus on the activity for which funding is requested.



COMMUNITY DEVELOPMENT BLOCK GRANT
2023 APPLICATION - public service activities



PART 1 - APPLICANT INFORMATION and BRIEF OVERVIEW OF REQUEST

Applicant: Greeley Transitional House Address: [Redacted]

Contact person: Nancy Wiehagen Title: Executive Director

Phone number: [Redacted] Email: [Redacted]

If different from above, person authorized to request funds:

Phone # _____ Email: _____ Agency website: www.greeleyfamilyhouse.i

Applicant Type: [] Government/Public agency [] For-profit business/organization
[] Faith-based organization [] Other (specify)
[x] Non-profit 501(c)(3) What year was non-profit status obtained? 1985

Applicant description: (Applicant must have a DUNS number and an "active" registration at www.sam.gov to apply.)

Date of incorporation: 1985 Agency tax ID number: [Redacted]

UEI number: [Redacted] Authorized signatory: Nancy J Wiehagen

SAM.gov registered? [x] Yes [] No (Application will not be reviewed without sam.gov registration.)

Provide a brief description of the proposed activity, including location (site address) if different from agency address:

Activity name: Landlord Support Program
Description: These funds will provide support for a Greeley Family House Case Manager to coordinate the Landlord Support Program. With support from the City of Greeley, the GFH Landlord Support Program develops relationships with local landlords to expedite the process of renting to families leaving emergency shelter. Participating families are required to complete mandatory tenant education training, receive on-going case management support, and GFH staff also conduct regular apartment inspections during this time. The goal of the program is increased landlord confidence in providing affordable housing by providing assurance that tenants will comply with their rental agreements with the aid of a strong support system.

What is the primary service to be assisted through this request (choose one only):

[] Shelter [] Transportation [x] Case management [] Neighborhood support [x] Housing specific
[] Health related [] Navigation (through other programs/systems, etc.) [] Other

If you consider the objective to be housing-related, describe your reasoning:

The program provides a strategic effort to engage local landlords to work with low and moderate income families exiting emergency shelter housing. The program recruits and encourages landlords to work with Greeley Family House families in an exceptionally tight housing market creating affordable housing options that were not previously available in the community

Table with 2 columns: Funding request, Amount. Rows include CDBG request (\$10,000), Other funding - SECURED, Other funding - UNSECURED (\$45,157), Total estimated cost to complete the activity (\$55,157).

Provide the following: [x] Documentation indicating signatory authority to apply for/receive grants and sign for agency.

Provide the following: [x] Agency description. Example: Written page; web page "about"; agency brochure. remainder of this application is to focus on the activity for which funding is requested.



COMMUNITY DEVELOPMENT BLOCK GRANT 2023 APPLICATION - acquisition or construction-related activities



PART 1 - APPLICANT INFORMATION and BRIEF OVERVIEW OF REQUEST

Applicant: City of Greeley, Public Works Department

Address: [REDACTED]

Contact person: Paul Trombino III

Title: Public Works Director

Phone number: [REDACTED]

Email: [REDACTED]

If different from above, person authorized to request funds:

Phone #

Email:

Agency website:

Applicant Type: Government/Public agency

For-profit business/organization

Faith-based organization

Other (specify)

Non-profit 501(c)(3)

What year was non-profit status obtained?

Applicant description: (Applicant must have a DUNS number and an "active" registration at www.sam.gov to apply.)

Date of incorporation: N/A

Agency tax ID number: [REDACTED]

UEI number: [REDACTED]

Authorized signatory: Paul Trombino III

SAM.gov registered? Yes No

(Application will not be reviewed without sam.gov registration.)

Provide a brief description of the proposed activity, including location (site address) if different from agency address:

Activity name: 2023 Infrastructure Improvements - Phase VI Maplewood; Phase I Wilshire

Concrete sidewalk, curb, gutter, crosspans and driveway entrances in the Maplewood and Wilshire neighborhoods are badly deteriorated and do not meet ADA requirements. Work would consist of the removal and replacement of deteriorated and/or noncompliant concrete in the City right-of-way. Driveway replacement is primarily in the city right-of-way, but may extend onto private property in order to meet ADA standards. Restoration of any damaged or disturbed landscaping or sprinkler systems due to the work being performed would occur. Utility poles may also be relocated outside of sidewalks to remove obstructions. Missing concrete infrastructure such as sidewalks, curb and gutter would be installed where appropriate. Maplewood would be first priority, Wilshire would be second priority depending on funding.

What is the primary objective to be assisted through this request (choose one only):

Infrastructure (sidewalks, curb/gutter, street lights, alleys, etc.)

Infrastructure (trees in parkways)

Public facility expansion

Acquisition for housing

Infrastructure for housing

Public facility other rehab

Public facility ADA improvements

Other neighborhood improvements

Housing rehabilitation (SF)

Housing rehabilitation (MF)

Housing reconstruction

If you consider the objective to be housing-related, describe your reasoning:

Funding request:

CDBG request

\$1,797,417

Other funding - SECURED

Other funding - UNSECURED

Total estimated cost to complete the activity

\$1,797,417

Provide the following:

Documentation indicating signatory authority to apply for/receive grants and sign for agency.



COMMUNITY DEVELOPMENT BLOCK GRANT 2023 APPLICATION - acquisition or construction-related activities



PART 1 - APPLICANT INFORMATION and BRIEF OVERVIEW OF REQUEST

Applicant: City of Greeley - Public Works Address: [REDACTED]

Contact person: Jerry Pickett Title: Street Superintendent

Phone number: [REDACTED] Email: [REDACTED]

If different from above, person authorized to request funds: _____

Phone # _____ Email: _____ Agency website: _____

Applicant Type: Government/Public agency For-profit business/organization
 Faith-based organization Other (specify) _____
 Non-profit 501(c)(3) What year was non-profit status obtained? _____

Applicant description: (Applicant must have a DUNS number and an "active" registration at www.sam.gov to apply.)

Date of incorporation: _____ Agency tax ID number: [REDACTED]

UEI number: [REDACTED] Authorized signatory: _____

SAM.gov registered? Yes No (Application will not be reviewed without sam.gov registration.)

Provide a **brief** description of the proposed activity, including location (site address) if different from agency address:

Activity name: _____

Description: *Reconstruct graveled alleys with Recycled Asphalt Millings in GURA's re-development areas. Complete 12 alleys in the Sunrise area between 5th and 10th street and between 3th and 7th avenue.*

What is the **primary objective** to be assisted through this request (choose one only):

- Infrastructure (sidewalks, curb/gutter, street lights, alleys, etc.) Infrastructure (trees in parkways)
- Public facility expansion Acquisition for housing Infrastructure for housing
- Public facility other rehab Public facility ADA improvements Other neighborhood improvements
- Housing rehabilitation (SF) Housing rehabilitation (MF) Housing reconstruction

If you consider the objective to be housing-related, describe your reasoning:

Funding request:	CDBG request	\$125,000
	Other funding - SECURED	
	Other funding - UNSECURED	
	Total estimated cost to complete the activity	\$125,000

Provide the following: Documentation indicating signatory authority to apply for/receive grants and sign for agency



COMMUNITY DEVELOPMENT BLOCK GRANT 2023 APPLICATION - acquisition or construction-related activities



PART 1 - APPLICANT INFORMATION and BRIEF OVERVIEW OF REQUEST

Applicant: City of Greeley, Forestry Address: [REDACTED]

Contact person: Shiloh Hatcher Title: Forestry Manager

Phone number: [REDACTED] Email: [REDACTED]

If different from above, person authorized to request funds: _____

Phone # _____ Email: _____ Agency website: greeleygov.com

Applicant Type: Government/Public agency For-profit business/organization
 Faith-based organization Other (specify) _____
 Non-profit 501(c)(3) What year was non-profit status obtained? _____

Applicant description: (Applicant must have a DUNS number and an "active" registration at www.sam.gov to apply.)

Date of incorporation: _____ Agency tax ID number: [REDACTED]

UEI number: [REDACTED] Authorized signatory: Shiloh Hatcher

SAM.gov registered? Yes No (Application will not be reviewed without sam.gov registration.)

Provide a **brief** description of the proposed activity, including location (site address) if different from agency address:

Activity name: Parkway Reforestation Program
Description: Within the Redevelopment District (in the older areas of Greeley), many mature trees that line the streets are rapidly declining and dying. In an effort to once again have appealing tree-lined streets in this area, we offer parkway trees to those property owners who commit to providing appropriate tree care in order to enhance their neighborhood.

What is the **primary objective** to be assisted through this request (choose one only):

- Infrastructure (sidewalks, curb/gutter, street lights, alleys, etc.)
- Infrastructure (trees in parkways)
- Public facility expansion
- Acquisition for housing
- Infrastructure for housing
- Public facility other rehab
- Public facility ADA improvements
- Other neighborhood improvements
- Housing rehabilitation (SF)
- Housing rehabilitation (MF)
- Housing reconstruction

If you consider the objective to be housing-related, describe your reasoning:

Funding request:	CDBG request	<u>\$20,000</u>
	Other funding - SECURED	
	Other funding - UNSECURED	<u>\$3,000</u>
	Total estimated cost to complete the activity	<u>\$23,000</u>

Provide the following: Documentation indicating signatory authority to apply for/receive grants and sign for agency



COMMUNITY DEVELOPMENT BLOCK GRANT
2023 APPLICATION - public service activities



PART 1 - APPLICANT INFORMATION and BRIEF OVERVIEW OF REQUEST

Applicant: City of Greeley Public Works Address: [Redacted]

Contact person: Jerry Pickett Title: Streets Superintendent

Phone number: [Redacted] Email: [Redacted]

If different from above, person authorized to request funds:

Phone # Email: Agency website:

Applicant Type: [X] Government/Public agency [] For-profit business/organization
[] Faith-based organization [] Other (specify)
[] Non-profit 501(c)(3) What year was non-profit status obtained?

Applicant description: (Applicant must have a DUNS number and an "active" registration at www.sam.gov to apply.)

Date of incorporation: Agency tax ID number: [Redacted]

UEI number: [Redacted] Authorized signatory: Jerry Pickett

SAM.gov registered? [X] Yes [] No (Application will not be reviewed without sam.gov registration.)

Provide a brief description of the proposed activity, including location (site address) if different from agency address:

Activity name:
48th Annual Spring Clean Up Event

What is the primary service to be assisted through this request (choose one only):

- [] Shelter [] Transportation [] Case management [X] Neighborhood support [] Housing specific
[] Health related [] Navigation (through other programs/systems, etc.) [] Other

If you consider the objective to be housing-related, describe your reasoning:

Table with 2 columns: Funding request, Amount. Rows include CDBG request (\$15,000), Other funding - SECURED (\$38,096), Other funding - UNSECURED (\$37,000), Total estimated cost to complete the activity (\$90,096).

Provide the following: [X] Documentation indicating signatory authority to apply for/receive grants and sign for agency.

Provide the following: [X] Agency description. Example: Written page; web page "about"; agency brochure. remainder of this application is to focus on the activity for which funding is requested.



COMMUNITY DEVELOPMENT BLOCK GRANT 2023 APPLICATION - public service activities



PART 1 - APPLICANT INFORMATION and BRIEF OVERVIEW OF REQUEST

Applicant: United Way of Weld County (UWWC) Address: [REDACTED]
 Contact person: Shawn Walcott Title: Director of Household Stability
 Phone number: [REDACTED] Email: [REDACTED]

If different from above, person authorized to request funds: n/a

Phone # n/a Email: n/a Agency website: www.unitedway-weld.org

Applicant Type: Government/Public agency For-profit business/organization
 Faith-based organization Other (specify) _____
 Non-profit 501(c)(3) What year was non-profit status obtained? 1970

Applicant description: (Applicant must have a DUNS number and an "active" registration at www.sam.gov to apply.)

Date of incorporation: May-70 Agency tax ID number: [REDACTED]

UEI number: [REDACTED] Authorized signatory: Jeannine Truswell

SAM.gov registered? Yes No (Application will not be reviewed without sam.gov registration.)

Provide a brief description of the proposed activity, including location (site address) if different from agency address:

Activity name: Housing Navigation Center Cold Weather Shelter (CWS)
On behalf of service providers and the larger community, United Way of Weld County (UWWC) is seeking funding to provide a cold weather shelter for individuals and families who are experiencing homelessness so that they have a warm and safe place to spend the night from November 1 through April 15. The shelter is located at the United Way of Weld County Housing Navigation Center (HNC) at 870 28th Street, Greeley. The \$25,000 in requested funding will be used to staff the shelter. Cold weather shelter plans include a dedicated space at the HNC for single men and women and the use of space at Catholic Charities Guadalupe Community Center and hotel vouchers for families. It is anticipated that Catholic Charities will again manage and staff the shelter.

- Shelter Transportation Case management Neighborhood support Housing specific
 Health related Navigation (through other programs/systems, etc.) Other _____

If you consider the objective to be housing-related, describe your reasoning:
As part of Housing Navigation Center operations, the cold weather shelter is a point of connection for people living out of doors or in a car or who are experiencing extreme household instability. Staying at the cold weather shelter leads to engagement with HNC programming which can lead to a housing placement. Since the HNC began year-round operations (beginning April 2019), 15% of active households have been successfully housed while others are connected to year-round shelter programs and other housing-directed services.

Funding request:	CDBG request	<u>\$25,000</u>
	Other funding - SECURED	<u>\$346,000</u>
	Other funding - UNSECURED	<u>\$175,078</u>
	Total estimated cost to complete the activity	<u>\$546,078</u>

THESE ARE 2022-2023 BUDGET YEAR FIGURES. THE SECURED/UNSECURED MIX WILL BE DIFFERENT AT THIS TIME IN 2023-2024.

Provide the following: Documentation indicating signatory authority to apply for/receive grants and sign for agency.

Provide the following: Agency description. Example: Written page; web page "about"; agency brochure.
 remainder of this application is to focus on the activity for which funding is requested.



COMMUNITY DEVELOPMENT BLOCK GRANT
2023 APPLICATION - public service activities



PART 1 - APPLICANT INFORMATION and BRIEF OVERVIEW OF REQUEST

Applicant: Senior Resource Services dba 60+ Ride Address: [Redacted]

Contact person: Janet Bedingfield Title: Executive Director

Phone number: [Redacted] Email: [Redacted]

If different from above, person authorized to request funds:

Phone # [Redacted] Email: [Redacted] Agency website: 60plusride.org

Applicant Type: [] Government/Public agency [] For-profit business/organization
[] Faith-based organization [] Other (specify)
[X] Non-profit 501(c)(3) What year was non-profit status obtained? 2006

Applicant description: (Applicant must have a DUNS number and an "active" registration at www.sam.gov to apply.)

Date of incorporation: 2006 Agency tax ID number: [Redacted]

UEI number: [Redacted] Authorized signatory: Janet Bedingfields

SAM.gov registered? [X] Yes [] No (Application will not be reviewed without sam.gov registration.)

Provide a brief description of the proposed activity, including location (site address) if different from agency address:

Activity name: Older Adult Transportation Program
60+ Ride is requesting funding for the staff dedicated exclusively to our transportation program: three (3) part-time van drivers. The staff drivers use our agency-owned van to transport clients in the Greeley area. The target population for these services are older adults, aged 60+, who do not have the resources or physical stamina to utilize public transportation.

What is the primary service to be assisted through this request (choose one only):

[] Shelter [X] Transportation [] Case management [] Neighborhood support [] Housing specific
[] Health related [] Navigation (through other programs/systems, etc.) [] Other

If you consider the objective to be housing-related, describe your reasoning:

The transportation program is a preventative program designed to enable older adults to live independently by insuring access to critical services that will improve wellness and foster socialization. By supporting vulnerable older adults in by being able to age in place in their homes, we reduce the burden on our limited affordable housing stock as well as prevent or postpone moving to costly, long-term care facilities.

Table with 2 columns: Funding request, Amount. Rows include CDBG request (\$10,000), Other funding - SECURED (\$23,600), Other funding - UNSECURED, and Total estimated cost to complete the activity (\$33,600).

Provide the following: [X] Documentation indicating signatory authority to apply for/receive grants and sign for agency.

Provide the following: [X] Agency description. Example: Written page; web page "about"; agency brochure. remainder of this application is to focus on the activity for which funding is requested.

Community Development Block Grant

Proposed 2023 Activities and Budget

Our Annual Process

- 1. New strategic plan every five years**
- 2. 2020-2024 Plan Completed in 2019**
- 3. Differences between CDBG and HOME**

CDBG at Work in Greeley

2022 Activities



City Activities

- **Curb, gutter, sidewalks, ramps**
 - **5th Street, 14-23rd Avenues**
- **Alley reconstruction**
 - **10th-5th Streets between 11th & 23 Avenues**
- **Parkway tree planting**
 - **32 additional trees; 362 planted since 2012**
- **Housing rehab grants-LMI homeowners**
- **Clean-up Weekend**



Assistance to Non-Profits

Catholic Charities – Guadalupe Community Center

- **Support case management for people experiencing homelessness**

Greeley Transitional House

- **Support housing case management for families experiencing homelessness**

Senior Resource Services

- **Support 60+ Ride program**

United Way

- **Support Cold Weather Shelter (CDBG-CV)**

Determining Application Eligibility

1. National Objectives
2. Priorities
3. Other Considerations

2023 Proposed CDBG Budget

Applicant/Request	Request	Recommend	Project Mgt. *	Total Funding
City-GURA-Grant Administration	\$ 168,000	\$ 168,000		\$ 168,000
City-GURA-Housing Rehab Program Administration	25,000	25,000		25,000
PRIORITY – AFFORDABLE HOUSING incl. HOUSING SERVICES				
City-GURA-TBD Affordable Housing Activity(ies)	131,555	131,000		131,000
Agency-NEWSED Community Development Corporation	40,000	0		0
Agency-Public Service-Catholic Charities-Guadalupe Housing Navigator **	15,000	0		0
Agency-Public Service-Greeley Transitional Landlord Support Program **	10,000	0		0
PRIORITY – NEIGHBORHOOD REVITILIZATION				
City-Public Works-Public Improvements (+ NCVRC rescission- \$20,000)	1,797,417	411,400	11,400	422,800
City-Public Works-Alley Reconstruction	125,000	125,000	2,700	127,700
City-CPR/Forestry-Parkway Tree Planting	20,000	20,000	500	20,500
City-Public Works-Clean-up Weekend (Public Service) **	15,000	15,000		15,000
PRIORITY – PUBLIC SERVICE ACTIVITES				
Agency-United Way-Cold Weather Shelter **	25,000	0		0
Agency-Senior Resource Services (60+ Ride) **	10,000	10,000		10,000
TOTAL REQUESTS, RECOMMENDED,	2,416,517	905,400	14,600	920,000
ANTICIPATED GRANT				\$840,000
PROGRAM INCOME				60,000
PRIOR YEAR GRANT FUNDS				20,000



Next Steps

- 1. Action Plan is ready for submittal to HUD by November 15, 2021, but generally cannot be submitted until actual grant amounts are released (spring 2022)**
- 2. When grant amounts are available and City has final fund balances, the Action Plan will be updated, with budget over/under occurring within the infrastructure activity**
- 3. Grant award from HUD – recently has been July/August before City actually receives the grants**

Council Agenda Summary

October 4, 2022

Key Staff Contact: Becky Safarik, Community Development Director, 970-350-9786

Darrell Gesick, Planner III, 970-350-9822

Title:

Public hearing and second reading of an Ordinance removing the Development Concept Master Plan (“DCMP”) from the Boomerang Ranch Phase 2 development comprised of 31.26 acres of property located South of 10th Street, East of 83rd Avenue, North of 12th Street, and West of 80th Avenue (ZON2021-0005).

Summary:

The applicant, MCVI Boomerang Greeley, LLC, requests removal of the DCMP overlay designation on the subject property to allow for more development options. When attached to a property a DCMP remains effective until revised, amended, or removed using the same procedures under which the original plan was approved. Therefore, to remove the DCMP, an amendment must be formally processed and approved by ordinance. The subject site is 31.25 acres in size and is located south of 10th Street, east of 83rd Avenue, north of 12th Street, and west of 80th Avenue.

The Planning Commission considered this request on September 13, 2022, conducted a public hearing, and voted to recommend approval to eliminate the DCMP from the property by a vote of 4-0.

Fiscal Impact:

Does this item create a fiscal impact on the City of Greeley?	No
If yes, what is the initial, or, onetime impact?	
What is the annual impact?	
What fund of the City will provide Funding?	
What is the source of revenue within the fund?	
Is there grant funding for this item?	No
If yes, does this grant require a match?	
Is this grant onetime or ongoing?	
Additional Comments:	

Legal Issues:

Consideration of this matter is a quasi-judicial process which includes the following public hearing steps:

- 1) City staff presentation
- 2) Council questions of staff
- 3) Applicant presentation
- 4) Council questions of applicant

- 5) Public input (hearing opened, testimony - up to three minutes per person, hearing closed)
- 6) Rebuttal, if requested
- 7) Council discussion
- 8) Council decision

Other Issues and Considerations:

None noted.

Strategic Work Program Item or Applicable Council Priority and Goal:

Conformance with the policies of the City of Greeley Comprehensive Plan

Economic Health & Development: Foster and maintain public and private investment in business development.

Decision Options:

- 1) Adopt the ordinance as presented; or
- 2) Amend the ordinance and adopt as amended; or
- 3) Deny the ordinance; or
- 4) Continue consideration of the ordinance to a date certain.

Council's Recommended Action:

A motion that, based on the application received, the preceding analysis and Planning Commission recommendation, find that the proposed removal of the DCMP (Development Concept Master Plan) from the Boomerang Ranch Phase 2 development meets 1998 Development Code Section 24-625(c)(3) a, b, f, g, and h; and therefore, adopt the Ordinance and publish with reference to title only.

Attachments:

Ordinance

Planning Commission Minutes (draft, September 13, 2022)

Planning Commission Summary (Staff Report) (September 13, 2022)

PowerPoint presentation

CITY OF GREELEY, COLORADO
ORDINANCE NO. 37, 2022
CASE NO. ZON2021-0005

**AN ORDINANCE TO REMOVE THE BOOMERANG RANCH PHASE 2 DEVELOPMENT
CONCEPT MASTER PLAN (DCMP)**

WHEREAS, the Boomerang Ranch Phase 2 rezoning was approved in 2007; and

WHEREAS, this rezoning included a Development Concept Master Plan ("DCMP"), a voluntary tool available to developers and landowners that allows certain restrictions or standards to be required of the zoned area; and,

WHEREAS, the DCMP defined commercial layout, access, uses, and general architectural guidelines; and,

WHEREAS, DCMP standards were removed from the 2021 Development Code Update; and,

WHEREAS, Planning Commission considered the request, conducted a public hearing, and voted to recommend approval for removing the DCMP from the Boomerang Ranch Phase 2 development.

BE IT ORDAINED BY THE CITY COUNCIL OF GREELEY, COLORADO:

Section 1. The Boomerang Ranch Phase 2 Development Concept Master Plan (DCMP), is hereby removed relative to the property described as following, located in the City of Greeley, County of Weld, State of Colorado:

Legal Description

TRACT B, BOOMERANG RANCH SECOND FILING RECORDED AT RECEPTION NO. 4117068 IN THE OFFICES OF WELD COUNTY AND THE ONE-HALF OF THE ADJACENT AND CONTIGUOUS RIGHTS-OF-WAY OF WEST 10TH STREET, 80TH AVENUE AND 12TH STREET LOCATED IN THE CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE NORTHWEST QUARTER CORNER OF SECTION 8, TOWNSHIP 5 NORTH, RANGE 66 WEST OF THE 6TH P.M. FROM WHENCE THE NORTH QUARTER CORNER OF SAID SECTION 8 BEARS NORTH 89°1'32" EAST A DISTANCE OF 2651.57 FEET WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

THENCE NORTH 89°1'32" EAST ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 8 A DISTANCE OF 265.01 FEET TO THE **POINT OF BEGINNING**;

THENCE CONTINUING NORTH 89°1'32" EAST ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 8 A DISTANCE OF 1007.23 FEET TO THE EXTENDED CENTERLINE OF 80TH AVENUE;

ENCE ON THE CENTERLINES OF 80TH AVENUE AND 12TH STREET AS DEPICTED ON SAID PLAT OF BOOMERANG RANCH SECOND FILING THE FOLLOWING FIVE (5) COURSES:

1. SOUTH $01^{\circ}02'39''$ EAST A DISTANCE OF 898.89 FEET TO A POINT OF CURVATURE;
2. ON THE ARC OF A TANGENT CURVE TO THE RIGHT 591.33 FEET, SAID CURVE HAVING A RADIUS OF 450.00 FEET, A DELTA OF $75^{\circ}17'24''$ AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH $36^{\circ}36'03''$ WEST A DISTANCE OF 549.69 FEET TO A POINT OF TANGENCY;
3. SOUTH $74^{\circ}14'45''$ WEST A DISTANCE OF 388.64 FEET TO A POINT OF CURVATURE;
4. ON THE ARC OF A TANGENT CURVE TO THE RIGHT 205.38 FEET, SAID CURVE HAVING A RADIUS OF 800.00 FEET, A DELTA OF $14^{\circ}42'32''$ AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH $81^{\circ}36'01''$ WEST A DISTANCE OF 204.81 FEET TO A POINT OF TANGENCY;
5. SOUTH $88^{\circ}57'17''$ WEST A DISTANCE OF 92.43 FEET TO THE EXTENDED WEST LINE OF TRACT B OF SAID BOOMERANG RANCH SECOND FILING;

THENCE NORTH $01^{\circ}02'43''$ WEST ON THE EXTENDED WESTERLY LINE OF SAID PARCEL B A DISTANCE OF 1463.21 FEET TO THE **POINT OF BEGINNING**;

SAID PARCEL CONTAINS 1,361,603 SQUARE FEET OR 31.26 ACRES MORE OR LESS.

Section 2. This ordinance shall become effective five (5) days after its final publication as provided by the Greeley City Charter.

PASSED AND ADOPTED, SIGNED AND APPROVED, THIS _____ DAY OF OCTOBER, 2022.

ATTEST:

THE CITY OF GREELEY

City Clerk

Mayor

City of Greeley, Colorado
PLANNING COMMISSION PROCEEDINGS
September 13, 2022

1. Call to Order

Vice Chair Briscoe called the meeting to order at 1:16 p.m.

2. Roll Call

The hearing clerk called the roll.

PRESENT

Commissioner Louisa Andersen
Commissioner Erik Briscoe
Commissioner Jeff Carlson
Commissioner Larry Modlin

ABSENT

Chair Justin Yeater
Commissioner Brian Franzen
Commissioner Christian Schulte

3. Approval of Agenda

There were no corrections or additions to the agenda. It was approved as presented.

4. Approval of August 23, 2022, Minutes

Commissioner Modlin moved to approve the minutes dated August 23, 2022. Vice Chair Briscoe seconded the motion. Motion carried 4-0. (Commissioners Yeater, Franzen, and Schulte absent.)

5. A public hearing to consider a request from Santiago Escobedo, on behalf of MCVI Boomerang Greeley, LLC, to remove the Boomerang Ranch Phase 2 Development Concept Master Plan (DCMP). The applicants are proposing to remove the DCMP, which restricts development to certain uses and a specific design, to allow for more development options for the subject site. The property is zoned C-L (Commercial Low Intensity) with a DCMP and C-L (Commercial Low Intensity) and is located south of 10th Street, east of 83rd Avenue, north of 12th Street, and west of 80th Avenue.

Darrell Gesick, Planner III, pointed out the location of the site, which is undeveloped. He then described the history and zoning of the site and zoning and uses for the surrounding areas. He stated that if the current owner of the land would like to develop the site, they would be held to the approved Development Concept Master Plan that is presently in place. The current owner would like to remove the existing Master Plan to allow for more options on site design and uses. In order to remove the Master Plan, the same process that established that plan must be followed, which includes a public hearing and City Council approval. Mr. Gesick described that there

is a ditch located on the northwest portion of the site and an abandoned wellhead on the southeast corner. The ditch is anticipated to be relocated with the development of the site. The applicant is also proposing to create five commercial lots along 10th street. The properties south of the commercial lots would be platted into three tracts as part of proposed future development. Mr. Gesick stated that staff is reviewing two applications, one for a minor subdivision, and a site plan for a drive-thru coffee shop, which would be located adjacent to 10th Street. Site plan applications would be reviewed administratively, and any proposed uses that would require special use reviews would come before the Planning Commission for consideration. He noted that 42 notice letters were mailed out to surrounding property owners and one phone call was received. The caller was curious about what use was being proposed.

Commissioner Modlin noted that he had not seen any apartments being proposed in the residential section. Mr. Gesick said that there are no proposals at this time besides the application for the coffee shop. He mentioned that any future proposals for residential uses under the present zoning would require Use by Special Review approval.

Vice Chair Briscoe asked what uses were excluded from the current DCMP use table under the C-H and C-L zone category. Mr. Gesick explained the general uses allowed under the DCMP and some operational restrictions and noted that, without the DCMP all commercial uses allowed in the zoning categories as described in the Development Code would be allowed without such limitations.

Vice Chair Briscoe then asked what the purpose of the DCMP was with its original establishment. Mr. Gesick said it was to create a commercial center with a specific layout design to demonstrate how the proposed higher commercial land uses proposed could be compatible with the area. The current owner did not want to be held to the approved design standards and has other visions for the property use and layout. Vice Chair Briscoe reiterated that he was more concerned about any excluded uses in the current DCMP. Mr. Gesick stated that excluded uses were not specified in the document.

Commissioner Modlin asked if one access and egress point for traffic control would be sufficient. Mr. Gesick stated that access points would be added to 83rd Avenue and 80th Avenue. The staff would also be looking at traffic in more detail as the subdivision process goes through the site planning process. He noted that the site layout was at a more conceptual level at this time.

Commissioner Carlson asked why the DCMP was not automatically removed administratively, since the DCMP tool is now obsolete. Mr. Gesick responded by mentioning that in order for the DCMP to be removed, a zoning process was required, since the 1998 code required removal of the DCMP to be processed through the same process in which it was established.

Santiago Escobedo, applicant, stated that the current DCMP is very restrictive regarding the design.

Vice Chair Briscoe then explained his hesitation and felt that when the developer imposed a highly restrictive DCMP, that the expectations of the neighborhood could

be compromised. Commissioner Briscoe believes there is an expectation to develop according to the specific standards, when those standards are removed, it might defeat the original purpose of the development. He then asked if there was anything in the current DCMP that would restrict the uses for which the applicant intends to use the site.

Mr. Escobedo said they want to focus more on multiple convenience-oriented retail businesses versus fewer larger commercial buildings.

Commissioner Modlin asked if they have any conceptual plans for what the residential section will look like. Mr. Escobedo stated that there will definitely not be apartments.

Vice Chair Briscoe opened the public hearing at 1:28 PM.

Stephanie Greeley, 7924 W. 12th Street was wondering what changes were proposed. She also asked if there will be any impact when moving the ditch and wellhead. Lastly, she touched on her concern regarding traffic flow in the area.

Mr. Gesick illustrated where the ditch and wellhead are located and explained that the ditch would be undergrounded. He further noted that the oil and gas wells have been plugged and abandoned, and the appropriate setbacks would be required from any future development, so that the oil and gas operators have adequate room to rework the capped well, if ever needed.

Thomas Gilbert, Civil Engineer III, answered traffic questions on behalf of the Engineering Development Review team, the Transportation Planner, and CDOT. Mr. Gilbert further explained that the applicant provided a traffic study that was reviewed in short-term and long-term conditions. The two access points were also reviewed and found that even under conceptual configurations the level of service meets all city criteria.

Commissioner Modlin inquired about the right turn at 80th Avenue and 10th Street. Mr. Gilbert stated that access would be permitted to be a $\frac{3}{4}$ access. He then said that for stop sign-controlled intersections are acceptable.

Vice Chair Briscoe asked if the only prohibited action is to turn west out of the access point. Mr. Gilbert confirmed that he was correct.

Commissioner Modlin stated that he has seen traffic backed all the way up from 10th Street during rush hour. This would cause interference if someone was trying to exit going west. Mr. Gilbert said that issue can be addressed at the time the subdivision process.

Commissioner Briscoe expressed his concern regarding acceleration and deceleration lanes onto 80th Avenue. Mr. Gilbert responded by stating that they could request a weaving analysis at the time they bring in a site plan in order to look into that further.

The public hearing was closed at 1:35 PM.

Commissioner Modlin stated he felt it will be more helpful to see the inner workings of the traffic after a plat is presented.

Commissioner Andersen pointed out that DCMPs can be very restrictive based on projects the Commission has seen in the past. Vice Chair Briscoe agreed with her, to an extent, but stated that the DCMP requires the landowner to build to the uses listed in that overlay provision. A change in the land use and design changes the interaction of 80th Avenue and causes a dramatic difference in how the site will function. Ms. Andersen said if they used the current DCMP then they would be "condemning" the land to being limited to that plan regardless of the relevance to reality. She believes that the DCMP should be removed.

Commissioner Carlson wondered if there was a replacement plan considered to manage obsolete DCMPs. Becky Safarik, Community Development Director, said that the appropriateness of the DCMP would need to be considered on a case-by-case basis in context with surrounding uses. As such, it is important for the Commissioners to consider whether the limits that were placed by the DCNP are appropriate to remove at this point.

Commissioner Carlson felt it was challenging to be presented with the possibility of having a restricted DCMP or relying upon the minimum Development Code standards alone to manage the more permissive underlying zoning.

Commissioner Andersen moved that, based on the application received and the preceding analysis, the Planning Commission find that the proposed removal of the Development Concept Master Plan (DCMP) meets the 1998 development code section 24.625 section C3A B, F, G, and H; and, therefore, recommend approval of the rezone to the City Council. Commissioner Modlin seconded the motion. Motion carried 4-0 (Commissioners Yeater, Franzen, and Schulte absent).

6. Staff Report

Ms. Safarik stated that they will reschedule the originally planned workshop of quasi-judicial processes when a greater number of commissioners present. The commissioners then discussed having Commissioner Andersen, who fills at-large seat on the Art Commission to be the designated Planning Commissioner serving on that board instead of having two Planning Commissioners serving on that board, thereby freeing up a spot for another community member to serve in that capacity.

Vice Chair Briscoe moved to have Commissioner Andersen continue as the Planning Commission liaison to the Art Commission. Commissioner Modlin moved to approve that. Commissioner Carlson seconded the motion.

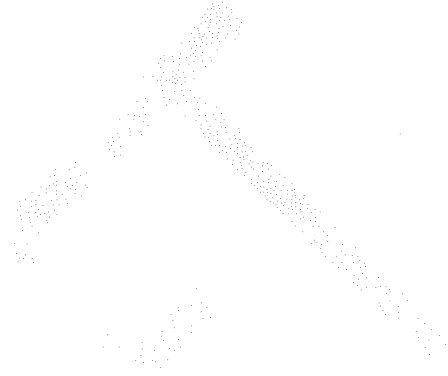
Motion carried 4-0 (Commissioners Yeater, Franzen, and Schulte absent).

7. Adjournment

With no further business before the Commission, Vice Chair Briscoe adjourned the meeting at 1:43 PM.

Erik Briscoe, Vice Chair

Becky Safarik, Secretary



PLANNING COMMISSION SUMMARY

ITEMS: Removal of the Boomerang Ranch Phase 2 Development Concept Master Plan (DCMP)

FILE NUMBER: ZON2021-0005

PROJECT: Boomerang Ranch, Tract B, Second Filing Rezone

LOCATION: South of 10th Street, East of 83rd Avenue, West of 80th Avenue, and North of 12th Street

APPLICANT: Santiago Escobedo, on behalf of MCVI Boomerang Greeley, LLC

CASE PLANNER: Darrell Gesick, Planner III

PLANNING COMMISSION HEARING DATE: September 13, 2022

PLANNING COMMISSION FUNCTION:

The Planning Commission shall consider the staff report, along with testimony and comments made by the applicant and the public and shall then make a recommendation to the City Council regarding the application in the form of a finding based on the review criteria in Section 24-625(c)(3) of the 1998 Development Code.

EXECUTIVE SUMMARY

The City of Greeley is considering a request from Santiago Escobedo, on behalf of MCVI Boomerang Greeley, LLC, to remove the Boomerang Ranch Phase 2 Development Concept Master Plan (DCMP). The applicants are proposing to remove the DCMP, which restricts development to certain uses and a specific design, to allow for more development options for the subject site (see Attachments A, B, and C).

A. REQUEST

The applicant is requesting approval of a rezone (see Attachment C).

B. STAFF RECOMMENDATION

Approval

C. LOCATION

The subject site is located south of 10th Street, east of 83rd Avenue, west of 80th Avenue, and north of 12th Street (see Attachment A).

Abutting Zoning:

North: C-H (Commercial High Intensity)
 South: R-H (Residential High Density)
 East: R-H and R-L (Residential Low Density)
 West: C-H and C-L (Commercial Low Intensity)

Surrounding Land Uses:

North: 10th Street and Undeveloped Land
 South: 12th Street and Multi-Family
 East: 80th Avenue/Single-Family and Undeveloped Land
 West: Public Service Easement (Powerlines) and 83rd Avenue

Site Characteristics:

The site is currently undeveloped land. The property slopes down from the north to the south of the property. The site also has plugged and abandoned oil and gas wells on the site (see Attachments E and F). The North Boomerang Ditch is in the northwest portion of the site and runs from the south to the northeast.

D. BACKGROUND

The subject site was annexed as part of the Boomerang Ranch Annexation and zoned R-1 (Single-Family Residential), C-3 (General and Service Business), and C-D (Conservation District) zone districts in 1994, (File No. A 2:94 and Z 15:94) (Reception No. 2410606). The zoning classifications were changed in 1998, when the Development Code was revised. The existing zoning of R-L, C-L, and C-H is the modern equivalent to the districts listed above.

The subject site was rezoned in 2007 to C-H and C-L (File No. Z 1:07). As part of the rezone, a DCMP (Development Concept Master Plan) was established. The intent of the DCMP was to provide a planned commercial development. The development plan included a general commercial layout, access, uses, and general architectural guidelines. The plan included a major anchor building, along with in-line retail, restaurant, and office uses (see Attachment G).

With this application, the new property owner would like to keep the same zoning classifications of C-H and C-L and remove the DCMP from the property. The applicant's intent is to allow for more development options regarding land use and site layout options for the subject site. The process to amend, or request to remove a DCMP is to use the same process that established the DCMP. In this case, the DCMP was established through a rezone process, therefore, to amend or remove the DCMP, a rezone process is required.

APPROVAL CRITERIA

Development Code Section 24-625(c)(3) Rezoning Procedures

For the purpose of establishing and maintaining sound, stable and desirable development within the City, the rezoning of land is to be discouraged and allowed only under circumstances provided for in this Section [of the Code]. This policy is based on the opinion of the City Council that the City's zoning map is a result of a detailed and comprehensive appraisal of the City's present and future needs regarding land use allocation and other zoning considerations, and, as such, should not be amended unless to correct manifest errors or because of changed or changing conditions in a particular area of the City in general.

The review criteria found in Section 24-625(c)(3)a-h of the 1998 Development Code shall be used to evaluate the zoning amendment application.

- a) Has the area changed, or is it changing to such a degree that it is in the public interest to rezone the subject property to encourage development or redevelopment of the area?**

Staff Comment: The surrounding area has not changed substantially over the last 15 years. Land to the north of 10th Street remains undeveloped, land to the east is undeveloped, but is available for multi-family, and some of the land to the east is developed with single-family uses. Multi-family developed to the south, and the Trails at Sheep Draw development to the west of 83rd Avenue, includes developed single-family and multi-family uses, along with future commercial areas.

The subject site has had the DCMP zoning for 15 years without any development occurring. The applicant would like to rezone the site and remove the DCMP to encourage development.

This request complies with this criterion.

- b) Has the existing zoning been in place for at least fifteen (15) years without substantial development resulting and does the existing zoning appear to be obsolete, given development trends?**

Staff Comment: The current zoning of C-H and C-L with the DCMP has been in place for 15 years without development occurring. The current owner has a different vision for the site and would like to remove the DCMP obligation to allow for development options in regard to uses and site layout.

This request complies with this criterion.

c) Are there clerical or technical errors to correct?

Staff Comment: There are no clerical or technical errors to correct. This criterion is not applicable to this request.

d) Are there detrimental environmental impacts, such as flood plains, inadequate drainage, slopes, unstable soils, etc., that may affect future development of this site, and which may not have been considered during the original zoning of the property?

Staff Comment: There are no known detrimental environmental conditions existing on the site. This criterion is not applicable to this request.

e) Is the proposed rezoning necessary in order to provide land for a community related use which was not anticipated at the time of adoption of the City's Comprehensive Plan; or have the policies of the City changed to the extent that a rezoning is warranted?

Staff Comment: The proposed rezoning is not necessary to provide land for a community related use. This criterion is not applicable to this request.

f) What is the potential impact of the proposed rezoning upon the immediate neighborhood and the city as a whole (including potential noise and environmental impacts, visual impacts, the provision of City services such as police, fire, water, sewer, and pedestrian systems and parks and recreational facilities)?

Staff Comment: It is not anticipated that the proposed rezoning would create significant impacts on the property or adjacent land uses.

Any potential noise created by future development will be regulated by the Municipal Code. During any site plan process, the appropriate buffering would be required to be provided, which lessens any potential visual impacts. City services should not be impacted. Police and Fire are already serving this area since it is within the City of Greeley. There are also water and sewer services in the area. Water Service would be provided by the City of Greeley. There are 12-inch water mains along 80th Avenue and 12th Street that will serve the rezone area. Sewer service would be provided by the City of Greeley. There is an existing stubout in the southwest portion of the property that the development can connect to and serve the proposed rezone area. Any future proposed development should not impact pedestrian systems. Additional information regarding City services can be found further in this report in Sections F, G, and H.

The proposal complies with this criterion.

g) Is there clear and convincing evidence that the proposed rezoning will be consistent with the policies and goals of the City’s Comprehensive Plan and comply with the applicable zoning overlay requirements?

The following City of Greeley Imagine Greeley Comprehensive Plan policies apply to this request.

Comprehensive Plan Policy Objective ED-2.4, Business Attraction

Attract and retain business and industry that align with the City’s target industries and support economic diversity.

Staff Comment: Approving the rezone could attract commercial business to the western part of town, which supports local residential in the area.

This request complies with this Comprehensive Plan policy.

Comprehensive Plan Policy Objective GC-2.5, Neighborhood Centers

Promote neighborhood centers – small scale retail areas providing basic commercial goods and services – to locate within a walkable distance of residences, usually a quarter-mile or less.

Staff Comment: The proposed rezone has the potential to provide goods and services at a small-scale neighborhood level. Although not a true neighborhood center, the subject site is within a walkable distance to a newly developed single-family and multi-family development. The rezone would allow for commercial development that would have the potential for providing goods and services to the area.

This request complies with this Comprehensive Plan policy.

h) What is the potential impact of the proposed rezoning upon an approved Zoning Suitability Plan for the property?

Staff Comment: Currently, there is a DCMP approved for the subject site. The proposed rezoning would remove the DCMP restrictions from the subject site and would allow for more development options. The proposed Zoning Suitability Plan submitted with this application demonstrates, at a conceptual level, that the site should be able to develop in accordance with the Development Code (see Attachment F).

This request complies with this criterion.

F. PHYSICAL SITE CHARACTERISTICS

1. SUBDIVISION HISTORY

The subject property is known as Tract B of the Boomerang Ranch Second Filing (File No. S 11:14). Currently the applicant is proposing to create five lots for commercial development and to place the southern part of the property into Tracts for future development (File No. SUB2021-0012). A minor subdivision has been submitted and is being reviewed concurrently with this rezone. In addition, one of the future lots has submitted for a site plan review for a drive-thru coffee shop (File No. SPR2022-0049). Minor subdivisions and site plan reviews are reviewed and approved administratively.

2. HAZARDS

The North Boomerang Ditch is located on the northern portion of the property and runs from the south to the northeast. Oil and gas operations on the site have been plugged and abandoned, flow lines have also been removed. Any impediments would be considered at the time of subdivision and should not impact the rezone request. Any new occupied structures are required to be setback from the capped and abandon oil and gas well head locations. Staff is unaware of any other potential hazards that presently exist on the site.

3. WILDLIFE

The subject site is not located in an area identified for moderate or high wildlife impacts. There are no known impacts that would occur to wildlife if the site is rezoned.

4. FLOODPLAIN

The proposed rezone boundary is not located within the 100-year floodplain or floodway, according to the adopted Federal Emergency Management Administration (FEMA) flood data.

5. DRAINAGE AND EROSION

A conceptual drainage report was included with the submittal, which indicated that an existing detention pond would be utilized for this development and meets the City of Greeley's detention and water quality requirements. Specific design for stormwater infrastructure would be provided and reviewed by City Staff with any site plan reviews.

6. TRANSPORTATION

A conceptual transportation impact study was submitted by the applicant and reviewed by the Colorado Department of Transportation (CDOT), as well as the City's Public Works Department Transportation Planner and Engineering Development Review Division. Several improvements are anticipated, including dual left turn lanes at the 10th Street/83rd Avenue intersection, new deceleration lanes, and extended deceleration lanes would likely be required as the site develops. Traffic for this site would be further analyzed by City Staff as part of the site plan review process.

G. SERVICES**1. WATER**

Water Service would be provided by the City of Greeley. There is an existing 12-inch water main along 80th Avenue and 12th Street that would serve the property. A conceptual hydraulic analysis was reviewed by City Staff and found to be in general compliance with the Municipal Code and design criteria.

2. SANITATION

Sewer service would be provided by the City of Greeley. There is an existing stubout in the southwest portion of the property that could be utilized for this property. A conceptual hydraulic analysis was reviewed by City Staff and found to be in general compliance with the Municipal Code and Design Criteria

3. EMERGENCY SERVICES

The subject site is serviced by the City of Greeley Fire and Police. The closest fire station, Fire Station #7, which is located approximately one (1) mile to the east of the subject site, and Fire Station #6 is located approximately two (2) miles to the west of the subject site.

4. PARKS / OPEN SPACES

No public parks or public open space areas are proposed with this request, nor will private parks or open space be created. The proposed rezone should have little to no impact on parks or open space in the community.

5. SCHOOLS

No schools are proposed or located within the site.

H. NEIGHBORHOOD IMPACTS**1. VISUAL**

No visual impacts are anticipated with the rezone request. Any development plan application for the property would be reviewed for compliance with the City's Development Code requirements regarding visual impacts.

2. NOISE

No noise impacts are anticipated with the rezone request. Any potential noise created by future development will be regulated by the Municipal Code.

I. PUBLIC NOTICE AND COMMENT

Neighborhood notices were mailed to a total of 42 surrounding property owners on August 24, 2022, per Development Code requirements (see Attachment H). Three signs were posted on the site on August 19, 2022. Notice of the project was also posted on the City of Greeley web site. To date, no comments have been received.

J. MINERAL ESTATE OWNER NOTIFICATION

Mineral notice is not required for a rezone request.

K. PLANNING COMMISSION RECOMMENDED MOTION

Approval -

Based on the application received and the preceding analysis, the Planning Commission finds that the proposed removal of the DCMP (Development Concept Master Plan) meet the 1998 Development Code Section 24-625(c)(3) a, b, f, g, and h; and therefore, recommend approval of the rezone to the City Council.

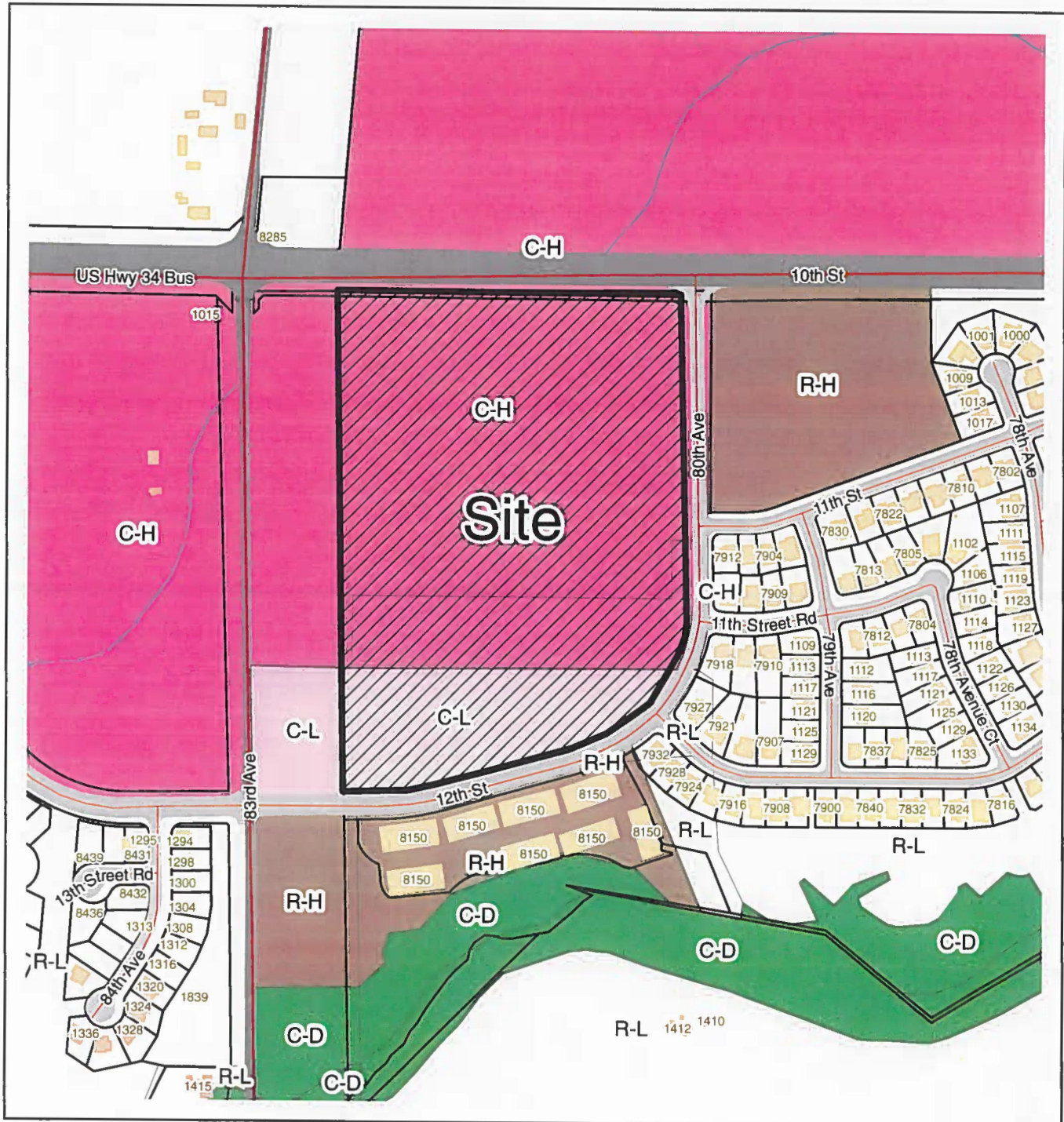
Denial -

Based on the application received and the preceding analysis, the Planning Commission finds that the proposed removal of the DCMP (Development Concept Master Plan) does not meet the 1998 Development Code Section 24-625(c)(3) a, b, f, g, and h; and therefore, does not recommend approval of the rezone to the City Council.

ATTACHMENTS

- Attachment A - Zoning/Vicinity Map
- Attachment B - Photo Aerial Map
- Attachment C - Project Narrative
- Attachment D - Rezone Boundary Map
- Attachment E - Site Analysis Map
- Attachment F - Zoning Suitability Map
- Attachment G - Approved DCMP Plan
- Attachment H - Neighborhood Notification Boundary Map

Zoning/Vicinity Map Boomerang Ranch Rezone



Legend

- Structure
- FEATURE_SUBTYPE**
- Water Body
- Weld Parcels
- Road Centerline
- Roads

ZON2021-0005

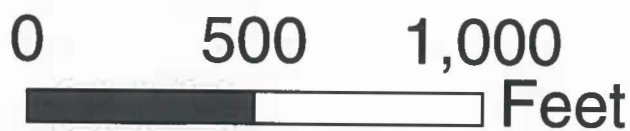


Photo Aerial Map Boomerang Ranch Rezone









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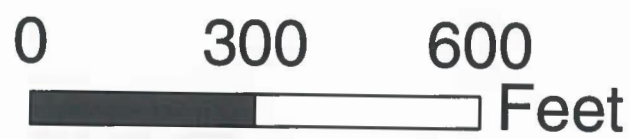
Site

CL

ZON2021-0005

Legend

-  Structure
- FEATURE_SUBTYPE**
-  Water Body
-  Weld Parcels
-  Road Centerline
-  Roads
-  Origin Cache Mask



**Project Narrative
For
Boomerang Ranch Retail and Residential**

**Boomerang Ranch Fourth Filing
(Currently Tract B, Boomerang Ranch Second Filing)
SW Corner of W. 10th Street & 80th Avenue, Greeley, Colorado**

09/10/2020

Revised: 02/04/2022

Revised: 05/13/2022

Revised: 06/13/2022

Prepared For Developer:

MCVI Boomerang Greeley LLC

1962 Blake Street, Suite 300

Denver, CO 80202

Contact: Mike Sangaline

Email: mike@monfortcompanies.com

Phone: (720) 299-4071

Prepared By:



EES

**Entitlement and Engineering
Solutions, Inc.**

501 S. Cherry Street, Suite 300

Glendale, CO 80246

Contact: Jon N. Andresen Jr., P.E.

Email: Jon.andresen@ees.us.com

Phone: (303) 601-7702

Tract B – Project Narrative

Proposal Summary and Proposed Use

Monfort Companies under the ownership of MCVI Boomerang Greeley LLC is proposing to develop a Minor Subdivision as part of a master planned development. The proposed development is located at Tract B of the Boomerang Ranch Second Filing development in Greeley, Colorado. The project site is approximately 31.26 acres and is located at the southwest corner of 10th Street and 80th Avenue intersection. Tract B is bounded by Highway 34/ W 10th Street to the North, 80th Avenue to the East, 12th Street to the South, and Vacant Land owned by PSCO to the West (with 83rd Boulevard to the west of the vacant PSCO property). In the existing condition, the site is undeveloped.

The current property zoning is C-H and C-L with a Development Concept Master Plan (DCMP) as indicated on the current Greeley zoning map below. The development proposes to rezone so that the C-H and C-L zoning remain as-is, but the DCMP is released. C-H and C-L zoning allows for commercial development as well as single and multi-family dwellings with a Use By Special Review.



Tract B – Project Narrative

Utilities and Drainage

Sanitary, storm, and water utility mains will be constructed adjacent to the parcels, for future service connections.

A regional detention and water quality basin that will serve all the commercial and residential lots and will drain to an existing culvert located under W. 10th Street, which the drains into an existing CDOT detention basin. Flow from the pond for the 100-year will be restricted to the 5-year historic flow rate per Greeley code.

The development will be served by an 8" PVC looped system with multiple lines running in the drives of the residential development. The water system will connect to the existing 12" water main in 80th Avenue to the east and at the southwest corner of the site at the 12" water main in 12th. The project will be served by nine fire hydrants, two on the roadway adjacent to the commercial and the other seven within the residential development.

Sanitary will be served by 8" PVC in the main drive adjacent to commercial and three of the drives in the residential tracts. The sanitary system will connect to the existing 8" sanitary stub that exists in the southwest corner of the site.

There are existing electric, telephone and gas along much of 10th Street and on the opposite side of 80th Ave and 12th street that will be brought into the property as necessary for the development of the lots.

Zoning and Uses

Per the City's Comprehensive Plan "Land Use Guidance Map", dated 12-01-2017, the intersection of 83rd Avenue and W. 10th Street indicates "Neighborhood Center" for this Suburban Neighborhood. This site is designed in the spirit of said Map.

The proposed development will consist of subdividing the undeveloped lot into five commercial lots and three residential tracts. Existing zoning is C-H & C-L with a DCMP. This zoning will remain C-H & C-L with the release of the DCMP to allow for more flexibility of development. The estimated lot uses will be:

Lot 1 – C-Store + Fuel – no car wash (4,165 s.f.)

Lot 2 – Restaurant (2,365 s.f.)

Lot 3 – Restaurant (3,000 s.f.)

Lot 4 – Car Wash (5,000 s.f.)

Lot 5 – Bank (3,500 s.f.)

Tract B – Project Narrative

Tract A – Residential (94 units)

Tract B – Residential (37 units) + Club House (2,600 s.f.)

Tract C – Residential (46 units)

The character of much of the surrounding area is matched with commercial development being on the main 10th Street/US 34 corridor and the residential components moving from higher density to lower density the farther you get from the main thoroughfares. The residential matches components match with the similar zoning to the south and east and the commercial matches with similar zoning to the west.

As the site supports the Imagine Greeley objectives of having walkability from different uses, like residential to other uses, such as the commercial lots to the north side of the project or to bike trail that runs along Sheep Draw to the south tying the project to a close natural corridor. The residential component promotes active and leisure with the Clubhouse and pool area where residents can relax and unwind or swim laps.

Overall the development supports both the objects of Imagine Greeley and fits in with the character of the surrounding neighborhood.

Site Layout and Circulation

Site access will be via a private drive and curb cut located at the west edge of 80th Avenue that runs east-west through the property and turns south at the western edge and then east to connect into 83rd. This private drive will eventually loop westward across the Public Service Company parcel to 83rd Avenue, as part of the City's future development.

The five commercial lots will have access on the north side of this main east-west drive and the residential will have two connection points on the east-west drive, one near 80th and one along the western side of the property. A traffic report has been drafted by Sustainable Traffic Solutions that describes the connections and traffic flow and patterns in more detail.

Because of the size of the regional detention and water quality pond servicing all the lots with a reduced 100-year flow to the 5-year historic level, the private drive will have a detached sidewalk along the north side and attached sidewalk on the south side for interconnectivity of the commercial pads. Internal sidewalk to the Lots will be developed as each of the lot owner's future develop their site plan submittals.

Tract B – Project Narrative

Construction Timing/Phasing

Phase 1 (bulk grading, detention, main east-west drive, and utility mains) to be completed in 8-12 months. Residential on Tracts A, B, & C and Lot 1&2 commercial to follow, with commercial Lot 3, 4 & 5 anticipated to be under construction and completed by the time the residential is done with estimated full delivery in years 2-3.

PROPERTY BOUNDARY MAP ZON2021-0005

BEING TRACT B, BOOMERANG RANCH SECOND FILING, RECEPTION NO. 4117068,
LOCATED IN THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 5 NORTH, RANGE 66 WEST OF THE 6TH P.M.,
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO

SHEET 1 OF 1

LEGAL DESCRIPTION:

TRACT B, BOOMERANG RANCH SECOND FILING RECORDED AT RECEPTION NO. 4117068 IN THE OFFICES OF WELD COUNTY AND THE ONE-HALF OF THE ADJACENT AND CONTIGUOUS RIGHTS-OF-WAY OF WEST 10TH STREET, 80TH AVENUE AND 12TH STREET LOCATED IN THE CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST QUARTER CORNER OF SECTION 8, TOWNSHIP 5 NORTH, RANGE 66 WEST OF THE 6TH P.M. FROM WHENCE THE NORTH QUARTER CORNER OF SAID SECTION 8 BEARS NORTH 89°11'32" EAST A DISTANCE OF 2651.57 FEET WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

THENCE NORTH 89°11'32" EAST ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 8 A DISTANCE OF 265.01 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING NORTH 89°11'32" EAST ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 8 A DISTANCE OF 1007.23 FEET TO THE EXTENDED CENTERLINE OF 80TH AVENUE;

THENCE ON THE CENTERLINES OF 80TH AVENUE AND 12TH STREET AS DEPICTED ON SAID PLAT OF BOOMERANG RANCH SECOND FILING THE FOLLOWING FIVE (5) COURSES:

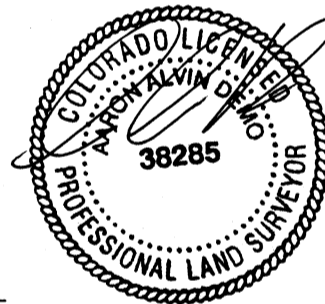
1. SOUTH 01°02'39" EAST A DISTANCE OF 898.89 FEET TO A POINT OF CURVATURE;
2. ON THE ARC OF A TANGENT CURVE TO THE RIGHT 591.33 FEET, SAID CURVE HAVING A RADIUS OF 450.00 FEET, A DELTA OF 75°17'24" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 36°36'03" WEST A DISTANCE OF 549.89 FEET TO A POINT OF TANGENCY;
3. SOUTH 74°14'45" WEST A DISTANCE OF 388.64 FEET TO A POINT OF CURVATURE;
4. ON THE ARC OF A TANGENT CURVE TO THE RIGHT 205.38 FEET, SAID CURVE HAVING A RADIUS OF 800.00 FEET, A DELTA OF 14°42'32" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 81°36'01" WEST A DISTANCE OF 204.81 FEET TO A POINT OF TANGENCY;
5. SOUTH 88°57'17" WEST A DISTANCE OF 92.43 FEET TO THE EXTENDED WEST LINE OF TRACT B OF SAID BOOMERANG RANCH SECOND FILING;

THENCE NORTH 01°02'43" WEST ON THE EXTENDED WESTERLY LINE OF SAID PARCEL B A DISTANCE OF 1463.21 FEET TO THE POINT OF BEGINNING;

SAID PARCEL CONTAINS 1,361,603 SQUARE FEET OR 31.26 ACRES MORE OR LESS.

SURVEYOR'S STATEMENT:

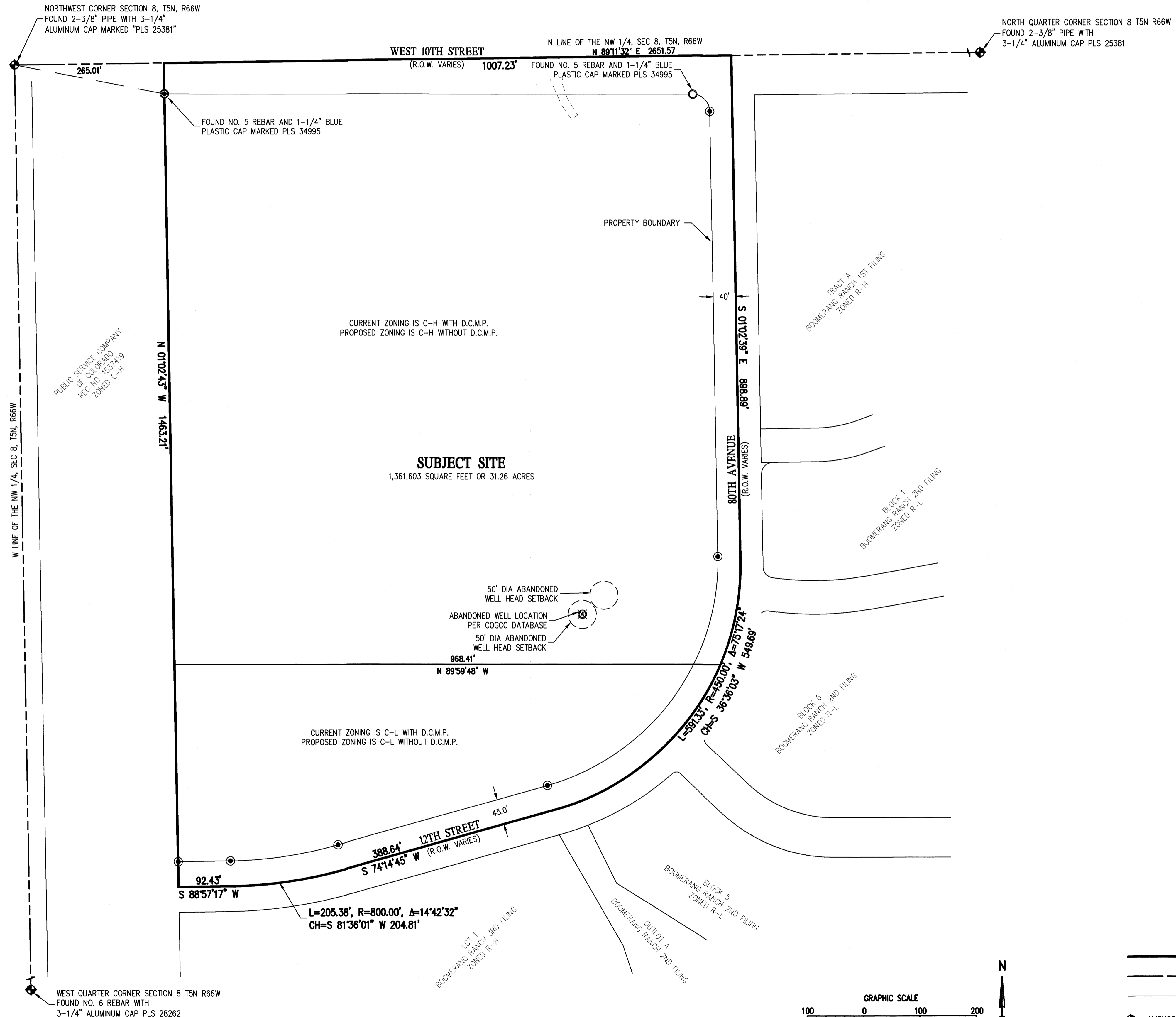
I, AARON ALVIN DEMO, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THIS REZONING MAP WAS PREPARED FROM AN ACTUAL SURVEY UNDER MY PERSONAL SUPERVISION, AND THAT THIS PLAT IS AN ACCURATE REPRESENTATION THEREOF, THAT THE MONUMENTATION AS INDICATED HEREON WAS FOUND AS SHOWN, ALL THIS TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.



AARON ALVIN DEMO, PLS
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR NO. 38285
FOR AND ON BEHALF OF BASELINE CORPORATION

NOTES:

1. BASIS OF BEARINGS: THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 5 NORTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, AS MONUMENTED BY A 2-3/8 INCH PIPE WITH A 3-1/4 INCH ALUMINUM CAP STAMPED PLS 25381 AT THE NORTHWEST CORNER OF SAID SECTION 8 AND A 2-3/8 INCH PIPE WITH A 3-1/4 INCH ALUMINUM CAP STAMPED PLS 25381 AT THE NORTH QUARTER CORNER OF SAID SECTION 8 BEARS NORTH 89°11'32" EAST, BEING A GRID BEARING OF THE COLORADO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NORTH AMERICAN DATUM 1983/2007, A DISTANCE OF 2651.57 FEET WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.
2. TITLE COMMITMENT NOTE: THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY BASELINE ENGINEERING CORP. TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS OF WAY AND TITLE OF RECORDS, BASELINE ENGINEERING CORP. RELIED UPON TITLE COMMITMENT ORDER NUMBER FC25188307, DATED MAY 11, 2021 AT 5:00 P.M. AS PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY TO DELINEATE THE AFORESAID INFORMATION.
3. DISTANCES ON THIS PLAT ARE EXPRESSED IN U.S. SURVEY FEET AND DECIMALS THEREOF. A U.S. SURVEY FOOT IS DEFINED AS EXACTLY 1200/3937 METERS.
4. NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
5. THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED LAND SURVEY, IT IS INTENDED ONLY TO DEPICT THE ATTACHED LEGAL DESCRIPTION.



LEGEND

- BOUNDARY LINE
- - - - - SECTION LINE
- EXISTING EASEMENT

- ⊕ ALIQUOT CORNER AS DESCRIBED
 - ⊙ FOUND NO. 5 REBAR AND 1-1/4" ORANGE PLASTIC CAP MARKED PLS 38285 UNLESS OTHERWISE NOTED
- D.C.M.P. DEVELOPMENT CONCEPT MASTER PLAN

BASELINE
Engineering • Planning • Surveying
4007 S LINCOLN AVENUE, SUITE 405 • LOVELAND, COLORADO 80537
P: 303.533.7600 • F: 866.679.4864 • www.baselinecorp.com

DESIGNED BY	DATE	PREPARED BY	DATE
DEW	2/01/2022	DEW	05/13/2022
DEW	05/13/2022	LYRY	07/20/2022
DEW	07/20/2022	AAD	

PROPERTY BOUNDARY MAP
COUNTY OF WELD
CITY OF GREELEY
TRACT B, BOOMERANG RANCH SECOND FILING
10TH STREET AND 83RD AVENUE

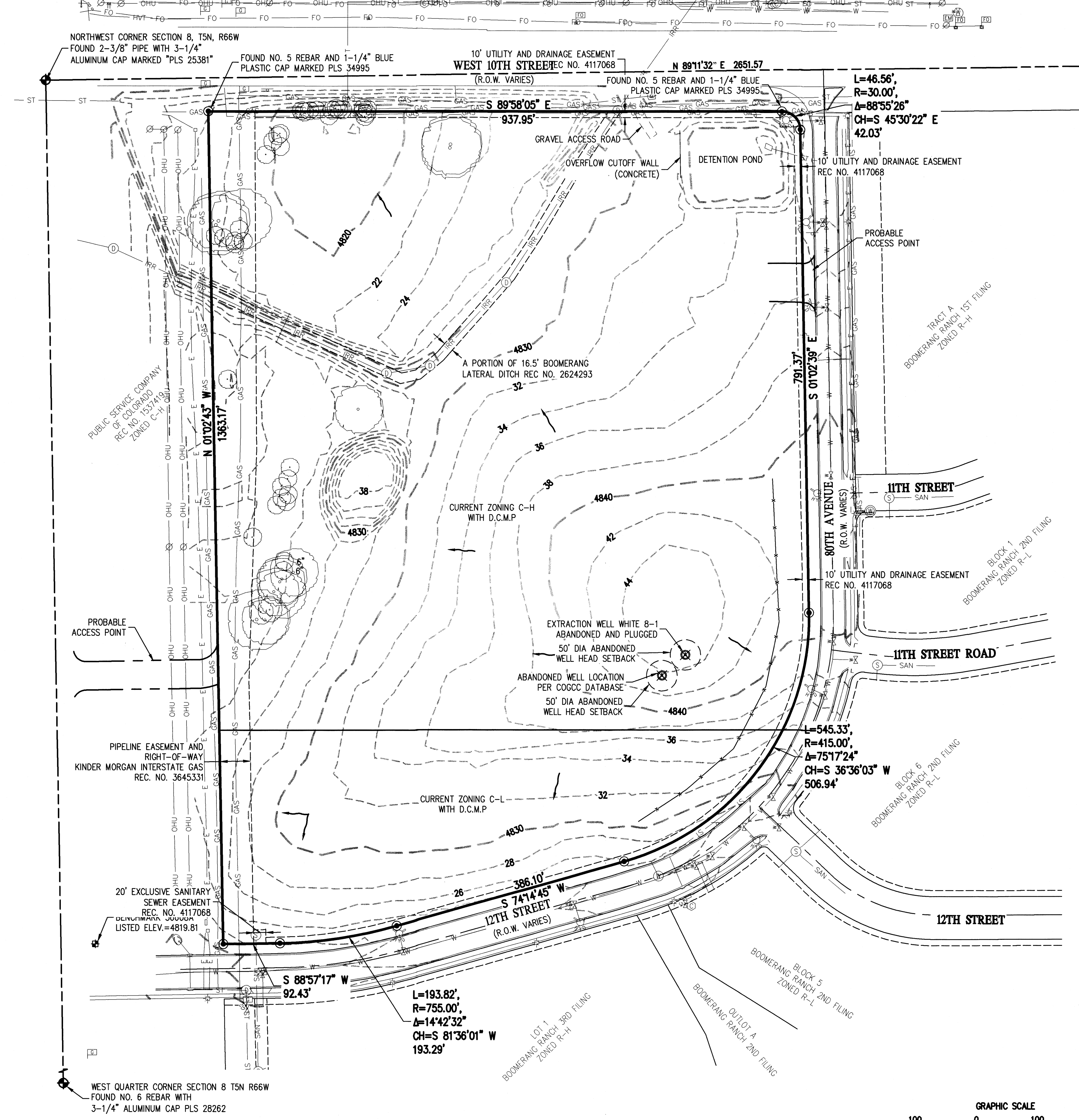
FOR AND ON BEHALF OF BASELINE CORPORATION

INITIAL SUBMITTAL	03/25/2020
DRAWING SIZE	24" X 36"
SURVEY FIRM	BASELINE CORP.
SURVEY DATE	03/20/2020
JOB NO.	C0152700
DRAWING NAME	152700 - BOOMERANG RANCH
SHEET	1 OF 1

SITE ANALYSIS MAP ZON2021-0005

BEING TRACT B, BOOMERANG RANCH SECOND FILING, RECEPTION NO. 4117068,
 LOCATED IN THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 5 NORTH, RANGE 66 WEST OF THE 6TH P.M.,
 CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO

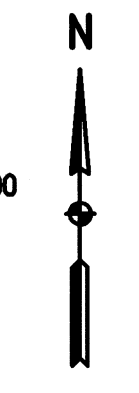
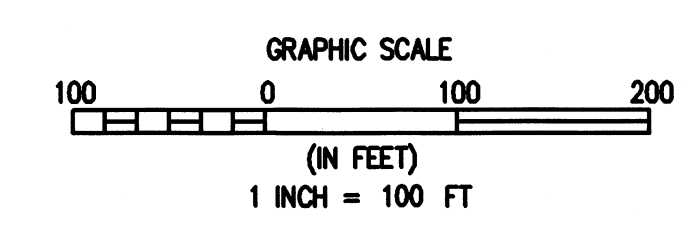
SHEET 1 OF 1



- NOTE:**
1. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NUMBER 08123C1516E, EFFECTIVE DATE JANUARY 20, 2016, THE PARCEL IS NOT WITHIN A DESIGNATED FEMA FLOOD PLAIN.
 2. SUBJECT SITE CONTAINS 1,361,603 SQUARE FEET OR 31.26 ACRES MORE OR LESS.
 3. CURRENT ZONING IS C-H WITH D.C.M.P. (NORTH) AND C-L WITH D.C.M.P. (SOUTH).

LEGEND

—	BOUNDARY LINE
- - -	SECTION LINE
- · - · -	EXISTING EASEMENT
— IRR — IRR —	IRRIGATION LINE
— GAS — GAS —	GAS LINE
— W — W —	WATER LINE
— SAN — SAN —	SANITARY SEWER
— ST — ST —	STORM SEWER
— OHU — OHU —	OVERHEAD UTILITY
— E — E —	UNDERGROUND ELECTRIC
— FO — FO —	FIBER OPTIC
— 81 —	MINOR CONTOUR (1' INTERVAL)
— 5280 —	MAJOR CONTOUR (5' INTERVAL)
◆	ALIQUOT CORNER AS DESCRIBED
●	FOUND NO. 5 REBAR AND 1-1/4" ORANGE PLASTIC CAP MARKED PLS 38285 UNLESS OTHERWISE NOTED
⊗	POWER POLE
⊙	CONIFEROUS TREE
⊕	IRRIGATION/STROM MANHOLE
⊖	SANITARY MANHOLE
⊗	FIRE HYDRANT
⊘	WATER VALVE
⊙	LIGHT POLE
⊗	GAS VALVE
⊕	COMMUNICATION PEDESTAL
→	SURFACE FLOW DIRCTION
—	D.C.M.P. DEVELOPMENT CONCEPT MASTER PLAN



AARON ALVIN DEMO, PLS
 COLORADO LICENSED PROFESSIONAL LAND SURVEYOR NO. 38285
 FOR AND ON BEHALF OF BASELINE CORPORATION

BASELINE

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 P. 970.533.7600 · F. 866.679.4864 · www.baselinesurvey.com

REVISION DESCRIPTION	DATE	PREPARED BY	DATE	DESIGNED BY
CITY COMMENTS & REVISION	2/01/2022	DEW	2/01/2022	DEW
CITY COMMENTS & REVISION	05/13/2022	DEW	05/13/2022	DEW
CITY COMMENTS	07/20/2022	URY	07/20/2022	DEW
				AAAD

SITE ANALYSIS MAP

COUNTY OF WELD
 CITY OF GREELEY
 TRACT B, BOOMERANG RANCH SECOND FILING
 10TH STREET AND 83RD AVENUE

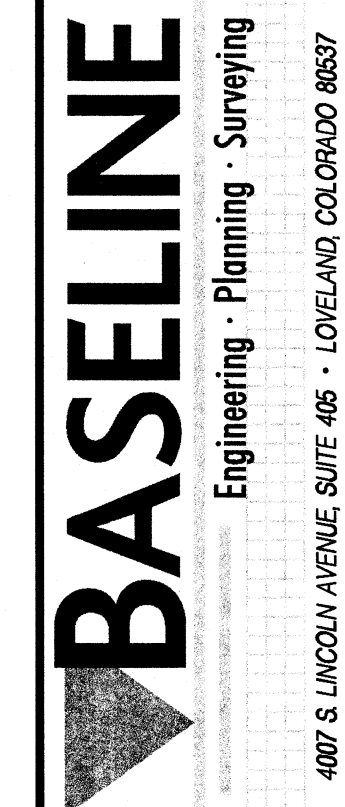
FOR AND ON BEHALF OF BASELINE CORPORATION

INITIAL SUBMITTAL	03/26/2020
DRAWING SIZE	24" X 36"
SURVEY FROM	03/20/2020
SURVEY DATE	03/20/2020
BASELINE CORP.	
JOB NO.	CD152700
DRAWING NAME	152700 - BOOMERANG RANCH
SHEET	1 OF 1

ZONING SUITABILITY MAP ZON2021-0005

BEING TRACT B, BOOMERANG RANCH SECOND FILING, RECEPTION NO. 4117068, AND ADJACENT ONE-HALF RIGHTS-OF-WAY, LOCATED IN THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 5 NORTH, RANGE 66 WEST OF THE 6TH P.M., CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO

SHEET 1 OF 1



DESIGNED BY	DATE
DEW	02/07/2022
DRAWN BY	DATE
DEW	05/13/2022
CHECKED BY	DATE
AAD	07/20/2022

REVISION DESCRIPTION	DATE
CITY COMMENTS & REVISION	
CITY COMMENTS & REVISION	
CITY COMMENTS	

ZONING SUITABILITY MAP

COUNTY OF WELD
CITY OF GREELEY

TRACT B, BOOMERANG RANCH SECOND FILING
10TH STREET AND 83RD AVENUE

FOR AND ON BEHALF OF	DATE
BASELINE CORPORATION	09/11/2020
INITIAL SUBMITTAL	
DRAWING SIZE	24" X 36"
SURVEY FIRM	DATE
BASELINE CORP.	03/20/2020
JOB NO.	CO152700
DRAWING NAME	
152700 - BOOMERANG RANCH	
SHEET	1 OF 1

LEGAL DESCRIPTION:

TRACT B, BOOMERANG RANCH SECOND FILING RECORDED AT RECEPTION NO. 4117068 IN THE OFFICES OF WELD COUNTY AND THE ONE-HALF OF THE ADJACENT AND CONTIGUOUS RIGHTS-OF-WAY OF WEST 10TH STREET, 80TH AVENUE AND 12TH STREET LOCATED IN THE CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST QUARTER CORNER OF SECTION 8, TOWNSHIP 5 NORTH, RANGE 66 WEST OF THE 6TH P.M. FROM WHENCE THE NORTH QUARTER CORNER OF SAID SECTION 8 BEARS NORTH 89°11'32" EAST A DISTANCE OF 2651.57 FEET WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

THENCE NORTH 89°11'32" EAST ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 8 A DISTANCE OF 265.01 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING NORTH 89°11'32" EAST ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 8 A DISTANCE OF 1007.23 FEET TO THE EXTENDED CENTERLINE OF 80TH AVENUE;

THENCE ON THE CENTERLINES OF 80TH AVENUE AND 12TH STREET AS DEPICTED ON SAID PLAT OF BOOMERANG RANCH SECOND FILING THE FOLLOWING FIVE (5) COURSES:

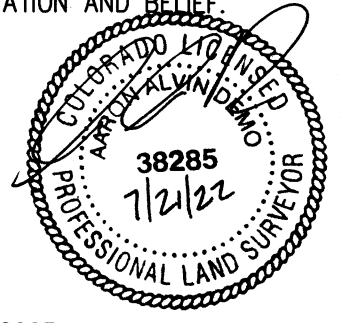
1. SOUTH 01°02'39" EAST A DISTANCE OF 898.89 FEET TO A POINT OF CURVATURE;
2. ON THE ARC OF A TANGENT CURVE TO THE RIGHT 591.33 FEET, SAID CURVE HAVING A RADIUS OF 450.00 FEET, A DELTA OF 75°17'24" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 36°36'03" WEST A DISTANCE OF 549.69 FEET TO A POINT OF TANGENCY;
3. SOUTH 74°14'45" WEST A DISTANCE OF 388.64 FEET TO A POINT OF CURVATURE;
4. ON THE ARC OF A TANGENT CURVE TO THE RIGHT 205.38 FEET, SAID CURVE HAVING A RADIUS OF 800.00 FEET, A DELTA OF 14°42'32" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 81°36'01" WEST A DISTANCE OF 204.81 FEET TO A POINT OF TANGENCY;
5. SOUTH 88°57'17" WEST A DISTANCE OF 92.43 FEET TO THE EXTENDED WEST LINE OF TRACT B OF SAID BOOMERANG RANCH SECOND FILING;

THENCE NORTH 01°02'43" WEST ON THE EXTENDED WESTERLY LINE OF SAID PARCEL B A DISTANCE OF 1463.21 FEET TO THE POINT OF BEGINNING;

SAID PARCEL CONTAINS 1,361,603 SQUARE FEET OR 31.26 ACRES MORE OR LESS.

SURVEYOR'S STATEMENT:

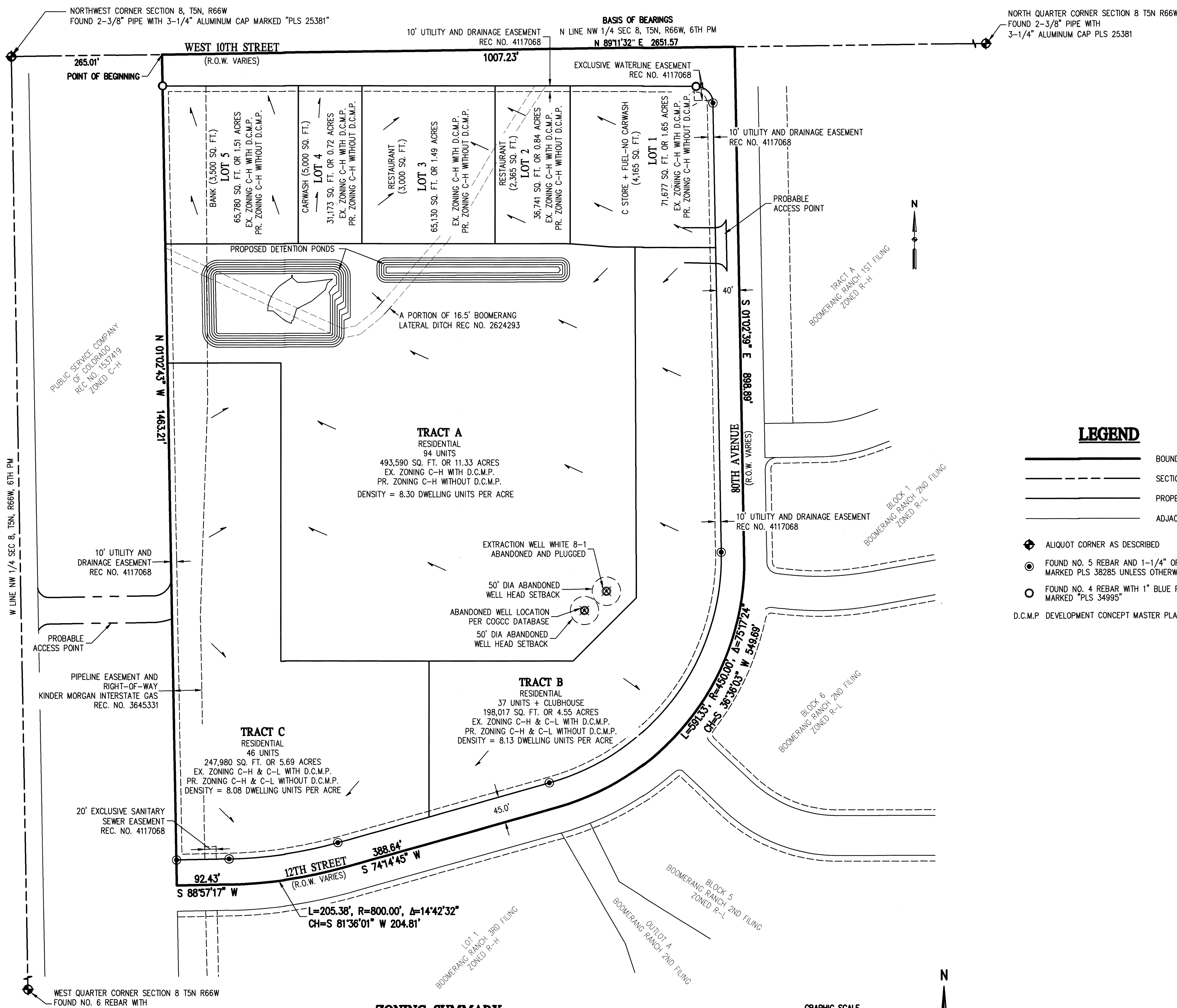
I, AARON ALVIN DEMO, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THIS REZONING MAP WAS PREPARED FROM AN ACTUAL SURVEY UNDER MY PERSONAL SUPERVISION, AND THAT THIS PLAT IS AN ACCURATE REPRESENTATION THEREOF, THAT THE MONUMENTATION AS INDICATED HEREON WAS FOUND AS SHOWN, ALL THIS TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.



AARON ALVIN DEMO, PLS
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR NO. 38285
FOR AND ON BEHALF OF BASELINE CORPORATION

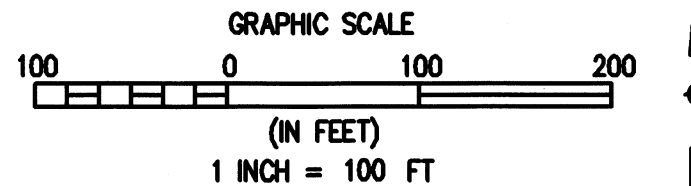
NOTES:

1. BASIS OF BEARINGS: THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 5 NORTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, AS MONUMENTED BY A 2-3/8 INCH PIPE WITH A 3-1/4 INCH ALUMINUM CAP STAMPED PLS 25381 AT THE NORTHWEST CORNER OF SAID SECTION 8 AND A 2-3/8 INCH PIPE WITH A 3-1/4 INCH ALUMINUM CAP STAMPED PLS 25381 AT THE NORTH QUARTER CORNER OF SAID SECTION 8 BEARS NORTH 89°11'32" EAST, BEING A GRID BEARING OF THE COLORADO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NORTH AMERICAN DATUM 1983/2007, A DISTANCE OF 2651.57 FEET WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.
2. TITLE COMMITMENT NOTE: THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY BASELINE ENGINEERING CORP. TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS OF WAY AND TITLE OF RECORDS, BASELINE ENGINEERING CORP. RELIED UPON TITLE COMMITMENT ORDER NUMBER FC25188307, DATED MAY 11, 2021 AT 5:00 P.M. AS PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY TO DELINEATE THE AFORESAID INFORMATION.
3. DISTANCES ON THIS PLAT ARE EXPRESSED IN U.S. SURVEY FEET AND DECIMALS THEREOF. A U.S. SURVEY FOOT IS DEFINED AS EXACTLY 1200/3937 METERS.
4. NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
5. THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED LAND SURVEY, IT IS INTENDED ONLY TO DEPICT THE ATTACHED LEGAL DESCRIPTION.



ZONING SUMMARY

EXISTING ZONING:	PROPOSED ZONING:	AREA
C-H WITH D.C.M.P. 976,847 SQ. FT. OR 22.43 ACRES	C-H WITHOUT D.C.M.P.	976,847 SQ. FT. OR 22.43 ACRES
C-L WITH D.C.M.P. 233,241 SQ. FT. OR 5.35 ACRES	C-L WITHOUT D.C.M.P.	233,241 SQ. FT. OR 5.35 ACRES
TOTAL: 1,210,088 SQ. FT. OR 27.78 ACRES		1,210,088 SQ. FT. OR 27.78 ACRES



M:\co-152700-Boomerang Ranch\Drawings\152700-Reszone Rev-2.dwg, 7/21/2022 1:35:32 PM, Lochlan Yahn

EXHIBIT A

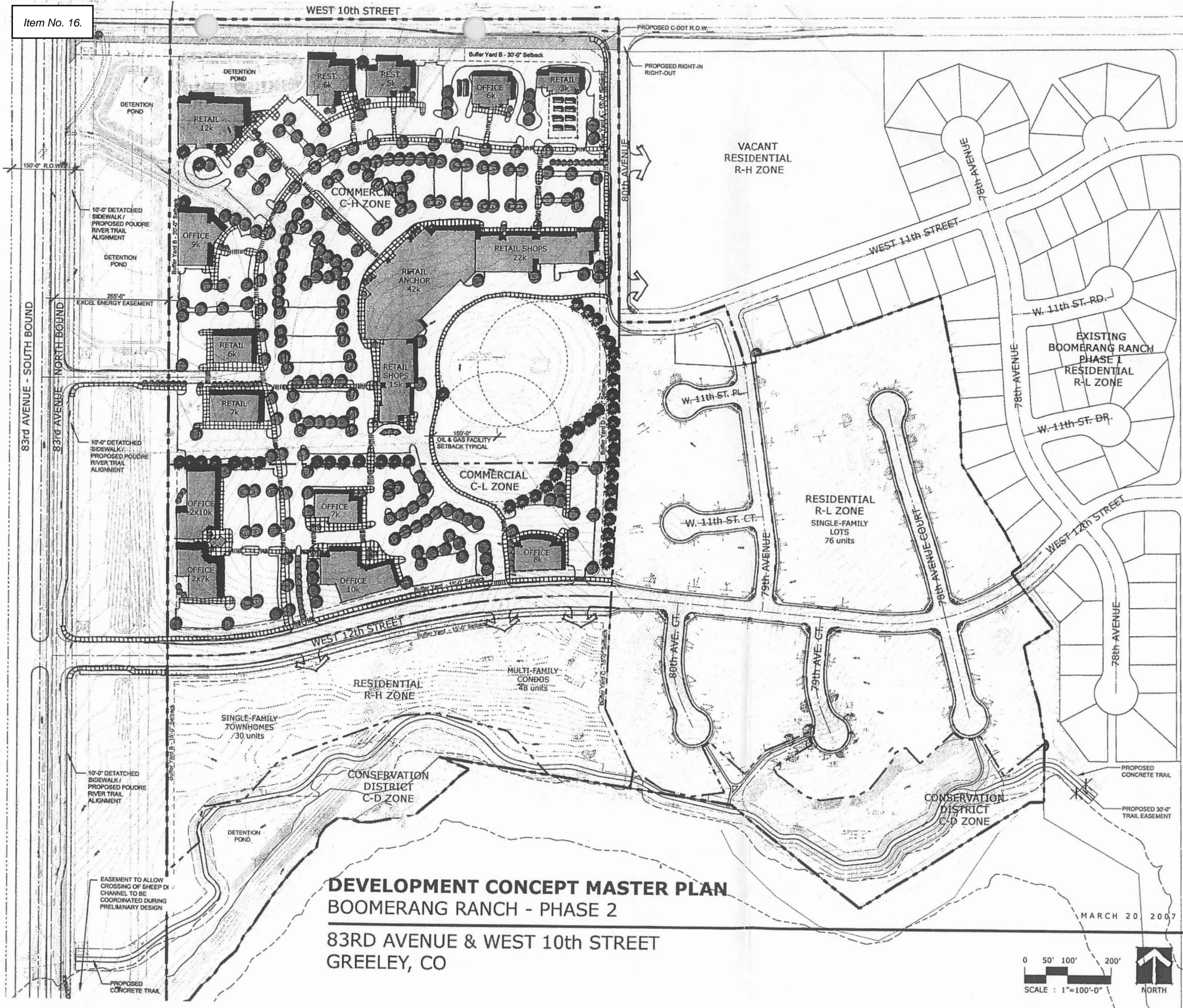
SITE PLAN SUMMARY

OVERALL LAND AREA		
Commercial	(1,449k SF)	33.27 AC
Multi-Family	(325k SF)	7.46 AC
Residential Lots	(914k SF)	20.99 AC
Conservation District Area		7.91 AC
GROSS AREA	(3,033k SF)	69.63 AC

COMMERCIAL BUILDING AREAS		
Office	7 Buildings	75k SF
Retail	5 Buildings	107k SF
Restaurants	2 Buildings	11k SF
TOTAL		193k SF

MULTI-FAMILY		
Townhomes	30 Units	45k SF
Condos	48 Units	62k SF
TOTAL		107k SF

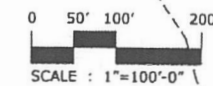
RESIDENTIAL LOTS		
TOTAL LOT AREAS		672k SF
Average Lot Size (70x128=8,960 sf)		
Average Lot Frontage 60'		
Total Single-Family Lot Count		76



**DEVELOPMENT CONCEPT MASTER PLAN
BOOMERANG RANCH - PHASE 2**

83RD AVENUE & WEST 10th STREET
GREELEY, CO

MARCH 20 2007

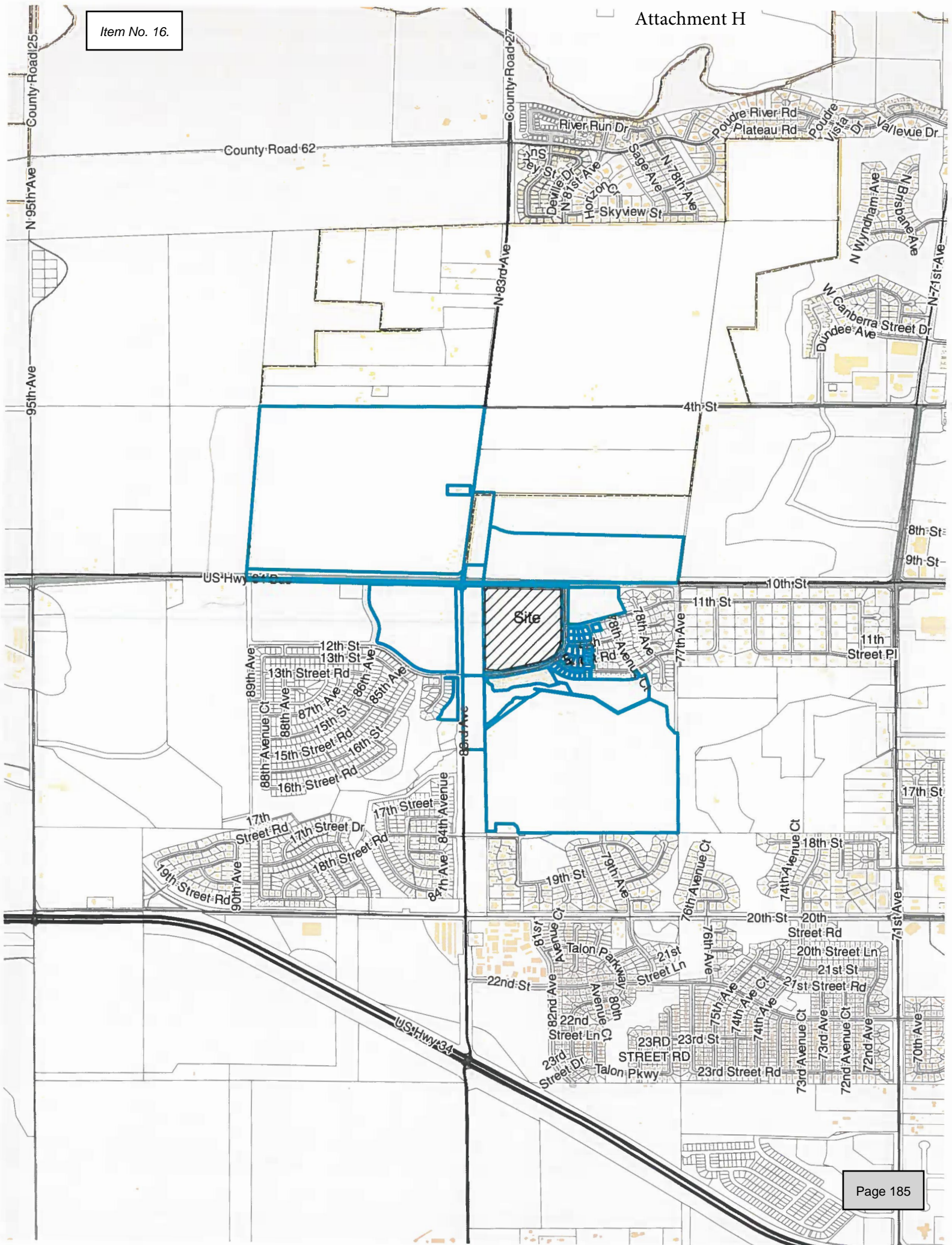


VFRipley ASSOCIATES INC

VAUGHT • FRYE ARCHITECTS
ARCHITECTURE • INTERIOR DESIGN

401 West Mountain Avenue, Suite 200, Fort Collins, CO 80521
fax 970.224.1662 • phone 970.224.1191 • www.vaughtfrye.com

Item No. 16.



Rezoning to Remove Development Concept Master Plan ZON2021-0005

City Council

October 4, 2022

Darrell Gesick, Planner III

Location



- **South of 10th Street, East of 83rd Avenue, West of 80th Avenue, and North of 12th Street**
- **Surrounding Zoning and Land uses:**
 - **North: C-H – Undeveloped Land**
 - **East: R-H – Undeveloped and R-L – Single-Family**
 - **South: R-H – Multi-Family**
 - **West: C-H and C-L – Public Service Easement**

Request & Site Background

- **Background:**

- **In 1994, the property was annexed and zoned Residential and Commercial**
- **In 2007, site was rezoned to Commercial Low and Commercial High with Development Concept Master Plan (DCMP) established**

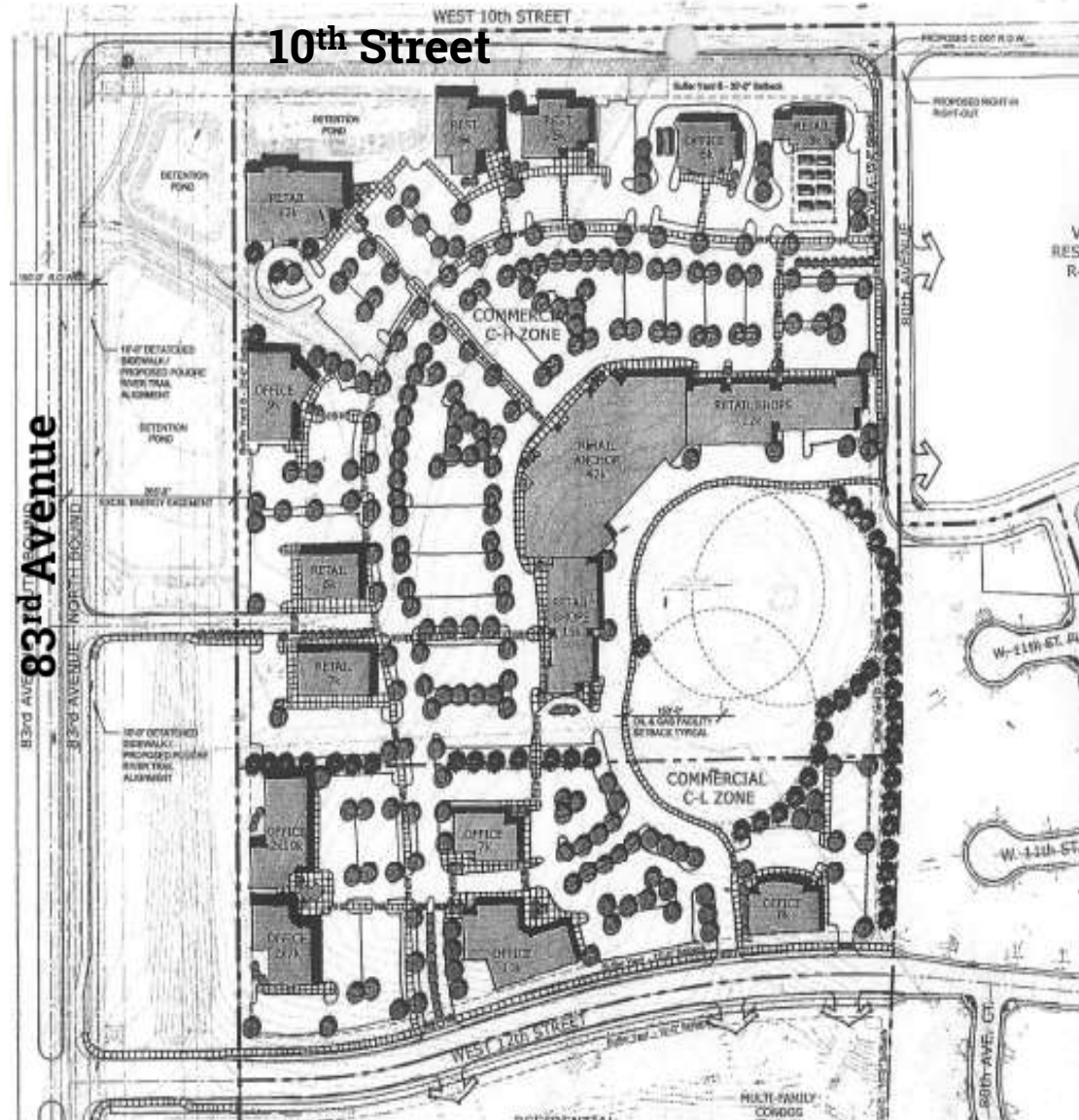
- **Request:**

- **Requests removal of the DCMP overlay designation to allow for more development options for site design and uses**
- **The DCMP is an obsolete zone overlay under the current Code**
- **A DCMP remains effective until removed using the same procedures under which the original plan was approved; therefore, a rezone is required**

Development Concept Master Plan

Item No. 16.

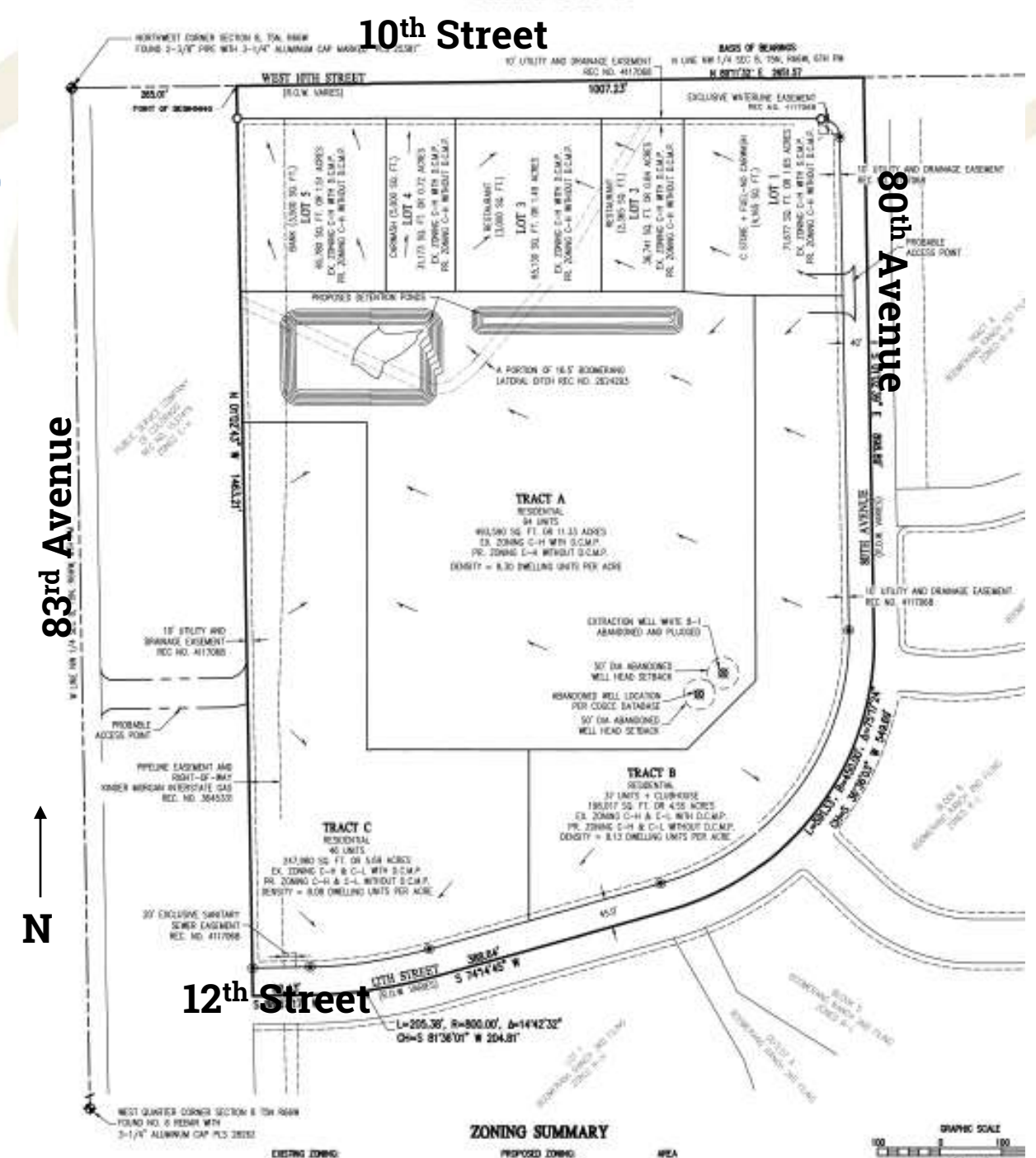
- DCMP included a general layout, access points, uses and general architectural guidelines
- Allowed for Office, Retail, and Restaurants
- Current owner is proposing a different plan and would like to remove the DCMP, which is an obsolete zone overlay under the current Code.



Zoning Suitability Map

Item No. 16.

- Proposing 5 Lots
- Proposing 3 Tracts for Future Development
- Two Site Plan applications are in for review



Approval Criteria

Rezone Criteria – 24-625(C)(3) – Eight Criteria Used to Evaluate Rezone applications

- **The proposed Rezone to remove DCMP is consistent with the criteria as outlined in your Summary**

Notification

- **A total of 42 notice letters were mailed to property owners within 500 feet**
- **Signs posted on the property**
- **One phone call received – One person at the hearing – Both wanted to know what was being proposed**

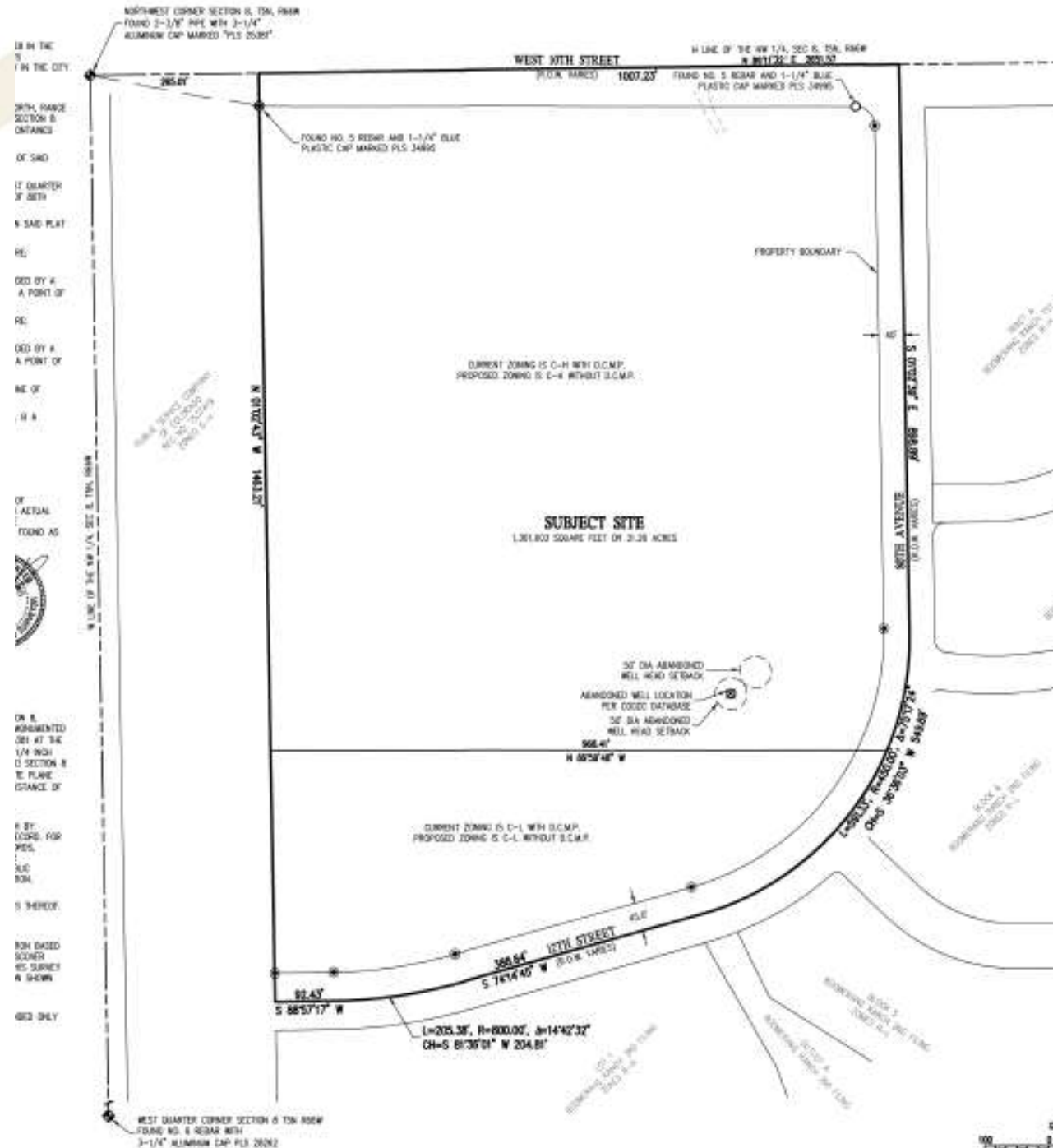
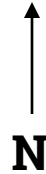
Recommendation

- **Complies with Section 24-625(c)(3) a, b, f, g, and h**
- **Planning Commission reviewed the request and conducted a public hearing on September 13, 2022, and voted 4-0 to recommend approval**

Rezone

Boundary Map

- **31.26 Rezone acres**

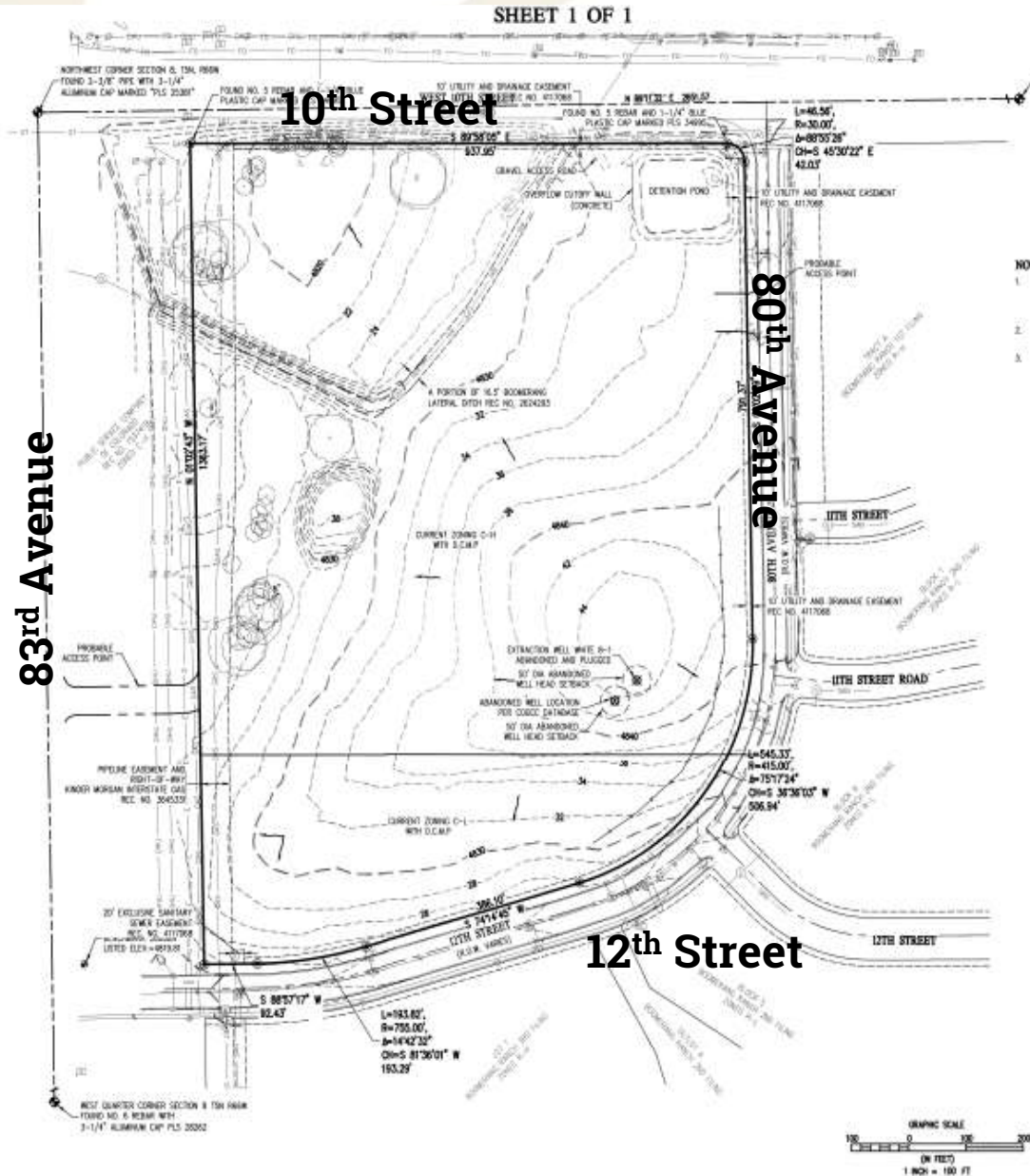


Site Analysis Map

Item No. 16.

Existing Conditions:

- Undeveloped
- Boomerang Ditch
- Plugged and abandoned Well



Approval Criteria

Rezone Criteria – Section 24-625(c)(3) – Eight Criteria Used to Evaluate Rezones

A) Has the area changed to such a degree that it is in the public interest to rezone to encourage development/redevelopment?

- *Surrounding area has not changed over the last 15 years*
- *Surrounding area developed as zoned*
- *DCMP zoning has been in place for 15 years without development resulting*
- *Rezoning would allow for more development options*

B) Has the existing zoning been in place for at least 15 years without substantial development resulting and does the existing zoning appear to be obsolete?

- *Zoning with DCMP has been in place for over 15 years without development*
- *Removing the DCMP would allow for more development options in regard to uses and site layout*

F) What is the potential impact on the immediate neighborhood and the city as a whole?

- *Minimal impacts*
- *Severed by city water and sewer*
- *Served by city police and fire*
- *Traffic reviewed by CDOT and Public Works and it was acceptable*
- *Noise regulated by the Municipal Code*

Approval Criteria

Item No. 16.

Rezone Criteria – Section 24-625(c)(3)

G) Is the rezone consistent with the policies and goals of the City's Comprehensive Plan?

- *ED-2.4 – Rezone would attract business to serve the area*
- *GC-2.5 – Rezone could provide service to the area and would be in a walking distance to existing residential*

H) What is the impact on the Zoning Suitability Plan?

- *Currently a DCMP is approved on the site and has been in place for 15 years without development*
- *The proposed Zoning Suitability Plan demonstrates on a conceptual level that the site should be able to develop/redeveloped in accordance with the Development Code*

Council Agenda Summary

Title:

Scheduling of Meetings, Other Events

Summary:

During this portion of the meeting the City Manager or City Council may review the attached Council Calendar or Planning Calendar and Schedule for City Council Meetings and Work Sessions and make any necessary changes regarding any upcoming meetings or events.

Attachments:

Council Meetings and Other Events Calendars

Council Meeting and Work Session Schedule/Planning Calendar

October 3, 2022 - October 9, 2022

October 2022							November 2022						
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
						1			1	2	3	4	5
2	3	4	5	6	7	8	6	7	8	9	10	11	12
9	10	11	12	13	14	15	13	14	15	16	17	18	19
16	17	18	19	20	21	22	20	21	22	23	24	25	26
23	24	25	26	27	28	29	27	28	29	30			
30	31												

Monday, October 3

Tuesday, October 4

6:00pm - City Council Meeting (Council Chambers and via Zoom) - Council Master Calendar

Wednesday, October 5

Thursday, October 6

- 7:30am - Poudre River Trail (Hall)**
- 3:30pm - IG Adv. Board (Butler)**
- 6:00pm - 8:30pm North Front Range MPO Meeting (Olson/Payton)**

Friday, October 7

Saturday, October 8

- 9:00am - 9:30am Kick-Off Celebration for Greeley's Newest Natural Area previously known as Shurview** (Missile Site Park, 10611 CO-257 Spur, Greeley, CO.) - Council Master Calendar
- 9:00am - 9:30am Shurview Kick-Off Event (Gates, Butler, DeBoutez)** (Missile Site Park, 10611 CO-257 Spur, Greeley, CO 80634) - Council Master Calendar

Sunday, October 9

October 10, 2022 - October 16, 2022

October 2022							November 2022						
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
						1			1	2	3	4	5
2	3	4	5	6	7	8	6	7	8	9	10	11	12
9	10	11	12	13	14	15	13	14	15	16	17	18	19
16	17	18	19	20	21	22	20	21	22	23	24	25	26
23	24	25	26	27	28	29	27	28	29	30			
30	31												

Monday, October 10

Tuesday, October 11

6:00pm - City Council Worksession Meeting (Council Chambers and via Zoom) - Council Master Calendar ↻

Wednesday, October 12

10:00am - 3:00pm City Council - Council Reunion 11:00 am - 2:00 pm (R_CCS_Council Chambers - WiFi Ready; R_CCS_Council Chambers Overflow Room 103) - Council Master Calendar

Thursday, October 13

6:30pm - 8:00pm Highway 85 Coalition/Mayors Bullseye Meeting (Changes with each meeting) - Council Master Calendar ↻

Friday, October 14

Saturday, October 15

Sunday, October 16

October 17, 2022 - October 23, 2022

October 2022							November 2022						
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
						1			1	2	3	4	5
2	3	4	5	6	7	8	6	7	8	9	10	11	12
9	10	11	12	13	14	15	13	14	15	16	17	18	19
16	17	18	19	20	21	22	20	21	22	23	24	25	26
23	24	25	26	27	28	29	27	28	29	30			
30	31												

Monday, October 17

Tuesday, October 18

6:00pm - City Council Meeting - Council Master Calendar ↻

Wednesday, October 19

8:30am - 10:00am Leadership Weld County - Coffee with Council - Council Master Calendar

12:15pm - 1:45pm Leadership Weld County - Mayor's Presentation

2:00pm - 5:00pm Water & Sewer Board (Gates) ↻

Thursday, October 20

7:30am - 8:30am DDA (DeBoutez/Butler) ↻

8:00am - 8:30am CML Mayor's Summit

3:30pm - 4:30pm Airport Authority (Clark/Payton) ↻

Friday, October 21

8:00am - 8:30am CML Mayor's Summit

Saturday, October 22

Sunday, October 23

October 24, 2022 - October 30, 2022

October 2022							November 2022						
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
						1			1	2	3	4	5
2	3	4	5	6	7	8	6	7	8	9	10	11	12
9	10	11	12	13	14	15	13	14	15	16	17	18	19
16	17	18	19	20	21	22	20	21	22	23	24	25	26
23	24	25	26	27	28	29	27	28	29	30			
30	31												

Monday, October 24

- 11:30am - 12:30pm Greeley Chamber of Commerce (Hall)
- 6:00pm - 7:00pm Youth Commission (Clark)

Tuesday, October 25

- 6:00pm - City Council Worksession Meeting - Council Master Calendar

Wednesday, October 26

- 7:00am - 8:00am Upstate Colorado Economic Development (Gates/Hall) (Upstate Colorado Conference Room) - Council Master Calendar

Thursday, October 27

- 6:00pm - 7:30pm Weld County Commissioners Annual Town/County Dinner (Weld Cty Adm Bldg; 1150 O St. Greeley) - Council Master Calendar

Friday, October 28

Saturday, October 29

Sunday, October 30

City Council Meeting Scheduling 2022

as of 9/27/2022			
This schedule is subject to change			
Date	Description	Sponsor	Placement/Time
October 11, 2022 Worksession Meeting	Update on the COG Image Campaign	Jaqueline Villegas	
October 18, 2022 Council Meeting	Proclamation - Greeley Philharmonic	Mayor	Intro
	UNC Update	President Feinstein	Intro
	Minutes (9/20 Council Meeting; 9/27 Council Work Session)	Heidi Leatherwood	Consent
	Resolution - Approving Mill Levy	John Karner	Consent
	Resolution for a State Trails Planning Grant Application/Sheep Draw Natural Areas Trailhead	John Dargle	Consent
	Resolution for a State Trails Construction Grant Application/Sheep Draw Bridge at Pumpkin Ridge Natural Area	John Dargle	Consent
	Resolution for a Grant Application for Delta Parks Improvements	John Dargle	Consent
	Intro & 1st Rdg Ord - Amending Title 18 regarding Event and Assembly Permits	Stacey Aurzada	Consent
	Intro & 1st Rdg - Ord - 13th Street Apartments Rezone	Becky Safarik	Consent
	Intro & 1st Rdg - Ord - Colorado Premium PUD	Becky Safarik	Consent
	Intro & 1st Rdg Ord - Setting Ward Boundaries	Becky Safarik	Consent
	2nd Rdg Prd & PH - Bag Tax and Delivery Fee Tax Exemption	John Karner	Regular
	2nd Rdg Ord & PH - 2023 Budget	John Karner	Regular
	2nd Rdg Ord & PH - Approving Pay Plan	Noel Mink	Regular
Board & Commission Appointments	City Clerk	Regular	
October 25, 2022 Worksession Meeting	Update on Public Safety	Adam Turk	
November 1, 2022 Council Meeting	Proclamation - Veteran's Day	Mayor	Intro
	Proclamation - Native American Heritage Month	Mayor	Intro
	Intro & 1st Rdg Ord - Council consideration of Grant Approval limits	John Karner	Regular
	Intro & 1st Rdg Ord - MS4 Permit Municipal Code Enforcement Update	Paul Trombino	Consent
	Intro & 1st Rdg Ord - Amending Title 12 regarding Greeley's Municipal Separate Storm Sewer System (PH on 11/15)	Paul Trombino/Brian Hathaway	Consent
	2nd Rdg & PH - Amending Title 18 regarding Event and Assembly Permits	Stacey Aurzada	Regular
	2nd Rdg Ord & PH - Setting Ward Boundaries	Becky Safarik	Regular
	2nd Rdg Ord & PH - 13th Street Apartments Rezone	Becky Safarik	Regular
2nd Rdg Ord & PH - Colorado Premium PUD	Becky Safarik	Regular	
PUD Approval - Colorado Premium PUD (Motion only)	Becky Safarik	Regular	

Council Agenda Summary

Title:

Consideration of a motion authorizing the City Attorney to prepare any required resolutions, agreements, and ordinances to reflect action taken by the City Council at this meeting and any previous meetings, and authorizing the Mayor and City Clerk to sign all such resolutions, agreements and ordinances

Council's Recommended Action:

A motion to approve the above authorizations.