



Remote Meeting Instructions for the City Council Worksession:

In order to comply with all health orders and State guidelines intended to stop the spread of the COVID-19 (Coronavirus), **no physical location, including the City Council Chambers, will be set up for viewing or participating in this Worksession. Because this is a Worksession, no public input will be accepted in any format, written or otherwise.**

The **only** way to view this Worksession is to follow the instructions below to watch the YouTube live stream.

- From your laptop or computer, click the following link or enter it manually into your Web Browser: (www.youtube.com/CityofGreeley)
- Clicking the link above will take you to the City of Greeley's YouTube Channel.
- Once there, you will be able to view the Worksession!

Please contact the City Clerk's Office with any questions you might have at 970-350-9740. Thank you!



Mayor
John Gates

Councilmembers

Tommy Butler
Ward I

Brett Payton
Ward II

Michael Fitzsimmons
Ward III

Dale Hall
Ward IV

Kristin Zasada
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 Worksession Agenda

February 09, 2021 at 6:00 PM

This meeting will be conducted remotely. (See previous page for participation instructions and/or to view the YouTube live stream.)

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. COVID-19 Update
5. Reports from Mayor and Councilmembers
6. 2020 Year-End CIP Report
7. Household Occupancy Standards
8. Scheduling of Meetings, Other Events
9. Adjournment

Worksession Agenda Summary

February 9, 2021

Title:

Call to Order

Worksession Agenda Summary

February 9, 2021

Title:

Pledge of Allegiance

Worksession Agenda Summary

February 9, 2021

Title:

Roll Call

1. Mayor Gates
2. Councilmember Butler
3. Councilmember Payton
4. Councilmember Hall
5. Councilmember Fitzsimmons
6. Councilmember Clark
7. Councilmember Zasada

Worksession Agenda Summary

February 9, 2021

Roy Otto, City Manager, 970-350-9750

Title:

COVID-19 Update

Background:

There will be a brief update to Council regarding COVID-19.

Decision Options:

Informational only

Attachments:

None

Worksession Agenda Summary

February 9, 2021

Title:

Reports from Mayor and Councilmembers

Background:

During this portion of the meeting any Councilmember may offer a summary of the Councilmember's attendance at assigned board/committee meetings and should include key highlights and points that may require additional decision and discussion by the full Council at this or a future Worksession.

Board/Committee	Meeting Day/Time	Assignment
--Team of 2-- Board/Commission Interviews	Monthly as Needed	Council Rotation
Water & Sewer Board	3 rd Wed, 2:00 pm	Gates
Youth Commission Liaison	4 th Mon, 6:00 pm	Butler
Historic Preservation Loan Committee	As Needed	Zasada
Human Relations Commission	2 nd Mon, 4:00 pm	Zasada
Police Pension Board	Quarterly	Clark
Employee Health Board	As Needed	Fitzsimmons
Airport Authority	3 rd Thur, 3:30 pm	Payton/Clark
Visit Greeley	3 rd Wed, 7:30 am	Fitzsimmons
Upstate Colorado Economic Development	Last Wed, 7:00 am	Gates/Hall
Greeley Chamber of Commerce	4 th Mon, 11:30 am	Hall
Island Grove Advisory Board	1 st Thur, 3:30 pm	Butler
Weld Project Connect Committee (United Way)	As Needed	Hall
Downtown Development Authority	3 rd Thur, 7:30 am	Butler/Zasada
Transportation/Air Quality MPO	1 st Thur, 6:00 pm	Payton/Gates
Poudre River Trail	1 st Thur, 7:00 am	Hall
Interstate 25 Coalition	As Needed	Gates
Highway 85 Coalition	As Needed	Gates
Highway 34 Coalition	As Needed	Payton
CML Policy Committee (Council or Staff)	As Needed	Payton/Otto Gates alternate
CML Executive Board opportunity	As Needed	Hall
CML - Other opportunities	As Available/Desired	

Worksession Agenda Summary

February 9, 2021

Agenda Item Number

Joel Hemesath, Public Works Director, 970-350-9795

Title:

2020 Year-End CIP report

Background:

Background

Staff in Public Works, Water & Sewer, and Culture Parks & Recreation work together each month on an internal committee called the Capital Projects Committee (CPC) that consists of department heads and division managers that meet and coordinate capital projects. This coordination includes 5 year planning, budget status updates, and coordination of projects to minimize disruption to areas, debriefing on projects, and training. Every year staff assembles a report that provides the status of the major capital projects. The City's 2020 CIP budget included 138 projects for a total of \$161,762,184. Staff will present a year-end report with highlighted projects from Culture, Parks & Recreation, Public Works and Water & Sewer. Included in the attached 2020 Year-End CIP Report is a highlighted listing of 2020 projects along with division accomplishments.

Decision Options:

None - Informational

Attachments:

2020 Year End CIP Report
PowerPoint



CITY OF GREELEY
CAPITAL IMPROVEMENT PROJECTS
Year-End Report
December 2020



These pages contain brief information and yearly progress reports on several major initiatives as part of the City of Greeley's Capital Improvement Program. Each Department has provided a snapshot of notable accomplishments from the last year, as well as, progress reports from major projects.

The City implements numerous projects each year to meet the goals and needs of the City of Greeley community. Data and progress updates for additional City projects, beyond those highlighted in this document, are available upon request.

PUBLIC WORKS

Accomplishments of Note

Streets

- Demoed Fire Station# 2 in-house saving the project \$20,000.
- Built an additional salt shed at the Bestway site at 4th Street & 35th Avenue that will serve west Greeley during snow events and increase efficiencies.
- Picked up furniture, appliances, tires, and trash in 134 alleys which was 192 cubic yards taken to the landfill at a total cost of \$12,551 for equipment, labor, and landfill fees.
- Sold \$452,645 of recycled asphalt.
- Reconstructed 15 alleys with recycled asphalt for the grant received from GURA.

Engineering

- Year five of Keep Greeley Moving was completed.
 - Sealcoat program completed 13.1 miles.
 - Overlay repaved 36 roads for a total of 14.2 Miles.
- 20th Street: 83rd Avenue to 90th Avenue Keep Greeley Moving widening project is complete.
- Won two CAPA best in paving awards for KGM work this year. Subdivision Paving in the Sunrise Neighborhood and Overall Overlay Program.
- Pavement Management Coordinator was awarded Outstanding Member for Colorado Asphalt Paving Association.
- Completed rehabilitating the 95th Avenue bridge over the Poudre River.

Stormwater

- Completed cleaning and cameraing of 80,000 feet of storm lines and identified and completed six infrastructure projects that had to be completed prior to KGM paving.
- Adopted Sharktooth Bluffs Storm Water Master Plan.
- Completed repair and replacement of 48” line that failed. under No.3 ditch near 4th Street and 23rd Avenue.

Traffic

- 9th Avenue & 16th Street traffic signal was rebuilt.
- The TOC (Traffic Operation Center) has been completed allowing better monitoring and adjustments of traffic signals and congestion.
- Grant funding for the Transportation Master Plan update was secured and the update process has begun.
- Promontory Parkway & US 34 Traffic Signal has been installed.
- 311 lane miles have been restriped with all 37 Priority 1 (arterials) segments completed.
- Pedestrian and School Warning Signs have been upsized on all major corridors.
- Received APWA and ITE awards for the traffic signal upgrade projects.

Facility's

- Butch Butler ADA bathroom remodel is complete
- Funplex pool lighting upgrade to LED and painting of pool area completed
- Downtown Recreation Center pool lighting upgrade to LED and painting of pool area completed.
- As part of the City's strategic planning process, began the City's first citywide Facility Condition Assessment and Workspace Assessment.

Fleet

- As outlined as a need from the recently completed Public Works Assessment, began work on a Fleet Organizational Assessment.

Transit

- As part of a regional partnership with Fort Collins, Windsor and CDOT, and in alignment with GET's 5-10 Year Strategic Plan, the Poudre Express began service on January 2, 2020.



of Signals
Maintained to Date

120 of 120



Miles of Overlay
Paved this Year

14.2 Miles

Public Works Project Highlights & Updates

10th S. Access Improvements Phase 2

Project Number:	11174	Budget Year:	2021
Division:	Engineering	Council Priority:	Safety- Traffic Safety
Project Type:	Road Development	Regions:	3- 10 St South/23 Ave West
Fund:	Public Improvement	Location:	10th St. from 23rd Ave. to 35th
Project Status:	Design/Study	Total Budget:	\$ 7,428,601

Description:

This federally-funded project will improve pedestrian and vehicular access along 10th Street from 23rd to 35th Avenue. The project will combine access points, eliminating others, provide sidewalks where there are none, and add pedestrian access ramps and landscaping improvements. This multi-year project uses federal funds to complete various phases of the work.

Discussion of Progress:

Project construction was completed on August 31 followed by completion of overlay of the construction area on September, 23, 2020. Project is in close out phase with CDOT. City Attorney's Office is pursuing design cost claims against the design engineering firm.

Justification:

The existing intersection improvements are outdated and turning movements for large vehicles are unsafe. There are over 90 access points in this one mile segment and a consolidation is needed to improve the safety and efficiency of the road.



20th Street Phase IV: Widening 83rd to 90th Ave.

Project Number:	11198	Budget Year:	2021
Division:	Engineering	Council Priority:	Safety- Traffic Safety
Project Type:	Road Development	Regions:	3- 10 St South/23 Ave West
Fund:	Transportation Development	Location:	20th St. from 83rd to 90th Ave.
Project Status:	Design/Study	Total Budget:	\$ 7,741,858

Description:

This project is for the improvement to two lane arterial standards for 20th Street from 83rd to 90th with a center turn lane. This is currently a two-lane county road section with poor pavement quality which needs to be repaired and upgraded to a two lane arterial roadway with medians and turn lanes. Construction is scheduled for 2019 and this completes a capacity project associated with Keep Greeley Moving.

Discussion of Progress:

Construction bids were received in June, 2019. Low bid was within the project budget. Construction began on August 8, 2019. A roundabout at 20th Street & 83rd Avenue was completed on December 6, 2019 and opened to traffic. The remaining construction from 83rd Ave to 90th Avenue will begin in January, 2020 with completion in July, 2020. We are currently processing the closeout documents and then retainage payment

Justification:

Continued growth and development on both sides of 20th Street from 71st to 90th Avenue has warranted the need to upgrade this segment of roadway from a two-lane county road section to a two lane arterial roadway with medians and turn lanes. The road is in very poor condition with a PQI of 27 and is badly in need of maintenance.



Fire Station #2 Replacement

Project Number:	11171	Budget Year:	2021
Division:	Capital Improvements	Council Priority:	Safety - Emergency Readiness
Project Type:	Facilities	Regions:	3- 10 St South/23 Ave West
Fund:	Public Improvement	Location:	Fire Station #2
Project Status:	Completed	Total Budget:	\$ 5,642,228

Description:

Due to the age of fire station 2 the building needs replaced as the facility is no longer capable of serving its current mission.

Discussion of Progress:

The new fire station is on line and the old fire station has been demolished. The only remaining items to be completed are the improvements to the old fire station 2 site which have been transferred to the Centennial Park project. The project is effectively completed.

Justification:

Due to the age of fire station 2 the building needs replaced as the facility is no longer capable of serving its current mission.



Fire Station #6

Project Number:	11170	Budget Year:	2021
Division:	Capital Improvements	Council Priority:	Safety - Emergency Readiness
Project Type:	Facilities	Regions:	1- 16 St North/35 Ave East
Fund:	Public Improvement	Location:	Promontory Area
Project Status:	Completed	Total Budget:	\$ 8,557,770

Description:

Due to expansion of the City to the west and slow response times in this area a new fire station is necessary to serve this portion of the City. A fire station will be constructed in the Promontory subdivision.

Discussion of Progress:

The construction of the new fire station has been completed. The project is effectively over.

Justification:

Due to expansion of the City to the west and slow response times in this area a new fire station is necessary to serve this portion of the City.



CenterPlace Drive - Turn Lanes

Project Number:	11059	Budget Year:	2021
Division:	Engineering	Council Priority:	Safety - Emergency Readiness
Project Type:	Road Development	Regions:	3- 10 St South/23 Ave West
Fund:	FASTER	Location:	CenterPlace Drive, 44th & 46th
Project Status:	Completed	Total Budget:	\$ 8,557,770

Description:

Development along the north side of CenterPlace Drive has led to the need for additional turn lanes in this area. Proposed intersections are one at 44th, and two at 46th Avenues. ROW acquisition will be identified with area development. Project is budgeted for construction in 2020.

Discussion of Progress:

Design plans were completed in December 2018. ROW acquisition has been completed. Due to budget concerns, the project was separated into 2 phases with the 2 turn lanes at 46th Ave being scheduled for construction in 2020 and the 44th Ave turn lane scheduled for construction in 2021. The 2 46th Ave turn lanes have been completed with minor sidewalk work to be completed in Q3 of 2020. The 44th Ave turn lane has been bid for construction in spring / summer 2021.

Justification:

The improvement will increase safety, reduce delay, and improve traffic flow along Centerplace Drive at the entrances to the Centerplace Shopping Center.



8th Street Complete Street Improvements

Project Number:	11175	Budget Year:	2021
Division:	Engineering	Council Priority:	Safety - Emergency Readiness
Project Type:	Infrastructure Maintenance	Regions:	1- 16 St North/35 Ave East
Fund:	Public Improvement	Location:	East 8th St. from US 85 to the
Project Status:	Completed	Total Budget:	\$ 7,178,728

Description:

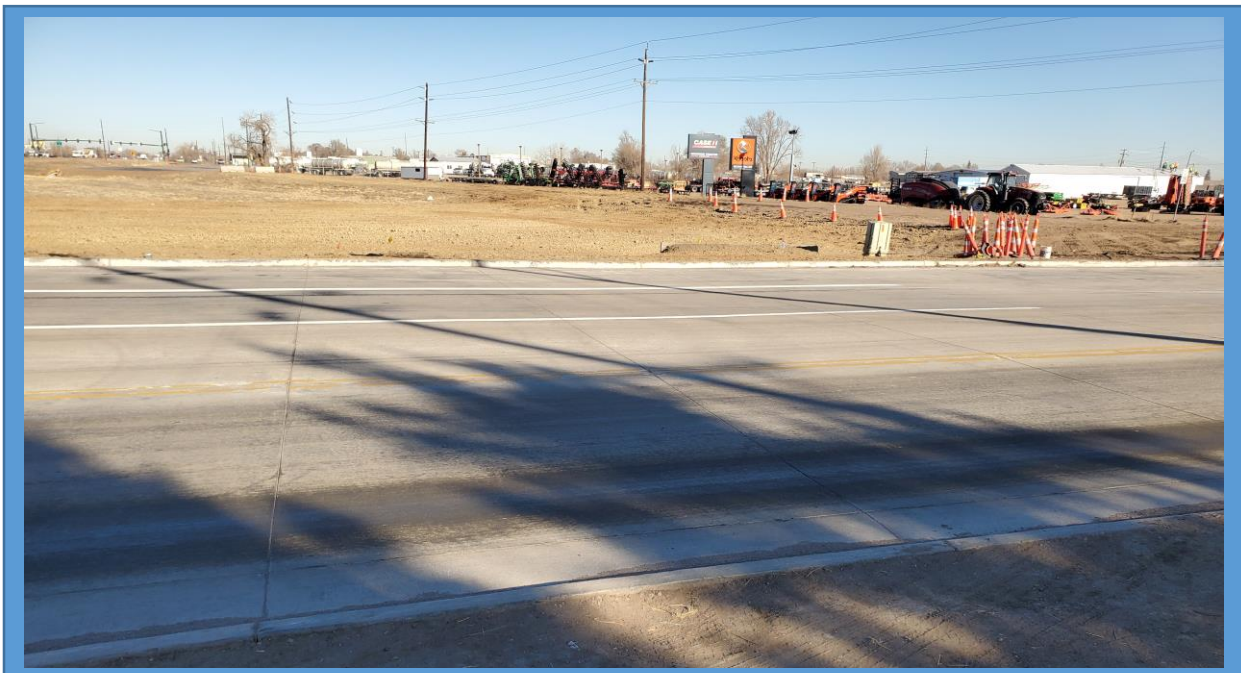
Support economic development goals and implement part of the East 8th Street Corridor Plan along East 8th Street from Highway 85 to the Weld County Parkway. Improvements to a minor arterial 2 lane road with turn lanes at intersections as well as curb, gutter and sidewalks from Highway 85 to Ash Avenue initially with overlay and turning lane improvements to Weld County Parkway.

Discussion of Progress:

The design plans of the project have been completed and the construction is underway. The project has been separated into 2 phases with the utility and enabling package scheduled for construction in fall 2020 and the main roadway corridor construction being scheduled for spring / summer 2021. Phase 1 of the project has been completed and the Excel undergrounding is scheduled to be completed in February 2021. Phase 2 construction is scheduled to begin on April 1, 2021. The project is scheduled to be completed in September 2021.

Justification:

East 8th Street provides a connection from the Weld County Parkway to Greeley while passing by the Greeley Airport. In 2018 Greeley and CDOT completed an IGA to transfer a portion of SH 263 to Greeley and provided \$4 million in funds. East 8th Street has shown signs of deterioration and lacks safe turning lanes. This project will improve a section of the road to a minor arterial while adding turn lanes and asphalt overlay to the remainder of the road.



35th Avenue Road Widening: 4th Street to "F" St.

Project Number:	11051	Budget Year:	2021
		Council Priority:	Safety- Traffic Safety
Division:	Engineering	Regions:	4 - 10 St North/23 Ave West
Project Type:	Road Development	Location:	35th Ave. from 4th St. to "C" St.
Fund:	Transportation Development	Total Budget:	\$ 12,657,382
Project Status:	Completed		

Description:

This project will widen 35th Avenue from 4th to "F" Street. The existing roadway is a two lane rural paved road with limited right turn lanes and no sidewalk or bike lane. The new arterial section will include on-street bike lanes, curb, gutter and sidewalk and roundabouts at "C" Street and 'F' Street. The project will include landscaped medians and tree lawns. This project is the third and final capacity project associated with the first round of Keep Greeley Moving.

Discussion of Progress:

The project began design work in 2019 determining the appropriate roadway configuration, landscaping, lighting and other utility work. Plans were completed in the Fall of 2020. The project was bid and very favorable results were received that are allowing evaluation of adding on the phase 2 portion from "C" St to "F" St to be added onto this project instead of waiting for additional funding in 2023. Construction has started to widen the road crossing for the No.3 ditch, which has to be completed by April when the ditch water comes in. When the roadwork begins 35th Ave will be shut down to through traffic. The work is expected to be completed by July, but could be longer if phase 2 is added onto the project.

Justification:

The need for sidewalks along this corridor has been requested several times over the years. Many school children walk along this corridor and require safe passage. Both sides of this roadway corridor have been developed, however, the road remains in poor condition. This is a regional corridor carrying traffic in and out of Greeley.



CDOT Partnership Interchange Design - 35th Ave and 47th Ave

Project Number:	A237	Budget Year:	2021
Division:	Transportation Services	Council Priority:	Safety- Traffic Safety
Project Type:	Road Development	Regions:	3- 10 St South/23 Ave West
Fund:	Transportation Development	Location:	Hwy 34:35th Ave and 47th Ave
Project Status:	Completed	Total Budget:	\$ 31,500,000

Description:

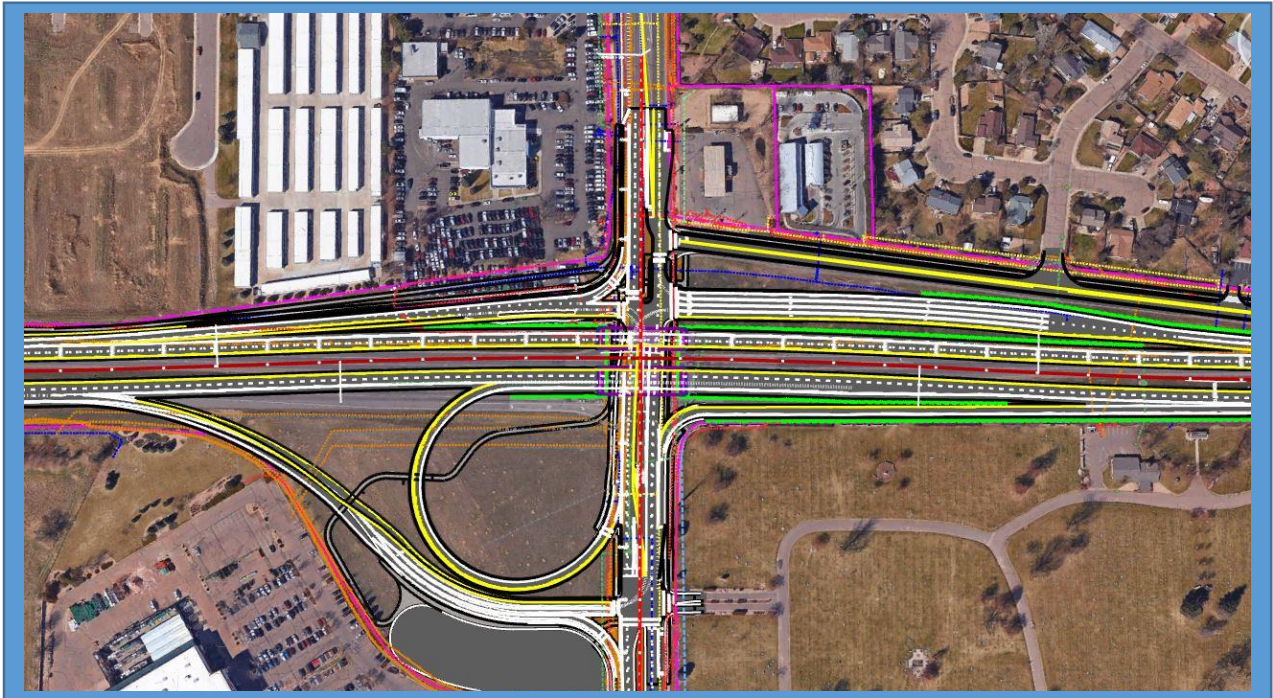
This initial City funding will be used to combine with CDOT funding for 30% design of interchanges at both 35th Avenue and 47th Avenue and Highway 34 Bypass.

Discussion of Progress:

Design has been underway since early 2020 and now final screening and determining the interchange type has been determined. A virtual public meeting is being put together for the Fall to gather public comment on the selected alternatives will be done. Surveying is underway as well as the traffic study. The 30% design is scheduled to be done February 2021. Funding for construction has not been secured at this time, but pursuit of a federal grant will be done in 2021 after the 30% plans are done and the new grant cycle comes out for the 2021 year.

Justification:

Greeley has grown to a point that some of the intersections on the state highway system are needing major improvements to reduce congestion and reduce accidents. CDOT looks to local communities to partner on projects to address congestion and safety needs. For example, there are no additional improvements that would greatly improve 35th Ave and Highway 34 except an interchange. 47th Ave and Highway 34 is very similar. A Planning and Environmental Linkage Study has been completed by CDOT and identify projects and priorities for Highway 34 and interchanges at 35th Ave & 47th Ave were identified as the options for these intersections.



Railway Quiet Zone - Union Pacific Downtown

Project Number:	11173	Budget Year:	2021
Division:	Capital Improvements	Council Priority:	Safety - Traffic Safety
Project Type:	Infrastructure Maintenance	Regions:	1- 16 St North/35 Ave East
Fund:	Public Improvement	Location:	8 roads crossing Union Pacific
Project Status:	Completed	Total Budget:	\$ 3,551,278

Description:

The City of Greeley has 8 roads in east Greeley that cross the Union Pacific railroad tracks. This project would install medians and other improvements required by the Federal Railroad Authority in order to establish a quiet zone along the north/south corridor in eastern Greeley. In addition, improvements to 5 Great Western Railroad crossings will also be made.

Discussion of Progress:

Construction on the UPRR crossings has been reviewed by the Federal Railroad Administration and Colorado PUC staff and is awaiting final acceptance. Additional work at both the 5th Street and the 13th Street crossings is being considered for additional safety work. A Notice of Intent has been submitted. Additional work is being considered with Great Western Railway for removal of tracks at 5th, 8th & 10th Street crossings. Colorado PUC has approved the crossing gate installations at 11th & 14th Avenue crossings.

Justification:

The project will increase the safety at the intersections of the railroads which is to the best interest of the public. The establishment of a Quiet Zone on at least a portion of the Great Western crossings will improve the quality of life in the immediate area.



65th Ave./34 Bypass

Project Number:	11197	Budget Year:	2021
Division:	Engineering	Council Priority:	Safety - Traffic Safety
Project Type:	Road Development	Regions:	3- 10 St South/23 Ave West
Fund:	Transportation Development	Location:	US 34 Bypass Frontage Road
Project Status:	Completed	Total Budget:	\$ 3,302,988

Description:

This project will widen 65th Avenue on the north side of the US 34 bypass to relieve congestion and will address revisions to the nearby frontage roads for relief of safety concerns. The project will widen 65th Avenue about 1,100 feet on the north leg of the intersection to improve traffic flow onto Highway 34. Adjustments to the frontage roads are intended to lessen the impact at the traffic signal.

Discussion of Progress:

The project is completed and the final payment is being processed. Awaiting Traffic's Punch List in order to provide it to the contractor. Closeout should begin in the following week of the punch list items being addressed.

Justification:

This area presents a real safety concern due to the amount of traffic presently at this intersection and the ability to enter the flow of traffic safely. The design will also improve the traffic congestion in this area.



Culture, Parks and Recreation Department

Accomplishments of Note

Culture

- The Greeley Farmers Market increased SNAP (Supplemental Nutrition Assistance Program) transactions by 40% over 2019 and overall SNAP dollars collected increased 78% over 2019.
- Public Art completed a multi-park installation of steel artwork at the three Skate Parks with art work at 3rd Street Plaza and Peakview Park (the Centennial skate park art was completed in 2019), in addition to major mural works at City Center South and City Hall.
- Public Art partnered with the Greeley Arts Legacy group and placed a legacy monument (a “steel”) in the Union Colony Civic Center Patio recognizing creative individuals and organizations who contributed lifelong efforts to Greeley.

Parks

- Greeley’s newest neighborhood park, Hazelton Park, at the Trails at Sheep Draw subdivision was completed and opened.
- Successfully administered the first year of the residential Emerald Ash Borer treatment program. 206 trees treated for 110 participants, with bulk cost savings, estimated a savings of \$32k between the 110 participants had they done it individually in the open market
- New spectator shade structures and a new themed playground were installed at the Youth Sports Complex
- The Forestry Program was awarded the 2020 Gold Leaf for Outstanding Community Beautification from the Rocky Mountain International Society of Arboriculture.

Recreation

- Recreation developed and launched a new website in August which includes translation features as well as improved customer navigation.
- Connect2 Software was implemented which provides an online tool for facility needs reporting including standardized forms, SOP’s, risk management documentation and improved communication between staff.
- Aquatic facility upgrades were completed at the Recreation Center with new LED lighting, paint and a new plaster pool shell. Additionally, the Family FunPlex was upgraded with new lighting and paint and the Island Grove splash park was remodeled for improved ADA accessibility.
- A new off-ice training area was created at the Ice Haus for participants to train and warm up while the ice is in use.

Natural Areas & Trails

- Ended the year with just over 30 miles of trails in Greeley.
- Two riverbank stabilization repairs to flood-damaged sections of the Poudre River Trail were completed.
- Trail and natural area usage experienced over 200% increases in March and April and remained fully open to allow users access to outdoor respite and wellness throughout the COVID-19 pandemic.

Golf

- Hosted 62,318 rounds of golf at both Highland Hills and Boomerang Links golf courses. The highest number of rounds in one year since 2012 despite limited play April – June.
- Greeley golf courses were leaders in Colorado as we had the only municipal owned golf courses north of Denver that were open all year.



Acres of Natural Areas
Stewarded

1,011



Number of FunPlex Member
Visits

44,182

Culture, Parks and Recreation Project Highlights & Updates

Trails at Sheep Draw Subdivision to Design and Construct a Neighborhood Park

Project Number:	11268	Budget Year:	2021
Division:	Capital Improvements	Council Priority:	Image - Healthy Neighborhoods
Project Type:	Neighborhood Parks	Regions:	Hazelton Park
Fund:	Quality of Life/Imagine Greeley	Location:	Sheep Draw Division
Project Status:	Completed	Total Budget:	\$ 1,380,000

Description:

Staff have been working with the Developer (Journey Homes) for the Trails at Sheep Draw subdivision to design and construct a neighborhood park. Journey Homes (developing as Stephen's Farms Investments, LLC) dedicated 13 acres of park land and has paid a total of \$1.2 million in Park Development Impact Fees (405 SF homes), which is the primary funding source for construction of the park. The Developer is scheduled to construct the park this summer and the City will reimburse the Developer through these funds. A formal Agreement, including final design and specifications approved by staff, is approved to carry this project forward as a collaborative effort. This project was also specifically identified and approved for the 20 year capital plan formulated for the Imagine Greeley (Quality of Life) Fund.

Discussion of Progress:

1/10/20 Park is under construction. Playground crews have mobilized for installation of the playground, surfacing, shelters and site furnishings. Walks, grading and irrigation installation will resume when weather improves.

Justification:

Neighborhood park development within Trails at Sheep Draw subdivision.



Irrigation Redesign & Replacement - Bittersweet Park

Project Number:	11183	Budget Year:	2021
Division:	Parks	Council Priority:	Image- Healthy Neighborhoods
Project Type:	Irrigation	Regions:	3- 10 St South/23 Ave West
Fund:	Food Tax	Location:	Bittersweet Park, 35th Ave. and
Project Status:	Completed	Total Budget:	\$ 1,654,393

Description:

This project is for the design and replacement of the irrigation at Bittersweet Park. 2018 funds will be used to completely redesign the landscape of Bittersweet Park to reduce water consumption by converting, where possible, to native grass/plant species. New landscape design will then be used to redesign the irrigation system to meet the new needs of the landscape, as well as to incorporate the items that have been added since original installation, i.e. Fallen Officers Memorial and War Memorial. Design work will be concluded in 2018 and funds in 2019 will be used for construction to install the new landscape and irrigation system.

Discussion of Progress:

5/7/2019 Design team is finalizing the bid package for construction bidding. 6/7/2019 Design is complete. Bidding process will close June 13th. Construction is anticipated to begin immediately following contracting. 7/8/2019 No bids were received on the project in June. Project will be rebid in September. 9/16/2019 Consultant team is finalizing the revised bid package. 1/10/20 Project has been awarded to J2 Contracting. Construction start date: 1/6/2020

Justification:

Original equipment replacement parts are no longer available. Multiple mainline failure's, and retrofitted spray heads have further reduced watering efficiency. Additions to the park to include the Fallen Officers Memorial, Veterans Memorial, new restrooms, playgrounds and pathways have significantly impacted the overall efficiency of the system.



Recreation Center Pool - Paint Interior & Lighting Upgrades

Project Number:	11185	Budget Year:	2021
Division:	Parks-Culture, Parks & Recreation	Council Priority:	Infrastructure & Growth- Public Facilities & Equip
Project Type:	Parks Maintenance/Improvements	Regions:	1- 16 St North/35 Ave East
Fund:	Food Tax	Location:	Recreation Center 651 10th Ave.
Project Status:	Completed	Total Budget:	\$ 343,451

Description:

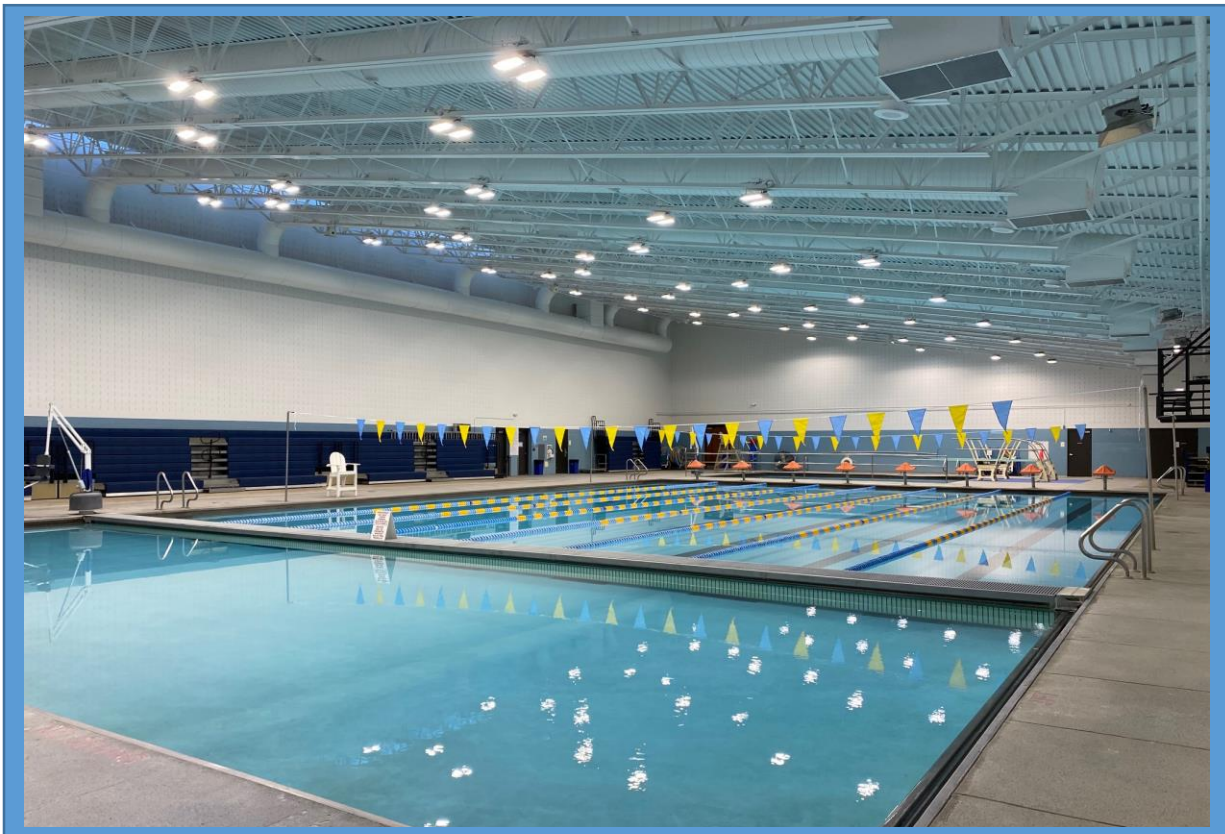
Paint Recreation Center pool area to update the aesthetics and appearance for the general public. Project is to include base paint and an addition of colorful graphics to brighten up the facility. Project will also include replacing current lighting with LED fixtures and cleaning of the existing duct work which has a build-up of dust and debris from over 27 years of use.

Discussion of Progress:

This Project has been completed and we are in the warranty phase.

Justification:

The Rec Center was built in 1985, and the pool is used 50 weeks a year hosting 3 high school as well as 4 middle school swim teams. The pool area walls have not been re-painted since the original construction, and new colors and aesthetics are needed to "renew" the look of the pool area. In addition, past fixtures were removed from the walls and touch-up paint was used to try and match colors with poor results. Current light fixtures do not provide adequate lighting. The pool shell has not been replaced in over 15 years and recommended replacement is every 10 years. Rec Center pool - 6320 Sq. Ft.; Dive Well - 2664 Sq. Ft.



Public Art: City Center & City Center North

Project Number:	A35	Budget Year:	2021
Division:	Culture & Public Art	Council Priority:	Image - Public Art
Project Type:	Public Art	Regions:	Citywide
Fund:	Public Art	Location:	City Center & City Center North
Project Status:	Completed	Total Budget:	\$ 40,145

Description:

The Art Commission recommends allocating the full amount of \$41,540 for the commission of artwork and the supporting costs for project management and contingency. Funds would be used to pay an artist selected through competitive proposals selected by a committee of stakeholders.

Discussion of Progress:

Artist completed installation of the mural October 2020, delays in production due to studio space becoming challenging and materials shortages all due to pandemic.

Justification:

Funds have been allocated to the Public Art fund from the remodel projects at City Hall and City Center North; the project will be in the window wells around City Hall, designed in a way to maintain the natural light and improve the workspace inside at the Communications and Engagement offices and public areas around the building on the exterior.



City Center South Artwork

Project Number:	A33	Budget Year:	2021
Division:	Capital Improvements	Council Priority:	Image - Public Art
Project Type:	Public Art	Regions:	Citywide
Fund:	Public Art	Location:	City Center South North Wall
Project Status:	Completed	Total Budget:	\$ 64,750

Description:

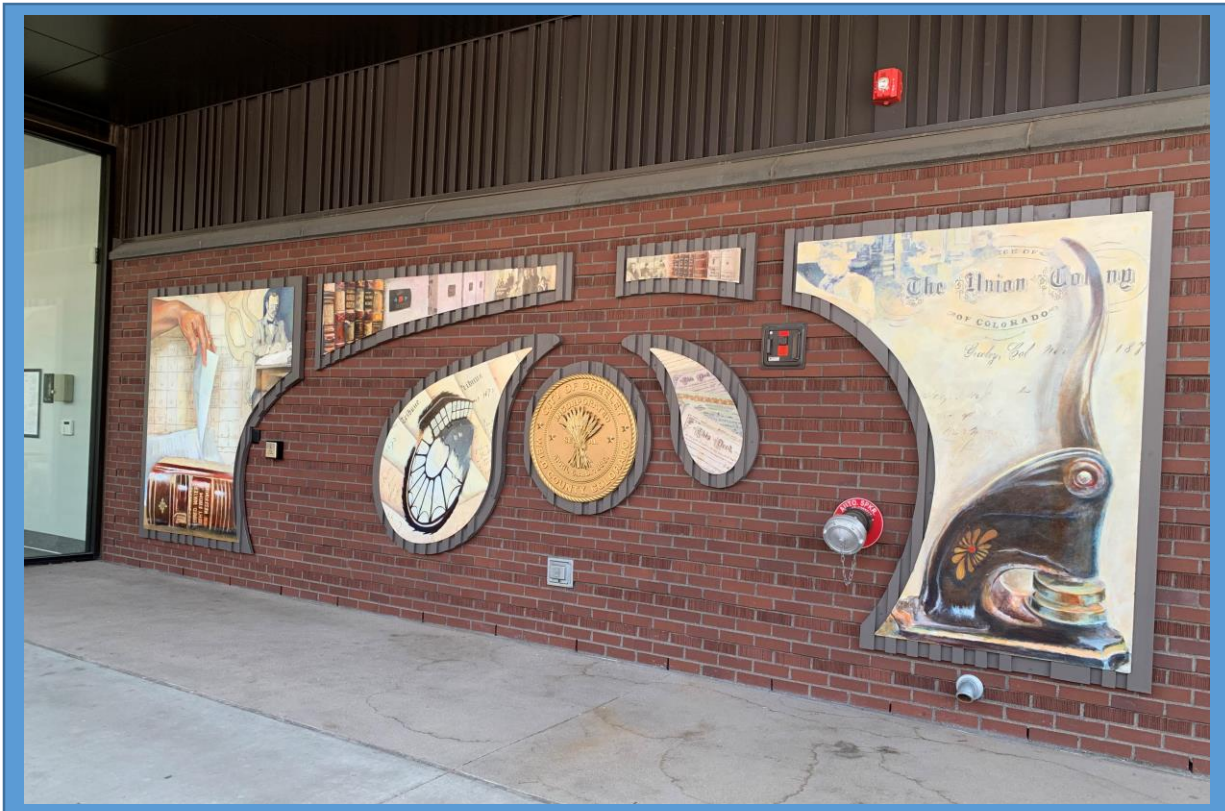
A historical mural will be painted on panels, backed and bordered with steel similar in pattern to that in the upper portion of the architecture, to celebrate the contributions of the City Clerks to the City government. The painted panels will be installed on the City Center South (CCS) brick wall under the overhang at the NW entrance to CCS, which is approximately 28 feet wide

Discussion of Progress:

Artist installed the project in September and finalized the contract requirements successfully by end of September.

Justification:

The Greeley Art Commission is working with staff in the City Managers Office to place a large mural, painted on panels, honoring the City Clerks Department. The suggested location is on the north facing brick wall that is adjacent to the northwest public entrance of the building. Funds were being held until the future construction of City Center North had been determined \$15,000 is requested for design work and \$35,000 for the Art Acquisition. the total budget requested is \$64,750.



Skate Park Artistic Development

Project Number:	A34	Budget Year:	2021
Division:	Capital Improvements	Council Priority:	Image - Quality of Life
Project Type:	Public Art	Regions:	1- 16 St North/35 Ave East
Fund:	Public Art	Location:	Peak View Park, Centennial
Project Status:	Completed	Total Budget:	\$ 64,784

Description:

A project to be completed in 2019 in conjunction with the construction of three (3) skate parks within Greeley's Park system. Best practice would be to hire an artist to develop designs in conjunction with the consultant designer NewLine Skate Parks. This project total of \$58,850 includes the amount of \$45,000 to design and build artwork at the three sites along with the supporting costs for project management and contingency. Both projects would be funded from the 303 fund, 1% for Public Art Fund for a total of \$92,100.

Discussion of Progress:

All three skate park installations are completed as of December of 2020.

Justification:

Artwork is being developed that will be interactive and enhance the design of each of three skate parks. Increasing the visual interest and the image of Greeley as a community that values all the activities enjoyed by residents and visitors.



Water & Sewer

Accomplishments of Note

Engineering

- Completed engineering designs in correspondence with the 35th Ave Widening project for a new 24-inch non-potable line from Poudre Ponds, a 20-inch water line to be extended to O St., and an upsized 24-inch sewer trunk line.
- Successfully applied and received a USBR WaterSmart grant for \$1.48 million to assist in replacing half of Greeley water system meters (14,500 meters replaced).
- Finalizing three master plans which includes the water distribution, sanitary collections, and non-potable.
- Completed the Nitrification Phase 2 design with construction beginning in Feb. of 2021.

Water Resources

- Entered into Terry Ranch Purchase and Sale Agreement
- Acquired 750 acre feet of water
- Entered into Windy Gap Firming Allotment Contract

Operations

- New 20 million gallon treatment basin started operation at Bellvue Water Treatment Plan
- Maintained continuous water and sewer services, with no decrease in service level, despite staffing shortfalls due to COVID illnesses and modified schedules while still decreasing overtime from previous years



Number of Fire Hydrants
Maintained

605



Percentage of Customers
Within Water Budget

70%

Water & Sewer Project Updates

Bellvue Needs Assessment

Project Number:	11095	Budget Year:	2021
Division:	Treatment and Supply	Council Priority:	Infrastructure & Growth- Environmental Infrastr'r
Project Type:	Water Replacement Treatment	Regions:	5- Outside City
Fund:	Water Capital Replacement	Location:	Bellvue Water Treatment Plant
Project Status:	Completed	Total Budget:	\$ 33,654,772

Description:

Design and construction of the replacement 20 Million Gallon per Day (MGD) plant has been a priority for W&S for the last 5 years.

Discussion of Progress:

The construction of the 20 MGD replacement plant was completed in the summer of 2020 which was the result of 5 years of design construction efforts at the plant. The new plant is the beginning of additional replacement and expansion up to 100 MGD of plant capacity. Design was completed in 2020 to replace the backwash supply and backwash return pumps with higher flow pumps. The construction is anticipated to start in 2021.

Justification:

The replacement 20 MGD plant was completed in 2020. The replaced 20 MGD filters are larger and therefore have higher backwash flow requirements to clean the filters and meet CDPHE water quality requirements. As a result, the backwash supply and recovery pumps must be replaced with pumps providing higher flow capabilities. The design of the backwash system will take place in 2020 with the pumping upgrades to be done in 2021.



Terry Ranch Water Development

Project Number:	11086	Budget Year:	2021
Division:	Water Capital Improvement	Council Priority:	Infrastructure & Growth - Environmental Infrastr
Project Type:	Water Construction Supply	Regions:	5- Outside City
Fund:	Water Construction	Location:	Carr, CO
Project Status:	Completed	Total Budget:	\$ 27,825,491

Description:

The Terry Ranch Project is an underground water supply and storage project that could provide Greeley 1.2 million acre-feet of water and storage to meet the needs of the city’s growing population. Greeley is purchasing a decreed non-tributary groundwater right along with rights to store water in the aquifer. If approved, Greeley will begin construction of the first phases of the project in late 2021.

Discussion of Progress:

Currently completing all due diligence projects that includes water treatment and piloting, updated system design for cost estimates, development of additional wells for water quality testing, and injection testing and pilot testing.

Justification:

This was one of the alternatives identified to the Milton Seaman Expansion project. It may be less expensive and less risky than expanding Milton Seaman. The City is in the due diligence period to ensure the water is safe and that the project will meet Greeley's long term water resource needs. If ultimately determined feasible and approved by the City of Greeley Water Board and City Council, this generational project will be another step forward to ensure the City of Greeley's long-term future water security.



Advanced Metering Infrastructure

Project Number:	11093	Budget Year:	2021
Division:	Depreciation	Council Priority:	Infrastructure & Growth - Environmental Infrastr
Project Type:	Water Replacement Transmission &	Regions:	0 - All Wards
Fund:	Water Capital Replacement	Location:	Citywide
Project Status:	Completed	Total Budget:	\$ 8,215,000

Description:

This project is the replacement of existing failing water meters with more accurate meters and improved communications. Advanced metering infrastructure (AMI) is a communication tool that enables nearly constant communication between the water meter and the utility. Meter readings will occur every 15 minutes, making leak detection much more effective. Water savings could be significant and it will increase customer service capabilities.

Discussion of Progress:

The City purchased 5,000 new Badger Beacon AMI meters in 2020 with City staff installing about 2,000 meters in the last half of 2020. The City developed a request for proposals for an installation contractor to install 12,500 meters in 2021 and 2022. The City received seven proposal and is currently selecting a contractor for the project. It is anticipated that meters will start being replaced in March/April of 2021.

Justification:

Some of the existing meters batteries have been failing and some meters are beyond the expected life span of the meters. The W&S Department received a \$1.48 million USBR WaterSmart grant in the spring of 2020. This grant will support the City in the replacement of 14,500 meters or about have the meters within the system. It is also estimated that water savings could be significant with the ability to see leaks quickly on the customer services.



CDOT I-25 Transmission Line Relocation

Project Number:	11224	Budget Year:	2021
Division:	Treatment and Supply	Council Priority:	Infrastructure & Growth - Environmental Infrastr
Project Type:	Water Replacement Transmission &	Regions:	5- Outside City
Fund:	Water Capital Replacement	Location:	I-25 and Prospect Road
Project Status:	Completed	Total Budget:	\$ 4,917,728

Description:

This project will relocate Greeley's existing transmission pipelines at the southwest corner of I-25 and Prospect Avenue in Fort Collins to avoid conflicts with CDOT's new intersection improvement plans. Greeley will manage the construction project and CDOT will provide reimbursement through a Standard Utility Agreement (SUA). There will be approximately 4,400 feet of 30" steel pipeline installed which will include a bored crossing of I-25. This work was completed in December 2020. A second phase will include design and construction of an additional relocation of 2,000 feet of 30" pipe is scheduled for completion in June 2021.

Discussion of Progress:

Planning and Design. Pipeline design for Greeley pipelines has been completed. All permitting is complete and construction began the first week of July 2020. Greeley's CMAR contractor, Connell Resources Inc. is performing this pipeline relocation. Work was completed for the first phase in December 2020 with design and construction for the second phase to be complete in June of 2021.

Justification:

The City's transmission lines from the Bellvue Water Treatment Plant are in the path of CDOT's construction activity at I-25 and Prospect Road. CDOT will fully reimburse Greeley for the transmission line relocation costs.



Nitrification Project Phase 2

Project Number:	11074	Budget Year:	2021
Division:	Wastewater Treatment	Council Priority:	Infrastructure & Growth- Environmental Infrastr'r
Project Type:	Sewer Replacement Treatment	Regions:	1- 16 St North/35 Ave East
Fund:	Sewer Capital Replacement	Location:	Wastewater Treatment and
Project Status:	Completed	Total Budget:	\$ 35,482,679

Description:

Phase II would include upgrades to the wastewater treatment plant's four aeration basins to provide for biological nutrient reduction (BNR). This project is necessary in order for the WPCF to comply with State of Colorado nutrients regulations promulgated in 2012. The plant will likely have more stringent nutrient limits for total inorganic nitrogen and total phosphorus in its discharge permit by 2020. The construction phase would include all new basin gates, new baffle walls for anoxic and anaerobic zones, instream mixed liquor recycle pumping, a new RAS/WAS pump station, new mixing equipment for de-nitrification, additional on-line instrumentation, and centrate equalization.

Discussion of Progress:

The City hired Garney Construction in the summer of 2019 as the CMAR contractor for pre-construction services. Carollo Engineers (design consultant) completed the 90% design drawings in October 2020, which were released to Garney for Guaranteed Maximum Pricing (GMP) development. As of January 2021, Garney and the City are in final contract pricing and schedule negotiations. Ditesco was hired to serve as the Owner's Representative during the pre-construction process after the 60% design was completed and is assisting with GMP negotiations. The Owner's Representative work was put out for RFP with responses received in late December 2020. Owner's Representative will be selected in January 2021. Construction is anticipated to begin in first quarter 2021. Completion of this project is anticipated in 2023.

Justification:

This project is driven by the 2012 Colorado Nutrients Regulations which will require the WPCF to comply with total inorganic nitrogen (TIN) and total phosphorus (TP) limits soon after the plant's discharge permit is renewed in 2020. Project costs have increased to account for current conditions and provide required capacity to meet Regulation 85.



Non-Potable Master Plan

Project Number:	11216	Budget Year:	2021
Division:	Treatment and Supply	Council Priority:	Infrastructure & Growth- Environmental Infrast'r
Project Type:	Water Replacement Supply	Regions:	0 - All Wards
Fund:	Water Construction	Location:	Citywide
Project Status:	Completed	Total Budget:	\$ 549,999

Description:

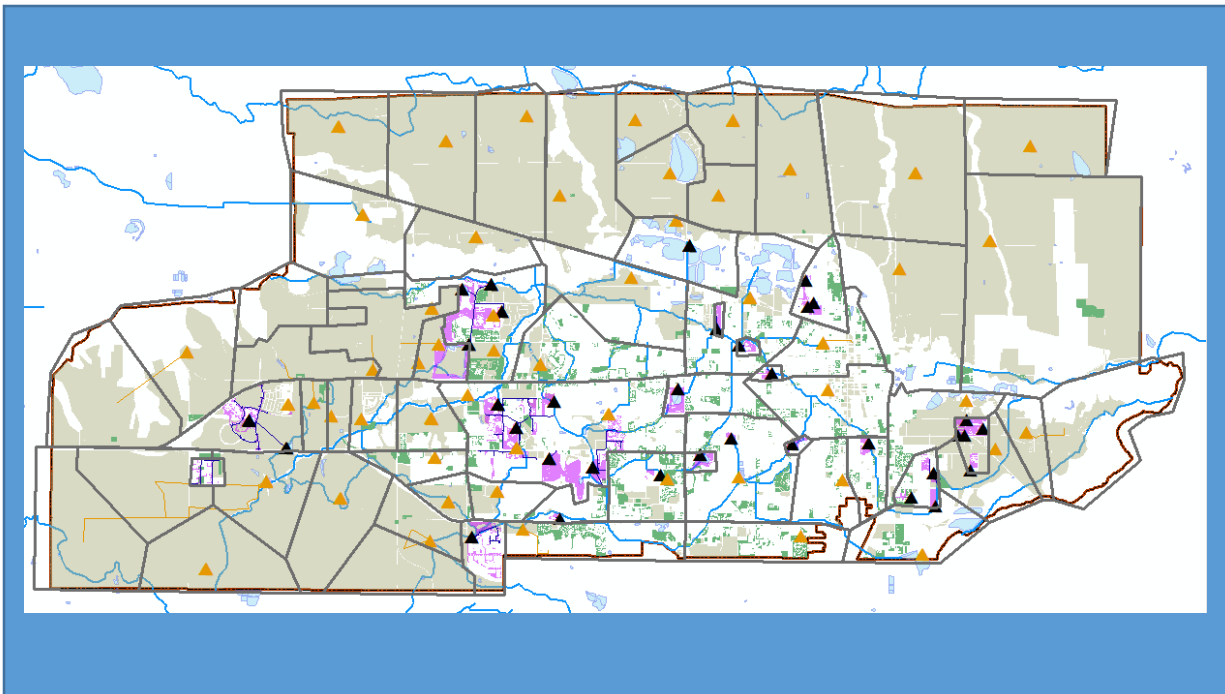
This project is an update to the existing 2004 master plan to analyze the existing infrastructure and provide direction on a 5 year and 20 year CIP plan to address expansion, conversions from potable use, and infrastructure needs. The master plan will also provide direction on how the City non-potable system will serve the City of Greeley up to the Long Range Expected Growth Area (LREGA).

Discussion of Progress:

Non-Potable distribution system analysis and identification of infrastructure is approximately 60% complete. As the City finalizes the draft master plan, we will engage engineering firms, development community, and other stakeholders to allow them to review and provide comments and feedback prior to finalizing the Masterplan.

Justification:

The Master Plan update is necessary to ensure that adequate water is available for future growth that is economical - detailed analysis of non-potable system upgrades feasibilities and costs.



Boomerang GC Water Efficiency Improvements

Project Number:	11223	Budget Year:	2021
Division:	Treatment and Supply	Council Priority:	Infrastructure & Growth - Environmental Infrastr
Project Type:	Water Replacement Supply	Regions:	4 - 10 St North/23 Ave West
Fund:	Water Capital Replacement	Location:	Boomerang Golf Course, 7309
Project Status:	Completed	Total Budget:	\$ 4,704,950

Description:

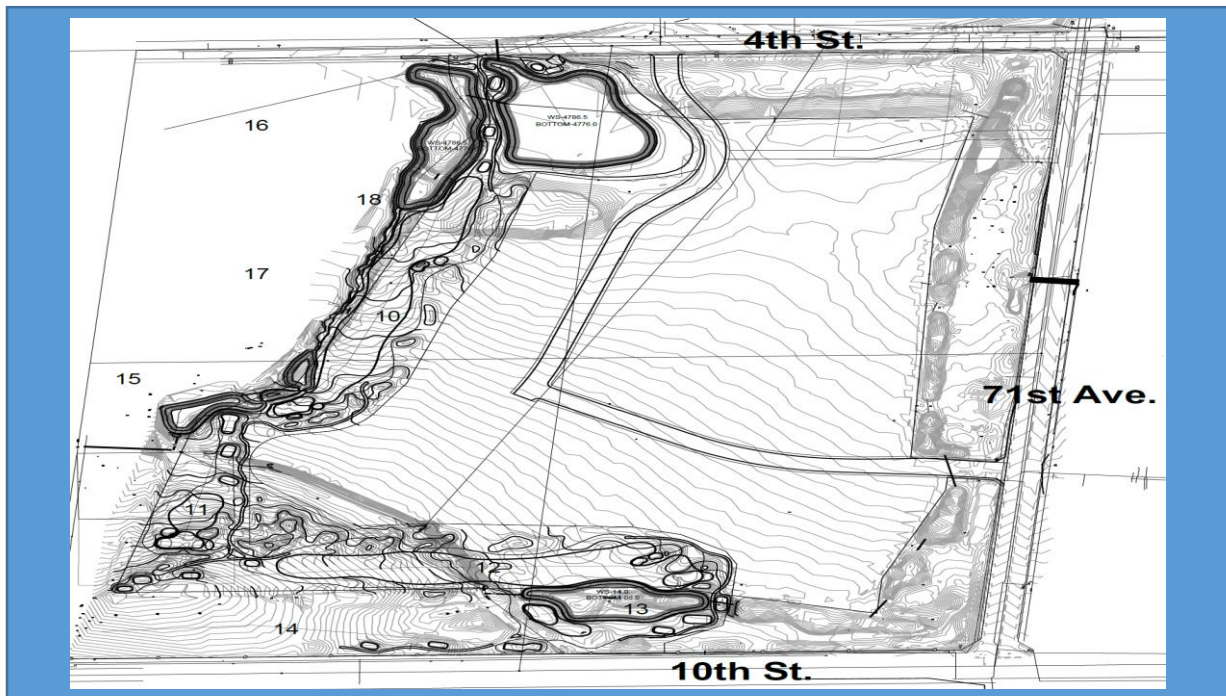
A study was conducted to assess the water delivery and storage system to Boomerang Golf Course and recommended improvements over the current system. The study found that approximately 230 AF or more water could be recaptured by improving the golf course irrigation system, eliminating water features, and by piping water directly from the ditch to the irrigation pond.

Discussion of Progress:

Design is currently progressing for three new golf holes, a new irrigation system, lining of three golf course ponds, and a new regional non-potable pump station. The construction is anticipated to begin in February and be completed in the fall of 2021.

Justification:

The water delivery and storage system at Boomerang Golf Course is inefficient and wasting water. Utilizing the City's existing water resources in the most efficient manner is critical when the long term water needs for the City require additional water supplies to be acquired.



Sanitary Sewer Master Plan Update

Project Number:	11215	Budget Year:	2021
Division:	Sewer Capital Improvement	Council Priority:	Infrastructure & Growth- Environmental Infrastr'r
Project Type:	Sewer Replacement Studies	Regions:	0 - All Wards
Fund:	Sewer Capital Replacement	Location:	Citywide
Project Status:	Completed	Total Budget:	\$ 621,312

Description:

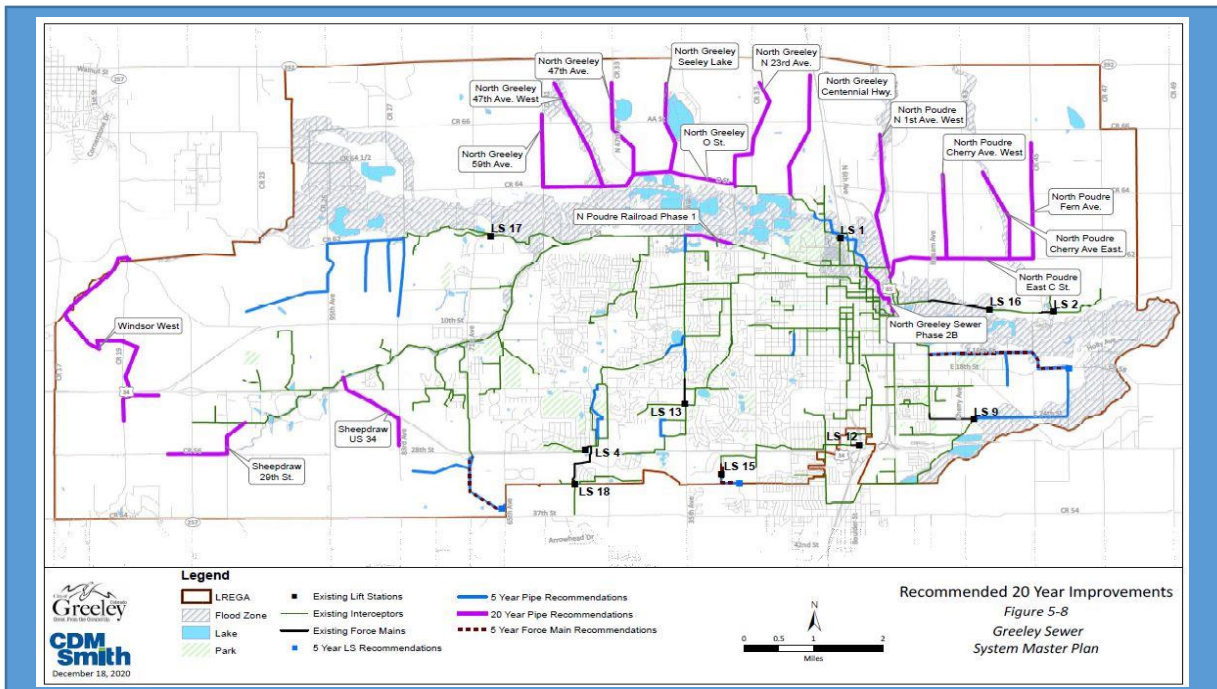
Update the existing 2008 master plan to analyze the existing infrastructure and provide direction on a 5 year and 20 year CIP plan to address system capacity and infrastructure needs. The master plan will also provide direction on how the City wastewater collection system will serve the City of Greeley up to the Long Range Expected Growth Area (LREGA).

Discussion of Progress:

CDM has delivered a draft of the Sanitary Sewer Master Plan to the City for review and comment. With this draft the City will engage engineering firms, development community, and other stakeholders to allow them to review and provide comments and feedback prior to finalizing the Masterplan. The sewer master plan adoption will be on hold until the water and non-potable masterplans can be completed to insure that the sewer master plan CIP can be coordinated and aligned with other City CIP projects. Once the master plan is final, staff will update the NFRWQPA Utility Report to identify projects recommended by the Masterplan, especially where CDPHE permitting is required.

Justification:

The goals of the updated master plan are to refine the existing models to include newly constructed infrastructure, reevaluate capacity issues with the existing system and with future development based on the most recent master plan, and provide recommendations for capital improvements. The master plan will provide sanitary sewer basins to assist in determining how proposed developments will be served. Includes update to 208 Utility Report.



Distribution System Model & Master Plan

Project Number:	11227	Budget Year:	2021
Division:	Transmission/Distribution	Council Priority:	Infrastructure & Growth- Environmental Infrastr'r
Project Type:	Water Replacement Transmission &	Regions:	0 - All Wards
Fund:	Water Capital Replacement	Location:	Citywide
Project Status:	Completed	Total Budget:	\$ 654,998

Description:

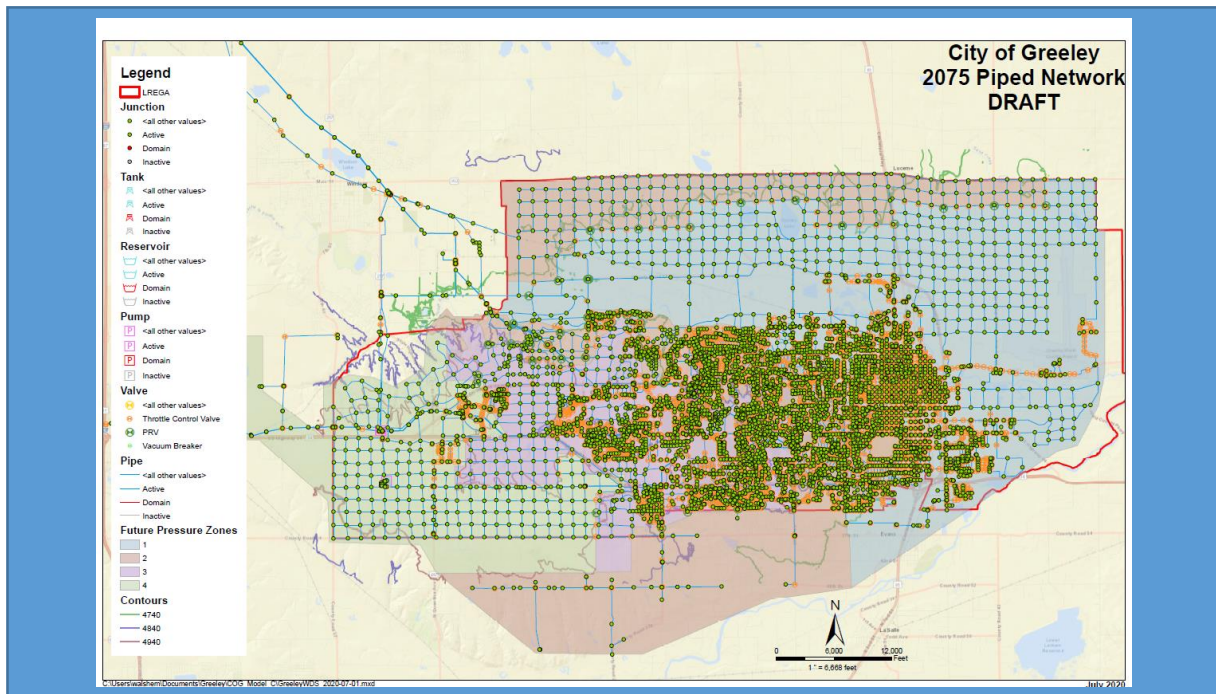
Engineering Study to determine what water distribution system improvements are necessary to accommodate future growth and system improvements. The project began with the development of a water Distribution Model in 2019. The master plans then utilized this model to evaluate water quality, fire flows, system capacities, and plans for future growth.

Discussion of Progress:

Bohannon Huston was selected as the engineering consultant to develop the Water Distribution System Model. Model development began in March and was complete in December, 2019. CDM Smith was hired in 2019 to complete a study for Distribution Master Plan will be complete in Spring 2021. Model is 100% complete as of 12/2/2019. Master planning for full build-out with projected future demands is in progress and expected to be complete in May 2021.

Justification:

Council priority to plan and develop critical infrastructure. This tool will help facilitate timely and efficient planning to determine the most cost effective improvements required for new development and system improvements.



2020 CIP Update

Council Meeting
February 9, 2021

10th Street Access improvements Phase II



General Fund/Grant TOTAL BUDGET: \$7,428,601



Railway Quiet Zone: Union Pacific Downtown



General Fund TOTAL BUDGET: \$3,551,278



20th Street Phase IV 83rd to 90th Avenue



Keep Greeley Moving Fund TOTAL BUDGET: \$7,741,858



35th Avenue Road Widening: 4th to F Street



Keep Greeley Moving Fund TOTAL BUDGET: \$12,657,382



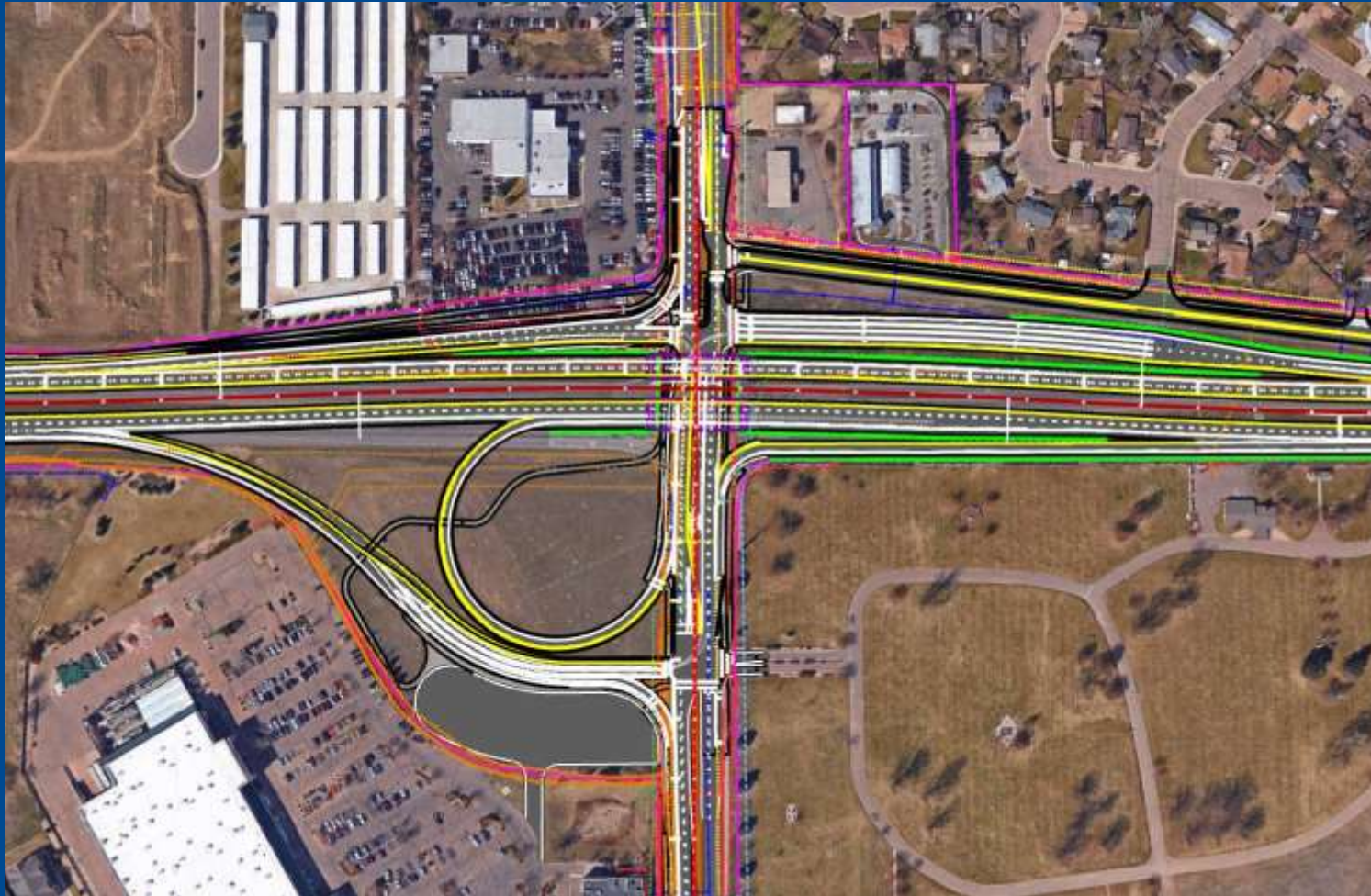
East 8th Street Improvements



Imagine Greeley Fund/DOLA Grant TOTAL BUDGET: \$7,178,728



CDOT Partnership Interchange Design: 35th Avenue



Imagine Greeley Fund

TOTAL BUDGET: \$750,000



CDOT Partnership Interchange Design: 47th Avenue



Imagine Greeley Fund TOTAL BUDGET: \$750,000



65th Avenue & 34 Bypass



Road Development Fund

TOTAL BUDGET: \$3,302,998



Fire Station #2 Replacement



Public Safety Fund TOTAL BUDGET: \$5,642,228



Fire Station #6



Public Safety Fund TOTAL BUDGET: \$8,557,770



Trails at SheepDraw Subdivision Hazelton Park



Park Development Fund TOTAL BUDGET: \$1,380,000



Irrigation Redesign & Replacement – Bittersweet Park



Food Tax Fund TOTAL BUDGET: \$1,654,393



Item No. 6.

Recreation Center & FunPlex Pool Paint and Lighting Upgrades



Food Tax Fund

TOTAL BUDGET: \$343,451

Item No. 6.



City Hall



Skate Park



City Center South



Public Art Fund

TOTAL BUDGET: \$104,895

Bellvue Needs Assessment



Water Capital Replacement Fund TOTAL BUDGET: \$25,543,891



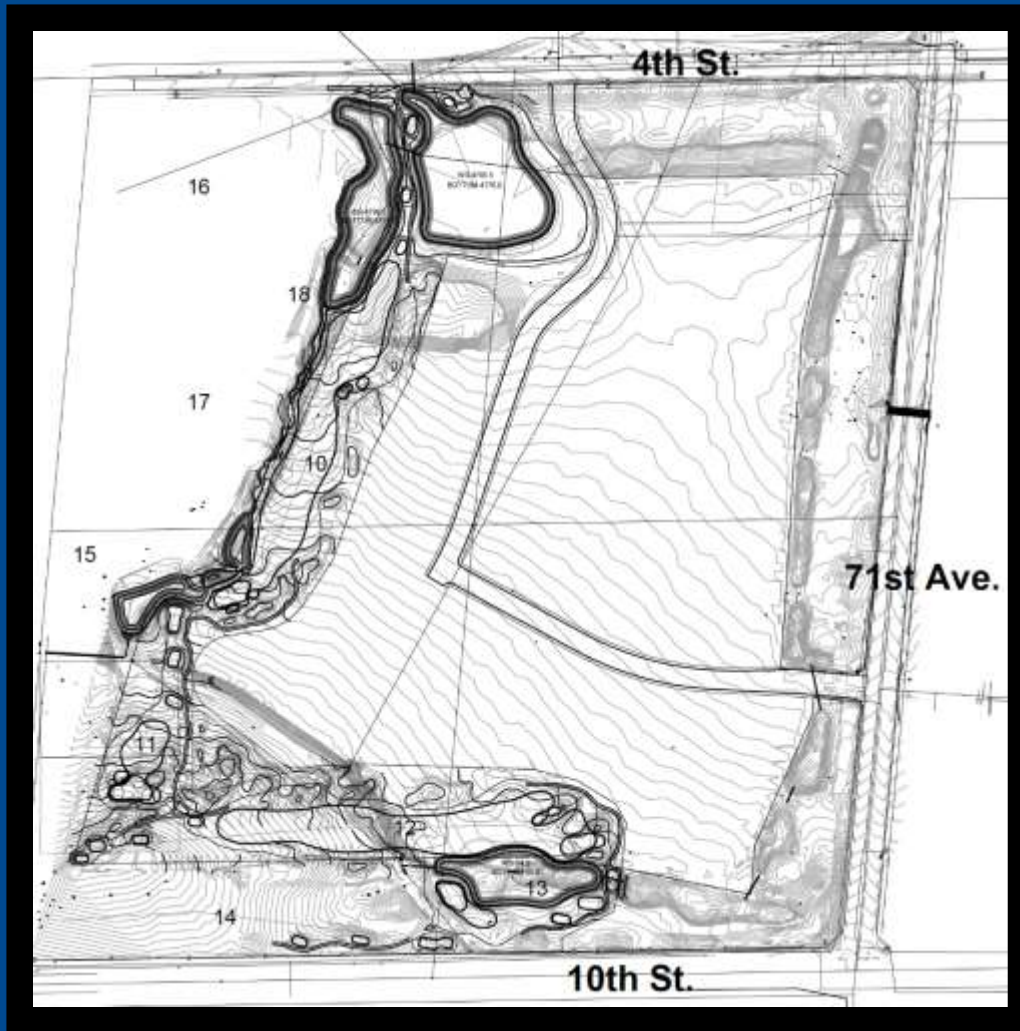
Advanced Metering Infrastructure



Water Capital Replacement Fund
USBR WaterSmart Grant Funds

TOTAL BUDGET: \$7,076,538
TOTAL BUDGET: \$1,486,538

Boomerang Golf Course Water Efficiency Improvements



Water Capital Replacement Fund

TOTAL BUDGET: \$4,704,950



Nitrification Project Phase II



Thank You! Questions?



Worksession Agenda Summary

February 9, 2021

Brad Mueller, Community Development Director, 970-350-9786
Caleb Jackson, Planner, 970-350-9876

Title:

Household Occupancy Standards

Background:

Single-family zoning became prominent in the suburban housing boom of the 1950's and 1960's, centered on the American Dream of neighborhoods for quiet family living. Greeley first limited the number of unrelated adults allowed to share a single-family dwelling in 1966.

The number of unrelated adults allowed to share housing has been adjusted over time, but the current standard of "You Plus One" (U+1) allows no more than two unrelated adults to share a single-family dwelling in low-density areas and dates back to 1980. This maximum applies in the following zones: R-E (Residential Estate), R-L (Residential Low Density), R-M (Residential Medium Density), R-MH (Residential Mobile Home). Dwellings in R-H (Residential High Density) and commercial zones are allowed an unlimited number of unrelated adults.

In response to rising housing costs, stagnating wages, changing demographics, shifting societal norms, and low housing supply, municipalities are increasingly adopting standards that allow more unrelated people to share a house. All of these issues were identified in the Strategic Housing Plan (2019). Home prices are rising rapidly, with the median sales price of a single-family dwelling rising 130% between 2010 and 2019 to \$320,000. This is unattainable for many Greeley families, where the annual median household income is \$58,067. Rents are also quickly rising, tripling or quadrupling since 1983, while median income has only doubled. As a result, 49% of Greeley renters expend over the recommended 30% of their income on housing.

The City also is experiencing low housing supply, with vacancy rates below the 5% threshold for a healthy market balance. Additionally, younger generations are forming families later than previous generations, and as a result, often live with unrelated people beyond college. Empty nesters also are increasingly welcoming house sharers to enable them to stay in their homes later in life.

Changing Greeley's Municipal Code to allow additional unrelated adults to occupy a single dwelling unit in low density residential areas could:

1. Increase housing choice for people who prefer living with people to which they are not related, such as older adults welcoming unrelated people into their household, or accommodating people that do not have families.
2. Ease the financial burden of housing by allowing more people to share a dwelling unit. Sharing housing can provide vital income for a homeowner renting out spare bedrooms. Renting a spare bedroom can be more affordable for non-owners than renting an entire dwelling unit.
3. Grow the housing stock by making unused bedrooms available in existing dwelling units. Allowing more unused bedrooms to be rented can help alleviate the low supply of available, vacant housing in Greeley.
4. Change the character of family-oriented neighborhoods.
5. Be related to nuisances like parking, trash, and noise.
6. Change a standard that has been in place in Greeley since 1980.
7. Bring Greeley (U+1) more in line with peer communities that allow more unrelated people to live together, like Fort Collins (U+2), Windsor (U+3), and Longmont (U+4).

The Housing Task Force, Code Advisory Committee, and Planning Commission have discussed the possibility of increasing the number of unrelated adults allowed to share a single-family dwelling. All three groups to date generally support increasing the allowance of unrelated individuals. Overall, in their workshop discussions, the groups supported an incremental increase in the number of allowed residents, to address housing pressures while still balancing Greeley's community values and mitigating possible impacts. A public survey was also available on the City's website. As of January 25, 254 responses were received, with 68% favoring increasing the allowance.

Decision Options:

A variety of options are available that can result in changes at different levels, or none at all. These four general options are for Council's consideration. Council's discussion and preliminary direction on one or more of these will help as the Code Advisory Committee, the Housing Task Force, and Planning Commission take public input and provides Council with a future recommendation.

A. Status Quo of U+1

This option would keep the cap of two unrelated adults per dwelling unit in lower density residential zones.

B. Increase the Number of Unrelated Adults Allowed to a Certain Number

This option would increase the number of unrelated adults allowed per dwelling unit in low density residential zones to a certain number, likely three (U+2) or four (U+3).

C. Increase the Number of Unrelated Adults Allowed – Tie to Number of Bedrooms

This option would increase the number of unrelated adults allowed to share a dwelling unit in low density residential zones, and tie the allowance to the house's number of bedrooms, such as You, plus one unrelated per each bedroom. (Specific numbers would be developed as part of a formal recommendation.)

D. Increase the Number of Unrelated Adults Allowed – Tie to House Size

This option would increase the number of unrelated adults allowed to share a dwelling unit in low density residential zones, and tie the allowance to the house's square footage, such as You, plus one unrelated per additional 200 square feet after the first 1000 square feet. (Specific numbers would be developed as part of a formal recommendation.)

Attachments:

PowerPoint Presentation

Household Occupancy Standards

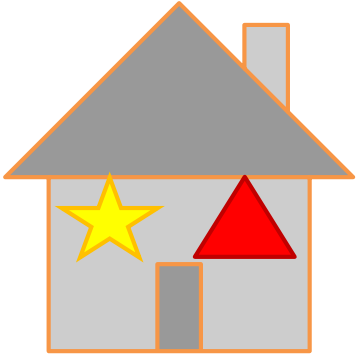
City Council Worksession
February 9, 2021

Reasons to Reevaluate

- **Your Home Is Here / 2019 Strategic Housing Plan**
- **Increasing Pressures on Finances / Housing Stock**
- **Changing Demographics**
- **Changes in Peer Communities**
- **Relationship to the Overall Development Code Update**

Current Household Occupancy Standards

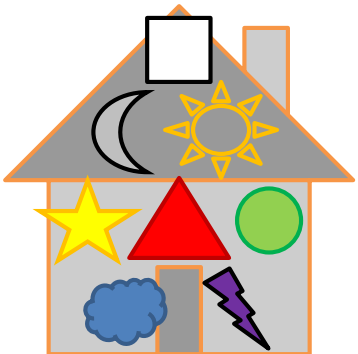
**One-Unit Dwelling
R-E, R-L, R-M, R-MH**



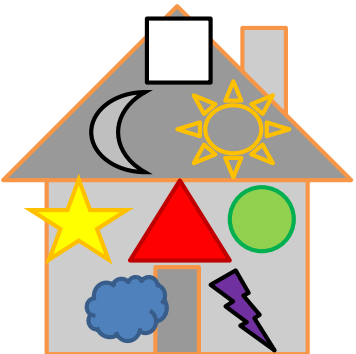
**One-Unit Dwelling
Any Zone (Family)**



**One-Unit Dwelling
Any Zone (Group Home)**

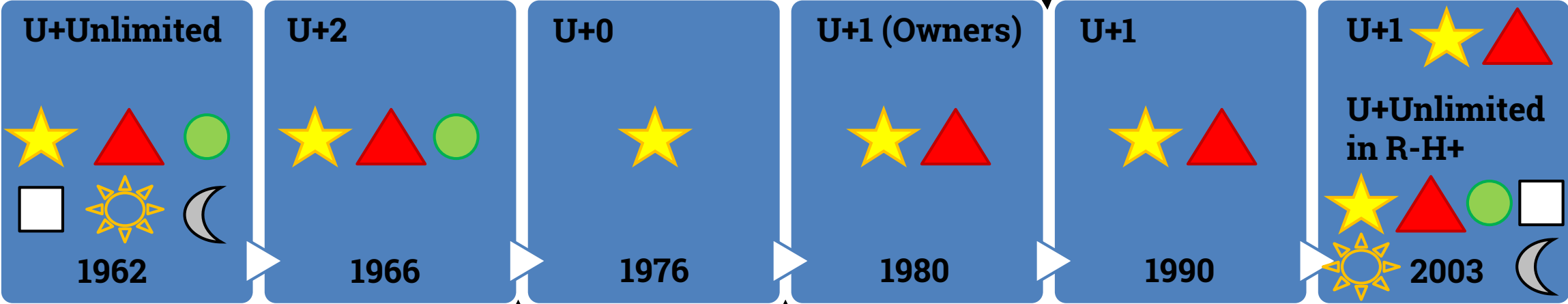


**One-Unit Dwelling
R-H, C-L, C-H**



Greeley's Family Definition History

1990 - Court threw out Greeley's ownership requirement.

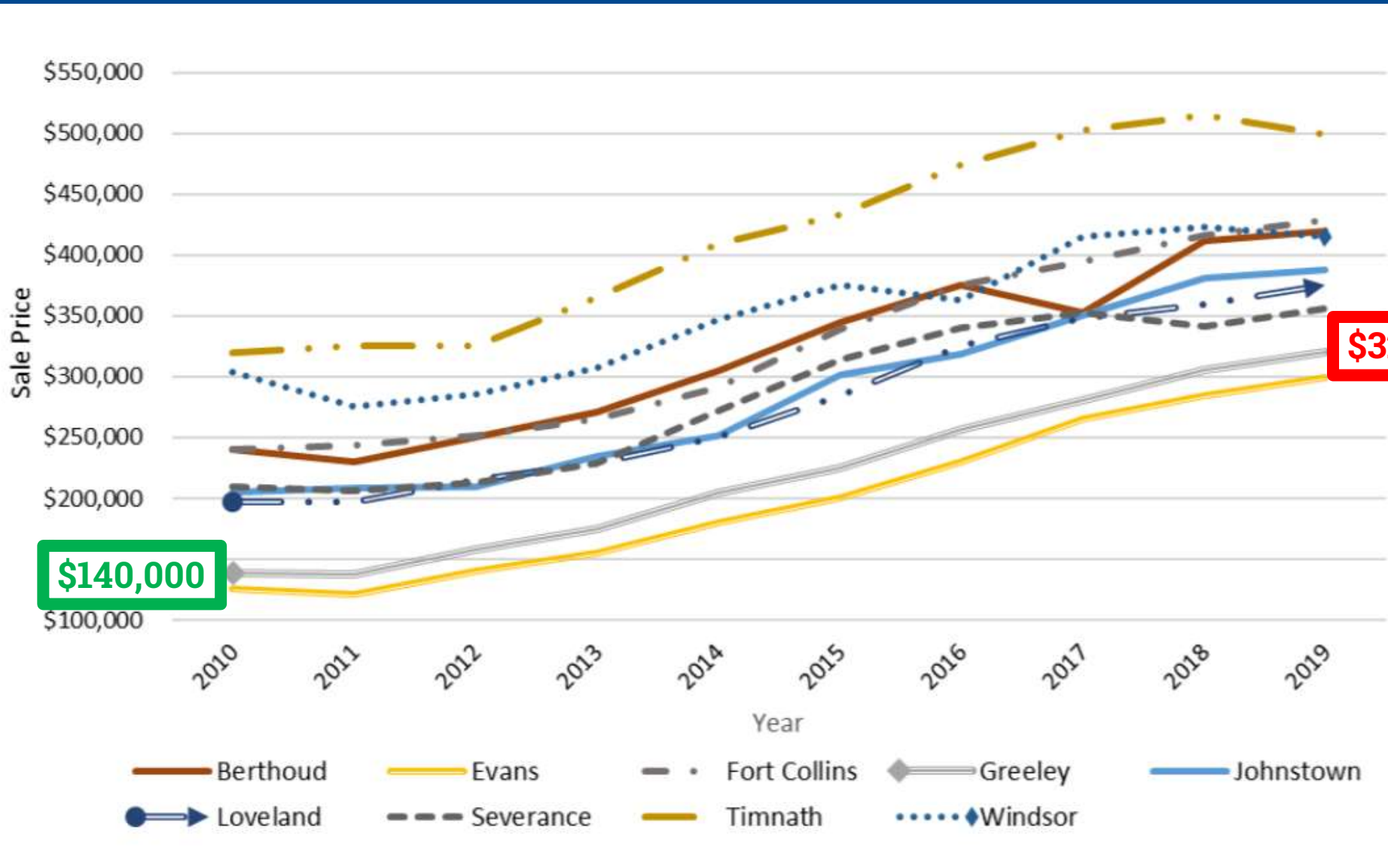


1974 – SC ruled localities may limit number of unrelated individuals within a household.

1977 – SC ruled localities may not restrict biological relatives from joining a household.



Median Sales Price

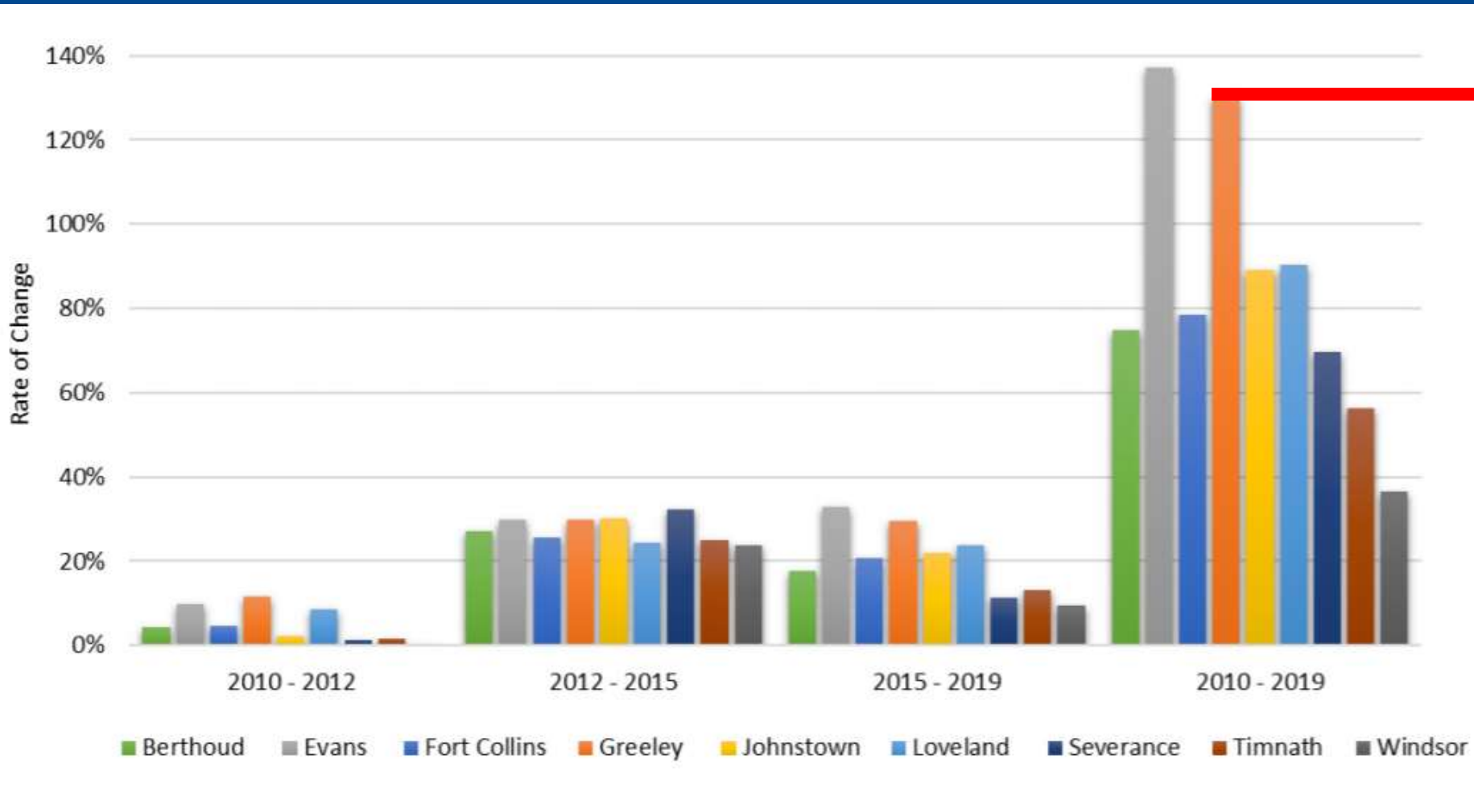


\$320,000

\$140,000



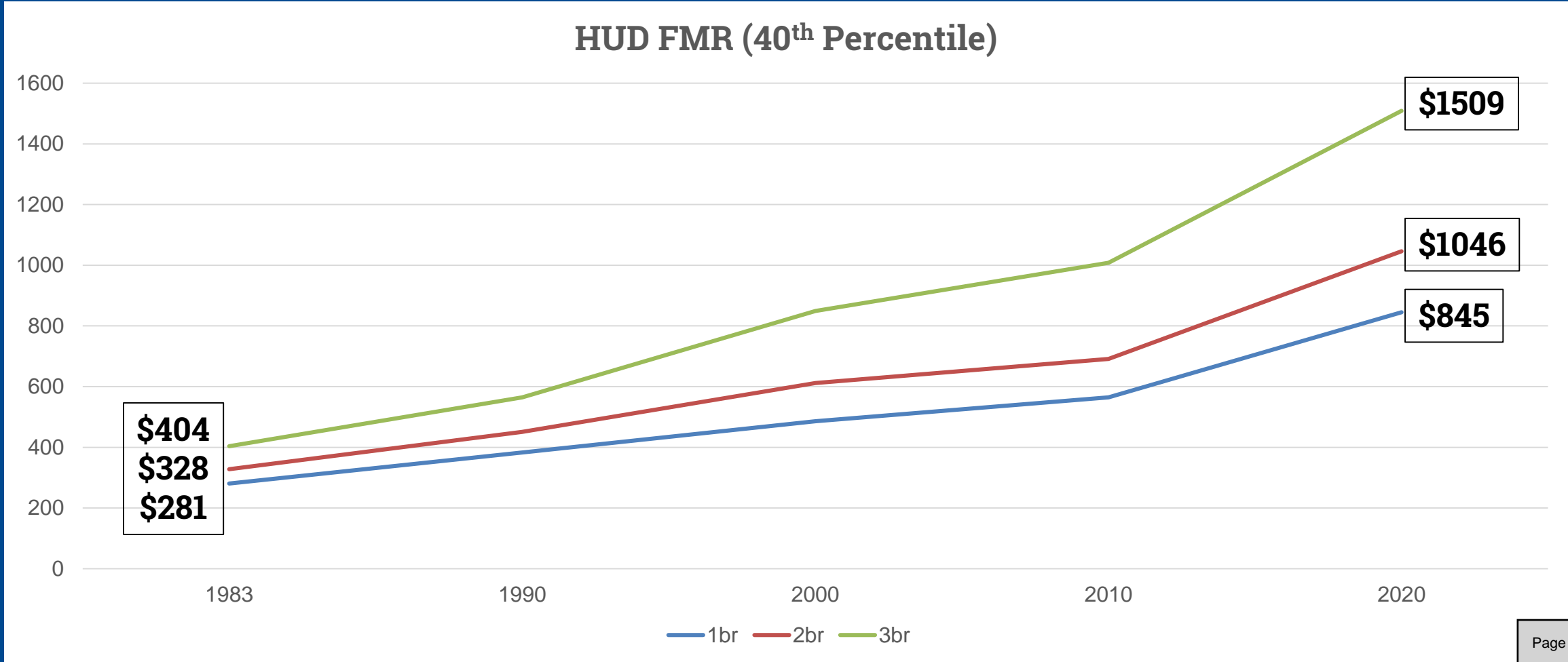
Median Sales Price – Percent Change



**130% Increase
2010 to 2019**



Greeley Fair Market Rent



Changing Demographics

- **Younger generations forming families later**
- **Divorcees, widows/widowers**
- **Empty nesters**
 - “Silvernest”

Peer Communities

U+1 – Broomfield, Denver, Greeley

U+2 - Ft. Collins, Evans, Pueblo, Ames (IA), Salt Lake City (UT), Laramie (WY), Boulder

U+3 - Windsor, Aurora, Brighton, Grand Junction, Ft. Morgan, Denton (TX)

U+4 - Longmont, Thornton, Arvada, Colorado Springs, Davenport (IA), Rapid City (SD)

U+7 - Montrose

U+Unlimited - Cheyenne (WY), Idaho Falls (ID), Bend (OR)



Overall Code Update

- **Sets the Tone for Overall Code Update**
- **Relates to Discussion on Missing Middle Housing**
- **Relates also to Small Format Housing concepts**
- **Impacts Possible Accessory Dwelling Unit (ADU) Standards**

Considerations

Increasing the Allowance Could...

1. **Increase housing choice** for people who prefer living with people to which they are not related, such as older adults welcoming unrelated people into their household or accommodating people that do not have families.
2. **Ease the financial burden** of housing by allowing more people to share a dwelling unit. Sharing housing can provide vital income for a homeowner renting out spare bedrooms. Renting a spare bedroom can be more affordable for non-owners than renting an entire dwelling unit.
3. **Grow the housing stock** by making unused bedrooms available in existing dwelling units. Allowing more unused bedrooms to be rented can help alleviate the low supply of available, vacant housing in Greeley.
4. Impact the **character** of family-oriented neighborhoods.
5. Be related to **nuisances** like parking, trash, and noise.
6. Change a standard that has been **in place in Greeley since 1980**.
7. Bring Greeley (U+1) more in line with **peer communities** that allow more unrelated people to live together like Fort Collins (U+2), Windsor (U+3), and Longmont (U+4).

Feedback

- **Housing Task Force**
- **Code Advisory Committee**
- **Planning Commission**
- **Public Survey – Increase # of Unrelateds?**
 - **254 Responses as of 1/25/2021**
 - **62% YES to increase, 38% NO**

Options

A. Status Quo Keep U+1

- **U+1 – Broomfield, Denver ***
- *** Denver vote on U+4 - Feb. 8**

B. Increase to U+2, U+3, or U+4

- **U+2 – Ft. Collins, Evans, Pueblo, Boulder**
- **U+3 – Windsor, Brighton, Grand Junction**
- **U+4 – Colo. Springs, Longmont, Thornton**

C. Tie to Number of Bedrooms

- **1 bed = U+1**
- **2 bed = U+2**
- **3 bed = U+3**
- **4+ bed = U+4**

D. Tie to House Size

- **<1000 sqft = U+1**
- **1000 sqft. = U+2**
- **1200 sqft. = U+3**
- **1400+ sqft. = U+4**

Next Steps

- **Tonight: Feedback & Direction from Council**
- **Work with Planning Commission to Draft & Recommend a Potential Update**
- **Return to Council for Action**
- **Opportunity to Revisit with Overall Code Update (Missing Middle, Small Format, ADUs)**

Worksession Agenda Summary

February 9, 2021

Roy Otto, City Manager, 970-350-9750

Title:

Scheduling of Meetings, Other Events

Background:

During this portion of the meeting the City Manager or City Council may review the attached Council Calendar or Meeting Schedule regarding any upcoming meetings or events.

Attachments:

Council Meetings/Other Events Calendar

Council Meeting/Worksession Schedule

Status Report of Council Initiatives and Related Information

February 8, 2021 - February 14, 2021

February 2021

Su	Mo	Tu	We	Th	Fr	Sa
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28						

March 2021

Su	Mo	Tu	We	Th	Fr	Sa
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			

Monday, February 8

Tuesday, February 9

6:00pm - City Council Worksession Meeting - Council Master Calendar

Wednesday, February 10

Thursday, February 11

7:30am - Poudre River Trail (Hall)

Friday, February 12

Saturday, February 13

Sunday, February 14

February 15, 2021 - February 21, 2021

February 2021							March 2021						
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
		1	2	3	4	5 6			1	2	3	4	5 6
7	8	9	10	11	12	13	7	8	9	10	11	12	13
14	15	16	17	18	19	20	14	15	16	17	18	19	20
21	22	23	24	25	26	27	21	22	23	24	25	26	27
28							28	29	30	31			

Monday, February 15

Tuesday, February 16

6:00pm - City Council Meeting - Council Master Calendar

Wednesday, February 17

2:00pm - 5:00pm Water & Sewer Board (Gates)

Thursday, February 18

7:30am - 8:30am DDA (Zasada/Butler)

3:30pm - 4:30pm Airport Authority (Clark/Payton)

Friday, February 19

Saturday, February 20

Sunday, February 21

February 22, 2021 - February 28, 2021

February 2021

Su	Mo	Tu	We	Th	Fr	Sa
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28						

March 2021

Su	Mo	Tu	We	Th	Fr	Sa
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			

Monday, February 22

- 11:30am - 12:30pm Greeley Chamber of Commerce (Hall) ↻
- 6:00pm - 7:00pm Youth Commission (Butler) ↻

Tuesday, February 23

- 6:00pm - City Council Worksession Meeting - Council Master Calendar ↻

Wednesday, February 24

- 7:00am - 8:00am Upstate Colorado Economic Development (Gates/Hall) (Upstate Colorado Conference Room) - Council Master Calendar ↻

Thursday, February 25

- 7:30am - Poudre River Trail (Hall) ↻

Friday, February 26

Saturday, February 27

Sunday, February 28

March 1, 2021 - March 7, 2021

March 2021							April 2021						
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
		1	2	3	4	5 6					1	2	3
7	8	9	10	11	12	13	4	5	6	7	8	9	10
14	15	16	17	18	19	20	11	12	13	14	15	16	17
21	22	23	24	25	26	27	18	19	20	21	22	23	24
28	29	30	31				25	26	27	28	29	30	

Monday, March 1

Tuesday, March 2

6:00pm - City Council Meeting - Council Master Calendar

Wednesday, March 3

Thursday, March 4

3:30pm - IG Adv. Board (Butler)

6:00pm - MPO (Gates/Payton)

Friday, March 5

Saturday, March 6

Sunday, March 7

City Council Meeting Scheduling

Current as of 02/05/2021

This schedule is subject to change

Date	Description	Sponsor	Placement/Time
February 9, 2021 Worksession Meeting	COVID-19 Update	Roy Otto	0.25
	Household Occupancy Standards (Discussion of "Family" definition) - Home1	Brad Mueller	0.50
	2020 Year-end Capital Improvement Program Report	Joel Hemesath	0.50
February 16, 2021 Council Meeting	COVID-19 Update	Roy Otto	Regular
	Ordinance - Intro - Revisions to Chapter 14 to Identify and Accept Raw Water Credits - Water1; Water2	Sean Chambers	Consent
	Ordinance - Final - Landscape Code Update - Water4	Brad Mueller	Regular
	Ordinance - Final - Drought Plan Update and Code Revisions Ordinance - Water4	Sean Chambers	Regular
	Boards & Commissions Appointments	Anissa Hollingshead	Regular
	Annual Review of the Municipal Court Judge	Maria Gonzalez Estevez	Executive Session
February 23, 2021 Worksession Meeting	Keep Greeley Moving Renewal - Move1	Paul Fetherston	1.00
	COVID-19 Update	Roy Otto	0.25
	Firefighter Deployment Recognitions	Brian Kuznik	0.25
	Small-Format Housing - Home1	Brad Mueller	0.75

Greeley City Council
Status Report of Council Initiatives

Council Request	Council Meeting, Worksession, or Committee Meeting Date Requested	Status or Disposition (After completion, item is shown one time as completed and then removed.)	Assigned to:
<p>Council Member Zasada offered an initiative relating to the level of the use of outside consultants by the City. She requested and received consensus to proceed with seeking an internal audit for the previous two years relating to the use of outside consultants on City projects and operations, including the total costs involved.</p>	<p>January 19, 2021 Council Meeting</p>	<p>In response to Council Member Zasada’s request for an audit of the usage of consultants within the City, the Purchasing Division of the Finance Department will compile an inventory of contracts of a value of \$50,000 or greater with consultants of a professional services nature between the period of 2018-2020 including cost, host department, and purpose associated with contracting services for distribution to the City Council by the end of February.</p>	
<p>Council Member Hall expressed a need to acknowledge and correct these issues from a safety standpoint. As the board president of the Poudre River Corridor Board, the council member requested coordination between that board, City Council, and City staff to address the issue, and asked for consensus to have the board Sustainability Chairman Mike Ketterling work with City staff on this.</p>	<p>February 2, 2021 Council Meeting</p>		<p>Andy McRoberts</p>

<p align="center">Council Request</p>	<p align="center">Council Meeting, Worksession, or Committee Meeting Date Requested</p>	<p align="center">Status or Disposition (After completion, item is shown one time as completed and then removed.)</p>	<p align="center">Assigned to:</p>
<p>Discussion among the Council noted that the HOA for the housing development should also be included in those discussions, and that the length of the trail going through Greeley should also be looked at for other issues.</p>			
<p>Also related to the Poudre River Trail, Council Member Hall noted the section of the trail known as the Narrows is facing increasing risks of erosion, with some portions in danger of falling into the river, and no available alternative areas for trail placement in that vicinity. The School of Mines will do a project to work on some engineering solutions for the area, in addition to other engineering studies that have already been done. Council Member Hall requested the formation of a committee, which he would chair, to review and determine options to move forward in addressing this with the assistance of City staff. City Manager Otto added information about potential Capital Improvement Projects through this area, and Council Member Hall provided information about existing potential rough cost estimates in response to questions from the Council.</p>	<p align="center">February 2, 2021</p>		<p align="center">Andy McRoberts</p>

Worksession Agenda Summary

February 9, 2021

Title:

Adjournment