

Greeley City Council Agenda

Special City Council Meeting
Tuesday, March 29, 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/89244554397>

NOTICE:

City Council scheduled this special meeting at the Council meeting held on March 15, 2022. This meeting will be conducted in a hybrid format, with a Zoom webinar in addition to the in person meeting in Council Chambers.

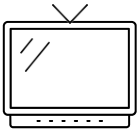
City Council members may participate in this meeting via electronic means pursuant to their adopted policies and protocol.

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 .

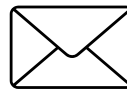


The public can join the Zoom webinar and comment from the remote meeting.

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





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.

City Council Special Meeting Agenda

March 29, 2022 at 6:00 PM

**1001 11th Avenue, City Center South, Greeley, CO 80631 &
via Zoom at: <https://greeleygov.zoom.us/j/89244554397>**

Special Meeting Items

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Public hearing and second reading of an ordinance appropriating additional sums to defray the expenses and liabilities of the City of Greeley for the balance of the fiscal year of 2022 and for funds held in reserve for encumbrances at December 31, 2021.
5. 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
6. Adjournment

Council Agenda Summary

March 29, 2022

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

Title:

Public hearing and second reading of an ordinance appropriating additional sums to defray the expenses and liabilities of the City of Greeley for the balance of the fiscal year of 2022 and for funds held in reserve for encumbrances at December 31, 2021.

Summary:

This is the first additional appropriation ordinance modifying the 2022 budget.

This appropriation will fund the City of Greeley's contribution for a down payment on the ShurView Property.

The ShurView property consists of approximately 978 acres of land located north of US HWY 34 Business and bisected by State Hwy 257 and represents the last large tract of land that separates Greeley and Windsor. Long seen as a common community separator, the site is identified as open lands on Greeley's Land Use Guidance map and described as a shared planning area by two communities.

A unique feature of the site is the location of Missile Park, an abandoned cold era missile silo site, now campground owned by Weld County. The County has indicated its willness to lease the land to the City for its further development as a recreational trail head area and, to that end, the Poudre River Trail Corridor Board funded and developed a concept plan with Greeley and Windsor staff , which would also include a link to the Poudre Trail to the north of the site. The site has a commanding vista of the front range; bluffs, riparian, and arroyo features; and distinctive archeological, geological and historic elements unique to this site and area.

Greeley staff has investigated ways to acquire this unique site for its unique open space, community separator and entryway attributes for better than 20 years. In conjunction with the Trust for Public Land (TPL) and the endorsement of Windsor and Weld County, acquisition is now possible.

The negotiated purchase price for the site is \$8.5M subject to a March 31, 2022 closing date. TPL will use its funds to buy and hold the property and then immediately lease the property back to Greeley, acting as the lender for the subsequent purchase of the site by Greeley. Greeley will provide a portion of the funds it had identified for its share of the purchase price at closing (\$3M of \$5M pledged) which helps offset the TPL funds in the project and reduce the interest on these borrowed funds. Greeley and TPL have been successful in securing two significant grants from Great Outdoors Colorado and the Land and Water Conservation Fund of approximately \$2.5M that will also be applied to the property acquisition. Funding of the acquisition has been tentatively pledged by the Town of Windsor and other partnership funding is also anticipated.

Once the balance of the funding is in place the property will be transferred to public ownership.

Fiscal Impact:

Does this item create a fiscal impact on the City of Greeley?	Yes
If yes, what is the initial, or, onetime impact?	\$ 3,000,000
What is the annual impact?	\$ 3,000,000
What fund of the City will provide Funding?	General Fund
What is the source of revenue within the fund?	Fund Balance & Operating Transfer.
Is there grant funding for this item?	Yes
If yes, does this grant require a match?	Yes
Is this grant onetime or ongoing?	Onetime
Additional Comments:	Funding source is available by approving a transfer of \$3M from the General Fund 2021 carry over dollars into the Quality of Life CIP 318 and appropriating those dollars for use in the down payment of the ShurView Property purchase in fiscal year 2022.

Legal Issues:

City Charter prohibits actual expenditures from exceeding appropriations at the fund level. This ordinance will ensure that this does not occur.

Applicable Council Priority and Goal:

Image: Reinforce Greeley's vision as an attractive and vibrant community in which to live, learn, work and play.

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 adopt the ordinance and publish with reference to title only.

Attachments:

- Ordinance
- Detail Supporting Schedule
- PowerPoint Presentation

THE CITY OF GREELEY
ORDINANCE NO. _____, 2022

AN ORDINANCE APPROPRIATING ADDITIONAL SUMS TO DEFRAY THE EXPENSES AND LIABILITIES OF THE CITY OF GREELEY FOR THE BALANCE OF THE FISCAL YEAR OF 2022 AND FOR FUNDS HELD IN RESERVE FOR ENCUMBRANCES AT DECEMBER 31, 2021.

WHEREAS, the City of Greeley has or will incur expenses for certain activities described below during the 2022 fiscal year, and

WHEREAS, the revenues received in the City of Greeley in 2021, exceeded the amount of revenues estimated in the 2021 Budget by more than the total amount of the expenditures in the same year;

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

Section 1. In accordance with section 5-17 of the Greeley Charter, from actual and anticipated revenues which exceed the revenue estimates in the 2022 budget and amounts held in fund balance reserves from 2021, there is hereby appropriated the following designated sums to be allocated for use during the remainder of 2022:

Fund	Total
100 General	\$ 3,000,000
318 Quality of Life	\$ 3,000,000

Section 2. All actions heretofore taken (not inconsistent with the provisions of this ordinance) by the officers, agents and employees of the City in connection with this appropriation are hereby ratified, approved and confirmed.

Section 3. This Ordinance shall become effective five (5) days after its final publication as is provided by Section 3-16 of the Greeley Charter,

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

ATTEST:

THE CITY OF GREELEY

Interim City Clerk

BY _____
Mayor



City of Greeley
2022 Appropriation No. 1
City Council Meetings: March 15th & 29th

Fund	Funding Source	Description	Fund Balance	Revenue	Expenditures	Net Impact
100 - GENERAL FUND						
1	Fund Balance	<p>The ShurView property consists of approximately 978 acres of land located north of US HWY 34 Business and bisected by State Hwy 257 and represents the last large tract of land that separates Greeley and Windsor. Long seen as a common community separator, the site is identified as open lands on Greeley's Land Use Guidance map and described as a shared planning area by two communities.</p> <p>A unique feature of the site is the location of Missile Park, an abandoned cold era missile silo site, now campground owned by Weld County. The County has indicated its willingness to lease the land to the City for its further development as a recreational trail head area and, to that end, the Poudre River Trail Corridor Board funded and developed a concept plan with Greeley and Windsor staff, which would also include a link to the Poudre Trail to the north of the site. The site has a commanding vista of the front range; bluffs, riparian, and arroyo features; and distinctive archeological, geological and historic elements unique to this site and area.</p> <p>Greeley staff has investigated ways to acquire this unique site for its unique open space, community separator and entryway attributes for better than 20 years. In conjunction with the Trust for Public Land (TPL) and the endorsement of Windsor and Weld County, acquisition is now possible.</p> <p>The negotiated purchase price for the site is \$8.5M subject to a March 31, 2022 closing date. TPL will use its funds to buy and hold the property and then immediately lease the property back to Greeley, acting as the lender for the subsequent purchase of the site by Greeley. Greeley will provide a portion of the funds it had identified for its share of the purchase price at closing (\$3M of \$5M pledged) which helps offset the TPL funds in the project and reduce the interest on these borrowed funds. Greeley and TPL have been successful in securing two significant grants from Great Outdoors Colorado and the Land and Water Conservation Fund of approximately \$2.5M that will also be applied to the property acquisition. Funding of the acquisition has been tentatively pledged by the Town of Windsor and other partnership funding is also anticipated. Once the balance of the funding is in place the property will be transferred to public ownership.</p>	3,000,000	-	3,000,000	-
100 - GENERAL FUND			3,000,000	-	3,000,000	-
TOTAL (Less Additional Operating Expenditures Between Funds)			3,000,000	-	3,000,000	-
OPERATING TRANSFERS						
1	Operating Transfer	Operating Transfer from General Fund to the Quality of Life Fund for an internal loan to complete the down payment on the ShurView Property.	-	3,000,000	3,000,000	-
TOTAL ADDITIONAL OPERATING EXPENDITURES BETWEEN FUNDS			-	3,000,000	3,000,000	-

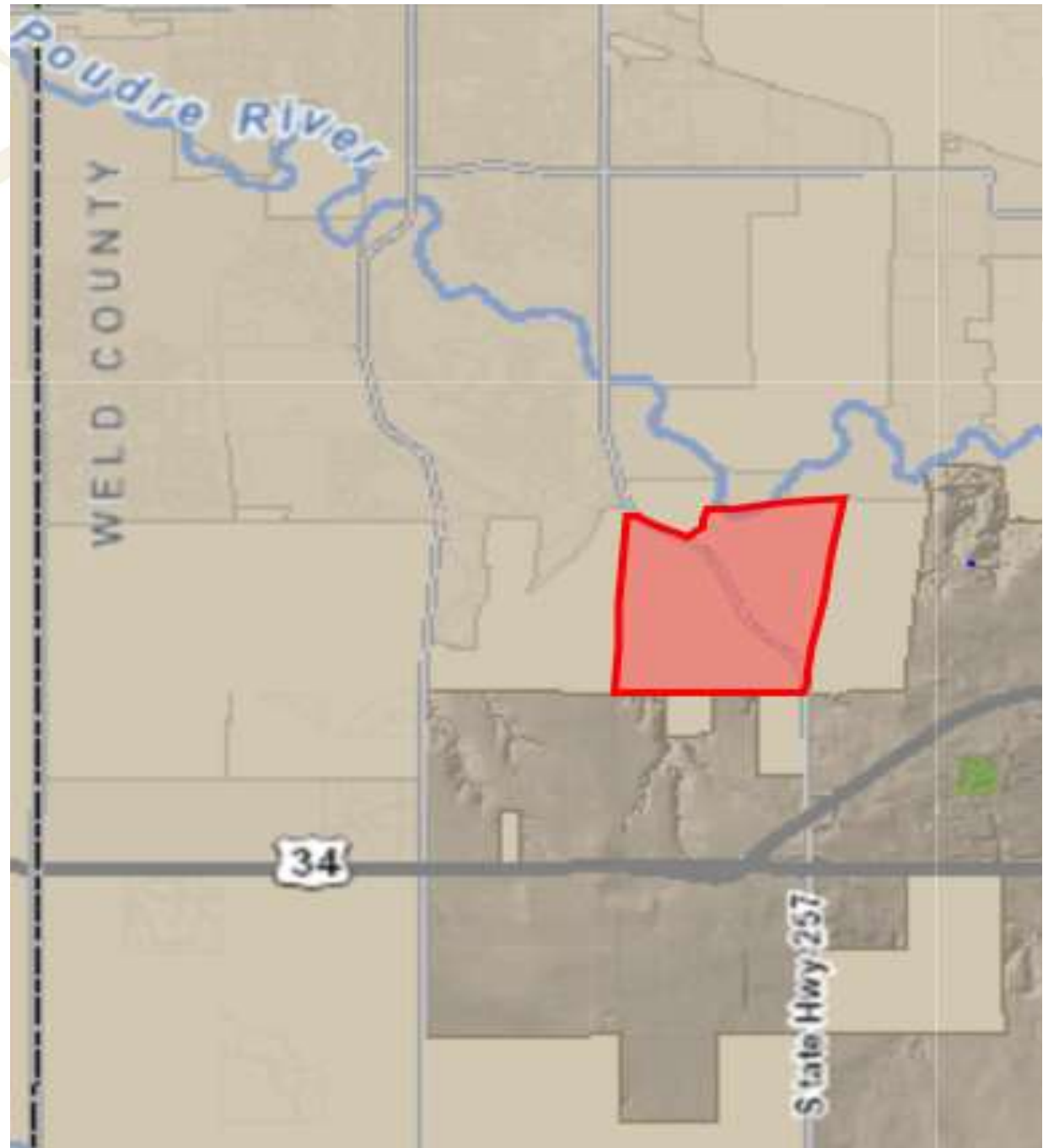
ShurView Natural Area Acquisition Appropriation Ordinance

City Council Special Meeting
March 29, 2022

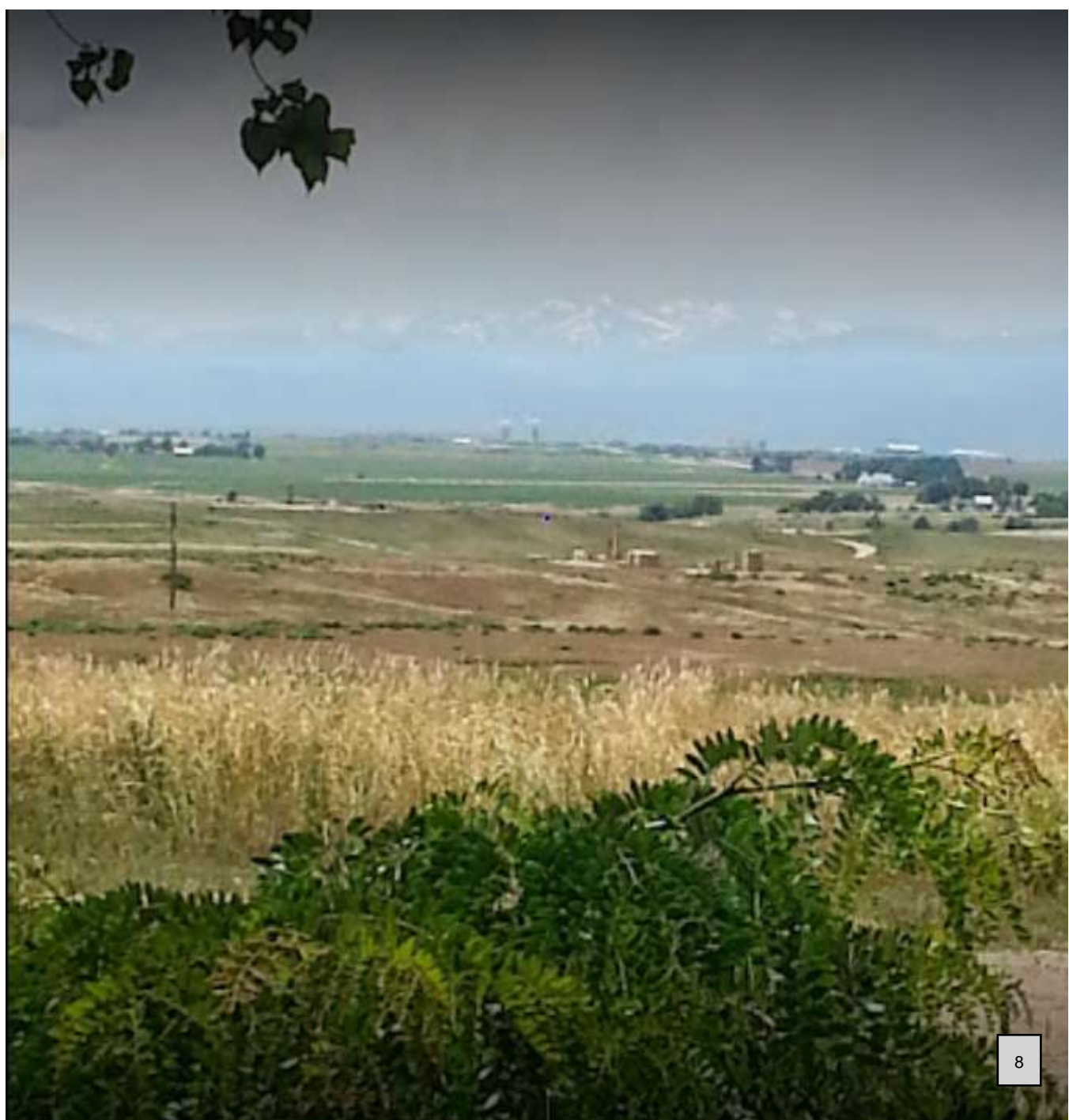


ShurView Property

- This open space parcel of ~ 978 acres is located north of US Hwy 34 Business and bisected by State Hwy 257.
- It is the last large tract of land that separates Greeley and Windsor.



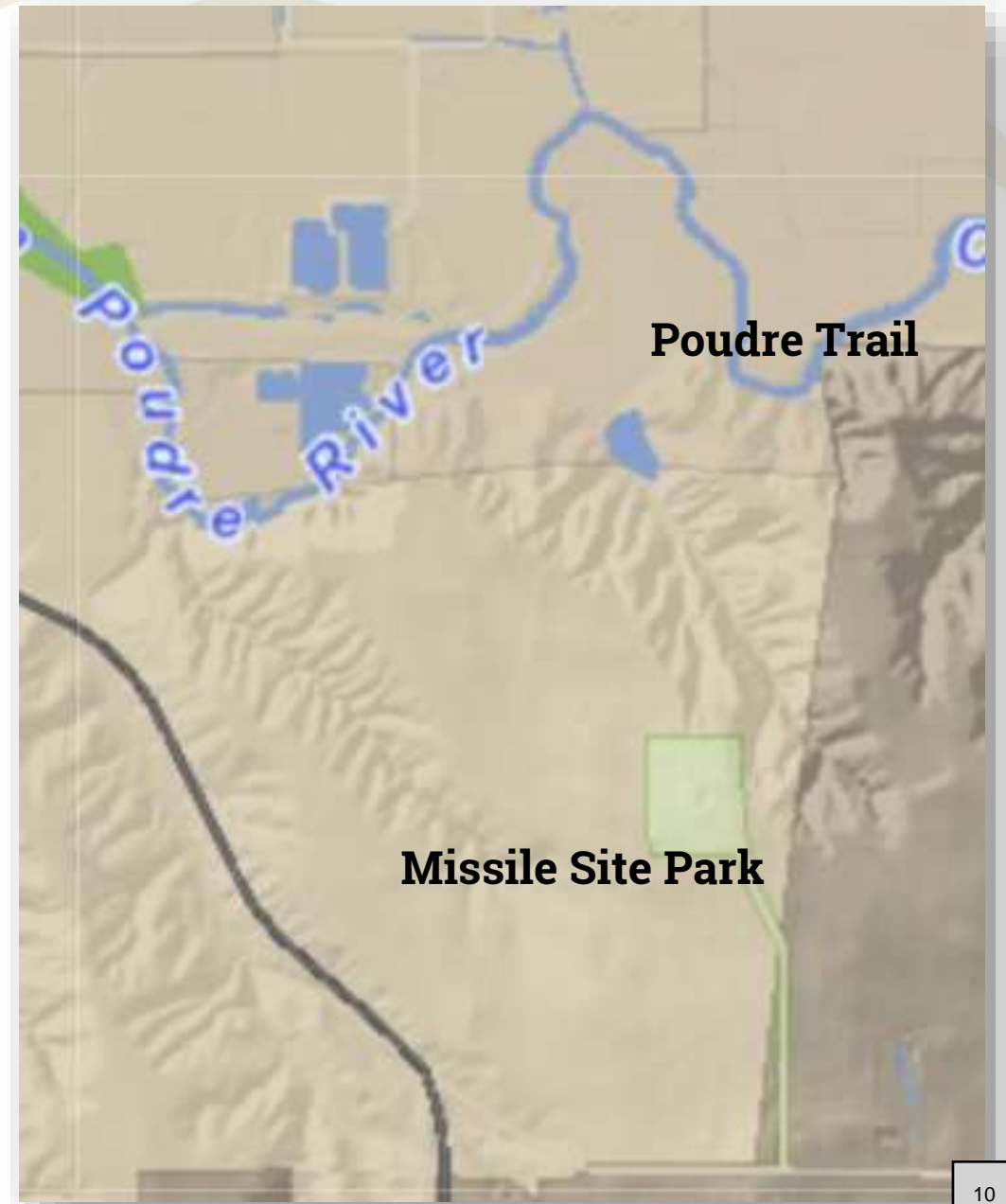
- Long seen as a common community separator, the site is identified as open lands on Greeley's Land Use Guidance map, described as a shared planning area by Greeley & Windsor, and is in a priority conservation area in the adopted 2021 Get Outdoors Greeley Strategic Plan
- The site has a commanding vista of the front range; bluffs, riparian, and arroyo features; and distinctive archeological, geological and historic elements unique to this site and area.



A unique feature adjacent to the property is the location of Missile Site Park, an abandoned cold era missile silo, now a campground owned by Weld County.



- Weld County is willing to lease the land to the City for its further development as a recreational trail head area
- The Poudre River Trail Corridor Board funded and developed a concept plan with Greeley and Windsor staff, which would also include a link from Missile Site Park to the Poudre Trail to the north of the site via ShurView.





Conceptual
trails map
for site

LWCF Section 6(f)(3) site plan

SHUR VIEW, WELD COUNTY, COLORADO

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Acquisition Partnership Highlights

- Greeley staff has investigated ways to acquire this unique site for its open space, community separator and entryway attributes for years.
- In conjunction with the Trust for Public Land (TPL) and the endorsement of Windsor and Weld County, acquisition is now possible.
- TPL has negotiated a purchase price for the site for \$8.5M subject to a March 31, 2022 closing date.
- TPL will use its funds to buy and hold the property, then lease the property back to Greeley, acting as the lender for the subsequent purchase of the site by Greeley. Current date for lease commencement is May 31, 2022.



Shurview Property Purchase Funding Sources

Source of Funding	Amount	Status of Funds
City of Greeley (General Fund Transfer to Quality of Life)	\$3,000,000	Down payment to TPL for closing
Great Outdoors Colorado Grant	\$1,250,000	Wired from State to TPL on closing date
Land & Water Conservation Fund Grant	\$1,250,000	Expected Fall 2022
TPL Loan	\$3,000,000	\$2M from Quality Life 2024/2025 \$1M TBD/Partners
Total Purchase Price	\$8,500,000	



Original Planned Funding - \$5,250,000

Amount	Source of Funding	Purpose	Date
\$250,000	Quality of Life	Closing Cost	2020-2022
\$2,500,000	Quality of Life	Property Purchase	2024
\$2,500,000	Quality of Life	Property Purchase	2025



Revised Funding - \$5,250,000

Amount	Source of Funding	Purpose	Date
\$250,000	Quality of Life	Closing Cost	2020-2022
\$3,000,000	General Fund Loan	Down Payment & Grant Match	2022
\$2,000,000	Quality of Life	Payment TPL Loan	2024
(\$500,000)	Quality of Life	Loan Repayment	2024
(\$2,500,000)	Quality of Life	Loan Repayment	2025

Development/Operations & Maintenance

Year	\$/acre	Annual Cost	Source of funding
1 – 2 O &M	\$10/acre	\$10,000	Existing NAT budget, grant funds
Development		\$600,000	Grant funded (secured)
3 - 4 O &M	\$26/acre	\$25,000	Existing NAT budget, grant funds
Development *		\$500,000	Grants, General Fund, Partnerships
Potential Future O & M	\$100/acre	\$100,000	Will maintain at previous levels if new funding not available
Development*			Grants, General Fund, Partnerships

* Additional development would enhance but not limit use of site; will be driven by community input and funding opportunities



Recap and Appropriation Request

- In order to meet the closing deadline a special appropriation ordinance has been prepared for introduction at the March 15th Council meeting. This authorizes the expenditure of \$3M of the purchase price (introduced at the March 15th Council meeting)
- Final reading the ordinance at the Special Council meeting of March 29th will allow the funds to be available to combine with TPL funds to consummate the purchase by the March 31 closing date.

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.